

**LAKE COUNTY PLANNING COMMISSION**

**MINUTES**

**REGULAR MEETING**

**October 24, 2024**

**Commission Members**

P John Hess, District I  
P Everado Chavez, District II (VChair)  
A Batsulwin Brown, District III  
P Christina Price, District IV (Chair)  
A Sharron Zoller, District V

**Staff Members**

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

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**9:00 a.m. CALL TO ORDER**

Pledge of Allegiance was led by Christina Price.

**VERIFICATION OF LEGAL NOTICE(S)**

The clerk reported items were properly noticed.

**CONSENT AGENDA**

Action on minutes from October 10, 2024, Planning Commission Meeting.  
Comm. Chavez moved, 2<sup>nd</sup> by Comm. Hess to approve the minutes from October 10, 2024. Comm. Hess, Chavez & Price all were in favor.

**CITIZEN'S INPUT**

No one present wished to speak.

**6a 9:05 a.m. PUBLIC HEARING – Consideration of proposed General Plan Conformity (GPC 22-11), and Mitigated Negative Declaration (IS 22-28), for the Wolfe 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).**

Senior Planner Laura Hall presented the staff report.

Engineer Dave Bingham spoke.

**9:17 a.m. Opened Public Hearing**

No one present wished to speak.

**9:17 a.m. Closed Public Hearing**

Comm. Chavez moved, 2<sup>nd</sup> by Comm. Hess that the Planning Commission adopted the Mitigated Negative Declaration (IS 22-28) for the Wolf Creek Bridge Replacement Project (Bridge No. 14C-0049), applied for by the Lake County Department of Public Works, located in unincorporated Spring Valley in Lake County, Quad: Benmore Canyon T14N, R07W, Section 11 UTM Zone 10 (bridge at 39.082336, -122.604181, along County rights-of-way and temporary easements on adjacent properties to the north) based on the findings listed in the staff report dated October 24, 2024.

**MITIGATED NEGATIVE DECLARATION (3) Ayes (0) Noes (2) Absent (Comm. Brown and Comm. Zoller)**

**Comm. Chavez moved, 2<sup>nd</sup> by Comm. Hess that the Planning Commission found that the General Plan Conformity, GPC 22-11 for the Wolf Creek Bridge Replacement Project (Bridge No. 14C-0049), applied for by the Lake County Department of Public Works, located in unincorporated Spring Valley in Lake County, Quad: Benmore Canyon T14N, R07W, Section 11 UTM Zone 10 (bridge at 39.082336, -122.604181, along County rights-of-way and temporary easements on adjacent properties to the north) is in conformity with the Lake County General Plan based on the findings listed in the staff report dated October 24, 2024.**

**GENERAL PLAN CONFORMITY (3) Ayes (0) Noes (2) Absent (Comm. Brown and Comm. Zoller)**

**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 & 18426 South State Highway 29, Middletown (Lots 24, 36 & 51) (APNs 014-260-24, 36 & 51).**

Director Turner presented the staff report.

Applicant Rick Tooker spoke.

**9:24 a.m. Opened Public Hearing**

No one present wished to speak.

**9:24 a.m. Closed Public Hearing**

**Comm. Hess moved, 2<sup>nd</sup> by Comm. Chavez that the County of Lake Planning Commission found that the Final Map (SD 24-06) for the Valley Oaks subdivision substantially conforms to the approved tentative map and conditions imposed thereon; and authorize the Chairman to so certify on said map; and transmit the Final Map to the County Surveyor for approval by the Board of Supervisors.**

**FINAL MAP APPROVAL (3) Ayes (0) Noes (2) Absent (Comm. Brown and Comm. Zoller)**

**6c 9:35 am PUBLIC HEARING – Consideration of 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. Hwy. 20, Upper Lake (APN 004-010-04).**

Senior Planner Laura Hall presented the staff report.

Applicant Tom Jordan spoke and presented a handout.

Concerns expressed by the Commission were with the Dark Skies Initiative, lease agreement and removal of equipment and non-permanent structures when the lease expires.

**9:59 a.m. Opened Public Hearing**

The following people spoke: Tim Ciara, Judy Cox, Barbara Morris, Larry Kahn, John LaBoiteau, Kate Parankema, Claudine Pedroncelli, Frank Abely, Donna Mackiewicz, Jerry Morris, Robert Thomas and Julia Carrera

**10:39 a.m. Closed Public Hearing**

Comm. Chavez and Hess shared their concerns with air quality, aesthetics and tribal cultural resources.

Comm. Hess moved, 2<sup>nd</sup> by Comm. Price that Item 6c be continued to December 12, 2024, at 9:20 a.m.

**CONTINUATION OF ITEM 6c (3) Ayes (0) Noes (2) Absent (Comm. Brown and Comm. Zoller)**

**DEPARTMENT UPDATE**

Director Turner said there are several LAPAC meetings scheduled for the upcoming week. She expressed her appreciation for Ruby Mitts for compiling data and finding appropriate meetings to maximize public input.

**ADJOURNED 11:09**



Christina Price, Chair  
Lake County Planning Commission

Respectfully submitted,



Danae LoDolce,  
Planning Commission Assistant

