

**COUNTY OF LAKE  
Planning Commission**



**THURSDAY, OCTOBER 24, 2024  
9:00 AM  
AGENDA**

Commissioner John Hess District I  
Commissioner Everardo Chavez District II  
Commissioner Batsulwin Brown District III  
Commissioner Christina Price District IV  
Commissioner Sharron Zoller District V

Director Mireya G. Turner  
Principal Planner Michelle Irace  
Deputy County Counsel Nicole Johnson  
Office Assistant III Ruby Mitts  
Office Assistant III Danae LoDolce

**GENERAL INFORMATION**

The Planning Commission meets the second and fourth Thursday of each month, at 9:00 a.m. at 255 North Forbes Street, Lakeport, California. The meeting room is wheelchair accessible. A request for a disability-related modification or accommodation necessary to participate in the Planning Commission meeting should be made in writing to the Office Assistant III at least 48 hours prior to the meeting. Any person may speak for three minutes about any subject of concern, provided that it is within the jurisdiction of the Planning Commission and is not already on today's agenda or scheduled for a future public hearing. Speakers are requested to legibly write your name on the sign in sheet at the podium and state your name for the record.

Agendas of public meetings and supporting documents are available for public inspection in the Lake County Courthouse, Community Development Department, Third Floor, 255 North Forbes Street, Lakeport, CA.

**AGENDA AVAILABLE ONLINE AT [www.lakecountycalifornia.gov](http://www.lakecountycalifornia.gov)**

Meetings of the Lake County Planning Commission will be available for participation virtually via Zoom. Live video of all Planning Commission meetings are broadcast on Lake County PEG TV (TV8), and online, at <https://countyoflake.legistar.com/Calendar.aspx>. To submit a written comment on any agenda item, please visit site above and click on the eComment feature linked to the meeting date.

Join from a PC, Mac, iPad, iPhone or Android device:

<https://lakecounty.zoom.us/j/99417602765?pwd=aEdsUWtFMVJEQWFDRHNtT3V6cStSQ09>

Passcode: 155982

Or One tap mobile:

+16699006833,,99417602765#,,, \*155982# US (San Jose)

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

US: +1-669-900-6833 or +1-669-444-9171

Webinar ID: 994 1760 2765

Passcode: 155982

1. 9:00 AM - Call To Order
2. Pledge of Allegiance
3. Verification of Legal Notice
4. Consent Agenda

4a Approve minutes from October 10, 2024 Planning Commission Meeting

Sponsors: Community Development

Memo: [24-1115](#)

Attachments: [10-10-2024 Planning Commission Minutes](#)

## 5. Public Input

## 6. Timed Items - Public Hearings

6a 9:05 a.m. PUBLIC HEARING – Consideration of a proposed General Plan Conformity (GPC 22-11), and Mitigated Negative Declaration (IS 22-28), for the Wolf Creek Bridge Replacement Project; Applicant: Lake County Public Works Department; Location: Quad: Benmore Canyon T14N, R07W, Section 11 Universal Transvers Mercator Zone 10 (39.082336, -122.604181).

Sponsors: Community Development

Memo: [24-1116](#)

Attachments: [65% Plan Set](#)  
[Site Photos](#)  
[IS-MND IS 22-28 \(Revised\)](#)  
[Signed National Environmental Study](#)  
[Traffic Technical Memorandum](#)  
[Water Quality Technical Memorandum](#)  
[Revised Mitigation Monitoring and Reporting Program](#)  
[Agency Comments](#)  
[Staff Report GPC 22-11 Wolf Creek Bridge](#)

- 6b** 9:20 a.m. PUBLIC HEARING – Consideration of a proposed final Subdivision Map (SD 24-06) For finalizing Village II Phase 1 of the commercial development; Applicants: Valley Oaks LLC and consultant Rick Tooker; Location: 18761 Hartmann Road and 18196 and 18426 South State Highway 29, Middletown (Lots 24, 36 & 51) (APNs: 014-260-24, 36, & 51).

**Sponsors:** Community Development

**Memo:** [24-1117](#)

**Attachments:** [Village II Phase 1 plans](#)  
[Vesting Final Subdivision Map](#)  
[Public Works Memo](#)  
[Conditions of Approval](#)  
[Village II Final Staff Report](#)

- 6c** 9:35 a.m. PUBLIC HEARING – Consideration of a proposed Major Use permit (UP 23-05), and Mitigated Negative Declaration (IS 23-10), for construction of an AG Forest Wood Processing Bioenergy Facility with supporting infrastructure; Applicant: Scotts Valley Energy Corporation; Location: 755 E. State Hwy. 20, Upper Lake (APN 004-010-04).

**Sponsors:** Community Development

**Memo:** [24-1118](#)

**Attachments:** [Project Plans](#)  
[Initial Study IS 23-10](#)  
[Conditions of Approval](#)  
[Biological Resource Assessment with Botanical Survey](#)  
[Land Evaluation & Site Assessment \(LESA\)](#)  
[California's Wildfire and Forest Resilience Action Plan](#)  
[Agency Comments](#)  
[Staff Report UP 23-05 Biomass Bioenergy](#)  
[Public Comments](#)

## 7. Non-Timed Items

## 8. Department Update

## 9. Adjournment