



Legislation Text

File #: 20-505, Version: 1

Memorandum

STAFF REPORT

TO: Planning Commission

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

DATE: May 28, 2020

SUBJECT: 9:05 a.m. Public Hearing on consideration of a General Plan of Conformity Report (GPC 20-01). The project applicant is the 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; 010-053-13; 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. Environmental Evaluation: (Sateur Ham)

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.

I. 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