Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Tegtmeier Associates, Inc.

Lead Agency: Lake County Community Development Department-Planning Division
Contact Person: Sateur Ham
Mailing Address: 255 North Forbes Street
Phone: 707- 263-2221
City: Lakeport
Zip: 95453
County: Lake County

Project Location: County: Lake County
City/Nearest Community: Lakeport
Cross Streets: 52 Soda Bay Road, Lakeport, CA
Zip Code: 95453
Longitude/Latitude (degrees, minutes and seconds): ____° ____′ ____″ N / ____° ____′ ____″ W
Total Acres: 26.12
Assessor's Parcel No.: 008-001-25
Section: ____ Twp.: ____ Range: ____ Base: ____
Within 2 Miles: State Hwy #: 29
Waterways: ____
Airports: N/A
Railways: N/A
Schools: N/A

Document Type:

CEQA:
- ☐ NOP
- ☐ Early Cons
- ☐ Neg Dec
- ☒ Mit Neg Dec
- ☐ Draft EIR
- ☐ Supplement/Subsequent EIR (Prior SCH No.) ____
- Other: ____

NEPA:
- ☒ NOI
- ☐ EA
- ☐ Draft EIS
- ☐ FONSI

Other:
- ☐ Joint Document
- ☐ Final Document
- ☐ Other: ____

Local Action Type:

- ☐ General Plan Update
- ☐ General Plan Amendment
- ☐ General Plan Element
- ☐ Community Plan
- ☐ Specific Plan
- ☐ Master Plan
- ☐ Planned Unit Development
- ☐ Site Plan
- ☐ Rezone
- ☐ Prezone
- ☐ Use Permit
- ☐ Land Division (Subdivision, etc.)
- ☐ Annexation
- ☐ Redevelopment
- ☐ Coastal Permit
- ☒ Other: Parcel Map

Development Type:

- ☐ Residential: Units ____ Acres ____
- ☐ Office: Sq.ft. ____ Acres ____ Employees ____
- ☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
- ☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
- ☐ Educational: ____
- ☐ Recreational: ____
- ☐ Water Facilities: Type ____ MGD ____
- ☐ Transportation: Type ____
- ☐ Mining: Mineral ____
- ☐ Power: Type ____ MW ____
- ☐ Waste Treatment: Type ____ MGD ____
- ☐ Hazardous Waste: Type ____
- ☒ Other: Land alteration

Project Issues Discussed in Document:

- ☐ Aesthetic/Visual
- ☐ Agricultural Land
- ☒ Air Quality
- ☒ Archeological/Historical
- ☒ Biological Resources
- ☐ Coastal Zone
- ☐ Drainage/Absorption
- ☐ Economic/Jobs
- ☐ Fiscal
- ☐ Flood Plain/Flooding
- ☐ Forest Land/Fire Hazard
- ☒ Geologic/Seismic
- ☐ Minerals
- ☒ Noise
- ☐ Population/Housing Balance
- ☐ Public Services/Facilities
- ☐ Recreation/Parks
- ☐ Schools/Universities
- ☐ Septic Systems
- ☐ Sewer Capacity
- ☐ Soil Erosion/Compaction/Grading
- ☐ Solid Waste
- ☐ Toxic/Hazardous
- ☐ Traffic/Circulation
- ☐ Vegetation
- ☒ Water Quality
- ☒ Water Supply/Groundwater
- ☒ Wetland/Riparian
- ☐ Growth Inducement
- ☐ Land Use
- ☒ Cumulative Effects
- ☐ Other: ____

Present Land Use/Zoning/General Plan Designation:

Movie Threatre/ Drive-In/Service Commercial-Design Review- Floodway Fringe-Waterway Combining/Resource Conservation-Service Commercial

Project Description: *(please use a separate page if necessary)*

The applicant is requesting approval of a tentative parcel map with deviation on a proposed parcel not meeting the length to width ratio per county's zoning ordinance development standards and a major use permit to allow the division of one parcel approximately 26.12 in acreage size into four (4) lots sizes within a wetlands area (please see Table 1 and Figure 1). The parcel property is located in Lakeport, California. Elevations range from approximately 1330 to 1345 feet NGVD. The local watershed is Manning Creek (HUC 12:180201160306) and the regional watershed is Cache Creek (HUC 8: 180220116). The area is bounded by residential, commercial, and light industrial development to the north, west and south; ruderal fields to the north and south, and Manning Creek with dense valley oak-Oregon ash riparian canopy to the east. A vineyard resides approximately 50 feet beyond Manning Creek to the east. The area contains approximately 8.61 acres of developed sites primarily composed of paved and unpaved parking areas (drive-in theatre) and buildings (indoor movie theatre and projection booth).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

_____ Air Resources Board
_____ Boating & Waterways, Department of
_____ California Emergency Management Agency
_____ California Highway Patrol
_____ Caltrans District # _____
_____ Caltrans Division of Aeronautics
_____ Caltrans Planning
_____ Central Valley Flood Protection Board
_____ Coachella Valley Mtns. Conservancy
_____ Coastal Commission
_____ Colorado River Board
_____ Conservation, Department of
_____ Corrections, Department of
_____ Delta Protection Commission
_____ Education, Department of
_____ Energy Commission
_____ Fish & Game Region # _____
_____ Food & Agriculture, Department of
S Forestry and Fire Protection, Department of
_____ General Services, Department of
_____ Health Services, Department of
_____ Housing & Community Development
_____ Native American Heritage Commission

_____ Office of Historic Preservation
_____ Office of Public School Construction
_____ Parks & Recreation, Department of
_____ Pesticide Regulation, Department of
_____ Public Utilities Commission
_____ Regional WQCB # _____
_____ Resources Agency
_____ Resources Recycling and Recovery, Department of
_____ S.F. Bay Conservation & Development Comm.
_____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____ San Joaquin River Conservancy
_____ Santa Monica Mtns. Conservancy
_____ State Lands Commission
_____ SWRCB: Clean Water Grants
_____ SWRCB: Water Quality
_____ SWRCB: Water Rights
_____ Tahoe Regional Planning Agency
_____ Toxic Substances Control, Department of
_____ Water Resources, Department of

_____ Other: _____
_____ Other: _____

Local Public Review Period (to be filled in by lead agency)

Starting Date 07/09/2020 Ending Date 08/07/2020

Lead Agency (Complete if applicable):

Consulting Firm: _____
Address: _____
City/State/Zip: _____
Contact: _____
Phone: _____

Applicant: _____
Address: _____
City/State/Zip: _____
Phone: _____

Signature of Lead Agency Representative: Sateur Ham Digitally signed by Sateur Ham Date: 2020.03.25 08:15:02 -07'00' **Date:** 07/07/2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.