

Attachment # 4

Agency Comments

From: [Northwest Information Center](#)
To: [Mark Roberts](#)
Subject: Re: RFR Packet for CEQA IS 2021-07 Dollar General
Date: Monday, June 21, 2021 2:01:37 PM
Attachments: [image003.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for your IS 2021-07 request, we have added it to our queue and will be in touch if questions arise.

Your file has been assigned NWIC 20-2614

Contact our office referencing this number for any further questions or concerns regarding this project.

Our office will be closed on July 5 in observance of Independence Day. We will try to have our response to you before the due date, but may send it when we return on July 6.

Thanks,

[Claire Shudde](#)

[Northwest Information Center](#)

150 Professional Center Dr., Suite E, Rohnert Park, CA 94928

nwic@sonoma.edu

www.sonoma.edu/nwic

On Thu, Jun 17, 2021 at 3:34 PM Mark Roberts <mroberts@clearlake.ca.us> wrote:

Good Afternoon,

This email is in reference to the proposed development located at 5330 Old Highway 53 and 5345 Jones Avenue; Clearlake, CA 95422. Please review the attached RFR Packet for CEQA IS 2021-07 and **provide any comments and/or concerns no later than July 5, 2021**. If you have any questions and/or need additional information, please let me know.

Sincerely,

Mark

From: [Lori Baca](#)
To: [Mark Roberts](#)
Subject: RE: RFR Packet for CEQA IS 2021-07 Dollar General
Date: Friday, June 18, 2021 10:02:31 AM
Attachments: [image002.png](#)
[image003.png](#)
[Screenshot 2021-06-18 Old Hwy 53.png](#)
[Easement on Old Hwy 53 by Mendo Mill.pdf](#)
[Old 53 & Lakeview.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mark,

Parcels 040-340-05 and -06 are both located within the LACOSAN 1-4 service area.

There is an 8" sewer mainline in Old Highway 53 that runs along the frontage of parcel 040-340-05/5330 Old Hwy 53, as well as a 6" collection line that runs between parcel -05 and the adjacent parcel at 5200 Old Hwy 53/040-340-04 (attached screenshot). When the collection system was established in 1997 a sewer lateral was stubbed in along the 6" collection line between the two parcels (-04 and -05) to service parcel -05, however, no history of connection.

Capacity Expansion Fees will be due to the District at the time application is made. The current Capacity Fees for that service area are \$11,684.92 per single family dwelling equivalent and those fees will increase on July 1st by the Engineering News Record. The developers can contact me directly to discuss and calculate the fees due.

I have also attached the AS BUILT record drawings for Old Hwy 53 as well as the 6" line between the parcels where the lateral is located (sheet 29, ADN 508 and 507). I apologize for the dark image, that is as light as I was able to make it.

If you have any questions or need more information please do not hesitate to contact me.

Have a wonderful Friday!

Lori A. Baca

Customer Service Supervisor

Lori.Baca@lakecountycalifornia.gov

Office Number (707) 263-0119

Fax (707) 263-3836

PLAN

DATE _____ BY _____

SURVEYED _____

PLOTTED _____

NOTE BOOK _____

NO. _____

CHANGES CHECKED _____

B.M. & NOTED _____

STRUCTURE NOTATIONS CHECKED _____

RT. OF WAY CHECKED _____



PROFILE

DATE _____ BY _____

SURVEYED _____

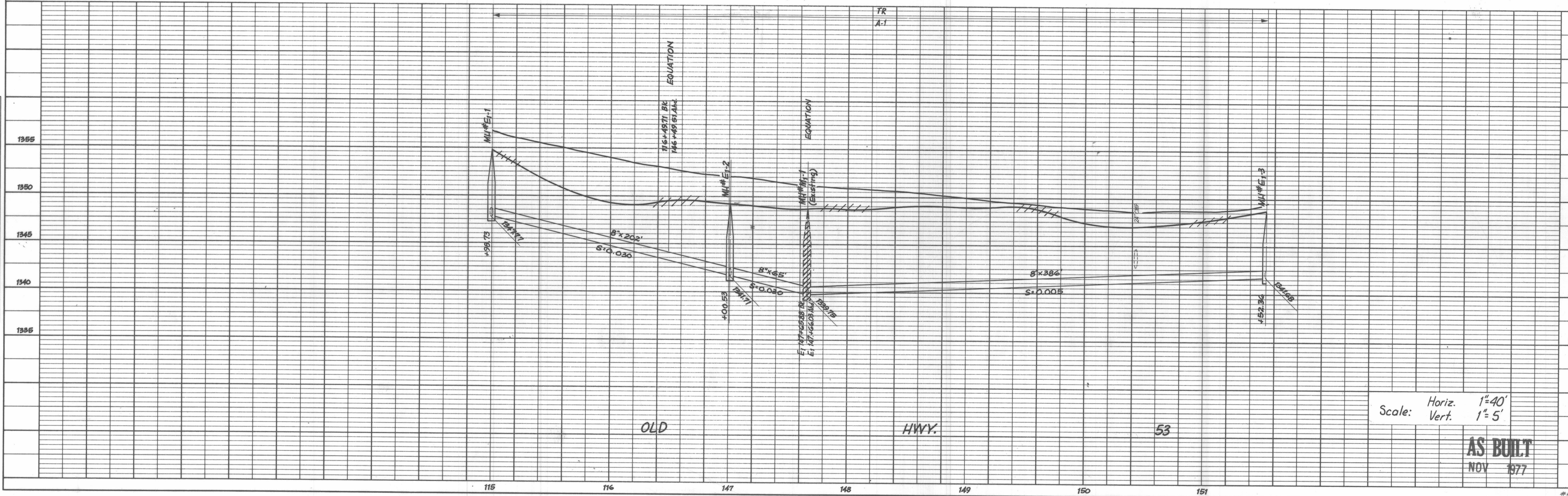
NOTE BOOK _____

NO. _____

CHANGES CHECKED _____

B.M. & NOTED _____

STRUCTURE NOTATIONS CHECKED _____



Scale: Horiz. 1"=40'
Vert. 1"=5'

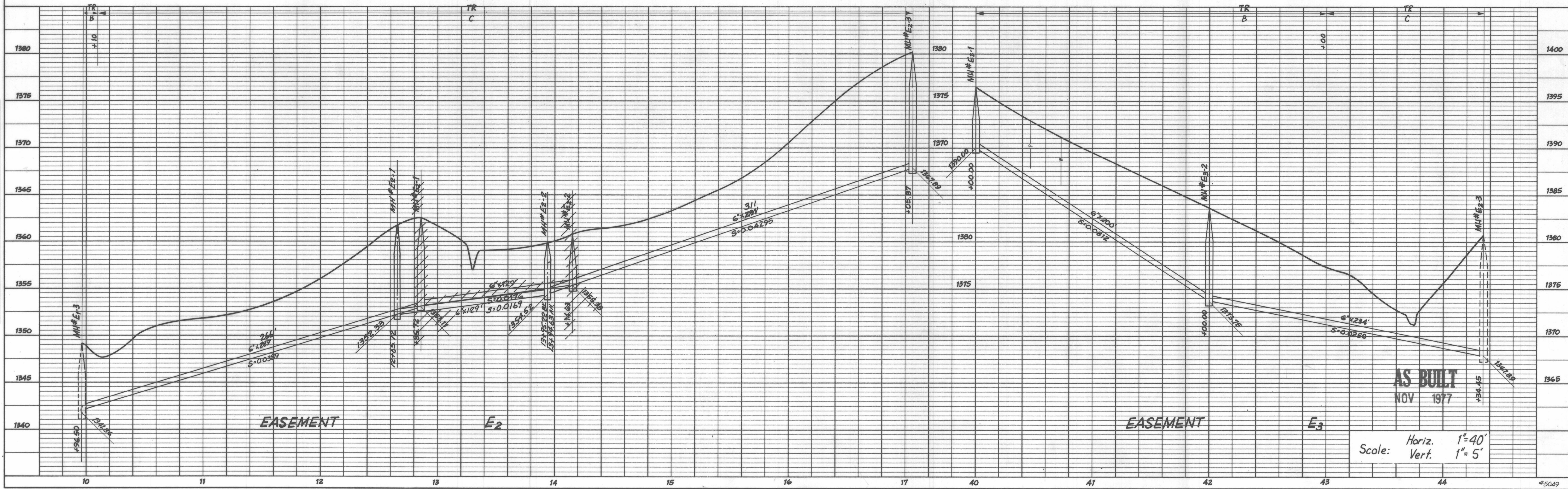
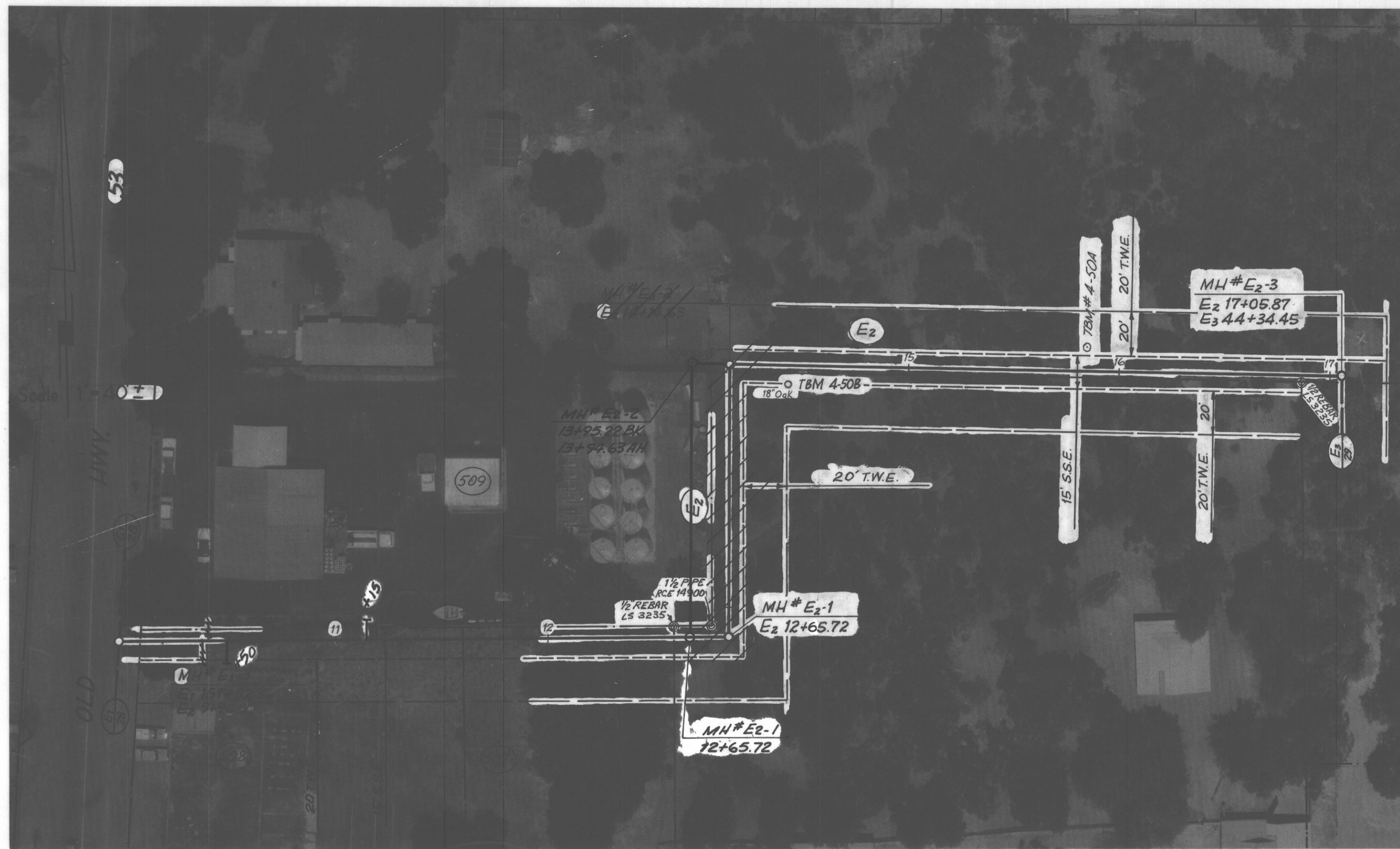
AS BUILT
NOV 1977

PLAN

DATE	
BY	
SURVEYED	
PLOTTED	
ALIGNED CHECKED	
NO. OF WAY OPENED	

PROFILE

DATE	
BY	
SURVEYED	
PLOTTED	
GRADES CHECKED	
STRUCTURE NOTATIONS CHECKED	
NO.	



From: [Andrew White](#)
To: [Mark Roberts](#)
Cc: [Alan Flora](#)
Subject: RE: RFR Packet for CEQA IS 2021-07 Dollar General
Date: Wednesday, June 30, 2021 8:51:59 PM
Attachments: [image001.png](#)
[image002.png](#)

Hi Mark,

I am not sure if my feedback is more appropriate for CUP or this phase.

1. Neither the diagrams nor the renderings show parking lot and or intersection/street illumination. I think there needs to be luminary poles on the far sides of the parking lots so the lots are fully illuminated. Additionally, they should have frontage lighting along the street. One option may be LED light heads off the power poles, but bottom line is the entry way and street should be illuminated.
2. The plans do not show sidewalks along the frontage.
3. I recommend that pedestrian traffic flow be considered including that pedestrians may be coming from the west side of the street. I would recommend we consider requiring a condition of development be the installation of a crosswalk along with high intensity activated crosswalk signaling system. The roadway at this location is a main travel route and pedestrians will seem to be at highest risk from the new development. The cross walk should connect to a walking path on the other side of the street. A sketch up is below (it may actually be better to move it more south and connect to the cross hatch between the black and blue cars parked to the right of the sign). What I think is most important is not to mix vehicles and peds in the single entry lane:



4. A bike rack or similar would be something to consider. I suspect quite a few patrons will be riding bikes and a designated place to park them would be preferred over the aesthetics of bikes laying on what looks like the small ped sidewalk surrounding the building.

Thank you.

From: Mark Roberts <mroberts@clearlake.ca.us>
Sent: Thursday, June 17, 2021 3:34 PM
Subject: RFR Packet for CEQA IS 2021-07 Dollar General
Importance: High

Good Afternoon,

This email is in reference to the proposed development located at 5330 Old Highway 53 and 5345 Jones Avenue; Clearlake, CA 95422. Please review the attached RFR Packet for CEQA IS 2021-07 and **provide any comments and/or concerns no later than July 5, 2021**. If you have any questions and/or need additional information, please let me know.

Sincerely,

Mark

5R0004353



City of Clearlake
 14050 Olympic Drive, Clearlake, California 95422
 (707) 994-8201 Fax (707) 995-2653

Received

JUN 17 2021

Environmental Health

Distribution Date: June 17, 2021.

REQUEST FOR REVIEW (RFR)*Project: Dollar General*

	CITY DEPARTMENTS		LOCAL AGENCIES		STATE/FEDERAL AGENCIES
@	Building Dept	@	Air Quality Management	@	CalTrans
@	Code Enforcement	@	Assessor's/Recorders Office		BLM
@	Police Department	@	Environmental Health Dept.		CA Dept. of Fish & Wildlife
@	Public Works/Engineering.		Lakebed Management		Army Core of Eng.
			Lake County Surveyor		U.S Fish & Wildlife Serv.
			Lake County Water Resources	@	Sonoma State (NWIC)
	OTHER AGENCIES		Lake County Tax Collector		CHP
	PG&E		Lake Transit		CA Dept. of Drinking Water
			Lake Area Planning Council		Cal Fire
					ABC
			WATER DISTRICT		
			Golden State Water		CANNABIS PROJECTS
			Konocti Water Co.		Cal Cannabis (all cannabis projects)
		@	Highlands Water Co.		CA Dept. Public Health (Manufacturing)
					Bureau of Cannabis Control (retailers, distributors, 3 rd party testing laboratories and microbusinesses)

Request: Please review and comment on the enclosed application packet material for the proposed project below. Please return all comments by July 5, 2021. Please email your comments to mroberts@clearlake.ca.us or mail them to the address listed in the letterhead above.

Application: CEQA Analysis (Initial Study, IS 2021-07)

From: Mark Roberts – Senior Planner

Applicant: Jon Wojtila

Owner(s): John Cutrufelli

APN(s): 040-340-05 and 040-340-06

Location: 5330 Old Highway 53 and 5345 Jones Avenue; Clearlake, CA 95422

Land Use Designation(s): "GC" General Commercial

General Plan Designation(s): "GC" General Commercial

Access: Proposed access will be from Highway 53.

Project Description: the project will entail constructing a +/- 10, 800 square foot commercial retail store with associated site improvements. *(Refer to attached Application packet for full details)*

Grading (estimated ground disturbance):

- Anticipated ground disturbance is +/- 6,800 Cubic Yards of Soils

Parking and Access Lanes:

- Approximately +/- 34 parking space (includes two ADA Parking Spaces)
- The proposed access will be located off of Highway 53.

COMMENTS:

See attached memorandum

NAME: Ma Rubie

DATE: 7/16/21



COUNTY OF LAKE
Health Services Department
Environmental Health Division
922 Bevins Court
Lakeport, California 95453-9739
Telephone 707/263-1164
FAX 707/263-1681

Denise Pomeroy
Health Services Director

Gary Pace, MD, MPH
Health Officer

Craig Wetherbee
Environmental Health Director

MEMORANDUM

DATE: July 16, 2021
TO: Mark Roberts, Planning
FROM: Tina Dawn-Rubin, Environmental Health Aide
RE: CEQA Analysis IS 2021-07 – Dollar General
APN: 040-340-05 5330 Old Hwy 53, Clearlake
040-340-06 5345 Jones Ave, Clearlake

Lake County Division of Environmental Health (EH) does not have any land files for this parcel. Environmental Health Division does not have any concerns on the wastewater treatment system if the property is connected to a public sewer & water system. There are older CUPA files for Redwood Oil on file where at one time there were monitoring wells.

The applicant must comply with the California Retail Food Code Regulations and applicant must have a potable water supply.

The applicant must apply and pay for plan check application: submit three sets of complete plans and supporting documents for review of any proposed retail food facility and must obtain approval from the Division of Environmental Health for construction before obtaining any building permits. Food facilities must be permitted and inspected prior to opening to the public.

If the applicant stores hazardous materials equal or greater than 55 gallons of a liquid, 500 pounds of a solid or 200 cubic feet of compressed gas, the applicant will be required to submit a Hazardous Materials Inventory Disclosure Statement/ Business Plan to the Environmental Health Division via the California Electronic Reporting System (CERS) and it shall be renewed and updated annually or if quantities increase.

If the amount of hazardous materials is less than the above quantities, the applicant will need to complete and submit a Hazardous Materials/Waste Declaration stating the name of the material and the quantity to be stored on site.

Tina Rubin

From: Mark Roberts <mroberts@clearlake.ca.us>
Sent: Thursday, June 17, 2021 3:34 PM
Subject: [SUSPICIOUS MESSAGE] RFR Packet for CEQA IS 2021-07 Dollar General
Attachments: RFR Packet for CEQA IS 2021-07 Dollar General.pdf

Importance: High

This Message contains suspicious characteristics and has originated outside your organization. This message appears to be from an individual who works for the County, but does not come from a County address.

Good Afternoon,

This email is in reference to the proposed development located at 5330 Old Highway 53 and 5345 Jones Avenue; Clearlake, CA 95422. Please review the attached RFR Packet for CEQA IS 2021-07 and **provide any comments and/or concerns no later than July 5, 2021**. If you have any questions and/or need additional information, please let me know.

Sincerely,

Mark



Mark Roberts – Senior Planner

City of Clearlake – Planning Department
14050 Olympic Drive; Clearlake, CA 95422
Phone: (707) 994-8201 Fax: (707) 995-2653
Website: <https://www.clearlake.ca.us/>

From: [Fahmy Attar](#)
To: [Mark Roberts](#)
Subject: Re: RFR Packet for CEQA IS 2021-07 Dollar General
Date: Friday, June 18, 2021 9:44:00 AM
Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Here is a list of Air Quality requirements that may be applicable to the site location:

1. Any demolition or renovation is subject to the Federal National Emissions Standard for Hazardous Air Pollutants (NESHAP) for asbestos in buildings requires asbestos inspections by a Certified Asbestos Consultant for all major renovations and all demolition. An Asbestos Notification Form with the Asbestos inspection report must be submitted to the District at least 14 days prior to beginning any demolition work. The applicant must contact the District for more details and proper approvals. Regardless of asbestos content or reporting requirements, all demolition and renovation activities should use adequate water/ amended water to prevent dust generation and nuisance conditions.
2. Construction activities that involve pavement, masonry, sand, gravel, grading, and other activities that could produce airborne particulate should be conducted with adequate dust controls to minimize airborne emissions. A dust mitigation plan may be required should the applicant fail to maintain adequate dust controls.
3. If the construction activities are conducted within Serpentine soils, a Serpentine Control Plan may be required. Any parcel with Serpentine soils must obtain proper approvals from LCAQMD prior to beginning any construction activities. Contact LCAQMD for more details.
4. Any stationary prime power or backup diesel generator requires an application submitted to LCAQMD. All engines must be notified to LCAQMD prior to beginning construction activities and prior to engine Use. Mobile diesel equipment used for construction and/or maintenance must be in compliance with State registration requirements. All equipment units must meet Federal, State and local requirements. All equipment units must meet RICE NESHAP/NSPS requirements including proper maintenance to minimize airborne emissions and proper record-keeping of all activities, all units must meet the State Air Toxic Control Measures for CI engines, and must meet local regulations. Contact LCAQMD for more details.
5. Site development, vegetation disposal, and site operation shall not create nuisance odors or dust. During the site preparation phase, the District recommends that any removed vegetation be chipped and spread for ground cover and erosion control. Burning is not allowed on commercial property, materials generated from the commercial operation, and waste material from construction debris, must not be burned as a means of disposal.
6. Significant dust may be generated from increase vehicle traffic if driveways and parking areas are not adequately surfaced. Surfacing standards should be included as a requirement in

the use permit to minimize dust impacts to the public, visitors, and road traffic. At a minimum, the District recommends chip seal as a temporary measure for primary access roads and parking. Paving with asphaltic concrete is preferred and should be required for long term occupancy. All areas subject to semi-truck / trailer traffic should require asphaltic concrete paving or equivalent to prevent fugitive dust generation. Gravel surfacing may be adequate for low use driveways and overflow parking areas; however, gravel surfaces require more maintenance to achieve dust control, and permit conditions should require regular palliative treatment if gravel is utilized. White rock is not suitable for surfacing (and should be prohibited in the permit) because of its tendency to break down and create excessive dust. Grading and re-graveling roads should utilize water trucks if necessary, reduce travel times through efficient time management and consolidating solid waste removal/supply deliveries, and speed limits.

Best,

Fahmy Attar | Air Quality Engineer
Lake County Air Quality Management District
2617 S. Main Street, Lakeport, CA, 95453
O 707-263-7000 | M 707-533-3469 | FahmyA@LCAQMD.net

On Jun 17, 2021, at 3:34 PM, Mark Roberts <mroberts@clearlake.ca.us> wrote:

Good Afternoon,

This email is in reference to the proposed development located at 5330 Old Highway 53 and 5345 Jones Avenue; Clearlake, CA 95422.

Please review the attached RFR Packet for CEQA IS 2021-07 and **provide any comments and/or concerns no later than July 5, 2021.**

If you have any questions and/or need additional information, please let me know.

Sincerely,

Mark

Mark Roberts – Senior Planner