

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 3, 2025

6:00 PM

Regular Meeting - Hybrid

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**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 Thomas Mulder, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Lorna McFarlane  
Absent : 1 - Commissioner Noah Levy

**C. AGENDA MODIFICATIONS**

*Supplemental information was supplied for E-2 Hog Trap Farms  
Item E-8 Pharming Humboldt Dreams Microbusiness Special Permit will be pulled from Consent and continued.*

**D. PUBLIC COMMENT ON NON-AGENDA ITEMS:**

**E. CONSENT AGENDA**

[25-485](#)

1. Review and approval of the March 20, 2025, Action Summary.

*Approval of the March 20, 2025, Action Summary.*

[25-441](#)

9. Cottrell Ranch LLC, Buck Mountain Ranch Zone Reclassification  
Assessor Parcel Numbers (APN) 210-101-014-000, 210-102-004-000, 210-103-003-000, 210-104-001-000, 210-105-001-000, 210-106-002-000, 210-117-020-000, 210-123-001-000, 210-124-001-000, 210-131-001-000, 210-131-003-000, and 210-132-001-000  
Record No.: PLN-2024-19093  
Bridgeville area  
A Zone Reclassification (ZR) to rezone approximately 2127.6 acres of the Cottrell Ranch LLC's Buck Mountain Ranch into Timberland Production Zone (TPZ). The lands are currently zoned Agriculture Exclusive (AE). These lands have been managed as timberlands and harvested periodically from 1968 up to 2017 under various Timber Harvest Plans.
- Recommend approval of the Cottrell Ranch LLC, Buck Mountain Ranch Zone Reclassification to the Board of Supervisors***

## CONSENT AGENDA VOTE

***A motion was made by Commissioner Thomas Mulder, seconded by Lorna McFarlane to approve the Consent Agenda, including Item E-1 March 20, 2025, Action Summary and Item E-9 recommendation of approval of the Cottrell Ranch LLC, Buck Mountain Ranch Zone Reclassification to the Board of Supervisors.***

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

## F. PUBLIC HEARINGS

[25-442](#)

1. Fischer Parcel Map Subdivision, Special Permit and Coastal Development Permit  
Record No.: PLN-2024-19119  
APN: 508-121-055  
McKinleyville area

A Parcel Map Subdivision to divide an approximately 49,000 square foot parcel into two parcels of approximately 35,960 square feet (Parcel 1) and 13,300 square feet (Parcel 2). Pursuant to Section 313-99.1.1.2 of Humboldt County Code, a Special Permit (SP) is required to utilize Lot Size Modification to allow one parcel to be less than the required 20,000 square foot minimum parcel size. The parcel is currently developed with a single-family residence that will remain on proposed Parcel 1 and a detached Accessory Dwelling Unit that will remain on proposed Parcel 2. The parcel is currently served with community water and sewer provided by the McKinleyville Community Services District. The parcel is within the Coastal Zone, therefore a Coastal Development Permit (CDP) is required.

***A motion was made by Commissioner Thomas Mulder, seconded by Lorna McFarlane to adopt resolution 25-014 which finds the Planning Commission has determined that the project is exempt from further environmental review pursuant to Section 15183 (Projects Consistent with a Community Plan or Zoning) of the State CEQA Guidelines, and as a Responsible Agency, agrees with***

***the lead agency's findings; and makes all of the required findings for approval of the Fischer Parcel Map Subdivision, Special Permit and Coastal Development Permit; and approves the Fischer Parcel Map Subdivision, Special Permit and Coastal Development Permit subject to the conditions of approval as modified by removing the landscape strip.***

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

Absent: 1 - Commissioner Noah Levy

## G. ITEMS PULLED FROM CONSENT

### [25-440](#)

8. 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 Lorna McFarlane, seconded by Sarah West to continue the Pharming Humboldt Dreams Micro-Business special permit to the April 17, 2025, meeting.***

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

Absent: 1 - Commissioner Noah Levy

### [25-425](#)

2. Hog Trap Farms, LLC Conditional Use Permit  
Assessor Parcel Number 218-071-003  
Record No.: PLN-13336-CUP  
New Harris Area

A Conditional Use Permit for 13,560 square feet of existing outdoor and 20,000 square feet of new mixed light commercial cannabis cultivation with no separate ancillary nursery. Estimated annual water usage is 456,200 gallons sourced from a rainwater catchment pond located on APN 218-081-003. Total water storage consists of a 2,000,000-gallon pond and 65,000 gallons of onsite tanks. Onsite processing is proposed to occur on adjacent parcel 218-081-003 and

power is provided by PGE through an eligible renewable energy program and no generator use is proposed.

***A motion was made by Commissioner Jerome Qiriaz, seconded by Commissioner Thomas Mulder to adopt the resolution 25-015 which finds the Planning Commission has considered the Final Environmental Impact Report for the Commercial Cannabis Land Use Ordinance and the Addendum that was prepared for the PLN-13336-CUP Hog Trap Farms, LLC project; and finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the Hog Trap Farms, LLC Conditional Use Permit subject to the conditions of approval.***

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

Absent: 1 - Commissioner Noah Levy

[25-435](#)

3. Hog Trap Farms, LLC Conditional Use Permit  
Assessor's Parcel Numbers: 218-190-001  
Record Numbers: PLN-13365-CUP  
New Harris Area

A Conditional Use Permit for 27,240 square feet of existing outdoor and 6,600 square feet of existing mixed light commercial cannabis cultivation supported by a 3,380 square foot ancillary nursery. Estimated annual water usage is 490,700 gallons sourced from two rainwater catchment ponds. One pond is located onsite and the other is located on APN 218-081-003. Total water storage consists of the 243,500-gallon onsite pond and the 2,000,000-gallon pond on APN 218-081-003 as well as 20,000 gallons of onsite tanks. Onsite processing in the form of drying is proposed with all other processing to occur offsite. Power is provided by PGE and no generator use is proposed.

***A motion was made by Commissioner Jerome Qiriaz, seconded by Commissioner Thomas Mulder to adopt resolution 25-016 which finds the Planning Commission has considered the Mitigated Negative Declaration previously adopted for the Commercial Medical Marijuana Land Use Ordinance and the Addendum that was prepared for the PLN-13365-CUP Hog Trap Farms, LLC project; and finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the Hog Trap Farms, LLC Conditional Use Permit subject to the conditions of approval.***

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

Absent: 1 - Commissioner Noah Levy

[25-426](#)

4. Finmark Farms, LLC Conditional Use Permit  
Assessor's Parcel Numbers: 218-081-002  
Record Numbers: PLN-13337-CUP  
New Harris Area

A Conditional Use Permit for 40,000 square feet of existing outdoor commercial cannabis

cultivation with no separate ancillary nursery. Estimated annual water usage is 386,812 gallons sourced from two rainwater catchment ponds. One pond is located on APN 218-051-008 and the other is located on APN 218-081-003. Total water storage consists of the 350,000-gallon pond on APN 218-051-008 and the 2,000,000-gallon pond on APN 218-081-003 as well as 5,000 gallons of onsite tanks. Onsite processing in the form of drying is proposed with all other processing to proposed to occur on 218-081-003. Power is provided by PGE and no generator use is proposed.

***A motion was made by Commissioner Jerome Qiriaz, seconded by Commissioner Thomas Mulder to adopt the resolution 25-017 which finds the Planning Commission has considered the Mitigated Negative Declaration previously adopted for the Commercial Medical Marijuana Land Use Ordinance and the Addendum that was prepared for the approve the PLN-13337-CUP Finmark Farms, LLC project; and finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the Finmark Farms, LLC Conditional Use Permit subject to the conditions of approval.***

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

Absent: 1 - Commissioner Noah Levy

[25-436](#)

5. Finmark Farms, LLC Special Permit

Assessor's Parcel Numbers: 218-081-006

Record Numbers: PLN-13367-SP

New Harris Area

A Special Permit for 7,200 square feet of existing outdoor commercial cannabis cultivation with no separate ancillary nursery. Estimated annual water usage is 140,000 gallons sourced from two rainwater catchment ponds. One pond is located on APN 218-051-008 and the other is located on APN 218-081-003. Total water storage consists of the 350,000-gallon pond on APN 218-051-008 and the 2,000,000-gallon pond on APN 218-081-003 as well as 13,000 gallons of onsite tanks. Onsite processing in the form of drying is proposed with all other processing to occur offsite. Power is provided by generator with solar proposed. The project is conditioned requiring the use of renewable energy no later than January 1, 2026 reserving generator use for emergencies only.

***A motion was made by Commissioner Jerome Qiriaz, seconded by Commissioner Thomas Mulder to adopt the resolution 25-018 which adopts resolution 25-018 which finds the Planning Commission has considered the Mitigated Negative Declaration previously adopted for the Commercial Medical Marijuana Land Use Ordinance and the Addendum that was prepared for the PLN-13367-SP Finmark Farms, LLC project; and finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the Finmark Farms, LLC Special Permit subject to the conditions of approval.***

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

Absent: 1 - Commissioner Noah Levy

[25-437](#)

6. Finmark Farms, LLC Conditional Use Permit  
Assessor's Parcel Numbers: 218-051-008  
Record Numbers: PLN-13374-CUP  
New Harris Area

A Conditional Use Permit for 30,000 square feet of existing outdoor commercial cannabis cultivation with supported by a 3,000 square foot ancillary nursery. Estimated annual water usage is 276,840 gallons sourced from two rainwater catchment ponds. One pond is located onsite and the other is located on APN 218-081-003. Total water storage consists of the onsite 350,000-gallon pond and the 2,000,000-gallon pond on APN 218-081-003 as well as 40,500 gallons of onsite tanks. Onsite processing in the form of drying is proposed with all other processing to proposed to occur offsite. Power is provided by PGE and no generator use is proposed.

***A motion was made by Commissioner Jerome Qiriaz, seconded by Commissioner Thomas Mulder to adopt resolution 25-019 which finds the Planning Commission has considered the Mitigated Negative Declaration previously adopted for the Commercial Medical Marijuana Land Use Ordinance and the Addendum that was prepared for the PLN-13374-CUP Finmark, LLC project; and finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the Finmark Farms, LLC Conditional Use Permit subject to the conditions of approval.***

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

Absent: 1 - Commissioner Noah Levy

[25-438](#)

7. Kooy Parcel Map Subdivision  
Record No.: PLN-2023-18193  
APN: 306-102-001  
Humboldt Hill area

A Parcel Map Subdivision of an approximately 21,868 square foot parcel into two parcels of approximately 13,795 square feet (Parcel 1) and approximately 8,073 square feet (Parcel 2). The parcel is currently developed with a single-family residence to be sited on proposed Parcel 1 and an Accessory Dwelling Unit (ADU) to be sited on Proposed Parcel 2. Both dwellings are served with community water and sewer services provided by Humboldt Community Services District. The property lies within the Alquist-Priolo Earthquake Fault Hazard Zone. To address seismic concerns, development rights for accessory dwelling units on both parcels will be conveyed to the County of Humboldt as part of the project.

***A motion was made by Commissioner Thomas Mulder, seconded by Commissioner Peggy O'Neill to adopt resolution 25-020 which finds the project is consistent with the development density and policies established by an existing community plan and General Plan for which an EIR was certified, and that no additional environmental review is required per section 15183 of the State CEQA***

***Guidelines; and makes all of the required findings for approval of the Parcel Map Subdivision and Exception Request; and approves the Kooy Minor Subdivision and Exception Request to frontage improvements subject to the conditions of approval.***

Aye: 4 - Commissioner Iver Skavdal, Commissioner Thomas Mulder, Commissioner Peggy O'Neill and Commissioner Sarah West

Nay: 2 - Commissioner Jerome Qiriazzi and Commissioner Lorna McFarlane

Absent: 1 - Commissioner Noah Levy

[25-439](#)

**10. California Department of Fish and Wildlife, Conditional Use Permit**

Cannibal Island Restoration Project

Assessor Parcel Numbers (APN): Portion of 310-021-003, 310-021-004, 310-033-004, 310-043-001, 310-043-003, 310-043-004, 310-043-005, 310-043-006, and 310-051-001

Record No.: PLN-2023-18855

Loleta area

Conditional Use Permit application for major restoration of Cannibal Island and the surrounding area in the Eel River estuary. Project components will include: removal of an abandoned two-story residential structure; deepening 5,000 linear feet of existing dikes and removal of failed culverts that currently separate full- and muted-tidal areas; reconnection of full tidal exchange to approximately 500 acres of former tidal marsh habitat and construction of inter-tidal lagoons with tidal marsh ridges and inter-tidal channels to create diverse tidal habitats, inset channel rock grade control will be placed along a 20-foot section of channel at the existing road cross along Senestraro Lane to provide passive management of the tidal prism; construction of a new earthen setback levee approximately 6,000 linear feet long, equipped with up to two gated culverts to separate tidal wetlands from agricultural lands; elevation of the existing road for approximately 2,500 feet and installation of up to four gated culverts; relocation of approximately 200,000 cubic yards of excavated sediment, to be reused within the project area; treatment and removal of Dense-flowered cordgrass; improvement of public access and visitor experience; and all post-construction management to maintain project objectives. The project will require a Coastal Development Permit from the California Coastal Commission.

***A motion was made by Commissioner Lorna McFarlane, seconded by Sarah West to adopt resolution 25-021 which finds the project has been found to be exempt from environmental review pursuant to Section 21080.56 of the California Environmental Quality Act (CEQA) which provides a statutory exemption for certain restoration projects (SERP). A concurrence determination was made by the Director of the California Department of Fish & Wildlife (CDFW) on May 29, 2024 (Concurrence No. 21080.56-2024-051-R1); and makes all the required findings for approval of the Conditional Use Permit; and approves the California Trout, Inc. Cannibal Island Restoration Project Conditional Use Permit subject to the conditions of approval as modified by requiring the road condition to be equal to or better than when work started.***

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

Absent: 1 - Commissioner Noah Levy

**H. REPORT FROM PLANNER**

**I. PLANNING COMMISSION DISCUSSION ITEMS**

**J. ADJOURNMENT**

*Chair Iver Skavdal adjourned the meeting at 8:33 p.m.*

**K. NEXT MEETINGS: April 17, 2025 6:00 p.m. Regular Meeting - Hybrid**