

PLANNING COMMISSION

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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, December 5, 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 Planning Commission 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, December 4, 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. Pacific Gas and Electric, Humboldt Bundle #5 Tree Removal Coastal Development Permit (CDP) and Special Permits (SP)**

Record Number: PLN-2024-19052

Assessor Parcel Numbers (APN): 517-155-006, 517-155-015, 518-012-002, 518-012-007, 518-012-025, 518-012-026, 518-012-027, 518-062-004, 518-072-007, 518-072-008, 518-075-001, 518-075-003, 518-075-005, 518-112-006, 518-072-007, 518-072-002, and 518-062-021

Freshwater Lagoon to Orick Area

A Coastal Development Permit (CDP) and Special Permit (SP) to authorize vegetation management activities under or adjacent to Pacific Gas & Electric Company's (PG&E) Essex Junction - Orick 60 kilovolt (kV) transmission line. PG&E is requesting the permit as the owner operator of the electrical infrastructure. The proposed scope of work includes the removal of 80 trees at 75 locations. A Special Permit is required for major vegetation removal under Section 313-64.1 of the Humboldt County Zoning Regulations. No subsurface disturbance will occur during these activities. This work is along existing PG&E distribution lines and would not introduce new infrastructure. Tree crews will use existing roads to bring vehicles and equipment close to the work areas. Vehicles and equipment will remain on existing roads and trees will be accessed on foot. A Special Permit is required for Design Review as necessary.

**Recommendation:**

That the Planning Commission:

Adopt the Resolution (Attachment 1) which does the following:

- a. Finds the proposed project complies with North Coast Area Plan, and the Zoning Ordinance; and
- b. Finds the project exempt from CEQA pursuant to Section 15301 Existing Facilities and Section 15304 Minor Alterations to Land of the CEQA Guidelines, and that there is no substantial evidence that the project will have a significant effect on the environment; and
- c. Approves the Coastal Development Permit and Special Permits subject to the recommended conditions of approval (Attachment 1A).

**Attachments:** [19052 Staff Report 12.05.24](#)  
[Attachment 1 - Draft Resolution](#)  
[Attachment 1A - Conditions of Approval](#)  
[Attachment 1B - Project Description](#)  
[Attachment 1C - Site Plans](#)  
[Attachment 2 - Applicant's Evidence in Support of the Required Findings](#)  
[Attachment 2A - Project Location, Tree Data, and Assessor's Parcel Number Table](#)  
[Attachment 2B - Biological Constraints Report](#)  
[Attachment 2C - Vegetation Management Erosion and Sediment Control Plan](#)  
[Attachment 2D - Multi-Region HCP Measures - General Field Protocols](#)  
[Attachment 3 - Referral Agency Comments and Recommendations](#)  
[Attachment 3A - Public Works Referral Response](#)  
[Attachment 4 - Zoning Administrator Resolution 23-067](#)

**2. Pacific Gas & Electric Company Vegetation Management and Tree Removal Coastal Development Permit and Special Permits**

Record Number: PLN-2023-18263

Assessor Parcel Numbers: 501-201-034, 508-191-014, 508-224-047, 513-151-008, 515-041-013, 515-041-020, 515-141-008, 515-151-029, 515-251-003, 517-101-001, 517-111-001, 517-121-005, 517-121-011, 517-131-016, 518-051-018, 518-072-008, 518-075-003, 519-311-012, and 520-211-001

Orick, Big Lagoon, Trinidad, and Arcata areas

A Coastal Development Permit (CDP) and Special Permits (SP) to allow Pacific Gas & Electric Company (PG&E) to perform vegetation management along the Orick 1102, Big Lagoon 1101, Trinidad 1102, Trinidad 1101, Arcata 1105, and Arcata 1122 12-kilovolt (kV) electrical distribution lines. Work would include the removal of 27 trees at 27 locations. A Special Permit is required for major vegetation removal under Section 313-64.1 of the Humboldt County Zoning Regulations. Equipment to be utilized for this project will include hand and gas-powered tools (chainsaws, hand saws, pruners, chipper, and lift truck where accessible). No ground disturbance in the form of excavation is associated with this work, nor would herbicide be utilized. Tree crews will use existing roadways, driveways, and hiking trails as appropriate. No development is proposed under the project. A Special Permit is required for Design Review where necessary.

**Recommendation:** That the Planning Commission:  
Adopt the Resolution (Attachment 1) which does the following:  
a. Finds the project exempt from CEQA pursuant to Section 15301 Existing Facilities and Section 15304 Minor Alterations to Land of the CEQA Guidelines, and that there is no substantial evidence that the project will have a significant effect on the environment; and  
b. Finds the proposed project complies with the Humboldt Bay Area Plan, McKinleyville Area Plan, Trinidad Area Plan, North Coast Area Plan, and the Zoning Ordinance; and

c. Approves the Coastal Development Permit and Special Permits subject to the recommended conditions of approval (Attachment 1A).

**Attachments:**

[18263 Staff Report 12.05.24](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Project Description](#)

[Attachment 1C - Site Plans](#)

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

[Attachment 2A - Project Location Tree Data and Assessor's Parcel Number Table](#)

[Attachment 2B - Biological Constraints Report](#)

[Attachment 2C - Vegetation Management - Activity Specific Erosion and Sediment Control Plan](#)

[Attachment 2D - PG&E Best Management Practices for all Vegetation Management Activities](#)

[Attachment 2E - Multi-Region HCP Measures - General Field Protocols](#)

[Attachment 3 - Zoning Administrator Resolution 23-067](#)

[Attachment 4 - Referral Agency Comments and Recommendations](#)

3. PG&E Vegetation Management Coastal Development Permit (CDP) and Special Permits (SP)  
Record Number: PLN-2024-18999  
Assessor Parcel Numbers (APN): Listed in Attachment 1D  
Orick Area to Fields Landing

A Coastal Development Permit (CDP) and Special Permit (SP) to authorize vegetation management activities under or adjacent to multiple 12 kilovolt (kV) distribution lines found within electrical utility rights of way running between south Eureka and Orick. Pacific Gas & Electric Company (PG&E) is requesting the permit as the owner operator of the electrical infrastructure. The proposed vegetation control activities will occur at 106 work areas and include 88 tree removals and 125 brush removals. All the trees being removed are 13 inches in diameter at breast height (DBH) or greater, with a maximum DBH of 99 inches and a maximum height of 150 feet. Location-specific work prescriptions are provided in Attachment 3: Work Areas & Scope of Work. No subsurface disturbance will occur during these activities. This work is along existing PG&E distribution lines and would not introduce new infrastructure. Tree crews will use existing roads to bring vehicles and equipment close to the work areas. Vehicles and equipment will remain on existing roads and trees will be accessed on foot. Herbicide use is not part of the project.

**Recommendation:**

That the Planning Commission:

Adopt the Resolution, (Attachment 1) which does the following:

- a. Finds the project complies with the Humboldt Bay Area Plan, McKinleyville Area Plan, Trinidad Area Plan, North Coast Area Plan, and the Zoning Ordinance; and
- b. Finds the project exempt from CEQA pursuant to Section 15301 Existing Facilities and Section 15304 Minor Alterations to Land of the CEQA Guidelines, and that there is no substantial evidence that the project will have a significant effect on the environment; and

c. Approves the Coastal Development Permit and Special Permits subject to the conditions of approval (Attachment 1A).

**Attachments:**

[18999 Staff Report 12.05.24](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Project Description](#)

[Attachment 1C - Site Plans](#)

[Attachment 1D - List of Project Parcels and Landowners](#)

[Attachment 1E - General Plan Land Use Designation, Present Zoning, Slope Stability](#)

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

[Attachment 2A - Location Work Areas and Scope of Work](#)

[Attachment 2B - Biological Constraints Report](#)

[Attachment 2C - Assessor's Parcel Number and Address Table](#)

[Attachment 2D- Vegetation Management – Best Management Practices](#)

[Attachment 2E - Multi-Region HCP Measures - General Field Protocols](#)

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

[Attachment 3A - Public Works referral comments](#)

[Attachment 4 - Zoning Administrator Resolution 23-067](#)

**4. Tierra Verde Holdings, LLC Conditional Use Permit and Special Permit**

Assessor's Parcel Numbers: 218-021-003-000

Record Numbers: PLN-11694-CUP

New Harris area

A Conditional Use Permit for 16,650 square feet of existing outdoor commercial cannabis cultivation supported by a 1,500 square foot ancillary nursery. Estimated annual irrigation water usage is approximately 264,000 gallons. Irrigation water is sourced from a rainwater catchment ponds with a total storage capacity of 525,000 gallons. Additional water storage on site totals 89,450 gallons. Drying and curing will occur onsite in an existing structure and trimming will occur offsite at a licensed facility. Power is provided by generators with a transition to renewable energy by January 2026, reserving generators for emergency use only. The Special Permit is being sought for a setback reduction to public lands.

**Recommendation:**

That the Planning Commission:

1. Adopt resolution, (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 Tierra Verde Holdings, LLC project (Attachment 3); and
- b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
- c. Approves the Tierra Verde Holdings, LLC Conditional Use Permit and Special Permit subject to the conditions of approval (Attachments 1A).

**Attachments:**

- [11694 Staff Report 12.05.24](#)
- [Attachment 1 - Draft Resolution](#)
- [Attachment 1A - Conditions of Approval](#)
- [Attachment 1B - Operations Plan 3.16.22](#)
- [Attachment 1C - Site Plan](#)
- [Attachment 2 - CEQA Addendum](#)
- [Attachment 3 - Applicant's Evidence in Support of the Required Findings](#)
- [Attachment 3A - LSAA and Amendment](#)
- [Attachment 3B - Road Evaluation 12.30.2019](#)
- [Attachment 3C - Rainwater Catchment Analysis and Description](#)
- [Attachment 3D - Site Management Plan 3.29.22](#)
- [Attachment 3E - Parcel Boundary Survey 02.19.2020](#)
- [Attachment 3F - Notice of Completed LSAA work 10.18.2024](#)
- [Attachment 3G - Off-stream Pond Confirmation 11.21.2024](#)
- [Attachment 4 - 11694 Referral Agency Comments](#)
- [Attachment 4A - Department of Public Works](#)
- [Attachment 4B - CDFW](#)
- [Attachment 4C - Division of Environmental Health](#)
- [Attachment 5 - Watershed Map](#)

5. Hornstein Final Map Subdivision  
Assessor Parcel Number: 500-091-064  
Record Number: PLN-2024-18941  
Arcata/Fickle Hill area

A Final Map subdivision of an approximately 12.3-acre parcel into two parcels of approximately 5.1 acres (Parcel 1) and 7.2 acres (Parcel 2). This parcel was recently created by Tract No. 673. As the current owner processed the previous subdivision, it is being processed as a Final Map. The parcel is currently vacant. The parcels will be served by a shared water system and on-site wastewater treatment systems. Water and sewage disposal information is on file with the Division of Environmental Health.

**Recommendation:** That the Planning Commission:

1. Adopt the Resolution, (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 Final Map Subdivision; and
  - c. Approves the Hornstein Final Map Subdivision subject to the recommended conditions of approval (Attachment 1A).

**Attachments:** [18941 Staff Report 12.05.24](#)  
[Attachment 1 - Draft Resolution](#)  
[Attachment 1A - Conditions of Approval](#)  
[Attachment 1B - Tentative Final Map](#)  
[Attachment 1C - Public Works Subdivision Requirements](#)  
[Attachment 2 - Applicant's Evidence in Support of the Required Findings](#)  
[Attachment 3 - Referral Agency Comments and Recommendations](#)

6. Ramirez - Lot Line Adjustment and Minor Subdivision  
Assessor Parcel Number 303-270-027 & 303-270-028  
Record No.: PLN-2024-19033  
Cutten area

The project consists of two parts: a Lot Line Adjustment and Minor Subdivision. The Lot Line Adjustment will adjust the boundaries between two parcels resulting in two parcels (Parcel A and Parcel B). Proposed Parcel B will be approximately 8,891 square feet in size and is currently developed with a single-family residence. Proposed Parcel A will be divided into four parcels, ranging in size between 9,872 (net) square feet and 36,724 square feet (gross). The parcels will be served with community water and sewer provided by the Humboldt Community Services District (HCSD). An exception request to the 30-foot State Responsibility Area (SRA) setback requirements, in accordance with Section 3115-2(b) of Humboldt County Code (HCC) and Section 1276.01(b) of the State Minimum Fire Safe Regulations, has been submitted to and approved by CalFIRE.

**Recommendation:** That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:
  - a. Finds the project is consistent with the development density established by an existing general plan for which an EIR was certified and no further environmental review is required per §15183 of the State CEQA Guidelines; and
  - b. Makes all the required findings for approval of the Parcel Map Subdivision and Lot Line Adjustment; and
  - c. Approves the Ramirez and Barry Parcel Map Subdivision and Lot Line Adjustment subject to the recommended conditions.



**Attachments:** [19033 Staff Report 12.05.24](#)  
[Attachment 1 - Draft Resolution](#)  
[Attachment 1A - Conditions of Approval](#)  
[Attachment 1B - Public Works Department Conditions of Approval](#)  
[Attachment 1C - Ramirez Tentative Map](#)  
[Attachment 2 - Location Maps](#)  
[Attachment 3 - Applicant's Evidence Summary](#)  
[Attachment 3A.1 - Ramirez Barry SRA Fire Safe Exemption](#)  
[Attachment 3A.2 - Ramirez Barry SRA Fire Safe Exemption Response 07.18.2024](#)  
[Attachment 3B - Botanical Resource Assessment Northridge Road BA 07.19.23](#)  
[Attachment 3C - Ramirez Subdivision Drainage Report 07.18.2024](#)  
[Attachment 4 - Referral Agency Comments](#)  
[Attachment 4A - CDFW Conditions 08.08.2024](#)  
[Attachment 4B - PGE Response 08.08.2024](#)  
[Attachment 4C - HCSD Response 07.25.2024](#)

## F. OLD BUSINESS

1. Ten Redwoods LLC Conditional Use Permit and Special Permit  
Assessor Parcel Numbers (APN) 208-241-017  
Record No.: PLN-11737-CUP  
Dinsmore Area

DENIAL of a Conditional Use Permit for 11,700 square feet of existing outdoor cannabis cultivation and a Special Permit for development and restoration in a streamside management area.

**Recommendation:** That the Planning Commission:

1. Adopt resolution, (Attachments 1) which does the following:
  - a. Finds the project exempt from environmental review pursuant to State CEQA Guidelines Section 15270 (Projects Which Are Disapproved); and
  - b. Finds the applicant has not provided sufficient evidence necessary to make the required findings for approval; and
  - c. Denies the Conditional Use Permit and Special Permit.

**Attachments:** [11737 Staff Report 12.05.24](#)  
[Attachment 1 - Draft Resolution](#)  
[Attachment 1A - CalFire Comment 10.03.20204](#)  
[Attachment 1B - Public Testimony](#)  
[Attachment 2 - 11737 Staff Report 10.03.24 - Combined](#)  
[Attachment 3 - Watershed Map](#)

## G. 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. CannaDreams, LLC - Special Permits  
Assessor Parcel Numbers (APN) 108-026-006  
Record No.: PLN-12088-SP  
Ettersburg area

A Special Permit for the continued operation of an existing cannabis cultivation site consisting of 9,500 square feet of outdoor cannabis cultivation in greenhouses and 950 square feet of ancillary nursery space, a Special Permit to reduce the setback to BLM public land, and a Special Permit for reduction of the Streamside Management Area setback to allow for a hydroelectric facility on the onsite stream and for the point of diversion. Irrigation water is sourced from a point of diversion and is subject to forbearance. There will be 171,000 gallons of water storage on the parcel designated for cannabis irrigation and 6,500 gallons reserved for fire suppression. The applicant's estimated annual water use is approximately 88,700 gallons. Drying will occur onsite and other processing will occur offsite at a licensed third-party facility. Power is provided by a solar array with a generator used to supply supplemental power. There will be two employees on site at peak.

- Recommendation:** That the Planning Commission:
1. Adopt the resolution, (Attachments 1) which does the following:
    - a. Finds the CannaDreams, LLC project statutorily exempt from the California Environmental Quality Act (CEQA) per Section 15270 (Projects which are Disapproved) of the CEQA Guidelines.
    - b. Finds the required findings for approval cannot be made.
    - c. Denies the CannaDreams, LLC Special Permits.

**Attachments:**

- [12088 Staff Report 12.05.24](#)
- [Attachment 1 - Draft Resolution](#)
- [Attachment 2 - Alternative Draft Resolution](#)
- [Attachment 2A - Conditions of Approval](#)
- [Attachment 3 - Alternative CEQA Addendum](#)
- [Attachment 4 - Applicant Submitted Information](#)
- [Attachment 4A - Cultivation and Operations Plan 08.28.2024](#)
- [Attachment 4B - Site Plan 07.10.2024](#)
- [Attachment 4C - Location Maps](#)
- [Attachment 4D - Site Management Plan 04.17.19](#)
- [Attachment 4E - Road Evaluation 04.02.19](#)
- [Attachment 4F - Biological Resource Report 04.08.19](#)
- [Attachment 4G - Final Signed ROW](#)
- [Attachment 5 - Referral Agency Comments](#)
- [Attachment 5A - ref Public Works](#)
- [Attachment 5B - ref DEH Response](#)
- [Attachment 5C - ref CALFIRE](#)
- [Attachment 5D - ref CDFW 10.24.2024](#)
- [Attachment 5E - ref BLM 07.23.2019](#)
- [Attachment 5F - ref BLM 06.26.2023](#)
- [Attachment 5G - BLM-Response 11.05.2024](#)
- [Attachment 6 - Watershed Map](#)

2. Punta Cana, LLC, Conditional Use Permit and Special Permit, Lot Line Adjustment and Zone Boundary Adjustment, and Land Conservation Contract Amendment  
Assessor's Parcel Numbers: 216-317-006, 216-317-004, 216-371-010 et al.  
Record Number: PLN-11915-CUP  
Alderpoint area

A Conditional Use Permit for 19,500 square feet (SF) of existing outdoor cultivation utilizing light deprivation techniques within 21 greenhouse structures, with and 2,000 SF of existing ancillary propagation. Irrigation water is sourced from a point of diversion located on APN 216-317-006. Existing available water storage is 206,000 gallons in a series of hard-sided tanks. Estimated annual water usage is 228,096 gallons. Drying will occur in a proposed 2,160-square-foot drying building and processing will occur within a proposed 1,140-square-foot structure. A maximum of ten (10) employees may be onsite during peak operations. Power is provided by a 4,000-watt solar array. A Special Permit is also requested for development within the Streamside Management Area (SMA) for continued use and maintenance of the point of diversion infrastructure.

Also proposed is a Lot Line Adjustment between two parcels of 17 acres and 200 acres,

whereby an equal exchange of 2.4 acres would occur. A Zone Boundary Adjustment is included in order to adjust the zone boundary to be consistent with the adjusted parcel boundary. The existing Land Conservation Contract for the ranch that includes the 200-acre parcel will be rescinded and a new contract executed, to reflect the amended parcel boundary.

**Recommendation:** That the Planning Commission:  
Adopt the resolution, (Attachment 1) which does the following:  
a. Finds the Planning Commission has considered the Addendum to the Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CMMLUO) that was prepared for the Punta Canna, LLC, project; and  
b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and  
c. Approves the Conditional Use Permit and Special Permit subject to the conditions of approval (Attachment 1A).  
d. Recommends that the Board of Supervisors approve the Zone Boundary Adjustment and rescinds the existing Land Conservation Contract for Robert D. Prior/Harold Prior and Carol Launer, and enters into a new revised contract.

**Attachments:** [11915 Staff Report 12.05.24](#)  
[Attachment 1 - Draft Resolution](#)  
[Attachment 1A - Conditions of Approval](#)  
[Attachment 1B - Cultivation and Operations Plan 01.28.2021](#)  
[Attachment 1C - Punta Canna Site Plan 8.2024](#)  
[Attachment 2 - Location Maps](#)  
[Attachment 2A - Watershed Map](#)  
[Attachment 3 - CEQA Addendum](#)  
[Attachment 4 - Applicant's Evidence in Support of Required Findings](#)  
[Attachment 4A - Final Streambed Alteration Agreement](#)  
[Attachment 4B - Site Management Plan](#)  
[Attachment 4C - Right To Divert and Use Water](#)  
[Attachment 4D - Road Evaluation](#)  
[Attachment 5A - Building Inspection Division Response](#)  
[Attachment 5B - Public Works, Land Use Division Response](#)  
[Attachment 5C - CAL FIRE Comments and Response](#)  
[Attachment 5D - State Water Resources Control Board Response](#)  
[Attachment 5E - Staff Response to CDFW 01112023](#)  
[Attachment 5F - CDFW Response to Staff](#)  
[Attachment 5G WAC Draft Minutes 10.22.2024](#)  
[Attachment 6 - Watershed Map](#)

## H. ITEMS PULLED FROM CONSENT

## I. REPORT FROM PLANNER

**J. PLANNING COMMISSION DISCUSSION ITEMS**

**K. ADJOURNMENT**

**L. NEXT MEETINGS: December 19, 2024 6:00 p.m. Regular Meeting - Hybrid**