

LAKE COUNTY PLANNING COMMISSION

MINUTES

SPECIAL MEETING

June 18, 2020

Commission Members

Staff Members

- P John Hess, District I**
- P Bob Malley, District II**
- P Batsulwin Brown, District III**
- P Christina Price, District IV**
- P Daniel Suenram, District V**

- P Scott DeLeon, Interim CDD Director**
- P Tocarra Nicole Thomas, Dep. Director**
- P Mark Roberts, Principal Planner**
- P Nicole Johnson, Deputy Cty Counsel**
- P Kate Lewis, Office Assistant III**

SPECIAL MEETING

June 18, 2020

9:17 a.m. CALL TO ORDER

Pledge of Allegiance was led by Daniel Suenram.

9:19 a.m. CITIZEN'S INPUT - None

Any person may speak for three minutes about any subject of concern, provided that it is within the jurisdiction of the Planning Commission, and is not already on today's agenda or scheduled for a future public hearing. Total time allotted for Citizen's Input shall be fifteen minutes. Speakers are requested to complete a simple form (giving name, address and subject) available in the Community Development Department office, prior to 9:00 a.m.

Agendas of public meetings and supporting documents are available for public inspection in the Lake County Courthouse, Community Development Department, Third Floor, 255 North Forbes Street, Lakeport, California

Request for Disability-Related Modification or Accommodation:

A request for a disability-related modification or accommodation necessary to participate in the Planning Commission meetings should be made in writing to the Planning Commission Assistant at least 48 hours prior to the meeting.

9:19 a.m. Public Hearing on consideration of a Mixed Use Planned Development Project (AM 18-04; DA 18-01, GPAP 18-01; RZ 18-01 & RZ 20-01; GPD 18-01; SD 18-01, SD 20-01, UP 18-49 and UP 20-02). The project applicant is LOTUSLAND LAND INVESTMENT HOLIDS, INC., proposing a General Plan Amendment to designate the Guenoc Valley Site as Resort Commercial and rezone it to Guenoc Valley District (GVD). The Guenoc Valley Project site is located at 22000 Butts Canyon Road, Middletown, CA 95461. The Middletown Housing site is located at 21000 Santa Clara Road, Middletown, and further described as APN 014-380-09. The offsite well property is located at the southeast corner of the intersection of Butts

Canyon Road and HWY 29, and further described as APNs 014-430-13;-12.

Scott DeLeon, Interim Director Community Development, introduced staff, consultants, and Captain Mike Wink from CalFire. He presented a power point presentation created by CDD staff which included the Project Background, Requested County Approvals, Staff Project Analysis and the Recommended Conditions for the Project. He also clarified that there would be other presentations given by AES as well as the Applicant.

Ryan Sawyer, Environmental Analyst from AES Consulting, presented a power point presentation outlining the Environmental Impact Report (EIR) that was conducted for the Guenoc Valley Project.

Katherine Philippakis, attorney for the project, thanked staff and County Counsel for their help and the hard work that got them to this point today. She introduced Jonathan Breene (JD) who is one of the developers for the project and gave some background on him and his work.

Jonathan Breene introduced himself and described the vision they have for the Guenoc Valley project as well as the history of building this project.

(A video created by Maha for the Guenoc Project was played)

Kirsty Shelton, Planning Entitlement Manager for Maha, introduced Randy Sternberg, who is the Vice President of Lotusland Investment Holdings.

Randy Sternberg, Lotusland Investment Holdings, did a presentation about the history of the land in question with the Guenoc Valley Project.

Kirsty Shelton did a presentation about the project description.

Courtenay Bauer, Project Principal Planner, did a presentation on the proposed resort communities within the Guenoc Valley Project.

Kirsty Shelton did a presentation on the Accessory Uses for the Project, including helipads, housing, workforce housing off site, fire station and others.

Joe Runco, Project Architect, gave a presentation on the landscape stewardship for the Guenoc Valley Project.

Cody Anderson, Principal with Sherwood Design Engineers, gave a presentation about the sustainable infrastructure and land development.

Kirsty Shelton gave a presentation on the project's wildfire management plan.

(A video was played, depicting what the project could look like in five (5) years after completion)

Scott DeLeon asked if that concluded the presentations by the applicant.

Kirsty Shelton said that it was and that all parties are present for questions.

Scott DeLeon thanked everyone for their part in these presentations, and said he would now go over the recommendations and how staff wishes the Commissioners to proceed. He explained that the Commissioners would be deciding if they want to recommend to send this project over to the Board of Supervisors for approval. He listed all actions that needed approval to be sent to the Board of Supervisors. He concluded his presentation and turned it over to the Commissioners for discussion.

Comm. Suenram thanked all parties for their presentations, and opened up the meeting to the Commissioners for questions and comments.

Comm. Malley suggested they take a break before opening Public Comment, and said he had questions but wanted to hear the public input before asking.

Comm. Hess and Comm. Price both agreed with Comm. Malley.

(Five Minute Recess)

11:44 a.m. Opened Public Comment. The Public was made aware of a three (3) minute time limit for them to speak.

Terry Hoberg, Middletown resident, said she appreciates all the hard work that is going into the Guenoc project, but wishes to speak about the workforce housing on Santa Clara Avenue. She is opposed because she chose to live in the country and she does not want the rezones to go through. She feels they are invasive to their properties and privacy; street lights and power lines are a concern as they like to watch the stars at night. She asked them to look closely at the size of the project, and recognize that it's about the quality of life. She mentioned her concerns about the flood plains and said it may cause their property to flood. She mentioned her concerns about the increased traffic on 175 as well as the access road on Park Avenue which is a dirt road and not currently managed by the county.

Unidentified Speaker expressed his concern about the Santa Clara project, and reiterated what Terry Hoberg said during her statement.

Hal Karabel, adjoining property owner on the Santa Clara site, expressed his concerns about past flooding and said if there's any change in the lay of the land on the Santa Clara workforce housing site, they will get major flooding because it's happened before. He stated that he is a geologist. He stated that any raising of the land, will cause his property to flood. The only place for the water to go is onto their properties. He said the land was supposed to be residential but this has changed. He raised questions about workforce housing and his concerns about the commuter traffic on Park Avenue. He asked what does workforce housing mean; will they be for rent, or to buy; will it be for a permanent workforce for the resort or for construction workers building the property.

Ross Middlemiss, Attorney with the Center for Biological Diversity, thanked Commissioners and staff for the time to speak. He stated that the Center submitted many comments about the DEIR back in April, and expressed his concern that the FEIR was released less than a week ago, and said they have not had enough time to review it, and says it is not adequate for CEQA and asks the Planning

Commission to delay this decision until it can be fixed. He said he wants a minimum of six weeks before it goes to the Board of Supervisors for the review of the FEIR. He referred to his letter that was submitted the night before which expands on his concerns about the timing of this project and the FEIR.

Kurtis Woodard, local to Hidden Valley and Middletown, said he doesn't know if there's much opposition to the project but he says they have his support as well, and appreciates what the applicant wants to bring to the Lake County community. He believes this project is special. He supports the jobs this will create, as well as the creative people and the opportunities that will can bring the community.

Richard Pritchard, current director of Golf in Hidden Valley Lake Golf Association, said he is in full favor of the golf resources at the Guenoc facility and is very excited about this because it enhances the natural resources. He says this will bring jobs to the local community, to young kids, and young families, and it will keep people in Lake County instead of going out of county for housing and jobs. He says that this will also help Hidden Valley Golf, as people will also want to come over and play there when they are at Guenoc.

Victoria Brandon, Sierra Club of Lake County, confirmed that the Commissioners received her letter submission yesterday. She expressed her concern about the additional housing and eventual buildout in Middletown. She stated that the policy in the Lake County General Plan for resorts was revised in 2011 by the Board of Supervisors in response to litigation that the Sierra Club brought against the Crystal Lago project; she stated that the general principle is that projects of this nature should be handled equally and not change from project to project. The required entitlements would allow for some five hundred fifty (550) additional residential units that would build out from the resort units. She said the obvious solution is to reduce the residential units. She understands that this could affect the long term economic viability of the project. She says she feels that this has to be addressed, and that we cannot just act like it's not there; we need to maintain the integrity of our planning process and make sure it is even handed and transparent and would like to see that addressed by planning staff.

Alex Sanchez, resident of Middletown, said he has a relative who lives along Santa Clara, and it would affect them, but there's benefits to the community in terms of jobs and economic growth. He asked if there has been any public outreach, prior to the training center for the hospitality workers, for local contractor, laborers, etc. in order for the local community to work on this project.

Janea Rubio, local homeowner, said she is very excited about Guenoc but not for the Santa Clara workforce housing; she is excited for opportunity and growth for the community. She said her only concerns were in regards to fire and traffic. She said she is impressed with the level of concern and safety the applicant is putting into this project.

Monica Rosenthal, Middletown resident, said she is very excited about the project but has some concerns. She said that Guenoc sounds great and looks good. She stated that she wishes that the philosophy that is going into the Guenoc project was mirrored at the Santa Clara housing site. She expressed her concerns about the location of the housing units and asked why the housing units are not being built on the open thirty seven (37) acres which is within the

community growth boundary. She said she wants to see the same care and consideration that is happening for Guenoc, be carried over to Middletown. She feels as though the entire philosophy is inconsistent between the two projects.

Sally Peterson, Tribal Historic Preservation Officer and resident of Middletown, mentioned the huge need for housing in that area. She feels that housing will help the businesses that are struggling, especially along Main Street. She said this is a much needed population to help businesses in this area. She feels that the Tribe is happy with the work that has been done for this project and they will be working side by side with construction and feels they will take care of cultural resources should they be found during construction. She said the project has made all changes the Tribe has asked for on this project.

Comm. Suenram noted that was the last raised hand for Public Comment, and he asked Jake (IT) to unmute the phones to see if there was anyone else that wished to speak. No one on the phone wished to speak, and then permission was granted for previous speakers to have another turn to express their comments.

Victoria Brandon, Lake County Sierra Club, stated that she is opposed to the separate well and says it does not seem necessary.

Comm. Suenram said he would make sure that her questions get clarified. He gave one last chance for Public Comment.

Monica Rosenthal agrees with Victoria that one of the issues is the taking of resources from Middletown to support the project at Guenoc; she feels it is not fair to the residents of Middletown or the area. She would want Middletown to grow in a way that's conducive to the way Middletown is, but this project isn't that. It's a rural community; to put high density at Santa Clara and take away from Middletown is just not environmentally sound for the Middletown area. She is fully in support of Guenoc but not in support for Santa Clara and said the philosophy for Guenoc does not mirror that of the Santa Clara plan.

Rod Field, resident, said he read documentation provided from the developer and supports this project and thinks it's a great thing for Lake County and the Middletown area; he feels it will help the school district and bring class to the area. He said the development team's approach to the project and their commitment to the surrounding layout and love of the land is big for the development and thinks the Board of Supervisors should support the project.

12:24 p.m. Closed Public Hearing

Comm. Suenram turned it over to the Commissioners for comments

Comm. Hess appreciates the presentations and said they mirror what he saw when he did a site visit. He said he wants to go over the green sheets and public comments. He said he supports them hiring locally for construction, laborers and staff. He said he is curious about the helicopter pads for emergency response, and asked if the other pad is for people arriving by helicopter instead of by vehicle to the resort. He said he needs clarification about the well and asked if it was specifically for the resort or also for the workforce housing. He said he thinks it's a great and needed improvement and addition to the area. He asked for clarification about the use of 'Red Hills'. He also noted a letter from CalTrans that was submitted.

Comm. Suenram said that the use of 'Red Hills' was dropped.

Ryan Sawyer, clarified that the use of the name 'Red Hills' was changed to the 'Deniston Golf Course Estates'.

Katherine Philippakis, attorney, clarified about 'Red Hills' and said it was renamed to the 'Deniston Golf Estates'.

Kirsty Shelton responded about the two helipads, one is emergency only and the other is for guests. The emergency helipad will be built first and the guest helipad will be built later, along with a float plane dock. They will be hiring locally, and she noted that local contractors, artisans, farmers and other laborers can find information and apply at their public website www.guenocvalley.com.

Comm. Malley said he had questions for the applicant's representatives. He said he didn't hear or see much about a private security force for the workforce housing community and separately for the resort. He asked if the housing development will be gated or open to the public. He asked if they had had discussions with our Sheriff to discuss law enforcement problems as they arise.

Kirsty Shelton said yes, there will be private security for both the resort and the residential. There will be a series of gates, and the entire network of roads are private roads; there will be a first entry gate with a security kiosk, and once you're in the resort, as a guest, there's another series of gates.

Comm. Malley asked about the projected size of the security force.

Kirsty Shelton said she is not sure if they have done an analysis of that at this point although they intend to do it at some point. She said they have planned out spaces for the security force throughout the sites, but they have not yet done the planning for the exact size.

Comm. Malley asked if they've had any discussions with the Sheriff.

Kirsty said they are happy to start negotiations when the time comes, but this is a multiyear buildout and it is currently not needed.

Comm. Suenram asked if the Santa Clara housing was going to be gated as well as having a security force.

Kirsty Shelton stated that the Santa Clara housing site will be entirely on public streets, none of which would be gated. There is a landscape buffer or introduction to a park. It will not be gated, nor will it be private.

Comm. Malley asked if the developer owns that piece of property where the well is located on Butts Canyon Road and HWY 29.

Kirsty Shelton said that they looked at both the well property and the Santa Clara property at the same time, and began conversations with people from the County and they had support about putting the housing in central Middletown. She said the well location is within the community growth boundary, but outside of different districts and it would have required extensive rezoning. They chose to stay within the General Plan density for the Santa Clara property; they mirrored the exact subdivision and layout that was already there. She said that at this point they have no plans for the well site.

Comm. Malley said to address another question, in regards to flooding, once the project is done or while it's being done, how you will ensure your runoff doesn't impact the surrounding properties.

Kirsty Shelton said it is very important to the developer and they've taken a lot of consideration and care into acknowledging the flood plain characteristics of that particular area. She said the civil engineer did extensive flood plain analysis and storm water analysis. She said the hundred year runoff will be retained onsite. She said there are retention areas for storm water.

Comm. Malley asked if the developer believes they will be able to retain a good portion of the runoff from all of that paved area and buildings.

Kirsty Shelton said yes, and asked Cody Anderson for clarification.

Cody Anderson, Civil Engineer for project, clarified that the project, tentative map layout, is in compliance with the local flood plain administrator and FEMA requirements to not impact the hundred year flood plain, however they are not retaining a hundred year storm on site. He said they are in full compliance with post construction storm water per the state and EPA.

Comm. Malley asked Cody Anderson if there is a way to remove water from the site, and if there is any drainage to get the extra water away from the site.

Cody Anderson said the site is designed to be out of the flood way, based on the data that they have.

Ryan Sawyer mentioned that this was one of the issues that they addressed within the Environmental Impact Report, and that what the grading plan has shown is the fill that was added in the flood plain has been offset through excavation so there is a balanced cut and fill and they are not changing the base flood elevation so it shouldn't create offsite changes in flood flow patterns that currently exist.

Comm. Malley asked for clarification to if the addition of hard surfaces was going to increase the runoff.

Scott DeLeon said he wanted to respond, as he is the Director of Water Resources, and said one thing they (Water Resources) will be doing is looking at the project's drainage calculations. He said Comm. Malley was correct in that the new paving and new impervious surfaces resulting from the buildings will increase runoff, and it is incumbent on the developer to ensure that no increase in runoff goes beyond their property. He said one of the ways they do that in the Middletown area is to use the high permeability rate of the soil as underground retention to mitigate that increase in the runoff.

Cody Anderson said he is in agreement with both statements.

Comm. Price said she appreciated Comm. Malley bringing up the points he made, and said she did not have more to say, but is excited for the project as a whole.

Comm. Brown said he would like more time to review as he does have concerns about biological resources, the Valley Oak plan, and cultural resources. He feels he did not have enough time to review all of the materials and raise appropriate questions. His concern is to tribal/native plants that are present in the project, and where the

biological resources are. He feels the timing of the project is rushed and would like more time to digest this project and it needs to be done correctly the first time.

Comm. Suenram asked Comm. Brown if he had a chance to visit the site.

Comm. Brown said he has not gone to a site visit, as he has a full time job and has not had time, however the invitation was extended to him earlier in this process.

Comm. Suenram mentioned that he was pleasantly surprised to see that they have nurseries on site that are actively growing native plants for use as landscaping, and are growing from seeds.

Kate Lewis, Planning Commission Assistant, read a letter from CalTrans into the record:

Greetings Board Members:

We received the Guenoc Valley FIER, Response to Comments, Staff Report, and associated documentation late Friday afternoon, June 12, 2020—three working days before this hearing. Considering the cursory review due to the limited timeframe we have only a few comments, which should not be considered comprehensive:

- *The additional Traffic Impact Analysis (TIA), when done for future phases of the project, should include a VMT analysis at each new phase. New counts should be conducted for each additional TIA. Future TIAs should address how OPR's goals for a reduction of 15% in VMT could be achieved in future project phases.*
- *Response to Comments, A7-14. We do not support "no known available funding" and other arguments against providing public transit services to the GVD Site as a VMT reduction mitigation measure. The size of the proposed resort community and range of activities at the GVD site will generate vehicle traffic, trips, VMT and GHG that will have significant impacts. We recommend that project proponents work with the Lake Transit Authority and County government to provide a public transit connection between the GVD Site and Middletown. Local area residents or GVD community residents could be served by public transit, meeting rural mobility and equity goals. (Mitigation Measure 3.13-4 TDM)*
- *MM 3.13-4 TDM. As stated in our April comment letter, we recommend substantially increasing bicycle parking above the 1:15 ratio as stated in the GVD Parking Requirements Table Notes in the Appendix GVD, Zoning Ordinance. Installing bicycle facilities is a feasible and relatively inexpensive VMT reduction measure that could promote and increase bicycle use, and serve local and resort community staff, residents, patrons, and visitors. This would be consistent with Appendix TDM Plan strategies and Appendix SPOD circulation and trail plans.*
- *We continue to recommend developing bike routes for employees, visitors and residents, for local travel in the GVD as well as to Middletown, as an explicit mitigation measure to reduce VMT.*

- *In the Statement of Overriding Considerations, Section 2.13, page 124, the traffic mitigation language for MM 3.13-2 improvements for Butts Canyon Road intersection #7 needs to be revised to reflect the MM 3.13-2 improvement language elsewhere in the FEIR.*
- *Attached is a copy of Caltrans North Region Right of Way Engineering Requirements for the Preparation of Documents and Maps April 2, 2020. This is a reference for Caltrans procedural comments relating to Right of Way, Oversight, Encroachment Permits.*

Due to the brief timeframe for our review, we have not been able to determine with a high level of confidence whether transportation impacts associated with this project have been adequately addressed or mitigated—nor can we give a recommendation to the Planning Commission or the Board of Supervisors at this time, as to the adequacy of this EIR in identification or mitigation of transportation impacts. Considering that we have had less than a week to evaluate and compose a response to the FEIR, we request that these comments be read into the record at the Public Hearing June 18, 2020. We will continue to work with our staff experts to evaluate the EIR, and we will provide any additional, relevant comments as they are developed.

We look forward to working with the County and Project Proponents as this project moves forward. Thank you.

Sincerely,

*Rex A. Jackman, Branch Chief, District 1 Planning, South,
707.445.6412*

Comm. Suenram thanked Kate for reading that and asked staff about the issue that was brought up by Victoria Brandon, which compared the number of residential units to the amount of resort units; he asked for more clarification on that comparison to the Crystal Lago project.

Scott DeLeon said that staff would need some time to adequately answer Comm. Suenram's question and provide clarification.

Nicole Johnson, Deputy County Counsel said her understanding is that the policy LU-6.12 will be amended to include a diff phrase which exempts the Middletown area plan from this particular section.

Comm. Suenram said this project is outside of the Middletown Area Plan because they are making their own area plan for the Guenoc Valley plan.

Ryan Sawyer said it is within a special study area in the Middletown area plan.

Comm. Suenram said ok and apologized for interrupting Nicole.

Nicole Johnson said that the recommendation to the Board of Supervisors would be that they make a General Plan Amendment which would include a change to the preamble, the policy LU-6.12 which would read as follows:

“The County shall encourage development of resorts while ensuring land suitability and compatibility with surrounding land uses. Mixed Use Resort proposals, other than those within the special study area of the Middletown Area Plan, requesting increased residential density maybe considered outside of Community Growth Boundaries provided that...”

Nicole said the rest of the policy text would follow after that.

Comm. Hess asked if this new language had been put together by different parties or collectively as a group.

Nicole Johnson said that it had been put together as a group, which included the applicant, the consultants, CDD and County Counsel.

Comm. Hess asked if it has been agreed upon by all parties.

Scott DeLeon said yes it had been agreed upon by all parties.

Comm. Suenram said he agrees with Victoria Brandon in that there needs to be a consistency with the projects and the language in the codes and wants to be careful when setting a precedent, to prevent it from being used against them in the future. He asked if Comm. Malley had any institutional knowledge he could share, and if he was there during the Crystal Lago project.

Comm. Malley said Crystal Lago happened before him.

Nicole Johnson addressed the language used about the Middletown area plan said they were specific instead of general because they did not know at the time if another area plan would be applicable. She said it wasn't intended to single out or carve out an exception.

Comm. Hess said Nicole's explanation helped him because he was curious if this was creating an unfair advantage to a particular party, but sees that is not the case.

Nicole Johnson said it started with general language but they weren't sure if it could and didn't want unnecessary complications by applying it everywhere.

Comm. Malley asked what is the big push right now to get this before us and then to Board of Supervisors. He said the FEIR was just released within the last week and it is a lot to process and it needs some heavy perusal. He said he needed more time to review the changes made between the DEIR and FEIR.

Comm. Suenram agreed that it is a large project and wants to hear from staff what the rush is considering the size of the project.

Scott DeLeon said that the DEIR came out February 21st and yes, the revisions made to the document (FEIR) were more stringent and were reflective of the efforts and changes made by the developer to take into account what the public comments had been back in February and March. He said there were not any major changes made, and all changes had made things more stringent and not at all more relaxed.

Comm. Malley asked if the FEIR came with a page to show what changes were made between the DEIR and FEIR.

Ryan Sawyer said that Volume I of the FEIR, in the first chapter, summarizes the changes to the project and technical studies made since the DEIR and she can summarize the minor changes made to the project between the DEIR and FEIR. She said the biggest change was the changes made to the habitat connectivity easements. She said Volume II (Revised DEIR) is shown in text and has any changes marked in underline or strike out.

Comm. Malley responded that you would have to go through the entire document in order to see those changes and where to find those changes.

Ryan Sawyer said that the Executive Summary (DEIR Conclusions) is published and is a good way to see the significant changes that were made.

Comm. Malley asked for an explanation of what we're looking for and where to find it.

Comm. Suenram Volume I is 282 pages, Volume II is 733 pages, Volume III is 382 pages. He said for him, like Comm. Brown, he works full time and trying to get through all the pages of everything, it is a lot and echoes Comm. Malley's concerns. He asked if they were to postpone this, would they be able to postpone for a week and what would the ramifications of that be.

Ryan Sawyer said that from a CEQA perspective there are no ramifications if they need additional time.

Kirsty Shelton deferred to their counsel, Katherine Philippakis, but said they want to respect the county and the Commission.

Comm. Suenram asked if the Board was looking to extend this to review documents. He said he is super impressed but feels that they need to look at the Santa Clara housing more closely.

Comm. Malley thinks it's great for the county and hopes it doesn't take as long as Hidden Valley took in the 60s, 70s and 80s. He stated that this project isn't going to happen overnight.

Comm. Hess stated that he is retired but he has found the Executive Summary for the FEIR very helpful and noted that it makes distinctions. He says he is sympathetic to his colleagues wanting more time, but he is ready today to make a decision.

Comm. Price asked if they were still planning on having another meeting the following day.

Comm. Brown said he is not dismissing all the work that went into the project, he recognizes the beauty in the project, but he really thinks he needs to review and comment and put himself in the place of everyone involved. He asked for additional time to review.

Comm. Suenram said that he echoes the need for more time to review all the hard work.

Katherine Philippakis suggested that they continue to the June 25th Planning Commission Hearing. She said they don't want this to be

rushed and it deserves another week for review. She said she feels confident and comfortable in their decision to postpone.

Ryan Sawyer said that Tribal cultural resources are now a component in CEQA, but that when they are found only Tribal consultants can identify them.

Comm. Brown spoke on his concerns with the Tribes and appreciates the sensitivity that has been made for this project

Comm. Malley asked Comm. Brown if a week is sufficient time.

Comm. Suenram asked Comm. Brown if a week enough time.

Comm. Brown he said a week is definitely enough time.

Comm. Suenram asked about the water. He said that back in February or March when this was discussed, there was a discussion about drilling from ground water wells in the Guenoc Valley area, and said he spoke to Randy while on his site visit. He said he was told that they were looking at most likely not needing the secondary well site and that there was something required for a last minute plan for getting funding or approval, and asked for clarification.

Kirsty Shelton explained that they did drill test wells and production wells over the past nine (9) months. She said based on the water supply assessment there is enough sustainable water for the project. She said that for the investor to feel comfortable there needed to be a backup water supply source which was a stipulation from the investor. She said there is proof that there is sustainable water throughout Phase I and Phase II.

Comm. Suenram asked if all surface water is for agriculture purposes or landscaping and that it is not used for drinking or resort water.

Kirsty Shelton said that was correct and that it is used for surface water irrigation.

Comm. Hess asked if they decide to delay for a week, would staff be prepared to answer the concerns raised by CalTrans.

Ryan Sawyer said they will work on answers to Caltrans during the week. She said they will get everything ready and out to the public.

Scott DeLeon said that only one item is scheduled for the June 25th Planning Commission hearing and to make Guenoc the first item.

Comm. Suenram said that he needs a motion to continue.

Comm. Hess moved, 2nd by Comm. Malley to continue this item to the June 25, 2020 Planning Commission hearing, first item.

5 Ayes 0 No – Motion carried, approved by roll call vote

Comm. Malley said he would like all motions to be written out and emailed out to them so they get the wording correct.

Comm. Suenram thanked everyone for their patience and hard work.

UNTIMED STAFF UPDATE

Scott DeLeon said staff devoted a lot of time to get ready for today and specifically acknowledged Mark Roberts for his tremendous hard work and review of this project, and noted his being a great mentor to all staff.

Comm. Suenram said he had reviewed Robert's Rules of Order, and said he needs a motion to adjourn the meeting.

Comm. Malley moved 2nd by Comm. Price to adjourn the meeting.

ADJOURNED – 1:36 p.m.

Daniel Suenram, Chair
Lake County Planning Commission

Respectfully Submitted,

By: _____
Kate Lewis
Planning Commission Assistant