

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

SCH #

Project Title: Airport Redevelopment Project dated July 5th 2024

Lead Agency: City of Clearlake, California Contact Person: Mark Roberts - Senior Planner
 Mailing Address: _____ Phone: 707-994-8201
 City: Clearlake, California Zip: 95422 County: Lake County, California

Project Location: County: Lake County City/Nearest Community: City of Clearlake
 Cross Streets: State Highway 53; Old Highway 53 and 18th Avenue Zip Code: 95422

Longitude/Latitude (degrees, minutes and seconds): 38 ° 56 ' 05.36 " N / 122 ° 37 ' 21.09 " W Total Acres: 47.49

Assessor's Parcel No.: 010-031-010, 010-031-020, 010-031-050, 010-031-060, Section: 34 Twp.: 13N Range: 07W Base: _____

Within 2 Miles: State Hwy #: 29 Waterways: Waters of Clearlake; Cache Creek; Anderson Marsh; Molesworth Creek
 Airports: N/A Railways: N/A Schools: Clearlake Creativity/Obsidian Md School

Document Type:

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

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Planned Development

Development Type:

Residential: Units 271,520 Acres 6.23
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 236,570 Acres 5.43 Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: Health Care - 137,500 (3.15 ac); Open Space - 166,802 sf (3.83 ac)

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Vacant Land; Zoning/General Plan is Commercial; Staging Area and Animal Control Operations

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

The Project consists of the development of the 47.5-acre former airport site with healthcare facilities, multifamily housing, retail, restaurants, parks, a plaza, and a pedestrian cross-over to the future transit center at SR 53. Parking is integrated into the site as well. The Project would require a Zoning Map Amendment to add a Planned Development zoning overlay district to the site, a Planned Development approval, and the certification of an Environmental Impact Report. There is no set phasing or order of development, although north-to-south mainline infrastructure would likely occur first within the main portion of the site to facilitate development of individual sites east and west of the central roadway. The following uses are proposed: Multi-family housing: 233 new housing units (271,520 square feet); Commercial/retail (mix of retail, restaurants, bars, and drive-throughs): 236,570 square feet; Healthcare (mix of hospital and medical offices): 137,500 square feet; Parking: 1,928 parking stalls (37,289 square feet); Open space: 166,802. APNs: 010-031-010, 010-031-020, 010-031-050, 010-031-060, 010-031-070, 010-031-080, 010-031-090, 010-043-330, 010-043-360, 010-043-380, 010-043-390, 010-043-400, 010-043-410, 010-043-420, 010-043-440, 010-043-450, 010-043-46

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.

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 checked="" type="checkbox"/> Air Resources Board	<input checked="" 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 checked="" type="checkbox"/> Caltrans District # <u>1</u>	<input type="checkbox"/> Public Utilities Commission
<input checked="" type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>5</u>
<input checked="" type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input checked="" 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 checked="" type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input checked="" type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>2</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input checked="" type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: <u>SWRCB, Division of Drinking Water</u>
<input checked="" type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date July 10, 2024 Ending Date August 9, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Price Consulting Services</u>	Applicant: <u>City of Clearlake</u>
Address: <u>12144 Bitney Springs Drive</u>	Address: <u>14050 Olympic Drive</u>
City/State/Zip: <u>Nevada City, CA 95959</u>	City/State/Zip: <u>Clearlake, CA 95422</u>
Contact: <u>Gary Price</u>	Phone: <u>(707) 994-8201</u>
Phone: <u>530-272-6434</u>	

Signature of Lead Agency Representative: *Mark Roberts* Date: July 5, 2024

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