



# City of Blue Lake

111 Greenwood Road-P.O. Box 458

Blue Lake, CA 95525

707-668-5655(P) 707-668-5916(F) www.bluelake.ca.gov

## City Council Agenda

Tuesday, December 10, 2024 ~ 6:30 p.m. ~Special Council Meeting  
Skinner Store-111 Greenwood Road, Blue Lake California

*Unless Otherwise Noted, All Items on the Agenda are Subject to Action.*

Public Input can be given to the Council by emailing [cityclerk@bluelake.ca.gov](mailto:cityclerk@bluelake.ca.gov) until 4:30 p.m. on Tuesday December 10, 2024.

PLEASE NOTE that live meeting logistics will be prioritized. The quality of the Zoom teleconference meeting cannot be guaranteed. Technical challenges experienced by either the participant or the City will not interrupt or halt the progress of the meeting.

Public input may be facilitated by Zoom at the following meeting link:

<https://us02web.zoom.us/j/81316997984?pwd=ZTY4V29uYlhyRzhUU3FEEdXBIZhjdz09>

Meeting ID: 813 1699 7984 Passcode: 482373

1. **Call to Order**
2. **Pledge of Allegiance and Establish a Quorum of the Council-**
3. **Approval of Agenda**
4. **Public Comment** – *The Public is invited to present petitions, make announcements, or provide other information to the City Council that is relevant to the scope of authority of the City of Blue Lake that is not on the Agenda. The Council may provide up to 15 minutes for this public input session. To assure that each individual presentation is heard, the Council may uniformly impose time limitations of 3 minutes to each individual presentation. The public will be given the opportunity to address items that are on the agenda at the time the Council takes up each specific agenda item.*
5. **City Clerk Assignment:** Consider Appointing Tonie Quigley to the Position of Interim City Clerk-Discussion/Action
6. **Resolution No. 2024-1235:** *A Resolution of the City Council of the City of Blue Lake Declaring the Results of a Municipal Election Held November 5, 2024, and Determining the Process for the Resolution of a Tie-Discussion/Action*
7. **Conduct City of Blue Lake City Council Election Tie Breaker-Discussion/Action**
8. **New Council Members Pledge of Civility and Oath of Office**
9. **Designation of Mayor and Mayor Pro-Tem-Discussion/Action**
10. **City of Blue Lake Commission Appointments-Discussion/Action**
11. **City of Blue Lake Housing Element Presentation and Public Hearing**

12. **Humboldt County Association of Governments Unmet Transit Needs Public Hearing**
13. **Consider Approval of a revised Exclusive Right to Negotiate Agreement Between the City of Blue Lake and PT Blue Lake Redevelopment LLC (“Power Transitions”), for the Purchase or Lease of Approximately Six (6) Acres of City Owned Land Located on Assessor Parcel Numbers 025-161-003 and 312-161-016 for the Development of a Battery Energy Storage System-Discussion/Action**
14. **Designation of Council Representatives for Commissions, Joint Powers Authorities and Other Organizations Requiring a City Council Representative-Discussion/Action**
15. **Council Correspondence**
16. **Consent Agenda:**
  - a. November Warrants and Disbursements
  - b. October 22, 2024 City Council Meeting Minutes
17. **Reports of Council and Staff**
18. **Future Agenda Items**
19. **Closed Session:**

- a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (*Gov. Code Section 54956.8*)  
Property: Portions of APN Nos.: 312-131-037-000, 312-131-045-000, 312-131-046-000, and 312-190-010-000, in the unincorporated area of the County of Humboldt, State of California  
Agency Negotiator: Amanda Mager, City Manager; Ryan Plotz, Assistant City Attorney  
Negotiating parties: Erin McClure, Trustee  
Under negotiation: Price and terms of payment.
- b. CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION  
Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Section 54956.9: One case.

20. **Adjourn**

**A request for disability-related modification or accommodation, including auxiliary aid or services, may be made by a person with a disability who requires a modification or accommodation in order to participate in the public meeting, by contacting the City Clerk at 707-668-5655, at least 24 hours prior to the commencement of the meeting.**



# City of Blue Lake

## City Council Meeting Agenda Report

**Item #:** 5  
**Date:** December 10, 2024  
**Item Subject:** Interim City Clerk Designation  
**Submitted By:** Mandy Mager, City Manager

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### General Information:

Staff is recommending the temporary appointment of Tonie Quigley to the position of City Clerk; the prior City Clerk resigned from employment with the City on November 29, 2024. In order to conduct the business of the City and the City Council, it is necessary to appoint an interim clerk until such time as the duties can be reassigned.

Office Assistant, Tonie Quigley has been acting as the Deputy City Clerk for many months, she has been attending Council meetings and the meetings of the Planning Commission to learn the duties of the clerk.

As the City Clerk will conduct the tie breaking process for the City Council seat, it is necessary to appoint someone to this position prior to that action taking place.

**Background Material Provided:** N/A

**Fiscal Impact:** N/A

**Recommended Action:** Appoint Tonie Quigley to the position of City Clerk on an interim basis, until such time as the Council takes further action.

### Review Information:

City Manager Review:       Legal Review:       Planner Review:       Engineer:

Comments:

#6

## STAFF REPORT *City Council Agenda Item*

**DATE:** December 10, 2024  
**TO:** Honorable Mayor and Council Members  
**FROM:** Amanda Mager, City Manager  
Ryan Plotz, Assistant City Attorney  
**SUBJECT:** Declare Certified Results of the Blue Lake Municipal Election Held November 5, 2024; Determine Process to Resolve Tie in Certified Results

**STAFF RECOMMENDATION:**

Declare the results of the municipal election held November 5, 2024, and determine process for resolution of a tie in the election results, by adopting *Resolution No. 1235*.

**EXECUTIVE SUMMARY:**

The County of Humboldt Elections and Voter Registration Office has certified the November 5, 2024, Blue Lake Municipal Election results and has issued a Final Canvass, which is attached to the proposed resolution as *Exhibit A*.

The seven (7) candidates running for three (3) available **full term** seats received the following number of votes:

CANDIDATE	VOTES
Christopher Guy Firor	233
Michelle Lewis-Lusso	285
Christopher B. Edgar	210
Adelene Jones	245
Verda Winona N. Pitts	148
Kat Napier	245
John Sawatzky	250

Based on the certified results, Michelle Lewis-Lusso and John Sawatzky should be declared elected as Members of the City Council for full terms. Kat Napier and Adelene Jones each received the third highest vote total and are, therefore, tied for the third remaining City Council position to be filled. Christopher Guy Firor, Christopher B. Edgar, and Verda Winona N. Pitts did not receive sufficient votes and should, therefore, not be declared elected as Members of the City Council. However, due to his prior appointment to fill the vacancy created when Councilmember MacKay resigned, Mr. Firor will continue to serve the remainder of Ms. MacKay's unexpired term.

The draft resolution includes a process to resolve the tie between Ms. Napier and Ms. Jones, as follows:

First: the City Clerk shall type (or print) the name of each candidate who has tied for office on a separate, but identical piece of paper.

Second: each piece of paper shall be folded and placed in a sealed identical envelope with no outward markings or distinguishing characteristics.

Third: the envelopes shall be deposited into a container and shuffled by a third person.

Fourth: the City Clerk, or his or her designee, shall then draw from the container one envelope, which the City Clerk shall open and read the name appearing on the paper within the envelope.

Fifth: the candidate whose name appears on the paper shall be deemed elected.

The above-procedures shall be conducted after the draft resolution is adopted and as part of the next agenda item.

Should the Council desire to change the above procedures, the change shall be made by amending the draft resolution before moving its adoption.

The draft resolution further directs the City Clerk to record the results of the election in the official records of the City and to take such further steps as necessary to seat the incoming Members of the City Council.

**RECOMMENDED COUNCIL ACTION:**

1. Receive staff report
2. Open public comment
3. Close Public Comment
4. Motion to Adopt *Resolution No.1235* and read by title only. Roll call vote.

**ATTACHMENTS:**

- *Resolution No. 1235, A Resolution Of The City Council Of The City Of Blue Lake Declaring The Results Of A Municipal Election Held November 5, 2024*

**RESOLUTION 2024-1235**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLUE LAKE DECLARING THE RESULTS OF A MUNICIPAL ELECTION HELD NOVEMBER 5, 2024, AND DETERMINING THE PROCESS FOR THE RESOLUTION OF A TIE**

**WHEREAS**, a general Municipal Election was held in the City of Blue Lake on Tuesday, November 5, 2024; and

**WHEREAS**, notice of said election was published, election officers appointed, supplies furnished and that in all respects the election was held and conducted, and the votes thereof received and canvassed and the returns thereof made and declared in the time, form and manner as required by the General Laws of the State of California governing election for general law cities; and

**WHEREAS**, the County Elections Department canvassed the returns of the election and has certified the results to this City Council, the results were received by the City Clerk, attached and made a part hereof as "*Exhibit A*"; and

**WHEREAS**, Section 15651 of the Elections Code of the State of California authorizes the City Council to determine the means and manner in which a tie vote is to be resolved in the event that two or more persons receive an equal and the highest number of votes ("tie votes") for an office to be voted upon in a city;

**WHEREAS**, Section 15651 of the Elections Code of the State of California provides that the tie vote shall be resolved in one of the following ways:

- a) **By Lot:** The City Clerk, serving as the Elections Official pursuant to Elections Code § 320, or his or her designee, shall summon the candidates who have received the tie votes, whether upon the canvass of the returns or upon recount by a court, to appear before the City Council at a time to be designated by the City Council. The City Clerk shall at that time and place resolve the tie votes by lot (defined below).
- b) **By Special Election:** The legislative body may resolve a tie vote by the conduct of a special runoff election involving those candidates who receive an equal number of votes. A special runoff election shall be held only if the legislative body adopts provisions of §15651(b) of the Elections Code prior to the conduct of the election resulting in the tie vote. All future elections conducted by that body shall be resolved likewise, unless the legislative body later repeals the order for the conduct of a special runoff election.

**WHEREAS**, the City Council desires that any tie vote resulting from the November 5, 2024, General Municipal Election be resolved by lot in accordance with the process set forth herein.

**NOW, THEREFORE**, the City Council of the City of Blue Lake does resolve, declare, determine and order as follows:

SECTION 1. That the whole number of ballots cast in the City was 1616.

SECTION 2. That the names of the persons voted for at the election for Member of City Council are as follows:

- Christopher Guy Firor
- Michelle Lewis-Lusso

- Christopher B Edgar
- Adelene Jones
- Verda Winona N. Pitts
- Kat Napier
- John Sawatzky

SECTION 3. The City Council does declare and determine as follows:

- a. Michelle Lewis-Lusso is elected as Member of the City Council for the full term of four years;
- b. John Sawatzky is elected as Member of the City Council for the full term of four years;
- c. Adelene Jones and Kat Napier received an equal amount of votes, and the resolution of this tie shall be resolved in accordance with Section 15651 of the Elections Code and Section 4 of this Resolution;
- d. Christopher Guy Firor is not elected as a Member of the City Council; provided however, that due to his appointment by the City Council to fill the vacancy created when Councilmember MacKay resigned, Mr. Firor will continue to serve as a Member of the City Council for the remainder of the unexpired term of Councilmember MacKay;
- e. Christopher Edgar is not elected as a Member of the City Council; and
- f. Verda Winona N. Pitts is not elected as a Member of the City Council.

SECTION 4. Due to the presence of a tie between Kat Napier and Adelene Jones for the third and final remaining City Council position to be filled, it is necessary to resolve the tie by lot in accordance with Section 15651 of the Elections Code. "By lot" means, by deciding the matter through implementing a method of chance, in order to afford each candidate receiving tie votes a fair opportunity at election. The City Council has the authority to resolve tie votes by implementing various methods of chance, including, but not limited to, a coin toss, generation of random number, or drawing of names.

In the interest of maintaining decorum, fairness and transparency, the method implemented for resolving tie votes in the November 5, 2024, General Municipal Election shall be the drawing of names, in accordance with the following procedure:

First: the City Clerk shall type (or print) the name of each candidate who has tied for office on a separate, but substantially identical piece of paper.

Second: each piece of paper shall be folded and placed in a sealed, identical envelope with no outward markings or distinguishing characteristics.

Third: the envelopes shall be deposited into a container and shuffled by a third person.

Fourth: the City Clerk, or his or her designee, shall then draw from the container one envelope, which the City Clerk shall open and read the name appearing on the paper within the envelope.

Fifth: the candidate whose name appears on the paper shall be deemed elected.

SECTION 5. The City Clerk shall enter on the records of the City Council of the City of Blue Lake, a statement of the result of the election (Exhibit A), showing: (1) the whole number of ballots cast in the City; (2) the names of the persons voted for; (3) for what office each person was voted for; and (4) the total number of votes given for each person.

SECTION 6. That the City Clerk shall make and deliver to each of the persons so elected a Certificate of Election signed by the City Clerk and authenticated; that the City Clerk shall also administer to each person elected the Oath of office prescribed in the Constitution of the State of California and shall have them subscribe to it and file it in the office of the City Clerk. Each and all of the persons so elected shall then be inducted into the respective office to which they have been elected.

SECTION 7. That the City Clerk shall certify the passage and adoption of this resolution and enter it into the book of original resolutions.

**PASSED AND ADOPTED** on December 10, 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Adelene Jones, Mayor

ATTEST:

\_\_\_\_\_  
\_\_\_\_\_, City Clerk

### **CERTIFICATE**

I, \_\_\_\_\_, City Clerk of the City of Blue Lake, do hereby certify that **Resolution No. 1235** was **PASSED AND ADOPTED** at a special meeting of the Blue Lake City Council held the 10th day of December 2024.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Blue Lake, California, on this 10th day of December 2024.

\_\_\_\_\_  
\_\_\_\_\_, City Clerk  
City of Blue Lake

**Exhibit A**



[TO BE INSERTED]



RECEIVED

DEC 05 2024

Humboldt County Office of Elections  
Juan Pablo Cervantes, Clerk, Recorder & Registrar of Voters  
2624 6<sup>th</sup> St, Eureka, CA 95501

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Within this packet you will find the Certificate of Results as well as the final report of election results for the 2024 November General Election.

**CERTIFICATION OF  
COUNTY CLERK/REGISTRAR OF VOTERS OF THE  
RESULTS OF THE CANVASS  
OF THE NOVEMBER 5, 2024,  
GENERAL ELECTION**

STATE OF CALIFORNIA

COUNTY OF Humboldt



ss.

I, Juan Pablo Cervantes, County Clerk/Registrar of Voters of County of Humboldt, do hereby certify that, in pursuance of the provisions of Elections Code section 15300, et seq., I did canvass the results of the votes cast in the General Election held in said County on November 5, 2024, for measures and contests that were submitted to the vote of the voters, and that the Statement of Votes Cast, to which this certificate is attached is full, true, and correct.

I hereby set my hand and official seal this 3rd day of December, 2024, at the County of Humboldt



\_\_\_\_\_  
County Clerk/Registrar of Voters  
County of Humboldt  
State of California

**HELP AMERICA VOTE ACT OF 2002  
CERTIFICATION OF ELECTIONS OFFICIAL**

STATE OF CALIFORNIA

COUNTY OF Humboldt




ss.

Pursuant to the statewide voter registration list requirements set forth in the Help America Vote Act of 2002 ((HAVA) 52 U.S.C. § 21083),

I, Juan Pablo Cervantes, County Clerk/Registrar of Voters for the County of Humboldt, State of California, hereby certify that I complied with all provisions of Chapter 2 of Division 7 of Title 2 of the California Code of Regulations for the Federal election held on the 5<sup>th</sup> day of November 2024, in the County of Humboldt, State of California and all elections consolidated therewith.

I hereby set my hand and official seal this 3rd day of December, 2024, at the County of Humboldt



  
\_\_\_\_\_  
County Clerk/Registrar of Voters  
County of Humboldt  
State of California

**Final Canvass Report**

November 5 General Election

Run Time

1:57 PM

Run Date

12/02/2024

**Humboldt County**

November 5, 2024 General Election

11/5/2024

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**Official Results**

Registered Voters

65232 of 84741 = 76.98%

**BLUE LAKE CITY COUNCILMEMBER - Vote for No More than Three**

Precinct	Christopher Guy Firor	Michelle Lewis-Lusso	Christopher B Edgar	Adelene Jones	Verda Winona N. Pitts	Kat Napier	John Sawatzky	Cast Votes	Undervotes	Overvotes	Unqualified write-ins	Vote Center Ballots Cast	Vote by Mail Ballots Cast	Total Ballots Cast	Registered Voters	Turnout Percentage
38--1	233	285	210	245	148	245	250	1,616	463	2	6	76	621	697	833	83.67%
<b>Totals</b>	<b>233</b>	<b>285</b>	<b>210</b>	<b>245</b>	<b>148</b>	<b>245</b>	<b>250</b>	<b>1,616</b>	<b>463</b>	<b>2</b>	<b>6</b>	<b>76</b>	<b>621</b>	<b>697</b>	<b>833</b>	<b>83.67%</b>



# City of Blue Lake

## City Council Meeting Agenda Report

**Item #:** 7  
**Date:** December 10, 2024  
**Item Subject:** City Council Tie Breaker  
**Submitted By:** Mandy Mager, City Manager

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### General Information:

City Council to conduct the Council tie-breaker as identified in Resolution number 1235.

**Background Material Provided:** See Item number 6 for resolution

**Fiscal Impact:** N/A

**Recommended Action:** Conduct the tie breaking action as identified in the resolution.

### Review Information:

City Manager Review:     Legal Review:     Planner Review:     Engineer:

Comments:



# City of Blue Lake

## City Council Meeting Agenda Report

**Item #:** 8  
**Date:** December 10, 2024  
**Item Subject:** New Councilmembers Oath of Office and Pledge of Civility  
**Submitted By:** Mandy Mager, City Manager

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### General Information:

The City Clerk will issue the Oath of Office and the Pledge of Civility to new Councilmembers.

**Background Material Provided:** Oath of Office and Pledge of Civility

**Fiscal Impact:** N/A

**Recommended Action:** N/A

### Review Information:

City Manager Review:     Legal Review:     Planner Review:     Engineer:

Comments:



# City of Blue Lake

## PLEDGE OF CIVILITY

The manner in which we govern ourselves is often as important as the positions we take. The Council's collective decisions will be better – and truer to our mission – when differing views have the opportunity to be fully vetted and considered.

All those who appear before the Council have the right to be treated with respect, courtesy, and openness. We value input.

Accordingly, we commit to conduct ourselves with civility and courtesy, to both those with whom the Council interacts and to each other. We also pledge to endeavor to correct ourselves, should our conduct fall below this standard.

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City Council Member  
City of Blue Lake

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Date



# City of Blue Lake

## Oath of Office

STATE OF CALIFORNIA, }  
*County of Humboldt* } *ss.*

I, \_\_\_\_\_, do solemnly swear that I will support and defend the Constitution of the United States and the Constitution of the State of California against all enemies, foreign and domestic; that I will bear true faith and allegiance to the Constitution of the United States and the Constitution of the State of California; that I take this obligation freely, without any mental reservation or purpose of evasion; and that I will well and faithfully discharge the duties upon which I am about to enter.

\_\_\_\_\_  
Signature

Subscribed and sworn to before me, this 10th day of December 2024.

\_\_\_\_\_  
City Clerk, City of Blue Lake





# City of Blue Lake

## City Council Meeting Agenda Report

**Item #:** 9  
**Date:** December 10, 2024  
**Item Subject:** Appointment of Mayor and Mayor Pro-Tem  
**Submitted By:** Mandy Mager, City Manager

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### General Information:

After the seating of the Council is complete, the Council must appoint a Mayor and a Mayor Pro-Tem to serve a two-year term. The Mayor serves as the presiding officer and acts as chair at all meetings of the City Council.

The Mayor may participate in all deliberations of the Council in the same manner as any other member and is expected to vote in all proceedings, unless a conflict of interest occurs. During Council proceedings, the Mayor facilitates discussion, gauges directions, and listens for the majority support to calling for a vote on a motion. The Mayor does not possess any power to veto. State law allows the Mayor to move or second a motion.

In the absence of the Mayor, the Mayor Pro Tempore shall perform the duties of the Mayor. When both the Mayor and Mayor Pro Tempore are absent, the Mayor will designate from amongst the Council Members a person to serve as Acting Mayor, who shall, for the term of such absence, have the powers of the Mayor.

**Background Material Provided:** Role of Mayor and Mayor Pro-Tem from City Council Roles and Responsibilities Manual

**Fiscal Impact:** N/A

**Recommended Action:** Council to appoint through action the Mayor and Mayor Pro-Tem

### Review Information:

City Manager Review:       Legal Review:       Planner Review:       Engineer:

Comments:

Council Members report back, to the entire Council and citizens, on what has happened at board, committee, commission and liaison meetings at our bi-monthly City Council Meeting.

Council Members study problems, review alternatives and determine best course of public policy. They call special elections as necessary.

**Role of Mayor and Mayor Pro Tempore**

**Presiding Officer**

The Council selects the Mayor and Mayor Pro Tempore at the beginning of each Council term at the first regularly scheduled meeting after elections are certified. This is a two-year term. The Mayor serves as the presiding officer, unless otherwise delegated, and acts as chair at all meetings of the City Council. The Mayor may participate in all deliberations of the Council in the same manner as any other member and is expected to vote in all proceedings, unless a conflict of interest occurs. During Council proceedings, the Mayor facilitates discussion, gauges directions, and listens for the majority support to calling for a vote on a motion. The Mayor does not possess any power to veto. State law allows the Mayor to move or second a motion.

**Ceremonial Representative and Other Duties of the Mayor**

Responsibility to act as the City Council’s ceremonial representative at public events and functions has been assigned to the Mayor. In the Mayor’s absence, the Mayor shall appoint a Council Member representative to perform a ceremonial role. However, all Council Members are encouraged to participate in public events. The Mayor may initiate and execute certificates of appreciation and recognition, and all Council-approved proclamations.

In the absence of the Mayor, the Mayor Pro Tempore shall perform the duties of the Mayor. When both the Mayor and Mayor Pro Tempore are absent, the Mayor will designate from amongst the Council Members a person to serve as Acting Mayor, who shall, for the term of such absence, have the powers of the Mayor.

**Resignation of Mayor or Mayor Pro Tempore**

If the Mayor or Mayor Pro Tempore resigns from their position, the City Council will select a new Mayor or Mayor Pro Tempore at the next regularly scheduled meeting.

**Incompatibility of Office**

In general, California law prohibits public officials from simultaneously holding more than one public office when the functions or responsibilities of the two offices have the potential for overlapping. This prohibition arises from the concern over potential clash of two



# City of Blue Lake

## City Council Meeting Agenda Report

**Item #:** 10  
**Date:** December 10, 2024  
**Item Subject:** City of Blue Lake Commission Appointments  
**Submitted By:** Mandy Mager, City Manager

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### General Information:

The City has a commissioner vacancy on the Parks and Recreation Commission and the Public Safety Commission. Both vacancies have been advertised and the City has received an application for the Parks and Recreation commissioner position.

Gloria Baker has applied for the vacant seat and the staff recommends that the City Council appoint her to the position. Gloria is an enthusiastic advocate for the community and regularly participates in the City's parks and recreation events.

Gloria has a background in event promotion and management and currently serves as the Arcata Chamber of Commerce's Operations and Event Manager. Gloria has been instrumental in promoting local artisans in our community as well as local food producers. As the co-manager of the Blue Lake Sunday Socials, Gloria is well connected to resources, vendors and producers in our community and local region.

**Background Material Provided:** Commissioner Application-Gloria Baker

**Fiscal Impact:** N/A

**Recommended Action:** Appoint Gloria Baker to the open commission seat on the Parks and Recreation Commission.

### Review Information:

City Manager Review:       Legal Review:       Planner Review:       Engineer:

Comments:



# CITY OF BLUE LAKE

Post Office Box 458 • 111 Greenwood Road • Blue Lake, CA 95525

Phone 707.668.5655 Fax 707.668.5916

## City of Blue Lake Commission Application

Commission That You Are Applying For: Parks & Recreation Commission	
Name: Gloria Baker	
Residence Address: 337 Shamrock Lane Unit C Blue Lake, CA 95525	
Primary Phone No.: 2096140108	Alternate Phone No.:
Email Address: glo.baker96@gmail.com	
Educational Background (Last Year Completed): Bachelors Degree from HSU	
Length of Time Living/Working in Blue Lake: 4 years	
Present Employer: Arcata Chamber of Commerce	
Job Title: Operations and Events Manager	
Position Applying for:	Commissioner: <input checked="" type="checkbox"/> Advisory Member: <input type="checkbox"/>

**On a separate piece of paper, please provide detailed answers to the following questions:**

- 1. What community organizations are you currently involved with?*
- 2. What unique skills or qualifications do you bring to the position?*
- 3. What do you view as the main goal/purpose of the Commission?*
- 4. What contribution(s) can you make to the goal/purpose of the Commission?*

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## Parks and Recreation Commission Application

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From Glo <glo.baker96@gmail.com>

Date Tue 11/26/2024 5:58 PM

To citymanager@bluelake.ca.gov <citymanager@bluelake.ca.gov>

 1 attachment (278 KB)

Commission-Application\_2022-2.pdf;

Hello!

Thank you for reviewing my application. Please let me know if you have any questions.

### **Long form answers from application:**

#### **1. What community organizations are you currently involved with?**

- I am a coordinator for the Blue Lake Block Parties and Blue Lake Sunday Socials.

#### **2. What unique skills or qualifications do you bring to the position?**

I think my experience in small and large scale event planning throughout Arcata and Blue Lake are a huge skill. I think my love for Blue Lake and all of it's events City ran and others are an important qualification.

#### **3. What do you view as the main goal/purpose of the Commission?**

- Making sure that facilities, programs, events, and parks are designed to fit the community and kept up to date and serviced. I view the purpose to be bringing together the community under the umbrella of fun, health and wellbeing, play and education.

#### **4. What contribution(s) can you make to the goal/purpose of the Commission?**

- I have a lot of ideas and passion for the current state of Blue Lake and also what could be 10-15 years down the line. I strongly value that all of our areas for recreation can be really good for our town and those coming in from near and far to enjoy it. I can help advise on events, brainstorm new programs and events, and honestly anything that may be needed.

# CITY OF BLUE LAKE

## Commission Information-Meeting Dates & Maddy Act Posting

The City of Blue Lake has five commissions; each commission is tasked with specific areas of interest. The commissions meet monthly and make recommendations to the City Council for consideration. The Planning Commission has additional authorities as identified in the City's Municipal Code. Parties interested in filling vacancies must fill out a Council/Commission/Committee application and return it to City Hall for Council consideration. The application is available at City Hall, or on the City's website at [www.bluelake.ca.gov](http://www.bluelake.ca.gov)

PLANNING COMMISSION			ECONOMIC DEVELOPMENT COMMISSION		
<i>3rd Monday at 7:00PM-Skinner Store</i>			<i>2nd Tuesday at 4:30PM-Skinner Store</i>		
<b>COMMISSIONER:</b>	<b>APPT. DATE:</b>	<b>END DATE:</b>	<b>COMMISSIONER:</b>	<b>APPT. DATE:</b>	<b>END DATE:</b>
CORT PRYOR	08/14/18	06/30/26	ROXANNE ROTHERY	02/14/17	1/30/25
JASON CSEH	03/26/24	06/30/26	CINDY TROBITZ-THOMAS	02/28/24	1/30/26
MATTHEW SCHANG	08/27/24	06/30/28	DARCEY LIMA	02/19/19	1/30/25
MATHEW ISAAC	10/22/24	06/30/28	KELLI COSTA	02/27/24	1/30/26
ELAINE HOGAN	08/27/24	06/30/28	JAKE HUSSIN	03/26/24	1/30/26
<b>Description:</b> The Planning Commission shall prepare, periodically review, and recommend revisions as necessary to the General Plan. Implement the General Plan through actions including, but not limited to, the administration of specific plans and zoning and subdivision ordinances.			<b>Description:</b> The Economic Development Commission shall consist of five members who shall be selected for their interest, knowledge or experience in one or more of the following areas: banking, real estate, the arts, agriculture, small business, tourism, industry, commerce, construction, housing, science and technology, or employee relations.		
PARKS AND RECREATION COMMISSION			PUBLIC SAFETY COMMISSION		
<i>1st Wednesday at 6:30PM-Skinner Store</i>			<i>1st Monday at 7:00PM-Skinner Store</i>		
<b>COMMISSIONER:</b>	<b>APPT. DATE:</b>	<b>END DATE:</b>	<b>COMMISSIONER:</b>	<b>APPT. DATE:</b>	<b>END DATE:</b>
BETTINA EIPPER	02/28/24	1/30/2026	JASON CREWS	02/14/17	01/30/25
JAN HENRY	03/26/24	1/30/2026	KIM WARVI	02/28/24	01/30/26
JEFF BYRD	08/27/24	1/30/2026	PHIL NAVA	01/31/23	01/30/25
JAMES BROWN	07/25/23	1/30/2025	<b>VACANT</b>	<b>03/26/24</b>	<b>01/30/26</b>
<b>VACANT</b>		<b>1/30/2025</b>	ALEXANDER RICCA	10/22/24	01/30/26
<b>Description:</b> The Parks and Recreation Commission shall serve in an advisory capacity to the City Council in all matters pertaining to public recreation, the City's parks and recreation facilities.			<b>Description:</b> The Public Safety Commission shall act as a liaison to the community and the Council in matters relating to public safety: issues include traffic and pedestrian safety, emergency preparedness and response activities, and neighborhood safety.		
ARTS AND HERITAGE COMMISSION			<b>Maddy Act Posting Notice:</b> At the end of each calendar year, the City Clerk publishes a list of all appointments to regular and ongoing commissions which are appointed by the City Council. This is done pursuant to the Maddy Act, Government Code Section 54970. This list will be posted at the local library branch and online, and updated when needed. Parties interested in filling vacancies must fill out a Council/Commission/Committee application and return it to City Hall for Council consideration. The application is available at City Hall, or on the City's website at <a href="http://www.bluelake.ca.gov">www.bluelake.ca.gov</a>		
<i>2nd Monday at 6:30PM-City Hall</i>					
<b>COMMISSIONER:</b>	<b>APPT. DATE:</b>	<b>END DATE:</b>			
ALICE FINEN	09/26/23	1/30/25			
ELIZBETH MACKAY	08/27/24	1/30/26			
JULIE DOUGLAS	11/14/22	1/30/25			
RANDY TORONI	11/14/22	1/30/25			
SHERRI GREEN	11/14/22	1/30/26			
<b>Description:</b> The Arts and Heritage Commission shall serve as policy advisors and proponents as appropriate and will actively participate in the furtherance of the City's artistic, cultural and historical development.					

Posting Date: 12/06/24





# CITY OF BLUE LAKE VOLUNTEERS

[WWW.BLUELAKE.CA.GOV](http://WWW.BLUELAKE.CA.GOV)

NEEDED...

## COMMISSION OPENINGS

The City of Blue Lake has Openings on the Following Commissions; Applications can be Found on the City's Website, or by Contacting City Hall:

- ✓ Park and Recreation (1)
- ✓ Public Safety Commission (1)

Commission Applications are Reviewed at the Regular City Council Meeting on the 4th Tuesday of the Month

**CONTACT US:**



707-668-5655



[www.bluelake.ca.gov](http://www.bluelake.ca.gov)





# City of Blue Lake

## City Council Meeting Agenda Report

**Item #:** 11  
**Date:** December 10, 2024  
**Item Subject:** City of Blue Lake Draft Housing Element Presentation and Public Hearing  
**Submitted By:** Mandy Mager, City Manager

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### General Information:

On November 18, 2024, City staff presented the final draft of the City's housing element to the Planning Commission, including the draft CEQA analysis. The Planning Commission received the presentation and made a formal recommendation for adoption to the City Council.

On November 26, 2024, the City Planner, Garry Rees, presented the final draft of the City of Blue Lake Housing Element, along with the accompanying CEQA analysis to the City Council and conducted a public hearing.

Staff will be conducting a final presentation and public hearing of the final draft for the Council and community's review on December 10, 2024 and will be seeking adoption of the document at the City Council meeting on January 28, 2025.

The process of updating the housing element has taken over three years and has included numerous community meetings, town hall presentations, as well as direct outreach to local resource agencies and individual meetings to address community member concerns. The City has received State funding to complete the update and adoption process, and the final adoption will achieve compliance with State mandates.

**Background Material Provided:** City Planner Staff Report-The Draft Housing Element and the CEQA document is available at City Hall and on the City's website.

**Fiscal Impact:** N/A

**Recommended Action:** Receive the presentation and add the adoption of the Housing Element to the January 28, 2025 Council Meeting.

### Review Information:

City Manager Review:       Legal Review:       Planner Review:       Engineer:

Comments:



# CITY OF BLUE LAKE

Post Office Box 458 • 111 Greenwood Road • Blue Lake, CA 95525  
Phone 707.668.5655 Fax 707.668.5916

December 10, 2024

TO: Blue Lake City Council

FROM: Garry Rees, City Planner

**RE: Agenda Item 11: City of Blue Lake Housing Element Presentation and Public Hearing**

State law requires cities in Humboldt County to update their General Plan Housing Elements approximately every 8 years, which is referred to as a Housing Element planning cycle. The current cycle is for the 2019 - 2027 planning period (6th cycle). The City received funding from the California Department of Housing and Community Development (HCD) through the Local Early Action Planning (LEAP) and Regional Early Action Planning (REAP) grant programs to update its Housing Element for the 6th cycle to achieve compliance with State housing law. Since receipt of the first grant funds in 2021, City staff has worked with the Planning Commission on updating the General Plan Housing Element, which has included discussions at numerous Commission meetings, several public hearings, interviews with community stakeholders, and presentations at two town hall meetings. The current draft of the Housing Element Update is available on the City's website at the following link:

<https://bluelake.ca.gov/city-council/general-plan/>

The Draft Housing Element Update includes an analysis required by State law related to: 1) a review of past accomplishments under the last Housing Element update adopted by the City; 2) existing demographics and housing characteristics; 3) land, financial, and administrative resources available to meet housing demand; and 4) market, government, and environmental constraints.

The Humboldt County Association of Governments (HCOAG), a regional planning agency, is responsible for allocating the Regional Housing Need Assessment (RHNA) to individual jurisdictions within the County. The RHNA is distributed by income category. The City of Blue Lake has been allocated a RHNA of 23 dwelling units (7 very low, 4 low, 5 moderate, and 7 above moderate income units) for the 2019-2017 planning period (6th cycle). The City also has a carryover of 11 dwelling units from the 2014-2019 planning period (5th cycle). Therefore, the City must plan for both its 5th and 6th cycle RHNA in the 6th cycle Housing Element. The Housing Element Update itself does not create physical residential

growth in the City. The City must ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate the RHNA. The Draft Housing Element Update identifies available sites that are currently zoned for residential development during the 2019 - 2027 planning period (6th cycle), which exceeds the City's RHNA allocation, including sites located within the Powers Creek District.

The Draft Housing Element Update also includes programs that propose amending the City's Zoning Code for the following reasons: 1) to ensure consistency with current State housing law (see Housing Element Programs HI-1, HI-2, HI-7, HI-17, and HI-23); 2) to create a Multi-Family Combining Zone that would allow multi-family projects without discretionary review or by-right at a density of 16 units per acre (see Housing Element Program HI-14); 3) to remove potential constraints to the development of multi-family housing (see Housing Element Program HI-19); 4) to comply with the requirements for objective design standards in Government Code Section 65589.5, subdivision (f) (see Housing Element Program HI-21); and 5) to minimize the potential for confusion regarding the applicability of the City's design guidelines (see Housing Element Program HI-22).

On September 20, 2023, the City received a determination letter from HCD reporting the results of their review of the City's 6th cycle Draft Housing Element Update (see **Attachment 1**). The letter concluded that the revised draft element meets the statutory requirements of State Housing Element law, with the following exception:

*"Generally, pursuant to Government Code section 65584.09, if a city did not make available sites to accommodate the regional housing need allocation (RHNA), then the city shall, within the first year of the planning period of the new element, rezone adequate sites to accommodate the unaccommodated portion of the RHNA from the prior planning period. The City has an unaccommodated need from the prior planning period (Table 20). Since more than a year has lapsed from the beginning of the current planning period, the element cannot be found in compliance until the required rezoning is complete. Specifically, the element cannot be found in compliance until Program HI-14 (Rezoning and By Right Procedures) is implemented to meet the unaccommodated need from the 5th cycle RHNA. Once the rezoning has been completed, the City should submit documentation (e.g., resolution, ordinance) to HCD and HCD will review and approve the element in accordance with Government Code section 65585."*

Additionally, pursuant to Government Code Section 65583.3, the HCD review letter stated that the City must submit an electronic sites inventory with its adopted Housing Element. This is similar to the sites inventory contained in the element update but must be provided in the electronic form required by HCD after the City has adopted its element.

After receiving the review letter from HCD indicating that the City could move forward with adoption of its Draft Housing Element Update, City staff prepared a California Environmental Quality Act (CEQA) Initial Study (IS) for the element update. As discussed in the Draft IS, the project description analyzed in the document is the updated policies and programs proposed by the Housing Element Update. As concluded in the Draft IS, it is found that the Housing Element Update would not have a significant effect on the environment. As stated in several sections of the Draft IS:

*“The Housing Element Update is a policy document that does not result in physical changes to the environment but encourages the provision of housing in areas of the City that are already designated and zoned to allow residential development. While policies could require amendments to the Zoning Code or result in actions of the City that could cause a physical change, the policies would not result in specific physical changes to the environment. Additionally, any amendments to the Zoning Code would be subject to project-specific environmental review pursuant to CEQA.”*

Therefore, it is recommended by City staff that a Negative Declaration is the appropriate CEQA determination for adoption of the Housing Element Update.

As required by CEQA Guidelines Sections 15073(d) and 15105(b), the CEQA document prepared for the project was sent to the State Clearinghouse (SCH#: 2024091022) for a 30-day circulation period. The circulation period began on 9/26/24 and ended on 10/27/24. As required by CEQA Guidelines Section 15072(a), a ‘Notice of Intent to Adopt a Negative Declaration’ was submitted to the State Clearinghouse, posted in 3 public places in the city, and filed with the County Clerk-Recorder’s Office prior to the beginning of the circulation period. The CEQA document was also posted on the City’s website prior to the beginning of the circulation period. Comments that have been received on the Draft IS to date are included as **Attachment 2** to this staff report. Based on the comments received, minor revisions were made to the Draft IS. Additions made to the Draft IS are shown in underlined and bolded **text** and deletions are shown with ~~strikethroughs~~. The revised Draft IS (dated November 2024) is available on the City’s website at the link provided above for the Draft Housing Element Update.

With HCD determining that the Draft Housing Element Update is ready for adoption and the CEQA document being circulated for public comment, the next step in the process was for the Planning Commission to make a recommendation to the City Council regarding adoption of the element update. At their regularly scheduled meeting on November 18th, the Planning Commission held a public hearing and adopted Resolution No. 2-2024, which contains the Planning Commission’s recommendation to adopt the element update and a CEQA Negative Declaration (see **Attachment 3**). For additional information about the Housing Element Update, attached is a presentation given to the Planning Commission at their November 18th meeting and the City Council at their November 26th meeting (see **Attachment 4**).

Now that the Planning Commission has made a recommendation to the City Council, the next step is for public hearings to be held by the City Council to review the recommendation from the Planning Commission, receive comments from the public, and consider adoption of the CEQA Negative Declaration and Housing Element Update. This item has been included on the agenda for this meeting as a public hearing, to provide the City Council the opportunity to review the Draft Housing Element Update, receive public comment, and ask questions of staff. Since this meeting will be the first meeting of the new City Council, it is not anticipated that the Council will take action on adoption of the Housing Element Update at this meeting. As such it is recommended for the Council to continue the public hearing to the regularly scheduled meeting on January 28, 2025.

**RECOMMENDATION:**

- 1) Receive a presentation from City staff on the City's Draft General Plan Housing Element Update.
- 2) Open the public hearing and receive public testimony.
- 3) Close the public hearing.
- 4) Discuss the Draft General Plan Housing Element Update and ask questions of City staff.
- 5) Continue the public hearing to the regularly scheduled meeting on January 28, 2025.



# CITY OF BLUE LAKE

Post Office Box 458 • 111 Greenwood Road • Blue Lake, CA 95525  
Phone 707.668.5655 Fax 707.668.5916

## NOTICE OF PUBLIC HEARING

Notice is Hereby given that the **City Council of the City of Blue Lake** will conduct a Public Hearing on the following General Plan amendment at a special meeting on **December 10, 2024**.

**Amendment of the General Plan Housing Element for the 2019-2027 Housing Element planning period (6<sup>th</sup> cycle) to comply with State housing law:** State law requires cities in Humboldt County to update their General Plan Housing Element for the 2019 - 2027 planning period (6<sup>th</sup> cycle). The City of Blue Lake has prepared a Draft Housing Element which includes an analysis required by State law related to: 1) a review of past accomplishments under the last Housing Element update adopted by the City; 2) existing demographics and housing characteristics; 3) land, financial and, administrative resources available to meet housing demand; and 4) market, government, and environmental constraints. The Humboldt County Association of Governments (HCOAG), a regional planning agency, is responsible for allocating the Regional Housing Need Assessment (RHNA) to individual jurisdictions within the County. The RHNA is distributed by income category. The City of Blue Lake has been allocated a RHNA of 23 dwelling units (7 very low, 4 low, 5 moderate, and 7 above moderate income units) for the 2019-2017 planning period (6<sup>th</sup> cycle). The City also has a carryover of 11 dwelling units from the 2014-2019 planning period (5<sup>th</sup> cycle). Therefore, the City must plan for both its 5<sup>th</sup> and 6<sup>th</sup> cycle RHNA in the 6<sup>th</sup> cycle Housing Element. The Housing Element itself does not create physical residential growth in the City. The City must ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate the RHNA. The Draft Housing Element identifies available sites for residential development during the 2019 - 2027 planning period (6<sup>th</sup> cycle), which exceed the City's RHNA allocation, including sites located within the Powers Creek District. The Draft Housing Element includes programs that propose amending the City's Zoning Code for the following reasons: 1) to ensure consistency with State housing law; 2) to create a Multi-Family Combining Zone to allow multi-family projects without discretionary review or by-right at a density of 16 units per acre; 3) to remove potential constraints to the development of multi-family housing; 4) to comply with the requirements for objective design standards in Govt Code Section 65589.5, subdivision (f); and to minimize the potential for confusion regarding the applicability of the City's design guidelines. **The recommended environmental determination for the proposed General Plan amendment is a Negative Declaration pursuant to California Environmental Quality Act Guidelines Article 6.**

The City Council meeting will be held at **6:30 P.M.** at the Skinner Store behind Blue Lake City Hall, 111 Greenwood Avenue, Tuesday, December 10, 2024.

**All interested parties are invited to attend.**

**This meeting will be held in person at the location listed above.** The City will provide alternative methods of participation for the convenience of the public. However, the City does not guarantee that there will not be technological issues or interruptions. The public is hereby notified that if there is a technological issue with live video streaming of the meeting, the meeting will continue in person as scheduled. The public may access and participate in the public meeting using one or more of the following methods:

- A) **Zoom:** The meeting will be live streamed via Zoom (details below). The direct Zoom link will also be posted on the City of Blue Lake website (<https://bluelake.ca.gov/>). During the meeting, public comment may be made by using the raise hand feature on Zoom.

Public input will be facilitated by Zoom at the following meeting link:  
<https://us02web.zoom.us/j/82798554509?pwd=bM3aZtJVawkM9CyeQ8bN370bX9TvJJ.1>

**Meeting ID: 827 9855 4509 Passcode: 073269**

Dial by your location: +1 669 900 6833 US (San Jose)

- B) **In-Writing:** Public comments may also be made in advance by submitting written comment via [citymanager@bluelake.ca.gov](mailto:citymanager@bluelake.ca.gov) or by filing it with the City Clerk at 111 Greenwood Road, Blue Lake, California, 95525. All public comments (via email or mail) must be received by the City Clerk prior to 4:30 p.m. the day of the meeting. Please identify the meeting date and agenda item to which your comment pertains in the subject line. Public comments, so received, will be forwarded to the City Council. Written public comments will not be read aloud during the meeting.

Please note that, pursuant to Section 65009 of the Government Code, as amended: if you challenge City action on the above General Plan amendment in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Blue Lake City Council at or prior to the public hearing. If the City Council continues the public hearing described in this notice, this will continue the opportunity for public comment on the above General Plan amendment.

Documents relating to the above General Plan amendment are available for review on the City’s website (<https://bluelake.ca.gov/city-council/general-plan/>) and at the City Clerk’s office, 111 Greenwood Avenue, Blue Lake, CA, weekdays, 9:00 a.m. to noon, and 1:00 p.m. to 4:00 p.m.

November 29, 2024



## **Attachment 1**

**California Department of Housing and Community Development  
Review Letter for City of Blue Lake's 6<sup>th</sup> Cycle (2019-2027)  
Revised Draft Housing Element**



**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833  
(916) 263-2911 / FAX (916) 263-7453  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



September 20, 2023

Amanda Mager, City Manager  
City of Blue Lake  
PO Box 458  
Blue Lake, CA 95525

Dear Amanda Mager:

**RE: City of Blue Lake's 6<sup>th</sup> Cycle (2019-2027) Revised Draft Housing Element**

Thank you for submitting the City of Blue Lake's (City) revised draft housing element received for review on August 28, 2023. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The revised draft element meets the statutory requirements of State Housing Element Law, including as described in HCD's August 29, 2022 review. However, the housing element cannot be found in substantial compliance until the City has completed necessary rezones as described below. The housing element will substantially comply with State Housing Element Law (Gov. Code, § 65580 et seq.) when the necessary rezoning is complete and the element is adopted, submitted to, and approved by HCD, in accordance with Government Code section 65585.

Generally, pursuant to Government Code section 65584.09, if a city did not make available sites to accommodate the regional housing need allocation (RHNA), then the city shall, within the first year of the planning period of the new element, rezone adequate sites to accommodate the unaccommodated portion of the RHNA from the prior planning period. The City has an unaccommodated need from the prior planning period (Table 20). Since more than a year has lapsed from the beginning of the current planning period, the element cannot be found in compliance until the required rezoning is complete. Specifically, the element cannot be found in compliance until Program HI-14 (Rezoning and By Right Procedures) is implemented to meet the unaccommodated need from the 5<sup>th</sup> cycle RHNA. Once the rezoning has been completed, the City should submit documentation (e.g., resolution, ordinance) to HCD and HCD will review and approve the element in accordance with Government Code section 65585.

As a reminder, pursuant to Government Code section 65583.3, the City must submit an electronic sites inventory with its adopted housing element. The City must utilize standards, forms, and definitions adopted by HCD. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/planning-and-community-development/housing-elements> for a copy of the form and instructions. The City can reach out to HCD at [sitesinventory@hcd.ca.gov](mailto:sitesinventory@hcd.ca.gov) for technical assistance.

Public participation in the development, adoption and implementation of the housing element is to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

HCD appreciates the hard work, cooperation, and responsiveness the City's housing element team provided throughout the housing element review and update. If HCD can provide assistance in implementing the housing element, please contact Andrea Grant, of our staff, at [Andrea.Grant@hcd.ca.gov](mailto:Andrea.Grant@hcd.ca.gov).

Sincerely,



Paul McDougall  
Senior Program Manager

## **Attachment 2**

**Comments Received on the Draft CEQA Negative Declaration for  
the Blue Lake General Plan Housing Element Update**



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**Re: NCRWQCB comment on Blue Lake Housing Element**

---

**From** Garry Rees <grees@shn-engr.com>

**Date** Thu 10/17/2024 10:00 AM

**To** Bauer, Heidi M.@Waterboards <Heidi.M.Bauer@Waterboards.ca.gov>

**Cc** McLaughlin, Kelsey R.@Waterboards <Kelsey.McLaughlin@Waterboards.ca.gov>; citymanager@bluelake.ca.gov <citymanager@bluelake.ca.gov>; Leanna Brotherton <lbrotherton@shn-engr.com>

 2 attachments (4 MB)

Figure 3\_Vacant Parcels Map\_HE Update Neg Dec.pdf; GeoTracker-BL LUST Cleanup Sites.pdf;

Heidi,

Thank you for your comments on the CEQA Negative Declaration for the Blue Lake Housing Element Update.

Attached is the vacant parcels map (Figure 3) included on page 6 of the Negative Declaration prepared for the Housing Element Update. This map shows the parcels that are included in the site inventory of the Housing Element Update and are projected to be likely developable for residential uses. Also attached is a map from the Geotracker website showing the leaking underground storage tank (LUST) cleanup sites in the City of Blue Lake. To clarify and as indicated on the attached maps, none of the vacant parcels shown on Figure 3 are sites that are listed as hazardous materials sites that are under the oversight of the North Coast Regional Water Quality Control Board.

Therefore, the City's Housing Element Update is not planning for residential development on the LUST cleanup sites in the City.

Thanks.

**Garry Rees, AICP**

Principal Planner



Civil Engineering, Environmental Services,  
Geosciences, Planning & Permitting, Surveying

[www.shn-engr.com](http://www.shn-engr.com)

812 W Wabash Ave, Eureka, CA 95501

(707) 441-8855

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**From:** Bauer, Heidi M.@Waterboards <Heidi.M.Bauer@Waterboards.ca.gov>

**Sent:** Monday, September 30, 2024 2:29 PM

**To:** Garry Rees <grees@shn-engr.com>

**Cc:** McLaughlin, Kelsey R.@Waterboards <Kelsey.McLaughlin@Waterboards.ca.gov>

**Subject:** NCRWQCB comment on Blue Lake Housing Element

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Garry Rees, we reviewed the City Of Blue Lake proposed housing element [The City of Blue Lake 2019-2027 Housing Element Update \(ca.gov\)](#) and as noted in the Initial Study on Pages 74 -78 there are nine sites listed as hazardous materials release sites, most of them being under the oversight of our agency, the North Coast Regional Water Quality Control Board. While these sites are considered closed, most of them were closed using screening criteria intended for the current use which most often was commercial/industrial. Since these sites were closed using commercial screening criteria, they may contain contaminants above residential screening thresholds and thereby not be appropriate for residential development without further investigation and/or remediation. Furthermore, some of these sites already have soil management plans which require proper management and handling of any soils excavated at the site. This is because the remaining soils at the site are above screening levels, and while they pose no significant threat to human health or the environment as undisturbed soils in the current use setting, they could pose a threat if unearthed without proper mitigations.

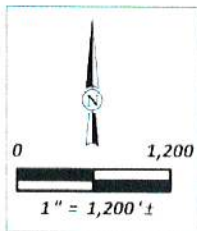
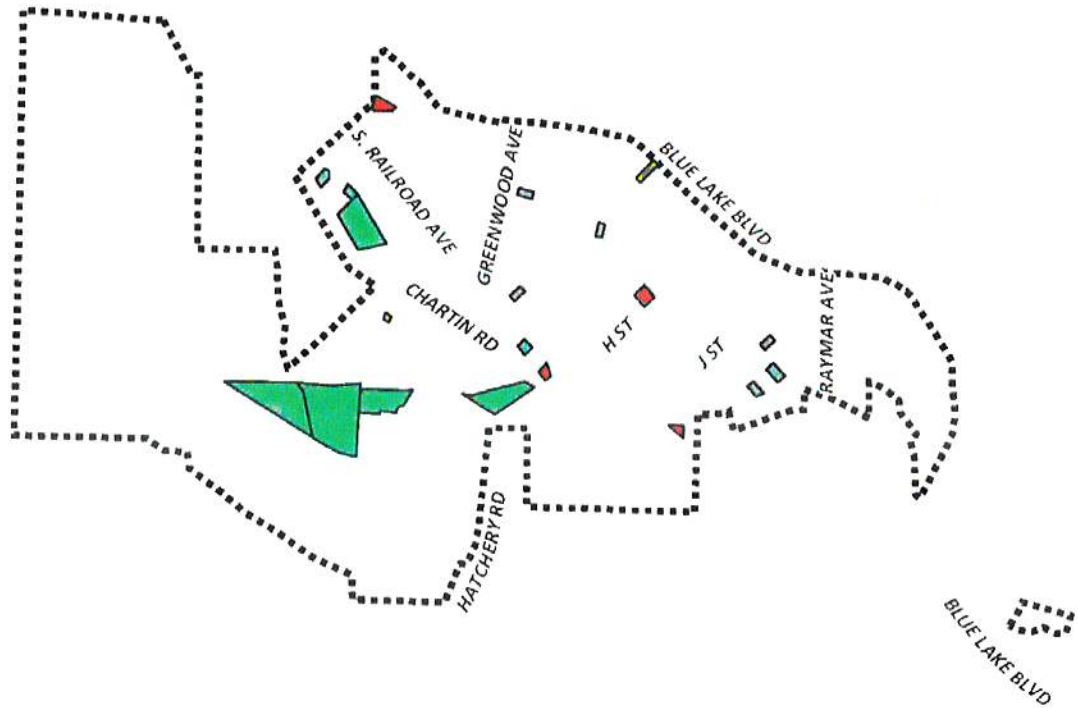
We are supportive of the Housing Element for the City of Blue Lake, but please note that precautions and additional work may be necessary in order to develop these parcels into residential units so that there are no significant health risks to future occupants. Please let me know if you have any questions or would like to discuss this further.

Best,

Heidi

Heidi M. Bauer, P.G.  
Senior Engineering Geologist  
Site Cleanups Unit Supervisor  
North Coast Regional Water Quality Control Board  
5550 Skylane Blvd. Suite A  
Santa Rosa, CA. 95403  
[heidi.m.bauer@waterboards.ca.gov](mailto:heidi.m.bauer@waterboards.ca.gov)  
Office: (707) 570-3769





EXPLANATION	
	CITY LIMITS
VACANT PARCELS	
	LIKELY DEVELOPABLE
	QUESTIONABLY DEVELOPABLE
	LIKELY NOT DEVELOPABLE



City of Blue Lake  
 Housing Element Update  
 Blue Lake, California

February 2022

Figure3\_VacantParcelsRZone

Vacant Parcels with  
 Residential & Mixed Use Zoning  
 SHN 021022.001

Figure 3



CHOOSE MORE SITES

- REMOVE
- REMOVE
- REMOVE
- REMOVE
- Sign this as Closed Site
- REMOVE

CHOOSE FIELDS

SITE NAME	STATUS
<input checked="" type="checkbox"/> BIG OIL & TIRE - BLUE LAKE BP	COMPLETED - CASE CLOSED
<input checked="" type="checkbox"/> BLUE LAKE BELTING AND LEATHER WORKS	COMPLETED - CASE CLOSED
<input checked="" type="checkbox"/> BLUE LAKE MARKET	COMPLETED - CASE CLOSED
<input checked="" type="checkbox"/> BLUE LAKE PUBLIC WORKS YARD	COMPLETED - CASE CLOSED
<input checked="" type="checkbox"/> BLUE LAKE UNION ELEMENTARY SCHOOL	COMPLETED - CASE CLOSED
<input checked="" type="checkbox"/> HCDPW BLUE LAKE MAINTENANCE STATION	COMPLETED - CASE CLOSED
<input checked="" type="checkbox"/> JACKSONS GARAGE	COMPLETED - CASE CLOSED
<input checked="" type="checkbox"/> LUNDBLADE PROPERTY	COMPLETED - CASE CLOSED
<input checked="" type="checkbox"/> PRIVATE RESIDENCE	COMPLETED - CASE CLOSED



---

**Re: Notice of Intent for a Negative Declaration\_Housing Element\_follow-up**

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**From** Garry Rees <grees@shn-engr.com>  
**Date** Thu 10/17/2024 3:09 PM  
**To** Idiane <Idiane@sonic.net>  
**Cc** Leanna Brotherton <lbrotherton@shn-engr.com>

Hi Lisa,

I am back in the office from vacation and am getting through my emails. Apologies for the delayed response.

The current draft of the Housing Element Update (dated Feb. 2024) is available on the City's website at the following link:

<https://bluelake.ca.gov/wp-content/uploads/2024/09/02012024-BlueLake-6thCycle-HousingElementUpdate.pdf>

Below is a response to the questions in your 10/13/24 email:

1. In the information letter it says that "The update identifies the potential for development of up to 89 new housing at full buildout of the City's existing vacant lot inventory." By "City's" existing lot inventory--does that apply to just the City-owned property on Taylor Way or empty lots throughout the town? I recall a map showing a lot inventory throughout the town--are those the lots available AND is that map current?  
**The existing vacant lot inventory is listed in Table 21 (Inventory of Vacant Land Available for Residential Development) and shown on Figure 1 (Vacant Site Inventory) in the Housing Element Update (dated Feb. 2024). The existing vacant lot inventory includes both publicly and privately owned properties in the City.**

2. Please elaborate on what "full build-out means". Number of stories/height...etc.  
**When the term "full build-out" is used, it is referring to the number of residential units that are projected to occur on the vacant and likely developable sites identified in the City's Housing Element Update. In the Housing Element Update, it is projected that 89 units could occur on the vacant and likely developable sites in the City. The number of stories/height is dependent on the development standards for each zone that these sites are located in, which varies by zone. The maximum height allowed in the zones containing sites identified as vacant and likely developable typically ranges from 35-45 feet.**

Thanks.

**Garry Rees, AICP**  
Principal Planner





Civil Engineering, Environmental Services,  
Geosciences, Planning & Permitting, Surveying  
[www.shn-engr.com](http://www.shn-engr.com)  
812 W Wabash Ave, Eureka, CA 95501  
(707) 441-8855

---

**From:** Idiane <Idiane@sonic.net>  
**Sent:** Sunday, October 13, 2024 7:29 AM  
**To:** Garry Rees <grees@shn-engr.com>  
**Subject:** Fwd: Notice of Intent for a Negative Declaration\_Housing Element\_follow-up

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Garry,  
Would appreciate hearing back on the questions below. When I return I could schedule a meeting if that would be better. Let me know.  
Also Anali sent the link to the Housing Element yet it was dated some months ago--please let me know if what is online IS the most current version.  
Thank you.  
Lisa Hoover

----- Original Message -----

**Subject:** Notice of Intent for a Negative Declaration\_Housing Element  
**Date:** 2024-10-04 16:39  
**From:** Idiane <Idiane@sonic.net>  
**To:** grees@shn-engr.com

Hello Garry,  
I saw this item on the Blue Lake Webpage. Is the environmental document associated with this posted on the web page? If not, would you please have the City post the document AND please let me know when this takes place.  
Questions:

- In the information letter it says that "The update identifies the potential for development of up to 89 new housing at full buildout of the City's existing vacant lot inventory." By "City's" existing lot inventory--does that apply to just the City-owned property on Taylor Way or empty lots throughout the town? I recall a map showing a lot inventory throughout the town--are those the lots available AND is that map current?
- Please elaborate on what "full build-out means". Number of stories/height....etc.

I would schedule a meeting with you but will not be in town for a couple of weeks so wanted to see if as a start, an email exchange might work.  
Thank you.  
Lisa Hoover



---

**Re: City of Blue Lake Housing Element Negative Dec**

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**From** Garry Rees <grees@shn-engr.com>  
**Date** Mon 10/28/2024 9:51 AM  
**To** Kent Sawatzky <kentsawatzky@hotmail.com>  
**Cc** Anali Gonzalez <adminasst@bluelake.ca.gov>

Kent,

Confirming receipt of your comments. They will be provided to the Planning Commission at their meeting tonight.

**Garry Rees, AICP**

Principal Planner



Civil Engineering, Environmental Services,  
Geosciences, Planning & Permitting, Surveying  
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(707) 441-8855

---

**From:** Kent Sawatzky <kentsawatzky@hotmail.com>  
**Sent:** Monday, October 28, 2024 8:18 AM  
**To:** Garry Rees <grees@shn-engr.com>  
**Subject:** Fw: City of Blue Lake Housing Element Negative Dec

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Garry,  
Please include this at tonight's Blue Lake PC meeting. Please confirm receipt of this request.  
Kent Sawatzky

---

**From:** Kent Sawatzky <kentsawatzky@hotmail.com>  
**Sent:** Monday, October 28, 2024 8:16 AM  
**To:** Anali Gonzalez <adminasst@bluelake.ca.gov>  
**Subject:** Fw: City of Blue Lake Housing Element Negative Dec

Good morning, Anali

Please forward this to the planning commission as public comment. Please confirm receipt of this request. Thank you.

Kent Sawatzky

---

**Subject:** Fw: City of Blue Lake Housing Element Negative Dec

Dear planning commissioners,

These are my comments on items # 4, and #6 on tonight's agenda.

Item # 6;

After you reading, and understanding the approximately 341 pages of the Regional Climate Acton Plan. I shall attempt to give you an executive summary.

Blue Lake is the only participant who has not approved the plan in all of Humboldt County. County staff was on the Zoom meeting the whole Blue Lake City Council meeting last Tuesday to present to Blue Lake City Council.

It is more than embarrassing, that in speaking with Humboldt County Director John Ford, The other participants led by the County are moving forward without the City of Blue Lake participation. I guess "Better late than never" would apply under these sad circumstances. I guess that the City of Blue Lake may be perceived to think saving our planet is of minimal importance.

Item # 4;

After you reading, and understanding the approximately 142 pages of the City of Blue Lake General Housing Element Update. You should be asking the question "When are the promised Town Hall meetings to take place that have been justifiably promised, and expected by the Public to take place? We can agree or not, but as structured, the need for a Blue Lake Planning Commission, including planning and public participation is being all but replaced by staff that would make the decisions thru a consistency process.

One of the determinations would be as stated in multiple locations thru out the document such as the #1 objective on page 19 of the update. You may wish to pay special attention to Items HP 1.1 thru HP 1.7. It should be the PC's duty to determine if projects within the City are consistent with "Blue Lake 6<sup>th</sup> Cycle Housing Goals, Policies, and Implementation Programs" on a project-by-project basis. That is why we have you to do that job rather than an unelected, or even appointed City Staff member.

An example would be on page 19 "Goal HG-1 Community Housing Policies"

HP-1.1, the first on the list, reads as follows;

"Review all new residential development to be consistent with the existing small-town character of the community and blend existing development, as well as to insure sustainability, and environmental protection"

The Planning Commission should determine the method, and make the consistency determination.

The common sense basis for this should possibly be as follows; We do not have any three-story residential buildings in Blue Lake. Therefore, the maximum height should be two stories.

We only have one residential building in Blue Lake in excess of 5 units (That is a ten plex). Therefore, the maximum residential developments should be somewhere in the five to Ten range.

I would read goals HP-1.1 thru HP-1.7. These are the things the people's representatives, "The Blue Lake Planning Commission" were appointed to implement. That is the reason we have a planning Commission.

The draft you received needs to have major updates. Many of the deliverables are required to be implemented by December 31st 2024. That is not possible. I assume you, and I know the public, would like to see an updated version prior to consider making a recommendation to the Blue Lake City Council. The public should have the opportunity to make comments on the updated draft prior to any recommendation to the Council. That is the required process.

The following are some comments sent to planner Rees;

Planner Rees,

The following are my comments on the City of Blue Lake Housing Element Negative Dec.

This Housing Element has the most effect on the City of Blue lake environmentally, and Socially in the History of Blue Lake Planning process. It deserves a full EIR at this time for the following reasons;

#1 as per this document, it states 4. "The project area is the entire City of Blue Lake"

#2 as per this document, it states 6. "General Plan Designation, City wide"

#3 as per this document, it states 7. "Zoning, City wide"

The only other Planning document that reaches this level of necessary review is a General Plan Update, which has been needed for many years, insofar as it is no where near internally consistent. And which many of the parts to this update are predicated upon. There is no legal foundation for this update. And this Housing Element should not move forward until the General plan Zoning and Land use are updated and approved. One EIR may suffice for both. And would likely be the best path. forward. Both the General Plan update and the Housing Element update to be approved at the same time.

This Housing Element. as proposed does not take into account the necessary CEQA analysis of Cumulative Effects. and violates one of the primary requirements of CEQA disallowing a piecemeal approach to land use determinations. It is designed to promise project by project CEQA evaluation, (Piecemealing). It goes one step further and does not give CEQA evaluation base on an exclusion for CEQA as "Infill". the effect is to eliminate any CEQA review at any phase, and therefore the only time to allow the Public, The Planning Commission, or the Blue Lake City Council can participate is now with a full EIR reflecting gigantic cumulative effects on the Environment

The truth be know a 12' by 12' shed within the setback require would get more public input and Environmental review than a 300-unit apartment housing project..

The only person to conduct a consistency determination would be the Director of Planning. At this time that would be Mr. Garry Rees. The people's participation would be all but eliminated along wit CEQA review. This would potential have untold negative effect on the Environment public participation, and therefore faith in the land use system.

#4 as per this document page 7 states "Any by-right project proposed on a property that the combining zone has been applied to would not be subject to CEQA"

#5 as per this document page 8 states "Objective standards are defined as those that involve no personal or subjective judgement by a public official"

#6 The City will amend all zones that reference the guidelines (for example MU, RC etc.) to make it clear that they are recommended and not enforceable standards of the Zoning code. The question should be answered what is the "etc."? And why are the current regulations not required as the public expects and has been promised?

#7 as per the document page 43 falsely states that none of the 21 items listed in the checklist would be significantly affected.

There is no way to state this without a full EIR. We do not know the potential cumulative effect because there is no analysis of what the potential total additional housing units may potentially be added. What is that number?

The public can not make informed comment without that analysis. It appears that the population of Blue Lake under this Housing Element could increase by 50%. There is no rationale that would justify that would have no significant effect on a majority of the 21 items listed in the checklist on page 43.

For the above and more similar items this Housing element update requires the City do its duty to the environment and to the public and Do a full EIR, rather than a negative dec.

Kent Sawatzky

**Planning Commission Meeting/October 28, 2024**

**RE: Agenda Item 4.** Discussion: General Plan Housing Element Update/Negative Declaration

**From: Lisa D. Hoover**

The summary table in the Housing Element Update 2024 document, webpage. 43 (see clips 1 and clip 2 below), that includes of the Environmental Factors (e.g. biological resources, geology/soils, hazardous materials, transportation/traffic) potentially affected indicates that ALL impacts are “less than significant”, thus the determination is that the “proposed project COULD NOT have a significant impact on the environment and a negative declaration will be prepared”. A summary of the “Mandatory Findings of Significance” (webpage 129) reiterates “less than significant” perspective (see clip 3 below).

Yet, the evaluation of “less than significant” applied to all environmental factors is not in keeping with components of the housing element update or the Biological Resources Assessment of 2023 (the latter focused on the Taylor Way developments) that identifies mitigations that should be identified as a condition of approval. Following are clipped statements from the Housing Element:

Pg. 58 of the Housing Element Update states:

**Future residential development may have the potential to result in significant impacts to special-status species and sensitive natural communities such as riparian habitat and federally protected wetlands. However,**

**compliance with existing federal and state laws and regulations, including but not limited to those listed above in the discussion of Regulatory Framework, would result in the avoidance and/or minimization of direct and indirect impacts to special-status species and sensitive habitats. These regulations require site-specific analysis where a project site contains potential habitat for special-status species including wetlands and riparian areas.**

**Based on the result of the site-specific analysis and where appropriate, federal and State agencies will require mitigation for project-level impacts. In compliance with existing laws and regulations, the Housing Element**

In none of the tables of the Housing Element Update that summarize potential environmental effects was a determination made consistent with “the potential to result in significant impacts...” (statement above). Why wasn’t the determination option, “Less than Significant with Mitigation Incorporated” applied to a particular action, when in fact, mitigations will be needed? Example, from Table 21 of the Housing Element update- “Inventory of Vacant Land Available for Residential Development” a multiple-family housing density is assigned to a lot that has the following site constraints documented in the table: *Lot shape, creek corridor, creek setback, riparian habitat, flood zone*. In spite of these site constraints identified in the document, the Housing Element Update does not even acknowledge that mitigations would be needed related to the “Hydrology and Water Quality” element (webpage 88).

The need for mitigations is also supported in the Biological Resources Assessment (February 2023) for Taylor Way developments as well. The document states that recommendations to reduce potential direct and indirect adverse affects be included as a “condition of approval of the project”. Some examples:

- For direct and indirect impact to special-status bird species that could migrate into the study area or establish nest sites, species surveys should be done prior to any land disturbance, and appropriate mitigations applied.
- For potential indirect effects on water resources (streams and associated riparian habitats, riverine system) such as compromising surface water quality by sediment transport from disturbed soils or disturbed by release of hazardous materials as a result of construction.

These are examples of environmental effects that were assigned a “Less than Significant” determination in the Housing Element Update when they actually need mitigations incorporated to reduce negative impacts and should be documented as such.

Another environmental factor in the Housing Element Update relates to direct and indirect effects of the proposed housing element titled “Population and Housing” (see clip 4 below). This factor would apply to any future growth such as new homes and businesses, (including recreational development), specifically, cumulative effects of foreseeable future actions that may affect roads, traffic, and ingress/egress into and out of the town. The Housing Element states that this item is “Less Than Significant” but this is not substantiated nor has the Circulation Element of the General Plan been updated since 1986.

Related to the Housing Element’s Truck/Industrial Policy (webpage 113) and residential lot density it states:

*Circulation Element - Truck/Industrial Policy: Policy 23. As long as the City uses the existing truck route, the City should consider minimizing potential densities for residential lots within one local street or one block of Greenwood Avenue.*

Currently there is a multi-family development under construction within “one block”, west of Greenwood Avenue. This policy was not applied to this setting so that sheds doubt on whether other parcels on/proximal to Greenwood Avenue identified in the other vacant sites/underutilized sites Table 21 of the Draft Housing Element would be applied. Are these lots identified for multi-family developments?

I would ask that the Planning Commission and Planning Staff revisit these elements of the General Plan Housing Element and pause on the intent to adopt a negative declaration until the “less than significant” determinations (examples above) are better substantiated and/or changed to include text related to the need for mitigations (“mitigations incorporated”). I would also ask for a pause on adoption in light of residential, business... developments currently discussed by the City as such developments will have cumulative effects on the “Population and Housing” and the “Circulation” elements included in the document as well as other environmental elements (e.g. biological resources, hydrology, hazardous materials). Related is the need to update the Circulation Element of the General Plan to factor in an analysis that incorporates the proposed developments (residential etc) and zone changes.

Respectfully submitted,

Lisa D. Hoover

# 1. From the Housing Element Update: webpage 43. Summary of Environmental Factors

## 4 Environmental Factors Potentially Affected

This Project would potentially affect the environmental factors checked below, involving at least one impact that is "potentially Significant" or "less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agricultural / Forestry Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Energy
<input type="checkbox"/> Geology / Soils	<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Hazards & Hazardous Materials
<input type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Land Use / Planning	<input type="checkbox"/> Mineral Resources
<input type="checkbox"/> Noise	<input type="checkbox"/> Population / Housing	<input type="checkbox"/> Public Services
<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation / Traffic	<input type="checkbox"/> Tribal Cultural Resources
<input type="checkbox"/> Utilities / Service Systems	<input type="checkbox"/> Wildfire	<input type="checkbox"/> Mandatory Findings of Significance
<input checked="" type="checkbox"/> None		

### DETERMINATION

On the basis of this Initial Study:

- I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.

## From the Housing Element Update: webpage 63, Biological Resources

	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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### Biological Resources

Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



**3. From the Housing Element Update: Webpage 129, summary of Mandatory Findings of Significance**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Mandatory Findings of Significance:</b>				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**4. From the Housing Element Update: Webpage 103, Summary of the Population and Housing Element**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Population and Housing</b>				
<b>Would the project result in:</b>				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



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**Re: Draft Housing Element\_chance to meet or converse**

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**From** Idiane <Idiane@sonic.net>

**Date** Thu 11/14/2024 5:41 PM

**To** Garry Rees <grees@shn-engr.com>

 1 attachment (462 KB)

Comments\_Planning Commission Mtg\_10\_28\_24\_Housing Element.docx;

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Garry,

I just returned today having been out of the area since Monday.

Since I could not make your office hours on Wednesday I am wondering if you can respond to the following questions prior to Monday's Planning Commission Meeting on the 18th?

I've attached my written comment submitted for the last Planning Commission Meeting. I am assuming that you were also provided these comments. Below are questions from the submitted comments that I hope you can address:

Question 1. How can the determination of "less than significant" for all environmental factors (see Housing Element webpage 43) apply when both the Housing Element (pg. 58) and the Biological Resources Assessment of 2023 (for Taylor Way) address environmental concerns that need to be addressed?

From pg. 58 of the Housing Element: "*Future residential development may have the potential to result in **significant impacts** to species-status species and sensitive natural communities such as riparian habitat and federally protected wetlands.*"

From the Biological Resources Assessment (February 2023), the document states that recommendations to reduce potential direct and indirect adverse affects be included as a "*condition of approval of the project*". (Examples in the attached letter pertain to special-status bird species and water resources).

Question 2. Given that there is a need to address environmental impacts and mitigations, why did neither the Biological Resources table (webpage 63) or the Mandatory Findings of Significance table (webpage 129) apply the "Less than Significant with Mitigations Incorporated" determination?

Question 3. The Circulation Element (while out-dated) states under the Truck/Industrial Policy, Policy 23 (webpage 113): "As long as the City uses the existing truck route, the City should consider **minimizing potential densities for residential lots** within one local street or one block of Greenwood Avenue". Why wasn't this policy applied to the lots that are currently slated for a multi-family development proximal to Greenwood Avenue (west side)? Will this policy apply to other vacant sites (Table 21) proximal to Greenwood Avenue?

Question 4: While the City must plan for RHNA's 5th and 6th cycle which equates to 34 units, why does the Housing Element update include 89 new units, 55 more than is needed to meet the 5th and 6th cycle?

Garry, I do not see the data to support that the Housing Element Update will not have a significant effect on some environmental factors without mitigations, in fact, as pointed out above, I see the opposite. Other items that are inconsistent or lacking documented support pertain to the Circulation Element and the RHNA housing unit assignment.

Your response, your clarifications as needed, would be appreciated.

Lisa Hoover

On 2024-10-30 15:35, Garry Rees wrote:

Hi Lisa,

My next office hours at the City are on Wednesday, Nov. 13th. My office hours happen on the 2<sup>nd</sup> and 4<sup>th</sup> Wednesday of each month.

I don't believe there are any appointments scheduled yet for the 13th. If that day works for you, please call the front office at City Hall to get on the schedule.

Thanks.

**Garry Rees, AICP**

Principal Planner



Civil Engineering, Environmental Services,  
Geosciences, Planning & Permitting, Surveying  
[www.shn-engr.com](http://www.shn-engr.com)

812 W Wabash Ave, Eureka, CA 95501  
(707) 441-8855

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**From:** Idiane <Idiane@sonic.net>  
**Sent:** Wednesday, October 30, 2024 2:29 PM  
**To:** Garry Rees <grees@shn-engr.com>  
**Subject:** Draft Housing Element\_chance to meet or converse

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Garry,

Relative to the Planning Commission Meeting, there were questions that came up and I would like to go over some elements of my public comment with you (e.g. the likely need for mitigations for some of environmental factors, addressing cumulative effects versus the isolation of respective developments, the Greenwood Avenue item about minimizing density proximal to this avenue...).

Are there options to meet next Wednesday when I believe you are in Blue Lake?

Lisa H.

## **Attachment 3**

**Planning Commission Resolution No. 2-2024**

RESOLUTION NO. 2-2024

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BLUE LAKE  
RECOMMENDING APPROVAL OF A DRAFT NEGATIVE DECLARATION AND  
AMENDMENT OF THE HOUSING ELEMENT OF THE BLUE LAKE GENERAL  
PLAN FOR THE 2019-2027 PLANNING CYCLE (6th Cycle)**

**WHEREAS**, the Blue Lake Planning Commission has before it for consideration the project defined as amendment of the Housing Element of the Blue Lake General Plan by adoption of the Housing Element Update, February, 2024, a copy of which is attached hereto as Exhibit "A" and made a part hereof, to supersede the September, 2009, Housing Element Update, as amended; and

**WHEREAS** a draft negative declaration has been prepared with respect to said project pursuant to the California Environmental Quality Act (CEQA), and all notices have been given with respect to said negative declaration; and

**WHEREAS**, after due notice of hearing, a public hearing was held at the regular meeting of the Blue Lake Planning Commission on November 18, 2024, to consider the draft negative declaration and the said project; and

**WHEREAS**, at said public hearing, due consideration was given to the environmental effects of the said project and to all objections to said project, and the Planning Commission believes that the draft negative declaration should be approved, and the Housing Element of the Blue Lake General Plan should be amended as hereinafter set forth:

**NOW, THEREFORE**, be it resolved by the Planning Commission of the City of Blue Lake as follows:

1. The Planning Commission finds on the basis of the draft negative declaration and any comments received by the Planning Commission that there is not substantial evidence that the project will have a significant effect on the environment and recommends approval of the said negative declaration.
2. Pursuant to Government Code Section 65354, the Blue Lake Planning Commission hereby recommends to the City Council the amendment of the Housing Element of the Blue Lake General Plan by adoption of the Housing Element Update, February, 2024 to supersede the September, 2009, Housing Element Update, as amended.
3. The reasons for this recommendation are set forth in the draft negative declaration, in the staff report, and in the minutes of the Planning Commission meetings of October 28, 2024 and November 18, 2024 (Public Hearing), copies of which shall be transmitted to the Blue Lake City Council.
4. The Secretary of the Planning Commission is authorized and directed to transmit this resolution to the City Council of the City of Blue Lake.

RESOLUTION NO. 2-2024

INTRODUCED, PASSED, AND ADOPTED this 18<sup>th</sup> day of November 2024, by the following vote:

AYES: Hogan, Cseh, ISSAC


NAYS: Ø

ABSENT: Pryor, Schiang

ABSTAIN: Ø

  
Chairman, Planning Commission, - Elaine Hogan  
City of Blue Lake

ATTEST: Amanda Mager

  
Secretary, Planning Commission

## **Exhibit "A" to Resolution No. 2-2024**

### **City of Blue Lake Draft General Plan Housing Element Update for the 2019-2027 Planning Period (6<sup>th</sup> Cycle)**

<https://bluelake.ca.gov/wp-content/uploads/2024/09/02012024-BlueLake-6thCycle-HousingElementUpdate.pdf>



## **Attachment 4**

### **Staff Presentation on the Blue Lake General Plan Housing Element Update Process**

*Blue Lake  
Housing  
Element Update*

2019-2027 PLANNING  
PERIOD (6<sup>TH</sup> CYCLE)



# California Department of Housing & Community Development (HCD)



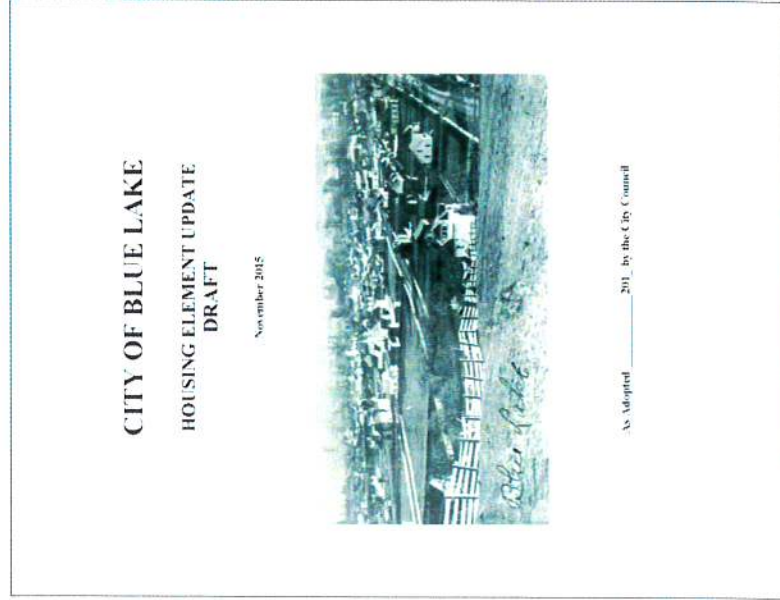
Mission: Promote safe, affordable homes and vibrant, inclusive, sustainable communities for all Californians.

# Humboldt County Association of Governments (HCAOG)



Joint Powers Agency composed of the seven incorporated cities (Arcata, Blue Lake, Eureka, Ferndale, Fortuna, Rio Dell, Trinidad), and the County of Humboldt.

# Housing Element Updates

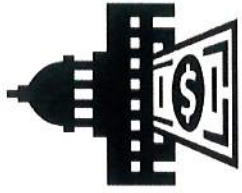


- ★ Blue Lake Housing Element updates
- ★ 1986 (Adopted)
- ★ 1992 (Adopted and Certified)
- ★ 2004 (Adopted and Certified)
- ★ 2009 (Adopted)
- ★ 2015 (Draft - Not Adopted or Certified)

# *Consequences of Non-compliance with State housing policy*



1) The City could be sued



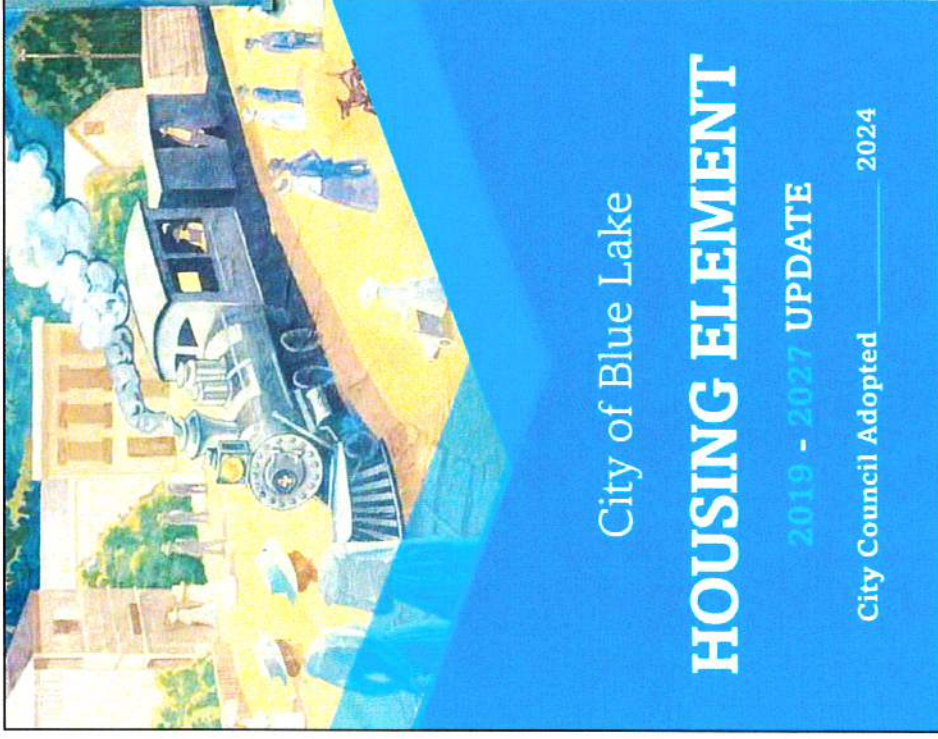
2) The City could be denied grant funding



3) The State could take away local control



# Housing Element Update 2019-2027 (6th Cycle)



# Regional Housing Needs Assessment (RHNA) Plan

## 2019 HUMBOLDT COUNTY REGIONAL HOUSING NEEDS ASSESSMENT PLAN



2018 - 2027

Sixth Housing Element Cycle

Adopted  
March 21, 2019



**HUMBOLDT COUNTY ASSOCIATION OF GOVERNMENTS**  
Regional Transportation Planning Agency  
Humboldt County Local Transportation Authority  
Service Authority for Freeway Emergencies  
1000 Broadway  
011 Street, Suite B, Eureka, CA 99901  
www.hcaog.org 707.444.4326



# RHNA Allocation 2019-2027



## Final 2019 RHNA by Income Category

Jurisdiction	Very Low				Moderate Income Allocation	Above Moderate Allocation	Proposed Total RHNA Allocation
	Very Low Income Allocation	Low Income Allocation	Moderate Income Allocation	Above Moderate Allocation			
Arcata	142	95	111	262	610		
Blue Lake	7	4	5	7	23		
Eureka	231	147	172	402	952		
Ferndale	9	5	6	13	33		
Fortuna	73	46	51	120	290		
Rio Dell	12	8	9	22	51		
Trinidad	4	4	3	7	18		
Unincorporated Area	351	223	256	583	1413		
<b>RHNA TARGETS</b>	<b>829</b>	<b>532</b>	<b>613</b>	<b>1416</b>	<b>3390</b>		

# 5<sup>th</sup> and 6<sup>th</sup> Cycle RHNA



Income Category	2014-2019 RHNA (5 <sup>th</sup> Cycle) <sup>1</sup>	2019-2027 RHNA (6 <sup>th</sup> Cycle) <sup>2</sup>	Total RHNA (5 <sup>th</sup> & 6 <sup>th</sup> Cycle)
Very Low	4	7	11
Low	1	4	5
Moderate	2	5	7
Above Moderate	4	7	11
<b>Total</b>	<b>11</b>	<b>23</b>	<b>34</b>

Sources:

<sup>1</sup>HCAOG, 2013

<sup>2</sup>HCAOG, 2019

# Primary Housing Sites In the City



3rd - 5th Housing Element Planning Cycles

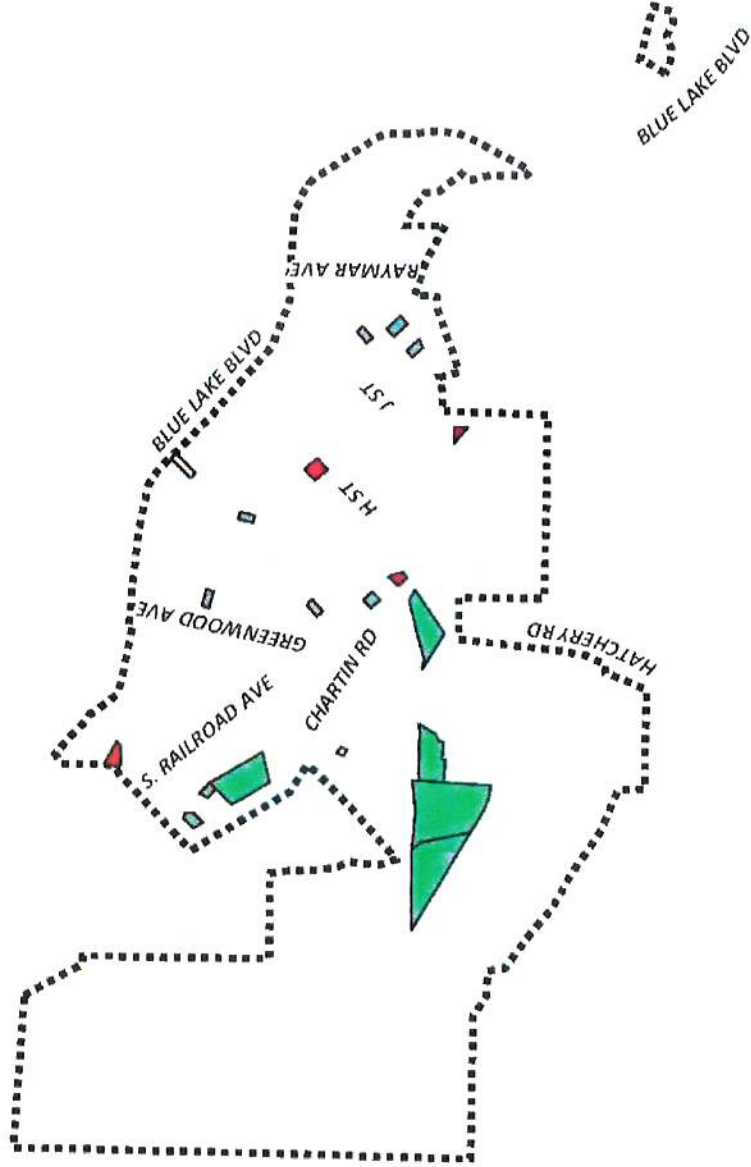


6th Housing Element Planning Cycle

# Vacant Sites Inventory Map

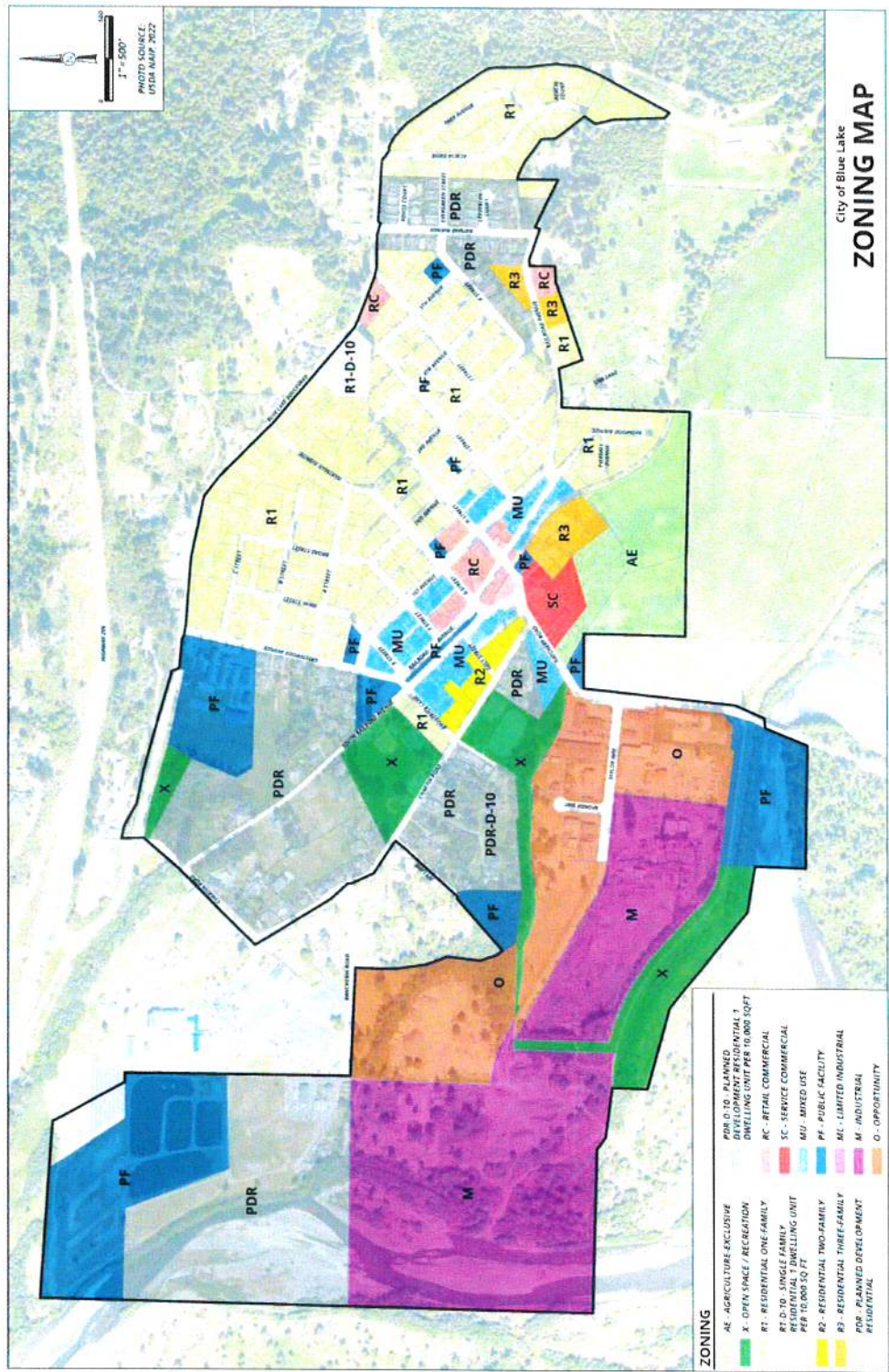


EXPLANATION	
	CITY LIMITS
	VACANT PARCELS
	LIKELY DEVELOPABLE
	QUESTIONABLY DEVELOPABLE
	LIKELY NOT DEVELOPABLE





# Current Zoning Map



# RHNA vs Residential Sites



Income Group	2014-2019 RHNA	2019-2027 RHNA	ADU/JADU Capacity	Site Capacity <sup>1</sup>	RHNA Surplus
Very Low	4	7	2	56	42
Low	1	4			
Moderate	2	5	2	20	15
Above Moderate	4	7	--	13	2
<b>Total</b>	<b>11</b>	<b>23</b>	<b>4</b>	<b>89</b>	<b>59</b>

Source: City of Blue Lake, 2024b.

# Implementation Programs



## Revisions to the City's Zoning Code for the following reasons:

- Ensure consistency with current State housing law ([Programs HI-1, HI-2, HI-7, HI-17, HI-23](#))
- Create a Multi-Family Combining Zone to allow multi-family projects without discretionary review or by-right at a density of 16 units per acre ([Program HI-14](#))
- To remove potential constraints to the development of multi-family housing ([Program HI-19](#))
- To comply with the requirements for objective design standards in Government Code Section 65589.5, subdivision (f) ([Program HI-21](#))
- To minimize the potential for confusion regarding the applicability of the City's design guidelines ([Program HI-22](#))

# Multi-Family Combining Zone

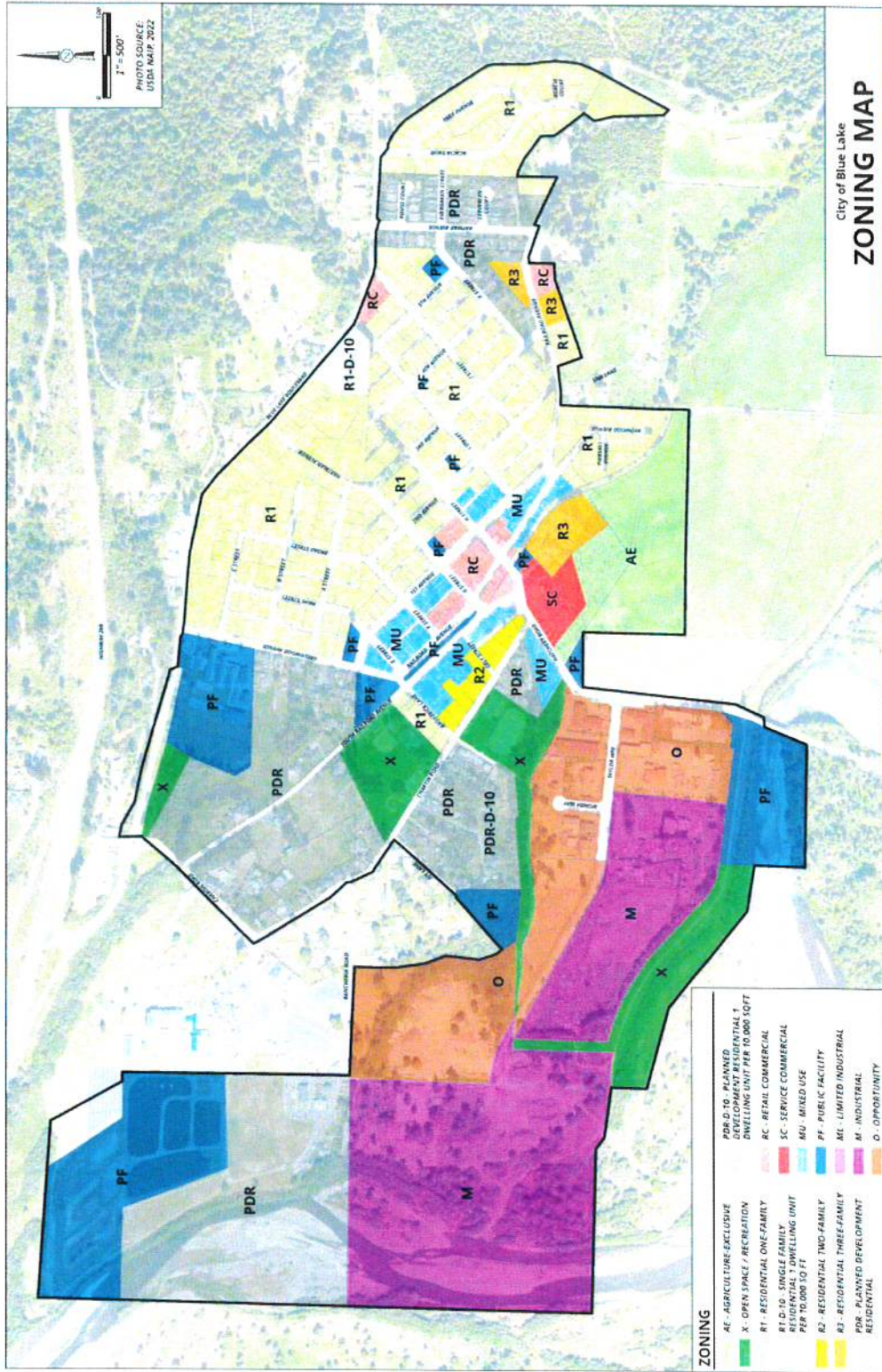


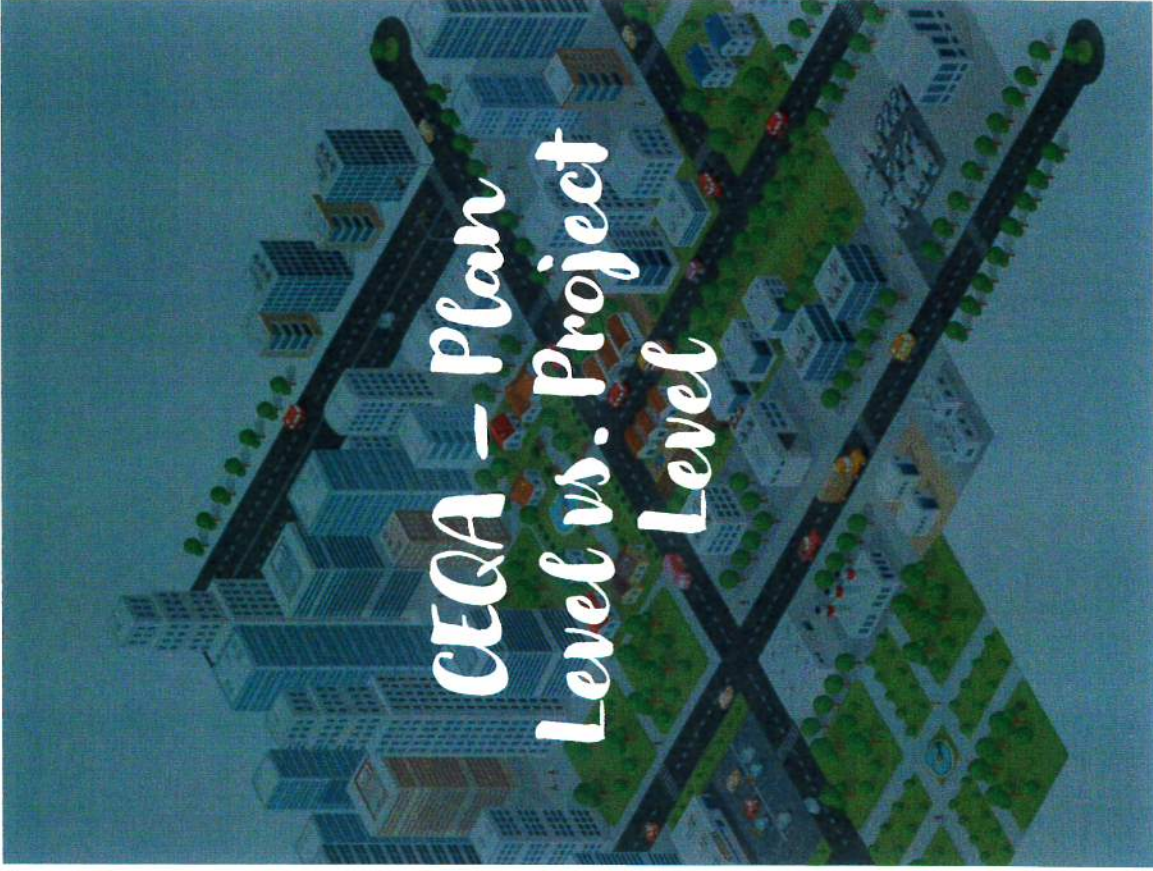
- Implementation **Program HI-14**
- Could be overlaid onto individual properties with an R-3, MU, PDR, and O base zoning district
- Would allow a density of 16 units per acre by right (principally permitted or "by-right")
- Must be applied to sites 1 acre or larger to meet State requirements





# Applying Combining Zone



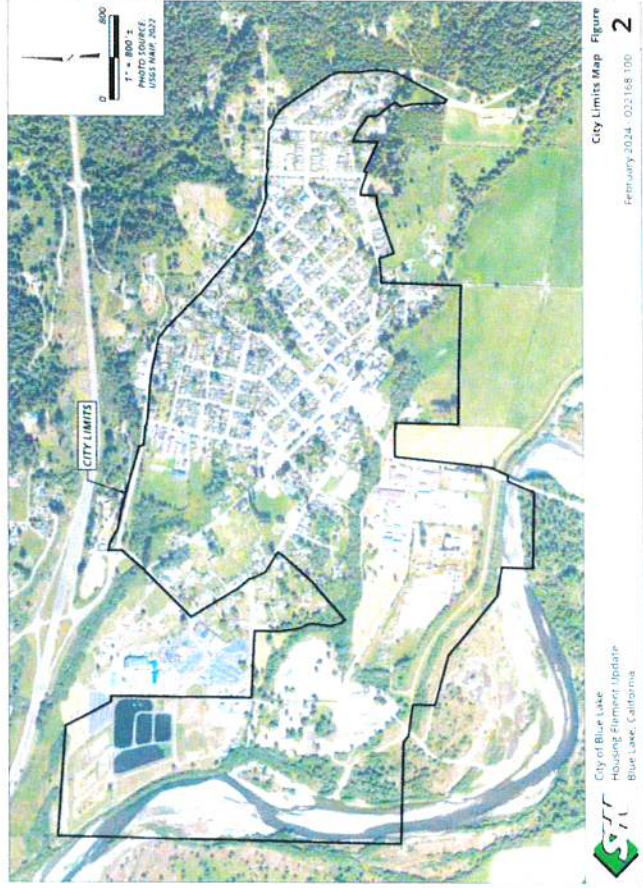


- **Plan Level** = Analyzes potential environmental impacts of the implementation of Goals, Policies, and Programs in the plan area (City-wide)
- **Project Level** = Analyzes the site-specific environmental impacts of a project

# CEQA – Plan Level



- Housing Element Update - Analysis of Implementation Programs HI-1 through HI-23
- Negative Declaration is often the CEQA determination for individual General Plan Element updates
- Most local jurisdictions adopted a Negative Declaration for their Housing Element Updates

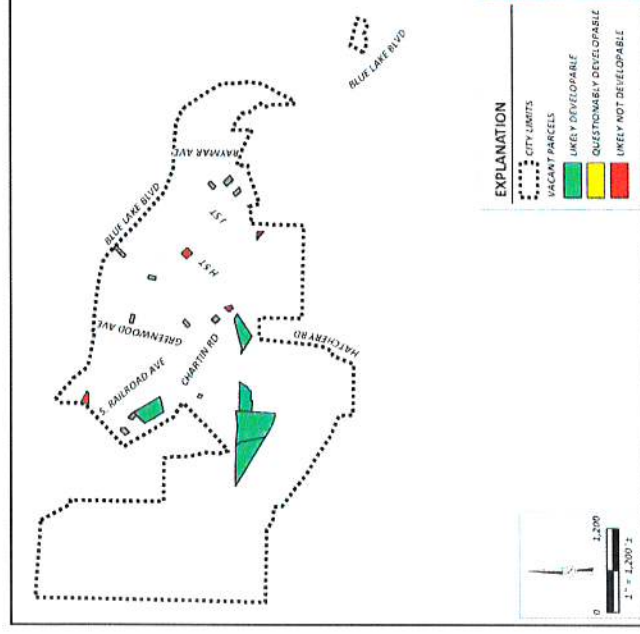


# CEQA - Plan Level



## Blue Lake Housing Element Update

“The Housing Element Update is a policy document that does not result in physical changes to the environment but encourages the provision of housing in areas of the City that are already designated and zoned to allow residential development. While policies could require amendments to the Zoning Code or result in actions of the City that could cause a physical change, the policies would not result in specific physical changes to the environment. Additionally, any amendments to the Zoning Code would be subject to project-specific environmental review pursuant to CEQA.”

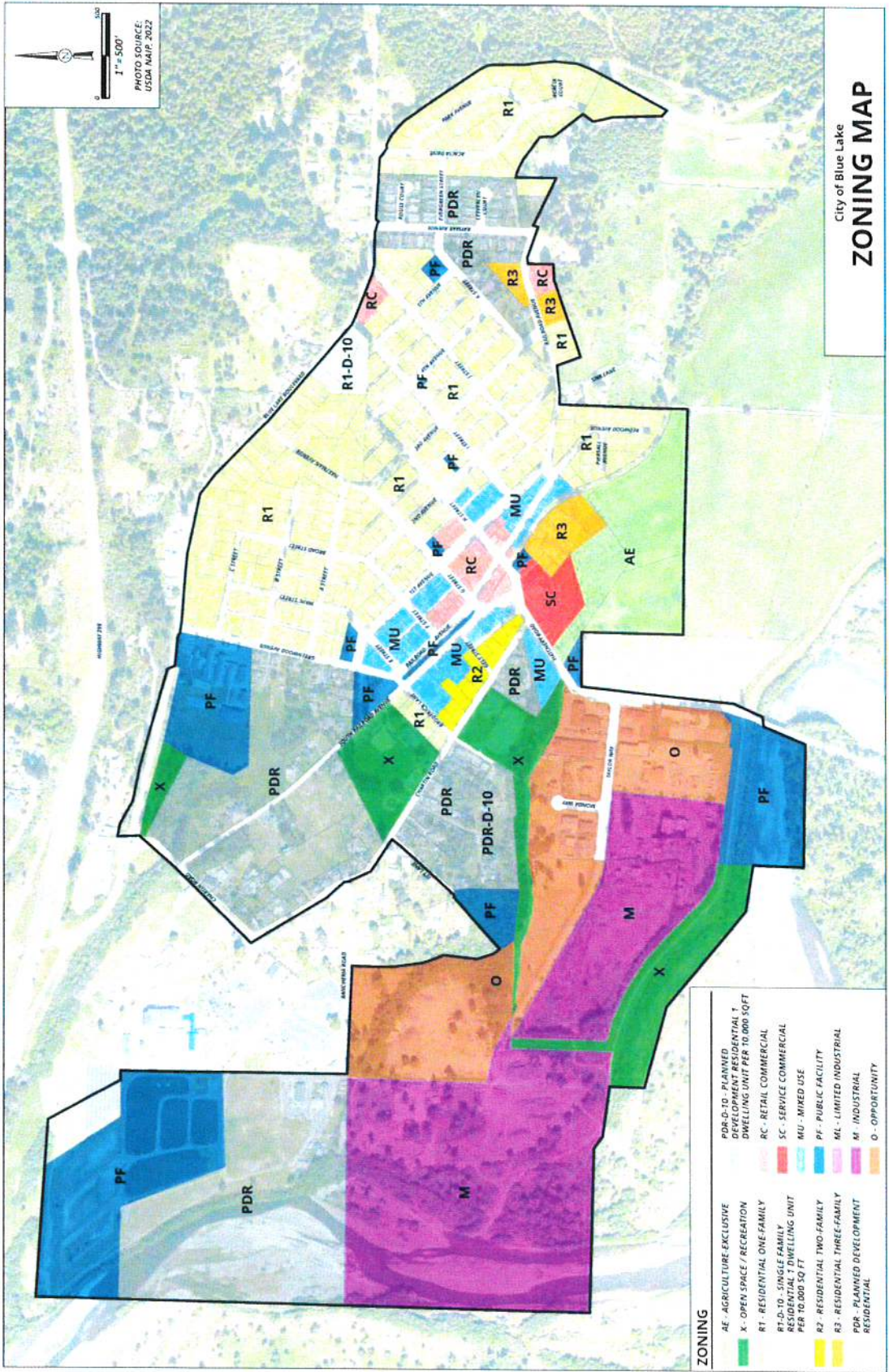


# CEQA – Project Level



- Danco Project – Analysis of the site-specific physical impacts of a project
- Often requires the preparation of technical studies, which may recommend mitigation measures
- Mitigated Negative Declaration is a common CEQA determination for projects that are not exempt





City of Blue Lake  
**ZONING MAP**

1" = 500'  
PHOTO SOURCE:  
USDA NAIP, 2022

**ZONING**

AE - AGRICULTURE EXCLUSIVE	PDR-D-10 - PLANNED DEVELOPMENT RESIDENTIAL 1 DWELLING UNIT PER 10,000 SQ FT
X - OPEN SPACE / RECREATION	RC - RETAIL COMMERCIAL
R1 - RESIDENTIAL ONE-FAMILY	SC - SERVICE COMMERCIAL
R1-D-10 - SINGLE FAMILY RESIDENTIAL 1 DWELLING UNIT PER 10,000 SQ FT	MU - MIXED USE
R2 - RESIDENTIAL TWO-FAMILY	PF - PUBLIC FACILITY
R3 - RESIDENTIAL THREE-FAMILY	ML - LIMITED INDUSTRIAL
PDR - PLANNED DEVELOPMENT RESIDENTIAL	M - INDUSTRIAL
	O - OPPORTUNITY



# City of Blue Lake

## City Council Meeting Agenda Report

**Item #:** 12  
**Date:** December 10, 2024  
**Item Subject:** Humboldt County Association of Governments-Unmet Transit Needs  
Second Public Hearing  
**Submitted By:** Mandy Mager, City Manager

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### General Information:

The Humboldt County Association of Governments (HCAOG) conducts yearly outreach to identify and quantify unmet transit needs in our community and the region. HCAOG staff made a presentation to the City Council on November 26, 2024 regarding the unmet transit needs process including providing information on how residents can participate in the process.

As part of the presentation, a public hearing was held to gather community input; a second hearing was scheduled for December 10, 2024 to allow for additional outreach and participation. The public can provide comments via the public hearing, by presenting written comments, or by participating in the available electronic survey managed by HCAOG.

**Background Material Provided:** HCAOG Report and Outreach Materials

**Fiscal Impact:** N/A

**Recommended Action:** Conduct the Second Public Hearing on Unmet Transit Needs

### Review Information:

City Manager Review:     Legal Review:     Planner Review:     Engineer:

Comments:



# BLUE LAKE UNMET TRANSIT NEEDS SURVEY

## TAKE THE SURVEY

English



Spanish



### PROVIDE PUBLIC COMMENT:

December 10th-Public Hearing at City Council Meeting

Written Comments can be Dropped Off at City Hall





# City of Blue Lake

## City Council Meeting Agenda Report

<b>Item #:</b>	13
<b>Date:</b>	December 10, 2024
<b>Item Subject:</b>	Exclusive Right to Negotiate with PT Blue Lake Redevelopment LLC ("Power Transitions")
<b>Submitted By:</b>	Mandy Mager, City Manager

---

### General Information:

Power Transitions is proposing to purchase or lease approximately six acres of City-owned land located on Assessor Parcel Numbers 025-161-003 and 312-161-016, for the development of a Battery Energy Storage System, commonly referred to as a BESS.

In order to continue negotiations and to conduct research and investigation regarding the appropriateness of the proposed development, City staff is recommending entering into an Exclusive Right to Negotiate agreement ("ERN") with Power Transitions.

The ERN will allow the City to conduct further analysis of the proposed project, including conducting additional community scoping meetings, technology research and analysis and preliminary appraisal activities. The ERN does not bind the City to a sale or a lease but does require that we conduct our negotiations in good faith and exclusively with Power Transitions for the period of time identified in the ERN. The intent of the ERN is to evaluate the proposal, and to develop a recommendation on the development of an Option Agreement.

Below is a summary of the Exclusive Right to Negotiate Agreement:

1. Power Transitions will complete an analysis, including cost estimates for the demolition and remediation of the existing plant facilities.
2. Power Transitions will conduct community scoping sessions, including, but not limited to a town hall meeting, to address community questions and to provide additional technical details regarding the project proposal.
3. Power Transitions will pay the City of Blue Lake the initial sum of \$15,000.00; this money will be used to cover costs associated with the negotiation and related project investigations.
4. This ERN does not obligate either party to enter into an option agreement; the only obligation imposed by this Agreement is that, during the Negotiating Period, the Parties shall, in good faith, diligently negotiate the terms and conditions of the Option Agreement using all commercially reasonable efforts to attempt to reach agreement prior to the expiration of the Negotiating Period.
5. Neither sides negotiating parties can bind the City to an Option Agreement; the Council as a whole will be the authorizing entity for any future option agreements.

**Background Material Provided:** 1. Power Transitions Initial Project Proposal; 2. Draft Exclusive Right to Negotiate Agreement

**EXCLUSIVE RIGHT TO NEGOTIATE AGREEMENT**

This Exclusive Right to Negotiate Agreement (this “**Agreement**”), dated as of December \_\_\_\_, 2024, is entered into by and between THE CITY OF BLUE LAKE, a California municipal corporation (the “**City**”), and PT BLUE LAKE REDEVELOPMENT LLC, a limited liability company organized and existing under the laws of the State of Delaware (“**PowerTransitions**”). (The City and PowerTransitions are sometimes referred to individually as a “**Party**” and collectively as the “**Parties**.”)

Recitals

A. The City owns approximately 25 acres of real property (the “**Blue Lake Site**”) on which a former 12.5 MW biomass facility (the “**Blue Lake Facility**”) was owned and operated by affiliates of LandGas Technology LLC, an Illinois limited liability company (“**LandGas**”);

B. LandGas and the City of Blue Lake are currently in a dispute regarding the Blue Lake Facility (the “**Blue Lake Facility Dispute**”);

C. PowerTransitions is engaged in the business of acquiring and/or partnering with owners and local communities throughout the United States to, decommission, demolish, and remediate retired industrial and power facilities/sites in the United States in order to develop renewable generation facilities and energy storage systems (collectively “**Renewable Assets**”) and/or energy intensive commercial real estate such as powered shells for hyperscale data centers on or adjacent to such Legacy Sites for, among other reasons, the benefit of the local communities, including creation of jobs and skills transfer trainings, new and continued property and sales tax generation, affordable and sustainable energy solutions, cleaner environments, improved property aesthetics, multi-use developments, educational programs, and corporate social responsibility initiatives (the “**Community Benefits**”);

D. The City desires to redevelop the Blue Lake Facility into a mixed-use commercial development, including, among other things, a battery energy storage system;

E. The City and PowerTransitions have been in discussions regarding (i) an option purchase or lease with respect to approximately 6 acres of real property at the Blue Lake Site as more specifically identified on the map on **Annex A-1** hereto (the “**Phase I Property**”), (ii) the management of demolition of the Blue Lake Facility and environmental liabilities associated with the Blue Lake Facility by PowerTransitions (the “**Blue Lake Facility Demolition & Remediation**”), and (iii) the development of a 12.5 MW battery energy storage system (BESS) (the “**Phase IA BESS Project**”) and 100 MW battery energy storage system (the “**Phase IB BESS Project**”) and together with the Phase IA BESS Project, the “**BESS Projects**” and each, a “**Redevelopment Project**”), in connection with a potential resolution of the Blue Lake Facility Dispute between the City of Blue Lake and LandGas;

G. PowerTransitions is also in discussions with LandGas regarding an acquisition of the Blue Lake Facility assets, which are subject to the Blue Lake Facility Dispute;

H. PowerTransitions envisions that the Blue Lake Facility Demolition & Remediation, and the redevelopment, restoration and reuse of the Redevelopment Project Properties with the BESS Projects will provide the local community with the foregoing Community Benefits and represents the best and highest use of the Blue Lake Facility and the Redevelopment Project Properties;

I. In order to provide the Parties with the time and opportunity to negotiate the terms and conditions of the option to purchase or lease, the Parties now wish to enter into this Agreement.

**NOW, THEREFORE**, in consideration of the foregoing premises and the mutual covenants contained herein and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged by each of the Parties, the Parties hereby agree as follows:

### Agreement

1. Agreement to Negotiate Exclusively and in Good Faith. The City agrees that, during the Negotiation Period (as defined in Section 2, below) and provided that PowerTransitions is not in default of its obligations under this Agreement, the City shall negotiate exclusively and in good faith with PowerTransitions (and its designated agents) in an effort to reach a definitive option to purchase or lease agreement (the “**Option Agreement**”), through which PowerTransitions would acquire the option (the “**Option**”) to lease or acquire the Redevelopment Project Properties from the City for the Redevelopment Project. During the Negotiation Period, the City shall not solicit or entertain offers or proposals from other parties concerning similar projects on the Blue Lake Site, including (without limitation) leases, purchases, joint ventures, or other arrangements where other parties would gain the right to construct and operate the Redevelopment Project. The Parties agree, in consideration of this Agreement, to negotiate in good faith with each other with respect to the potential Option Agreement. The Parties shall provide each other with any information regarding the Blue Lake Site that may be reasonably requested by the other Party that exists at the time of the request.

2. Negotiating Period. The negotiating period shall commence at Noon Pacific time on the Business Day following the date that this Agreement is signed by both Parties (the “**Effective Date**”), and terminate at 5:00 p.m. Pacific time on the eighth (8<sup>th</sup>) month after the Effective Date (the “**Negotiating Period**”); provided, that if the day on which the Negotiating Period would terminate is not a Business Day, the Negotiating Period shall terminate at the specified time on the next Business Day following such day. PowerTransitions shall have the right, in its sole discretion, to extend the Negotiating Period for up to two (2) additional 30-day periods (each such right being a “**Monthly Extension**”). To exercise any Monthly Extension, PowerTransitions shall provide the City with written notice at least three (3) Business Days prior to the expiration of the then-current Negotiating Period, which notice shall be accompanied by payment of the Extension Fee described in Section 4 below. If PowerTransitions exercises any Monthly Extension, the phrase “Negotiating Period” will mean the Negotiating Period as so extended. If the Parties have not executed an Option Agreement by the end of the Negotiation Period (as the same may be extended as stated above, or as the Parties may mutually agree to extend this Agreement beyond its contemplated term), then this Agreement shall automatically terminate, except for those provisions that are expressly stated to survive the termination of this Agreement.

3. Agreement to Negotiate Option Agreement.

3.1 Negotiation of the Option Agreement. During the Negotiating Period, the Parties agree to work with one another to negotiate in good faith the Option Agreement, which Option Agreement may include those conceptual terms set forth on **Annex C** hereto and such other, further, or different terms as may be negotiated.

3.2 No Obligation. This Agreement shall not obligate either Party to enter into the Option Agreement or other definitive agreement with respect to the Blue Lake Site. The only obligation imposed by this Agreement is that, during the Negotiating Period, the Parties shall, in good faith, diligently negotiate the terms and conditions of the Option Agreement using all commercially reasonable efforts to attempt to reach agreement prior to the expiration of the Negotiating Period.

3.3 Termination. Notwithstanding Section 2, in the event that (i) PowerTransitions is not selected by RCEA as a finalist in RCEA’s solicitation to be issued in January 2025 or (ii) if selected as a finalist, PowerTransitions does not execute an offtake agreement with RCEA by July 31, 2025 (as may be extended by RCEA), either Party may terminate this Agreement by sending written notice to the other.

4. Consideration for Exclusive Right to Negotiate Fee. As consideration for the City to enter into this Agreement, PowerTransitions shall pay the City the sum of \$15,000.00 (the “**Initial ERN Fee**”) within three (3) Business Days after the date that this Agreement is signed by both Parties. If PowerTransitions exercises any Monthly Extension pursuant to Section 2 above, PowerTransitions shall pay to City an extension fee in the amount of \$2,500.00 per Monthly Extension (each, an “**Extension Fee**,” and collectively, the “**Extension Fees**”). (The Initial ERN Fee and the Extension Fees are referred to collectively as the “**ERN Payments**.”) ERN Payments shall be independent consideration for this Agreement and shall be non-refundable; provided, however, that if PowerTransitions and the City enter into the Option Agreement, then the ERN Payments shall be credited either (a) against any option payments under the Option Agreement or (b) if PowerTransitions exercises the Option or enters into a lease as contemplated by the Option Agreement against the purchase price if PowerTransitions acquires the Phase I Property.

5. Disclosure of Information.

5.1 Commitment to Public Engagement. During the Negotiating Period, PowerTransitions agrees to perform public engagement efforts, including, without limitation, town hall(s) and information materials about the BESS Project, as reasonably requested by the City.

5.2 By the City. The City will provide PowerTransitions with full and complete access to all material information and documentation pertinent to the Blue Lake Facility and the Blue Lake Site in order for PowerTransitions to fully evaluate the transactions contemplated by this Agreement and, if applicable, negotiate and consummate definitive documentation between the Parties with respect thereto. The City will assist PowerTransitions with respect to all communications with California ISO, the Redwood Coast Energy Authority, Pacific Gas & Electric, and any federal, state or local authorities regarding the transactions contemplated by this Agreement and the Community Benefits.

5.3 By PowerTransitions. PowerTransitions will provide City with full and complete access to all material information and documentation pertinent to the Blue Lake Facility Demolition & Remediation in order for City to fully evaluate the transactions contemplated by this Agreement and, if applicable, negotiate and consummate definitive documentation between the Parties with respect thereto.

5.4 Confidentiality. The Parties acknowledge that written Confidentiality Agreement dated August 28, 2024 (the “**NDA**”), and agree that the rights and obligations under the NDA shall continue in full force and effect and shall govern the disclosure and receipt of information under this Agreement.

6. Termination of Agreement. Concurrently with the exercise of the Option Agreement, this Agreement shall automatically terminate and be without any further force or effect except for obligations of either Party that survives the termination of this Agreement as provided herein.

7. Limitation of Liability. TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, IN NO EVENT SHALL THE AGGREGATE LIABILITY OF THE CITY (TOGETHER WITH ALL OF ITS AFFILIATES, OFFICIALS, EMPLOYEES, AND DIRECTORS) ARISING OUT OF OR RELATED TO THIS AGREEMENT EXCEED AN AMOUNT EQUAL TO THE ERN PAYMENTS PAID BY POWERTRANSITIONS TO THE CITY HEREUNDER DURING

NEGOTIATING PERIOD. TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, NEITHER POWERTRANSITIONS NOR THE CITY SHALL BE LIABLE TO THE OTHER PARTY FOR ANY INDIRECT, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES (INCLUDING, BUT NOT LIMITED TO DAMAGES FOR LOSS OF BUSINESS, LOSS OF DATA, LOSS OF PROFITS OR THE LIKE) ARISING UNDER THIS AGREEMENT, WHETHER BASED ON BREACH OF CONTRACT, BREACH OF WARRANTY, TORT (INCLUDING NEGLIGENCE), OR OTHERWISE, EVEN IF SUCH PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AND EVEN IF A REMEDY SET FORTH HEREIN IS FOUND TO HAVE FAILED OF ITS ESSENTIAL PURPOSE. THE LIMITATIONS OF DAMAGES SET FORTH ABOVE ARE FUNDAMENTAL ELEMENTS OF THE BASIS OF THE BARGAIN BETWEEN THE PARTIES.

8. Miscellaneous.

8.1 Incorporation of Exhibits. The exhibits attached hereto are incorporated herein by this reference.

8.2 Notices. All notices, demands, consents, requests or other communications required to or permitted to be given pursuant to this Agreement shall be in writing, shall be given only in accordance with the provisions of this Section, shall be addressed to the Parties in the manner set forth below, and shall be conclusively deemed to have been properly delivered: (a) upon receipt when hand delivered during normal business hours (provided that notices which are hand delivered shall not be effective unless the sending Party obtains a signature of a person at such address that the notice has been received); (b) upon transmission when sent by email to the email address set forth below (provided, however, that notices given by email shall not be effective if the Party sending the email receives an automatic notice that the email was undeliverable); (c) upon the day of delivery if the notice has been deposited in an authorized receptacle of the United States Postal Service as first-class, registered or certified mail, postage prepaid, with a return receipt requested (provided that the sender has in its possession the return receipt to prove actual delivery); or (d) one (1) Business Day after the notice has been deposited with an overnight courier service (such as Federal Express or UPS) to be delivered by overnight delivery (provided that the sending Party receives a confirmation of actual delivery from the courier).

**The City**

The City of Blue Lake  
111 Greenwood Ave  
Blue Lake, California 95525  
Attn: City Manager  
Email: citymanager@bluelake.ca.gov

with a copy (which shall not constitute notice) to:

The Mitchell Law Firm, LLP  
426 First Street  
Eureka, California 95501  
Attn: Ryan T. Plotz, Partner  
Email: rplotz@mitchelllawfirm.com

**PowerTransitions:**

PT Blue Lake Redevelopment LLC  
5251 Westheimer Rd, Suite 330  
Houston, Texas 77056  
Attn: Justin Thekkekara, General Counsel  
Email: legal.notice@power-transitions.com

Each Party may change or supplement the addresses given above, or designate additional addressees, for purposes of this Section by delivering to the other Party written notice in the manner set forth above.

8.3 Disputes. If a dispute arises out of or relates to the interpretation of this Agreement, or the performance of this Agreement, or the breach hereof, the Parties shall endeavor to resolve such dispute through direct negotiation. Notwithstanding the above, any and all disputes or difference arising out of or in connection with this Agreement which are not resolved through direct negotiation within ten (10) days shall be referred to the Parties' senior management for resolution. If the senior management are not able to resolve such disputes within an additional five (5) days, then the matter may finally be settled under the rules of arbitration of the American Arbitration Association (the "**AAA Rules**"). In order to commence this process, either Party must upon written notice to the other Party require that any dispute or difference arising out of or in connection with the Agreement (including any non- contractual obligation arising out or in connection with it) be finally settled exclusively by arbitration under the AAA Rules. The arbitration shall be conducted in English, and the seat of the arbitration will be San Francisco, California. The number of arbitrators shall be three. Each Party shall select one arbitrator, and the two selected arbitrators will select the third arbitrator. The Parties shall ensure that any arbitrators appointed to act under this paragraph will agree to be bound to certain confidentiality obligations with respect to the terms of the Agreement and any information obtained during the course of the arbitration proceedings.

8.4 Brokers. PowerTransitions and City hereby agree that no real estate brokers have been utilized in connection with this transaction. If any claims for brokers' or finders' fees for the consummation of this Agreement arise, then PowerTransitions hereby agrees to indemnify, hold harmless and defend City from and against such claims if they shall be based upon any statement, representation or agreement by PowerTransitions, and City hereby agrees to indemnify, hold harmless and defend PowerTransitions if such claims shall be based upon any statement, representation or agreement made by City.

8.5 Waivers. No waiver of any breach of any covenant or provision of this Agreement shall be deemed a waiver of any preceding or succeeding breach thereof, or of any other covenant or provision of the Agreement. No extension of time for performance of any obligation or act shall be deemed an extension of the time for performance of any other obligation.

8.6 Time; Business Day. The word "**day**" shall mean and refer to a calendar day. A "**Business Day**" shall mean and refer to any day other than a Saturday, Sunday or days on which banks in Humboldt County, California are permitted to be closed for business. The time in which any act provided under this Agreement is to be done, shall be computed excluding the first day and including the last day. However, any deadline which would otherwise fall on a day which is not a Business Day shall be extended to 5:00 p.m. the next following Business Day.

8.7 Assignment. This Agreement shall be binding upon the Parties and their respective heirs, successors, representatives or assigns. PowerTransitions shall not assign this Agreement without the

City's prior written consent, which may be withheld in the City's sole and absolute discretion; provided, that PowerTransitions shall be permitted to assign this Agreement to any of its affiliates with prior written notice to the City. No assignment by PowerTransitions shall affect or impair PowerTransitions's liability under this Agreement or under the Option Agreement. City may not sell the Land or assign this Agreement without the consent of PowerTransitions.

8.8 Entire Agreement. This Agreement (including all exhibits attached hereto) is the final expression of, and contains the entire agreement between, the Parties with respect to the subject matter hereof and supersedes all prior understandings of the Parties with respect thereto. This Agreement may not be modified, changed, supplemented, superseded, canceled or terminated, nor may any obligations hereunder be waived, except by written instrument signed by the Party to be charged or by its agent duly authorized in writing or as otherwise expressly permitted herein. The Parties do not intend to confer any benefit hereunder on any person, firm or corporation other than the Parties hereto and lawful assignees.

8.9 Headings. The headings in this Agreement are for purposes of reference only and shall not limit or define the meaning of the provisions of this Agreement.

8.10 Severability. If any paragraph, section, sentence, clause, or phrase contained in this Agreement becomes or is held by any court of competent jurisdiction to be illegal, null, void or against public policy, the remaining paragraphs, sections, sentences, clauses, or phrases contained in this Agreement shall not be affected thereby.

8.11 Governing Law. This Agreement is executed in and shall be governed and construed by the laws of the State of California, without regard to the conflict of laws principles thereof. The exclusive venue for any claim by either Party to this Agreement shall be in the Superior Court of California, County of San Francisco.

8.12 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be an original, but all of which shall constitute one and the same instrument.

8.13 Attorneys' Fees. In the event either Party to this Agreement shall employ legal counsel to protect its rights under this Agreement or to enforce any term or provision hereof (including a suit for specific performance) the prevailing Party shall be entitled to its reasonable attorney's fees (including any fees on appeal), costs and expenses incurred in connection with its claim.

8.14 CEQA Compliance. The actions contemplated by this Agreement have no potential effects on the environment. Each potential improvement, project and/or activity listed or contemplated in this Agreement has been or will be fully evaluated in compliance with the California Environmental Quality Act ("CEQA") or National Environmental Policy Act ("NEPA"), as applicable, when sufficient physical details and other information regarding the site and proposed design and construction is available to permit meaningful environmental review. Under the contemplated Option Agreement, PowerTransitions's exercise of the Option will expressly be conditioned upon compliance with CEQA and/or NEPA. This Agreement does not, and is not intended to, bind or commit the City, or any other public agency, to a definite course of action or limit in any manner the discretion of the City or any other public agency, as applicable, in connection with consideration of permits or entitlements for projects described or contemplated in this Agreement, including, without limitation, all required environmental review, all required public notice and proceedings, consideration of comments received, and City's or other public agencies' evaluation of mitigation measures and alternatives, including the "no project" alternative.

8.15 Construction. No provision of this Agreement shall be construed against any Party by reason of authorship or otherwise.

**[SIGNATURES APPEAR ON THE FOLLOWING PAGE]**



IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first written above.

THE CITY OF BLUE LAKE, a California municipal corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date of Signature: \_\_\_\_\_

PT BLUE LAKE REDEVELOPMENT LLC,  
a Delaware limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date of Signature: \_\_\_\_\_

Annex A

Map of Phase I Option Purchase Property

*Note: The proposed Phase I Property is included in **yellow** below. The map below is shown for illustrative purposes. The exact acreage to be under option purchase will be specified through the appropriate legal descriptions and/or survey in the Option Purchase Agreement.*



## Annex B

### Initial Redevelopment Project Schedule

*This initial Redevelopment Project schedule is an estimate based on PowerTransitions' assessment of the Redevelopment Project as of the date of the Agreement. PowerTransitions will provide the City with updates to this schedule as it continues its assessment and evaluation of the Redevelopment Project. This Project Schedule is based on the assumption that a Purchase Option is negotiated (as opposed to a Lease Option).*

No.	Milestone	Responsible Party	Timing
1	Completion of Diligence on Blue Lake Facility Demolition & Remediation	PowerTransitions	4Q2024
2	Execute Option Agreement	City of Blue Lake PowerTransitions	1Q2025
3	Execute Assignment of Interconnection Agreement to PowerTransitions	LandGas PowerTransitions	1Q2025
4	Engagement with Redwood Coast Energy Authority (RCEA) regarding offtake from Phase IA BESS Project	PowerTransitions RCEA	1Q2025
5	Identification of necessary permits and approvals for Phase IA Demolition, the purchase option and the Energy Project (including CEQA, Federal Energy Regulatory Commission, fire safety, and other local, state and federal regulatory approvals)	PowerTransitions	1Q2025
6	Completion of RCEA Offtake Bidding Process	RCEA	2Q2025
7	Preliminary Energy Project Feasibility Drawings and Preliminary Energy Project Layout Map for Phase IA BESS Project	PowerTransitions	2Q2025
8	Confirm Expedited Interconnection Pathway with CAISO for Phase IA BESS Project	CAISO	2Q2025
9	Execute Offtake Agreement	PowerTransitions RCEA	2Q2025
10.	Execute Demolition Agreement	City of Blue Lake PowerTransitions	2Q2025
11.	Exercise Option	City of Blue Lake PowerTransitions	2Q2025

No.	Milestone	Responsible Party	Timing
12.	Obtain Phase IA Demolition Permits and Initiation of the Phase IA Demolition <sup>1</sup>	PowerTransitions	2Q2025
13.	Commence Long Lead Procurement for Phase IA BESS Project	PowerTransitions	3Q2025
14.	Completion of the Phase IA Demolition	PowerTransitions	3Q2025
15.	Final Energy Project Layout Map for Phase IA BESS Project	PowerTransitions	4Q2025
16.	Receipt of necessary permits and approvals for Phase IA BESS Project (including CEQA, Federal Energy Regulatory Commission, fire safety, and other local, state and federal regulatory approvals)	PowerTransitions, City of Blue Lake, Other Regulatory Entities	4Q2025
17.	Initiation of the CAISO Repower Process for Phase IA BESS Project	PowerTransitions	1Q2026
18.	Evaluation of Phase IB Project	PowerTransitions	1Q2026
19.	Completion of the CAISO Repower Process for Phase IA BESS Project	PowerTransitions	3Q 2026
20.	Financing of the Phase IA BESS Project	PowerTransitions	3Q2026
21.	Commencement of Construction of the Phase IA BESS Project	PowerTransitions	3Q2026
22.	Submittal of Phase IB Project to CAISO	PowerTransitions	4Q2026
23.	Substantial Completion of Construction of the Phase IA BESS Project	PowerTransitions	1Q2027
24.	Commencement of Commercial Operations of the Phase IA BESS Project	PowerTransitions	1Q2027
25.	Obtain Phase IB Demolition Permits and Initiation of the Phase IB Demolition <sup>2</sup>	PowerTransitions	TBD
26.	Completion of the Phase IB Demolition	PowerTransitions	TBD

<sup>1</sup> “Phase IA Demolition” includes all structures and equipment other than concrete facilities.

<sup>2</sup> “Phase IB Demolition” includes the concrete facilities.

No.	Milestone	Responsible Party	Timing
27.	Phase IB BESS Project Construction Commences	PowerTransitions	TBD
28.	Substantial Completion of Construction of the Phase IB BESS Project	PowerTransitions	TBD
29.	Commencement of Commercial Operation of the Phase IB BESS Project	PowerTransitions	TBD

Annex C

**Option Terms for Negotiation**

**OPTION AGREEMENT  
FOR RENEWABLE ENERGY FACILITY  
SUMMARY OF POTENTIAL TERMS**

*This preliminary non-binding Summary of Potential Terms (this “Option Summary”) sets forth certain key terms of an Option Agreement for Renewable Energy Facility (the “Option Agreement”) between PT Blue Lake Redevelopment LLC (“PowerTransitions”), and the City of Blue Lake, California (the “City”). Each of PowerTransitions and the City, a “Party” and collectively, the “Parties”. Capitalized terms referenced but not defined in this Option Summary shall have the meanings assigned to them in the to be negotiated Option Agreement.*

Provision	Summary
<b>General</b>	
<b>The City (Grantor)</b>	City of Blue Lake, California, a California municipal corporation
<b>PowerTransitions (Grantee)</b>	PT Blue Lake Redevelopment LLC, a Delaware limited liability company
<b>Property</b>	6 acres on the Blue Lake Site (the “ <u>Phase I Property</u> ”), including any and all improvements and fixtures thereon, all appurtenant rights held by the City, including all surface rights and easements and appurtenances thereto
<b>Energy Project</b>	<p><u>Phase IA:</u></p> <p>A 12.5 MW battery energy storage system (BESS), to be developed on the Phase I Property (the “<u>Phase IA BESS Project</u>”)</p> <p><u>Phase IB:</u></p> <p>A 100 MW BESS, to be developed on the Phase I Property (the “<u>Phase IB BESS Project</u>” and together with the Phase IA BESS Project, the “<u>Redevelopment Project</u>”)</p>
<b>Option Purchase</b>	
<b>Option to Lease or Purchase</b>	The City and PowerTransitions will negotiate in an effort to reach a definitive agreement in which the City grants an exclusive and irrevocable option to either purchase or lease the Phase I Property.
<b>Consideration for Option Purchase</b>	Annual option payments to be negotiated.
<b>Demolition of Blue Lake Facility</b>	
<b>Generally</b>	In the event that the Parties negotiate an option agreement whereby PowerTransitions is granted the option to purchase the Phase I Property, PowerTransitions or one of its affiliates will be responsible for, at its sole cost, the demolition of the Blue Lake Site. In such event, the audited cost

Provision	Summary
	<p>of the demolition shall be credited against the purchase price for the property with the difference being paid to the City at a negotiated time, which may include a period of deferral.</p> <p>In the event that the Parties negotiate an option agreement whereby PowerTransitions is granted the option to lease the Phase I Property, PowerTransitions will require that the City be responsible for, at its sole cost, the demolition of the Blue Lake Site as a condition of the commencement of the lease term.</p> <p>The Parties shall negotiate the extent and scope of necessary demolition.</p>
<b>Term; Option Exercise; Termination</b>	
<b>Option Period</b>	<p>The Option Period shall be for two (2) years.</p> <p>PowerTransitions shall have the right to terminate the Option Agreement at any time, in which event the City shall retain all of the Option Consideration received prior to the date of termination.</p> <p>The Parties shall negotiate milestones that PowerTransitions shall meet during the Option Period to ensure PowerTransitions is proceeding with commercially reasonable diligence, along with reasonable termination rights.</p>
<b>PowerTransitions' Rights during Option Period</b>	<p>The City grants PowerTransitions right of entry and a license to enter, access and use all or any portion of the Blue Lake Site, any facilities thereon, and the City's personnel, to determine the feasibility of utilizing the Property for the Redevelopment Project, including (without limitation):</p> <ul style="list-style-type: none"> <li>• review of condition of title</li> <li>• review of leases and subleases affecting the Property</li> <li>• review of contracts or commitments affecting the Property</li> <li>• tax and appraisal matters</li> <li>• preliminary construction</li> <li>• energy, environmental, endangered/threatened species studies</li> <li>• land use, permitting and energy development regulatory matters</li> <li>• drilling, excavation and other geotechnical activities</li> <li>• assessment of other areas of the Blue Lake Site for potential reuse as electric vehicle charging stations</li> <li>• all other matters required to be completed by PowerTransitions prior to exercising the Option Purchase</li> </ul> <p>The City will give PowerTransitions copies of all documentation evidencing ownership of the Property, surveys, title reports, studies, surface reports, plats, maps, permits/approvals, drawings, specifications, notices, assessments, documents, encumbrances, leases, easements, rights of way, rights of access, licenses, and other agreements, contracts, information, and material pertaining to the Property or the proposed Redevelopment Project in the City's possession (the "Diligence</p>

Provision	Summary
	<u>Materials</u> ”).
<b>Additional Rights &amp; Obligations of the Parties</b>	<p>PowerTransitions must maintain insurance (\$2 million per occurrence, \$4 million in the aggregate, \$10 million excess) with a commercially reasonable deductible during the Option Period.</p> <p>The City must maintain commercial general liability and property insurance in commercially reasonable amounts during the Option Period.</p>





# Presentation to the City of Blue Lake City Council Redevelopment of Blue Lake Power

NOVEMBER 12, 2024



# Agenda

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**I. About PowerTransitions**

**II. Our Development Proposal**

**III. Community Benefits**

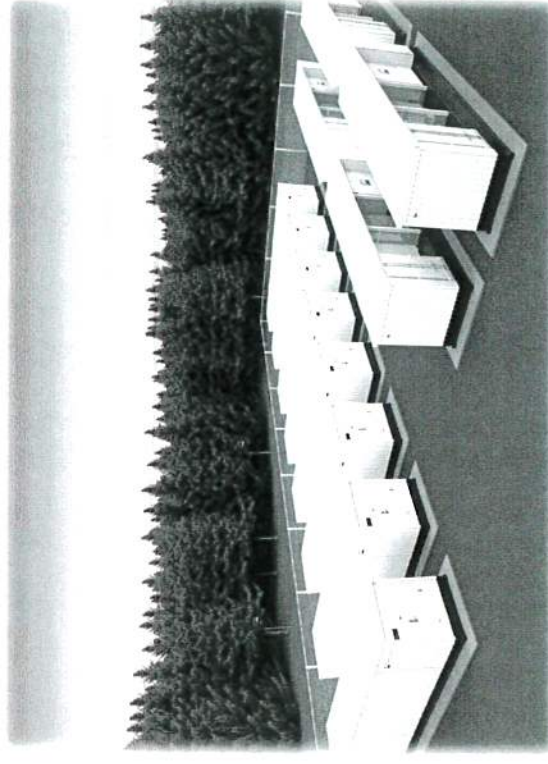
**IV. Understanding Battery Storage**

## About Us

# PowerTransitions Restores Tax Basis for Communities by Investing its Capital to Transition Retired Facilities to its Next Best Use

### Our Mission:

- Acquire and redevelop **Retiring** or **Retired** legacy power and industrial facilities in the U.S.
- Restore **local communities** with
  - tax basis restoration,
  - site cleanup,
  - jobs
- Clean these sites **aesthetically and environmentally**. We take the Costs, Risks, and Liabilities to ready legacy facilities for renewables
- **Invest our capital** to create **utility-scale** renewable power solutions and, where appropriate, ready these facilities for other next-best use



# Who We Are – Select History of PowerTransitions



## Deep Power, Environmental & Brownfield Redevelopment Expertise

- \$100bn+ & 150+ Years of Energy Transaction Experience, including Global Infrastructure Development
- 100+ Global Utility-Scale Energy Projects
- \$500m+ Environmental Liabilities Managed
- 30+ Large-Scale Brownfield Redevelopment Power & Industrial Projects



# Who We Are – EnCap Investments



- **PowerTransitions** is financially backed by EnCap Investments L.P.
- **EnCap** is a leading Energy & Energy Transition growth equity investment fund based in Houston, TX
- **1.9 GW** Storage and Renewables in Operation and Construction
- **3 GW** Storage and Renewables in Late-Stage Development
- **350+** Active Investors
- **275+** Top-Tier Management Teams Backed
- **\$40B** LP Capital Commitments

**Energy Transition**  
 2 Active Funds  
 \$1.7B of Capital Commitments

**Upstream**  
 5 Active Funds  
 17 Total Funds  
 ~\$24.5B of Capital Commitments

**Midstream**  
 4 Active Funds  
 ~\$8.7B of Capital Commitments

**Active Energy Transition Investments**

ARBOR RENEWABLE GAS, POWERTRANSITIONS, BILDMORE RENEWABLES, CATALYZE, SOLARPROponent, LINEA ENERGY, PALOMA CAPITAL MANAGEMENT, TRIPLE OAK, JUPITER POWER

**Realized Energy Transition Investments**

BROAD REACH POWER, PALOMA CAPITAL MANAGEMENT, TRIPLE OAK

**EnCap Energy Transition Leadership**

 <b>Jim Hughes</b> Managing Partner Relevant Experience: <ul style="list-style-type: none"> <li>• First Solar</li> <li>• AEI Services</li> <li>• Prisma Energy</li> <li>• Enron</li> </ul>	 <b>Tim Rebhorn</b> Managing Partner Relevant Experience: <ul style="list-style-type: none"> <li>• Prisma Energy</li> <li>• First Solar</li> <li>• Quail Nuclear</li> <li>• Resolutions Mgmt.</li> </ul>	 <b>Shawn Cumberland</b> Managing Partner Relevant Experience: <ul style="list-style-type: none"> <li>• Quinbrook</li> <li>• Infrastructure</li> <li>• Arctas Capital</li> <li>• Enron</li> </ul>	 <b>Kellie Metcalf</b> Managing Partner Relevant Experience: <ul style="list-style-type: none"> <li>• Pattern Energy</li> <li>• Barclays Bank</li> <li>• Fortis Bank</li> <li>• Florida P&amp;L</li> </ul>
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## Our Development Plan

Our goal is to work closely with the City and community stakeholders to clean up the biomass site, to build energy storage and enable community development

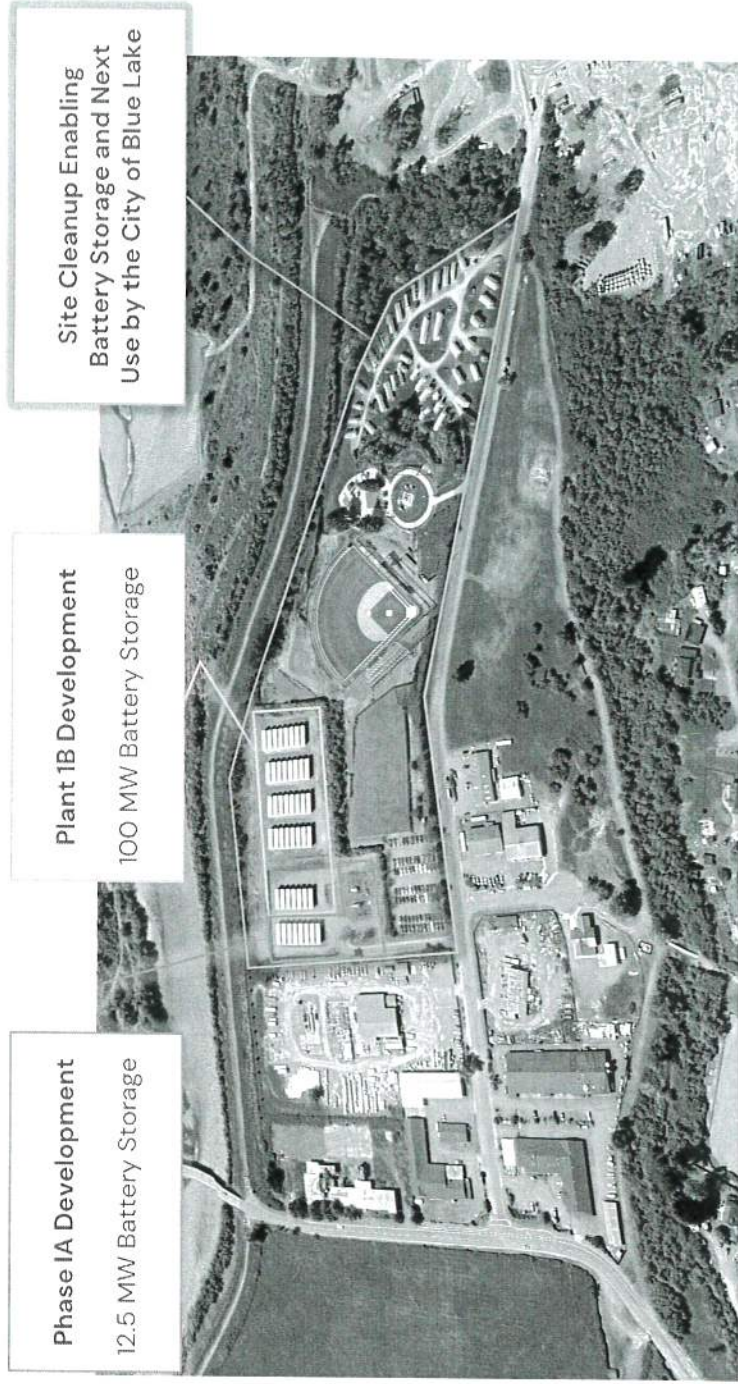
### Our plan -

#### **Phase IA Development**

- ✓ Demo and remediate the existing biomass facility
- ✓ Develop 12.5MW battery storage

#### **Phase IB Development**

- ✓ Demo and remediate of the remainder of the site
- ✓ Develop ~100MW battery storage
- ✓ Support co-development of public projects



# Community Benefits

POWERTRANSITIONS



POWERTRANSITIONS

## Powering Progress Empowering Community

\$175m+

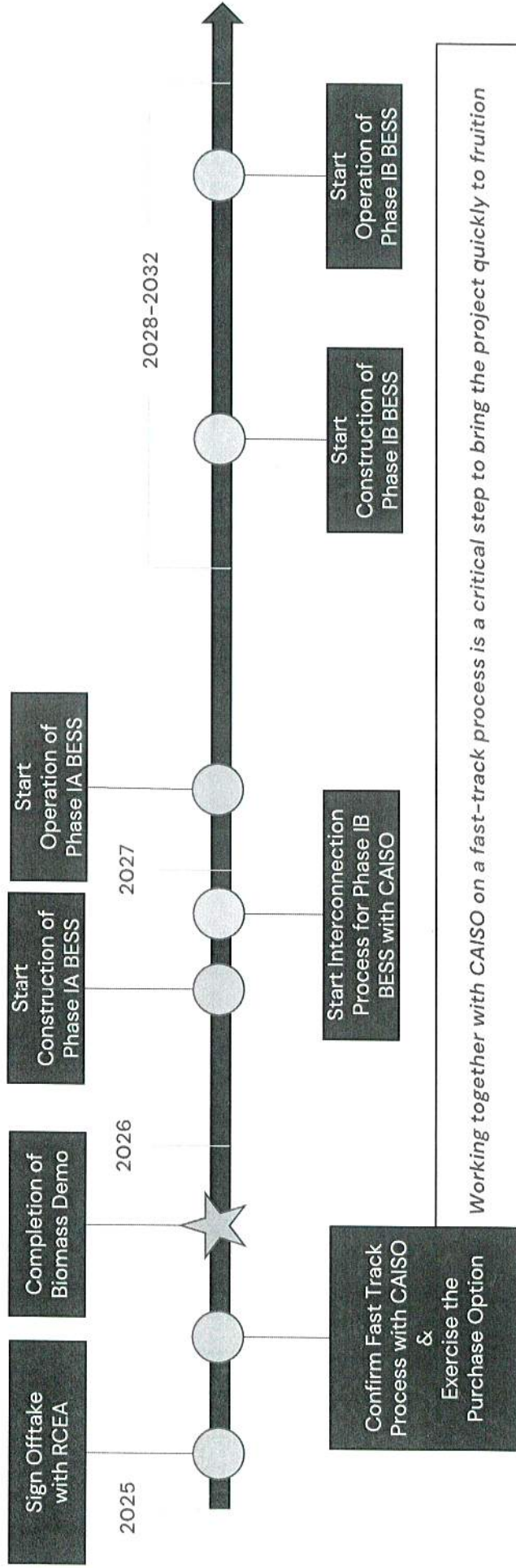
### PowerTransitions Investment in the Community

#### Redevelopment Benefits

- ✓ Property taxes for the community
- ✓ Safe environmental cleanup of the site
- ✓ Local employment
- ✓ Local goods and services
- ✓ Support local grid resiliency and stability
- ✓ Meetings with and support for local schools and community organizations
- ✓ Education for the local community on sustainable energy

# Project Timeline

*Our redevelopment team will work together with the City to implement the development projects for the benefit of all stakeholders*



Not to scale. For illustrative purposes

STRICTLY CONFIDENTIAL & PROPRIETARY



# What is Battery Storage

## Think of Grid Storage as Your Phone Battery, But Bigger

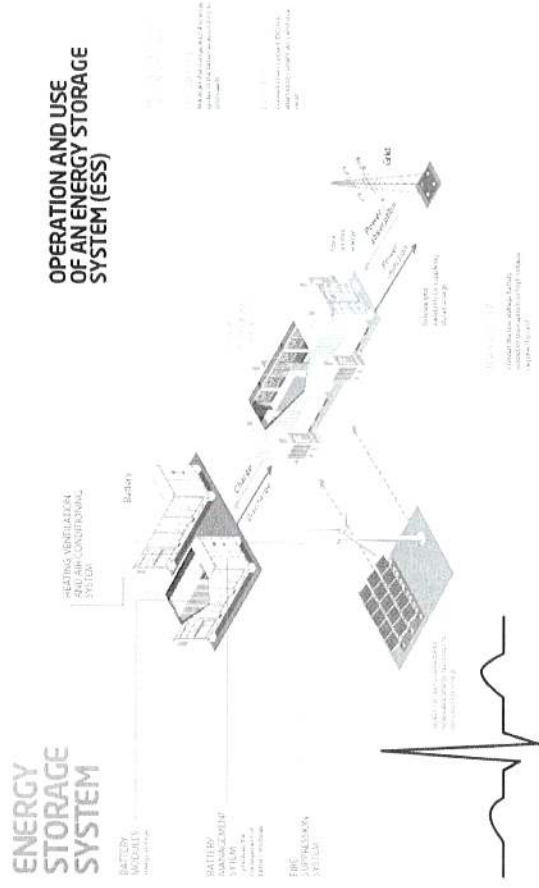
- Same basic technology as personal devices
- Captures electricity for use when needed
- Provides backup power and grid reliability

### System Components

- Batteries and racks
- Inverters (DC to AC conversion)
- Monitoring equipment
- Safety systems
- Protective enclosures

### Key Benefits

- Zero emissions
- No moving parts
- Enhances grid reliability
- Supports clean energy integration
- Reduces power outages



# Battery Storage Lifecycle

## Development Management:

### Supplier Code of Conduct & Supply Chain Protocol

#### Human Rights and Labor Rights:

- Our company's Supplier Code of Conduct mandates respect for human rights and adherence to fundamental labor rights

#### Anti-Corruption

- Suppliers must comply with all anti-corruption laws

#### Traceability and Sustainability

- Our Supply Chain Protocol requires traceability of raw materials to ensure:
  - Social, environmental, and quality standards are upheld
  - Compliance with U.S. laws
  - Customs clearance for all equipment and components

## End-of-Life Management:

### Reuse and Recycle Protocol

#### Repurposing for Second-Life Applications

- Batteries with residual capacity can be used for less demanding applications

#### Recycling

- Valuable metals like lithium, cobalt, nickel, and manganese are recovered by specialized facilities for recycling
- Recovered materials can be used to produce new batteries, reducing environmental impact

#### Safe Disposal of Non-Recyclable Components

- Prevents environmental contamination from toxic substances

## Fire Protection and Safety

### *Ensuring safety of the community is our top priority*

- This is why we're focused on lithium iron phosphate (LFP) technology
  - LFP is a significant evolution in energy storage relative to prior lithium-ion batteries in safety and performance
  - No fire incidents associated with LFP energy storage facilities
- Our team will work closely with the Blue Lake Volunteer Fire Department and other community stakeholders to:
  - design the safest layout
  - ensure superior equipment supply and operational excellence

**Underwriters Laboratories (UL) 9540/A "Standard for Safety of Energy Storage Systems and Equipment"**

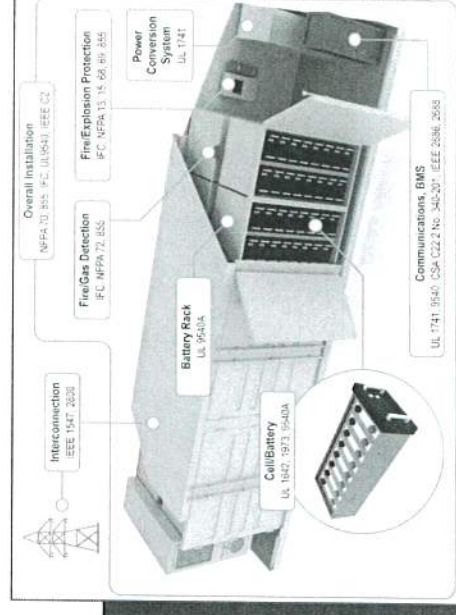
**National Fire Protection Association 855**

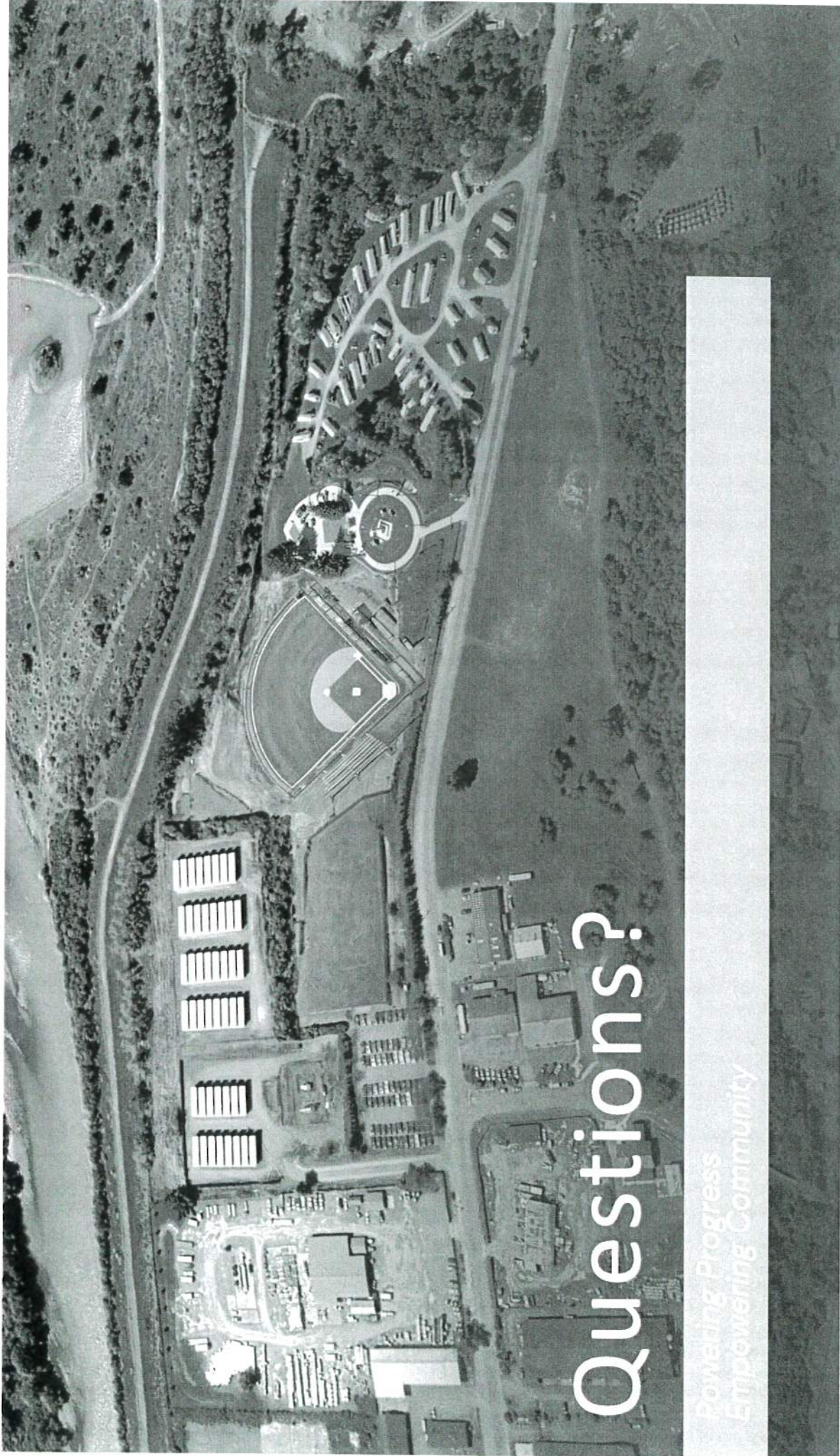
**UL 1973 (battery) and UL 1741 (inverter) standards**

**National Electric Code 705** has expanded and applies to power-production systems connected to the electrical grid.

**California Building Standards Code** contains a wide range of valuable information for connecting electrical equipment including batteries.

The **California Fire Code** and **California Electrical Code** are important for the installation and operation of energy storage technologies.





# Questions?

*Powering Progress  
Empowering Community*

Thank You



**POWERTRANSITIONS**

Reconnecting Energy Communities for a Sustainable Future

[www.power-transitions.com](http://www.power-transitions.com)



# City of Blue Lake

## City Council Meeting Agenda Report

**Item #:** 14  
**Date:** December 10, 2024  
**Item Subject:** Council Assignments  
**Submitted By:** Mandy Mager, City Manager

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### General Information:

The City Councilmembers serve on various commissions, committees and boards; each election cycle, the Council reviews their assignments and redistributes assignments as appropriate.

Staff has provided a list of current assignments and recommends that the Council review each assignment and designate a primary and alternate representative.

**Background Material Provided:** Assignment list

**Fiscal Impact:** N/A

**Recommended Action:** N/A

### Review Information:

City Manager Review:       Legal Review:       Planner Review:       Engineer:

Comments:

**City of Blue Lake  
City Council Assignments-2024**

<b>Agency</b>	<b>Meeting Day/Time</b>		<b>John</b>	<b>Chris F.</b>	<b>Elise</b>	<b>Michelle</b>
<b>RREDC - Redwood Regional Economic Development</b> 520 E St. Eureka	4th Monday @ 6:30 pm 445-9652					
<b>HCAOG - Humboldt County Association of Governments - 2nd Floor Eureka City Hall</b>	3rd Thursday @ 4:00 pm 444-8208					
<b>HWMA - Humboldt Waste Management Authority - 2nd Floor Eureka City Hall</b>	2nd Thursday @ 5:30 pm 268-8680					
<b>Indian Gaming Grant Funds Commission - County Building - BL Rancheria Liaison</b>	As Needed					
<b>RCEA - Redwood Coast Energy Authority - 517 15th Street, Eureka</b>	3rd Monday @ 3:30 pm 269-1700					
<b>Blue Lake Chamber of Commerce Liaison</b>	2nd Monday @ 5:30 p.m. at Skinner Store					
<b>BL Public Safety Commission - Sheriff's Department Liaison</b>	1st Monday @ 6:00 p.m at Skinner Store					
<b>BL Fire Department Liaison</b>	3rd Monday @ 6:30 p.m.					
<b>BL Parks and Recreation Commission Liaison - Skinner Store</b>	1st Wednesday @ 6:30 p.m at Skinner Store					
<b>BL Economic Development Commission Liaison</b>	2nd Tuesday @ 4:30 p.m. @ Skinner Store					
<b>Baduwa't Watershed Council</b>	Quarterly					
<b>League of CA Cities</b>	Quarterly					
<b>Mayor Select Committee</b>	As Needed					
<b>Arts and Heritage Commission</b>	3rd Wednesday at 6:00 PM at Skinner Store or City Hall					

Mayor:

Mayor Pro-Tem:



City of Blue Lake  
December 10, 2024  
**Special Council Meeting**

**Consent Agenda Items:**

- a. Meeting Minutes: October 22, 2024
- b. November Warrants and Disbursements





**City of Blue Lake**  
 Check/Voucher Register - City Council Check Report  
 From 11/1/2024 Through 11/30/2024

Check Number	Check Date	Payee	Check Description	Check Amount
12447	11/1/2024	Daniel L. Dimick	Employee: dimickd; Pay Date: 11/1/2024	819.29
12448	11/1/2024	Michael D. Downard	Employee: downwardm; Pay Date: 11/1/2024	1,046.83
12449	11/1/2024	Liesl A. Finkler	Employee: finklerl; Pay Date: 11/1/2024	255.15
12450	11/1/2024	Vicki L. Hutton	Employee: huttonv; Pay Date: 11/1/2024	1,587.98
241101A01	11/1/2024	Christopher A. Ball	Employee: ballc; Pay Date: 11/1/2024	357.77
241101A02	11/1/2024	Glenn R. Bernald	Employee: bernaldg; Pay Date: 11/1/2024	2,015.50
241101A03	11/1/2024	Rosine S. Boyce-Derricott	Employee: boycer; Pay Date: 11/1/2024	618.15
241101A04	11/1/2024	Skyler A. Coke	Employee: cokes; Pay Date: 11/1/2024	976.23
241101A05	11/1/2024	Melissa M. Combs	Employee: combsm; Pay Date: 11/1/2024	530.45
241101A06	11/1/2024	Christopher B. Edgar	Employee: edgare; Pay Date: 11/1/2024	1,821.34
241101A07	11/1/2024	Adeline L. Esh	Employee: esha; Pay Date: 11/1/2024	123.07
241101A08	11/1/2024	Anali E. Gonzalez	Employee: gonzalezg; Pay Date: 11/1/2024	1,167.22
241101A09	11/1/2024	Hazel E. Hale	Employee: haleh; Pay Date: 11/1/2024	173.08
241101A10	11/1/2024	Kanoa K. Jones	Employee: jonesk; Pay Date: 11/1/2024	146.93
241101A11	11/1/2024	Austin R. Jones	Employee: jonesa; Pay Date: 11/1/2024	1,151.32
241101A12	11/1/2024	Amanda L. Mager	Employee: magera; Pay Date: 11/1/2024	1,948.68
241101A13	11/1/2024	Aislin N. McKinney	Employee: mckinneya; Pay Date: 11/1/2024	344.74
241101A14	11/1/2024	Jacob P. Meng	Employee: mengj; Pay Date: 11/1/2024	1,109.41
241101A15	11/1/2024	Antoinette M. Quigley	Employee: quigleya; Pay Date: 11/1/2024	1,239.98
241101A16	11/1/2024	Quinn Sousa	Employee: sousaq; Pay Date: 11/1/2024	642.65
241101A17	11/1/2024	Emily P. Wood	Employee: woode; Pay Date: 11/1/2024	1,732.69
241101EFT-01	11/1/2024	U. S. Department of Treasury	EFTPS federal tax pmt 11/1/24 PR	6,689.51
241101EFT-02	11/1/2024	Employment Development Dept.	DE88 state tax pmt 11/1/24 PR	1,119.59
241101EFT-03	11/1/2024	Cal PERS	PERS retirement pmt 11/1/24 PR	4,547.82
241101EFT-04	11/1/2024	Freedom Voice	Freedom Voice 11/1/24 statement	122.59
241101EFT-05	11/1/2024	Square	Square subscription 11/1/24-12/1/24	29.00
241101EFT-06	11/1/2024	CA State Disbursement Unit	11/1/24 CS PR deduction-Coke	92.30
241101EFT-07	11/1/2024	CA State Disbursement Unit	11/1/24 CS PR deduction-Edgar	104.30
2390	11/5/2024	Briaunna Sherman	Deposit Refund #20351001 Sherman	49.06
2391	11/5/2024	William Jarnaghan	Deposit Refund #20352301 Jarnaghan	93.88
2392	11/5/2024	Ginette Walker	Deposit Refund #60659001 Walker	86.90
2393	11/5/2024	City of Blue Lake	Utilities paid from Deposits 11/1/24 Billing	322.16
12452	11/8/2024	Wildland Operators	Wildland Operators 7/18/24 INV0126 #3	10,000.00
12453	11/8/2024	North Coast CWEA	NC CWEA awards banquet 11/8/24	190.00
12454	11/13/2024	Aflac	10/25/2024 Inv#813268	229.56
12455	11/13/2024	AT&T	2-10/20/24 Statement	63.14
12456	11/13/2024	Arcata Stationers	11/1/2024 Statement	209.71
12457	11/13/2024	Blue Lake Garbage Co.	9/30/2024 Inv#49X02929	433.34
12458	11/13/2024	City of Blue Lake	water/sewer payments 11/1/2024	3,307.66
12459	11/13/2024	Colantuono, Highsmith, Whatley	Nov 5,2024 Inv# 62454	75.00
12460	11/13/2024	Coastal Business Systems Inc.	10/28/2024 Inv#37759209	443.11
12461	11/13/2024	CIRA	10/23/24 Inv#INV-2424	292.80
12462	11/13/2024	Christopher B. Edgar	Oct 2024 Council Stipend	50.00
12463	11/13/2024	Liesl Finkler	10/30/24 & 10/14/24 Supply Reimb	46.50
12464	11/13/2024	Humb. Bay Municipal Water Dist	Billing Period Oct.1-31, 2024	17,652.16
12465	11/13/2024	Humboldt Co. Sheriff's Office	Nov 2024 Animal Shelter	748.00
12466	11/13/2024	Humboldt Co. Sheriff's Office	Law Enforcement Serv Jul-Sep, 2024	47,671.25
12467	11/13/2024	Intedata Systems	10/31/2024 Statement	95.00
12468	11/13/2024	Adelene Jones	Oct 2024 Council Stipend	50.00
12469	11/13/2024	John Meng	10/29/24 Dental Pymnt - Meng	588.00
12470	11/13/2024	National Rural Water Assoc.	SCADA loan pmnt due 12/1/24	965.00
12471	11/13/2024	Optimum	Billing Period11/1/24-11/30/24	467.87
12472	11/13/2024	O'Reilly Auto Parts	10/28/24 Statement	111.94
12473	11/13/2024	Paradise Cay Publications	10/29/24 Statement	239.25
12474	11/13/2024	Pacific Gas and Electric	11/1/2024 Statement	4.69
12475	11/13/2024	RREDC	Town Square loan pmt due 12/1/24	1,236.87

**City of Blue Lake**  
 Check/Voucher Register - City Council Check Report  
 From 11/1/2024 Through 11/30/2024

Check Number	Check Date	Payee	Check Description	Check Amount
12476	11/13/2024	Elise G. Scafani	Oct 2024 Council Stipend	50.00
12477	11/13/2024	SWRCB-DWOCF	D1-Operator Certification Fee - Edgar	70.00
12478	11/13/2024	Tensor IT	10/15/24 Statement	2,288.28
12479	11/13/2024	Verizon Wireless	Bill Summary Sep 22-Oct 21, 2024	332.72
12480	11/13/2024	Angela Shull	Oct 2024 Council Stipend	50.00
12481	11/15/2024	Daniel L. Dimick	Employee: dimickd; Pay Date: 11/15/2024	788.12
12482	11/15/2024	Michael D. Downard	Employee: downardm; Pay Date: 11/15/2024	899.01
12483	11/15/2024	Liesl A. Finkler	Employee: finklerl; Pay Date: 11/15/2024	262.59
12484	11/15/2024	Vieki L. Hutton	Employee: huttonv; Pay Date: 11/15/2024	1,702.20
12485	11/15/2024	AT&T	4- 11-4-24 Cal Net 3 bills	343.95
12486	11/15/2024	B & B Portable Toilet Co.	10/12/24 & 11/9/24 Invoices	334.64
12487	11/15/2024	Dazey's Arcata	10/31/2024 Statement	605.81
12488	11/15/2024	Garcia's Cleaning Service	9/15/24 work order/invoice #4498	700.00
12489	11/15/2024	The Hilfiker Company	Nov 1/2024 Statement	693.32
12490	11/15/2024	Humboldt County Tax Collector	Property Tax FY 24/25 Springline	54.90
12491	11/15/2024	Jay D. Collins	8/29/24,9/26/24,10/31/24 - Adult Skate DJ	1,050.00
12492	11/15/2024	Jackson & Eklund	11/8/2024 Inv# 442872	1,648.76
12493	11/15/2024	Mendes Supply Company	11/1/24 Statement	1,497.35
12494	11/15/2024	The Mill Yard	10/31/24 Statement	30.36
12495	11/15/2024	Melissa Combs - Petty Cash	Business Office Petty Cash Reimburse 11/13/2024	62.27
12496	11/15/2024	The Mitchell Law Firm, LLP	10/31/24 Inv #5662 & 5698	3,607.50
12497	11/15/2024	McKinleyville Ace Hardware	9/30/24 & 10/31/24 Statement	289.17
12498	11/15/2024	Pape Machinery, Inc.	10/31/24 Statement	1,618.50
12499	11/15/2024	Pacific Gas and Electric	10/31/24 Statement	10,329.39
12500	11/15/2024	Redwood Curtain Design	11/1/24 INV#1198	149.00
12501	11/15/2024	Restif Cleaning Service	10/24/24 INV#141468	290.00
12502	11/15/2024	SHN Consulting	Shn Inv#123176 Planning	9,265.00
12503	11/15/2024	SHN Consulting	9/16/24 Inv#122743 Planning	5,105.00
12504	11/15/2024	SHN Consulting	10/18/24 Inv# 123111 Engineering	3,262.50
241115A01	11/15/2024	Christopher A. Ball	Employee: balle; Pay Date: 11/15/2024	573.18
241115A02	11/15/2024	Glenn R. Bernald	Employee: bernaldg; Pay Date: 11/15/2024	3,071.68
241115A03	11/15/2024	Rosine S. Boyce-Derricott	Employee: boycer; Pay Date: 11/15/2024	640.94
241115A04	11/15/2024	Skyler A. Coke	Employee: cokes; Pay Date: 11/15/2024	930.16
241115A05	11/15/2024	Melissa M. Combs	Employee: combsm; Pay Date: 11/15/2024	642.00
241115A06	11/15/2024	Christopher B. Edgar	Employee: edgarc; Pay Date: 11/15/2024	2,007.03
241115A07	11/15/2024	Adeline L. Esh	Employee: esha; Pay Date: 11/15/2024	192.31
241115A08	11/15/2024	Anali E. Gonzalez	Employee: gonzaleza; Pay Date: 11/15/2024	1,167.22
241115A09	11/15/2024	Hazel E. Hale	Employee: haleh; Pay Date: 11/15/2024	50.01
241115A10	11/15/2024	Kanoa K. Jones	Employee: jonesk; Pay Date: 11/15/2024	448.93
241115A11	11/15/2024	Austin R. Jones	Employee: jonesa; Pay Date: 11/15/2024	1,252.48
241115A12	11/15/2024	Amanda L. Mager	Employee: magera; Pay Date: 11/15/2024	1,836.38
241115A13	11/15/2024	Aislin N. McKinney	Employee: mckinneya; Pay Date: 11/15/2024	202.08
241115A14	11/15/2024	Jacob P. Meng	Employee: mengj; Pay Date: 11/15/2024	1,109.41
241115A15	11/15/2024	Antoinette M. Quigley	Employee: quigleya; Pay Date: 11/15/2024	1,272.58
241115A16	11/15/2024	Quinn Sousa	Employee: sousaq; Pay Date: 11/15/2024	561.84
241115A17	11/15/2024	Emily P. Wood	Employee: woode; Pay Date: 11/15/2024	1,465.82
241115EFT-01	11/15/2024	U. S. Department of Treasury	EFIPS federal tax pmt 11/15/24 PR	7,501.20
241115EFT-02	11/15/2024	Employment Development Dept.	DE88 state tax pmt 11/15/24 PR	1,335.05
241115EFT-03	11/15/2024	Cal PERS	PERS retirement pmt 11/15/24 PR	4,624.58
241115EFT-04	11/15/2024	CA State Disbursement Unit	11/15/24 CS PR deduction-Coke	92.30
241115EFT-05	11/15/2024	CA State Disbursement Unit	11/15/24 CS PR deduction-Edgar	104.30
12506	11/21/2024	US Bank Corp. Payment Systems	10/22/24 Statement	7,586.34
12507	11/21/2024	Bradford Tucker	Dental Pymt - Edgar	150.40
12508	11/21/2024	Christopher Guy Firor	Oct 2024 Council Stipend	50.00
12509	11/21/2024	Eureka Rubber Stamp Co.	10/30/2024 Inv. #A38892	58.93
12510	11/27/2024	Daniel L. Dimick	Employee: dimickd; Pay Date: 11/27/2024	850.46

**City of Blue Lake**  
 Check/Voucher Register - City Council Check Report  
 From 11/1/2024 Through 11/30/2024

Check Number	Check Date	Payee	Check Description	Check Amount
12511	11/27/2024	Michael D. Downard	Employee: downwardm; Pay Date: 11/27/2024	841.28
12512	11/27/2024	Liesl A. Finkler	Employee: finklerl; Pay Date: 11/27/2024	280.92
12513	11/27/2024	Vicki L. Hutton	Employee: huttonv; Pay Date: 11/27/2024	1,587.98
12514	11/27/2024	FRMS	Billing Period:96-12/01/24 to 12/31/24	15,284.13
12515	11/27/2024	Hensel's Ace Hardware	10/31/24 Statement	209.84
12516	11/27/2024	Microbac Laboratories, Inc.	11/13/2024 Statement	1,400.00
12517	11/27/2024	Redwood Petroleum	11/14/2024 Inv #148	888.70
12519	11/27/2024	SHN Consulting	11/15/24 Inv# 123452 Town Square	645.00
12520	11/27/2024	Tensor IT	11/15/2024 Statement	1,372.70
12521	11/27/2024	U. S. Postal Service	11/4/24 Stamped Envelope Order	898.10
12522	11/27/2024	Tameson L. Livengood	Umpire Services for Fall 2024 Woodbat Season	100.00
12523	11/27/2024	Jessica B. Parker	Umpire Services for 2024 Fall Woodbat Season	1,072.50
12524	11/27/2024	Christopher A. Ball	Reimbursement 11/22/24	10.48
12525	11/27/2024	Blue Lake Garbage Co.	10/31/24 Inv #47X02917	1,375.98
12526	11/27/2024	Gaynor Telesystems, Inc.	10/31/24 Inv#45116	112.50
12527	11/27/2024	Local Mow Man	11/1/24 Inv#15242	140.00
12528	11/27/2024	Michael Shaun Dolan	Umpire Services Fall 2024 Woodbat Season	100.00
12531	11/27/2024	Michael Salmon	Umpire Services Fall Woodbat 2024	675.00
241127A01	11/27/2024	Christopher A. Ball	Employee: ballc; Pay Date: 11/27/2024	769.31
241127A02	11/27/2024	Glenn R. Bernald	Employee: bernaldg; Pay Date: 11/27/2024	1,628.11
241127A03	11/27/2024	Rosine S. Boyce-Derricott	Employee: boycer; Pay Date: 11/27/2024	524.65
241127A04	11/27/2024	Skyler A. Coke	Employee: cokes; Pay Date: 11/27/2024	1,125.09
241127A05	11/27/2024	Melissa M. Combs	Employee: combsm; Pay Date: 11/27/2024	642.01
241127A06	11/27/2024	Christopher B. Edgar	Employee: edgarc; Pay Date: 11/27/2024	2,495.44
241127A07	11/27/2024	Adeline L. Esh	Employee: esha; Pay Date: 11/27/2024	246.15
241127A08	11/27/2024	Anali E. Gonzalez	Employee: gonzaleza; Pay Date: 11/27/2024	1,167.22
241127A09	11/27/2024	Hazel E. Hale	Employee: haleh; Pay Date: 11/27/2024	138.46
241127A10	11/27/2024	Kanoa K. Jones	Employee: jonesk; Pay Date: 11/27/2024	228.54
241127A11	11/27/2024	Austin R. Jones	Employee: jonesa; Pay Date: 11/27/2024	1,209.13
241127A12	11/27/2024	Amanda L. Mager	Employee: magera; Pay Date: 11/27/2024	1,948.68
241127A13	11/27/2024	Aislin N. McKinney	Employee: mckinneya; Pay Date: 11/27/2024	352.67
241127A14	11/27/2024	Jacob P. Meng	Employee: mengj; Pay Date: 11/27/2024	1,221.70
241127A15	11/27/2024	Antoinette M. Quigley	Employee: quigleya; Pay Date: 11/27/2024	1,269.00
241127A16	11/27/2024	Quinn Sousa	Employee: sousaq; Pay Date: 11/27/2024	300.43
241127A17	11/27/2024	Emily P. Wood	Employee: woode; Pay Date: 11/27/2024	1,465.81
241127EFT-01	11/27/2024	U. S. Department of Treasury	EFTPS federal tax pmt 11/27/24 PR	6,714.14
241127EFT-02	11/27/2024	Employment Development Dept.	DE88 state tax pmt 11/27/24 PR	1,103.48
241127EFT-03	11/27/2024	Cal PERS	PERS retirement pmt 11/27/24 PR	4,643.50
241127EFT-04	11/27/2024	CA State Disbursement Unit	11/27/24 CS PR deductions-Coke	92.30
241127EFT-05	11/27/2024	CA State Disbursement Unit	11/27/24 CS PR deductions-Edgar	104.30
Report Total				261,779.60



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# CITY OF BLUE LAKE CALIFORNIA

111 Greenwood Road  
P.O. Box 458  
Blue Lake, CA 95525

## Blue Lake City Council Minutes

Tuesday, October 22, 2024 6:30 p.m. ~ Regular Council Meeting  
Skinner Store Building ~ 111 Greenwood Rd., Blue Lake ~ Behind City Hall

### 1. Called to Order: 6:30 p.m.

**Councilmembers Present:** Mayor Jones, Councilmember Edgar, Councilmember Firor, Councilmember Scafani

**Councilmembers Absent:** Councilmember Shull

**Staff Present:** City Manager Mager, City Clerk Gonzalez, Office Assistant Quigley

**Public Present:** Mardi Grainger, Michelle, Kat Napier, Becki Thornton, Alex Ricca, Erin McClure, Lin Glen, Verda Pitts, John Sawatsky, Emily Wood, Dennis Whitcomb, Matt Isaac, Jean Lynch, Megan Acevedo, Lori Ponte

**Staff Present:** City Manager Mager, City Attorney Plotz, City Clerk Gonzalez, Administrative Assistant Quigley

### 2. Pledge of Allegiance

### 3. Approval of the Agenda

**Councilmember Scafani:** Requests to move “future agenda items” above the closed session item.

No Public Comment

**Motion by:** Councilmember Scafani to approve the agenda moving future agenda items before the closed session.

**Seconded by:** Councilmember Edgar

**Motion Summary:** The motion carried unanimously.

### 4. Public Comment on Items not on the Agenda:

**Lin Glen:** Comments on the lack of a polling location in Blue Lake.

**Becky Thornton:** Comments on the actions of the Council on October 8, 2024.

**Lori Ponte:** Requests that a Commissioner representative provide a report at City Council meetings.

**Kat Napier:** Comments on social media posts and untrue commentary.

**Alex Ricca:** States that the City election is the most contentious election he has seen in 43 years.

**Jon Sawatsky:** States that he accepts the Council appointment but feels it was preordained.

**Dennis Whitcomb:** Comments that the discussion over signage could have been alleviated if community members participated at the commission level.

**5. City of Blue Lake Public Safety Commission Appointment:**

Mayor Jones introduces the item and reads the staff agenda report. Alex Ricca has applied for a vacant seat on the Public Safety Commission, Yahaira Padilla has applied for an Advisory position on the Arts and Heritage Commission and Mathew Issac has applied for a vacant seat on the Planning Commission.

Councilmember Scafani: Questions the Arts and Heritage Commission application; states that the commission is full.

City Manager Mager: Clarifies that the position is an Advisory Position.

Alex Ricca introduces himself to the Council; he's a long-time resident of Blue Lake and worked for the City's Parks and Recreation department.

Mathew Issac introduces himself as a twenty-year resident, raising his family in Blue Lake and wants to help the City grow.

Councilmember Scafani: Asks Mathew Issac if he's attended Council and Planning Commission meetings and if he will be able to attend.

**Motion:** To appoint Alex Ricca to the Public Safety Commission, Mathew Issac to the Planning Commission and Yahaira Padilla to the Arts and Heritage Commission Advisory position.

**Motion by:** Councilmember Edgar

**Seconded by:** Councilmember Firor

**Public Comment:**

John Sawatzky: Acknowledges Alex Ricca's contribution to the community

**Motion Summary:** Motion passed by consensus

**6. Presentation of the Draft Blue Lake 2023 Fiscal Audit**

Mayor Jones Presents the item and reads the staff report.

Brett Jones, Auditor from JJACPA, presents the draft audit; there is one reportable finding regarding the timeliness of the audit adoption; he will be issuing an unqualified opinion which reflects that the auditor found the City's financial statements to be free of material issues. This is the opinion that the City wants to receive.

Mayor Jones: Asks if the finding will result in any penalties to the City.

Brett Jones: States that he doesn't anticipate that it will result in any issues.

Councilmember Scafani: Questions the reference to a communication letter that wasn't in the report.

Brett Jones: It will be in the final report.

**Public Comment:** None

**7. Introduce and Conduct the First Reading of an Ordinance of the City Council of the City of Blue Lake Adding Section 17.24.260 of Title 17 (Zoning) to Amend Section 17.24.260 of the Blue Lake Municipal Code- Discussion/Action**

Councilmember Scafani: States her support of this ordinance change.

**Public Comment:**

Kat Napier: Comments on metal fasteners.

**Motion:** To conduct the first reading of an Ordinance of the City Council of the City of Blue Lake Adding Section 17.24.260 of Title 17 (Zoning) to Amend Section 17.24.260 of the Blue Lake Municipal Code by title only

**Motion by:** Councilmember Scafani

**Seconded by:** Councilmember Edgar

**Motion Summary:** Consensus

**8. Discussion Regarding Law Enforcement services and Future Partnership Considerations- Discussion/Action**

Mayor Jones introduces the item and reads the staff report.

City Manager Mager presents the item; provides background on the issues regarding the current Sheriff contract indemnification language and future escalating costs and service levels.

Erike Young, CIRA Representative, provides information related to the indemnification issues, and provides information on the possible formation of a joint powers authority for law enforcement services in the future. Clarifies that Ferndale is a CIRA member agency as is the City of Blue Lake; as member agencies, CIRA is familiar with their risk levels. Dispatch services are being explored and Cal Poly Humboldt’s dispatch department may be interested in providing services.

Councilmember Scafani: Recommends forming an ad-hoc committee of the Council.

**Public Comment:**

**Alex Ricca:** Comments on the City’s history with police services and partnership with Trinidad.

**Jean Lynch:** Comments on Blue Lake having a police department; questions liability.

**Erike Young:** Clarifies that CIRA is the risk manager and would be providing the liability coverage, or the JPA could seek other coverage.

Lori Ponte: Comments on liability issues.

*Council directs staff to pursue discussions and to bring recommendations back to the Council as information is gathered.*

**9. City Council Assignments**

Mayor Jones introduces the item and reads the staff report.

Council discusses current Council assignments.

**Motion:** To appoint Councilmember Firor to the assignments vacated by former Councilmember Mackay.

**Motion by:** Councilmember Scafani

**Seconded by:** Councilmember Edgar

No public comment

**Motion Summary:** Consensus

**10. Council Correspondence**

Mayor Jones reads correspondence

**11a. Consent Items:**

Mayor Jones introduces the item

**Motion:** To pull the warrants and disbursements from consent and to approve the August 27, 2024 meeting minutes and the Retired Teachers Proclamation

**Motion by:** Councilmember Scafani

**Seconded by:** Councilmember Firor

**Public Comment:**

John Sawatzky: Comments on public comment on correspondence

Lori Ponte: Comments on Mayor Jones reading Council Correspondence

**Motion Summary:** Consensus

**11b. Warrants and Disbursements**

*Note: Councilmember Edgar recuses himself and leaves the room.*

Mayor Jones introduces the item.

**Motion:** To accept the warrants and disbursements

**Motion by:** Councilmember Scafani

**Seconded by:** Councilmember Firor

**Public Comment:** None

**Motion Summary:** Consensus (Jones, Scafani, Firor)

**Reports of Council and Staff**

Councilmember Edgar: States that he attempted to contact Blue Lake Rancheria representative Jason Ramos but did not receive a return call.

Councilmember Scafani: Nothing to report

Councilmember Jones: Reports on Humboldt Waste Management Authority, Arts and Heritage and Humboldt County Association of Government meetings.

*Note: Councilmember Scafani leaves the room at 8:04pm.*

**12. Future Agenda Items:**

- Formation of an ad-hoc for law enforcement services
- Final Audit presentation and adoption
- Second reading and adoption of metal roof ordinance
- Circulation Element

Council discusses future meeting dates.

**13. Closed Session.**

**Motion:** To enter into closed session (8:22pm)

**Motion by:** Councilmember Scafani

**Seconded by:** Councilmember Firor

**Public Comment:**

Lin Glen: Supports leasing City owned land; a City councilmember should be on any negotiating team.

Kat Napier: Supports leasing land.

**Motion Summary:** Consensus

**Motion:** To come out of closed session at 10:00pm; nothing to report

**Motion by:** Councilmember Scafani

**Seconded by:** Councilmember Edgar

No Public Comment

**Motion Summary:** Consensus

**14. Adjournment**

**Motion:** Motion to Adjourn (10:00pm)

**Motion by:** Councilmember Scafani

**Seconded by:** Councilmember Edgar

No Public Comment

**Motion Summary:** Consensus