

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT**

Resolution Number 25-

Record Number PLN-2025-19190

Assessor's Parcel Number: 216-021-007

Making the required findings for certifying compliance with the California Environmental Quality Act and conditionally approving the Drewry Pit Conditional Use/Mining Permit and Reclamation Plan 15-year Reapproval.

WHEREAS, Humboldt County Department of Public Works staff submitted an application and evidence in support of approving a 15-year reapproval of the Drewry Pit Conditional Use/Mining Permit and Reclamation Plan; and

WHEREAS, the Humboldt County Planning Division has reviewed the submitted application, PLN-2025-19190, and evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments, and recommendations; and

WHEREAS, the Humboldt County Planning Division, has reviewed the submitted application and evidence to involved reviewing agencies for site inspections, comments, and recommendations; and

WHEREAS, a Mitigated Negative Declaration was adopted with the original permit in 1993, and a Subsequent Mitigated Negative Declaration was prepared for a modification of the project in 2009; and

WHEREAS, no further environmental review is required as no changes to the mining operation are proposed as part of this reapproval; and

WHEREAS, the Humboldt County Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed 15-year reapproval of the surface mining operation; and

WHEREAS, December 18, 2025, a public hearing was held to receive public testimony on the proposed project.

BE IT RESOLVED, that the Planning Commission makes all the following findings:

1. **FINDING:** **Project Description:** Reapproval of a 15-year term of a previously approved, existing hard rock quarry operation along Bell Springs Road near New Harris. The project includes a surface mining permit to continue extraction of rock from a quarry for use in County Road maintenance activities in the region. This permit will authorize the extraction and processing of up to 20,000 cubic yards of rock as frequently as annually for a period of 15 years. The total volume of rock extracted will not exceed 69,200 cubic yards. No changes to the extraction volume, location or Reclamation Plan are proposed. The annual volume, locations and extraction methods will be consistent with the recommendations of all regulatory agencies.

EVIDENCE: a) Project File: PLN-2025-19190

2. **FINDING:** **CEQA:** A Mitigated Negative Declaration was adopted with the original permit in 1993. A Subsequent Mitigated Negative Declaration was prepared for the modified project in 2009. No further environmental review is required as no changes to the mining operation are proposed as part of this reapproval.

EVIDENCE: a) No expansion horizontally or vertically is proposed; no changes are proposed.

b) The project was previously subject to CEQA review, mitigation measures were incorporated and are now part of the project.

Mining Permit Approval (*Title III, Div. 9, Chapter 1, §391-4(b)(3), Term, of the Humboldt County Code*)

3. **FINDING:** The application and supporting documents adequately describe the proposed surface mining operation, and adequate measures are incorporated to mitigate the probable or known significant environmental effects which have been or may be caused by the proposed operation.

- EVIDENCE:**
- a) The project has been reviewed by County Staff and outside agencies which have confirmed the operation has been designed to mitigate any environmental or health and safety concerns. The operation is inspected annually by County Planning staff for compliance with the Reclamation Plan and permit conditions. The last inspection report from November 2024 shows no violations or other issues.
 - b) Existing Mitigation Measures and Conditions reduce environmental impacts to less than significant and all impacts are addressed. A Mitigated Negative Declaration was adopted with the original permit in 1993. A Subsequent Mitigated Negative Declaration was prepared for the modified project in 2009. No further environmental review is required as no changes to the mining operation are proposed as part of this reapproval.

- 4. FINDING:** The proposed use and location of the surface mining operation is properly located in accordance with the General Plan and any relevant element thereof to the community as a whole, and to other land uses in the vicinity.

- EVIDENCE:**
- a) The location of the mining operation occurs in the Agricultural Grazing land use designation under the Current General Plan. The Agricultural Grazing designation is a resource production land use designation and production of minerals is consistent with resource production. Affected agencies have reviewed the proposal and no new conditions of approval are proposed. There are no other known changes in the law or circumstances that warrant additions or changes to conditions that staff is aware of.

- 5. FINDING:** The proposed development is in conformance with the County General Plan, Open Space Plan, and the Open Space Action Program.

- EVIDENCE:**
- a) The proposed use and location of the surface mining operation is properly located in accordance with the General

Plan and any relevant element thereof to the community as a whole, and to other land uses in the vicinity. The location of the mining operation occurs in an Agricultural Grazing designation which is a resource production designation. The AG designation is also an implementing designation in the county's Open Space Plan and Open Space Action Program, and the re-approval of this expired permit will not affect existing open space uses, as no additional ground disturbance is proposed beyond that considered with the original permit.

- 6. FINDING:** The proposed development is consistent with the purposes of the existing zone in which the site is located, or when processed in conjunction with a zone reclassification, is consistent with the purposes of the proposed zone.

EVIDENCE: a) The property is zoned Agriculture Exclusive (AE) which allows for surface mining with a Conditional Use Permit. The surface mining area is located within a rural portion of Humboldt County. Aside from agriculture, timber, and mining, development is limited.

- 7. FINDING:** The proposed development conforms with all applicable standards and requirements of these regulations.

EVIDENCE: a) The proposed development is temporary and will be mitigated at the end of the permit term if not renewed. The location has been used as a mining operation for several decades and would be reclaimed for grazing after the reclamation process. The mining operation is in conformance with all required setbacks and zoning restrictions.

- 8. FINDING:** The proposed development and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

EVIDENCE: a) The project has been reviewed by County Staff and outside

agencies which have confirmed the operation has been designed to mitigate any environmental or health and safety concerns. The operation is inspected annually by County Planning staff for compliance with the Reclamation Plan and permit conditions. The last inspection report from November 2024 showed no violations or other issues.

9. FINDING:

The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the midpoint of the density range specified in the plan designation) unless the following written findings are made supported by substantial evidence and not have a detrimental effect of the housing of Humboldt County.

EVIDENCE:

- a) As the property and operation in question occurs in an extremely rural portion of Humboldt County. The parcel has been used as a mining operation in some manner since the 1950's and would not be suitable for development. The use of this site as a surface mining operations will not have a detrimental effect on the housing stock in Humboldt County.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Planning Commission does hereby:

- Adopt the findings set forth in this resolution; and
- Conditionally approves the 15-year reapproval of the Drewry Pit Conditional Use/Mining Permit and Reclamation Plan subject to the conditions of approval attached hereto as Attachment 1A and Attachment 1B.

Adopted after review and consideration of all the evidence on **December 18, 2025**.

The motion was made by COMMISSIONER _____ and second by COMMISSIONER _____ and the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

DECISION:

I, John H. Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above-entitled matter by said Commission at a meeting held on the date noted above.

John H. Ford, Director
Planning and Building Department