

LAKE COUNTY PLANNING COMMISSION

MINUTES

REGULAR MEETING

June 11, 2020

Commission 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

Staff Members

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

REGULAR MEETING

June 11, 2020

9:01 a.m. CALL TO ORDER

Pledge of Allegiance was led by Daniel Suenram.

9:02 a.m. ACTION ON MINUTES

Comm. Malley moved, 2nd by Comm. Hess to approve the minutes from the Planning Commission Hearing dated May 14, 2020, all were in favor.

4 Ayes 0 No (Comm. Brown not present)
Approved by Roll Call Vote.

Comm. Malley moved, 2nd by Comm. Price to approve the minutes from the Planning Commission Hearing dated May 28, 2020, all were in favor. Comm. Brown said he had no changes to be noted for the Minutes from May 14, 2020.

5 Ayes 0 No Approved by Roll Call Vote.

9: 04 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.

- 1. 9:05 a.m. Public Hearing on consideration of a General Plan of Conformity Report (GPC 20-01). The project applicant is LAKE COUNTY PUBLIC SERVICES, proposing the expansion of the existing Eastlake Sanitary Landfill in order to meet the demands of the county and to be able 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. The project is located at 16520; 16525; 16501; 16655; 16811 Davis Street, Clearlake, CA; 4525 Parker Street, and 17340 Dam Road, Clearlake, CA, and further described as County Parcel Number(s): 010-053-11; 010-053-12; 010-53-13; 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. (Sateur Ham)**

Toccarra Nicole Thomas, Deputy Director, asked the Commissioners if they would like to be given the entire presentation by staff or if they would just like a summary, since the presentation was given on May 28, 2020 when it was continued to this date. She stated that Lars Ewing also had a presentation.

Comm. Price suggested staff do a recap of the presentation and then allow Lars Ewing to make his presentation and statement about the project.

Sateur Ham, Assistant Planner gave a brief description of the project.

Lars Ewing, Director of Public Services, described the project and clarified that it is an expansion of the footprint of the landfill, and not an expansion of the day to day operations of it, nor is it an expansion of the type or amount of waste they receive. He introduced Joe Miller from SCS Engineers.

Joe Miller, SCS Engineers said that all improvements and expansions will be inside Lake County's jurisdiction. There will be no vertical expansion proposed, which means the waste will not get higher, the expansion will be lateral. He explained that current infrastructure will remain; there will be new water storage for fire suppression and for day to day needs, and new tanks. There will be a new access road, which will be a paved all weather access road, and it will be constructed parallel to the existing road. He said the permits will remain in place, but they will be modified. He said there will be no change in the waste or quantities accepted at the landfill. He noted that there will be no changes to day to day operations or the amount of waste that can be brought in; no changes in the monitoring programs. He said he would be glad to answer any questions.

Lars Ewing said he would turn it over to Staff for any questions.

(Comm. Malley lost his connection to the meeting from 9:14 a.m. to 9:16 a.m.)

Comm. Suenram welcomed Comm. Malley back to the meeting, and asked if he had any questions regarding the project that he may have missed.

Comm. Malley said that he had no questions, as he heard nearly all of the presentation before he was disconnected.

Comm. Suenram stated that he would open the forum for public comment.

9:16 - Opened Public Hearing

9:17 - Closed Public Hearing

Comm. Suenram asked his fellow Commissioners if they had anything else they wanted to discuss, or any questions to ask, or if they had motions to make.

Comm. Malley stated again that he apologized for continuing this matter on May 28, 2020, but he feels more prepared today to make a decision.

Comm. Hess said he felt the same as Malley, and that he is more prepared.

Comm. Malley moved, 2nd by Comm. Price 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.

Mitigated Negative Declaration 5 Ayes 0 No Approved by Roll Call Vote.

Moved by Malley, 2nd by Comm. Hess 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.

General Plan of Conformity (GPC 20-01) 5 Ayes 0 No

Approved by Roll Call Vote

Comm. Suenram asked if there was a provision to read after the votes.

Comm. Hess said that there was not one listed in the staff report.

Nicole Johnson, Deputy County Counsel, asked what provision they wanted.

Comm. Suenram stated that there should be one included in the staff report, and that he was looking for the Seven (7) Day Provision for Appeals.

Comm. Suenram noted:

The applicant or any interested person is reminded that the Zoning Ordinance provides for a seven (7) calendar day appeal period. If there is a disagreement with the Planning Commission, an appeal to the Board of Supervisors may be filed. The appropriate forms and applicable fee must be submitted prior to 5:00 p.m. on or before the seventh calendar day following the Commission's final determination.

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>

UNTIMED STAFF UPDATE

Tocarra Nicole Thomas informed the group that Deputy County Counsel, Nicole Johnson would be doing a presentation for a Brown Act Refresher.

Nicole Johnson presented a power point on the Brown Act.

Tocarra Nicole Thomas introduced Katherine Schaefer, Assistant Planner, and read her bio; she then noted the Special Meetings on June 18th and 19th for the Guenoc Valley Project. She asked Commissioners if they want the Final EIR (FEIR) sent electronically or a printed hard copy, and noted that it will be available electronically 72 hours before the hearing.

Comm. Malley, Comm. Hess, Comm. Brown, Comm. Price, Comm. Suenram all agreed that an electronic copy would be acceptable.

Tocarra Nicole Thomas explained that there would be a tight turnaround for Guenoc and noted that the Draft EIR has already been posted for some time, and there are only minor changes for the FEIR, and assured the Commissioners that staff is working diligently to get everything ready to be sent out to them.

Comm. Malley said that a consultant for Guenoc invited him to do a site visit, however, he is very familiar with the area, and therefore does not need to visit.

Comm. Price said that she is doing a site visit the following morning.

Comm. Suenram said that the site visit calls are probably the unknown caller phone calls he has been receiving.

ADJOURNED – 10:03 a.m.

Daniel Suenram, Chair
Lake County Planning Commission

Respectfully Submitted,

By: _____
Kate Lewis
Planning Commission Assistant
Office Assistant III