

PLANNING COMMISSION

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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**

**REVISED AGENDA**

Thursday, December 1, 2022

6:00 PM

Regular Meeting - Hybrid

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**NOTE: The County of Humboldt Planning Commission meeting will be held virtually pursuant to Assembly Bill 361 until further notice.**

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

**Listen or Watch the live stream of the Planning Commission Meeting in three ways:**

- 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 channel 10**

**PUBLIC COMMENT INSTRUCTIONS DURING THE MEETING:**

**Participate in the public comment period of the meeting in the following three ways:**

- 1. In Person: Any person may appear and present testimony in regard to this matter 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. Via Computer as an attendee: To raise your hand click the Raise Hand icon on the bottom of the Zoom window. When you click the Raise Hand icon, a hand icon will appear next to your name that will notify the host your hand is raised. You will also see the hand icon turn green. When you want to lower your hand, you can click the hand icon again and your hand will be lowered. When you are called upon to speak the Zoom platform will ask you for permission to unmute your mic. If you encounter any issues, please use the call-in option below.**
- 3. Via phone call using cellphone or landline: When the Planning Commission meeting begins, call in to the conference line. When the Planning Commissioner 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 your mic, press \*6 to unmute.**

**Please note that each Zoom meeting has a unique meeting ID and password. Any item on this agenda that is continued to a future date will use the meeting ID and password applicable to the date the agenda item is to be heard again. Agendas are posted on the Friday before the meeting at <https://humboldt.legistar.com>**

**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, November 23, 2022. After the deadline, written comments may be submitted to the commission in person during the meeting. Verbal comments may be made in person, or on zoom. Comments received after the agenda is posted on Wednesday, November 23, 2022, 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.

**NOTICE REGARDING PUBLIC COMMENT:**

For items appearing on the agenda, the public is invited to make comments at the time the item comes up for consideration by the Commission. The Chair will call for public comment as each item is heard by the Commission. The public is invited to make comments during the Public Comment period for non-agenda items, not appearing on the agenda. All speakers are invited to state and spell their names but are not required to do so.

**A. CALL TO ORDER / SALUTE TO FLAG**

**B. COMMISSIONERS PRESENT**

**C. AGENDA MODIFICATIONS**

**D. PUBLIC COMMENTS**

*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. Adoption of Resolution Authorizing Remote Teleconference Meetings of the Humboldt County Planning Commission for the period of December 1, 2022, through December 31, 2022, Pursuant to the Ralph M. Brown Act.

**Attachments:** [PC Resolution 22-0XX County of Humboldt Remote Meetings AB-361 12.01.22](#)

2. Allison Shore Special Permits  
Assessor Parcel Number: 314-203-008  
Record Number: PLN-10946-SP  
Kneeland area

A Special Permit for 10,000 square feet (SF) of existing outdoor cannabis cultivation utilizing light deprivation techniques and 1,000 SF of ancillary propagation. Irrigation water is sourced from a spring diversion, with plans to add rainwater catchment and install a groundwater well. Existing available water storage is 36,500 gallons in six (6) HDPE water storage tanks and a 10,000-gallon bladder.

Estimated annual water usage is 107,600 gallons. Processing, including drying, trimming, and packaging, occurs onsite. A maximum of two (2) people will be on-site during peak operations. Power is provided by two (2) Honda generators, with long-term plans to convert to solar. 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.

**Recommendation:** Continue the Allison Shore Special Permits project to a date uncertain, to be noticed for the December 15, 2022, Planning Commission meeting.

3. Merry Whether Farms, LLC, Special Permit

Record Number: PLN-11734-SP

Assessor's Parcel Number (APN): 221-111-028

Whitethorn area

A Special Permit for 9,950 square feet (SF) of existing outdoor cannabis cultivation and 1,000 SF of ancillary propagation. Irrigation water is sourced from rainwater catchment. There will be a total of 162,900 gallons of onsite water storage. Estimated annual water usage is 150,000 gallons. Drying and curing occurs onsite, with all other processing occurring offsite at a licensed processing or manufacturing facility. Power is provided by solar, with a generator utilized for backup.

**Recommendation:** Continue the Merry Whether Farms, LLC, Special Permit project to a date uncertain, to be noticed for the December 15, 2022, Planning Commission meeting.

4. Georgi Stoyanov, Conditional Use Permit and Special Permit

Record Number: PLN-11816-CUP

Assessor's Parcel Number (APN): 221-201-007

Ettersburg area

A Conditional Use Permit for 11,600 square feet (SF) of existing outdoor cannabis and 1,190 SF of ancillary propagation. Irrigation water is sourced from three points of diversion and rainwater catchment. Estimated annual water use is 164,100 gallons. There will be a total of 164,100 gallons of onsite water storage. Processing occurs onsite. Power is provided by Pacific Gas and Electric Company (PG&E). A Special Permit is also requested for development within the Streamside Management Area for the continued use and maintenance of the points of diversion.

**Recommendation:** Continue the Georgi Stoyanov, Conditional Use Permit and Special Permit project to a date uncertain, to be noticed for the December 15, 2022, Planning Commission meeting.

5. Jesse Carnes Conditional Use Permit

Record Number: PLN-11919-CUP

Assessor's Parcel Number (APN): 314-191-014

Maple Creek area

A Conditional Use Permit for the continued cultivation of 22,000 square feet (SF) of existing outdoor

cannabis cultivation and 1,170 SF of ancillary propagation. Irrigation water is sourced from a 700,000-gallon rainwater catchment pond. Existing available water storage is 715,000 gallons. Estimated annual water usage is 175,000 gallons. Processing with a trim machine occurs onsite. Power is provided by two (2) generators and the applicant has long-term plans to switch to solar power.

**Recommendation:** Continue the Jesse Carnes Conditional Use Permit project to a date uncertain, to be noticed for the December 15, 2022, Planning Commission meeting.

6. Emerald Mountain Organics, LLC Conditional Use Permit  
Record Number PLN-12918-CUP  
Assessor's Parcel Number (APN) 216-134-012  
Alderpoint, CA 95542

A Conditional Use Permit (PLN-12918-CUP) for 18,321 square feet (SF) of cannabis cultivation consisting of 12,321 SF outdoor cultivation and 6,000 SF mixed light cultivation. Plants are propagated in an 800-SF immature plant area. Irrigation water is sourced from one (1) 250,000-gallon rainwater catchment pond. Estimated annual water use is 112,000 gallons (6.09 gal/SF). Water is stored in the rainwater catchment pond and in six (6) water tanks with a combined storage capacity of 59,500 gallons. Total water storage is 309,500 gallons. Drying and trimming occur onsite in an existing 1,216-SF building. Further processing occurs offsite. Five (5) employees are required for project operations during the peak season. The primary source of electrical power is three (3) generators (Honda EU 2000-watt generator, MQ 25 kW diesel generator, and 10 kW diesel generator). Consistent with past actions of the Planning Commission, the project has been conditioned to either connect to a utility provider or have an alternative renewable power source starting January 1, 2026.

**Recommendation:** Continue the Emerald Mountain Organics, LLC Conditional Use Permit project to a date uncertain.

7. Humboldt Craft Farms, LLC, Conditional Use Permit  
Record Number PLN-13399-CUP  
Assessor's Parcel Number: 210-117-022  
Burr Valley area

A Conditional Use Permit for 18,000 SF of existing cultivation in light deprivation hoophouses within nine (9) cultivation areas, all sized 20 feet by 100 feet (2,000 SF) each. Currently the project includes 10,000 square feet of mixed-light cultivation and 8,700 square feet of full-sun outdoor cultivation. The applicant is proposing to reduce the full-sun outdoor cultivation area to 8,000 square feet and enclose cultivation in light deprivation hoophouses. There is no onsite nursery/propagation area and juvenile plants are supplied by an off-site licensed nursery. Irrigation water is sourced from an existing spring and a proposed rainwater catchment system, and one (1) proposed groundwater well which would supplement future water needs. The applicant wants to retain the option of drilling a well for future use, if authorized by Humboldt County. Currently there is 70,200 gallons of water storage on site; twelve (12) 4,600-gallon tanks, two (2) 2,200-gallon tanks, three (3) 3,200-gallon tanks, and one (1) 1,000-gallon tank. All water storage currently occurs within hard plastic tanks. The overall water storage will be increased to 89,100 gallons sixteen (16) 4,600-gallon. The proposed rainwater

catchment system and additional water tanks would have a capacity of 82,800 gallons. Water storage on the parcel will be approximately 153,000 gallons. Annual water use is estimated at 151,506 gallons (8.42 gallons/SF). Drying and trimming would occur onsite. There would be two (2) employees during peak harvest. Power is provided by one (1) generator.

**Recommendation:** Continue the Humboldt Craft Farms, LLC Conditional Use Permit project to a date uncertain.

8. Geck-Moeller Coastal Development Permit  
Record Number PLN-2022-17700 (filed 03/30/2022)  
Assessor's Parcel Number 308-231-002-000  
Loleta Area

A Coastal Development Permit (CDP) for the construction of a new approximately 2,024 SF two-story residence, 984 SF uncovered deck, 40 SF entry deck, gravel driveway, and a detached two-car garage constructed on an existing 25x25-foot concrete slab. The CDP will also authorize brush clearing north of the residence for the planting of fruit trees, logan berries, and a residential garden area. The parcel is currently developed with a well and on-site wastewater treatment system.

**Recommendation:** Continue the Geck-Moeller Coastal Development Permit to December 15, 2022.

9. Ivan Stoyanov Conditional Use Permit  
Application Number PLN-11928-CUP  
Assessor's Parcel Number (APN) 212-201-009  
950 Felt Road, Miranda, CA 95553

A Conditional Use Permit (PLN-11928-CUP) for a maximum of 11,900 square feet allowed per the existing cultivation area verification, the current application is for 11,500 square feet of existing mixed light cannabis cultivation within three (3) greenhouses, measuring: (1) 34 feet x 116 feet (3,944 SF), (2) 34 feet x 114 feet (3,876 SF), and (3) 34 feet x 108 feet (3,672 SF) in size. Greenhouses would be extended by up to 4 feet to total 11,500 square feet. Plants are propagated in a 1,190-square foot immature plant area/nursery. This allotment is consistent with the 10 percent maximum growing area. Irrigation water is sourced from an engineered 348,864-gallon catchment pond located on the parcel. Water is pumped from the pond and stored in hard tanks on site, consisting of five (5) 2,500-gallon tanks (12,500 gallons of storage total), with one (1) additional 15,000-gallon tank to provide 27,500 gallons total. Annual water use is estimated to be approximately 212,000 gallons per year (18.43 gallons/SF). Drying would occur onsite, and trimming would occur offsite. There would be three (3) family members as employees during peak harvest. Power is provided by one (1) WhisperWatt generator.

**Recommendation:** That the Planning Commission:

1. Describe the application as part of the Consent Agenda
2. Survey the audience for any person who would like to discuss the application.
3. If no one requests discussion, make the following motion to approve the application as part of the Consent Agenda; and
4. Adopt the resolution (Resolution 22-\_\_). (Attachment 1) which does the

following:

- a. Finds that the Planning Commission has considered the Addendum to the Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance that was prepared for the Ivan Stoyanov Conditional Use Permit); 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:***

[11928 Ivan Stoyanov Staff Report 12.01.22](#)

[Attachment 1 - Draft Resolution](#)

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

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

[Attachment 1C - Site Plan](#)

[Attachment 2 - Location Maps](#)

[Attachment 2A - Watershed Map](#)

[Attachment 3 - CEQA Addendum](#)

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

[Attachment 4A - Final LSAA](#)

[Attachment 4B - Bullfrog Management Plan](#)

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

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

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

**10. Lower Thomas Road, LLC Conditional Use Permit and Special Permit**

Record Number: PLN-12214-CUP

Assessor's Parcel Number (APN): 219-041-012

Garberville area

Conditional Use Permit (PLN-12214-CUP) for an existing 9,248 square feet (SF) of outdoor cannabis cultivation, contained within 17 greenhouses. Plants are propagated in a nursery (400 SF) and secondary ancillary nursery (250 SF) totaling 650 SF (7% of cultivation area), and a Special Permit to allow the continued use of existing onsite buildings and a portion of the road located within the 100-foot setback of a Class II watercourse. Irrigation water is sourced from a permitted groundwater well (Humboldt County permit number 18/19-0859. Estimated annual irrigation water usage is 144,500 gallons (15.63 gal/SF). At the time of drilling, June 2019, the driller estimated a yield of one gallon per minute (gpm), based on a 4-hour air lift pump test. Due to reliance on a well, the applicant has submitted a "Hydrologic Isolation of Existing Well from Surface Waters" report, prepared by Lindberg Geologic Consulting (David Lindberg), dated October 11, 2022. Water is stored onsite utilizing twenty (20) storage tanks consisting of: 4-3,000 gallon tanks, 8-5,000 gallon tanks, 2-4,700 gallon tanks, 1-1,010 gallon tank, 2-500 gallon tanks, and 3-300 gallon tanks. Total water storage onsite is 64,310 gallons. Drying and trimming occur onsite in two existing sheds totaling 768 SF (384 SF each). Further processing occurs offsite at a licensed third-party facility. A total of three (3)

employees will be required for project operations. The primary source of electrical power is a solar array with battery storage, and backup propane generator (Kohler 8.5kW).

- Recommendation:** That the Planning Commission:
1. Describe the application as part of the Consent Agenda
  2. Survey the audience for any person who would like to discuss the application.
  3. If no one requests discussion, make the following motion to approve the application as part of the Consent Agenda; and
  4. Adopt the resolution (Resolution 22-\_\_). (Attachment 1) which does the following:
    - a. Finds that the Planning Commission has considered the Addendum to the Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance that was prepared for the Lower Thomas Road, LLC Conditional Use Permit and Special Permit); and
    - b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
    - c. Approves the Lower Thomas Road, LLC Conditional Use Permit and Special Permit subject to the recommended conditions of approval (Attachment 1A)

- Attachments:**
- [12214 Lower Thomas Road Staff Report 12.01.22](#)
  - [Attachment 1 - Draft Resolution](#)
  - [Attachment 1A - Conditions of Approval](#)
  - [Attachment 1B - Cultivation and Operations Plan](#)
  - [Attachment 1C - Site Plan](#)
  - [Attachment 2 - Location Map](#)
  - [Attachment 2A - Watershed Map](#)
  - [Attachment 3 - CEQA Addendum](#)
  - [Attachment 4 - Applicant's Evidence in Support of Findings](#)
  - [Attachment 4A - Site Management Plan](#)
  - [Attachment 4B - David Lindberg Final Well Report](#)
  - [Attachment 4C - Timber Conversion Report](#)
  - [Attachment 4D - Noise Control System](#)
  - [Attachment 4E - Road Evaluation Report](#)
  - [Attachment 5 - Referral Agency Comments and Recommendations](#)

- 11.** High Grade 007, LLC Conditional Use Permit  
Record Number PLN-12569-CUP  
Assessor's Parcel Number (APN) 208-341-021  
Dinsmore area

A Conditional Use Permit for 10,000 square feet (SF) of existing outdoor light-deprivation cultivation operation in six greenhouses on two flats, along with 971 SF of ancillary nursery propagation. Irrigation water will be sourced from an onsite well. According to a well hydrologic connectivity report prepared by a professional engineering geologist, the well on the subject parcel has a minimal likelihood of being



hydrologically connected in any manner that might significantly affect adjacent wetlands or surface waters in the vicinity. Estimated maximum annual water usage for the single 7-month harvest is approximately 80,000 gallons (8 gallons/SF/year), with peak monthly demands reaching 15,000 gallons/month June through August. Existing tank storage for irrigation total 16,000 gallons. Drying and seasonal cloning would continue in an existing 288 SF drying shed. Power is provided by one Honda 7000 generator housed in a noise limiting shed. The applicant would use generators for 100% of its energy needs until Pacific Gas and Electric connects to Cobb Road or a solar power system capable of supplying 80% of annual energy demands can be established. The project would utilize up to four seasonal employees during peak season to perform cultivation activities.

- Recommendation:** That the Planning Commission:
1. Describe the application as part of the Consent Agenda
  2. Survey the audience for any person who would like to discuss the application.
  3. If no one requests discussion, make the following motion to approve the application as part of the Consent Agenda; and
  4. Adopt the resolution (Resolution 22-\_\_). (Attachment 1) which does the following:
    - a. Finds that the Planning Commission has considered the Addendum to the Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance that was prepared for the High Grade 007, LLC Conditional Use Permit ); and
    - b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
    - c. Approves the High Grade 007, LLC Conditional Use Permit subject to the recommended conditions of approval (Attachment 1A)

- Attachments:**
- [12569 High Grade 007 Staff Report 12.01.22](#)
  - [Attachment 1 - Draft Resolution](#)
  - [Attachment 1A - Conditions of Approval](#)
  - [Attachment 1B - Cultivation and Operations Plan](#)
  - [Attachment 1C - Site Plan](#)
  - [Attachment 2 - Location Maps](#)
  - [Attachment 2A - Watershed Map](#)
  - [Attachment 3 - CEQA Addendum](#)
  - [Attachment 4 - Applicant's Evidence in Support of the Required Findings](#)
  - [Attachment 4A - Water Resource Protection Plan](#)
  - [Attachment 4B - Lake or Streambed Alteration Agreement](#)
  - [Attachment 4C - David Lindberg Final Well Report](#)
  - [Attachment 4D - Unauthorized Timber Conversion](#)
  - [Attachment 4E - Road Evaluation](#)
  - [Attachment 5 - Referral Agency Comments and Recommendations](#)

12. Salmon Creek Farms, LLC, Special Permit  
Application Number: PLN-2022-17876

Assessor's Parcel Number: 212-061-030  
Salmon Creek area

The applicant is seeking a Special Permit for a Microbusiness which will permit the applicant to conduct non-storefront retail sales and commercial distribution activities, and a Conditional Use Permit for cannabis support facilities on a road not meeting the Category 4 Standard. The site currently contains an approved Zoning Clearance Certificate (apps 11822) for 10,000 square feet of new and existing outdoor cultivation and 20,000 square feet of outdoor cultivation approved under the RRR program. Following the approval of this Special Permit, the applicant proposes to obtain a Microbusiness license for 9,640 square feet of approved outdoor cultivation, commercial distribution, and non-store front retail sales. No changes are proposed to the approved cultivation area onsite.

**Recommendation:** That the Planning Commission:

1. Describe the application as part of the Consent Agenda
2. Survey the audience for any person who would like to discuss the application.
3. If no one requests discussion, make the following motion to approve the application as part of the Consent Agenda; and
4. Adopt the resolution (Resolution 22-\_\_). (Attachment 1) which does the following:
  - a. Finds that the Planning Commission has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance that was prepared for the Salmon Creek Farms, LLC project); and
  - b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
  - c. Approves the Conditional Use Permit and Special Permit subject to the recommended conditions of approval (Attachment 1A)

**Attachments:**

- [17876 Salmon Creek Staff Report 12.01.22](#)
- [Attachment 1 - Draft Resolution](#)
- [Attachment 1A - Conditions of Approval](#)
- [Attachment 1B - Cultivation Operations Plan and Addendum](#)
- [Attachment 1C - Site Plan](#)
- [Attachment 2 - Location Maps](#)
- [Attachment 2A - Watershed Map](#)
- [Attachment 3 - CEQA Addendum](#)
- [Attachment 4 - Applicant's Evidence in Support of the Required Findings](#)
- [Attachment 4A - Road Evaluation Report](#)
- [Attachment 5 - Referral Agency Comments and Recommendations](#)

13. Judy Davis Extension of Parcel Map Subdivision and Special Permit  
Application Number PLN-2022-17961  
Prior Application Number PLN-2019-16070  
Assessor Parcel Number (APN) 510-101-011  
McKinleyville area

A two-year extension to a previously approved Minor Subdivision and Special Permit (PLN-2019-16070). The project involves division of a 1-acre property into two parcels, each approximately 1/2-acre in size. The property is currently developed with a residence, attached garage, deck and detached shop. All of these structures are situated within the boundaries of Parcel 2 of the proposed subdivision. No development is currently located within the proposed boundaries of Parcel 1. Though proposed Parcel 1 is currently vacant, the approved Special Permit allows construction of an approximately 2,000 square foot residence on Proposed Parcel 1 as an Accessory Dwelling Unit (ADU) prior to completion of the subdivision. Planned improvements include construction of a 5-foot wide sidewalk along Reasor Road, installation of a new ADA-compliant driveway serving Parcel 1, retrofit of an existing driveway serving Parcel 2, and development of a stormwater detention facility on Parcel 1. Removal of one or more mature evergreen trees will be required during construction of planned improvements on Proposed Parcel 1. The McKinleyville Community Services District currently provides water and sewer service to the property and are expected to provide new services to the proposed residence and future development.

**Recommendation:** That the Planning Commission:

1. Describe the application as part of the Consent Agenda
2. Survey the audience for any person who would like to discuss the application.
3. If no one requests discussion, make the following motion to approve the application as part of the Consent Agenda; and
4. Adopt the resolution (Resolution 22-\_\_). (Attachment 1) which does the following:
  - a. Finds that Per § 15183 of the State CEQA Guidelines, during prior approval of the project the Humboldt County Planning Commission determined it was exempt from environmental review. As no changes to the project are proposed, further environmental review is unnecessary; and
  - b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
  - c. Approves the Parcel Map Subdivision and Special Permit Extension subject to the original conditions of approval and conditions added to the extension.

**Attachments:**

- [17961 Judith Davis Staff Report 12.01.22](#)
- [Attachment 1 - Draft Resolution](#)
- [Attachment 1A - Conditions of Approval & Original Conditions](#)
- [Attachment 1B - Public Works Conditions of Approval](#)
- [Attachment 1C - Tentative Map](#)
- [Attachment 2 - Location Map](#)
- [Attachment 3 - Applicants Evidence in Support of the Required Findings](#)
- [Attachment 4 - Referral Agency Comments & Recommendations](#)

14. The Apartment, LLC Permit Extension  
Assessor Parcel Numbers (APN) 211-363-012 & 211-362-013  
Record No.: PLN-2022-17971  
Miranda area

A two-year extension for an approved permit (PLN-2020-16774). Original permit includes a Special Permit for Non-Flammable Manufacturing, and Infusion, two Zoning Clearance Certificates for Distribution and Offsite Site Processing activities. The project also involved a Conditional Use Permit for the use of a non-paved access road without a centerline stripe per Sections 314-55.4.7.3 and 314-554.8.2.3 Locational Criteria, and an additional Conditional Use Permit for a new 5,120-square-foot boarding house (labor camp) for employee housing in the AG zone. No changes to the approved project are proposed. If approved, the extension will expire November 5th, 2024.

**Recommendation:**

That the Planning Commission:

1. Describe the application as part of the Consent Agenda
2. Survey the audience for any person who would like to discuss the application.
3. If no one requests discussion, make the following motion to approve the application as part of the Consent Agenda; and
4. Adopt the resolution (Resolution 22-\_\_). (Attachment 1) which does the following:
  - a. Finds that the Planning Commission has made all of the required findings for approval of the Extension based on the evidence in the staff report and approves the Apartment LLC Special Permit, Zoning Clearance Certificates, and Conditional Use Permit extensions subject to the original conditions.
  - b. Finds that per §15164 of the State CEQA Guidelines, the Planning Commission previously approved an Addendum to the Environmental Impact Report prepared for the Commercial Cannabis Land Use Ordinance (CCLUO / SCH# 2017042022) during prior consideration and approval of the project (PLN-2020-16774) and further environmental review is unnecessary as no changes to the project are proposed.

**Attachments:**

[17971 The Apartment Staff Report 12.01.22](#)

[Attachment 1 - Draft Resolution](#)

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

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

[Attachment 1C - Site Plan](#)

[Attachment 2 - Location 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*

## G. ITEMS PULLED FROM CONSENT

## H. REPORT FROM PLANNER

a. *Presentation on Referral Process and decision on approving authority.*

b. *Planning Commission Procedures. Letter to Board of Supervisors.*

## I. PLANNING COMMISSION DISCUSSION ITEMS

**J. ADJOURNMENT**

**NEXT MEETING      December 15, 2022      6:00 p.m.      Regular meeting - Hybrid**

**The Chamber is wheelchair accessible, the accessible entrance to the Courthouse is the 4th Street entrance. Accessible parking is available adjacent to the 4th Street entrance and on the 4th Street side of the K Street lot. If you are a person with a qualified disability, and need a modification or accommodation to participate in this meeting, please contact the Clerk of the Board at (707) 476-2384, or (707) 445-7299 (fax). Requests for such modifications or accommodations must be made at least three full business days before the start of the meeting.**