

# CITY OF CLEARLAKE

## PUBLIC NOTICE

### NOTICE OF AVAILABILITY AND NOTICE OF COMPLETION

#### OF THE CLEARLAKE WALMART CENTER EXPANSION DRAFT ENVIRONMENTAL IMPACT REPORT

**SCH # 2015092042**

**NOTICE IS HEREBY GIVEN** that the City of Clearlake, as Lead Agency, has completed a Draft Environmental Impact Report (Draft EIR) for the Clearlake Walmart Center Expansion (proposed project).

**PROJECT LOCATION and SITE DESCRIPTION:** The proposed project site is located at 15960 Dam Road in Clearlake, Lake County, California. The project site is bound by College Access Road to the north, Dam Road Extension to the west, Dam Road to the south, and undeveloped land adjacent to Irving Avenue to the east. The project site consists of one parcel totaling approximately 12.97 acres, and is identified as Lake County Assessor's Parcel Number (APN) 010-050-28. The site is currently developed with a 109,517-square-foot (sf) Walmart store (including a 5,170-sf Tire and Lube Express and a 5,777-sf outdoor garden center), as well as surrounding parking, loading, and landscaped areas. Access to the site is currently from Dam Road via SR 53.

The proposed expansion areas to the north and west of the existing store are currently vacant and were previously filled, compacted, and graded for the original project construction. The Clearlake General Plan designates the overall Clearlake Shopping Center site as Commercial, and the site is zoned as Community Commercial (C-2), which permits retail trade and service uses. The southwest corner of the project site is within a Scenic Corridor (SC) overlay district.

**PROJECT DESCRIPTION:** The proposed project would include the addition of approximately 38,741 square feet of building area to the north and west sides of the existing approximately 109,517-square foot store, increasing the total floor area to 148,258 square feet. The existing 5,777-square foot garden center and Tire and Lube Express, located along the southwest section of the building, would be removed and replaced with interior building area, and a new smaller garden center, containing approximately 3,000 square feet, would be added to the northeast portion of the building.

The expansion would include additional food and general merchandise sales floor area; food sales support area; stockroom/receiving area; ancillary space; food tenant space; a new grocery/merchandise pickup service; an additional entry and vestibule (for a total of two entry/vestibule areas); and a four-bay truck dock with one additional striped loading berth (for a total of five truck loading berths).

**HAZARDOUS WASTE SITES:** The proposed project is not located on any hazardous waste sites lists enumerated under Section 65962.5 of the Government Code.

**SIGNIFICANT ANTICIPATED ENVIRONMENTAL EFFECTS:** The Draft EIR identifies significant impacts in the following California Environmental Quality Act (CEQA) environmental issue areas: biological resources; cultural resources; geology and soils; hazards and hazardous materials; hydrology and water quality, noise; and transportation and circulation. All of the aforementioned impacts could be mitigated to less-than-significant levels, with the exception of impacts to study intersections under Cumulative Year 2040 Plus Project conditions, which would remain significant and unavoidable.

**DOCUMENT AVAILABILITY:** Copies of the Draft EIR are available for review during normal business hours, at the City of Clearlake Planning Department, 14050 Olympic Drive, Clearlake, CA except on specified holidays. The DEIR is also available at the Redbud Public Library, 14785 Burns Valley Road, Clearlake, CA. An electronic version can be downloaded from the City of Clearlake website: <http://www.clearlake.ca.us>.

**PUBLIC REVIEW TIMELINE:** The 45-day public review period for the Draft EIR begins March 16, 2017 and ends May 1, 2017. The City must receive all written comments within this time period. Written comments may be submitted to the attention of Gary Price, City of Clearlake Planning Department, at the following:

City of Clearlake Planning Department  
14050 Olympic Drive  
Clearlake, CA 95422

Email: [reception@clearlake.ca.us](mailto:reception@clearlake.ca.us)

**QUESTIONS:** If you have any questions about this project, please contact Gary Price, Contract Project Planner, City of Clearlake Planning Department, at (530) 218-1059.