



# COUNTY OF HUMBOLDT

For the meeting of: 6/18/2026

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File #: 26-640

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**To:** Planning Commission

**From:** Planning and Building Department

**Agenda Section:** Consent

SUBJECT:

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.

RECOMMENDATION(S):

That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:
  - a. Finds the Planning Commission has considered the Addendum to the Environmental Impact Report for the Commercial Cannabis Land Use Ordinance that was prepared for the Emerald Dragonfly Farms Modification project; and
  - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
  - c. Approves the Conditional Use Permit modification subject to the conditions of approval (Attachment 1A).

DISCUSSION:

**Project Location:** This project is located in the Carlotta area, on the southwest side of Corbett Ranch Road, approximately 1,800 feet south from the intersection of Corbett Ranch Road and State Highway 36, on the property known as 400 Corbett Ranch Road.

**Present General Plan Land Use Designation:** Agricultural Exclusive (AE), Rural Agricultural (RA10), Carlotta/Hydesville Community Planning Area (CHCP), Slope Stability: low instability (1), Density: one unit per 12 acres.

**Present Zoning:** AE-B-7(2.5), Agricultural Exclusive (AE), Special Building Site (B).

**Environmental Review:** An Addendum to a previously adopted Environmental Impact Report has been prepared for consideration per §15164 of the State CEQA Guidelines.

**State Appeal:** Project is NOT appealable to the California Coastal Commission

**Major Concerns:** None

**Monitoring Required:**

Annual Compliance Monitoring

**Executive Summary:** The project consists of adding non-volatile cannabis manufacturing, distribution and non-storefront resale to an approved cultivation site. The non-volatile manufacturing will consist of using ice, water, agitation, filtration, and mechanical separation to produce water hash and hash rosin. No volatile or flammable solvents are used at any time. This process will occur indoors within a permitted structure in compliance with the Humboldt County Code and state of California cannabis regulations. No overnight processing will occur. Manufacturing utilizes ice water extraction where cannabis material is agitated in cold water and filtered through food-grade mesh screen bags. Cannabis materials will be collected, separated by grade quality, dried, and either packaged as water hash or pressed mechanically into has rosin using only heat and pressure. No chemical solvents are used at any time during this extraction process.

The proposed facility will operate as a licensed cannabis distributor in compliance with Humboldt County Code, California Department of Cannabis Control regulations along with all applicable state and local laws. Distribution will include receiving, storage, transport coordination, and wholesale distribution of cannabis goods to licensed entities. No retail sales to the public will occur on site. On-site customer visits, walk-in sales, or consumption will not be permitted. All sales will be off-site.

**Water Resources:** The water source for all water required for non-volatile cannabis processing will be derived from an approved onsite well. The well was approved under PLN-10329 for the irrigation of 10,000 feet or cannabis. Another 5,000 square feet of cultivation (PLN-16168) utilizes a rainwater catchment source. There is 135,000 gallons of water storage on-site and water usage associated with the cannabis cultivation is approximately 130,000 gallons. Some additional water will be utilized for the extraction, however it will be a minor amount (likely no more than a few hundred gallons).

**Biological Resources:** The property borders on the Van Duzen River and there are mapped sensitive species associated with the river. The nearest NSO activity center is located approximately 0.27 miles

from the site on the other side of the Van Duzen River from the site. No new lighting or noise generating activities are proposed for this project. No additional structures or development are proposed. As proposed and conditioned, the project is consistent with CCLUO performance standards and CDFW guidance and will not negatively impact NSO or other sensitive species. As proposed and conditioned, the project is consistent with CCLUO performance standards and CDFW guidance and will not negatively impact NSO or other sensitive species.

**Energy:** Power is provided by PG&E. A backup generator is kept on site for emergencies only. The project consists of non-volatile manufacturing, distribution and non-storefront sales. The manufacturing will utilize ice, water, agitation, filtration, and mechanical separation to produce water hash and hash rosin. No volatile or flammable solvents are not used at any time. This process will occur indoors within a permitted structure in compliance with the Humboldt County Code and state of California cannabis regulations.

**Access:** This project is located in the Carlotta area, on the southwest side of Corbett Ranch Lane, approximately 1,800 feet south from the intersection of Corbett Ranch Lane and State Highway 36; a private road. A Road Evaluation report for Corbett Ranch Lane which is approximately 1,300 feet in length, was submitted by the applicant December 30, 2019, for the original project approval which identified that the road is suitable for safe access to and from the project site. No public access to the site is allowed and limited vehicle trips are associated with scheduled deliveries. No on-site customer visits, walk-in sales, or consumption are permitted. All retail sales will be delivered to verified, legal customers.

**Security and Safety:** The operation is secured behind a gated road and monitored by onsite staff. There is no public access to the site other than scheduled distribution. No on-site customer visits, walk-in sales, or consumption are permitted.

**Tribal Consultation:** This project is located in the Bear River of the Rohnerville Rancheria Aboriginal Territory. A Cultural Resource Investigation was conducted by William Rich and Associates in December of 2016 for the original permit approval. The report concluded that no significant archaeological or historic period resources, that for the purposes of CEQA would be considered historically significant, exists on the project parcel. No earth moving is proposed for this project. The original cultivation project was referred to the Bear River Tribal Historic Preservation Office on February 4, 2020, that included the previous Cultural Resource Investigation. A referral response from Bear River was received February 28, 2020, requesting the project be conditioned with inadvertent discovery protocol. This project is also conditioned with inadvertent discovery protocol.

**Community Planning Area:** The subject property is located within the Hydesville-Carlotta Community Planning area, which is subject to the Special Area Provisions of the Commercial Cannabis Land Use Ordinance. Consistent with these requirements, a Conditional use Permit is being requested, and a Notice of Application was sent to property owners and occupants within 1,000 feet of the site. The

Notice of Application was sent on April 28, 2026 and as of the date of this staff report no comments have been received. A Notice of Public Hearing was also sent to owners and occupants within 1,000 feet and published in the paper on June 4, 2026 and as of the date of this staff report no public comments had been received.

**Consistency with Humboldt County Board of Supervisors Resolution No. 18-43:** There is no expansion or increase of cultivation proposed regarding this permit. The cap for cultivation within a particular watershed set forth under Resolution No. 18-43 does not apply.

**Environmental Review:** An Addendum to a previously adopted Environmental Impact Report has been prepared for consideration per §15164 of the State CEQA Guidelines.

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies and all responding agencies have either responded with no comment or recommended approval or conditional approval. (Attachment 3)

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Planning Commission could elect to add or delete conditions of approval. The Planning Commission could elect not to approve the project, or to require the applicant to submit further evidence, or modify the project. Modifications may cause potentially significant impacts, additional CEQA analysis and findings may be required. These alternatives could be implemented if the Planning Commission is unable to make all of the required findings. Planning Division staff have concluded that the required findings are in support of the proposal have been made.

ATTACHMENTS:

1. Draft Resolution
  - A. Conditions of Approval
  - B. Location Map and Site Plan
  - C. Operations Plan
2. CEQA Addendum
3. Referral Agency Comments and Recommendations

**Applicant:** Nicole Baird, 1490 Kniss Lane, Fortuna, CA 95540

**Owner:** Janet Mattson, Po Bx 289 Carlotta, CA. 95528

Please contact Michael Kein, Associate Planner, at [MKein2@co.humboldt.ca.us](mailto:MKein2@co.humboldt.ca.us) or 707-268-3739 if you have questions about this item.