

CLEARLAKE OAKS COUNTY WATER DISTRICT

RESOLUTION NO. 26-04

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE CLEARLAKE OAKS COUNTY WATER DISTRICT APPROVING TECHNICAL REPORTS AND ADOPTING THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR THE CLEARLAKE OAKS COUNTY WATER DISTRICT WATER RELIABILITY IMPROVEMENT PROJECT PREPARED IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM

WHEREAS, on March 25, 2025, the State Water Resources Control Board Division of Drinking Water (SWRCB DDW) issued Compliance Order number 02-03-25R-002 to the Clearlake County Water District (District) for Failure to Provide a Reliable and Adequate Supply of Water, and

WHEREAS, in 2016 the District was awarded a 100% Grant from the State Water Resources Control Board to prepare a system-wide Water Master Plan which was updated in 2017 including various recommended system-wide improvements and upgrades to the WTP, distribution system, water metering facilities, storage facilities, and booster pump stations, and

WHEREAS, in 2020, the District applied for and was awarded a Water Infrastructure Grant and Loan in the amount of \$3,034,128 and \$5,000,000, respectively, from the U.S. Department of Agriculture Rural Development to construct recommended water system improvements including a new water storage tank and distribution system in the Harvey Area, installation of new water meters and backflow prevention devices, WTP clear well and clarifier improvements, and installation of master meters (zone) with improvements being completed in 2023, and

WHEREAS, on January 23, 2023, the District was awarded a Technical Assistance Grant (TA Grant) from the SWRCB DDW DFA Program in the amount of \$906,802.00 to provide project prioritization and recommendations to address other ongoing water system needs including updates to the 2017 Water Master Plan and provide design drawings for prior recommended water system improvements, and

WHEREAS, in 2025, the Project Engineer, MC Engineering, Inc. completed all required planning and design work associated with and required as a part of the initial award for the TA Grant, including recommended improvements to the water system along with an updated Water Master Plan which identified and prioritized additional projects for design and construction in the amount of \$36,060,258.00, and

WHEREAS, the SWRCB DDW DFA approved a Preliminary Funding Award through the Expedited Drinking Water Grant Program (Project No. EDWG-1710001-004C) in the amount of \$36,060,258 for completion of projects as recommended within the updated Water Master Plan (2025) and as required to address the SWRCB's Compliance Order no. 02-03-25R-002 to the Clearlake Oaks County Water District (District) for Failure to Provide a Reliable and Adequate Supply of Water, and

WHEREAS, in September 2014, the District adopted a Mitigated Negative Declaration (MND) for Infrastructure Improvement projects as recommended within District's 2016 Water Master Plan (subsequently updated in 2025) and the MND was adopted based on the findings of an Initial Study (IS) dated April 2014 that was prepared for the District, as Lead Agency, in accordance with the California Environmental Quality Act (CEQA) of 1970 (as amended), codified in California Public Resources Code

Sections 21000 et seq., and the State CEQA Guidelines in the Code of Regulations, Title 14, Division 6, Chapter 3 (CEQA Guidelines) and,

WHEREAS, in July 2017, the District adopted an MND for Infrastructure Improvement projects as recommended within District's 2017 Water Master Plan (subsequently updated in 2025) and the MND was adopted based on the findings of an IS dated June 2017 that was prepared for the District, as Lead Agency, in accordance with the CEQA and,

WHEREAS, the District is the lead agency on the Project, and the Board is the decision-making body for the proposed recommended projects as found within Water Infrastructure Rehabilitation Project, and

WHEREAS, in January 2026 the District prepared and submitted required notifications to various Native American Tribes within the project(s) vicinity regarding cultural resources in and around the proposed project sites fulfilling requirements per Public Resource Code 21080.3.1 and Chapter 532 Statutes of 2014 per Assembly Bill 52 and,

WHEREAS, Acorn Environmental, an environmental firm, was selected by the District to prepare an Initial Study/Mitigated Negative Declaration for the Water Infrastructure Rehabilitation Project in accordance with the requirements of the CEQA and CEQA Guidelines; and

WHEREAS, the Initial Study/Mitigated Negative Declaration concluded that implementation of the Project(s) could result in a number of significant effects on the environment and identified mitigation measures that would reduce the significant effects to a less-than-significant level; and

WHEREAS, in connection with the approval of a project involving the preparation of an Initial Study/Mitigated Negative Declaration that identifies one or more significant environmental effects, CEQA requires the decision-making body of the lead agency to incorporate feasible mitigation measures that would reduce those significant environment effects to a less-than-significant level; and

WHEREAS, the Board has reviewed and considered the Initial Study/Mitigated Negative Declaration, dated March 2016 and related Mitigation Monitoring and Reporting Program for the Water Reliability Improvement Project and intends to take actions on the Project in compliance with CEQA and state and local guidelines implementing CEQA; and,

WHEREAS, the Notice of Intent to Adopt a Mitigated Negative Declaration and Notice of Public Hearing and the Initial Study/Mitigated Negative Declaration was published in the Lake County Record-Bee, submitted to the State Clearinghouse (SCH No. 2026020555), and transmitted to or made available on the District's website (<https://www.clocwd.org/>) to all agencies and persons known to be interested in these matters on February 13, 2026, and,

WHEREAS, the District accepted comments for 30 days, from February 13, 2026, to March 16, 2026, with one (1) comment letter received and addressed, and

WHEREAS, the March 2026 Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Project are, by this reference, incorporated into this Resolution as if fully set forth herein; and

NOW, THEREFORE, BE IT RESOLVED, by the Clearlake Oaks County Water District Board of Directors, that the Board does hereby makes the following findings:

1. The District approves the updated project improvement recommendations as found within the SWRCB Technical Assistance Grant Updated Water Master Plan (2025) and as a described as the Clearlake Oaks County Water District Water Reliability Improvement Project in the amount of \$36,060,258.
2. The District and or its representative have independently reviewed and analyzed the Initial Study and Mitigated Negative Declaration, dated March 2026, and other

information in the record and has considered the information contained therein, prior to acting upon or approving the Project.

3. The Initial Study/Mitigated Negative Declaration prepared for the Clearlake Oaks County Water District Water Reliability Improvement Project per the recommendations as found within the Updated Water Master Plan (2025) has been completed in compliance with CEQA and consistent with state and local guidelines implementing CEQA.
4. The Initial Study/Mitigated Negative Declaration represents the independent judgment and analysis of the District as lead agency for the Project.
5. The Board designates the General Manager at the Administrative Office located at 12952 E. Hwy 20 Clearlake Oaks, California as the custodian of documents and records of proceedings on which this decision is based.
6. The Board does hereby approve the Clearlake Oaks County Water District Water Infrastructure Rehabilitation Project and adopts the Initial Study/Mitigated Negative Declaration and related Mitigation Monitoring and Reporting Program prepared for the Project (**Attachment A**).
7. Within five days the District will file a Notice of Determination (NOD) with the State of California Office of Planning and Research along with the County Clerk of the Lake County.

PASSED AND ADOPTED by the Board of Directors of Clearlake Oaks County Water District, State of California, this 19th day of February 2026, by the following vote:

AYES: ARCHACKI, HERMAN, BURTON, MURPHY, WHITTIER

NOES:

ABSENT:

ABSTAIN:



CLEARLAKE OAKS COUNTY WATER DISTRICT

By: 
Stanley Archacki, President

Attest: 
Olivia Mann, Board Secretary

Mitigation Monitoring and Reporting Plan

Introduction

The Clearlake Oaks County Water District (District or CLOCWD) circulated an Initial Study / Mitigated Negative Declaration (IS/MND) for the proposed Water Infrastructure Rehabilitation Project (Proposed Project) for a minimum 30-day review period in accordance with CEQA Guidelines Section 15073. CEQA requires that a Lead Agency establish a program to report on and monitor measures adopted as part of the environmental review process to mitigate or avoid significant effects on the environment. This Mitigation Monitoring and Reporting Program (MMRP) is designed to ensure that the mitigation measures identified in the IS/MND for the Proposed Project (State Clearinghouse No. 2026020555) are fully implemented.

The MMRP, as presented in **Table 1**, describes the implementation and timing of mitigation responsibilities and standards, and verification of compliance for the mitigation measures identified in this environmental document. Monitoring responsibilities are maintained primarily by the District under this MMRP, as well as other applicable resource agencies. The implementation of all measures, once completed, would be reported (in writing) to the District, who would maintain mitigation monitoring records for the Proposed Project.

The components of the MMRP table are described below.

- **Mitigation Measure:** Mitigation measures are taken verbatim and assigned the same number as in the IS/MND.
- **Implementation and Timing:** Identifies the timing for the implementation of each action.
- **Responsibility for Implementation:** Identifies the authority responsible for implementing the mitigation measure.
- **Responsibility for Monitoring:** Identifies the authority responsible for monitoring implementation of the mitigation measure.
- **Compliance Verification:** Once the District confirms that implementation of the respective mitigation measures have been completed, a District representative should initial and date this column to confirm compliance.

Table 1: Mitigation Monitoring and Reporting Program

Mitigation Measure		Implementation and Timing	Responsible for Implementing	Responsibility for Monitoring	Compliance Verification (Date/Initials)
Air Quality					
AQ-1	Project applicant shall ensure that the relevant Best Management Practices (BMPs) shall be implemented during project construction for all project activities to minimize short-term air quality impacts. BMPs include: - Water exposed surfaces twice a day. - Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard. - Cover all exposed stockpiles. - Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent streets. - Limit traffic speeds on unpaved roads to 15 miles per hour (mph). - Suspend grading activity when winds (instantaneous gusts) exceed 25 mph. - Minimize idling times either by shutting equipment off when not in use or reducing the maximum idling time to five minutes for Diesel-fueled commercial motor vehicles over 10,000 pounds (as required by the California airborne toxics control measure Title 13, Section 2485 of CCR) and provide clear signage for construction workers at all access points. - Maintain and properly tune all construction equipment in accordance with manufacturers' specifications.	Measure to be included in construction contract documents and implemented throughout construction	Construction Contractor	District, LCAQMD	
Biological Resources					
BIO-1	At the High Valley Tank site, Shady Lane Tank site, and the Paradise Tank site, a pre-construction survey for roosting bat shall be conducted by a qualified biologist within 500 feet of improvements. If construction activities occur during the nesting bird season (typically February through August), a pre-construction survey for the presence of special-status bird species or any nesting bird species should be conducted by a qualified biologist within 500 feet of improvements. If active nests or roosting bats are identified in these areas, CDFW and/or USFWS shall be consulted to develop measures to avoid "take" prior to the initiation of any construction activities. Avoidance measures may include establishment of a buffer zone using construction fencing or	Roosting Bat Survey- Prior to construction related to the High Valley Tank Site, Shady Lane Tank Site, and Paradise Tank Site.	Construction Contractor, Qualified Biologist	District, CDFW/USFWS	

Mitigation Measure		Implementation and Timing	Responsible for Implementing	Responsibility for Monitoring	Compliance Verification (Date/Initials)
CUL-2	If human remains are encountered during construction activities, Lake County shall comply with Section 15064.5 (e) (1) of the CEQA Guidelines and PRC Section 7050.5. All project-related ground disturbance within 100-foot of the find shall be halted until the county coroner has been notified. If the coroner determines that the remains are Native American, the coroner will notify the NAHC to identify the most likely descendants of the deceased Native Americans. Project-related ground disturbance in the vicinity of the find shall not resume until the process detailed in Section 15064.5 (e) has been completed.	As needed during construction	District, County Coroner, Construction Contractor, Qualified Archaeologist	District	
CUL-3	Tribal monitoring of excavation and related ground disturbance shall occur in areas of high resource sensitivity, including adjacent to the WTP.	During construction in areas of high cultural resource sensitivity, including adjacent to the WTP	Construction Contractor, Tribal Monitors	District	
CUL-4	Worker Awareness and Sensitivity Training: Prior to the beginning of construction (including ground-clearing), a qualified professional archaeologist shall administer a cultural resources awareness and sensitivity training program to all construction workers who will be performing trenching or construction work. The program shall include a review of the types of finds that could occur, regulatory requirements, and a list of contacts (with telephone numbers) in case of accidental discoveries. The training program shall be repeated periodically as new construction workers are added to the project.	Prior to construction for all workers performing trenching or construction work	Construction Contractor, Qualified Archaeologist	District	
Geology and Soils					
GEO-1	The following erosion control measures and BMPs shall be required during construction: - Temporary erosion control measures (such as silt fences, staked straw bales, and temporary revegetation) shall be employed for disturbed areas. - Construction activities shall be scheduled to minimize land disturbances during peak runoff periods and to the immediate area required for construction. Soil conservation practices shall be completed during the fall or late winter to reduce erosion during spring runoff. Existing vegetation would be retained	Measures to be included in construction contract documents and implemented throughout construction	Construction Contractor	District	

Mitigation Measure	Implementation and Timing	Responsible for Implementing	Responsibility for Monitoring	Compliance Verification (Date/Initials)
where possible. To the extent feasible, grading activities shall be limited to the immediate area required for construction. ▪ Topsoil removed during construction shall be carefully stored and treated as an important resource. Berms shall be placed around topsoil stockpiles to prevent runoff during storm events. ▪ Establish fuel and vehicle maintenance areas away from all drainage courses and design these areas to control runoff. To the degree needed, these areas would be established before construction begins and would be clearly marked. ▪ Disturbed areas would be re-vegetated after completion of construction activities.				
GEO-2 If paleontological resources (fossils) are discovered during project activities, all work shall cease within a 100-foot of the find until a qualified professional paleontologist as defined by the Society of Vertebrate Paleontology's Conformable Impact Mitigation Guidelines Committee can assess the nature and importance of the find and recommended appropriate treatment. The Clearlake Oaks Water District will also be notified of the discovery and the qualified professional paleontologist's opinion within 48 hours of the initial finding. Treatment may include preparation and recovery of fossil materials, so that they can be housed in an appropriate museum or university collection and also may include preparation of a report for publication describing the finds. Project activities shall not resume until after the qualified professional paleontologist has given clearance and evidence of such clearance has been submitted to the Clearlake Oaks Water District.	As needed during construction	Construction Contractor, Qualified Paleontologist	District	
Greenhouse Gas Emissions				
GHG-1 CLOCWD shall ensure through contractual obligations that the following measures are implemented during construction to minimize GHG emissions: ▪ The contractor shall operate at least 15 percent of construction vehicles/equipment using alternative fuels (e.g., biodiesel, electric). ▪ The contractor shall source at least 10 percent of construction materials locally. ▪ The contractor shall recycle at least 50 percent of construction and demolition waste.	Measures to be included in construction contract documents and implemented throughout construction	Construction Contractor	District	

Mitigation Measure		Implementation and Timing	Responsible for Implementing	Responsibility for Monitoring	Compliance Verification (Date/Initials)
HM-1	Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to five minutes (as required by the California Airborne Toxics Control Measure (Title 13, Section 2485 of the CCR).				
	Hazards and Hazardous Materials				
HM-1	Personnel shall follow written Standard Operating Procedures (SOPs) for filling and servicing construction equipment and vehicles and removal of existing asbestos cement pipe. The SOPs, which are designed to reduce the potential for incidents involving hazardous materials, shall include the following:	Measures to be included in construction contract documents and implemented throughout construction	Construction Contractor	District	
	- Filling and Servicing Construction Equipment and Vehicles - Refueling shall be conducted only with appropriate pumps, hoses, and nozzles per manufacture guidelines; - Catch pans shall be placed under equipment to catch potential spills during servicing; - All disconnected hoses shall be placed in containers to collect residual fuel from the hose; - Vehicle engines shall be shut down during refueling; - No smoking, open flames, or welding shall be allowed in refueling or service areas; - Refueling shall be performed away from bodies of water to prevent contamination of water in the event of a leak or spill; - Service trucks shall be provided with fire extinguishers and spill containment equipment, such as absorbents; - Should a spill contaminate soil, the soil shall be put into containers and disposed of in accordance with local, State, and federal regulations; - All containers used to store hazardous materials shall be inspected at least once per week for signs of leaking or failure. All maintenance and refueling areas shall be inspected monthly. Results of inspections shall be recorded in a logbook that would be maintained on site; and - The amount of hazardous materials used in project construction and operation shall be consistently kept at the lowest volumes needed. - Removing asbestos cement pipe				

Mitigation Measure		Implementation and Timing	Responsible for Implementing	Responsibility for Monitoring	Compliance Verification (Date/Initials)
- Asbestos Cement pipe shall be maintained in an intact state. - Procedures that subject the Asbestos Cement pipe to forces that will crumble, pulverize, or reduce to powder the Asbestos Cement pipe shall not be used. - Procedures that have a low to no probability of fiber release shall be used. - Perform all asbestos removal work using wet removal procedures. - All removed material shall be placed into 6 mil plastic disposal bags and shall be handled and disposed of as asbestos waste. - The work area shall be properly decontaminated, to minimize transfer of asbestos fibers. - All asbestos waste shall be stored, transported, and disposed of in accordance with all laws and regulations.					
HM-2	If suspected soil contamination is encountered during grading activities, all work shall be halted and a qualified individual, in consultation with the RWQCB, shall determine the appropriate course of action.	Measures to be included in construction contract documents and implemented throughout construction grading activities	Construction Contractor	District, RWQCB	
Noise					
NOI-1	The project applicant shall implement the following noise reduction measures during construction activities: - All construction hours would take place between the hours of 7:00 a.m. and 7:00 p.m. - All construction vehicles or equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and acoustical shields or shrouds in accordance with manufacturers' specifications. - Loud stationary construction equipment shall be located as far away from sensitive receptor areas as feasible. To the extent feasible, existing barrier	Measures to included in construction contract documents and implemented throughout construction	Construction Contractor	District	

Mitigation Measure	Implementation and Timing	Responsible for Implementing	Responsibility for Monitoring	Compliance Verification (Date/Initials)
features (structures) shall be used to block sound transmission between noise sources and noise sensitive land uses. ▪ Maintenance of construction equipment and machinery, including noise reducing components such as mufflers, silencers, covers, guards, vibration isolators, etc., shall be performed regularly to reduce excess noise. ▪ Construction equipment and machinery that produce reduced noise and vibration levels shall be utilized to the extent feasible. ▪ Construction equipment and machinery shall only be operated by trained and qualified personnel. ▪ Haul trucks shall be operated in accordance with posted speed limits. ▪ The contractor shall monitor construction noise and vibration and designate a disturbance coordinator, post the coordinator's contact telephone number conspicuously around the improvement areas, and provide the number to nearby sensitive receptors. The disturbance coordinator shall receive all public complaints, be responsible for determining the cause of the complaints, and implement any feasible measures to alleviate the problem.				
Transportation				
T-1 CLOCWD shall follow all rules and regulations within the encroachment permits issued by Lake County and Caltrans. These measures may include, but are not limited to: ▪ At least 48 hours before starting any work, or 5 working days if any lane closures or traffic control will be necessary, the CLOCWD shall notify the designated Permit Inspector; ▪ Work that will interrupt the normal flow of public traffic is not authorized without prior approval from the State's Representative; ▪ A minimum of one paved traffic lane not less than 12 feet wide and a contiguous 4 foot shoulder shall be open for use by public traffic at all times, and when construction operations are not actively in progress, all lanes shall be open to public traffic; ▪ Whenever vehicles or equipment are parked on the shoulder outside of the traveled way between 6 feet to 15 feet of a traffic lane, the shoulder area shall be closed with fluorescent traffic cones or portable delineators placed on a taper in advance of the parked vehicles or equipment;	Measures to be included in construction contract documents and implemented throughout construction	Construction Contractor	District, County, CalTrans	

Mitigation Measure		Implementation and Timing	Responsible for Implementing	Responsibility for Monitoring	Compliance Verification (Date/Initials)
WILD-1	Wildfire	During construction, staging areas, welding areas, or areas slated for development using spark-producing equipment shall be cleared of dried vegetation or other materials that could serve as fire fuel. To the extent feasible, the contractor shall keep these areas clear of combustible materials in order to maintain a fire break. Any construction equipment that normally includes a spark arrester shall be equipped with an arrester in good working order. This includes, but is not limited to, vehicles, heavy equipment, and chainsaws.	Measures to be included in construction contract documents and implemented throughout construction	Construction Contractor	District



5170 Golden Foothill Parkway
El Dorado Hills, CA 95762
O: 916-235-8224 | w: www.acorn-env.com

Memorandum

To: Clearlake Oaks County Water District

From: Bibiana Sparks, Project Manager

Date: March 13, 2026

Subject: Response to Comments on Clearlake Oaks County Water District Water Infrastructure Rehabilitation Project Initial Study / Mitigated Negative Declaration, State Clearinghouse Number 2026020555

Introduction

The Clearlake Oaks County Water District (District) circulated a draft Initial Study / Mitigated Negative Declaration (IS/MND) for the proposed Water Infrastructure Rehabilitation Project for a minimum 30-day review period in accordance with CEQA Guidelines Section 15073. The local circulation and State circulation period began February 13 and concluded March 16, 2026. One comment letter was received:

- State Water Resources Control Board, March 10, 2026

This document provides the responses to comments on the IS/MND as they relate to the environmental impacts of the project under CEQA. In summary, the comments received on the draft IS/MND did not raise any new issues about the project's environmental impacts or provide information indicating the project would result in new environmental impacts or impacts substantially greater in severity than disclosed in the IS/MND. CEQA does not require formal responses to comments on an IS/MND, only that the lead agency consider the comments received [CEQA Guidelines §15074(b)]. Nevertheless, responses to the comments are included in this document to provide a complete environmental record.

Responses to Comments

Response to State Water Resources Control Board Letter

Under Table 1.1-1, Other Public Agencies Whose Approval is Required, instead of listing "State of California Regional Water Quality Control Board" please list "State Water Resources Control Board, Division of Drinking Water" and also "Central Valley Water Quality Control Board," as applicable.

Response: Table 1.1-1, Other Public Agencies Whose Approval is Required, was updated and replaced: “State of California Regional Water Quality Control Board (CRWQB) with “State Water Resources Control Board, Division of Drinking Water, and Central Valley Water Quality Control Board.” In addition, the acronym list was updated and CRWQB was deleted.

The Initial Study incorporated by reference the Clearlake Oaks County Water District, Water Infrastructure Rehabilitation Project (2014) and the Revised Water Infrastructure Rehabilitation Project (2017), State Clearinghouse # 2014042074 (PDF page 8).

Please discuss how the 2014 and 2017 Initial Study / Mitigated Negative Declarations relate to the Project and Cal. Code of Regs. § 15073.5. Is the current IS/MND a recirculation of the same project? Are mitigations in the previous documents applicable?

Response: The following was added to Section 1.3 of the document “The current Project builds upon the analysis in the previous documents. While those documents addressed earlier iterations of the proposed improvements to the District’s water system, this IS/MND serves as a necessary update to reflect evolving infrastructure needs and physical changes to the project area since 2017. Many mitigation measures from the 2014 and 2017 documents remain technically sound and have been carried forward into the current Project, but where previous mitigations were found to be outdated or insufficient for the current scope, they have been supplemented or replaced by the measures identified in this current IS/MND.”

Cal Code Regs §15150(b) requires that documents incorporated by reference shall be made available to the public for inspection. Please discuss where these documents are available.

Response: The following was added to Section 1.3 of the document “The documents listed above are available for review at the CLOCWD District Office, 129592 East Highway 20, Clearlake Oaks, CA 95423.”

If the Project is part of a common plan of development that disturbs more than one acre of land surface, including linear pipeline projects, the Project will need a National Pollutant Discharge Elimination System General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (General Permit, PDF pages 5 and 14). In Section 4.10(a) when discussing water quality standards, please indicate the Project’s total estimated ground disturbance area. Based on the total ground disturbance area identified, indicate if a General Permit will be required to protect water quality. Please then update the current discussion based on the total ground disturbance area, as necessary.

Response: Section 4.10.3 a) was updated to include discussion of the National Pollution Discharge Elimination System General Permit. The following was updated and added “Ground disturbance would not occur over large contiguous areas, but the total disturbance area would be more than one acre, therefore requiring a National Pollution Discharge Elimination System (NPDES) General Permit for stormwater discharges associated with construction and land disturbance activities. In addition to NPDES permit requirements, to minimize the potential for erosion and sediment transport during construction along with other forms of pollution runoff, standard erosion and sediment control BMPs and refueling practices would be implemented as **Mitigation Measures GEO-1, HM-1, and HM-2.**”

The Project includes plans to recoat interior and exterior tank surfaces for the Konocti Tank and Pluth Tank (PDF page 19). The Project also includes plans to make upgrades to the interior and exterior Shady Lane Tank (PDF page 16). Please discuss the Water System's operational plans during the above identified tanks maintenance work, and how the Water System will ensure potable water will continue to be provided to customers with minimal disruption and at adequate pressure. Please also indicate if temporary tanks will be needed as part of the Project.

Response: Section 2.3 of the document, under High Valley Tank and Booster Station section the following text was added. "Once the High Valley Tank is constructed it will be used to provide water supply to the system while the Shady Lane Tank is temporarily removed from service for improvements."

Under Shady Lane Tank and Booster Station section the following text was added. "During these upgrades, the new High Valley Tank will be used to provide water supply to the system so as not to disrupt service."

Under Konocti Tank and Pluth Tank sections the following text was added "The Proposed Project includes the installation of temporary tanks to provide water during upgrades to the tanks as shown in Figure 7/Figure 8. The plumbing will be configured to require flows to circulate through these tanks to not disrupt service"

In addition, a new Figure 7 – Conceptual Konocti Tank Temporary Facilities Plan and a new Figure 8- Conceptual Pluth Tank Temporary Facilities Plan were added to the document.

Figures that came after these new figures have been renumbered and all references to them have been updated throughout the document.

The Water Master Plan indicates that the majority of the Water System's pipelines are asbestos concrete pipe that was installed in the 1960's (PDF page 178). The Project involves the repair of tanks and replacement of piping that may contaminate water quality. The IS/MND identifies specifically that the Highway 20 water pipeline and High Valley Water Tank piping will be removed (PDF pages 16 and 79). Please discuss:

What infrastructure, besides the piping noted above, will be removed.

Response: Existing distribution infrastructure, including small sections of AC pipe and related fittings may be removed as needed to facilitate tie-ins to existing potable water pipelines.

Section 2.3 of the document, under High Valley Tank and Booster Station section, Highway 20 Water Line section, and High Priority Water Mains section the following text was added after discussing pipe removal "In addition, existing distribution infrastructure, including small sections of AC pipe and related fittings may be removed as needed to facilitate tie-ins to existing potable water pipelines."

What hazardous materials (e.g. chromium, lead, etc.) are expected in the infrastructure that will be removed. And the disposal process that will occur to protect water quality.

Response: Asbestos is the primary hazardous material expected during removal activities. In addition, limited amounts of trace metals such as chromium and lead may be present in coatings or fittings. The

existence of trace metals may or may not classify the removed materials as hazardous waste. No other hazardous materials are anticipated.

Section 4.9.3 a) b) 1st paragraph of the document is updated with the following “handling...; additionally, removal of existing asbestos concrete pipe could release hazardous materials including asbestos, or limited amounts of trace metals such as chromium and lead. However, all contractors would be required to comply with applicable federal and State regulations, Cal/OSHA requirements, and construction BMPs, including Standard Operating Procedures for fueling and removal of existing asbestos cement pipe. These construction BMPs have been incorporated as **Mitigation Measures HM-1 and HM-2** to reduce potential adverse effects.” ”

Section 4.9.3 c) is updated with the following text “As described in **Questions (a) and (b)**, construction activities would involve the potential for asbestos and trace metals associated with the removal of asbestos and trace metals associated with the removal of asbestos concrete pipe and related fittings. The remainder of construction would involve only limited quantities of typical construction-related hazardous materials that would be used in small amounts, stored temporarily, and handled in accordance with existing federal and State regulations and spill-prevention procedures. These materials could generate hazardous emissions, and construction activities could potentially involve acutely hazardous substances. Project operation would not introduce new chemical types or hazardous emission sources. Instead, operational upgrades would further reduce the potential for accidental releases relative to existing conditions. Because all construction and operational activities are governed by stringent hazardous materials regulations and all contractors would be required to comply with Standard Operating Procedures for fueling and removal of existing asbestos cement pipe (**Mitigation Measure HM-1**), the presence of East Lake Elementary School within 0.10 miles would not result in a significant hazard. This impact would be less than significant with mitigation.”

Mitigation Measure HM-1 was updated to include standard operating procedures for removing asbestos cement pipe, including: Asbestos Cement pipe shall be maintained in an intact state; Procedures that subject the Asbestos Cement pipe to forces that will crumble, pulverize, or reduce to powder the Asbestos Cement pipe shall not be used; Procedures that have a low to no probability of fiber release shall be used; Perform all asbestos removal work using wet removal procedures; All removed material shall be placed into 6 mil plastic disposal bags and shall be handled and disposed of as asbestos waste; The work area shall be properly decontaminated, to minimize transfer of asbestos fibers; and All asbestos waste shall be stored, transported, and disposed of in accordance with all laws and regulations.

The Project proposes to install a 180,000-gallon tank at the High Valley Tank site to replace two previous storage tanks which were removed. The IS/MND indicates the Project does not warrant stormwater infrastructure, because the surface of the Project’s improvements areas would be mostly returned to their original condition and would not add meaningful impervious area (PDF pages 121-122.) Please discuss the existing stormwater infrastructure on the High Valley Tank site and further explain if the infrastructure is adequate for emergency and maintenance discharges of the tank and runoff of the site.

Response: A portion of overland flow will drain to the south and east, consistent with existing site drainage. Most overland runoff and all emergency tank overflow discharge (up to 1,000 gpm) will drain to the north side of the site to a drainage swale that discharges to the existing off-site stormwater conveyance system. The existing culvert immediately downstream is 14” and is adequately sized to convey 1,000 gpm. Discharge from this culvert ultimately flows under the road and to a gully across the street.

Section 2.3.1 under High Valley Tank and Booster Station section, second paragraph the following text was added "Upon completion of construction, a portion of overland flow will drain to the south and east; however, most overland runoff and all emergency tank overflow discharge (up to 1,000 gpm) will drain to the north side of the site to a drainage swale that follows the access road and discharges to the existing off site stormwater conveyance system. The existing culvert immediately downstream is 14 inches in diameter and is adequately sized to convey 1,000 gpm. Discharge from this culvert ultimately flows under the road and to a gully across the street."

Section 4.19.3 a) under stormwater section, the following was added "...although the majority of the disturbance would be returned to the original condition of the site and in previously disturbed areas. The majority of the stormwater overland flow and all of the emergency tank overflow discharge (up to 1,000 gpm) at the High Valley Tank site will drain to the north side of the site into a drainage swale that discharges to the existing off-site stormwater conveyance system, which consists of a 14-inch culvert. Discharge from the culvert flows under High Valley Road (County Road 220) and to a gully on the other side. The remainder of the stormwater overland flow at the High Valley Tank site will drain south to east. The effects of stormwater runoff are addressed in **Section 4.10**. The Proposed Project would not warrant expansion of existing stormwater collection infrastructure as the project would mostly return the surface of the improvement areas to their original condition and the Proposed Project would not add meaningful impervious area. Therefore, the impacts related to stormwater facilities would be less-than-significant impact."

Notice of Determination

To:

☒ Office of Planning and Research
 U.S. Mail: _____ Street Address: _____
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk
 County of: Lake
 Address: 255 N. Forbes Street
Lakeport, CA 95453

From:

Public Agency: Clearlake Oaks County Water District
 Address: 12952 California Highway 20
Clearlake Oaks, CA 95423

Contact: Dianna Mann

Phone: _____

Lead Agency (if different from above): _____

Address: _____

Contact: _____

Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2026020555

Project Title: Clearlake Oaks County Water District Water Infrastructure Rehabilitation Project

Project Applicant: Clearlake Oaks County Water District

Project Location (include county): Clearlake Oaks, Lake County, California, United States

Project Description:

The Clearlake Oaks County Water District (CLOCWD) Water Infrastructure Rehabilitation Project involves improvements to various components of the water distribution system, including the water treatment plant (WTP), distribution pipelines, storage tanks, and associated pump stations that serve the community of Clearlake Oaks in Lake County, California and nearby areas. The Proposed Project is intended to improve efficiency and conserve water by upgrading existing water storage tanks to provide

This is to advise that the Clearlake Oaks County Water District has approved the above
☒ Lead Agency or ☐ Responsible Agency

described project on March 19, 2026 and has made the following determinations regarding the above
 (date)
 described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Clearlake Oaks County Water District Offices; 12952 California Highway 20, Clearlake Oaks, CA 95423

Signature (Public Agency): Dianna Mann Title: General Manager

Date: 03/19/2026

Date Received for filing at OPR: _____

specific project (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

3.2 DETERMINATION

On the basis of this initial evaluation (to be completed by the Lead Agency):

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Dianna Mann

Signature

3-13-26

Date