

**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

**COUNTY OF HUMBOLDT  
PLANNING COMMISSION**

825 Fifth Street  
Board of Supervisors Chambers  
Eureka, California

**AGENDA**

Thursday, December 18, 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, December 17, 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.*

[25-1435](#)

1. Review and approval of the October 16, 2025, Action Summary

**Recommendation:** Approve the October 16, 2025, Action Summary.

**Attachments:** [10.16.2025 Action Summary for review](#)

[25-1436](#)

2. Review and approval of the November 06, 2025, Action Summary.

**Recommendation:** Approve the November 06, 2025, Action Summary

**Attachments:** [11.06.2025 Action Summary for review](#)

[25-1434](#)

3. SOHUM Ranch LLC, Conditional Use Permit  
Assessor Parcel Numbers (APN) 217-252-002  
Record No.: PLN-2020-16773  
Blocksburg area

A Conditional Use Permit for the development and operation of a commercial cannabis farm and farm stay on a 71-acre property.

**Recommendation:** That the Planning Commission:

1. Continue the project to a date uncertain.

**Attachments:** [16773 Staff Report 12.18.25](#)

[25-1433](#)

4. Ramage- Minor Subdivision and Coastal Development Permit Extension  
Assessor Parcel Numbers (APN) 515-071-006  
Record Nos.: PLN-2020-16407 and PLN-2025-19344  
Trinidad Area

A two-year extension to a previously approved Minor Subdivision and Coastal Development Permit (PLN-2020-16407) on an approximately 5.12-acre parcel splitting into two parcels, each approximately 2.56 acres in size. The parcel is currently developed with an existing single-family residence which will be located on proposed Parcel 2 following subdivision. The Coastal Development Permit was requested for the proposed subdivision to preauthorize future development of proposed Parcel 1, including construction of an approximately 2,200 square foot new single-family home 28 feet in height and development of an appurtenant driveway and on-site septic system. Authorization was also sought under the Coastal Development Permit to allow an approximately 620 square foot addition to the existing residence. Tree removal and grading are expected to be minimal. A well, serving existing residential development on the property, is planned to also be used to serve future residential uses on proposed Parcel 1 of the subdivision. If approved, the new expiration date will be October 27, 2027.

**Recommendation:** That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:

a. Makes all required findings for approval of the Extension for the Minor Subdivision and Coastal Development Permit; and

b. Approves the two-year extension to the Minor Subdivision and Coastal Development Permit as recommended by staff and subject to the conditions of approval previously approved on October 27, 2023 under PLN-2020-16407.

**Attachments:**

[19344 Staff Report 12.18.25](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 1A - 16407 Staff Report 9.21.23 - Combined](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - Site Map](#)

[Attachment 4 - Referral Agency Comments and Recommendations](#)

[25-1430](#)

**5. Gatlin Conditional Use Permit**

Assessor Parcel Numbers (APN) 221-171-022

Record No.: PLN-11852-CUP

Ettersburg area

A Conditional Use Permit for 24,420 square feet of existing commercial cannabis cultivation of which 16,170 square feet is mixed light, and 8,250 square feet is full-sun outdoor cultivation. Estimated annual water usage is 295,800 gallons and is sourced from two permitted groundwater wells. Water storage totals 124,350 gallons. Onsite processing is proposed, and power is sourced from PGE.

**Recommendation:** That the Planning Commission:

1. Adopt the resolution (Attachments 1) which does the following:

a. 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 Gatlin project (Attachment 3); and

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

c. Approves the Gatlin Conditional Use Permit subject to the

recommended conditions of approval (Attachments 1A).

**Attachments:**

[11852 Staff Report 12.18.25](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Operations Plan 11.13.25](#)

[Attachment 1C - Site Plan 11.13.25](#)

[Attachment 3 - CEQA Addendum final](#)

[Attachment 4 - Applicant's Evidence](#)

[Attachment 4A - LSAA 1600-2018-0271-R1 Extension-Amendment-Cond](#)

[Attachment 4B - Timberland Conversion Evaluation Report PLN-11852-C](#)

[Attachment 4C - Road Evaluation 05.25.2018](#)

[Attachment 4D - 11852 +11858 Well Completion Report 2017](#)

[Attachment 4E - 11852 Hydro Connectivity 0150.02 Gatlin Well Final rpt](#)

[Attachment 4F - 11852 WRPP 11.02.2018](#)

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

[Attachment 5A - CDFW Comments 11.02.2023](#)

[Attachment 5B - Environmental Health](#)

[25-1431](#)

6. Drewry Pit Surface Mining Permit

Assessor Parcel Numbers (APN) 216-021-007

Record No.: PLN-2025-19190

New Harris area

A 15-year reapproval of a recently expired Conditional Use Permit (CUP-19-092XMX/PLN-13825-SMA) and Surface Mining Permit (SMP-02-92XMX) including a Reclamation Plan (RP-02-92XMX) for up to 20,000 cubic yards of material per year over 15 years. The term is 15 years and would expire in 2040. The site has historically been mined since 1993 by the Humboldt County Department of Public Works. The original permit allowed for annual extraction of 2,000 cubic yards for a total of 30,000 cubic yards and periodic use of a portable crusher two weeks annually. An approved modification in 2009, allowed for an annual extraction of up to 20,000 cubic yards with the total amount of extraction not to exceed 69,200 cubic yards. Operations include extraction, crushing and stockpiling. No washing and no asphalt/cement batch processing will be conducted on site. In the event localized greywacke boulders are encountered, small scale separation with charges may be performed. No new access roads to the quarry will be constructed. Heavy equipment to be used on site includes: an excavator, a front-end loader; and a portable rock

crusher. The Humboldt County Department of Public Works has a License Agreement with the owner for activities associated with mining, crushing, and stockpiling.

**Recommendation:** That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:

a. Finds the Planning Commission has considered the Subsequent Mitigated Negative Declaration (SMND) previously adopted for the Drewry Pit pursuant to Section 15164 of the CEQA guidelines and that no further environmental review is required; and

b. Makes all of the required findings for approving the Conditional Use/Surface Mining Permits and Reclamation Plan PLN-2025-19190, based on the substantial evidence submitted; and

c. Approves the Conditional Use/Surface Mining Permit and Reclamation Plan.

**Attachments:**

[19190 Staff Report 12.18.25](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Drewry Pit Rec Plan 1993.2009](#)

[Attachment 1C - Drewry Reclamation Plan 2025](#)

[Attachment 1D - Drewry Pit Site Map and Site Plan Drewry Pit](#)

[Attachment 2 - Drewry Pit MND 2008](#)

[Attachment 3 - Operations Plan](#)

[Attachment 4 - Referral Agency Comments and Recommendations](#)

[Attachment 4A - Department of Public Works](#)

[25-1432](#)

**7. Dyerville Bar Surface Mining Permit**

Assessor Parcel Numbers (APN) 211-141-003

Record No.: PLN-2025-19191

Weott area

A 15-year reapproval of a recently expired Conditional Use Permit (CUP-09-092XX/PLN-13823-SMA) and Surface Mining Permit (SMP-01-92X) including a Reclamation Plan (RP-01-92X) for surface mining on a gravel bar on the Eel River. The project is for extraction and storage of gravel from the river bar for use in County



Road maintenance activities in the region. This proposal is extraction of up to 28,000 cubic yards of gravel every three years, as frequently as annually for 15 years. Skimming is the preferred method of extraction, but the extraction volume, location and extraction method will be based on the recommendations of CHERT and other regulatory agencies. Access to the site is from Dyerville Loop Road via the existing haul road located on the west side of the bar. Equipment used for extraction include bulldozer or excavator, front-end loader, and dump trucks. Extraction activities will occur between September 16 and November 1 to avoid the northern spotted owl and marbled murrelet nesting periods and to ensure completion of work before the winter rainy season. A portable crusher assembly will be temporarily located adjacent to the existing stockpile area. Crushing activities will avoid nesting periods.

**Recommendation:** That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:

a. Finds the Planning Commission has considered the Subsequent Mitigated Negative Declaration (SMND) previously adopted for the Dyerville Bar reapproval pursuant to Section 15164 of the CEQA guidelines and that no further environmental review is required; and

b. Makes all of the required findings for approving the Conditional Use/Surface Mining Permits and Reclamation Plan PLN-2025-19191, based on the substantial evidence submitted; and

c. Approves the Conditional Use/Surface Mining Permit and Reclamation Plan.

**Attachments:**

[19191 Staff Report 12.18.25](#)

[Attachment 1 - Draft Resolution](#)

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

[Attachment 1B - Dyerville Reclamation Plan 2025.](#)

[Attachment 1C - Location and Site Map](#)

[Attachment 2 - MND](#)

[Attachment 3 - Dyerville Plan of Operation \(2009\)](#)

[Attachment 4 - Referral Agency Comments and Recommendations](#)

[Attachment 4A - Department Public Works](#)

[Attachment 4B - DFW Dyerville Bar 19191](#)

**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*

**G. ITEMS PULLED FROM CONSENT****H. REPORT FROM PLANNER****I. PLANNING COMMISSION DISCUSSION ITEMS****J. ADJOURNMENT****K. NEXT MEETING: January 15, 2026 6:00p.m. Regular Meeting-Hybrid**