

LAKE COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

April 9, 2020

Commission Members

Staff Members

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

- P Scott DeLeon, Interim CDD Director**
- P Mark Roberts, Principal Planner**
- P Nicole Johnson, Deputy Cty Counsel**
- P Danae LoDolce, Office Assistant III**

REGULAR MEETING

April 9, 2020

9:07 a.m. CALL TO ORDER

Pledge of Allegiance was led by Daniel Suenram.

9:00 a.m. CITIZEN'S INPUT - None

9:08 a.m. Public Hearing on consideration of a Major Use Permit (UP 18-47) and Mitigated Negative Declaration based on Initial Study (IS 18-70). The project applicant is BRAMBLES DEVELOPMENT, LLC proposing an 18-hole golf course (mostly membership based, with limited access) and the operation of a private airport at the existing landing strip, formerly used as the Crazy Creek Glider Port. The project is located at 19970 S. Hwy 29, Middletown and further described as APN 014-280-18 (Mark Roberts)

Mark Roberts, Principal Planner, provided background information and a power point presentation of the proposed project application. He pointed out highlighted changes to page five of the permit conditions under Cultural Resources and read revised condition number three into the record:

#E3 "Should any cultural, archaeological or paleontological materials be discovered during any ground disturbing activities, all activity shall be halted within on hundred (100) feet of the find(s) until further evaluation can be made by the Tribal Cultural Advisor in determining their significance and appropriate treatment or disposition. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Should the find be deemed significant, as defined by CEQA or other applicable law, a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with the Tribal Cultural Advisor, and all subsequent finds shall be subject to this Plan unless otherwise mutually agreed upon in writing between the applicant and the Tribe. No work shall commence within the buffered area until the Monitoring and Treatment Plan, if necessary, has been adopted by the applicant in accordance with applicable law. (Mitigation Measure CULT-3).

Mr. Roberts noted that conditions 5, 6, 7 & 8 have also been added to the permit conditions under Cultural Resources and read them into the record:

#E5 *“Prior to initial ground disturbance, the applicant and the Tribe shall coordinate and jointly select a Tribal Cultural Advisor designated by the Tribe to facilitate mitigation measures related to tribal cultural resources of the Project in coordination with the applicant.”*

#E6 *“All ground disturbing activities occurring in conjunction with the project or within the Project Area shall be monitored by qualified tribal monitor(s) approved by the Tribe. The tribal monitoring shall be supervised by the project Tribal Cultural Tribe. The tribal monitoring shall be supervised by the project Tribal Cultural Advisor. Tribal monitoring should be conducted by qualified tribal monitors(s) approved by the Tribe, who is defined as qualified individual(s) who has experience with identification, collection and treatment of tribal cultural resources of value to the Tribe. The duration and timing of the monitoring will be determined with the Tribal Cultural Advisor. If the project Tribal Cultural Advisor advises that full-time monitoring is no longer warranted, he or she may recommend that tribal monitoring is no longer warranted, he or she may recommend that the tribal monitoring be reduced to periodic spot-checking or cease entirely. Tribal monitoring would be reinstated in the event of any new or unforeseen ground disturbances or discoveries as detailed in TCR-3.”*

#E7 *“All on-site personnel of the project shall receive resource sensitivity training as advised by the project Tribal Cultural Advisor prior to initiation of ground disturbance activities on the project. The training must also address the potential for exposing subsurface resources and procedures if a potential resource is identified.”*

#E8 *“The Project applicant must meet and confer with the Tribe, at least twenty (20) days prior to commencing ground disturbance activities on the Project to address notification, protection, treatment, care and handling of tribal cultural resources potentially discovered or disturbed during ground disturbance activities of the project.”*

Mr. Roberts noted that the California Environmental Quality Act (CEQA) requires that the lead agency evaluate the impacts of the proposed project. He said that an Initial Study has been prepared and all potential impacts have been reduced to less than significant.

Comm. Suenram asked staff if a hydrological study was done recently.

Mr. Roberts said that Mr. Duncan the applicant could shed some light on that question.

James Duncan, the applicant, said that there has not been a study done on hydrology in the region and they have not been asked to do one.

Comm. Suenram said that water has been a concern and a possible problem with the project to the south that may have impacts. He said that he has read that there would be 500-1000 gallons per day per acre of turf and asked if they were aware of what was going on with that.

Mr. Duncan said they will use as little water as possible.

Comm. Suenram read from a letter submitted from Alfred Cook, dated April 8, 2020: *“The future of the runway that was for Crazy Creek Soaring I understand that the Brambles project wants to use it for fly in golfers, would that be allowed under the permit that was for tow planes and gliders? How many flights a day? What is the start and finish times? What is the plan for take-off and landing? Who will be monitoring safety, weather conditions and communications as far as the landing strip goes.”*

Mr. Duncan said they currently have an active permit with Caltrans Aviation and they have been inspecting the facilities and have transferred the license from the

previous items to them. He said they still have the ability to extend the runway and it is half the length that it is permitted for. He said in terms of the use compared to the previous use, it will be for day use only and he was not sure how many flights there will be a day. He said it will be significantly less than it was before.

Comm. Hess disclosed that he had exparte contact with Mr. Duncan many times and he did not think that would in any way influence his decision on this project application. He asked if CalFire asserted an interest in that landing strip in times of need.

Mr. Duncan said that they have reached out to CalFire and the local Sherriff with an open invitation if they ever need to use the runway, they are more than welcome to.

Comm. Suenram asked about the stray golf balls that could go onto the neighbor's property and would it be a policy that could be in place that if it does land on the neighbor's property, they would not be retrieved.

Mr. Duncan said he has communicated with his neighbors, and they will reach out to them. He said they certainly would not assume that they could go over and retrieve golf balls.

Comm. Hess referenced the green sheet questions and said there was a reference to hunting as well.

Mr. Duncan said they will have a conversation with their neighbors about these issues.

9:31 a.m. Opened Public Hearing

Sally Peterson, Middletown Rancheria Tribal Vice Chairwoman, said they were excited to see a project like this in the community and thanked County staff for their work on this project. She said she was strongly in support of the project, and their concerns will be taken care of.

Scott DeLeon, Interim CDD Director, referenced an email from Victoria Brandon, Lake County Sierra Club received today and asked if it could be included into the discussion.

Nicole Johnson, Deputy County Counsel, said that if there are written comments then they should be read the record.

Comm. Malley read the letter from Victoria Brandon, Chair, Sierra Club Lake Group, dated April 9, 2020 into the record regarding UP 18-47:

Dear Planning Commission Members:

"The Sierra Club appreciates this opportunity to comment on this proposed project, albeit at this very late date: although the request for comments indicates that we were included on the distribution list, no announcement was ever received. If an alert member had not seen this item in the legal notices and brought it to our attention, we would have had no idea that a proposal of this sort was contemplated.

A number of concerns arise.

First, as presented this project appears to be "piecemealing" as defined (and forbidden) by the California Environmental Quality Act (CEQA). By itself, no golf course is economically viable. Even as part of the planned development including resort and residential components golf courses ordinarily have a negative impact on the profitability of the project as a whole, and in the long term require continuing subsidies to support maintenance and operations. Experience at Hidden Valley Lake, immediately north of the project site, provides abundant evidence to support this conclusion. The staff Report indicates that the application for a hotel development on the site is expected soon, and although not mentioned, applications for residential development are certain to follow.

CEQA requires that the project be evaluated as a whole, with all reasonably anticipated components included. Taking it up a bit a time is against the law.

Water consumption analysis is inadequate. There is no evidence that any kind of hydrological study has been conducted. Instead, the conclusion that impacts will be insignificant is based on historical rainfall chart for the vicinity, even though it is generally acknowledge that climate disruption has made historical data an unreliable predictor of future events.

The staff report indicates that grading will take place on "15-20 acres." Considering that the average area of a golf course is in the 150-acre range, the basis for this assessment is unclear.

The applicant proposes to construct and operate a private airstrip on the site despite its near proximity to the dense residential neighborhood of Hidden Valley Lake, the second largest community in Lake County. Detailed plans for minimizing impacts on that community, and on the agricultural properties surrounding the site, are needed before such a use should be contemplated.

The conclusions reiterated in the staff report that "therefore...mitigations have reduced impacts to less than significant" are improper. Although this determination may be correct, it is the responsibility of the Planning Commission, not planning staff, to judge its accuracy.

We are currently in the middle of a global pandemic which is impacting normal life to an unprecedented degree. No meaningful public engagement in the approval process is possible in these circumstances. We therefore recommend that all approvals related to this proposal, and any others of comparable impact, be delayed until such time as members of the community are able to participate in the dialog.

We also recommend that the application be withdrawn until such time as the reasonably anticipated scope of development on the site can be evaluated as a whole, and that an Environmental Impact Report be prepared as the basis for all entitlements and approvals."

Mr. Duncan said generally all they can do is provide the information requested of them and they have done that. He said in a conversation with the Planning Department, they spoke of lodging, but would apply for that in the future. He referenced grading specifications and noted that their project is different and only a small portion needs to be graded.

Mr. Roberts said the environmental analysis was sent out in November 2019 for a 30 day review period for comments. He said they received very little comments and nothing was significant.

Melissa Fulton, Lake County Chamber of Commerce, said that the applicant has been transparent and has worked with the tribes. She was in favor of the project and said it was a plus to Lake County and hoped it would be approved.

10:01 a.m. Closed Public Hearing

Comm. Hess moved, 2nd by Comm. Malley that the Planning Commission find on the basis of the Initial Study No. 18-70 prepared by the Planning Division and the mitigation measures which have been added to the project, that the Major Use Permit, UP 18-47 as applied for by Brambles Development, LLC., will not have a significant effect on the environment and therefore a mitigated negative declaration shall be issued with the findings listed in the Staff Report dated February 24, 2020 and with the green sheets referred to today.

MITIGATED NEGATIVE DECLARATION 4 AYES 0 NOES 1 (BROWN ABSENT) APPROVED BY ROLL CALL VOTE

Comm. Hess moved, 2nd by Comm. Malley that the Planning Commission find that the Major Use Permit, UP 18-47 applied by Brambles Development, LLC., on property located at 19970 S. State Highway 29, Middletown, CA 95461, APN: 014-280-18 does meet the requirements of Section 51.4 of the Lake County Zoning Ordinance and grant the Major Use Permit subject to the conditions and with the

findings listed in the Staff Report dated February 24, 2020 and with the green sheets referred to today.

MAJOR USE PERMIT 4 AYES 0 NOES 1 (BROWN ABSENT) APPROVED BY ROLL CALL VOTE

Comm. Suenram noted that there is a seven (7) calendar day appeal period provided by the Lake County Zoning Ordinance.

- For further details, discussion and public comments on the above items from the above Planning Commission Hearing, please go to the following link: <https://countyoflake.com/calendar.aspx>

10:08 a.m. Public Hearing on consideration of a Major Use Permit (UP 19-05) and Mitigated Negative Declaration based on Initial Study (IS 19-09). The project applicant is SCOTTS VALLEY BAND OF POMO INDIANS proposing a Major Use Permit to allow for the development of a small-scale bioenergy production facility using the Artis System. This system has no open flame components and is a sealed system, which uses programmable electric heaters to achieve optimal temperatures. The project is located at 7130 Red Hills Road, Kelseyville and further described as APN 009-021-07. (Mark Roberts)

Mark Roberts, Principal Planner, provided background information and a power point presentation of the proposed project application. He noted that there are concerns from the public on noise issues.

Comm. Hess spoke to the removal and chipping of twenty-five trees, and asked what ratio of the trees would be replaced.

Mr. Roberts said most of the trees being removed will be the existing walnut trees that are in fallow.

Comm. Suenram spoke to the septic permit expiring in 2017, which has not been removed and the use of the travel trailer that still has someone living in it.

Mr. Roberts said that Environmental Health would be the agency on the septic system and the applicant will have to add more waste management considering with what Environmental Health says.

Comm. Suenram spoke to his concerns with runoff.

Mr. Roberts spoke to erosion control and runoff and referenced conditions that require Best Management Practices (BMPs).

Comm. Suenram said the leaching coming out of the condensed nutrients coming out of the pile, and was concerned with runoff. He did not think this was the kind of operation that should be allowed on Rural Residential property. He was concerned with the location and the degradation of the scenic area.

Comm. Malley said this is within the scenic corridor of the highway and asked if there would be any barriers. He was concerned with what it will look like and the visual impacts driving by and asked what will change at this site.

Comm. Suenram said from Hwy. 29 you won't notice it immediately unless you are looking for it.

Mr. Roberts agreed that you will not see it driving from Hwy. 29.

Comm. Suenram said you would see it off of Red Hills Road.

Comm. Price said there is so much agriculture in that area and it is a hotspot. She said she is not sold on the location or for the use.

Thomas Jordan, the applicant, addressed the esthetics and he said the building will be situated 900 feet from Hwy. 29. He said driving on Red Hills Road you will not see the building, because of all the screening on the road. He said the building will be positioned 160 feet from Red Hills Road, so it is not contiguous with the road, and they are going to keep the tree line that is there. He spoke to runoff, and they are using non-commercial forest material and their process is environmentally sound. He said the plant will run within an enclosed building and there will be minimal noise from that operation.

Comm. Hess asked what is the end use of the Syngas being produced and is it to be sold to PG&E or used internally for the Tribe.

Mr. Jordan said it will be used to drive generators and is a flammable fuel and it drives the generators to create the electricity, which is sent into the PG&E system. He said they are close to signing a twenty-year agreement with PG&E and they will be able to sell that energy back to them at a fixed rate over that period of time.

Comm. Suenram said he has concerns about the generator sounds and asked where they will be located on the site.

Mr. Jordan said the generators and heating vessels will be in the 2000sf building. He said they submitted a process to Environmental Health that they have signed off on and they will replace the trailer onsite with a house and if they require another septic system they will put that in.

10:40 a.m. Opened Public Hearing

Mark and Maria Barnes, neighbors to the proposed project site, said from what has been presented, they did not have a problem with their bioenergy plans, as long as there is noise, dust and mold mitigations. He said their problem is that PG&E has a commercial permit to run a chipping business there and Mr. Jordan said he will be in production of a ton of chips per day during their process. He said PG&E is producing thousands of yards of chips per day and their chipper is extremely loud and dust is coming off the chipper to their home and it gives them headaches. He asked if there is a permit for chipping operations and what will keep them from abusing their permit. He said the logs they are chipping are huge and covered with black mold.

Mr. Jordan said he would be happy to call and discuss it more. He noted that PG&E was issued a temporary encroachment permit.

Mr. Barnes said this chipping operation has been going on for over a year.

Mr. Jordan said that they had a six-month agreement with PG&E, which ended March 6, 2020. He said the intent was never to be a permanent program.

Comm. Suenram asked staff to comment on county permits.

Scott DeLeon, Interim Community Development Director, said it was his understanding that they have visited the area of noise complaints, but did not have any other additional information. He said unfortunately he did not have any answers at the moment, but he will be looking into that.

Comm. Hess said he was sympathetic to what the Barnes are going through. He said with all respect, the permit with PG&E is not what is before us today.

Nicole Johnson, Deputy County Counsel, said if there is an existing permit for a specific kind of activity, and the requirements of that permit are not being met,

there is a process to go through to address that, as-far-as complaints and Code Enforcement and so on. She said that is correct, that is a separate permit and the issues may overlap and if there is a problem currently, and chipping will be part of the permit before the Commission, it is possible to consider those issues to the permit before you. She said the staff report should address in the CEQA analysis the possible impact of those issues are addressed.

Comm. Hess noted that the chipping process proposed by the applicant will be in an enclosed building with a smaller chipper and he did not see why Mr. Jordon would have to answer to the PG&E permit that was issued by the County, with respects to the permit the Tribe is trying to get off the ground.

Ms. Johnson said that the issues are parallel and she could see why there is confusion. She said the same issues that apply to one chipping operation are the same issues that apply to different chipping operation. She said in looking at those issues in relation to the permit before the Commission today, consideration of the facts and comments that staff has analyzed in relation to the permit application.

Lynnette, Eagle Nest Storage employee, said she and others are suffering from the chips that are airborne and being circulated. She said employees are having open sores in their mouths, headaches, coughing, burning of the face, and swelling of eyes. She said she has spoken to Mr. Donahue and he knows the concerns and the problems this is causing them. She said she has also called Air Quality Management, who has gone out to the site and documented her complaints and her concerns.

Doug Gearhart, Air Quality, spoke to the contractor of the existing project and they are under state permitting and the equipment that they are using has not exceeded a standard that can be enforced yet. He said even though neighbors are experiencing medical issues, the County would need a doctor's verification that these are actually related to the operation and not something else. He said they are still compliant with all of their local regulations. He said staff will continue to monitor it. He said they have been told that PG&E will be finishing up and moving on to a different site. He said in terms of the new project he pointed out that they will probably see a lot more of these projects in the near future. He said there is a major push at the state level to get these biomass projects moving to deal with all of the forest loading in the state of California. He said in terms of this project they will be running propane generators and will need permits with Air Quality.

Terri Logeston, Environmental Director of the Scotts Valley Band of Pomo Indians, said this project with this technology is groundbreaking. She said this will be the first county location in the United States/World using this technology to generate renewable electricity in a closed biomass system. She said if this particular product is closed with no emissions it will protect air quality, which is very important to everyone in Lake County. She said this project is tied to the PG&Es grid and it is a standalone operation.

Mr. Barnes said he did not have a problem with the bioenergy plans, however they have been grinding every day even with the shelter in place order.

10: a.m. Closed Public Hearing

Comm. Malley said he sees the value in this project and he understands and concerned about us having to wait for Air Quality to get a doctor's note for the health concerns generated by this project. He said if the operation of this proposed project is run the same way as this other chipping operation has been running, he thought that the Barnes' and other people in the area have a legitimate concern about proceeding with the project application.

Mr. Gearhardt said the current operation is compliant with the laws right now and what the doctor's note would do; if they have a medically documented issue that is affected by air pollution, and the operation is currently legal, it would allow them to become more stringent on that operation.

Comm. Malley asked if this information was relayed to the complainant and are they aware they will need this type of documentation.

Mr. Gearhardt said he was not aware of that and they will pass this information on.

Mr. Jordan said he would expect them to be gone by May 15th at the latest and will let the Barnes know.

Comm. Price said she likes the idea of the project, but not sold on the location and the use.

Comm. Suenram said as Planning Commissioners it is their duty to regulate certain projects in different areas, but going forward it is unfortunate this is the first of this kind, so there is no data to go on with issues that may arise. He said this is new technology and is this the area that we are willing to take a chance on any of those issues that may arise.

Comm. Hess said that he supports the project, and there are legitimate concerns/complaints.

Comm. Malley shared his concerns for the movement of the chips to the inside of the building and loaded into the burner.

Mr. Jordan said they will be put in a hopper or onto a conveyor belt, using a front loader. He said it is a new technology and not fully resolved, but will be one of those two methods.

Comm. Suenram said he supports this type of project, but felt this is more industrial and does not feel that this is the site for this project.

Comm. Hess asked if there is a possibility of continuing this item, then not supporting the report today. He said this would allow the applicant to clarify concerns raised today, then a potential negative Commission vote today

Comm. Suenram said he was possibly in support of a continuation.

Comm. Malley said he is in favor of the project and with work from applicant, neighbors and County to come up with better notifications if there are any problems and to find out the worries and concerns of the people who live and work there. He would be willing to support this however, it could be in a better location.

Comm. Price agreed with Comm. Malley.

Comm. Malley moved, 2nd by Comm. Hess that the Planning Commission find on the basis of the Initial Study No. 19- 09, prepared by the Planning Division, that the Major Use Permit, UP 19-05, as applied for by Scotts Valley Band of Pomo Indians, will not have a significant effect on the environment and therefore a mitigated negative declaration shall be issued with the findings listed in the Staff Report dated February 24, 2020 and any discussion heard today.

MITIGATED NEGATIVE DECLARATION 2 AYES 2 NOES (COMM. PRICE, SUENRAM) 1 ABSENT (COMM. BROWN) APPROVED BY ROLL CALL VOTE

Comm. Malley moved, 2nd by Comm. Hess that he rescinds his motion and asked staff to bring this back to the Commission at a later date.

RESCIND MOTION 4 Ayes 0 noes Approved by Roll Call Vote

Mr. DeLeon said staff has noted all of the concerns and will come back at a later date with additional information. He suggested that this be continued to April 23, 2020 at 9:05a.m.

Mr. Jordan agreed to the continuation date.

- For further details, discussion and public comments on the above items from the above Planning Commission Hearing, please go to the following link: <https://countyoflake.com/calendar.aspx>

11:34 a.m. BREAK

11:41 a.m. BACK TO ORDER

11:41 a.m. Public Hearing on consideration of a Subdivision Map Extension (SDX 19-02) and Final Environmental Impact Report (FEIR) based on Initial Study (IS 06-11). The project applicant is VALLEY OAKS LAND DEVELOPMENT INC., KEN PORTER, proposing a Subdivision Map Extension to create the division of 150 acres to create 137 residential lots and requesting an extension of the previously approved subdivision (SD 06-01). Project is located at 18196 & 18426 South State Highway 29, Middletown and further described as APNs 014-260-36 & 51. (Victoria Kim)

Victoria Kim, Assistant Planner, provided background informant and a power point presentation on the project application.

11:52 a.m. Opened Public Hearing

Fetcher Thornton and Ken Porter, the applicants, were present and said they were available for questions.

Tasha Hayston, Hidden Valley Lake resident, asked if the subdivision that is planned to back up to the Hidden Valley Lake Subdivision a senior development or an all aged development.

Ken Porter, Valley Oaks Representative, said that there has not been any special consideration given, but it has been given an active adult residential community development. He said they are still working on the CC&Rs.

Comm. Malley said it was essentially open to any age.

Scott DeLeon, Interim Community Development Director, said Ms. Kim showed the difference between the approved Tentative Map that is being requested for an extension today and the difference in the location of the access road of Hartmann that was approved for use permit for the development of that site. He said what will need to happen, because there is a Tentative Subdivision Map for the development of that grocery area, and it is currently in process and in review right now, the map that is on the agenda to be approved today is going to need to be revised at some point in the future to reflect a new location of the access off of Hartmann Road. He said the State law requires that any subdivision map that is approved has to substantially comply with the tentative map and as you can see the location of that road does not substantially comply with the map that you are approving an extension for today. He said it will be modified and that will be handled internally, however the Commission needed to be made aware of what was happening. He said it will not impact the action being made today to extend the date existing subdivision map.

11:57 a.m. Closed Public Hearing

Comm. Hess moved, 2nd by Comm. Malley that the Mitigated Negative Declaration, which was previously prepared for SD 06-01 does meet the requirements of Section 15162(a) of the CEQA Guidelines, and that no additional environmental review need be prepared with the findings listed in the staff report dated March 16, 2020, with green sheet changes.

RECONSIDERATION OF A PREVIOUSLY APPROVED MITIGATED NEGATIVE DECLARATION 4 AYES 0 NOES 1 ABSENT (COMM. BROWN) APPROVED BY ROLL CALL VOTE

Comm. Hess moved, 2nd by Comm. Malley that the Planning Commission recommend that the Board of Supervisors approve an extension of time for SD 06-01 for a period of two years, with the findings listed in the staff report dated March 16, 2020, with green sheet changes.

TIME EXTENSION 4 AYES 0 NOES 1 ABSENT (COMM. BROWN) APPROVED BY ROLL CALL VOTE

Comm. Suenram noted that there is a fifteen (15) calendar day appeal period provided by the Lake County Subdivision Ordinance.

- For further details, discussion and public comments on the above items from the above Planning Commission Hearing, please go to the following link: <https://countyoflake.com/calendar.aspx>

12:00 p.m. Public Hearing on consideration of a Subdivision Map Extension (SDX 19-01) and reconsideration of a Mitigated Negative Declaration. The project applicant is ODON LLC proposing a Subdivision Map Extension of an approved subdivision of approximately 53 acres to create approximately 13 one-acre residential lots and one remainder parcel. (Victoria Kim)

Victoria Kim, Assistant Planner, provided background informant and a power point presentation on the project application.

Comm. Hess noted that the report referenced that it was consistent with the Middletown Area Plan and it should be the Clear Lake Riviera Area Plan.

12:05 p.m. Opened Public Hearing

Staff reported that there were no phone calls or emails submitted for this item.

12:05 p.m. Closed Public Hearing

Comm. Malley moved, 2nd by Comm. Hess that the Mitigated Negative Declaration, which was previously prepared for SD 06-06 does meet the requirements of Section 15162(a) of the CEQA Guidelines, and that no additional environmental review need be prepared with the findings listed in the staff report dated March 23, 2020 and as amended today.

Reconsideration of Previous Mitigated Negative Declaration: 4 AYES 0 NOES 1 ABSENT (COMM. BROWN) APPROVED BY ROLL CALL VOTE

Comm. Malley moved, 2nd by Comm. Hess that the Planning Commission recommend that the Board of Supervisors approve an extension of time for SD 06-06 for a period of two years to April 9, 2022, with the findings listed in the staff report dated March 23, 2020.

Subdivision Map Time Extension: 4 AYES 0 NOES 1 ABSENT (COMM. BROWN) APPROVED BY ROLL CALL VOTE

Comm. Suenram noted that there is a fifteen (15) calendar day appeal period provided by the Lake County Subdivision Ordinance.

- For further details, discussion and public comments on the above items from the above Planning Commission Hearing, please go to the following link: <https://countyoflake.com/calendar.aspx>

STAFF UPDATE

Scott DeLeon, Interim Community Development Director, said that staff is doing everything they can to continue operations and keep projects moving to the Planning Commission. He said about 90% of Community Developments staff is working from home, however staff does come in to pick up files and exchange information. He said staff is doing a good job and he does not want to see projects stop. He said his goal is to try and minimize green sheets and improve documents that do not require a lot of changes.

Mr. DeLeon said a new Deputy Director will be starting in a couple of weeks and he is confident she will bring organization and quality control. He said presently, the current priority with the Planning staff is to have a number of early activation requests and those will have to be moved to the front burner.

Comm. Suenram spoke to the accessibility of the hearings and hoped that a link could be provided on the agenda where all the information is listed.

Mr. DeLeon said we need to be able to provide accessibility to the public for these hearings, but the information should be requested for access.

There was further discussion on how to make the links better for the public.

ADJOURNED 12:31 p.m.

Daniel Suenram, Chair
Lake County Planning Commission

Respectfully Submitted,

By: _____
Danae LoDolce
Planning Commission Assistant