

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Lake
Address: 255 N. Forbes Street
Lakeport, CA 95453

From:

Public Agency: City of Lakeport
Address: 225 Park Street
Lakeport, CA 95453
Contact: Jennifer M. Byers
Phone: (707)263-5615

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2021120204

Project Title: Lakeport Hub

Project Applicant: City of Lakeport

Project Location (include county): 1842 Todd Road, Lakeport, Lake County, CA

Project Description:

The Lakeport Hub Project (project) involves subdividing the 15.5-acre parcel to nine parcels for the purpose of developing a commercial center that would include a service station, six to eight restaurants, two retail buildings and a 70-room hotel.

Further Description Attached

This is to advise that the City of Lakeport Planning Commission has approved the above (Lead Agency or Responsible Agency)

described project on 01/12/2022 and has made the following determinations regarding the above described project.

- 1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

225 Park Street, Lakeport, CA 95453

Signature (Public Agency): Jennifer M. Byers Title: Community Development Director

Date: 01/14/2022 Date Received for filing at OPR:

Project Description Continued:

The Lakeport Hub Project (project) involves subdividing the 15.5-acre parcel to nine parcels for the purpose of developing a commercial center that would include a service station, six to eight restaurants, two retail buildings and a 70-room hotel.

The commercial center would include on-site roadways accessing those commercial uses, with parking and landscaping distributed around the property, as well as serving each proposed parcel. Access to the commercial center would be primarily from Parallel Drive, with three driveways into the center along Parallel Drive.

The commercial development would be phased in with the service station and a restaurant on Parcels A and B representing Phase One; the hotel and restaurant on Parcels G representing Phase Two; and the remaining commercial retail and restaurants on the remaining Parcels would represent Phase Three and would be developed as commercial tenants are found.