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 nonvolatile 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, Myrtletown 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.