



COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

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Lakeport, California 95453

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Item #1

9:05 AM

May 28, 2020

STAFF REPORT

TO: Planning Commission

FROM: **Scott Deleon**, Interim Community Development Director
Sateur Ham, Assistant Planner I

DATE: May 28, 2020

SUBJECT: **Eastlake Sanitary Landfill Expansion Project**

- **General Plan of Conformity (GPC 20-01)**
- **Initial Study (IS 20-53)**

SUPERVISOR: District Two (2)

ATTACHMENTS:

1. Vicinity Map
2. Existing & Proposed Site Plans
3. Initial Study
4. Agency Comments
5. Response to Agency Comments
6. Mitigation and Monitoring Plan

I. EXECUTIVE SUMMARY

The Lake County Public Services Department is requesting approval of a General Plan of Conformity to allow the expansion of the existing Eastlake Sanitary Landfill to meet the demands of the County and to effectively operate the landfill. The proposed expansion would laterally expand the existing landfill to the “north” and “east” onto properties owned by the County of Lake and occupy approximately 21.8 acres foot print and the expansion (an addition) would be approximately 36.2 acres in size. The proposed expansion of the landfill has will extend the landfill lifespan by approximately 22 years or greater based on current and projected disposal rates. In addition to the expansion, there will be a number of improvements and ancillary facilities at the Eastlake Sanitary Landfill, this will include the follow:

- Paved two-lane access road from the landfill entrance to the scale house and bag dump areas
- Perimeter drainage control facilities
- Dedicated borrow source area for daily soil cover

- Scale house and scale facilities
- Restroom building
- Bag dump facility
- Recycling and buy back center
- Operations and equipment shop
- 2,500 gallon potable water tank
- Leachate, unsaturated zone, groundwater and perimeter landfill gas (LFG) monitoring points
- LFG collection and control system (GCCS), with gas blower and flare station located at the north end of the site

Construction of an all-weather access road and storm water detention basin would also be required.

II. PROJECT DESCRIPTION

Applicant: County of Lake Department of Public Services

Location: 16520; 16525; 16501; 16655, 168111 Davis Street, Clearlake, CA.
4525 Parker Street, and 17340 Dam Road, Clearlake, CA

Section 23 & 26, Township 13 North Range 7 West, Mount Diablo Base Meridian (MDBM)

County Parcel Number(s): 010-053-11; 010-053-12; 010-053-13; 010-008-03;
010-008-35; 010-008-39; 010-008-41

City of Clearlake Jurisdiction: 010-053-14; 041-224-40; 041-234-07 and 041-244-18

General Plan: Public Facilities (PF)

Zoning: "O – WW" – Open Space and Waterway Combining District

Existing Uses and Improvements: The project site is the existing and operational Eastlake Sanitary Landfill.

Topography: The site is relatively flat to moderately steep.

Fire Protection: Lake County Fire Protection District; State Responsibility Area

III. CONFORMANCE ANALYSIS

Staff has determined that the Lake County Public Services for the Eastlake Sanitary Landfill Expansion Project is in conformance with the Lake County General Plan Chapter 5.

Chapter 5 (Public Facilities and Services), Section 5.1

Goal PFS – 1: To establish and maintain sustainable and safe levels of service, minimize cost, and provide criteria for determining the location, capacity and timing of future facilities and services.

- **Policy PFS 1.2: Locational Criteria for Public Facilities:** The County shall locate public facilities designed for direct public use (libraries, schools, etc.) along major thoroughfares.

Response: The expansion of the existing Eastlake Sanitary Landfill Operation will continue to be accessible via a major thoroughfare as it will be expanding the existing footprint in the same location.

- **Policy PFS 1.5 (Long Range Facilities Plan):** The County, in cooperation with other service providing agencies, shall develop long-range facility master plans for public services including water supply, wastewater treatment and disposal, solid waste, storm drainage, schools, fire protection, law enforcement, and other related public services.

Response: In addition, Lake County Public Services Department has coordinated with various Federal, State and local agency to ensure the extended life of the landfill by approximately 22 years or greater to ensure it meets the current and projected demands of disposal rates within Lake County.

Chapter 5 (Public Facilities and Services), Section 5.5

Goal PFS-5: To ensure the safe and efficient disposal or recycling of solid and hazardous waste generated in the County.

- **Policy PFS-5.2 Ensure Capacity:** Concurrent with the approval of new development, the County shall require evidence that capacity exists within the solid waste system for the processing, recycling, transmission, and disposal of solid waste.
- **Policy PFS-5.6 Land Use Compatibility with Solid Waste Facilities:** Solid waste facility sites shall be protected from the encroachment of sensitive and/or incompatible land uses. Abandoned solid waste facilities should be converted to open space use.

Response: Lake County residents and businesses currently generate approximately 45,000 to 50,000 tons of municipal solid waste per year requiring disposal at the landfill. The current permitted landfill footprint at the Eastlake Sanitary Landfill is approximately 35 acres and the full expansion would be approximately 56.5 acres. As of January 2019, the remaining net (useable) airspace capacity to the Landfill was estimated to be approximately 659,200 cubic yards. This remaining airspace is expected to be exhausted in five to six years (as soon as year 2024). To ensure capacity within the solid waste system, the proposed expansion would secure long-term municipal solid waste disposal capacity beyond year 2024 and will meet long-term community public service and waste disposal needs.

Shoreline Communities Area Plan Conformance

Chapter 5

Section 5.4.4: Ensure the availability of safe and efficient disposal or recycling of solid waste.

- **Policy 5.4.4(b):** Support yard waste recycling and disposal programs.
- **Policy 5.4.4(c):** Encourage the development of free or reduced rate collection days located in the Planning Area.

Response: The expansion of the existing Eastlake Sanitary Landfill Operation will extend the life of the landfill by approximately 22 years or greater to ensure Lake County has adequate access and services for waste disposal, including yard waste recycling and disposal programs.

IV. ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) requires agencies to evaluate the environmental implications of their actions. The Lake County Public Services Department contracted with SCS Engineers (Environmental Consultant) to perform the environmental analysis. The environmental analysis found the following potential environmental impacts:

- The project was circulated to Agencies for comment and review
- The comments received were can be reviewed in Attachment 4

The potential environmental impacts have been reduced to less than significant with the incorporated Mitigation Measures and Conditions of Approval.

- The following areas were identified to as having potential environmental impacts:
(Refer to Attachment 3 for details)

V. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

Staff recommends the Planning Commission find that the expansion and improvements are in conformance with the Lake County General Plan.

A. Adopt Mitigated Negative Declaration IS 20-53 for GPC 20-01 with the following findings:

1. Potential environmental impacts related to the project have been mitigated to insignificant levels by CEQA mitigation measures specified in the environmental analysis (Initial Study, IS 20-53)
2. The project has potential to result in adverse impacts to wildlife and, therefore, is subject to the California Department of Fish and Wildlife filing fee.
3. This project is consistent with the Lake County General Plan, Shoreline Communities Area Plan and the Lake County Zoning Ordinance.
4. As mitigated, this project will not result in any significant adverse environmental impacts.

B. Report that the Eastlake Sanitary Landfill Expansion Project is in conformity with the Lake County General Plan based on the following findings

1. The project is compatible with surrounding land uses.
2. The project is consistent with the Lake County General Plan goals and policies related to Public Facilities and Services.
3. This project is consistent with the Lake County General Plan, Shoreline Communities Area Plan and the Lake County Zoning Ordinance
4. An initial study has been performed pursuant to CEQA requirements and this project will not result in any significant adverse environmental impacts with the incorporated mitigation measures and conditions of approval.

Sample Motions:

Mitigated Negative Declaration

I move that the Planning Commission find on the basis of the Initial Study IS 20-53 prepared by the SCS Engineers (Environmental Consultant) and SHN Consulting Engineers & Geologist and the mitigation measures which have been incorporated into the project, that the **Eastlake Sanitary Landfill Expansion Project**, as applied for by the Lake County Department of Public Services, will not have a significant effect on the environment and therefore a mitigated negative declaration shall be approved with the findings listed in the staff report dated May 7, 2020.

General Plan Conformity

I move that the Planning Commission find that the **General Plan Conformity, GPC 20-01 for the Eastlake Sanitary Landfill Expansion Project** applied by the **Lake County Public Services** on property located on 16520; 16525; 16501; 16655, 168111 Davis Street, Clearlake, CA; 4525 Parker Street, and 17340 Dam Road, Clearlake, CA, further describe as assessor parcel number 010-053-11; 010-053-12; 010-053-13; 010-008-03; 010-008-35; 010-008-39; 010-008-41 is in conformity with the Lake County General Plan with the findings listed in the **Staff Report dated May 7, 2020**.

Reviewed by: TT/MR/HAM