

Mark Roberts

From: Mark Roberts
Sent: Monday, March 7, 2022 10:09 AM
Subject: Request for Review (RFR) CUP 2022-02 and CE 2022 -05
Attachments: RFR & AB 52 for CUP 2022-05.pdf

Tracking:	Recipient	Delivery
	Dave Deakins	Delivered: 3/7/2022 10:10 AM
	Lee Lambert	Delivered: 3/7/2022 10:10 AM
	Andrew White swartz@cecusa.net	Delivered: 3/7/2022 10:10 AM
	Marisa Hewitt doug@lcaqmd.net	
	Ryan Lewelling	
	Steven Phillips	
	Lori Baca	
	Greg Peters	
	Jackman, Rex A@DOT	
	KN	
	Dino Beltran	
	'ROBERTSON, JESSE GRAHAM@DOT'	
	Cory Smith	
	Adeline Brown	Delivered: 3/7/2022 10:10 AM
	Dale Goodman	Delivered: 3/7/2022 10:10 AM
	SantaRosa@abc.ca.gov	
	Yolanda Tovar	

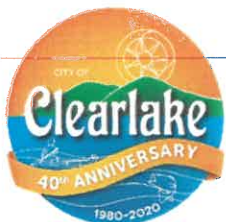
Good Morning,

You are receiving this email in regards to the proposed development located at 15500 18th Avenue in Clearlake, CA. Please review the above attached Request for Review Packet. The applicant is requesting approval of a Conditional Use Permit to allow the onsite sales and consumption of alcoholic beverages and special events associated with the proposed commercial development. Please be aware, this RFR is solely for the onsite sales and consumption of alcoholic beverages and special events associated with the proposed commercial development.

If you have any questions or need additional information, please let me know.

Sincerely,

Mark



Mark Roberts | Senior Planner
City of Clearlake

Mark Roberts

From: postmaster@koination.com
To: dbeltran@koination.com
Sent: Monday, March 7, 2022 10:09 AM
Subject: **Delivered:** Request for Review (RFR) CUP 2022-02 and CE 2022 -05

Your message has been delivered to the following recipients:

dbeltran@koination.com

Subject: Request for Review (RFR) CUP 2022-02 and CE 2022 -05



Request for
Review (RFR) CU...

Mark Roberts

From: postmaster@koination.com
To: darinbeltran@koination.com
Sent: Monday, March 7, 2022 10:09 AM
Subject: **Delivered:** Request for Review (RFR) CUP 2022-02 and CE 2022 -05

Your message has been delivered to the following recipients:

darinbeltran@koination.com

Subject: Request for Review (RFR) CUP 2022-02 and CE 2022 -05



Request for
Review (RFR) CU...

Mark Roberts

From: postmaster@koination.com
To: judithfasthorse@koination.com
Sent: Monday, March 7, 2022 10:09 AM
Subject: **Delivered:** Request for Review (RFR) CUP 2022-02 and CE 2022 -05

Your message has been delivered to the following recipients:

judithfasthorse@koination.com

Subject: Request for Review (RFR) CUP 2022-02 and CE 2022 -05



Request for
Review (RFR) CU...

Mark Roberts

From: postmaster@koination.com
To: yolandatovar@koination.com
Sent: Monday, March 7, 2022 10:09 AM
Subject: **Delivered:** Request for Review (RFR) CUP 2022-02 and CE 2022 -05

Your message has been delivered to the following recipients:

yolandatovar@koination.com

Subject: Request for Review (RFR) CUP 2022-02 and CE 2022 -05



Request for
Review (RFR) CU...

Mark Roberts

From: Yolanda Tovar <yolandatovar@koination.com>
Sent: Monday, March 7, 2022 11:10 AM
To: Mark Roberts
Subject: Read: Request for Review (RFR) CUP 2022-02 and CE 2022 -05
Attachments: Read: Request for Review (RFR) CUP 2022-02 and CE 2022 -05

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: Yolanda Tovar <yolandatovar@koination.com>

Sent: Monday, March 7, 2022 11:10 AM

To: Mark Roberts

Subject: **Read:** Request for Review (RFR) CUP 2022-02 and CE 2022 -05

Attachments: **Read:** Request for Review (RFR) CUP 2022-02 and CE 2022 -05

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Distribution Date: March 7th 2022

Return by Date: 3/17/2022



City of Clearlake

14050 Olympic Drive, Clearlake, California 95422
(707) 994-8201 Fax (707) 995-2653

Community Development Dept. Request for Review and AB 52

City Departments	County Departments	State/Federal Departments	Tribal Organizations	Other
<input checked="" type="checkbox"/> Building	<input checked="" type="checkbox"/> Air Quality Mgmt	<input checked="" type="checkbox"/> Caltrans	<input checked="" type="checkbox"/> Elem Indian Colony	<input type="checkbox"/> Cal Cannabis
<input checked="" type="checkbox"/> Code Enforcement	<input checked="" type="checkbox"/> Assessor/Recorder	<input type="checkbox"/> CA Air Board	<input type="checkbox"/> Middletown Ranch.	<input checked="" type="checkbox"/> CA Dept PH
<input checked="" type="checkbox"/> Police Department	<input checked="" type="checkbox"/> Env Health	<input type="checkbox"/> CA Dept F&W	<input checked="" type="checkbox"/> Koi Nation of NCA	<input type="checkbox"/> BCC
<input checked="" type="checkbox"/> Engineering	<input checked="" type="checkbox"/> LC Special Districts	<input type="checkbox"/> USA Corps of Eng	<input type="checkbox"/> NAHC	<input type="checkbox"/> CDFA
<input checked="" type="checkbox"/> Fire	<input type="checkbox"/> LC DPW/Surveyor	<input type="checkbox"/> US F&W Serv	<input type="checkbox"/> HERC	<input type="checkbox"/>
<input type="checkbox"/> PGE	<input type="checkbox"/> LC Water Resources	<input type="checkbox"/> Sonoma State	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Golden State Water	<input checked="" type="checkbox"/> LC Tax Collector	<input checked="" type="checkbox"/> CHP	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Konocti Water	<input type="checkbox"/> LC Transit	<input checked="" type="checkbox"/> ABC	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Highlands Water	<input type="checkbox"/> Lake Area Plng Cncl	<input type="checkbox"/> CA Water Boards	<input type="checkbox"/>	<input type="checkbox"/>

Request: Please review the enclosed application packet material and return any comments by **March 18th, 2022** via email: mroberts@clearlake.ca.us or postage: Clearlake City Hall attn. Planning Department, 14050 Olympic Drive, Clearlake, CA 95422.

[Tribal Organizations Only] Please note: In accordance with Section 21080.3.1(b) of the PRC, Consultation request under AB52 must be received in writing within 30 days of receipt of this notice on 10-30-21. We are responding to your request to be notified of projects in our jurisdiction that will be reviewed under CEQA and hereby notifying you of an opportunity to consult with us regarding the potential for this project to impact Tribal Cultural Resources, as defined in Section 21074 of the PRC

From: Mark Roberts
File: CUP 2022-2 and CE 2022-05
Applicant/Owner: MLI Associates, LLC
Location: 15500 18th Avenue; Clearlake, CA 95422
Zoning: "GC" General Commercial
General Plan: General Commercial

Project Description: The applicant is requesting approval of a Conditional Use Permit to allow the onsite sales and consumption of alcoholic beverages and special events associated with the proposed commercial development.

Comments/Concerns:

[Empty rectangular box for comments]

Signature: _____

Date: _____

CUP 2022-02 & CF 2022-05



City of Clearlake

14050 Olympic Drive, Clearlake, California 95422
(707) 994-8201 Fax (707) 995-2653

- Appeal
- Variance
- Rezone/GPA
- Dev. Agreement
- Zoning Clearance
- Design Review
- Sign Permit
- Tree Permit
- AUP/CUP
- Change Address
- Cert. of Compliance
- Nonconforming Cert.
- Parcel Map/Subdivision
- Segregation/Combination
- LLA
- Zoning Clearance

INITIAL FEES:	
Permit	\$750.00
CEQA	
Receipt #	
Received By	<i>MLI</i>
Date	2-16-2022

Planning Application

APPLICANT:

NAME: MLI ASSOCIATES, LLC
 MAILING ADDRESS: 3767 HARLEQUIN TRL.
 CITY: FREMONT
 STATE: CA ZIP: 94555
 PRIMARY PHONE: (415) 623-4152
 EMAIL: mlipatel@yahoo.com
 SIGNATURE: *MLI*

I declare under penalty of perjury that I am the owner of said property or have written authority from property owner to file this application. I certify that all of the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application

PROPERTY OWNER (IF NOT APPLICANT)

NAME: _____
 MAILING ADDRESS: _____
 CITY: _____
 STATE: _____ ZIP: _____
 PRIMARY PHONE: () _____
 EMAIL: _____
 SIGNATURE: _____

I declare under penalty of perjury that I am the owner of said property or have written authority from property owner to file this application. I certify that all of the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application

PROJECT LOCATION:

ADDRESS: 15500 17th AVE, CLEARLAKE
 PROPERTY SIZE: 138,480 sq
 PRESENT USE OF LAND: UNDEVELOPED
 WATER SUPPLY: PUBLIC
 SEWER/SEPTIC: PUBLIC
 FLOOD ZONE: NO

OFFICE ONLY:

ZONING: _____
 GENERAL PLAN: _____
 APPROVED: _____ DATE: _____
 RELATED FILES: _____
 NOTES: _____

DESCRIPTION OF PROJECT:

THIS IS A PART OF 50 AC CUP DEVELOPMENT PROJECT. ITS LOCATED AT OLD
AIRPORT IN CITY OF CLEARLAKE. AT THIS LOCATION, MLI ASSOCIATES IS IN
PROCESS TO DEVELOP 75-80 UNIT HOTEL BRAND BY MARRIOTT / FAIRFIELD
INN & SUITES. (PLEASE SEE ATTACHED FILE)

Full Abs License.

200 @ Conference Center

RECEIVED

FEB 16 2022

CITY OF CLEARLAKE

Supplemental Data for Use Permit

Please answer the following questions as thoroughly as possible. If questions do not apply to your project, please provide an explanation of why. Use separate sheets of paper if necessary. **IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE CITY OF CLEARLAKE - PLANNING DIVISION.**

Description of objective of project and its operational characteristics:

Type of Business: HOTEL

Product or service provided: HOSPITALITY WITH FOOD & BEVERAGE

Hours of operation: 24 HOURS/DAY 7 DAYS/WEEK Days of operation: _____

Number of shifts (normal): 3 SHIFTS/DAY Number of shifts (peak): _____

Employees per shift (normal): 12 EMPLOYEES Employees per shift (peak): 20

Number of deliveries per day: 3 Number of customer per day: 70-100

Number of pick-ups per day: UNKNOWN Lot size: 138,480^{SF}

Number and type of company Vehicles: 2 Type of loading facilities: GROUND
TRANSPORT VEHICLES

Floor area of existing structures: -0- Proposed building floor area: 45,000^{SF}

Number of existing parking spaces: ~~80~~-0- Number of proposed parking spaces: 80

Number of floors: 4

Additional relevant information: PLEASE SEE ATTACHED FILE.

Supplemental Data Continued)

When do you anticipate starting construction?

JUNE 1 2023

How long will construction take?

12-18 MONTHS

What days/times will construction occur?

MONDAY - SATURDAY 8 AM - 6 PM

What type of construction equipment will be used?

LIGHT TRUCKS TO HEAVY EQUIPMENTS

How many truck/vehicle trips will be necessary for construction?

Will equipment be idling during construction?

YES

Where will construction equipment be staged/stored?

STAGED

Will any trees or vegetation be removed? If yes, please provide type and amounts.

NO

Supplemental Data (Continued)

How much grading is anticipated to occur and where?

UNKNOWN

Will soil be imported or exported to/from the site? If so from where and what amount?

UNKNOWN

Is trenching required? If yes, please provide location, dimensions and cubic yards.

NOT THAT WE ANTICIPATE

How much water will be used for construction, operation and maintenance? What is the water source?

PUBLIC

Describe how scenic views or vistas are impacted by the cultivation site.

NONE

What lighting is proposed for the project? Will areas be lit at night?

LED LIGHTS INTERIOR / EXTERIOR

What type of hazardous materials may and/or will occur on site? How will the hazardous material be disposed of?

NONE

Supplemental Data for (Continued)

Will this project result in the loss of forest land? If so, describe how many acres and what type of trees.

NO

How will dust, ash, smoke, fumes or odors generated by the cultivation site be managed?

DUST MANAGEMENT PLAN

Are there any water features (drainages, streams, creeks, lakes, rivers, vernal pools, wetlands, etc.) on-site or immediately adjacent to the project? If yes, will any work take place in or near them?

NO

Will there be a loss of any wetland or streamside vegetation? If yes, describe where, total area, and type of vegetation lost.

NO

Describe and site or buildings have any archaeological or historical significance.

NO

What are the slopes on project site?

NONE

Supplemental Data (Continued)

Describe the soils found at the site and their potential for landslides, erosion, lateral spreading, subsidence, liquefaction, or collapse.

UNKNOWN, USED TO BE AN AIRPORT / PLANE RUNWAY

Describe methods to be taken to reduce greenhouse gases.

Will solid waste be produced? If yes, how will it be disposed of?

RECYCLED

Will hazardous waste be produced? If yes, how will it be disposed of?

NO

How will vegetative waste be managed?

REPLANT, RECYCLE

How will growth medium waste be managed?

Will any material be taken to a landfill? If yes, which one and how much material is anticipated?

NO

Supplemental Data (Continued)

Describe risk of an explosion or release of hazardous substances in case of an accident.

VERY LOW TO NONE

Do portions of the cultivation site periodically flood?

NO

Describe the existing drainage patterns on the site and how they may be alternated and to what degree as a result of this project.

NATURAL GRAVITY DRAINAGE

What Best Management Practices (BMP's) or measures will be implemented in order to prevent erosion and impacts to water quality?

WATER EROSION CONTROL PLAN WILL BE IMPLEMENTED.

Is wastewater treatment required for the project? If yes, what is the source?

PUBLIC

Describe how this project is consistent with the City's General Plan and Zoning Ordinance.

VERY CONSISTENT

Describe the level and frequency of noise or vibration that will be generated from this project.

NONE

Supplemental Data for Initial Study (Continued)

Describe what measures have been taken to maintain or improve level of service for the appropriate emergency services (Fire, Police, etc.).

NONE

How is the site accessed?

EASILEY ACCESSED VIA PUBLIC ROAD

Describe the amount of traffic the project will generate.

VERY MINIMAL

Are there any road improvements that would be required? If yes, please provide specs (type of materials and dimensions).

YES, PART OF CITY INFRASTRUCTURAL PLAN

Describe if this project will result increased traffic hazards to motor vehicles, bicyclists, or pedestrians?

NO

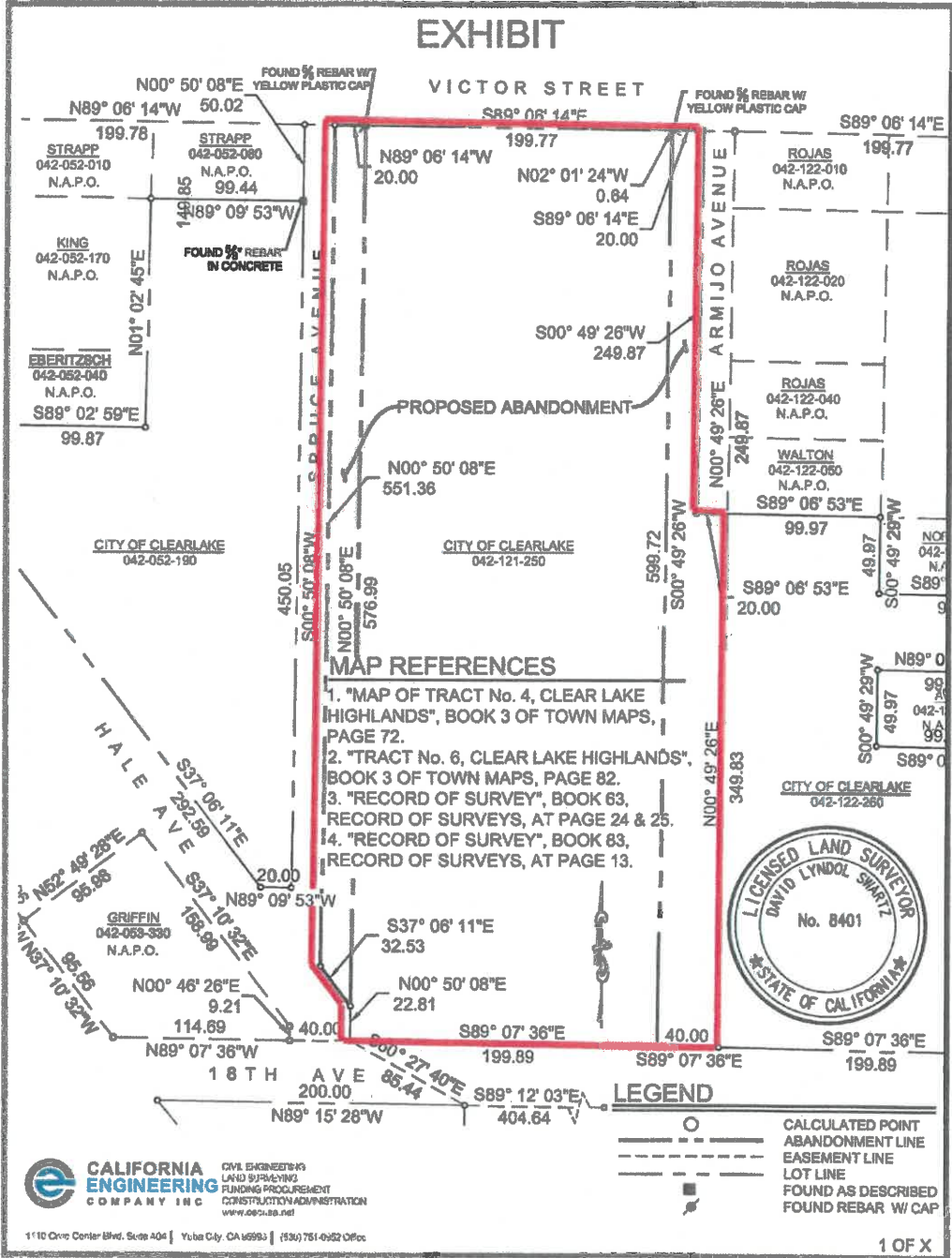
Are greenhouses or other accessory structures proposed? If yes, what are the dimensions of the structures and materials/colors they will be constructed out of?

NO

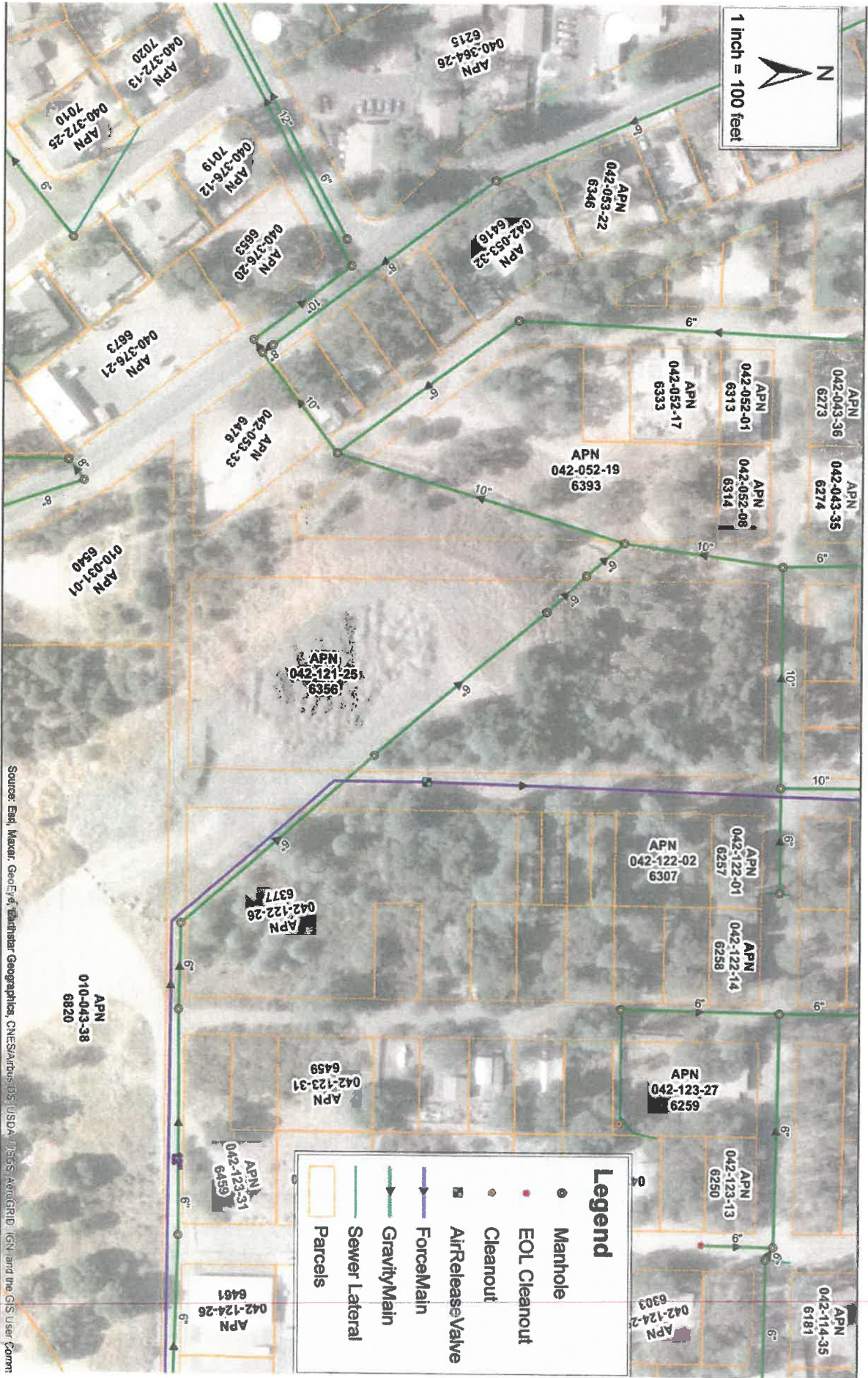
What sources of energy will be used?

PUBLIC ELECTRICAL CO (PG&E) AND SOLAR

EXHIBIT

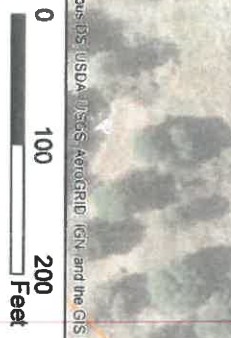


1 inch = 100 feet

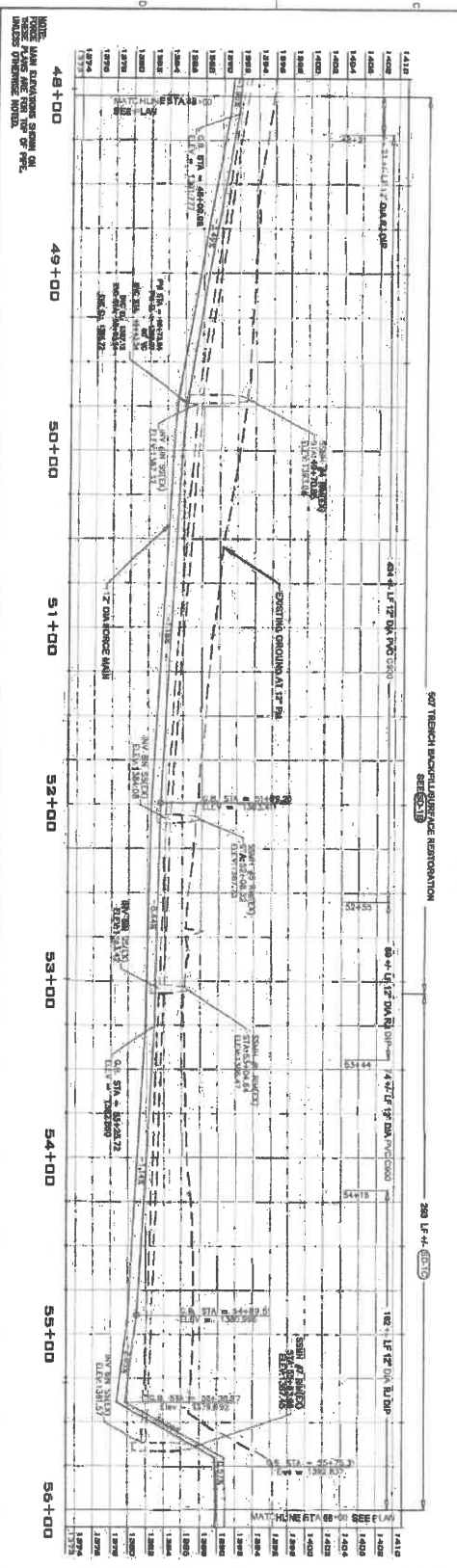
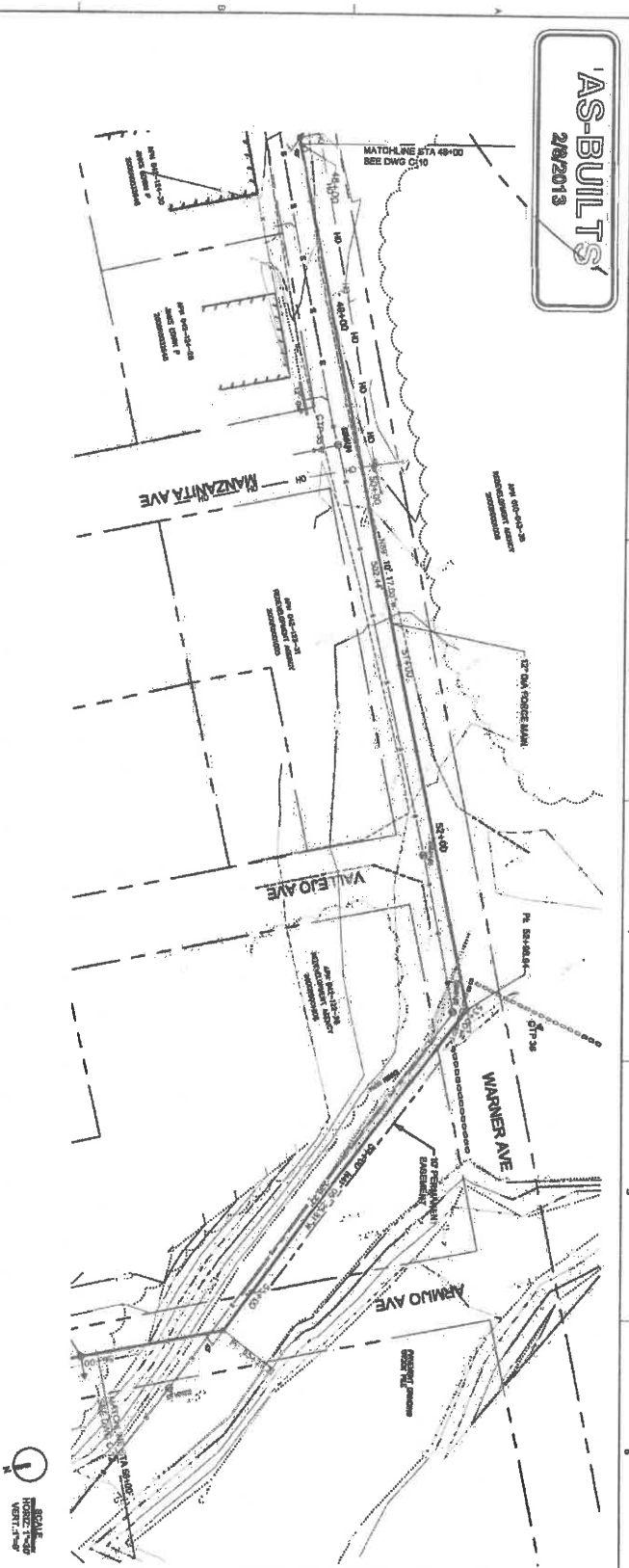


Legend

- Manhole
- EOL Cleanout
- Cleanout
- AirReleaseValve
- ▬ ForceMain
- ▬ GravityMain
- ▬ Sewer Lateral
- ▭ Parcels



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Comm



NOTE: MAIN EXISTING SHOWN ON THESE PLANS ARE NOT TO BE MOVED.

PREPARED BY: CH2M HILL
DATE: 9/2/2013

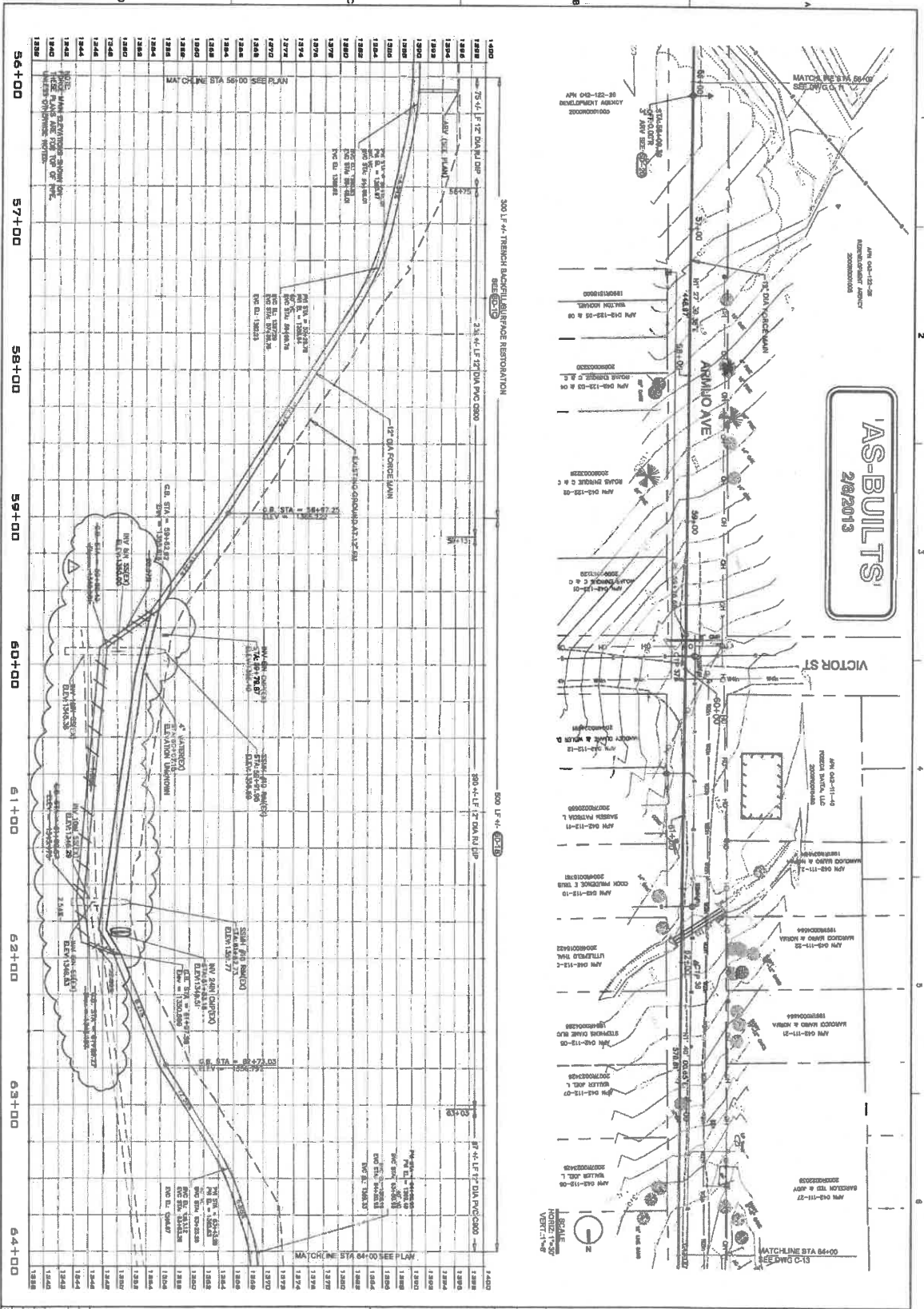
NO.	DATE	REVISION	BY	APPROVED
1	9/2/2013	ISSUED FOR PERMIT	CH2M HILL	CH2M HILL

CH2MHILL

LAKE COUNTY SANITATION DISTRICT
CLEARLAKE, CA
SOUTH EAST SYSTEM
LEFT STATION AND FORCE MAIN

**FORCE MAIN
PLAN AND PROFILE
STA 48+00 - STA 58+00**

DATE	9/2/2013
SCALE	AS SHOWN
PROJECT	LAKE COUNTY SANITATION DISTRICT SOUTH EAST SYSTEM LEFT STATION AND FORCE MAIN
SHEET	20



'AS-BUILTS'
2/8/2013

56+00 57+00 58+00 59+00 60+00 61+00 62+00 63+00 64+00

PLAN: RM Computer CS-CB AMBROSE 5/2/2013
PLOT TIME: 11:38:49 AM

NO.	DATE	BY	APPROVED
1	5/2/2013	JM	

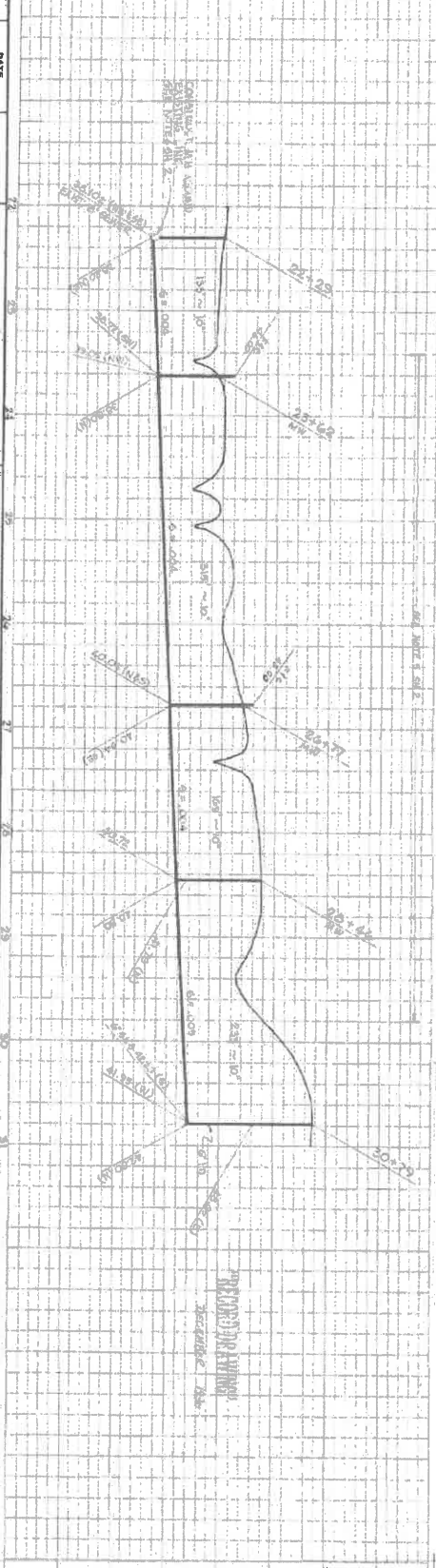
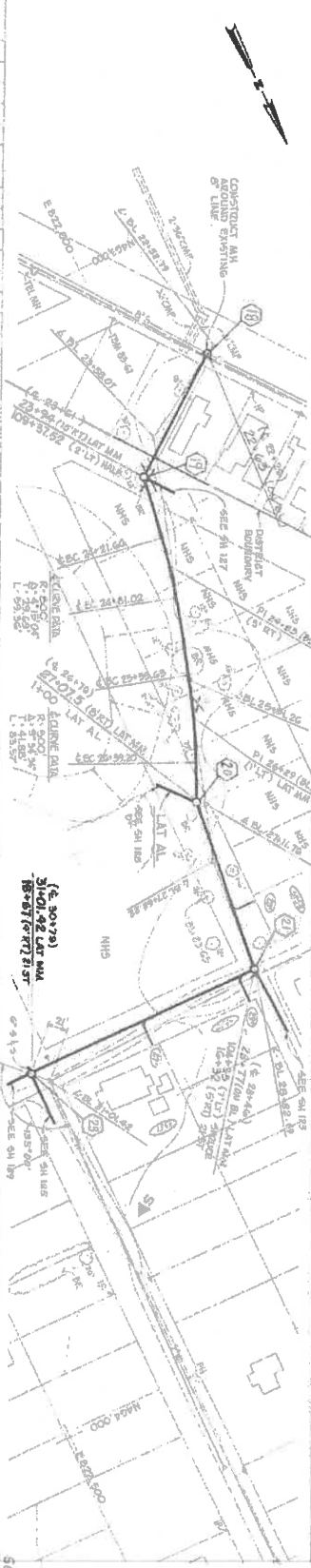
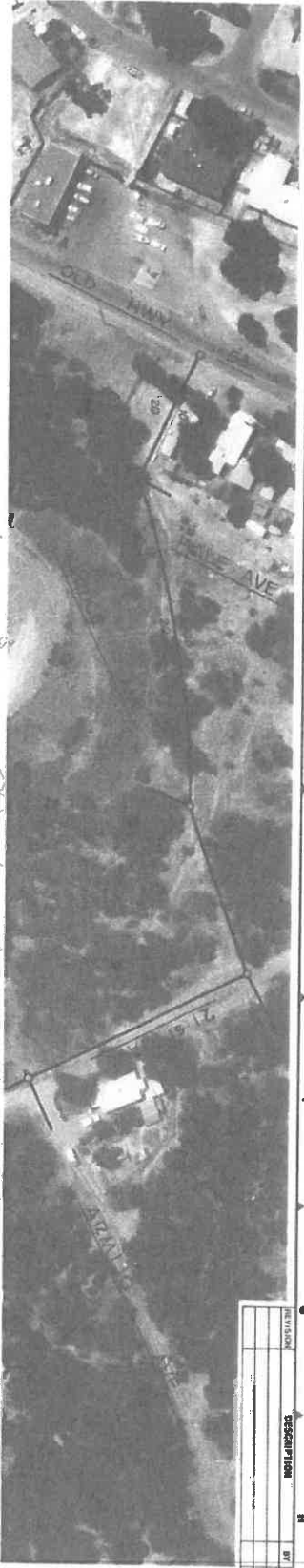


CH2MHILL
FORCE MAIN
PLAN AND PROFILE
STA 56+00 - STA 64+00

LAKE COUNTY SANITATION DISTRICT
CLEARLAKE, CA
SOUTH EAST SYSTEM
LIFT STATION AND FORCE MAIN

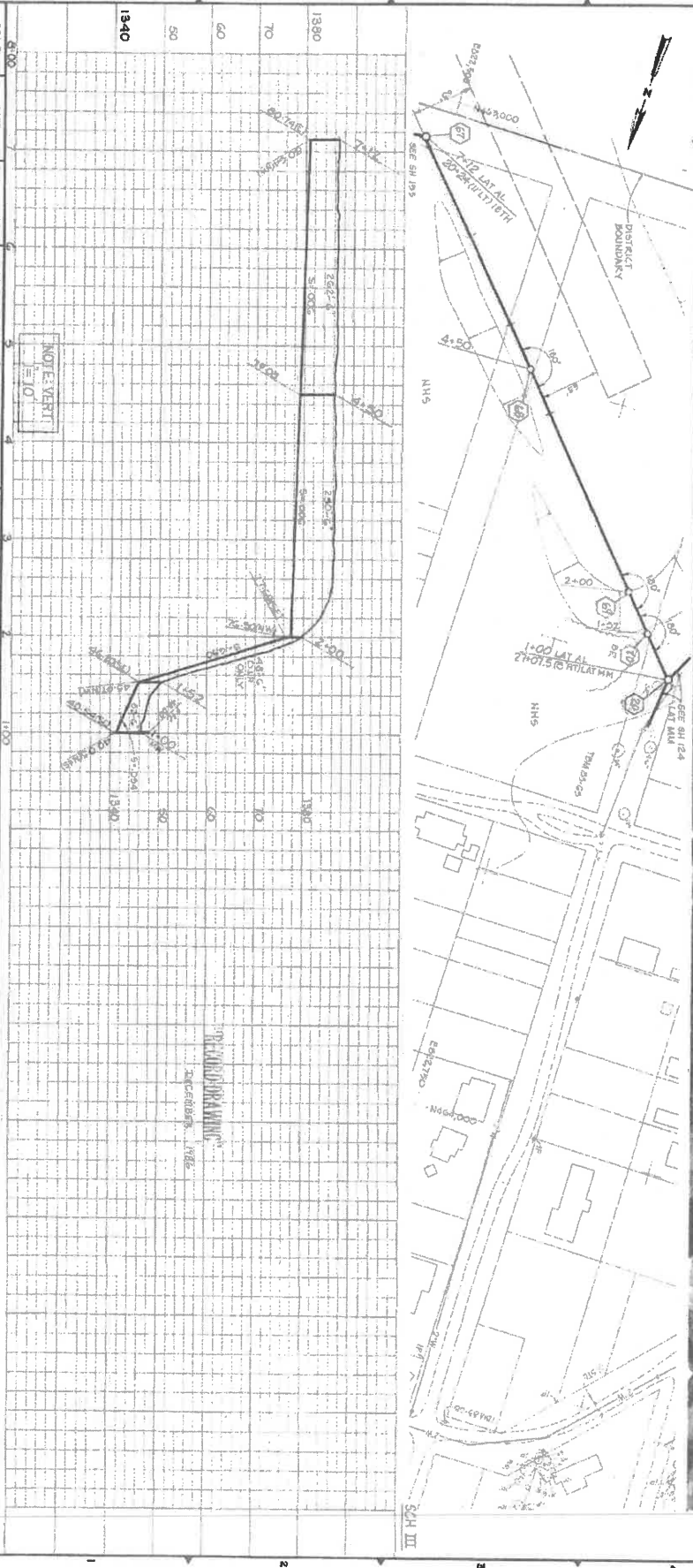
NO.	DATE	BY	APPROVED
1	5/2/2013	JM	





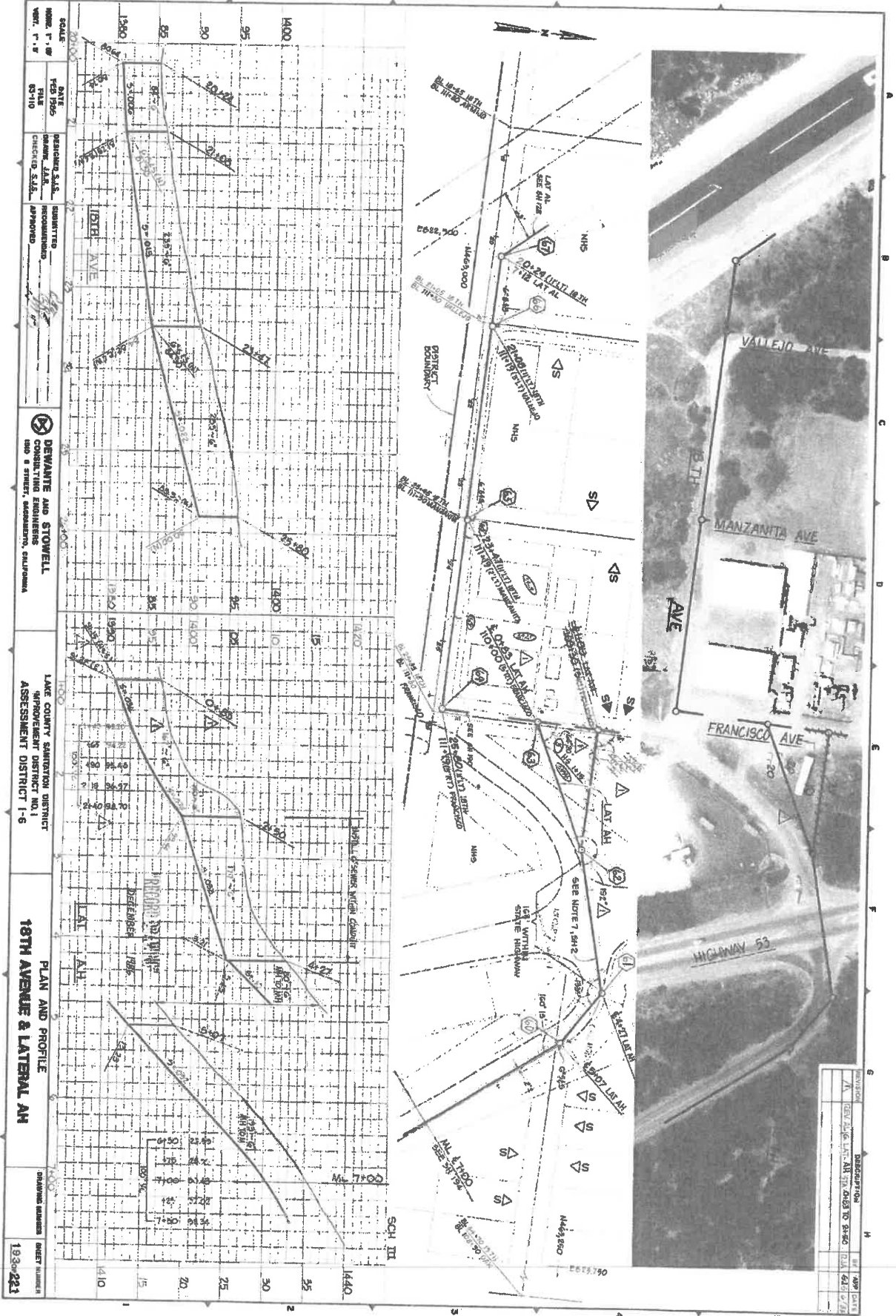
SCALE VERT. 1" = 8' HOR. 1" = 40'	DATE REVISED FILE DS-110	DESIGNED BY CHECKED BY APPROVED	DESIGNED BY CHECKED BY APPROVED	 DEWANTE AND STOWELL CONSULTING ENGINEERS 1410 S STREET, SACRAMENTO, CALIFORNIA	LANE COUNTY SANITATION DISTRICT IMPROVEMENT DISTRICT NO. 1 ASSESSMENT DISTRICT 1-6	PLAN AND PROFILE LATERAL 100	DRAWING NUMBER 1240221
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NO.	REVISION	DATE



SCALE HORIZ. 1" = 40' VERT. 1" = 10'	DATE DESIGNED DRAWN CHECKED APPROVED	DESIGNED S.A.S. DRAWN J.A.S. CHECKED S.A.S. APPROVED	DEWANTE AND STOWELL CONSULTING ENGINEERS 1515 B STREET, MENARD, CALIFORNIA	LANE COUNTY SANITATION DISTRICT IMPROVEMENT DISTRICT 1-6	PLAN AND PROFILE LATERAL AL	DRAWING NUMBER 1280-221
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NO.	REVISION	DESCRIPTION	BY	DATE



SCALE: HORIZ. 1" = 40'
 VERT. 1" = 4'
 DATE: FEB 1969
 FILE: 83-110
 CHECKED: S.J.S.
 APPROVED: [Signature]

SUBMITTED: [Signature]
 RECOMMENDED: [Signature]
 DESIGNED: S.J.S.
 DRAWN: J.A.S.

DEMWANTE AND STOWELL
 CONSULTING ENGINEERS
 1800 B STREET, SACRAMENTO, CALIFORNIA

LAKE COUNTY SANITATION DISTRICT
 IMPROVEMENT DISTRICT NO. 1
 ASSESSMENT DISTRICT 1-6
 PLAN AND PROFILE
 18TH AVENUE & LATERAL AVENUE
 SHEET NUMBER: 133-0221

NO.	REVISION	DATE	BY
1	REV. DATE 12-11-68 TO 8-1-69	12/11/68	J.A.S.

