



STAFF REPORT	
SUBJECT: Airport Redevelopment Project Environmental Impact Report (EIR) Scoping Meeting	MEETING DATE: 7/23/2024
SUBMITTED BY: Mark Roberts, Senior Planner	
PURPOSE OF REPORT: <input type="checkbox"/> Information only <input checked="" type="checkbox"/> Discussion <input type="checkbox"/> Action Item	

WHAT IS BEING ASKED OF THE PLANNING COMMISSION:

The Planning Commission is being asked to conduct an environmental scoping meeting to obtain input on a Notice of Preparation (NOP) for an Environmental Impact Report (EIR) for the redevelopment of a 47.5-acre site for a mixed-use development. The project site is bounded approximately by 18th Avenue extension and Victor Street to the north, State Route 53 to the east, and Old Highway 53 to the south and west.

BACKGROUND/DISCUSSION:

Project Description:

The project would develop the 47.5-acre site with healthcare facilities, multifamily housing, commercial retail, restaurants, a park, a plaza, pedestrian routes, and a cross-over to the future transit center at State Road 53. The project would also include infrastructure improvements, including roads, utilities, storm water management, parking lots, streetlights, landscaping, bus shelters/pullouts, sidewalks, bicycle lanes, and multi-modal paths. Below is a summary of the potential uses and associated square footages (Refer to Attachment # 1 Notice of Preparation for full details).

- *Multi-family housing – Up to 250 housing units*
- *Nonresidential Mixed Uses – up to 140,000 square feet of hospital/medical offices.*
- *General Retail/Commercial: up to 400,000 square feet*
- *Parking – Approximately 1,928 parking stalls*
- *Open space – Approximately 3.83 acres*

City Land Use Entitlements: The principle discretionary permits and approvals for the project are as follows.

- *Planned Development approval (PD 2024-01)*
- *Rezone Approval (ZMA 2024-01)*
- *Certification of Environmental Impact Report (EIR 2024-01)*
- *Encroachment permits for work within City right of way*
- *Building Permit Approval*
- *Grading Permit Approval*
- *Other agency approvals for the project are cited in the NOP*

Environmental Setting: The site was previously developed with the Pearce Airport since its closure in 1994, the majority of the site was purchased by the Clearlake Redevelopment Agency in 1995 and has largely been used as a corporation yard by the City of Clearlake Public Works Department. The City's animal control facility is also located within the site. As such, the site is largely denuded of vegetation, and native habitats do not exist on the site except for small, unconnected pockets of oak trees in the southern and eastern areas.

ENVIRONMENTAL REVIEW PROCESS/DISCUSSION

Why is an EIR Required: Pursuant to the City's Environmental Guidelines, and due to the size of the project, staff determined that the project could result in significant impacts and, therefore an EIR would need to be prepared.

First Steps in the Environmental Review Process: This process involves preparation and public circulation of a Notice of Preparation (NOP) to inform Federal, State, local agencies/community groups, and the public of the City's decision to prepare an EIR. The city circulated the NOP on July 5, 2024, via email to various Federal, State, local agencies/community groups, and posted it on the California State Clearinghouse (SCH # 2024070264) and the City of Clearlake's Website. The commenting period concludes on August 9th, 2024.

NOP Input: As part of the NOP scoping process, staff is requesting that the Planning Commission review and comment on the scope of the Draft Environmental Impact Report (DEIR) and provide input on any potential environmental effects of the project that should be studied in the EIR. The issues identified by the Planning Commission and the public during this scoping session will be incorporated into the environmental documents.

Overview of Impact Categories: Staff determined that the EIR will need to analyze specific environmental categories individually and then cumulatively. The categories, include but are not limited to:

- Air Quality
- Greenhouse Gas Emissions
- Biological Resources
- Cultural & Tribal Resources
- Geology & Soils
- Hazards and Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Noise
- Public Services & Utilities
- Transportation and Vehicle Miles Traveled (VMT)

CEQA Process Overview: An overview of the Environmental Impact Report (EIR) process is presented in Table 1 below. EIR preparation begins with initial project review, circulation of an NOP and a scoping meeting. Following the NOP, preparation of a Draft EIR commences. The Draft EIR will evaluate potentially significant impacts of the proposed project, identify mitigation measures that would lessen and/or avoid the significant impacts, and identify project alternatives that could reduce significant impacts. Once completed, the Draft EIR is required under State law to be circulated for public review for a minimum of 45 days. This is followed by preparation of a Final EIR, based on comments received during the public DEIR review, as well as the preparation of an Environmental Mitigation Monitoring and Reporting Plan.

Table 1: EIR Process Overview

Activity		Purpose	Public Participation Opportunity
1	Notice of Preparation (NOP)	To communicate to the public, agencies, and organizations that an EIR is being prepared. Also serves to solicit input on the scope and content of the environmental information to be included in the EIR.	Public Meeting(s). A scoping meeting informs the public that the City is evaluating a project under CEQA and allows the City to solicit public comment and identify possible impacts.
2	Draft EIR (DEIR) with Notice of Availability (NOA)	The DEIR is the first iteration of environmental analyses collecting the project description, identification of impacts, technical studies, mitigation measures and alternatives. An NOA signals that the DEIR is available for public review and comment for no less than 45 days. The NOA also identifies where the DEIR may be reviewed and how to submit comments on the DEIR.	Public Comment. The NOA is typically circulated to nearby property owners and occupants, posted at the site, posted on the city's project website, and filed with the State Clearinghouse. The public may submit comments at any time during the 45- day public comment period. Public Hearing. A public meeting is held to solicit comments from the Planning Commission and the public on the Draft EIR during the public comment period.
4	Final EIR (FEIR)	A Final EIR includes responses to public comments received after release of the DEIR and any additional relevant project information.	FEIR includes comments and responses to DEIR public comments.
5	Certification	A certification is an official position taken by the City Council indicating that the EIR has complied with CEQA for the identified project. This will be completed after Planning Commission review and recommendation.	Public Hearings. The decision-making body certifies the EIR at a Public Hearing with a portion of the meeting is dedicated to public comment. Based on the City's Environmental Guidelines the Planning Commission will conduct the first round of public hearings and offer recommendations. The City Council is the final decision-making body and will be responsible for certifying the EIR.

The Final and Draft EIR document, along with the required project entitlements, would be reviewed by the Planning Commission at a future hearing date. Decisions on the project will involve the Planning Commission's recommendation on the EIR (for adequacy) and then recommendations on the project's land use entitlements.

Who's Preparing the EIR: The City has assembled a qualified environmental review team consisting of seasoned professionals/staff to prepare and process the EIR.

- Gary Price, Price Consulting Services, is the Project Manager, who has been working with the City for over ten years and has prepared several environmental reports and the City's Environmental Review Guidelines.
- Jessica Hankins, AICP and Principal Planner of Yuba Planning Group, to assist with preparing the EIR along with several technical consultants, such as W-Trans (circulation), Sub-Terra Consulting (cultural), Bollard Associates (noise), and Greg Matuzak (biology).

- Senior Planner Mark Roberts is the lead staff on this project and is coordinating public review, assembling/issuing notices, reviewing documents, and assisting in the completion of this project.

Action by the Planning Commission: This is an opportunity for the Planning Commissioners and the public to comment on the project and to help identify potential environmental aspects that should be identified and addressed in the EIR. No Action is required.

- Attachments:**
- 1. Notice of Preparation**
 - 2. Airport Redevelopment Site Plan**