



Planning and Building Department

3015 H Street, Eureka, California 95501

Zoning Administrator Hearing

Agenda

Meeting Details

March 7, 2019

10:00 a.m.

- I. Call to Order
- II. Agenda Modifications
- III. Public Comments
- IV. Consent Agenda

1. Matt Scott Special Permit

Application Number: 15389

Record Number: PLN-2019-15389

Assessor's Parcel Number: 209-351-083

Pepperwood area

Project Description: A modification to a previously approved Special Permit for Volatile and Non-Volatile Manufacturing of commercial cannabis. The modification would allow for the processing of commercial cannabis to be included as part of the permitted operation.

Staff Recommendation: Find the project exempt from environmental review pursuant to Sections 15301 of the State CEQA Guidelines, make all of the required findings for approval of the project based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Matt Scott Special Permit Modification subject to the recommended conditions.

2. G-Verde Special Permit

Application Number: 12340

Case Number: SP-17-090

Assessor's Parcel Number: 216-074-019

2000 Miller Ranch Road, New Harris area

Project Description: A Special Permit for 10,000 square feet of existing, outdoor cultivation and activity within the Streamside Management Area. Irrigation water is sourced from a permitted well, rainwater catchment and stream diversion.

Staff Recommendation: Consider an addendum to a previously adopted Mitigated Negative Declaration, make all the required findings for approval of the project based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed G-Verde Special Permit subject to the recommended conditions.

3. Norkunas Coastal Development Permit

Application Number: PLN-2018-15149
Assessor's Parcel Number: (APN): 106-061-026
2400 Waddington Road, Ferndale area

Project Description: A follow-up Coastal Development Permit to the approved Emergency Coastal Development Permit which authorized the installation of a new well to serve an existing residence. The existing well is 26 feet deep and has failed. The residence is currently without water due to the failure of the existing well as it was the exclusive source of water for the parcel. The new well location was determined by Fisch Drilling who also completed the drilling of the new well. The new well has been drilled and is approximately 55 feet deep. No additional grading, vegetation removal, or other development is proposed at this time.

Staff Recommendation: Find the project exempt from environmental review pursuant to Section 15302 of the State CEQA Guidelines, make all of the required findings for approval of the Coastal Development Permit, based on evidence in the staff report, and adopt the Resolution approving the Norkunas project subject to the recommended conditions.

4. Kind Quality Labs Special Permit

Application Number: 12351
Case Number: SP 16-492
Assessor's Parcel Number: (APN): 507-381-006
5065 Boyd Road, Arcata area

Project Description: Special Permit (SP16-492) for a commercial medical cannabis non volatile manufacturing facility located within a 3,480 square foot suite of an existing 15,000 square foot (SF) commercial/industrial structure. Water and sewer services are provided by the McKinleyville Community Services District. The Applicant estimates approximately 80 gallons of water is required daily to meet operational needs. There are a maximum six employees required. Electricity is provided by PGE.

Staff Recommendation: Find the project exempt from environmental review pursuant to Sections 15301 of the State CEQA Guidelines, make all the required findings for approval of the Special Permit based on evidence in the staff report, and adopt the Resolution approving the Kind Quality Labs project subject to the recommended conditions.

5. Pelley Lot Line Adjustment and Coastal Development Permit

Application Number: 14140
Case Numbers: LLA-18-019, CDP-18-031
Assessor's Parcel Number: (APNs): 016-071-014, 016-172-007, 016-172-008
3906 and 3970 Pennsylvania Avenue, Myrtle town area

Project Description: A Lot Line Adjustment (LLA) between three parcels resulting in two parcels of approximately 31,140 square feet and 138,068 square feet. The purpose of the LLA is to plan for the sale of the westerly parcel (Parcel 1), leaving as many trees as possible on the easterly parcel (Parcel 2). Both parcels are developed with a single family residence and served with community water provided by Humboldt Community Services District (HCSD). Parcel 1 is served with an on-site wastewater system and Parcel 2 is served with community sewer provided by HCSD. The parcels are located within the Coastal Zone, therefore, a Coastal Development Permit (CDP) is also required.

Staff recommendation: Find the project exempt from environmental review pursuant to Section 15305 of the State CEQA Guidelines, make all of the required finding for approval of the Lot Line Adjustment and Coastal Development Permit, based on evidence in the staff report, and adopt the Resolution approving the Pelley project subject to the recommended conditions.

V. Adjournment

VI. Next Meetings: March 21, 2019

Any written materials related to an item on this agenda submitted to the Zoning Administrator less than 72 hours prior to the meeting, and that are public records subject to the Public Records Act, are available for public inspection at the Planning and Building Department located at 3015 H Street, Eureka, California (707-445-7541) during normal business hours.

*The Planning and Building Department is wheelchair accessible, and disabled parking is available in the Clark Complex parking lot, at the corner of H & Harris Streets, and on Harris Street. If you are a person with a disability and need disability-related modifications or accommodations to participate in this meeting please contact the Planning and Building Department at (707) 445-7541. Requests for such modifications or accommodations must be made at least **two (2) full business days** before the day of the meeting. Decisions made as a result of this meeting may be appealed to the Board of Supervisors within ten (10) business days from the date of the Zoning Administrator hearing. Appeals must be submitted in writing to: Planning and Building Department– Planning Division located at 3015 H Street, Eureka, California 95501. The Appellant will be responsible for all fees associated with the appeal.*