

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

Resolution Number 26-028

Record Number PLN-2024-18969

Assessor's Parcel Numbers: 206-331-028

Resolution by the Humboldt County Zoning Administrator certifying compliance with the California Environmental Quality Act and conditionally approves Carlotta Gardens, LLC Conditional Use Permit.

WHEREAS, Carlotta Gardens, LLC, provided an application for a Conditional Use Permit for an additional 20,000 square feet of new outdoor commercial cannabis cultivation and a setback reduction from adjacent residences; and

WHEREAS, the lead agency, prepared an Addendum to the Final Environmental Impact Report (EIR) prepared for the Commercial Cannabis Land Use Ordinance adopted by the Humboldt County Board of Supervisors on May 8, 2018. The proposed project does not present substantial changes that would require major revisions to the previous EIR. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines; and

WHEREAS, the Humboldt Planning Commission held a duly-noticed public hearing on May 7th, 2026, and reviewed, considered, and discussed the application for a Conditional Use Permit and reviewed and considered all evidence and testimony presented at the hearing and considered to continue the hearing until May 21st, 2026; and

WHEREAS, the Humboldt Planning Commission held a public hearing on May 21st, 2026, and reviewed, considered, and discussed the application for a Conditional Use Permit and reviewed and considered all evidence and testimony presented at the hearing.

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

1. FINDING:

Project Description: A Conditional Use Permit (CUP) to add 20,000 square feet of outdoor cultivation to the existing permitted 20,000 square feet of mixed-light cultivation and 30,000 square feet of outdoor cultivation. If approved, cannabis cultivation on the property will total 70,000 square feet. The total cultivation includes 40,000 square feet of RRR cannabis cultivation. Approved ancillary nursery space is 5,000 square feet, and the applicant is proposing to add an additional 1,300 square feet of nursery space. Estimated annual water use is 1.02 million gallons (approximately 14.57 gallons/square

foot/year) sourced from a permitted groundwater well. Water storage totals 5,000 gallons. Trimming will occur offsite at a licensed third-party processing facility and power is provided by PG&E.

EVIDENCE: a) Project File: PLN-2021-18969

2. FINDING: **CEQA:** The project complies with the requirements of the California Environmental Quality Act. The Humboldt County Planning Commission has considered the Environmental Impact Report previously adopted for the Commercial Cannabis Land Use Ordinance as well as the Addendum to the Environmental Impact Report that was prepared for the Carlotta Gardens, LLC project pursuant to § 15164 of the CEQA guidelines.

EVIDENCE:

- a) Addendum Prepared for the proposed project.
- b) The proposed project does not present substantial changes that would require major revisions to the previous Final Environmental Impact Report. No new information of substantial importance that was not known and could not be known at the time was presented as described by §15162(c) of CEQA Guidelines.
- c) A biological and botanical report concluded there would not be a significant impact on any sensitive species or natural communities. The property has historically been utilized for hay production.
- d) The project site takes access off Highway 36 and referral comments from Caltrans for commercial driveway improvements have been incorporated into the project's past conditions and have been completed.
- e) A well drawdown analysis determined that adequate water can be collected for irrigation even in low rainfall years. The applicant has proposed irrigation water storage in amounts appropriate for the estimated irrigation.
- f) The applicant provided a 24-hour noise study, which concluded that the operation had the expected decibel readings for an outdoor commercial agricultural operation with the loudest readings taken close to the property line adjacent to CA Highway 36 which functions as a busy arterial highway to the US-101.

- g) Power will be provided by PG&E through an eligible renewable energy program.
- h) Several projects related to this parcel were referred to and reviewed by the Bear River Tribal Historic Preservation Officer between 2017 and 2022 who recommended an inadvertent discovery protocol which is included as a condition of approval.

FINDINGS FOR CONDITIONAL USE PERMIT

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

EVIDENCE: a) General agriculture is a use type permitted in the Agriculture Exclusive (AE) zoning classifications. The proposed cannabis cultivation, an agricultural product, is within land planned and zoned for agricultural purposes, consistent with the use of Open Space land for managed production of resources. The use of an agricultural parcel for commercial agriculture is consistent with the Open Space Plan and Open Space Action Program. Therefore, the project is consistent with and complimentary to the Open Space Plan and its Open Space Action Program.

4. FINDING: The proposed development is consistent with the purposes of the existing Agriculture Exclusive (AE) zone in which the site is located.

EVIDENCE: a) General agricultural uses are principally permitted in AE zone.

b) Cannabis cultivation is allowable in Agricultural Exclusive zones when accompanied by a resource production general plan land use designation (not including timberland) or residential land use designation requiring parcel sizes of more than five (5) acres. (Section 55.4.6.1.1).

5. FINDING: The proposed development is consistent with the requirements of the CCLUO provisions of the Zoning Ordinance.

EVIDENCE: a) The CCLUO allows existing cannabis cultivation to be permitted in areas zoned AE (HCC 314-55.4.6.1.1).

b) The parcel was created in compliance with all applicable state and local subdivision regulations because it qualifies for a Certificate of Compliance pursuant to section 66499.35 of the Subdivision Map Act

through approval of building permit 80-0078 B4.

- c) The project developed a water well under Record 16/17-0015 from the Humboldt County Department of Environmental Health. The Humboldt County Groundwater Sustainability Agency (GSA) Administrator (Attachment 5A) has concluded the proposed use of the groundwater well will not interfere with the Public Trust or substantially impair the public rights to navigation, fisheries, water-related recreation, public access, open space, or other Public Trust needs and values. In addition, the GSA Administrator has concluded that the proposed groundwater well is consistent with the Eel River Valley Groundwater Sustainability Plan.
- d) Access is taken directly from Highway 36, a paved road with a center stripe.
- e) No timber conversion has or will occur.
- f) The proposed cultivation will take place in an area of slopes 15% or less.
- g) Coverage of prime soils by the proposed project is approximately 2.7%, which is below the 20% maximum allowed under the CCLUO. Cultivation will be inground as required by Section 314.55.4.6.4.3.
- h) Because this property is in a community plan area, cultivation within 600 feet of residences on separately owned parcels is required to be fully enclosed with odor control mitigation or obtain a permit for an exemption. An exemption was granted under the previously approved 50,000 square feet of cultivation under PLN-2020-16897-SP. Given the public concerns related to odor from the current proposed expansion, granting of an exception for this proposed expansion is not appropriate. As conditioned, to require full enclosure and odor control mitigation for the expansion, the proposal is consistent with these requirements.
- i) Power will be provided by PG&E through an eligible renewable energy program.

6. FINDING:

The commercial cannabis cultivation and the 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 site takes access off Highway 36 along a private drive and referral comments from Caltrans for commercial driveway improvements have been incorporated into the project's past conditions and have been completed.
 - b) The proposed project will not be in a location where there is a sensitive receptor such as a school, church, park, or other use which may be sensitive to cannabis cultivation. Continuing cultivation on this site will not change the character of the area due to the historic and current uses in the area. The parcel currently contains 50,000 square feet of cannabis cultivation and a permitted and licensed location for retail sales.
 - c) The location of all project elements meets the setback requirements for the AE Zone.
 - d) As conditioned for the expansion to be fully enclosed with odor control measures, the proposed expansion will not have a negative odor impact adjacent on residents.

7. 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.

- EVIDENCE:**
- a) The parcel was not included in the housing inventory of Humboldt County's 2019 Housing Element. Approval of cannabis cultivation on this parcel will not conflict with the ability for a residence to be constructed on this parcel.

8. FINDING: Approval of this project is consistent with Humboldt County Board of Supervisors' Resolution No. 18-43 which established a limit on the number of permits and acres which may be approved in each of the County's Planning Watersheds.

- EVIDENCE:**
- a) The project site is in the Van Duzen River Watershed, which under Resolution 18-43 is limited to 425 permits and 146 acres of cultivation. With the approval of this project the total approved permits for cultivation in this Planning Watershed would be 145 permits and the total approved acres would be 53.5 acres of cultivation.

9. FINDING: The use of the well for irrigation will not have any adverse impact on any public trust resources.

- EVIDENCE:**
- a) The existing well is located approximately 190 feet from Wilson Creek, a tributary to Yager Creek and subsequently the Van Duzen River. The well is located approximately 2,600 feet from the Van Duzen River.
 - b) Based on the Well Completion Report, it can be concluded that the well is not hydrologically interconnected with Wilson Creek due to the presence of the nearly 50-foot clay layer between the surface deposits and the well screen.
 - c) Based on the significant distance from the Van Duzen River, the proposed well will not draw water from the river or induce infiltration.
 - d) The annual volume of groundwater extraction proposed (approximately 5.4 acre-feet) is significantly less than the Basin's estimated annual average total groundwater use (14,837 acre-feet) and the estimated sustainable yield (30,000 acre-feet).
 - e) The July 2024 memo from Humboldt County Groundwater Sustainability Agency (GSA) Administrator (Attachment 5A) concluded the proposed groundwater well will not interfere with the Public Trust or substantially impair the public rights to navigation, fisheries, water-related recreation, public access, open space, or other Public Trust needs and values. In addition, the GSA Administrator concluded that the proposed groundwater well is consistent with the Eel River Valley Groundwater Sustainability Plan.

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
- Denies the request for a Conditional Use Permit for an exception to the requirement to confine the cultivation to enclosed structures; and
- Conditionally approves the Conditional Use Permit for Carlotta Gardens, LLC based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachment 1 and incorporated herein by reference; and

Adopted after review and consideration of all the evidence on **May 21, 2026**

The motion was made by Commissioner Jerome Qiriaz and seconded by Commissioner Lorna McFarlane and the following vote:

AYES: Commissioners: Iver Skavdal, Jerome Qiriaz, Sarah West, Lorna McFarlane

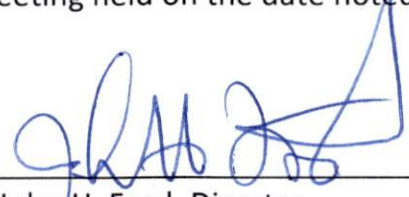
NOES: Commissioners: Todd Fulton

RECUSE: Commissioners:

ABSENT: Commissioners: Noah Levy, Peggy O'Neill

DECISION: Motion carries 5/1

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

ATTACHMENT 1A
PLN-2024-18969
CONDITIONS OF APPROVAL

APPROVAL OF THE CONDITIONAL USE PERMITS ARE CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS:

A. General Conditions

1. Upon request, the applicant shall provide documentation verifying that energy obtained from PGE is sourced from an eligible renewable program.
2. Applicant is responsible for obtaining all necessary County and State permits and licenses and for meeting all requirements set forth by other regulatory agencies.
3. Prior to expansion a building permit or agricultural exemption shall be obtained for the structures to be utilized, in concert with Condition of Approval #A8 below.
4. The applicant is responsible for costs for post-approval review for determining project conformance with conditions. A deposit is collected to cover this staff review. Permit conformance with conditions must be demonstrated prior to release of building permit or initiation of use and at time of annual inspection. A conformance review deposit as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors shall be paid within sixty (60) days of the effective date of the permit or upon filing of the Compliance Agreement (where applicable), whichever occurs first. Payment shall be made to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
5. A Notice of Determination will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines. Within three days of the effective date of permit approval, the Department will file the Notice of Determination and will charge this cost to the project.
6. The applicant shall be compliant with the County of Humboldt's Certified Unified Program Agency (CUPA) requirements regarding hazardous materials. Ongoing proof of compliance with this condition shall be required at each annual inspection to keep the permit valid.
7. A water meter shall be installed on the output of the well and the applicant shall maintain monthly water records. The records shall be made available for County staff

upon request.

8. The proposed additional 20,000 square feet of cultivation shall be confined to enclosed structures employing mechanical ventilation controls in concert with carbon filtration or an equivalent or superior method of minimizing the odor of cannabis outside of the structure. Plans submitted for building permits or agricultural exemptions shall clearly identify the methods utilized.

B. Ongoing Requirements/Development Restrictions Which Must be Satisfied for the Life of the Project:

1. Seasonal cultivation operations must be supported by an approved onsite wastewater treatment system or portable toilet(s) maintained by a permitted sewage cleaning servicer. Permittee shall provide portable toilet(s) to cultivation areas, meeting appropriate setbacks per Humboldt County Code, or install a permitted onsite wastewater treatment system associated with a permitted structure.
2. The combination of background or other operational equipment created noise must not exceed more than three decibels above ambient noise as measured in the August 2022 noise assessment. Specifically, noise may not exceed 55.95 dB for the northern parcel boundary line (Position CG-1W), 53.35 dB for the western parcel boundary(position CG-2E), and 75.8 dB for the southern (position CG-3S) legal parcel boundary line. The overall average decibel reading is 61.37 dB.
3. If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist and the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and the lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to Public Resources Code (PRC) Section 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.

4. All artificial lighting shall be fully contained within structures such that no light escapes (i.e., through the use of blackout curtains). Structures shall be enclosed between 30 minutes prior to sunset and 30 minutes after sunrise to prevent disruption to crepuscular wildlife. Security lighting shall comply with the International Dark-Sky Association standards and Fixture Seal of Approval Program (refer to <https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/>). Standards include but are not limited to: Light shall 1) be shielded and downward facing, 2) consist of Low Pressure Sodium (LPS) light or low spectrum Light Emitting Diodes (LED) with a color temperature of 3000 kelvins or less, and 3) only placed where needed.
5. Should the Humboldt County Planning Division receive complaints that the lighting or noise is not complying with the standards listed above within ten (10) working days of receiving written notification that a complaint has been filed, the applicant shall submit written verification that the lights' shielding and alignment, and noise levels have been repaired, inspected, and corrected as necessary.
6. No generator will be used in association with this project.
7. The use of monofilament netting for all uses, including but not limited for erosion control, shall be prohibited. Geotextiles, fiber rolls, and other erosion control measure materials shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves to minimize the risk of ensnaring and strangling wildlife.
8. All refuse shall be contained in wildlife proof storage containers, at all times, and disposed of at an authorized waste management facility.
9. The use of anticoagulant rodenticide is prohibited.
10. All conditions from previous approvals (PLN-2022-17611, PLN-202-16897, PLN-10369-ZVV, PLN-11824-ZCC, PLN-13377-ZCC) shall remain in effect.

Operations/Cultivation Plan

Carlotta Gardens



APN 206-331-028-000

(1) Premises Diagram

Please see attached for a detailed premises diagram showing all boundaries and dimensions in feet of the canopy area, designated pesticide and other agricultural chemical storage area; designated processing area; designated packaging area; designated composting area; designated secured area for cannabis waste and designated area for harvested cannabis storage.

Mixed-Light Cultivation activities shall occur in one (1) two-hundred-sixteen-foot-by-ninety-two-foot (216' x 92') heated, non-air-conditioned greenhouse totaling twenty-thousand square feet (20,000'²) and Outdoor Cultivation shall occur in the field in the total amount of fifty-thousand square feet (50,000'²). Appurtenant on-site propagation occurs in two (2) heated non-air-conditioned ag-exempt greenhouses totaling five thousand square feet (5,000'²).

All proposed greenhouses shall be lit with one thousand watt (1,000w) high intensity discharge (HID) lighting fixtures on timers. Power shall be provided by a Pacific Gas & Electric (PGE) specifically for the cannabis cultivation operations as a separate connection. This connection shall be engineered to be connected at the well location and then be distributed through a transformer to the cultivation area.

(2) Lighting Diagram

Please see attached for a lighting diagram with the location of all lights in the canopy area; and the maximum wattage, or wattage equivalent, of each light.

(3) Pest Management Plan

Carlotta Gardens intends to use organic farming practices. They do not intend to be using regulated products, such as pesticides or herbicides, on a regular basis. The following are proposed protocols:

1. Storage of all fertilizers or other regulated and non-regulated organic products shall occur utilizing cargo container(s). Products shall be stored according to manufacturer requirements.
2. Clean-up and containment protocols shall be developed and implemented.
3. Clean-up and containment equipment shall be maintained in good operating condition on-site at all times.
4. Employees shall be trained in safe handling practices and protocols for using clean-up and containment equipment.

Carlotta Gardens shall be utilizing the following certified organic amendments and fertilizers identified in Table 1.

Table 1: Organic Soil Fertilizers and Amendments

1. Bat Guano	6. Fishbone	11. MycoApply Endo Ultra *
2. Bone Meal	7. Grape Compost	13. Neem Meal
3. Cascade Worm Castings	8. Gypsum	14. Phytamin Fish 3-2-0*
4. Crab Shell	9. Kelp Meal	15. Seabird Guano
5. Epsom Salt	10. Kickstart 6-1-2*	16. Shrimp Meal
*Organic Material Review Institute listed and California Department of Food & Agriculture registered organic input material.		

Carlotta Gardens methods and care during cultivation typically require minimal pest management, though, there may be situations requiring the potential use of any the following agriculturally exempt products in Table 2.

Table 2: Legal Pest Management Practices for Marijuana Growers in California	
Active Ingredient	Pest or Disease
Azadirachtin	Aphids, Whiteflies, Fungus Gnats, Leafminers, Cutworms
Bacillus subtilis QST	Root Diseases, Powdery Mildew
Bacillus thuringiensis subsp. aizawai or kurstaki	Moth Larvae (E.G., Cutworms, Budworms, Borer)
Bacillus thuringiensis subsp. israelensis	Fly Larvae (E.G., Fungus Gnats)
Beauveria bassiana	Whiteflies, Aphids, Thrips
Cinnamon oil	Whiteflies
Glomerella virens	Root Diseases
Horticultural Oils (Petroleum Oil)	Mites, Aphids, Whiteflies, Thrips; Powdery Mildew
Insecticidal Soaps (Potassium Salts of Fatty Acids)	Aphids, Whiteflies, Cutworms, Budworms
Iron phosphate, sodium ferric EDTA	Slugs And Snails
Neem Oil	Mites; Powdery Mildew
Potassium bicarbonate; sodium bicarbonate	Powdery Mildew
Predatory nematodes	Fungus Gnats
Rosemary + peppermint essential oils	Whiteflies
Sulfur	Mites, Flea Beetles
Trichoderma harzianum	Root Diseases
Active ingredients that are exempt from residue tolerance requirements and either exempt from registration requirements or registered for a use broad enough to include use on marijuana. http://www.waterboards.ca.gov/water_issues/programs/enforcement/docs/cannabis_enfrmnt/pest_mgmt_practices.pdf	

Carlotta Gardens will comply with all pesticide laws and regulations enforced by the Department of Pesticide Regulation. For all pesticides exempt from registration

requirements, Carlotta Gardens will comply with all pesticide laws and regulations enforced by the Department of Pesticide Regulation and with the following pesticide application and storage protocols:

- Comply with all pesticide label directions;
- Store chemicals in a secure building or shed to prevent access by wildlife;
- Contain any chemical leaks and immediately clean up any spills;
- Apply the minimum amount of product necessary to control the target pest;
- Prevent offsite drift;
- Do not apply pesticides when pollinators are present;
- Do not allow drift to flowering plants attractive to pollinators;
- Do not spray directly to surface water or allow pesticide product to drift to surface water. Spray only when wind is blowing away from surface water bodies;
- Do not apply pesticides when they may reach surface water or groundwater; and
- Only use properly labeled pesticides. If no label is available consult the Department of Pesticide Regulation.

(4) Cannabis Waste Management Plan

Carlotta Gardens will manage all cannabis waste in compliance with the Public Resources Code. In addition, Carlotta Gardens will obtain all required permits, licenses, or other clearances and comply with all orders, laws, regulations, or other requirements of other regulatory agencies, including, but not limited to, local health agencies, regional water quality control boards, air quality management districts, or air pollution control districts, local land use authorities, and fire authorities.

Carlotta Gardens will dispose of cannabis waste in a secured waste receptacle or in a secured area on the premises where physical access to the receptacle or area is restricted only to Carlotta Gardens and their employees. Public access to the designated receptacle or area will be strictly prohibited. Carlotta Gardens will compost cannabis waste in compliance with title 14 of the California Code of Regulations, division 7, chapter 3.1 (commencing with section 17850).

In addition to all other tracking requirements, Carlotta Gardens will use the track-and-trace system and documentation to ensure that cannabis waste is identified, weighed, and tracked while on Carlotta Gardens' premises and when disposed of. Carlotta Gardens will maintain accurate and comprehensive records regarding cannabis waste that account for, reconcile, and evidence all activity related to the generation or disposition of cannabis waste.

Cannabis Composting Protocol

Carlotta Gardens will conduct all composting activity in compliance with all regulations promulgated by the California Integrated Waste Management Board. Carlotta Gardens

will conduct on-premises composting of cannabis waste, using both open piles and compost bins, in a location that is flat, well-drained and sunny. Carlotta Gardens will start with a layer of course materials (like twigs) to allow for drainage and aeration and then cover this layer with leaves. Then Carlotta Gardens will alternate between layers of greens materials (nitrogen-rich material), including cannabis waste, and browns (carbon-rich material), to fill the bin or stack the open pile.

Carlotta Gardens will collect kitchen compostables in a container and empty its contents into the compost bin or open pile, making sure to top it with a layer of brown material. To accumulate brown material, Carlotta Gardens will collect and store dry leaves in garbage bags in the fall so they can use these in their compost year round. Carlotta Gardens will continue to add alternating layers of greens and browns as the contents of bins and opens piles begin to decompose and will make sure the following conditions are met:

- When adding fresh material, employees will mix it in with the lower layers.
- Materials should be as wet as a rung-out sponge, and employees will add dry materials or water – whichever is needed – to reach this moisture level.
- Employees will mix or turn the compost once a week to help the breakdown process and eliminate odor.

When the compost is dark, crumbly and smells like earth, approximately four to six months from starting each bin or open pile, employees will remove all the finished compost from the bin/open pile, leaving unfinished materials in the bin to continue decomposing. Employees will be sure the decomposition process is complete before using the compost, and Carlotta Gardens will sprinkle its lawn a few times a year, will use compost as top dressing for flower beds and at the base of trees and shrubs, will mix compost in with garden and flower bed soil, will use as a soil conditioner when planting or transplanting trees, flowers and shrubs by filling the hole with half compost and half soil, will make 'compost tea' by filling cheesecloth with 1 liter of compost and steeping the bag overnight in a garbage can filled with water.

(5) Irrigation and Water Source Used For Cultivation Activities

Carlotta Gardens utilizes a permitted water well drilled to a depth of 170 feet with a logged output of approximately 15 gal/min. This well is specifically used for cannabis cultivation, is not connected to any other systems on the property, and shall be metered with monthly monitoring. From the well, the water shall connect to the following:

1. A two-thousand-five-hundred-gallon (2,500 gal) water storage tank with a two-inch (2") connection for fire suppression purposes.
2. Five-hundred-gallon (500 gal) mixing tanks connected to the greenhouse irrigation system.
3. Multiple standard water outlets and/or hose connections.

Storage of water shall not be for long-term use and is only for operational purposes. It is intended that the mixing tanks shall be used to add compost tea and liquid fertilizer to the irrigation system. More water tanks will be added as licenses are approved and operational.

Carlotta Gardens recognizes the benefits of water conservation to their business, community, and shared environment. Cultivation is proposed to utilize drip irrigation controlled by a timer and irrigation shall be at an agronomic rate not to go beyond the root zone. Further water conservation methods, such as the use of hygrometers and infra-red spectrum analysis, may be implemented in the future. A detailed daily schedule of watering activities shall be developed conspicuously posted on-site.

The peak monthly water demand anticipated to maintain mixed light and outdoor cultivation during the warmest summer months is 235,970 gallons/month. The "Monthly Water Use" table below shows water use at different growth stages during the grow season.

	70,000 ft ²	Plant Stage	Gallons
January	115,000	Veg/Flwr	115,000
February	115,000	Veg/Flwr	115,000
March	115,000	Veg/Flwr	115,000
April	118,960	Veg/Flwr	118,960
May	124,926	Veg/Flwr	124,926
June	120,576	Veg/Flwr	120,576
July	124,881	Veg/Flwr	124,881
August	233,092	Veg/Flwr	233,092
September	235,970	Veg/Flwr	235,970
October	215,366	Veg/Flwr	215,366
November	121,941	Veg/Flwr	121,941
December	119,540	Veg/Flwr	119,540

To ensure compliance with North Coast Regional Water Quality Control Board Orders, Carlotta Gardens has installed a water meter on the well, and is monitoring withdrawals. Monthly monitoring shall include a date stamped digital photograph of the meter to be taken at the first of the month for Waiver of Discharge purposes. Carlotta Gardens has and will continue to provide updates of actual water usage in annual cultivation licensing submittals.

(6) Description of Dark Sky Standards

Carlotta Gardens is dedicated to being a good neighbor and minimizing light pollution from the site prior to sunrise and after sunset. Our dark sky standards include the following:

1. The smaller greenhouses for the propagation shall consist of light-inhibiting covers being pulled over each structure manually by employees.
2. The larger greenhouse for mixed light cultivation shall have light inhibiting covers to be pulled over automatically.

Carlotta Gardens Dark Sky policies shall consist of:

1. The removal of covers shall begin at least fifteen (15) minutes after sunrise and thirty (30) minutes prior to sunset everyday supplemental lighting is in use.
2. A diurnal calendar shall be conspicuously posted on site.
3. Daily times for cover installation or removal shall be noted on the diurnal calendar.

(7) Site Drainage, Runoff, and Erosion Control Measures

Carlotta Gardens is located on the historic Van Duzen River alluvial floodplain. It has been plowed and used for grazing in the past, further leveling the parcel, and is practically flat. As such, runoff from the site is minimal, and the on-site alluvium soil has high infiltration rates.

Carlotta Gardens recognizes the benefits of minimizing discharge to local watersheds and anadromous fisheries. The following erosion control measures are proposed to be implemented:

1. Internal policies and training to employees that shall minimize discharge from farm related activities.
2. Road surfaces shall be graveled.
3. Soil beds within the enclosed greenhouses shall be contained and methods implemented to reduce soils loss to the outside.
4. The area between Wilson Creek and the driveway on the northeast side of the parcel shall be revegetated with riparian vegetation, such as willows and other native species.
5. Cover crops shall be utilized.

(8) Watershed and Nearby Habitat Protection

Carlotta Gardens shall be utilizing the following to ensure protection of the watershed and nearby habitat:

1. A cultivation site setback further than local code requirements from Wilson Creek to minimize impacts.
2. Internal policies and training to employees that shall minimize farm related activities more than one-hundred-feet (100') away from the Wilson Creek Streamside Management Area.

3. Revegetation of Wilson Creek with native riparian species.
4. Graveling of the driveway.
5. All enclosures shall have doors.
6. Compost bin located close to farm operations and sufficiently away from Wilson Creek.
7. Trash bins shall be secured.
8. Pro-active management of cultivation areas and surrounding ground surface.
9. Cover crops shall be utilized.

(9) Soil Management and/or Permaculture Methods.

Carlotta Gardens is located on prime agricultural soils and shall be cultivating other agricultural products besides cannabis. Native soils are a key component of their business. Soils shall be protected for current and future agricultural use through the following means:

1. All farming on-site shall be organic.
2. Greenhouses shall only have minimal perimeter foundations and the native soils shall remain exposed.
3. Cannabis in the greenhouses shall be cultivated in raised beds that contain a proprietary mix of mediums brought in from off-site.
4. Mixing, tilling, and amending of mediums shall occur within the raised beds.
5. Mediums shall be reused, composted on-site, and no dumping off-site shall occur.
6. Cover crops shall be utilized when not in cultivation for a month or more to reduce medium loss.

(10) Cultivation Operations/Practices

Mixed Light Cultivation

In order to maximize efficiency, a system of staggered harvests utilizing mixed light and light deprivation techniques will be used. Each harvest will be offset which will reduce the need for required drying space and limit the energy inputs for drying. All mixed lighting activities shall adhere to the International Dark Sky Association Standards and control light spillage as required.

(11) Employee Standards, Employee Safety Practices, and Emergency Contacts

Carlotta Gardens shall be employing persons for hire as allowable by law. Carlotta Gardens shall comply with all applicable federal, state, and local laws and regulations

governing California Agricultural Employers, which may include: federal and state wage and hour laws, CAL/OSHA, OSHA, California Agricultural Labor Relations Act, and the Humboldt County Code (including the Building Code).

At all times, employees shall have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations. On site-housing provided to employees shall comply with all applicable federal, state, and local laws and regulations.

Potable water for employees shall be provided on-site dependent upon:

- a. Bottled water shall be provided..

Carlotta Gardens operations shall implement safety protocols to protect the health and safety of its employees. All employees shall be provided with adequate safety training relevant to their specific job functions, which may include:

1. Employee accident reporting and investigation policies.
 - a. All accidents shall be reported to management.
 - b. Management shall investigate and keep written reports of accidents.
 - c. Reporting to authorities shall be accordingly to the requirements of law.
2. Fire prevention.
 - a. All employees shall be trained with fire safe methods and in the proper use of fire extinguishers.
 - b. Fire extinguishers shall be maintained and certified on an annual basis.
3. Hazard communication policies, including maintenance of material safety data sheets (MSDS).
 - a. Employees shall be trained in the proper handling of all hazardous materials, if any are ever used.
 - b. Employees shall be provided secure communication devices for communication and emergencies.
 - c. If any regulated substances are ever used, MSDS of any applicable hazardous materials shall be posted visibly on-site at all times.
4. Materials handling policies.
 - a. Employees shall be trained on handling cannabis and other related materials on an annual basis.
5. Job hazard analysis.
 - a. Employees may be exposed to agricultural related risks.
 - b. Within the first-year risks shall be assessed by an independent expert to reduce job hazards as applicable by law.
 - c. A risk management plan shall be implemented to reduce identified issues.
6. Personal protective equipment policies; including respiratory protection.

- a. Carlotta Gardens shall provide personal safety equipment for use such as OSHA certified safety glasses (tinted and clear), hats, disposable and reusable gloves, disposable face masks, and filtered respiratory protection.
- b. Employees shall be trained in the use, expected to make use, and shall have ample access personal protective equipment provided by Carlotta Gardens.
- c. Storage areas for personal safety equipment shall be provided.

Carlotta Gardens operations and processing facilities shall visibly post and maintain an emergency contact list which includes at a minimum:

- 1. Operation manager contact(s):
 - a. Owner: Irene Levi
 - b. Manager: Joe Miller (707) 599-9827
- 2. Emergency responder contact(s):
 - a. EMERGENCY CALL 911
 - b. Non-emergency Sheriff: (707) 445-7251
 - c. Carlotta Fire Department: (707) 768-1714
 - d. City Ambulance: (707) 445-4907
- 3. Poison control contact(s):
 - a. EMERGENCY CALL 911
 - b. Poison Control Centers 1-800-222-1222

(12) Processing Practices and Plan

Carlotta Gardens shall implement and practice the following Processing Practices on-site at all times:

- 1. All work surfaces and equipment shall be maintained in a clean and sanitary condition.
- 2. Prevention against contamination, mold, and mildew growth on processed cannabis.
- 3. Employees shall clean hands sufficiently when handling cannabis or use gloves.

In 2018 Carlotta Gardens shall undertake appurtenant on-site processing of cultivated cannabis consisting of:

- 1. Harvesting cannabis up to five (5) times a year.
- 2. Drying of the harvested cannabis shall occur in the facility which shall be heated and dehumidified.
- 3. Other processing options Carlotta Gardens may engage in, as allowable under California and Humboldt County law, include, and are not limited to:
 - a. Sending untrimmed cannabis to a licensed processor under contract; and/or,

- b. Sold to a licensed manufacturer or distributor as raw product in bulk

(13) Processing Practices and Plan

- 1. All cannabis products will be sold to licensed distributors.

(14) Parking and Road Usage

Carlotta Gardens is proposing to employ multiple employees which may impact roads due to daily activities. As such, there shall be an increase in traffic and usage. The following shall be undertaken to minimize traffic:

- 1. The entrance shall be engineered according to code requirements for approach and departure from a highway zone.
- 2. The driveway shall be ten-feet (10') wide, with two-foot (2') shoulders, graveled, and have a pullout passing at the midway point.
- 3. There shall be a total of eleven (11) standard sized parking stalls and one (1) van accessible ADA compliant parking stall.
- 4. Employees shall be encouraged to carpool to the site when possible.

(15) Security Plan

Carlotta Gardens shall secure the cannabis cultivation and associated activities using the following means:

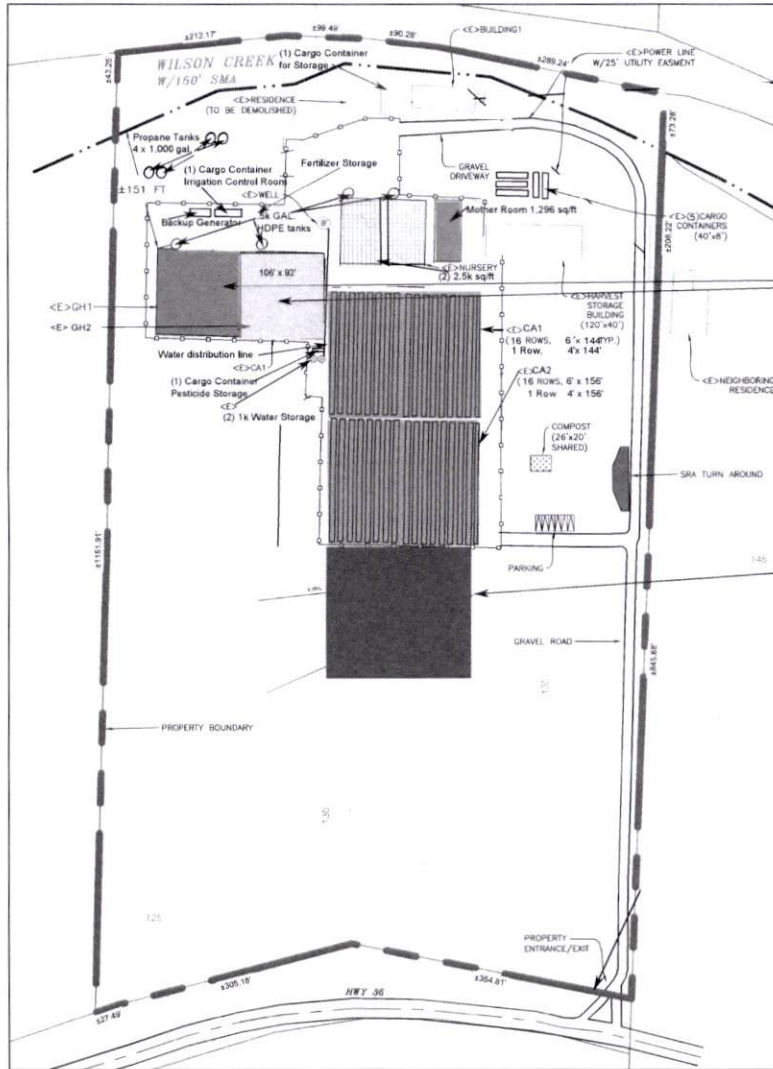
- 1. The cultivation site shall be secured behind a primary locked gate to the property.
- 2. The large greenhouses shall be a permanent structure that is nondescript on the outside.
- 3. The cultivation site shall be monitored by an independent security company.
- 4. The cultivation site may have a camera surveillance system.
- 5. Operations shall be discreet and not draw attention.

(16) Reservation of Operational Changes

Carlotta Gardens Cultivation and Operations Plan is an estimate of the first two (2) years of operations. When operationally feasible and advantageous, or required, this plan may be altered. These alterations shall be provided to the County and State.

PROPERTY DIAGRAM

APN: 206-331-028



Water Source
Type Well Lat/Long 40.5364 -123.0502 Beneficial Use Irrigation

Power Source
PG&E

Cultivation Information

Mixed-Light Cultivation: CCL18-0001743 & CCL22-0000244

GH 1 (108' x 100') Approximately 11k sq/ft
Cultivation Area: GH1 (106' x 92') Approximately 9,752 sq/ft
GH 2 (108' x 100') Approximately 11k sq/ft
Cultivation Area GH2 (106' x 92') Approximately 9,752 sq/ft

Outdoor Cultivation: CCL20-0002459
Approximately 30k sq/ft

CUP 55.4.5.1.4.1
Proposed 20k sq/ft
Outdoor Cultivation more than 270' from neighboring parcel lines



PROJECT INFORMATION

PROPERTY OWNER DEMETER GARDENS LLC
ADDRESS APN: 206-331-028
SHEET INFO PROPERTY DIAGRAM

REVISIONS		
NO.	NOTES	DATE
1	INITIALS	6.03.24
2		
3		
4		
5		
6		
7		
8		
9		
10		
DATE	6.03.24	
DRAFTER	AP	
SCALE	AS SHOWN	
SHEET	C1	