

PLANNING COMMISSION

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LORNA MCFARLANE
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COUNTY STAFF

JOHN H. FORD
Director, Planning and Building

COUNTY OF HUMBOLDT
PLANNING COMMISSION
825 Fifth Street
Board of Supervisors Chambers
Eureka, California
AGENDA - Revised

Thursday, August 1, 2024

6:00 PM

Regular Meeting - Hybrid

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 or the ADA Coordinator at 844-365-0352 or by email at 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. 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, August 14, 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. Wennerholm Minor Subdivision
Assessor Parcel Numbers (APN) 206-211-014
Record No.: PLN-2024-17362
Carlotta area

A Minor Subdivision of an approximately 6.7-acre parcel into two parcels of approximately 3.1 acres (Parcel 1) and 3.6 acres (Parcel 2). The property is currently developed with a residence, an accessory dwelling unit (ADU), garage, and a barn. The ADU will become the primary dwelling on Parcel 1, and all other existing development will be located on proposed Parcel 2. Access to both parcels is provided by a 50-foot non-exclusive easement. Water for the residences is provided by an existing well located on proposed Parcel 1. Sewage disposal for existing development is currently handled by two on-site waste treatment systems (OWTS). The resulting parcels will each feature one OWTS. This subdivision was previously approved and recently expired.

- Recommendation:** That the Planning Commission:
1. Adopt the resolution (Resolution 24-__). (Attachment 1) which does the following:
 - a. Finds that 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
 - c. Approves the Wennerholm Parcel Map Subdivision subject to the recommended conditions of approval (Attachment 1A).

Attachments: [19015 Staff Report 8.1.24](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - PW Referral Response 07.08.2024](#)
[Attachment 1C - Revised Tentative Map 07.09.2024](#)
[Attachment 2 - Applicant Submitted Information](#)
[Attachment 2A - Onsite Septic Design 07.13.2021](#)
[Attachment 2B - Dry Weather Testing 09.21.2021](#)
[Attachment 3 - Referral Comments](#)
[Attachment 4 - PC Resolution 22-041 Wennerholm Minor Subdivision 17362](#)

2. The 2015 Sean O'Day and Kathryn O'Day Family Trust Agricultural Preserve and Land Conservation Contract
Assessor Parcel Number: 106-091-009
Record Number: PLN-2024-18974
Ferndale area

An application to establish a Class "A" Agricultural Preserve of approximately 200 acres pursuant to the California Land Conservation Act and the Humboldt County Williamson Act Guidelines and enter into a Land Conservation Contract.

Recommendation: That the Planning Commission:

1. Adopt the Resolution (Resolution 24-) (Attachment 1) which does the following:
 - A. Finds the proposed project is exempt from environmental review per Section 15317 of the CEQA Guidelines; and
 - B. Makes all the required findings for approval of the Agricultural Preserve and Land Conservation Contract; and
 - C. Recommends The 2015 Sean O'Day and Kathryn O'Day Family Trust Agricultural Preserve and Land Conservation Contract to the Board of Supervisors for approval.

Attachments: [18974 Staff Report 8.1.24](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - Agricultural Preserve Map](#)
[Attachment 2 - Applicant's Evidence in Support of the Required Findings](#)
[Attachment 3 - WAC Draft Minutes July 11, 2024](#)
[Attachment 4 - Referral Agency Comments and Recommendations](#)

3. The 2015 Sean O'Day and Kathryn O'Day Family Trust Agricultural Preserve, Coastal Development Permit, Notice of Merger, and Land Conservation Contract
Assessor Parcel Numbers: 403-071-052, 403-071-059, 403-071-060, and 403-071-061
Record Number: PLN-2024-18973

Freshwater area

An application to establish a Class "A" Agricultural Preserve of approximately 157 acres pursuant to the California Land Conservation Act and the Humboldt County Williamson Act Guidelines and enter into a Land Conservation Contract, and to merge APNs 403-071-052 and 403-071-060 into one parcel of approximately 44 acres in size pursuant to Section 1.A(1) of Humboldt County Board of Supervisors Resolution No. 16-144 (Humboldt County Williamson Act Guidelines). A Coastal Development Permit is required for the merger of lands within the coastal zone.

Recommendation: That the Planning Commission:

1. Adopt the Resolution (Resolution 24-) (Attachment 1) which does the following:
 - A. Finds the proposed project is exempt from environmental review per Sections 15305(a) and 15317 of the CEQA Guidelines; and
 - B. Makes all the required findings for approval of the Coastal Development Permit, Notice of Merger, Agricultural Preserve, and Land Conservation Contract; and
 - C. Recommends The 2015 Sean O'Day and Kathryn O'Day Family Trust Agricultural Preserve and Land Conservation Contract to the Board of Supervisors for approval; and
 - D. Approves the Coastal Development Permit and Notice of Merger subject to the recommended conditions of approval (Attachment 1A).

Attachments:

- [18973 Staff Report 8.1.24](#)
- [Attachment 1 - Draft Resolution](#)
- [Attachment 1A - Conditions of Approval](#)
- [Attachment 1B - Notice of Merger Map](#)
- [Attachment 1C - Agricultural Preserve Map](#)
- [Attachment 2 - Applicant's Evidence in Support of the Required Findings](#)
- [Attachment 3 - WAC Draft Minutes July 11, 2024](#)
- [Attachment 4 - Referral Agency Comments and Recommendations](#)

4. Tomasini Zone Reclassification

Assessor Parcel Number (APN): 316-195-002 and 316-196-007 (one separate legal parcel)

Record Number: PLN-2024-18912

High Prairie area

A Zone Reclassification to rezone one legal parcel of approximately 120 acres (APN 316-195-002 and 316-196-007) from both Agriculture Exclusive with Special Building Site combining zone specifying a 160-acre minimum lot size (AE-B-5(160)) and Unclassified (U) into Timberland Production Zone (TPZ). The General Plan designation is Agricultural Grazing (AG), which is consistent with TPZ and does not need to be changed. The parcel is currently managed for timber production as part of a larger land unit that includes APN 316-196-004.

Recommendation: That the Planning Commission:
Adopt the resolution (Resolution 24-__) (Attachment 1), which does the

following:

a. Recommends adoption of the Tomasini Zone Reclassification to the Board of Supervisors subject to the Conditions of Approval (Attachment 1A).

Attachments:

[18912 Tomasini Staff Report 8.1.24](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Zone Reclassification Map](#)

[Attachment 2 - Forester Letter](#)

[Attachment 3 - Forest Management Plan](#)

[Attachment 4 - Forestry Review Committee Minutes March 7, 2024](#)

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

5. Onedrop Agronomics Conditional Use Permit

Assessor Parcel Numbers: 214-234-006-000

Record Numbers: PLN-10841-CUP

Miranda area

Onedrop Agronomics seeks a Conditional Use Permit (CUP) for an existing 21,478-square-foot (SF) outdoor cultivation and 10% ancillary nursery space. Water for irrigation is sourced from an existing well. Estimated annual water usage is 265,898 gallons (12.38 gallons/SF/year). Total water storage is 37,500 gallons in hard tank storage. Drying and bucking will occur onsite while all other processing will be performed offsite at a licensed third-party processing facility. Power is provided by generators but is conditioned to switch to a renewable source by January 1st, 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 Mitigated Negative Declaration previously adopted for the Commercial Medical Marijuana Land Use Ordinance and the Addendum that was prepared for the Onedrop Agronomics project (Attachment 3); 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:

- [10841 Staff Report 8.1.24](#)
- [Attachment 1 - Draft Resolution](#)
- [Attachment 1A - Conditions of Approval](#)
- [Attachment 1B - Cultivation Operations Plan 4.9.2024](#)
- [Attachment 1C - Site Plan 4.9.2024](#)
- [Attachment 2 - Location Map](#)
- [Attachment 3 - CEQA Addendum 10841 5.15.2024](#)
- [Attachment 4a - Site Management Plan 5.20.2024](#)
- [Attachment 4b - LSAA 07.31.19](#)
- [Attachment 4c - Letter of Completion LSAA 4.10.2024](#)
- [Attachment 4d - Road Evaluation 05.14.2018](#)
- [Attachment 4e - 10841 Hydrologic Study 3.20.2024](#)
- [Attachment 5 -10841 Referral Agency Comments and Recommendations](#)
- [Attachment 5a 10841 DEH](#)
- [Attachment 5b 10841 Public Works Land Use](#)
- [Attachment 5c 10841 Building Division Comments](#)
- [Attachment 5d 10841 CDFW Comments 9.25.18](#)
- [Attachment 5e 10841 CDFW 7.3.2024](#)
- [Attachment 6 - Watershed Map](#)

6. Green With Envy, LLC Conditional Use Permit and Special Permit

Assessor's Parcel Numbers: 210-131-015

Record Numbers: PLN-12323-CUP

Dinsmore area

A Conditional Use Permit for 17,780 square feet of existing outdoor commercial cannabis cultivation on parcel 210-131-015 supported by a 1,700 square foot ancillary nursery on parcel 210-131-018. Estimated annual irrigation water usage is approximately 143,000 gallons. Irrigation water is sourced from two rainwater catchment ponds located on parcel 210-131-015 with a total storage capacity of 465,930 gallons. The water sources are also shared with applications 11942 and 12321 which are owned and operated by the same applicant. Drying will occur onsite parcel 210-131-018 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. A Special Permit is included for encroachment into streamside management areas for irrigation water lines.

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 Green With Envy, LLC project (Attachment 3); and

- b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
- c. Approves the Green With Envy, LLC Conditional Use Permit and Special Permit subject to the recommended conditions of approval (Attachments 1A).

Attachments:

- [12323 Staff Report 8.1.24](#)
- [Attachment 1 - Draft Resolution](#)
- [Attachment 1A - Conditions of Approval](#)
- [Attachment 1B - Operations Plan](#)
- [Attachment 1C - Site Plan](#)
- [Attachment 2 - Location Maps](#)
- [Attachment 3 - CEQA Addendum](#)
- [Attachment 4 - Applicant's Evidence in Support of Findings](#)
- [Attachment 4A - Lake and Streambed Alteration Agreement](#)
- [Attachment 4B - CDFW Notice of Violation](#)
- [Attachment 4C - Road Evaluation](#)
- [Attachment 4D - Site Management Plan](#)
- [Attachments 5 - Referral Agency Comments](#)
- [Attachment 6 - Watershed Map](#)

7. Green With Envy, LLC Special Permit
 Assessor's Parcel Numbers: 210-131-018
 Record Numbers: PLN-12321-SP
 Dinsmore area

A Special Permit for 8,370 square feet of existing outdoor commercial cannabis cultivation on parcel 210-131-018 supported by a 700 square foot ancillary nursery on adjacent parcel 210-131-017. Estimated annual irrigation water usage is approximately 67,000 gallons. Irrigation water is sourced from two rainwater catchment ponds located on parcel 210-131-015 with a total storage capacity of 465,930 gallons. The water sources are also shared with applications 11942 and 12323 which are owned and operated by the same applicant. Drying will occur onsite on parcel 210-131-018 and trimming will occur offsite at a licensed facility. Power is provided by generators with a transition to renewable energy by January 2026 reserving generator use for emergencies only. The Special Permit includes encroachment into streamside management areas for irrigation water lines.

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 Green With Envy, LLC project (Attachment 3); and
 - b. Finds the proposed project complies with the General Plan and Zoning

Ordinance; and
c. Approves the Green With Envy, LLC Special Permit subject to the recommended conditions of approval (Attachments 1A).

Attachments:

[12321 Staff Report 8.1.24](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Operations Plan](#)

[Attachment 1C - Site Plan](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - CEQA Addendum](#)

[Attachment 4 - Applicant's Evidence in Support of Findings](#)

[Attachment 4A - Lake and Streambed Alteration Agreement](#)

[Attachment 4B - CDFW Notice of Violation](#)

[Attachment 4C - Road Evaluation](#)

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

[Attachment 5 - Referral Agency Comments](#)

[Attachment 6 - Watershed Map](#)

8. Green With Envy, LLC Special Permit
Assessor's Parcel Numbers: 210-131-017
Record Numbers: PLN-11942-SP
Dinsmore area

A Special Permit for 7,680 square feet of existing outdoor commercial cannabis cultivation supported by a 700 square foot ancillary nursery on the parcel 210-131-017. Estimated annual irrigation water usage is approximately 62,000 gallons. Irrigation water is sourced from two rainwater catchment ponds located on parcel 210-131-015 with a total storage capacity of 465,930 gallons. The water sources are also shared with applications 12321 and 12323 which are owned and operated by the same applicant. Drying will occur onsite on parcel 210-131-018 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 includes encroachment into streamside management areas for irrigation water lines.

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 Green With Envy, LLC project (Attachment 3); and
 - b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Green With Envy, LLC Special Permit subject to the

recommended conditions of approval (Attachments 1A).

Attachments:

[11942 Staff Report 8.1.24](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Operations Plan](#)

[Attachment 1C - Site Plan](#)

[Attachment 2 - Location Maps](#)

[Attachment 3 - CEQA Addendum](#)

[Attachment 4 - Applicant's Evidence in Support of Findings](#)

[Attachment 4A - Lake and Streambed Alteration Agreement](#)

[Attachment 4B - CDFW Notice of Violation](#)

[Attachment 4C - Road Evaluation](#)

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

[Attachment 5 - Referral Agency Comments](#)

[Attachment 6 - Watershed Map](#)

9. Red Tail Ranch MBC Conditional Use Permit

Assessor Parcel Numbers (APN) 316-086-017, 316-086-011, 316-086-023, 316-086-025

Record No.: PLN-12269-CUP

Redwood Valley/Berry Summit area

An application for a Conditional Use Permit for 43,550 sf of existing outdoor cultivation, 5,121 sf of existing mixed-light cultivation, and ancillary nursery space of 4,867 square feet. Cultivation is being relocated from APN's 316-086-011 and 316-086-023 to 316-086-017. Cultivation on APN 316-086-017 is also being further consolidated into one central cultivation area to comprise the totality of proposed cultivation. Proposed water use is 480,000 gallons sourced from a groundwater well, a diversion, and a rainwater catchment pond. A total of 579,800 gallons of water storage exists on the property. As part of the consolidation four points of diversion will be eliminated and a new diversion upstream from the existing diversions is proposed. Power is primarily provided by a solar system with a backup propane generator. Drying occurs on-site in existing barn structures, with two additional proposed to be near the consolidated cultivation area. No employees are proposed for this project. A lot line adjustment is also proposed between APN 316-086-017 and 316-086-025 resulting in two parcels of approximately 49 acres and 23 acres.

Recommendation:

That the Planning Commission:

Adopt the resolution (Resolution 24- __) (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 Red Tail Ranch MBC, project; and
- b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and

c. Approves the Conditional Use Permits subject to the recommended conditions of approval (Attachment 1A)

Attachments:

[12269 Staff Report 8.1.24](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Cultivaiton Operations Plan](#)

[Attachment 1C - 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](#)

[Attachment 4B - Notice of Applicability](#)

[Attachment 4C - Water Resource Protection Plan](#)

[Attachment 4D - Lake or Streambed Alteration Agreement](#)

[Attachment 4E - Well Evaluation](#)

[Attachment 4F - Road Evaluation Report](#)

[Attachment 4G - Biological Assessment](#)

[Attachment 4H - Project Consolidation Proposal](#)

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

[Attachment 5A - Building Inspection Division](#)

[Attachment 5B - Public Works, Land Use Division](#)

[Attachment 5C - CDFW 12269](#)

[Attachment 5D - Northern Humboldt Union School District](#)

[Attachment 6 - Watershed Map](#)

10. Overland Road, LLC Conditional Use Permit and Special Permit

Assessor's Parcel Numbers: 217-271-002

Record Numbers: PLN-12171-CUP

Blocksburg Area

A Conditional Use Permit for 11,700 square feet of existing mixed light and 4,050 square feet of existing full sun commercial cannabis cultivation. Ancillary nursery uses will not be separate and occur within an existing cultivation greenhouse. Annual water usage is estimated at 160,000 gallons from a point of diversion. Water storage consists of an on-stream pond and 30,000 gallons of proposed tank storage. Power is to be provided by PGE through an eligible renewable energy program augmented by solar. No generators will be used. Processing will occur offsite at a licensed facility. Onsite relocation and restoration of a previous cultivation area is proposed. The project includes a Special Permit for restoration within a Streamside Management Area.

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 Overland Road, LLC Conditional Use Permit subject to the recommended conditions of approval (Attachments 1A).

Attachments:

[12171 Staff Report 8.1.24](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Operations Plan](#)

[Attachment 1C - Site Plan](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - CEQA Addendum](#)

[Attachment 4 - Applicant's Evidence in Support of Findings](#)

[Attachment 4A - Timber Conversion Evaluation Report](#)

[Attachment 4B - CDFW Notice of Violation](#)

[Attachment 4C - RWQCB Notice of Violation](#)

[Attachment 4D - Right to Divert and Use Water](#)

[Attachment 4E - Lake and Streambed Alteration Agreement](#)

[Attachment 4F - Road Evaluation](#)

[Attachment 4G - Notice of Applicability](#)

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

[Attachment 4I - Justification for Relocation](#)

[Attachment 4J - Timber Restocking Plan](#)

[Attachment 4K - Streamside Management Area Letter](#)

[Attachment 4L - Grant Deed](#)

[Attachment 4M - Water Eligibility Response Letter](#)

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

[Attachment 6 - Watershed Map](#)

11. Great Expectations Inc. Conditional Use Permit
Assessor's Parcel Numbers: 216-026-013-000
Record Number: PLN-11674-CUP
Alderpoint area.

A Conditional Use Permit for 33,072 square feet (SF) of existing outdoor cannabis cultivation and a Zoning Clearance Certificate for an additional 20,000 SF of outdoor cultivation transferred from a Retirement, Relocation, and Remediation (RRR) site to the property to total

53,072 SF of outdoor cannabis cultivation. The project includes 4,731 SF of ancillary nursery space. Drying/curing of harvested cannabis to occur within an on-site shed. All processing activities occur at a licensed facility off-site. Irrigation water is sourced from a rainwater catchment pond (600,000-gallon capacity) and water storage is a combination of the rain catchment pond and 132,000 gallons of hard sided tanks with a total capacity of 618,000 gallons after accounting for evaporation loss in the pond. Total estimated annual water use is 558,650 gallons. Power is provided by PG&E with generator power for emergency backup only.

Recommendation: That the Planning Commission:

1. Adopt Resolution (Resolution 24-___) (Attachment 1) which does the following:
 - a. Finds that 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 Great Expectations Inc. LLC project); and
 - b. Finds that 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:

- [11674 Staff Report 8.1.24](#)
- [Attachment 1 - Draft Resolution](#)
- [Attachment 1A - Conditions of Approval](#)
- [Attachment 1B - Operations Plan](#)
- [Attachment 1C - Site Plan](#)
- [Attachment 2 - Location Maps](#)
- [Attachment 3 - CEQA Addendum](#)
- [Attachment 4 - Applicant's Evidence in Support of Required Findings](#)
- [Attachment 4A - DEH Worksheet](#)
- [Attachment 4B - LSA](#)
- [Attachment 4C - Site Management Plan](#)
- [Attachment 4D - Road Evaluation](#)
- [Attachment 5 - Referral Agency Comments and Recommendations](#)
- [Attachment 5A - 11674 CDFW comments](#)
- [Attachment 6 - Watershed Map](#)

- 12.** Mikes Farm, LLC; Conditional Use Permit
Assessor Parcel Numbers (APN) 221-021-003
Record No.: PLN-11002-CUP
Ettersburg area

The applicant seeks a Conditional Use Permit for an existing 19,026 square foot outdoor light deprivation cannabis cultivation operation and 1,900 square feet of ancillary nursery space. Cultivation includes 2 harvest cycles per year. Irrigation water is sourced from an off-stream rainwater catchment pond. Total water storage for the project is 291,715 gallons, including the

273,715 gallon capacity pond and 18,000 gallons of hard tank storage. Annual water use is estimated to be 155,500 gallons (8.17 gallons per square foot per year). The applicant is proposing to dry and cure cannabis onsite, with all further processing proposed off site at a third-party licensed processing facility until the proposed processing building has been constructed to commercial standards. Energy is provided by a 45kw generator and a 25kw generator. The applicant has proposed to install a solar system to supply 13kw of electricity for the project and retaining a generator on site for as needed emergency use.

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 Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance and the Addendum that was prepared for the Mikes Farm, 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:

[11002 Staff Report 8.1.24](#)

[Attachment 1 - DRAFT Resolution](#)

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

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

[Attachment 1C - Site Map](#)

[Attachment 2 - Location Maps](#)

[Attachment 3 - CEQA Addendum](#)

[Attachment 4 - Applicant's Evidence in Support of Required Findings](#)

[Attachment 4A - Notice of Applicability](#)

[Attachment 4B - Site Management Plan Updated](#)

[Attachment 4C - LSAA](#)

[Attachment 4D - Road Evaluation](#)

[Attachment 4E - Erosion Remediation Technical Memorandum](#)

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

[Attachment 5A - Building Inspection Division](#)

[Attachment 5B - Division Environmental Health](#)

[Attachment 5C - Public Works Land Use Division](#)

[Attachment 5D - California Department of Fish and Wildlife](#)

[Attachment 6 - Watershed Map](#)

13. Yeti Enterprises LLC Special Permit

Assessor Parcel Numbers: 214-234-007-000

Record Numbers: PLN-10842-SP

Miranda area

Yeti Enterprises LLC seeks a Special Permit (SP) for an existing 8,640-square-foot (SF) outdoor cultivation. Water for irrigation is sourced from an existing well on a neighboring parcel. Estimated annual water usage is 106,963 gallons (12.38 gallons/SF/year). Total water storage is 35,000 gallons in hard tank storage. Drying and bucking will occur onsite while all other processing will be performed offsite at a licensed third-party processing facility. Power is provided by generators but are conditioned to convert to a renewable source by January 1st, 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 Mitigated Negative Declaration previously adopted for the Commercial Medical Marijuana Land Use Ordinance and the Addendum that was prepared for the Yeti Enterprises LLC project (Attachment 3); 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:

[10842 Staff Report 8.1.24](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Cultivation Operations Plan 4.9.2024](#)

[Attachment 1C - Site Plan 4.9.2024](#)

[Attachment 2 - Location Maps](#)

[Attachment 3 - CEQA Addendum 10842](#)

[Attachment 4A - Site Management Plan 5.20.2024](#)

[Attachment 4B - Letter of Completion LSAA 4.2.2024](#)

[Attachment 4C - Road Evaluation 11.28.2018](#)

[Attachment 4D - LSAA 07.31.19](#)

[Attachment 4E - Letter of Completion LSAA](#)

[Attachment 4F - Hydrologic Study 3.20.2024](#)

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

[Attachment 5A - DEH](#)

[Attachment 5B - Public Works](#)

[Attachment 5C - CDFW 7.3.2024](#)

[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. Geck-Moeller; Coastal Development Permit
Record Number: PLN-2022-17700
Assessor Parcel Numbers (APN) 308-231-002
12 Hawks Hill Road, Loleta area

A Coastal Development Permit (CDP) for construction of a new 2,024 SF two-story residence (1,012 SF ground footprint). Included is a 456 SF uncovered deck, 40 SF entry deck, gravel driveway with paved apron, a detached two-car garage constructed on an existing 25x25-foot concrete slab, and 48 SF pump house. The CDP will also authorize 1.75 acres of brush clearing for the home site, and north of the residence for the planting of fruit trees, berries, and a residential garden area.

Recommendation:

That the Planning Commission:

1. Adopt the resolution (Resolution 24-__). (Attachment 1) which does the following:
 - a. Finds the project is exempt from further environmental review pursuant Section 15303 of CEQA Guidelines; and
 - b. Makes all the required findings for approval of the Coastal Development Permit; and
 - c. Approves the Coastal Development Permit subject to the recommended conditions of approval (Attachment 1A).

Attachments:

[17700 Staff Report 8.1.24](#)
[Attachment 1 - \(Draft Resolution\) Attachment 1A \(Conditions of Approval\)](#)
[Attachment 1B - 17700 Hawks Hill Site Plan revised June 7 2024](#)
[Attachment 1C - 17700 PW Land Use conditions FINAL](#)
[Attachment 1D - 17700 DEH conditions FINAL 5.24.23](#)
[Attachment 2 - Location Map](#)
[Attachment 3A - Botanical Survey '16](#)
[Attachment 3B - Botanical Survey '22](#)
[Attachment 3C - Hawks Hill Fauna Assessment](#)
[Attachment 3D - Foresters Report '22](#)
[Attachment 3E - Wetland Delineation 08.2016](#)
[Attachment 3F - OWTS Inspection Report](#)
[Attachment 3G - Sewage Disposal System Permit](#)
[Attachment 3H - Dry weather testing \(well\)](#)
[Attachment 3I - Well Permit \(Domestic\)](#)
[Attachment 3J - Permit for Destruction of Well](#)
[Attachment 3K - Well Log](#)
[Attachment 4 - Agency Comments Recommendations](#)
[Attachment 4A - PW Land Use conditions FINAL](#)
[Attachment 4B - DEH Referral FINAL 5.24.23](#)
[Attachment 4C - CDFW referral comments PLN-2022-17700 \(Geck-Moeller CDP\)](#)
[Attachment 4D - CCC CDP Requirement in 1981 regarding well 2.16.23](#)
[Attachment 5 - 1-81-199 Lunsford CCC CDP 1981 Full file](#)
[Attachment 6 - 01192024 Court Judgment Geck-Moeller Well](#)
[Attachment 7 - Photos from Hawks Hill Rd Site Visit](#)
[Attachment 8 - Public Comment Hawks Hill Rd](#)
[Attachment 8A - Public Comment Memo Re Well](#)
[Attachment 8B - Public Comment Memo Re Driveway](#)
[Attachment 8C - Public Comment Letter Freed Bronkall 12HawksHill](#)
[Attachment 8D - Public Comment Memo Re Environment](#)
[Attachment 8E - Public Comment Memo Re Septic System](#)
[Attachment 8F - Public Comment Memo Re Cultural Archaeological](#)
[Attachment 8G - Public Comment Memo Re Other Issues](#)
[Attachment 9 - Public Comment Letter of Support](#)
[Attachment 9A - Public Comment Letter of Support](#)
[Attachment 10A - Hawks Hill Applicant Letter to Neighbors April 2024](#)
[Attachment 10B - Hawks Hill Applicant Letter to the Neighbors June 2024](#)

G. ITEMS PULLED FROM CONSENT

H. REPORT FROM PLANNER

I. PLANNING COMMISSION DISCUSSION ITEMS

J. ADJOURNMENT

K. NEXT MEETINGS: August 15, 2024 6:00 p.m. Regular Meeting - Hybrid