



MINUTES

THURSDAY, JUNE 18, 2026

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 Thursday, July 16, 2026, with the vote as shown below.

The motion was made by COMMISSIONER JEROME QIRIAZI and second by COMMISSIONER NOAH LEVY and the following vote:

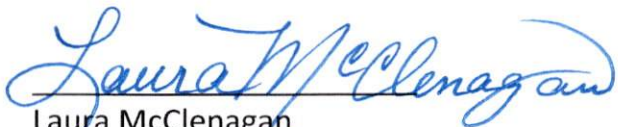
AYES: COMMISSIONERS: Iver Skavdal, Peggy O'Neill, Sarah West, Todd Fulton, Jerome Qiriaz, Lorna McFarlane, Noah Levy

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

DECISION: Motion carried 7/0


Laura McClenagan
Deputy Clerk of the Planning Commission


John H. Ford
Secretary of the Planning Commission

PLANNING COMMISSION

IVER SKAVDAL
First District

TODD FULTON
Second District

NOAH LEVY
Third District

JEROME QIRIAZI
Vice-Chair, Fourth District

PEGGY O'NEILL
Fifth District

SARAH WEST
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, June 18, 2026

6:00 PM

Regular Meeting

A. CALL TO ORDER / SALUTE TO FLAG

Chair Sarah West called the meeting to order at 6:00 p.m.

B. COMMISSIONERS PRESENT

Present : 7 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Peggy O'Neill,
Commissioner Sarah West, Commissioner Jerome Qiriazzi, Commissioner Lorna
McFarlane and Commissioner Todd Fulton

C. AGENDA MODIFICATIONS

D. PUBLIC COMMENT ON NON-AGENDA ITEMS:

E. CONSENT AGENDA

26-642

1. Review and approval of the June 4, 2026, Action Summary.

*A motion was made by Commissioner Iver Skavdal, seconded by Commissioner Jerome Qiriazzi to
approve the June 4, 2026, Action Summary.*

Aye: 7 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriaz, Commissioner Lorna McFarlane and Commissioner Todd Fulton

F. ITEMS PULLED FROM CONSENT

26-640

2. Emerald Dragonfly Farms Conditional Use Permit Modification
Assessor Parcel Numbers (APN) 206-191-019
Record No. PLN-2026-19493
Carlotta area

A Modification of an existing Conditional Use Permit for the addition of Cannabis Distribution, Non-Volatile Manufacturing and Non-storefront Resale entitlements to an approved cannabis cultivation project. The approved cultivation operation is for 15,000 square feet of outdoor cultivation with 960 square feet of ancillary propagation.

A motion was made by Commissioner Jerome Qiriaz, seconded by Commissioner Todd Fulton to adopt resolution 26-044 finding the Planning Commission has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance prepared for the Emerald Dragonfly Farms Modification project; and finding the project complies with the General Plan and Zoning Ordinance; and approving the Conditional Use Permit modification subject to the conditions of approval.

Aye: 7 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriaz, Commissioner Lorna McFarlane and Commissioner Todd Fulton

G. PUBLIC HEARINGS

26-641

1. Robert Scarlett Special Permit
Assessor Parcel Number (APN) 077-072-007
Record No.: PLN-2026-19554
Redway area

A Special Permit for the removal of a hazardous, mature old-growth redwood tree within the lower Redway Q Zone area (Ordinance 2112). The tree is approximately 118-inches in diameter and 252 feet in height. Structural defects include a significant cavity with rot present at a height of approximately 200 feet, a large cut at the base of the tree which is a vector for disease, and a root system that is in poor health and has been adversely affected by adjacent improvements.

A motion was made by Commissioner Lorna McFarlane, seconded by Commissioner Peggy O'Neill to adopt resolution 26-045, finding the Planning Commission has determined the project is exempt from environmental review pursuant to Sections 15270 (Projects which are disapproved) of the State CEQA Guidelines; and finding lack of imminent danger evidence of the tree falling denies the Robert Scarlett Special Permit.

Aye: 7 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Peggy O'Neill,
Commissioner Sarah West, Commissioner Jerome Qiriazzi, Commissioner Lorna
McFarlane and Commissioner Todd Fulton

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

Chair Sarah West adjourned the meeting at 9:22 p.m.

K. NEXT MEETING: July 16, 2026, 6:00 p.m. Regular Meeting