

**PLANNING COMMISSION**

**COUNTY STAFF**

IVER SKAVDAL  
Chair, First District  
THOMAS MULDER  
Second District  
NOAH LEVY  
Third District  
JEROME QIRIAZI  
Fourth District  
PEGGY O'NEILL  
Fifth District  
SARAH WEST  
Vice-Chair, At-Large  
LORNA MCFARLANE  
At-Large

JOHN H. FORD  
Director, Planning and Building



**COUNTY OF HUMBOLDT  
PLANNING COMMISSION  
825 Fifth Street  
Board of Supervisors Chambers  
Eureka, California**

**AGENDA**

Thursday, April 17, 2025

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](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, April 16, 2025. 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.*

### 25-542

**1. Matthew Puckett Conditional Use Permit Modification**

Assessor Parcel Numbers: 210-051-059

Record Number: PLN-2020-16889

Bridgeville area

A Modification to an approved Conditional Use Permit (PLN-10269-CUP) for the inclusion of a two-story, 6,120-square-foot (60'x102') metal building to be used as a nursery and drying/storage area. The approved Conditional Use Permit was for one-acre of outdoor cannabis cultivation. The Modification will also convert the outdoor cultivation to light deprivation with hoop houses. While proposed at 5,000 square feet for the nursery, the nursery is conditioned to consist of no more than 4,356 square feet to start plants which is 10% of their approved 43,560 square feet of outdoor and mixed light cultivation (PLN-10269-CUP). Processing will continue to take place at a licensed third-party facility. PG&E provides power to the site.

**Recommendation:**

That the Planning Commission:

1. Adopt the resolution (Attachment 1), which does the following:
2. Finds project exempt from environmental review pursuant to section 15301 of the CEQA Guidelines; and
3. Finds the proposed project Modification complies with the General Plan and Zoning Ordinance; and
4. Approves Conditional Use Permit Modification subject to the conditions of approval (Attachment 1A).

**Attachments:**            [16899 Matthew Pucket Modification Staff Report 04.17.25](#)  
                                 [Attachment 1 - Draft Resolution](#)  
                                 [Attachment 1A - Conditions of Approval](#)  
                                 [Attachment 1B - Operations Plan 12.16.2020](#)  
                                 [Attachment 1C - REVISED Site Plan 05.05.2021](#)  
                                 [Attachment 2 - 10269 16-012 Staff Report](#)  
                                 [Attachment 2A - 10269 Revised Site Plan 9.17.2018](#)  
                                 [Attachment 3 - 16889 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*

### [25-536](#)

1. Pharming Humboldt Dreams Microbusiness, Special Permit  
Assessor Parcel Numbers (APN) 223-241-006  
Record No.: PLN-2024-19044  
Garberville area

A Special Permit to conduct ancillary operations in the form of a microbusiness that will include non-volatile manufacturing, distribution, and a nursery, in an existing commercially permitted structure. All additional ancillary operations will source cannabis from cultivation onsite, no offsite cannabis is imported. The site contains an existing, approved cannabis permit for 10,000 square feet of mixed light commercial cannabis cultivation with onsite processing that was approved under a Zoning Clearance Certificate. Water source remains unchanged with an existing rainwater catchment system. Electricity is provided by PG&E and solar. Deliveries of clones will be made by the applicant in a small transport vehicle. Deliveries will be made within the local vicinity to neighboring parcels that also contain cannabis cultivation.

**Recommendation:**    That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:
  - a. Finds the Planning Commission has considered the Environmental Impact Report previously certified for the Commercial Cannabis Land Use Ordinance and the Addendum that was prepared for the Pharming Humboldt Dreams Microbusiness, LLC project (Attachment 3); and
  - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
  - c. Approves the Pharming Humboldt Dreams Microbusiness Special Permit subject to the conditions of approval (Attachments 1A).

**Attachments:**            [19044 Pharming Humboldt Staff Report 04.17.25](#)  
                                 [Attachment 1 - Draft Resolution](#)  
                                 [Attachment 1A - Conditions of Approval](#)  
                                 [Attachment 1B - 19044 Operation and Cultivation Plan 3.27.2025](#)  
                                 [Attachment 1C - Pharming Humboldt Dreams Microbusiness Plot Plan 3-24-25](#)  
                                 [Attachment 2 - Location Map](#)  
                                 [Attachment 3 - CEQA Addendum](#)  
                                 [Attachment 4 - Applicant's Evidence in Support of Findings](#)  
                                 [Attachment 5 - Referral Agency Comments and Recommendations](#)  
                                 [Attachment 6 - Public Comment](#)  
                                 [Attachment 7 - 19044 Watershed Map](#)

[25-540](#)

**2. Take 3 Presents Conditional Use Permit**

Assessor Parcel Numbers (APN's) (Humboldt County) 033-271-007  
(Mendocino County) 053-020-011  
Record No.: PLN-2024-19010  
Cooks Valley area

A Conditional Use Permit is requested to allow annual operation of a special event at the property known as County Line Ranch (formerly Dimmick Ranch). The proposed event involves a private campout with theater, immersive art, amplified and non-amplified music, and other similar activities occurring over a 4-day period. Attendance is expected not to exceed 3000 persons (including staff, volunteers, contractors, vendors, and artists) and it is anticipated that the event will occur each year in June. Conditional Use Permits previously approved by the Planning Commission already allow use of the County Line Ranch property between May and October for parking, camping, and live music from four (4) annual events held by the Northern Nights Music Group and Mateel Community Center, with no two events occurring concurrently. Events in recent years have included the Northern Nights Music Festival, Reggae on the River, and the Summer Arts and Music Festival. If approved, the newest CUP would allow annual operation of a fifth event at the property for a 5-year period (2026-2030).

**Recommendation:**        That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:
  - a. Finds that the Planning Commission has considered the previous environmental documents prepared during past permitting, particularly the Subsequent Mitigated Negative Declaration adopted by the Planning Commission on May 18, 2023; and
  - b. Finds that the Planning Commission has considered the draft Addendum prepared for the project; and

c. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and

d. Approves the Conditional Use Permit subject to the recommended conditions of approval (Attachment 3A)

**Attachments:**

[19010 Take 3 Events Staff Report 04.17.25](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Operations Plan - 501T3 Theater Camp \(4-4-25\)](#)

[Attachment 1C - Parking Plan - 501T3 Theater Camp](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - CEQA Addendum](#)

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

[Attachment 4A - B&B Info](#)

[Attachment 4B - Engineered Traffic Plan - 501T3 Theater Camp](#)

[Attachment 4C - Water Storage Plan](#)

[Attachment 4D - Updated VMT & GHG Analysis \(with Appendices\)](#)

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

[Attachment 5A - Caltrans Referral Comment](#)

[Attachment 5B - DEH Comments](#)

[Attachment 5C - CDFW Referral Comment](#)

[25-534](#)

**3. Cooks Valley Special Events (2023-2027)**

Mateel Community Center, Inc.; Conditional Use Permit and Annual Monitoring Report  
Application Number PLN-2023-18108  
Cooks Valley area

Assessor's Parcel Number(s): (APN's): (Humboldt County): 033-271-007, 033-271-009, 033-271-008, 033-271-004, 033-271-005, and 033-271-015  
(Mendocino County): 053-020-011, 053-020-010, 053-020-012, 053-020-013, 053-020-014, 053-020-016, 053-020-015

Review of the Annual Report for the approved Conditional Use Permit authorizing events operated by the Mateel Community Center (MCC) at the County Line Ranch (formerly Dimmick) in the Cooks Valley area. The MCC permit allows two music festivals to be held annually on several parcels spanning the Humboldt/Mendocino county line in the Cooks Valley area. Both events feature live music, camping, and various vendors including cannabis-related concessions and consumption within discrete areas on the properties. One event is the Summer Arts and Music Festival which occurs over two days and is ordinarily held during the third weekend in June. The second event is Reggae on the River, which ordinarily occurs over three days during the first weekend in August. The Summer Arts and Music Festival was not held at the County Line Ranch in 2024 but instead occurred in Redway on June 8th and 9th at

the Mateel Community Center. The Reggae on the River event was held on August 2, 3 and 4 of 2024. The Use Permit was approved by the Planning Commission in 2023 and requires the Mateel Community Center to submit a monitoring report to the Commission for review on an annual basis. During review, the Commission may amend conditions or operational requirements to better address impacts or control public nuisance. Authorized attendance levels may also be adjusted based on annual performance.

**Recommendation:** That the Planning Commission:  
1. Receive the Annual Post Event Report

**Attachments:** [18108 Mateel Community Center 2024 Annual Monitoring Report 04.017.25](#)  
[Attachment 1 Location Map](#)  
[Attachment 2A - Mateel Operations Plan \(2023-2027\)](#)  
[Attachment 2B - MCC Wrap up 2024](#)  
[Attachment 3A - Table of Referral Agency Comments and Recommendations](#)  
[Attachment 3B - All Agency Comments](#)  
[Attachment 4 - Public Comment](#)

[25-538](#)

4. Adopt a Vehicle Miles Traveled Policy by Resolution for CEQA Threshold and Screening Criteria  
Assessor Parcel Numbers (APN) 000-000-000  
Record No.: LRP-2023-18792  
Unincorporated Humboldt County.

Recommend that the Board of Supervisors adopt by resolution a policy establishing a Humboldt County Vehicle Miles Traveled (VMT) CEQA threshold of significance and screening criteria for new development projects, to comply with California Senate Bill 743.

**Recommendation:** That the Planning Commission take the following actions:  
1. Adopt the resolution [Attachment 1] recommending that the Humboldt County Board of Supervisors take the following action:  
  
a) Find that the proposed policy for VMT threshold is not a project pursuant to Sections 15060(c)(3) and 15378 (b)(5) of the State CEQA Guidelines; and  
  
b) Adopt the proposed VMT Threshold Policy Guidelines [Attachment 2] establishing thresholds of significance and screening criteria for the purpose of analyzing VMT transportation impacts under CEQA.

**Attachments:**      [18792 VMT Threshold Staff Report 04.17.25](#)  
                              [Attachment 1 - Draft Resolution](#)  
                              [Attachment 2 - VMT Threshold Policy Guidelines](#)  
                              [Attachment 3 - Humboldt County VMT Report 1.17.2025](#)  
                              [Attachment 4 - Technical Advisory](#)  
                              [Attachment 5 - RTP vroom 2022-2042 full report](#)  
                              [Attachment 6 - SB 743 White Paper Final December 2021](#)  
                              [Attachment 7 - SB-743 README](#)  
                              [Attachment 8 - Referral Comments](#)

**G. ITEMS PULLED FROM CONSENT**

**H. REPORT FROM PLANNER**

**I. PLANNING COMMISSION DISCUSSION ITEMS**

**J. ADJOURNMENT**

**K. NEXT MEETINGS: May 15, 2025 6:00 p.m. Regular Meeting - Hybrid**