



City of Clearlake
Notice of Intent to Adopt a Mitigated Negative Declaration (MND)

Notice is hereby given that the City of Clearlake has tentatively determined that the project described below will not result in a significant adverse impact on the environment and that, in accordance with the California Environmental Quality Act, the City is prepared to issue a “mitigated negative declaration” in accordance with the California Environmental Quality Act (CEQA).

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

Project Numbers: Conditional Use Permit (CUP 2024-02); Environmental Analysis (CEQA IS 2024-01).

Project Location: 14975 Olympic Drive (APN: 039-550-51); 3545 Old Highway 53 (APN: 039-550-50) and 3565 Old Highway 53 (APN: 039-550-20)

Project Summary: The applicant is requesting approval of a Conditional Use Permit and associated environmental analysis to allow the development and operation of Gas Station Island with Canopy, Convenience Store and Drive through Car Wash within the General Commercial Zoning Designation. Said project, includes but not limited to (all development will occur within the previously developed/improved area): (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) A Drive Through Car Wash Car Wash would be divided into a carwash 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. All parking stalls would adhere to all applicable Federal, State and local agency requirements, including the City of Clearlake Construction and Design Standards.

This tentative determination is based on an environmental analysis (CEQA IS 2024-01) that assesses the project’s potential environmental impacts, and those potential impacts have been reduced to less than significant levels with the incorporated mitigation measures. Anyone may review this study at Clearlake City Hall, 14050 Olympic Drive, Clearlake, CA 95901, during normal business hours or by downloading the CEQA Packet from the State Clearinghouse Website at: <https://ceqanet.opr.ca.gov/>. The public review period for this Notice of Intent (NOI) will remain open for a period of at least 30 days from publication date of this notice. **The commenting period for this Notice of Intent (NOI) is December 21st, 2024, to January 22nd, 2025 (Please Note: All comments must be received no later than January 22nd, 2025.**

For more information, please call (707) 994-8201 during normal business hours of City Hall (Monday through Thursday – 8am to 5pm). During this period written comments on the project and the proposed mitigated negative declaration may be addressed. You may also submit comments via email at mroberts@clearlake.ca.us. Final environmental determinations are made by the decision-making body, which, in this case would be the City of Clearlake, Planning Commission.

City of Clearlake - Community Development Department
Attn: Mark Roberts – Senior Planner
14050 Olympic Drive
Clearlake, CA 95422