



MINUTES

THURSDAY, DECEMBER 18, 2025

Regular Meeting

The Honorable Planning Commission of the County of Humboldt met in a regular meeting on the above date within the Humboldt County Courthouse, Eureka, California. The minutes of this meeting were approved on Thursday, February 19, 2026, with the vote as shown below.

The motion was made by COMMISSIONER LORNA MCFARLAND and second by COMMISSIONER JEROME QIRIAZI and the following vote:

AYES: COMMISSIONERS: Sarah West, Iver Skavdal, Noah Levy, Jerome Qiriazzi, Lorna McFarlane, Todd Fulton

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS: Peggy O'Neill

ABSTAIN: COMMISSIONERS:

DECISION: Motion carried 6/0

Laura McCleragan
Deputy Clerk of the Planning Commission

John H. Ford
Secretary of the Planning Commission

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, December 18, 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 Peggy O'Neill,
Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Lorna
McFarlane
Absent : 1 - Commissioner Thomas Mulder

C. AGENDA MODIFICATIONS

Supplemental information received and considered for Item E-5 Gatlin Conditional Use Permit

D. PUBLIC COMMENT ON NON-AGENDA ITEMS:

E. CONSENT AGENDA

25-1435

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

Approve the October 16, 2025, Action Summary

25-1436

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

Approve the November 06, 2025, Action Summary.

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.

Continue the SOHUM Ranch LLC, Conditional Use Permit to a date uncertain

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.

Approve the Ramage- Minor Subdivision and Coastal Development Permit Extension.

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.

Approve the Gatlin Conditional Use Permit including the supplemental supplied.

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-19-092XX/PLN-13825-SMA) and Surface Mining Permit (SMP-02-92XX) including a Reclamation Plan (RP-02-92XX) 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.

Approve the Drewry Pit Surface Mining Permit.

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.

Approve the Dyerville Bar Surface Mining Permit

CONSENT AGENDA

A motion was made by Commissioner Noah Levy, seconded by Commissioner Sarah West to approve the Consent Agenda, including item E-1, Approval of the October 16, 2025, Action Summary, item E-2, Approval of the November 06, 2025, Action Summary, item E-3, Continuation of the SOHUM Ranch LLC, Conditional Use Permit, item E-4, approval of the Ramage- Minor Subdivision and Coastal Development Permit Extension, item E-5, approval of the Gatlin Conditional Use Permit, item E-6, approval of the Drewry Pit Surface Mining Permit and item E-7, approval of the Dyerville Bar Surface Mining Permit.

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

Absent: 1 - Commissioner Thomas Mulder

F. PUBLIC HEARINGS**G. ITEMS PULLED FROM CONSENT****H. REPORT FROM PLANNER**

Regional Climate Action Plan and the thresholds at a 35% reduction were approved by the Board of Supervisors with a vote of 5/0

I. PLANNING COMMISSION DISCUSSION ITEMS

Commission thanks Thomas Mulder for his service.

J. ADJOURNMENT

Chair Iver Skavdal adjourned the meeting at 6:16 p.m.

K. NEXT MEETING: January 15, 2026 6:00p.m. Regular Meeting-Hybrid