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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: Gas Station Island with Canopy, Convenience Store and Drive through Car Wash

Lead Agency: City of Clearlake

Contact Name: Mark Roberts - Senior Planner

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Project Location: 14975 Olympic Dr; 3545 & 3565 Old Highway 53; Clearlake, CA Lake County

City *County*

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

The applicant is requesting approval of a Conditional Use Permit and associated environmental analysis, CEQA Initial to allow the development and operation of Gas Station Island with Canopy, Convenience Store and Drive through Car Wash. The development will occur within the previously developed/improved area. Summary includes but is not limited to: (1) A Convenience Store up to 5,106-square-foot in size, which includes a quick serve food area up to 2,081 square-foot in size. (2) Six (6) double sided fuel pumps located under a 3,470 square-foot gas canopy. (3) The Drive Through Car Wash Car Wash would be divided into a car wash tunnel/facility (3,600 SQFT), an office room (588 SQFT), and an equipment room (852 SQFT). (4) Access to the project site would be provided from via Olympic Drive and Old Highway 53; (5) Approximately 75 parking spaces, which includes twelve (12) vacuum pump stations and up eight (8) Electrical Vehicle (EV) Charging Stations.

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

The project may have potential significant impacts to Aesthetics, Air Quality, Cultural Resources, Geology and Soils; Noise and Vibrations, and Tribal/Cultural Resources. However, all potential significant effects/impacts have been reduce to less than significant levels with the incorporated mitigations measures, including but not limited to: (1) All outdoor lighting shall be directed downwards and shielded onto the project site and not onto adjacent properties. All lighting shall comply and adhere to all federal, state and local agency requirements, including all requirements in darksky.org. (Refer to the City's Design Standards); (2) All refuse generated by the facility shall be stored in approved disposal/storage containers, and appropriately covered. Removal of waste shall be on a weekly basis to avoid excess waste. All trash receptacles/containers shall always remain covered to prevent fugitive odors and rodent infestation. An odor control plan shall be submitted for review and approval by the City in accordance with the City Municipal Code(s); (3) Prior to any ground disturbance activities, the applicant shall secure a Grading Permit and submit Grading and Erosion Control/Sediment Plans to the Community Development Department for review and approval; and (4) All construction activities including engine warm-up shall be limited to weekdays and Saturday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents.

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 areas of controversy.

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

City of Clearlake - Community Development (Planning, Building, Public Works); Clearlake Police Department, Lake County Fire Protection, Lake County Department of Environmental Health, Lake County Air Quality Management District, Lake County Agricultural Department – Weight/Measures Division, Lake County Special Districts, and Highlands Water Districts.