

PLANNING COMMISSION

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JEROME QIRIAZI  
Fourth District  
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At-Large  
LORNA MCFARLANE  
At-Large



COUNTY STAFF

JOHN H. FORD  
Director, Planning and Building

**COUNTY OF HUMBOLDT**  
**PLANNING COMMISSION**  
**825 Fifth Street**  
**Board of Supervisors Chambers**  
**Eureka, California**

**AGENDA**

Thursday, September 19, 2024

6:00 PM

Regular Meeting - Hybrid

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The County of Humboldt is committed to providing equal access to all county programs, services and activities through the provision of accommodations for individuals with qualified disabilities as required under the Americans with Disabilities Act. With 72 hours prior notice, a request for reasonable accommodation or modification can be made. Please contact the Clerk of the Board Office at 707-476-2390 or by email [cob@co.humboldt.ca.us](mailto:cob@co.humboldt.ca.us) or the ADA Coordinator at 844-365-0352 or by email at [ada@co.humboldt.ca.us](mailto:ada@co.humboldt.ca.us).

Please note: Those not able to attend the Planning Commission meeting in person will have the opportunity to provide public comment via Zoom; however, the County of Humboldt cannot guarantee that the Zoom system will be available for the entirety of every meeting. The only ways to guarantee that your comment is received and considered by the Board of Supervisors are to attend the meeting in person or submit your comment in writing in advance of the meeting.

**HOW TO LISTEN OR WATCH THE PLANNING COMMISSION MEETING:**

1. <https://zoom.us/j/87544807065> Password: 200525
  2. Call in via telephone at 346 248-7799, enter meeting id 875 4480 7065 Password: 200525
  3. A live stream of the meeting can be found by using the following link:  
<https://humboldt.legistar.com> or by watching Access Humboldt on cable
- 
1. **In Person Public Comment:** Any person may appear and present testimony for an item on this agenda at the hearing located in the Board of Supervisors' Chamber, Humboldt County Courthouse, 825 Fifth Street, Eureka, California. The Planning Commission needs 15 COPIES of any materials submitted at the meeting.
  2. **Zoom Public Comment:** When the Planning Commission announce the agenda item that you wish to comment on, call the conference line, enter the Meeting ID and press star (\*) 9 on your phone, this will raise your hand. You'll continue to hear the Planning Commission meeting on the call. When it is your turn to speak, you'll hear a prompt to unmute, press star (\*) 6. Please turn off your TV or live stream to avoid delays. If you encounter any issues, please use the call-in option below.
  3. **Phone call using cellphone or landline:** When the Planning Commission meeting begins, call in on the conference line. When the Planning Commission Chair starts to discuss the item you wish to comment on, Press \*9 to raise your hand. When you are called upon to speak, you will be prompted to unmute, press \*6 to unmute.

You may access the live stream of the meeting by using the following link:  
<https://humboldt.legistar.com>

**SUBMITTING PUBLIC COMMENT PRIOR TO THE MEETING:**

Public comments may be submitted via email to [Planningclerk@co.humboldt.ca.us](mailto:Planningclerk@co.humboldt.ca.us). Please provide the project title, record or case number and date of the hearing. The deadline for submitting written comments is 12:00 p.m. Wednesday, September 18, 2024. After the deadline, written comments may be submitted to the commission in person during the meeting (15 copies). Comments can be found at the "Attachments" section of the "Meeting Details" link next to the posted Agenda at: <https://humboldt.legistar.com> and will be included with the administrative record. If you do not have access to email, contact the Planning Clerk at 707-267-9409.

- A. CALL TO ORDER / SALUTE TO FLAG
- B. COMMISSIONERS PRESENT
- C. AGENDA MODIFICATIONS
- D. PUBLIC COMMENT ON NON-AGENDA ITEMS:

*At this time persons may appear before this Commission on any matter pertinent to the Commission's Jurisdiction and that is not on the Agenda. When the Chair asks for public comment, please address the Commission from the microphone. Unless otherwise stated, speakers will have three (3) minutes for public comment. Although the Commission may briefly respond to statements or questions, under state law, matters presented under this item cannot be discussed or acted upon by the Commission at this time.*

## **E. CONSENT AGENDA**

*These Public Hearing matters are routine in nature and are usually approved by a single vote. The Chair will poll the audience and members of the Commission to determine if any item on the consent agenda should be pulled for public comment or further discussion.*

1. Review and approval of the June 6, 2024, Action Summary.

**Recommendation:** Approve the June 6, 2024, Action Summary.

**Attachments:** [06.06.2024 Action Summary for review](#)

2. Review and approval of the June 27, 2024, Action Summary.

**Recommendation:** Approve the June 27, 2024, Action Summary.

**Attachments:** [06.27.2024 Action Summary for review](#)

3. Review and approval of the July 18, 2024, Action Summary.

**Recommendation:** Approve the July 18, 2024, Action Summary.

**Attachments:** [07.18.2024 Action Summary for review](#)

4. Review and approval of the August 01, 2024, Action Summary.

**Recommendation:** Approve the August 01, 2024, Action Summary.

**Attachments:** [08.01.2024 Action Summary for review](#)

5. Review and approval of the August 15, 2024, Action Summary.

**Recommendation:** Approve the August 15, 2024, Action Summary.

**Attachments:** [08.15.2024 Action Summary for review](#)

6. McKinleyville Community Services District BMX Track and Park General Plan Conformance Review  
Assessor Parcel Number: 508-242-043  
Record Number: PLN-2024-19068  
McKinleyville area

A General Plan Conformance Review for the McKinleyville Community Services District's proposed development of a BMX track and park, including a bicycling (BMX) racing track, a basketball court, a pickleball court and a bathroom.

**Recommendation:** That the Planning Commission:

1. Adopt the resolution (Resolution 24-\_\_), (Attachment 1) which does the following:
  - a. Find the proposed test well on the subject parcel to be in conformance with the Humboldt County General Plan.

**Attachments:** [19068 Staff Report 9.19.24](#)  
[Attachment 1 - Draft Resolution](#)  
[Attachment 2 - Site Plan](#)  
[Attachment 3 - Plan Set](#)  
[Attachment 4 - Application Form - Signed](#)  
[Attachment 5 - California Government Code Section 65402](#)

7. Paye - Lot Line Adjustment and Conditional Use Permit Extension  
Assessor Parcel Numbers (APN) 015-111-006, 015-111-012, 015-111-013  
Record No.: PLN-2024-19060  
Eureka area

A two-year extension to a previously approved Lot Line Adjustment and Conditional Use Permit (PLN-2024-16400) to allow for redevelopment of three commercially zoned parcels with a proposed Mini Storage Center. The previous approval included a General Plan Amendment and Zone Boundary Adjustment whereby the Apartment Professional (R-4) zone was reduced and the Neighborhood Commercial (C-1) zone increased by approximately 30,000 square feet, as well as applying a Qualified (Q) zone to the properties allowing for multiple dwellings; this rezoning action has been completed. The previously approved Lot Line Adjustment would result in two parcels of approximately 2.1 acres (Parcel A) and 5,500 ft.<sup>2</sup> (Parcel B). Proposed Parcel A was approved to be redeveloped with approximately 37,000 square feet of mini-storage units with the Conditional Use Permit. The approved project included a wetland setback reduction for one of the storage buildings and a Wetland Buffer Replanting Plan. Redevelopment of the site as proposed requires removal of up to 25 mature redwood trees as well as minor grading and fill, including engineered fill of a small area (< 2,000 square feet) beyond the break in slope.

**Recommendation:** That the Planning Commission:

1. Adopt the resolution (Resolution 24-\_\_), (Attachment 1) which does the following:
  - a. Finds an Initial Study & Mitigated Negative Declaration (IS/MND) for the project was adopted on September 15, 2022, and further environmental review is unnecessary as no changes to the project are proposed; and
  - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
  - c. Approves the Lot Line Adjustment and Conditional Use Permit Extension subject to the original conditions of approval.

**Attachments:**

- [19060 Staff Report 9.19.24.docx](#)
- [Attachment 1 - Draft Resolution](#)
- [Attachment 1A1 - PC Resolution No. 22-102](#)
- [Attachment 1A2 and 1B - PC Resolution No. 22-103](#)
- [Attachment 1A3 - BOS Resolution No. 23-31](#)
- [Attachment 1A4 - BOS Resolution No. 23-32](#)
- [Attachment 1A5 - BOS Resolution No. 23-33](#)
- [Attachment 1A6 and 1B - BOS Resolution No. 23-34](#)
- [Attachment 1A7 and B.3 - Resolution 23-073 16400MOD](#)
- [Attachment 1C - Compiled Site Plan 10.27.2021](#)
- [Attachment 1D - Ordinance 2710](#)
- [Attachment 2 - Location Maps](#)
- [Attachment 3 - Applicant's Evidence Summary](#)
- [Attachment 3A - Wetland Delineation Report 2021](#)
- [Attachment 3B - Wetland Buffer Plan 06.07.2023](#)
- [Attachment 4 - Referral Comments](#)
- [Attachment 4A1 - ref PGE Response 08.22.2024](#)
- [Attachment 4A2 - ref PGE Response 08.29.2024](#)
- [Attachment 4B1 - ref HCS D Cover Sheet 08.20.2024](#)
- [Attachment 4B2 - ref HCS D Response 08.20.2024](#)

8. Parks - Final Map Subdivision Extension  
Assessor Parcel Numbers (APN) 510-193-039  
Record No.: PLN-2024-19037  
McKinleyville area

A two-year extension of a Major Subdivision (PLN-2019-15467 and PLN-2020-16880) of one approximately 1.54 acre parcel into nine lots between 5,002 square feet (net) and 11,860 square feet (gross). The site is developed with two single family residences that will remain on proposed Lots 1 and 2, respectively. Pursuant to Section 325-9 of the Subdivision Regulations, an exception request was submitted to allow a reduced right of way width. The parcels will be served with community water and sewer provided by the McKinleyville Community Services District.

**Recommendation:** That the Planning Commission:

1. Adopt the resolution (Resolution 24-\_\_\_), (Attachment 1) which does the following:
  - a. Finds an Initial Study & Mitigated Negative Declaration (IS/MND) for the project was adopted on August 6, 2020, and further environmental review is unnecessary as no changes to the project are proposed; and
  - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
  - c. Approves the Final Map Subdivision Extension subject to the original

conditions of approval.

**Attachments:**

[19037 Staff Report 9.19.24](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 1A1 - PC Resolution 20-50 Parks 15467](#)

[Attachment 1A2 - PC Resolution 21-40 Parks 16880](#)

[Attachment 1B1 - Conditions of Approval 15467](#)

[Attachment 1B2 - Conditions of Approval 16880](#)

[Attachment 1C - Site Plan](#)

[Attachment 2 - Location Maps](#)

[Attachment 3 - Applicants Evidence Summary](#)

[Attachment 3A - Exception Request](#)

[Attachment 3B - Exception Request](#)

[Attachment 4 - Referral Comments](#)

9. Collins/Goldstein - Parcel Map Subdivision Extension

Assessor Parcel Numbers (APN) 509-061-025

Record No.: PLN-2024-19031

McKinleyville area

A two-year extension of a previously approved Minor Subdivision and Planned Development Permit (PLN-2022-17740) of an approximately 10-acre parcel into four parcels of approximately 20,000 square feet, 30,830 square feet, 36,989 square feet and 7.97 acres. A Planned Development Permit was approved to allow significantly smaller parcel sizes and clustering of development along the road frontage. This in turn ensures that sufficient area exists to accommodate future residential development observing standard setbacks from riparian and wetland areas associated with Mill Creek, which crosses through the parcel. The site is currently vacant and will be served with community water and sewer provided by the McKinleyville Community Services District. The majority of the parcel is forested with the exception of the northern portion, which was cleared as part of a recent less than 3-acre conversion completed in late 2021. This same area is targeted to host future residential development following the subdivision.

**Recommendation:**

That the Planning Commission:

1. Adopt the resolution (Resolution 24-\_\_\_), (Attachment 1) which does the following:
  - a. Finds that during prior approval of the Collins/Goldstein Minor Subdivision and Planned Development Permit, the Humboldt County Planning Commission determined the project was exempt from environmental review pursuant to section 15183 of the State CEQA Guidelines, and further environmental review is unnecessary as no changes to the project are proposed; and
  - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
  - c. Approves the Minor Subdivision and Planned Development Permit Extension subject to the original conditions of approval.

**Attachments:** [19031 Staff Report 9.19.24](#)  
[Attachment 1 - Draft Resolution](#)  
[Attachment 1A-C - Resolution, Conditions, Site Plan](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Applicants Evidence Summary](#)  
[Attachment 3A - Exception Request letter \(rec'd 10-20-22\)](#)  
[Attachment 4 - Referral Comments](#)  
[Attachment 4A - ref Building Response 08.08.2024](#)

- 10.** Kamino, LLC  
Assessor's Parcel Number (APN) 201-311-016  
Record No.: PLN-2019-15835-MOD01  
Alton area

A Modification to Conditional Use Permit, PLN-2019-15835, proposing to increase annual irrigation water use from 334,000 gallons to 937,000 gallons. Water would be sourced from a 160' deep well installed in 2018. No additional modifications to the project are proposed.

**Recommendation:** That the Planning Commission:

1. Adopt the resolution (Resolution 24-\_\_\_), (Attachment 1) which does the following:
  - a. Finds the Planning Commission has considered the Final Environmental Impact Report for the Commercial Cannabis Land Use Ordinance and the Addendum that was prepared for the Kamino, LLC project; and
  - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
  - c. Approves the Conditional Use Permit Modification subject to the recommended conditions of approval (Attachment 1A).

**Attachments:** [15835 Staff Report 9.19.24](#)  
[Attachment 1 - Resolution](#)  
[Attachment 1A - Conditions of Approval](#)  
[Attachment 1B - Site Plan](#)  
[Attachment 2 - Location Maps](#)  
[Attachment 3 - CEQA Addendum](#)  
[Attachment 4 - Evidence in Support of Required Findings](#)  
[Attachment 4A - Hydrogeologic Well Assessment](#)  
[Attachment 4B - Stillwater Sciences letter well connectivity 9.13.19](#)  
[Attachment 4C - Well Completion Report](#)  
[Attachment 5 - Referral Agency Comments and Recommendations](#)  
[Attachment 5A - APN 201-311-016 PTA-GSP review memo](#)  
[Attachment 6 - Watershed Map](#)

**11. Furtado Parcel Map Subdivision and Special Permits**

Assessor Parcel Number: 509-201-047

Record Number: PLN-2024-18990

McKinleyville area

A Parcel Map Subdivision to divide an approximately 0.62-acre parcel into two parcels of approximately 0.40 acres (Parcel 1) and 0.22 acres (Parcel 2). No new site development or improvements are proposed. Pursuant to Section 314-99.1.2 H.C.C., a Special Permit is required for Lot Size Modification to allow Parcel 2 to be created below the 10,000 square foot minimum parcel size. An additional Special Permit is required to allow an existing accessory structure on proposed Parcel 2 prior to the construction of a primary residence pursuant to Section 314-43.1 H.C.C. The parcel is served with community water and sewer provided by the McKinleyville Community Services District.

**Recommendation:**

That the Planning Commission:

1. Adopt the resolution (Resolution 24-\_\_), (Attachment 1) which does the following:
  - a. Finds the project is consistent with the development density and policies established by an existing community plan and General Plan for which an EIR was certified, and that no additional environmental review is required per section 15183 of the State CEQA Guidelines; and
  - b. Makes all the required findings for approval of the Parcel Map Subdivision and Special Permits; and
  - c. Approves the Parcel Map Subdivision and Special Permits subject to the recommended conditions of approval (Attachment 1A).

**Attachments:**[18990 Staff Report 9.19.24](#)[Attachment 1 - Draft Resolution](#)[Attachment 1A - Conditions of Approval](#)[Attachment 1B - Public Works Subdivision Requirements](#)[Attachment 1C - Tentative Parcel Map](#)[Attachment 2 - Applicant's Evidence in Support of the Required Findings](#)[Attachment 2A - Lot Size Exception Request](#)[Attachment 3 - Referral Agency Comments and Recommendations](#)**12. Caltrans Boyd Draw Bike Path Coastal Development Permit and Conditional Use Permit**

Assessor Parcel Numbers (APN): Portion of 507-283-009, County Right of Way, State Highway 101 Right of Way

Record No.: PLN-2024-18945

Arcata area

A Coastal Development Permit (CDP) for the construction of an approximately eight-foot-wide bike path to connect Heindon Road with Wymore Road at the Boyd Draw Bridge. The planned bike path is approximately 470 feet long and will provide a safe crossing under U.S. 101. The project would require right of way acquisition of approximately 0.28 acres of APN 507-283-009 along the west side of U.S. 101. Per the California Coastal Act, land divisions or lot splits



brought about in connection with the purchase of land by a public agency for public recreational use is not considered development, and therefore the acquisition of the right of way does not require a Coastal Development Permit. Construction of the path would involve vegetation and rock slope protection removal, fence installation, grading work, and placement of imported borrow, aggregate base, and hot mix asphalt. In addition to the bike path, a new permanent gravel access road, approximately 380 feet long and 12 feet wide, would be constructed on the property affected by right of way acquisition. A Conditional Use Permit is also required for a proposed use not directly a part of agricultural production of food or fiber on the acquired portion of APN 507-283-009. The California Department of Transportation (Caltrans) is the lead agency under CEQA. Caltrans' determination is that the project is exempt from CEQA review pursuant to Section 15061(b)(3) of the CEQA Guidelines.

**Recommendation:**

That the Planning Commission:

1. Adopt the resolution (Resolution 24-\_\_), (Attachment 1) which does the following:
  - a. Finds the Planning Commission has determined that the project is exempt from environmental review pursuant to Section 15061 (b) 3 of the State CEQA Guidelines, and as a Responsible Agency, agrees with the lead agency's findings; and
  - b. Makes all of the required findings for approval of the Coastal Development Permit and Conditional Use Permit; and
  - c. Approves the Caltrans Boyd Draw Bike Path Coastal Development Permit and Conditional Use Permit as recommended by staff subject to the conditions of approval (Attachment 1A).

**Attachments:**

[18945 Staff Report 9.19.24](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 1A - Conditions of Approval](#)

[Attachment 1B - Project Description](#)

[Attachment 1C - Project Plans](#)

[Attachment 2 - Applicant's Evidence in Support of the Required Findings](#)

[Attachment 2A - Caltrans Notice of Exemption](#)

[Attachment 2B - Biological Resources Evaluation Memo](#)

[Attachment 2C - Air Quality, Traffic Noise, and Greenhouse Gas Environmental Impact Evaluation](#)

[Attachment 2D - Water Quality Assessment](#)

[Attachment 2E - Visual Impact Assessment](#)

[Attachment 2F - Initial Site Assessment](#)

[Attachment 3 - Referral Agency Comments and Recommendations](#)

13. PJC Wellness, LLC Conditional Use Permit  
Assessor Parcel Number 200-243-010  
Record No.: PLN-2023-18808  
Fortuna Area

A Conditional Use Permit to conduct additional ancillary operations in the form of a

microbusiness in the Fortuna Community Planning Area including non-volatile manufacturing, self-distribution, and farm-based retail at offsite special events with no customer traffic. All additional ancillary operations would source cannabis from cultivation occurring onsite, no offsite cannabis is imported. The site contains an existing, approved cannabis permit for 10,000 square feet of mixed light commercial cannabis cultivation with onsite processing. Water source remains unchanged with an existing permitted well. The proposal includes adding rainwater catchment as an irrigation source to provide at least 33% of irrigation needs. If approved, permitted annual water usage will increase to up to 180,000 gallons per year to align with annual use per data from installed water meters. The existing approximate 32,000 gallons of irrigation water tank storage is proposed to increase to up to 62,000 gallons total of tank storage. Electricity is provided by PGE.

**Recommendation:** That the Planning Commission:

1. Adopt the resolution (Resolution 24-\_\_), (Attachment 1) which does the following:
  - a. Finds the Planning Commission has considered the Final Environmental Impact Report for the Commercial Cannabis Land Use Ordinance and the Addendum that was prepared for the PJC Wellness, LLC project; and
  - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
  - c. Approves the Conditional Use Permit subject to the recommended conditions of approval (Attachment 1A).

**Attachments:**

- [18808 Staff Report 9.15.24](#)
- [Attachment 1 - Draft Resolution](#)
- [Attachment 1A - Conditions of Approval](#)
- [Attachment 1B - Operations Plan](#)
- [Attachment 1C - Site Plan w. Floor Plan](#)
- [Attachment 2 - Location Map](#)
- [Attachment 3 - CEQA Addendum](#)
- [Attachment 4 - Applicant's Evidence in Support of Findings](#)
- [Attachment 4A - Well Legal Non-Conforming Determination](#)
- [Attachment 4B - Well Connectivity Analysis by Fisch](#)
- [Attachment 4C - Road Evaluation](#)
- [Attachment 4D - Notice of Applicability](#)
- [Attachment 5 and 5A - Referral Agency Comments](#)
- [Attachment 6 - Watershed Map](#)

- 14.** Humboldt Headless Chicken Ranch  
Assessor's Parcel Numbers: 218-151-005  
Record Numbers: PLN-12015-CUP  
New Harris area

A Conditional Use Permit for 35,650 square feet of existing cannabis cultivation of which 30,106 is outdoor and 5,554 square feet is mixed light. Estimated annual water usage is

420,400 gallons and is sourced from an existing well, a spring, and two rain catchment roofs. Water storage totals 238,000 gallons. Onsite processing is proposed in a building equipped with rainwater catchment gutters. Applicant currently utilizes a generator for energy but is conditioned to transition to a renewable source by January 1, 2026.

**Recommendation:**

That the Planning Commission:

1. Adopt resolutions (Resolution 24-\_\_\_), (Attachments 1) which does the following:
  - a. Finds the Planning Commission has considered the Mitigated Negative Declaration previously adopted for the Commercial Medical Marijuana Land Use Ordinance and the Addendum to the Mitigated Negative Declaration that was prepared for the Humboldt Headless Chicken Ranch project (Attachment 3); and
  - b. Finds the proposed projects comply with the General Plan and Zoning Ordinance; and
  - c. Approves the Humboldt Headless Chicken Ranch Conditional Use Permit subject to the recommended conditions of approval (Attachments 1A).

**Attachments:**

[12015 Staff Report 9.19.24](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 1A - Conditions of Approval](#)

[Attachment 1B - Operations Plan](#)

[Attachment 1C - Addendum to Operations Plan](#)

[Attachment 1D - Site Plan](#)

[Attachment 2 - Location Maps](#)

[Attachment 3 - CEQA Addendum final](#)

[Attachment 4A - Site Management Plan](#)

[Attachment 4B - LSAA](#)

[Attachment 4C - Road Evaluation Report 02.01.2021](#)

[Attachment 4D - Biological Study 01.04.2021](#)

[Attachment 4E - Right to Divert Water SIUR](#)

[Attachment 4F - SMA Memo 01.06.2021](#)

[Attachment 4G - Aquatic Resources Survey 01.06.2021](#)

[Attachment 4H - Well completion #2](#)

[Attachment 5 - Referral Agency Comments and Recommendations](#)

[Attachment 5A - Referral PWorks](#)

[Attachment 5B - Referral DEH](#)

[Attachment 5C - Referral CDFW 8.23.2024](#)

[Attachment 6 - Watershed Map](#)

**15. Goddess Organics, LLC, Conditional Use Permit and Special Permit**

Assessor Parcel Number: 208-113-008 & 210-241-005

Record No.: PLN-11590-CUP

3611 Little Larabee Creek Road, Bridgeville area

A Conditional Use Permit for 28,625 square feet (SF) of existing commercial cannabis cultivation (including 11,500 SF of mixed light and 17,125 SF of outdoor cultivation) and 2,850 SF of ancillary propagation. Irrigation water is sourced from an offsite stream diversion (APN 210-241-005), two groundwater wells, and rainwater catchment in a proposed 400,000-gallon pond. Existing available water storage is 62,000 gallons in a series of hard-sided tanks and total onsite water storage will be 462,000 gallons with the proposed pond. Estimated annual irrigation water usage is 270,500 gallons. Processing occurs onsite. Power is provided by three generators and supplemented by solar. The applicant will fully convert to solar by the end of 2025 reserving generators for emergency use only. A Special Permit is included for development within the Streamside Management Area for continued use and maintenance of the point of diversion infrastructure.

- Recommendation:** That the Planning Commission:
1. Adopt Resolution (Resolution 24-\_\_\_), (Attachment 1) which does the following:
    - a. Finds the Planning Commission has considered the Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance and the Addendum that was prepared for the Goddess Organics LLC project; and
    - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
    - c. Approves the Conditional Use Permit subject to the recommended conditions of approval (Attachment 1A)

**Attachments:**

- [11590 Staff Report 9.19.24](#)
- [Attachment 1 - Draft Resolution](#)
- [Attachment 1A - Conditions of Approval](#)
- [Attachment 1B - Cultivation and Operations Plan](#)
- [Attachment 1C - Additional Project Information](#)
- [Attachment 1D - Schedule of Activities](#)
- [Attachment 1E - Site Plan](#)
- [Attachment 2 - Location Maps](#)
- [Attachment 3 - CEQA Addendum](#)
- [Attachment 4 - Applicant's Evidence in Support of Required Findings](#)
- [Attachment 4A - Right to Divert and Use Water Certificate](#)
- [Attachment 4B - Notice of Applicability](#)
- [Attachment 4C - Water Resource Protection Plan](#)
- [Attachment 4D - Lake and Streambed Alteration Agreement](#)
- [Attachment 4E - Timber Conversion Evaluation Report](#)
- [Attachment 4F - Road Evaluation Report](#)
- [Attachment 4G - Neighborhood Traffic Management Plan](#)
- [Attachment 4H - R2 Soils Report](#)
- [Attachment 4I - R2 Soils Report Addendum](#)
- [Attachment 4J - Site Management Plan](#)
- [Attachment 4K - Biological Report](#)
- [Attachment 4L - 2nd Well Completion Report](#)
- [Attachment 4M - Well Completion Report](#)
- [Attachment 4N - Well Application](#)
- [Attachment 4O - Wetland Delineation](#)
- [Attachment 5 - Referral Agency Comments and Recommendations](#)
- [Attachment 5A - Building Division response](#)
- [Attachment 5B - DEH response](#)
- [Attachment 5C - Public Works response](#)
- [Attachment 5D - CALFIRE response](#)
- [Attachment 5E - CDFW response](#)
- [Attachment 6 - Watershed Map](#)

- 16.** MIB 2, LLC Conditional Use Permit  
Assessor Parcel Number 221-021-026  
Record No.: PLN-11543-CUP  
Salmon Creek Area

A Conditional Use Permit for 29,938 square feet of existing outdoor commercial cannabis

cultivation and 2,400 square feet of existing mixed light commercial cannabis cultivation totaling 32,838 square feet. The project includes 3,160 square feet of ancillary nursery and onsite relocation and restoration of cultivation areas to environmentally superior locations. Estimated annual water use is 220,000 gallons and sourced from rainwater catchment. Water storage is provided by nine 2,500-gallon poly water and a 250,000-gallon pond for a total of 272,500 gallons of storage. Processing, including trimming, will occur on site. Electricity is provided by a solar array with a generator for emergency backup only. A Special Permit is included because the project is within 600 feet of public lands managed for open space.

**Recommendation:**

That the Planning Commission:

1. Adopt resolutions (Resolution 24-\_\_) (Attachments 1) which does the following:
  - a. Finds the Planning Commission has considered the Mitigated Negative Declaration previously adopted for the Commercial Medical Marijuana Land Use Ordinance and the Addendum that was prepared for the Overland Road, LLC project (Attachment 3); and
  - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
  - c. Approves the MIB 2, LLC Conditional Use Permit subject to the recommended conditions of approval (Attachments 1A).

**Attachments:**

[11543 Staff Report 9.19.24](#)

[Attachment 1 - Draft Resolutions](#)

[Attachment 1A - Conditions of Approval](#)

[Attachment 1B - Cultivation and Operations Plan](#)

[Attachment 1C - Cultivation and Operations Plan Addendum 8.31.23](#)

[Attachment 1D - Site Plan](#)

[Attachment 2 - CEQA Addendum 1.0 Existing Cultivaiton Draft](#)

[Attachment 3 - Applicant's Evidence in Support of the Required Findings](#)

[Attachment 3A - Site Managemet Plan](#)

[Attachment 3B - Initial Statement of Diversion](#)

[Attachment 3C - Final Lake and Streambed Alteration Agreement](#)

[Attachment 3D - Timber Conversion Report](#)

[Attachment 3E - Timber Restocking Plan](#)

[Attachment 3F - Timberland Conversion Evaluation Report \(2024\)](#)

[Attachment 3G - Relocation Letter](#)

[Attachment 3H - Road Evaluation](#)

[Attachment 3I - Road Evaluation Narrative 10.03.2017 FROM PLN 11021](#)

[Attachment 3J - Cultivation Area Verification](#)

[Attachment 4 - Referral comments](#)

[Attachment 4A - CDFW Follow-Up](#)

[Attachment 5 - Watershed Map](#)

**17. Marcas Land Co., Inc.**

Assessor Parcel Numbers (APN) 317-033-008-000

Record No.: PLN-11099-CUP

Pilot Ridge&gt;Showers Pass area

A Conditional Use Permit 19,595 square feet (sf) of pre-existing outdoor commercial cannabis cultivation and 1,142 sf of ancillary nursery area. Processing, including drying and trimming occurs in an existing building on-site. Water for irrigation is sourced from two permitted groundwater wells. The applicant estimates 577,500 gallons of water used for irrigation per year. Off-grid power is supplied by one generator and proposed solar arrays. The project is proposed to be conditioned to transition to 100 percent on-site renewable energy by January 1, 2026.

**Recommendation:**

That the Planning Commission:

1. Adopt the Resolution (Resolution 24-\_\_\_), (Attachment 1) which does the following:
  - a. Finds the Planning Commission has considered the Mitigative Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance and the Addendum that was prepared for the Marcas Land Company, Inc. project); and
  - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
  - c. Approves the Conditional Use Permit subject to the recommended conditions of approval (Attachment 1A)

**Attachments:**

- [11099 Staff Report 9.19.24](#)
- [Attachment 1 - Resolution](#)
- [Attachment 1A - Conditions of Approval revised](#)
- [Attachment 1B- Operations Plan 1.19.21 new '24](#)
- [Attachment 1C- Site Plan](#)
- [Attachment 2 - Location Maps](#)
- [Attachment 3 - CEQA Addendum](#)
- [Attachment 4 - Applicant's Evidence in Support of Required Findings](#)
- [Attachment 4A - SMP & MRP](#)
- [Attachment 4B - LSAA](#)
- [Attachment 4C - Less than 3 acre conversion](#)
- [Attachment 4D - Riparian and Stream Assessment](#)
- [Attachment 4E - Environmental Superiority Plan updated](#)
- [Attachment 4F - Well Reports](#)
- [Attachment 4G - Water Right H501532](#)
- [Attachment 4H - Road Evaluation Report](#)
- [Attachment 5 - Referral Agency Comments and Recommendations](#)
- [Attachment 5A - Referral DEH](#)
- [Attachment 5B - Referral Public Works](#)
- [Attachment 5C - Referral CDFW](#)
- [Attachment 5D - Referral CALFIRE](#)
- [Attachment 6 - Watershed Map](#)

## F. PUBLIC HEARINGS

*The projects listed below are public hearing items that have generated public comment prior to the hearing date or have other issues related to them that may require discussion*

1. North Coast Highway Solar  
Assessor Parcel Numbers (APNs) 204-171-045, 204-171-047, 204-081-002, 204-081-006,  
204-081-007, 204-171-001  
Record No.: PLN-2020-16341  
Alton area

A Conditional Use Permit is being requested to authorize construction and operation of a 2.8-megawatt solar photovoltaic power generation facility to produce renewable energy for the power grid. The automated facility would occupy an approximately 11-acre fenced area with arrays of solar panels, single-axis trackers, string inverters, transformers, and associated electrical equipment. Approximately 300 feet of new road is proposed to be developed to connect with a new driveway encroachment along Highway 36, approximately 70 feet west of the existing driveway encroachment. A power line and poles will be run to the site along the driveway route, to allow interconnection to the nearby 12 kilovolt power distribution line



located within the highway right-of-way near the driveway encroachment. Approximately 7 acres of the site will be occupied by the solar array. New impervious surfaces totaling approximately 1,500 square feet will be limited to the piles supporting the panel arrays and concrete pads below electrical equipment (approx. 1,060 ft.) Areas beneath the panel will remain vegetated and the project sponsor will maintain continual operation of agricultural uses on the property, including but not limited to sheep grazing, the keeping of honeybees, or planting of row crops, on a rotational basis. Site construction is expected to take approximately 4 months and operation will run for a minimum of 20 years under a power purchase agreement with Redwood Coast Energy Authority (RCEA). Maintenance staff are expected to visit the site on a weekly basis following the start of operation.

**Recommendation:** That the Planning Commission:

1. Adopt the resolution (Resolution 24-\_\_\_), (Attachment 1) which does the following:
  - a. Finds the Planning Commission has considered the Draft Initial Study and Mitigated Negative Declaration prepared for the North Coast Highway Solar project; and
  - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
  - c. Adopts the Mitigated Negative Declaration prepared for the project; and
  - d. Approves the Conditional Use Permit subject to the recommended Conditions of Approval (Attachment 1A) and Mitigation Monitoring and Reporting Program (Attachment 3)

**Attachments:**

- [16341 Staff Report 9.19.24](#)
- [Attachment 1 - Draft Resolution](#)
- [Attachment 1A - Conditions of Approval](#)
- [Attachment 1B - MMRP](#)
- [Attachment 1C - Site Plan\(s\)](#)
- [Attachment 2 - Location Map](#)
- [Attachment 3 - North Coast Highway Solar ISMND sans appendices](#)
- [Attachment 3A - Appendix A Solar Glare Analysis](#)
- [Attachment 3B - Appendix B CalEEMod Emissions Summary](#)
- [Attachment 3C - Appendix C Biological Habitat Assessment](#)
- [Attachment 3D - Appendix D Aquatic Resources Delineation](#)
- [Attachment 3E - Appendix E Special Plant Species Survey Report](#)
- [Attachment 3G - Appendix G Phase I ESA](#)
- [Attachment 3H - Appendix H Phase II ESA](#)
- [Attachment 3I - Appendix I Trip Generation Memo](#)
- [Attachment 4 - Referral Agency Comments & Recommendations](#)

## G. ITEMS PULLED FROM CONSENT

## H. REPORT FROM PLANNER

**I. PLANNING COMMISSION DISCUSSION ITEMS**

**J. ADJOURNMENT**

**K. NEXT MEETINGS: October 03, 2024 6:00 p.m. Regular Meeting - Hybrid**