

PLANNING COMMISSION

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



COUNTY STAFF

JOHN H. FORD
Director, Planning and Building

PLANNING COMMISSION

COUNTY OF HUMBOLDT

825 Fifth Street
Board of Supervisors Chambers
Eureka, California

ACTION SUMMARY

Thursday, April 17, 2025

6:00 PM

Regular Meeting - Hybrid

A. CALL TO ORDER / SALUTE TO FLAG

Chair Iver Skavdal called the meeting to order at 6:00 p.m.

B. COMMISSIONERS PRESENT

Present : 6 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill, Commissioner Sarah West and Commissioner Jerome Qiriasi
Absent : 1 - Commissioner Lorna McFarlane

C. AGENDA MODIFICATIONS

Moving Item F-3 Cooks Valley Special Events (2023-2027) before Item F-2 Take 3 Presents Conditional Use Permit.

Public comment received for F-3 Cooks Valley Special Events (2023-2027) and F-4 Vehicle Miles Traveled Threshold Policy Guidelines and F-2 Take 3 Presents Conditional Use Permit and F-1 Pharming Humboldt Dreams Microbusiness.

D. PUBLIC COMMENT ON NON-AGENDA ITEMS:

E. CONSENT AGENDA

[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.

A motion was made by Commissioner Sarah West, seconded by Commissioner Noah Levy to adopt resolution 25-022 which finds project exempt from environmental review pursuant to section 15301 of the CEQA Guidelines; and finds the proposed project Modification complies with the General Plan and Zoning Ordinance; and approves Conditional Use Permit Modification subject to the conditions of approval.

Aye: 6 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill, Commissioner Sarah West and Commissioner Jerome Qiriazzi

Absent: 1 - Commissioner Lorna McFarlane

F. PUBLIC HEARINGS

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.

A motion was made by Commissioner Jerome Qiriazzi, seconded by Commissioner Sarah West to adopt resolution 25-023 which 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; and

finds the project complies with the General Plan and Zoning Ordinance; and approves the Pharming Humboldt Dreams Microbusiness Special Permit subject to the conditions of approval.

Aye: 5 - Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill, Commissioner Sarah West and Commissioner Jerome Qiriaz

Nay: 1 - Commissioner Iver Skavdal

Absent: 1 - Commissioner Lorna McFarlane

[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.

A motion was made by Commissioner Thomas Mulder, seconded by Commissioner Noah Levy to receive the Annual Post Event Report and to ask that planning staff contact neighbors prior to presenting the next monitoring report and that neighbors comments be included with the staff report; and that the next report address ingress and egress concerns surrounding the driveway to APN 033-271-009 which also serves as a secondary/emergency access and must not be blocked; and that water quality monitoring during future events follow the protocols and procedures recommended by staff.

Aye: 6 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill, Commissioner Sarah West and Commissioner Jerome Qiriaz

Absent: 1 - Commissioner Lorna McFarlane

[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).

A motion was made by Commissioner Noah Levy, seconded by Commissioner Thomas Mulder to adopt resolution 25-024 which finds 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 finds the Planning Commission has considered the Addendum prepared for the project; and finds that the proposed project complies with the General Plan and Zoning Ordinance; and approves the Conditional Use Permit subject to the conditions of approval, noting that the driveway to APN 033-271-009 serves as a secondary/emergency access and must not be blocked.

Aye: 6 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill, Commissioner Sarah West and Commissioner Jerome Qiriaz

Absent: 1 - Commissioner Lorna McFarlane

[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.

A motion was made by Commissioner Thomas Mulder, seconded by Commissioner Peggy O'Neill to continue the Vehicle Miles Traveled Policy for CEQA Threshold and Screening Criteria to the May 01,

2025, Planning Commission meeting.

Aye: 6 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill, Commissioner Sarah West and Commissioner Jerome Qirazi

Absent: 1 - Commissioner Lorna McFarlane

G. ITEMS PULLED FROM CONSENT**H. REPORT FROM PLANNER****I. PLANNING COMMISSION DISCUSSION ITEMS****J. ADJOURNMENT**

Chair Iver Skavdal adjourned the meeting at 9:04 p.m.

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

*The Director explained the next meeting of the Planning Commission will be May 01, 2025 6:00 p.m.
Regular Meeting - Hybrid*