

## Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
--------------

**Project Title:** \_\_\_\_\_  
 Lead Agency: \_\_\_\_\_ Contact Person: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
 City: \_\_\_\_\_ Zip: \_\_\_\_\_ County: \_\_\_\_\_

**Project Location:** County: \_\_\_\_\_ City/Nearest Community: \_\_\_\_\_  
 Cross Streets: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_° \_\_\_\_\_' \_\_\_\_\_" N / \_\_\_\_\_° \_\_\_\_\_' \_\_\_\_\_" W Total Acres: \_\_\_\_\_  
 Assessor's Parcel No.: \_\_\_\_\_ Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_  
 Within 2 Miles: State Hwy #: \_\_\_\_\_ Waterways: \_\_\_\_\_  
 Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: \_\_\_\_\_

**Document Type:**

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	_____

**Local Action Type:**

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

**Development Type:**

<input type="checkbox"/> Residential: Units _____ Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

**Project Issues Discussed in Document:**

<input type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input type="checkbox"/> Water Quality
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input type="checkbox"/> Water Supply/Groundwater
<input type="checkbox"/> Archeological/Historical	<input type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Land Use
<input type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input type="checkbox"/> Toxic/Hazardous	<input type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input type="checkbox"/> Public Services/Facilities	<input type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

**Present Land Use/Zoning/General Plan Designation:** \_\_\_\_\_

**Project Description:** (please use a separate page if necessary)

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

# Exhibit A

## Project Description

The Airport Hotel and 18th Avenue Extension Project (proposed project) would include development of the project site with a four-story, 75-room hotel, to be located within the central portion of the site, as well as a one-story meeting hall in the southwest corner of the site. A parking lot and associated improvements would be developed throughout the remainder of the site. In addition, the proposed project would construct an extension of 18th Avenue to connect SR 53 to Old Highway 53. Continue to next page for more details

The proposed project would be located at 6356 Armijo Avenue, east of State Route (SR) 53, and north of the former Pearce Airport site. The project site is primarily undeveloped and, is zoned "GC", General Commercial. The Airport Hotel and 18th Avenue Extension Project (proposed project) would include development of the project site with a four-story, 75-room hotel, to be located within the central portion of the site, as well as a one-story meeting hall in the southwest corner of the site. A parking lot and associated improvements would be developed throughout the remainder of the site. In addition, the proposed project would construct an extension of 18th Avenue to connect SR 53 to Old Highway 53.

The first floor of the hotel would provide various amenities for guests, including a breakfast serving area and fitness center, as well as a linen cleaning/sorting space, and administrative/storage space. Ten rooms would also be provided on the first floor. The second through fourth floors of the building would house the remaining 65 guest rooms. In addition, a manager's quarters would be located on the fourth floor of the hotel. The proposed building would be limited to a height of 50 feet, consistent with the allowed building height of the GC zoning district

A total of 109 parking spaces would be provided on-site. Of the 109 parking spaces, six would be reserved for electric vehicle (EV) parking, eight would be reserved for clean air vehicle parking, and four would be Americans with Disabilities Act (ADA)-compliant. In addition, 13 bicycle parking spaces would be provided on-site, including seven short-term spaces, and six long-term spaces in the form of storage lockers. Access to the project site would be provided by a new, 30-foot-wide, full-access driveway which would connect to the proposed 18th Avenue extension. As part of the project, a new sidewalk would be provided along the project frontage of the 18th Avenue extension. Pedestrian walkways throughout the project site would provide for connections to the 18th Avenue sidewalk.

The hotel would operate 24 hours a day, 7 days a week, and would be staffed with an estimated 25 full-time employees. Approximately one to two supply and goods deliveries (i.e., linens and hotel supplies) would occur per day, between the hours of 7:00 AM and 6:30 PM. The hotel would not include a loading dock; rather, delivery vehicles would temporarily park at the front entrance of the hotel. In addition, the on-site meeting hall would operate between 8:00 AM at the earliest to midnight at the latest and would be used for events, including, but not limited to trade shows, weddings, and conferences. It should be noted that the meeting hall would include an outdoor patio which could be used during events, and low amplified music would be allowed on the outdoor patio until 9:00 PM.

A number of existing trees would be removed in order to develop the proposed hotel and roadway extension. However, the proposed project would provide landscaping improvements, including the planting of new trees and shrubs throughout the project site

The proposed 18th Avenue extension would consist of two eight-foot lanes, and would extend westward from SR 53 to Old Highway 53 by approximately 0.2-mile. The 18th Avenue/Old Highway 53 intersection would include a marked crosswalk on the 18th Avenue leg, ADA-compliant curb ramps, a relocated bus stop to the north leg, a 75-foot-long southbound left-turn lane on Old Highway 53, and overhead intersection lighting. In addition, the proposed roadway would provide connections to two existing roadways located to the north including Manzanita Avenue and Vallejo Avenue, as well as two connections to existing driveways located south of the proposed extension. Additional roadway improvements such as curb, gutter, and sidewalk improvements would be developed along the 18th Avenue extension, consistent with City standards. The proposed roadway would also include the extension of a 10-inch water line, a 6-inch sanitary sewer line, a 10-inch sanitary sewer line, a 12-inch sanitary sewer force main, and storm drain utilities. All utility mains would extend from SR 53 to Old Highway 53

Sewer service for the proposed development would be provided by the Lake County Sanitation District (LACOSAN), and water services for the proposed project would be provided by the Highlands Mutual Water Company (HMWC). As part of the proposed project, new water and sanitary sewer connections would be provided from the new utility lines that would be developed as part of the 18th Avenue extension. In addition, a new storm drainage system would be developed within the hotel site, which would provide new storm drain lines throughout the paved areas on-site that would ultimately drain into the new storm drain line within the 18th avenue extension. The various landscaped areas on-site would also provide opportunities for the infiltration of storm water.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date \_\_\_\_\_ Ending Date \_\_\_\_\_

### Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: \_\_\_\_\_ Date: \_\_\_\_\_

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.