

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: Airport Redevelopment Project

Lead Agency: City of Clearlake

Contact Name: Mark Roberts - Senior Planner

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Project Location: Clearlake, California  
*City*

Lake County, California  
*County*

Project Description (Proposed actions, location, and/or consequences).

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, 010-043-460, 010-043-470, 010-043-480. The Project site is located on the former Pearce Airport site and is bounded by a future 18th Avenue extension and Victor Street to the north, State Route (53) to the east, and Old Highway 53 to the south and west. 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

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potentially significant impacts may occur in the following issue areas: **Aesthetics** - a change to the public viewshed from an undeveloped site to developed uses including structures and paved parking areas. Mitigation may include design standards to ensure design quality during project development. **Air Quality and Greenhouse Gas Emissions** - typical construction and operational emissions associated with commercial and residential development. Mitigation would include standard construction BMPs, project-level mitigation such as transportation demand management for VMT, and energy efficiency measures for operational emissions. **Cultural Resources** - impacts could occur to Tribal resources. The City will consult with local Tribes to determine mitigation and monitoring strategies. **Hazards & Hazardous Materials** - impacts from past use of the site as an airport will be evaluated in the EIR, and mitigation will be developed to address any potential impacts. **Hydrology and Water Quality** - impacts related to the addition of impervious surface will be evaluated in the EIR, and mitigation such as appropriately sized detention basins will be developed to address potential impacts. **Public Services and Utilities** - potential impacts from the project that will be evaluated in the EIR include capacity demands on sewer and water services, as well as the possible development of a new public water source from groundwater wells. The EIR will include supply and demand assessments that would result in mitigation as feasible if needed. **Transportation and Circulation** - traffic impacts could occur from the project. The traffic analysis will estimate the project's trip generation and perform a transportation analysis in coordination with Caltrans. Measures to reduce potential impacts could include transit, pedestrian, and bicycle facilities and/or intersection improvements.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There are no known controversial issues with the project as of the date of this writing.

Provide a list of the responsible or trustee agencies for the project.

City of Clearlake (Planning, Building and Public Works Departments); Konocti Unified School District; Lake County Special Districts, Lake County Environmental Health, CA Department of Transportation (Caltrans); Lake County Air Quality Management District; Lake County Special Districts; Konocti Water District, Highland Water District, Native American Heritage Commission, Elem Colony Tribal Organization, Koi Nation of Northern California; Middletown Rancheria; CA Water Resource Control Board; State Water Resources Control Board - Division of Drinking Water; Caltrans Division of Aeronautics; US. Army Corps of Engineers; PG&E; California Department of Fish and Wildlife, Lake County Fire Protection District