

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

**Resolution Number: 25-060**

**Record Number: PLN-12017-CUP**

**Assessor's Parcel Number: 208-341-005**

**Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Matthew Dazey Conditional Use Permit and Special Permit.**

**WHEREAS**, Matthew Dazey provided an application and evidence in support of approving a Conditional Use Permit for 18,162 square feet of existing outdoor commercial cannabis cultivation supported by a 1,600 square foot ancillary nursery and a Special Permit for a setback reduction to public lands; and

**WHEREAS**, the lead agency, prepared an Addendum to the Mitigated Negative Declaration (MND) prepared for the Commercial Medical Land Use Ordinance (CMMLUO) adopted by the Humboldt County Board of Supervisors on January 26, 2016. The proposed project does not present substantial changes that would require major revisions to the previous Mitigated Negative Declaration. No new information of substantial importance that was not known and could not be known at the time was presented as described by Section 15162(c) of CEQA Guidelines; and

**WHEREAS**, the Humboldt County Planning Commission held a duly-noticed public hearing on October 2, 2025 and reviewed, considered, and discussed the application for a Conditional Use Permit and Special 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:** A Conditional Use Permit for 18,162 square feet of existing outdoor commercial cannabis cultivation supported by a 1,600 square foot ancillary nursery. Estimated annual irrigation water is 160,000 gallons provided by rainwater catchment and a permitted well. There is 72,785 gallons of water storage capacity. Processing other than drying will occur offsite at a licensed facility. Power will be provided from renewable sources reserving generator use for emergencies only. The project includes onsite relocation and restoration and a Special Permit for a reduced setback to adjacent public land of less than 600 feet.

**EVIDENCE:** a) Project File: PLN-12017-CUP

**2. FINDING:** **CEQA.** The project complies with the requirements of the California Environmental Quality Act. The Humboldt County Planning Commission has considered the Mitigated Negative Declaration previously adopted for the Commercial Medical Marijuana Land Use Ordinance as well as the Addendum to the Mitigated Negative Declaration that was prepared for the project pursuant to Section 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 MND. No new information of substantial importance that was not known and could not be known at the time was presented as described by section 15162(c) of CEQA Guidelines.
- c) The project is conditioned to demonstrate compliance with the State Water Board Cannabis General Order for Waste Discharge by providing a copy of the Notice of Applicability.
- d) A review of the California Natural Diversity Database did not indicate any known rare or endangered species in the project area. The nearest mapped Northern Spotted Owl activity center (HUM0152) is 1.28 miles to the southwest and another (HUM0043) is 1.53 miles to the Northeast. The project utilizes a pre-existing disturbed area and cultivation does not use artificial light nor is there an ancillary nursery. The project has been conditioned to ensure any project lighting associated with adheres to Dark Sky Association standards including security lighting. As proposed and conditioned, the project is consistent with CMMLUO performance standards and CDFW guidance and will not negatively affect the northern spotted owl or other sensitive species.
- e) A review of the California Natural Diversity Database does not indicate the presence of species or sensitive communities of concern.
- f) An evaluation of the road to the subject parcel indicates it can accommodate expected traffic.

- g) The continued cultivation of commercial cannabis will not result in a net timber conversion.
- h) The project is conditioned with the standard inadvertent discovery protocol as a condition of approval.
- i) The setback reduction to public lands is consistent with the Land and Resource Management Plan for the Six River National Forest.

### **FINDINGS FOR CONDITIONAL USE PERMIT AND SPECIAL 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 Residential Agriculture (RA) land use designation. 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 Unclassified (U) zone in which the site is located.

**EVIDENCE:** a) The Unclassified (U) zone is applied to all the unincorporated areas of the County that are not otherwise zoned.

b) General agriculture is a principally permitted use in the Unclassified (U) zone.

c) Humboldt County Code section 314-55.4.8.2.2 allows cultivation of up to 43,560 square feet of existing outdoor cannabis cultivation or up to 22,000 square feet of existing mixed-light commercial cannabis on a parcel over 1 acre subject to approval of a Conditional Use Permit and a determination that the cultivation was in existence prior to January 1, 2016. The application for 18,162 square feet of existing outdoor commercial cannabis cultivation on a 3.73-acre parcel is consistent with this and with the cultivation area verification conducted by staff.

d) All structures meet applicable setbacks.

**5. FINDING:** The proposed development is consistent with the requirements of the CMMLUO Provisions of the Zoning Ordinance.

**EVIDENCE:** a) The CMMLUO allows existing cannabis cultivation to be permitted in areas zoned Unclassified (U) (HCC 314-55.4.8.2.2).

b) The parcel was created in compliance with all applicable state and local subdivision regulations, as it was created as part of the Cobb Station subdivision in August 1989 as depicted as parcel 3 in Book 19 of recorded maps page 29.

c) The project will obtain water from a permitted well supplemented by rainwater catchment, both eligible water sources. Analysis concludes use of the well will not interfere with the Public Trust and groundwater recharge exceeds proposed use even in a drought year.

d) A road evaluation conducted by an Engineer found the access roads can accommodate the expected traffic. Recommendations for improvements and maintenance are incorporated in the conditions of approval.

e) The slope of the land where existing cannabis will be cultivated is 0% to 30%. No new grading will occur.

f) The continued cultivation of cannabis will not result in the net conversion of timberland.

g) The location of the cultivation complies with all setbacks required in Section 314-55.4.11.d. It is more than 30 feet from any property line and more than 600 feet from any school, church, public park, or Tribal Cultural Resource.

h) The setback reduction to public lands is consistent with the Land and Resource Management Plan for the Six River National Forest because as conditioned, the operation will be conducted in a manner to protect natural resources and wildlife species.

**6. FINDING:** The continued cultivation of existing 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 site is located on road that has been found to safely accommodate the amount of traffic generated by the proposed cannabis cultivation.
  - b) The site is in a rural part of the County. The proposed cannabis will not be in a location where there is an established neighborhood or other sensitive receptor such as a school, church, park, or other use which may be sensitive to cannabis cultivation. There are other cannabis cultivation operations in the vicinity. Approving cultivation on this site and the other sites which have been approved or are in the application process will not change the character of the area.
  - c) Irrigation water will come from a permitted well supplemented by rainwater catchment, both eligible water sources.
  - d) Provisions have been made in the applicant's proposal to protect water quality and thus runoff to adjacent property and infiltration of water to groundwater resources will not be affected.

**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 but does have the potential to support one housing unit. The 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 Watershed, which under Resolution 18-43 is limited to 425 permits and 146 acres of cultivation. With the approval of this Conditional Use Permit, the total approved permits for cultivation in this Planning Watershed would be 145 permits and the total approved acres would be 49.03 acres of cultivation.

## 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
- Conditionally approves the Conditional Use Permit and Special Permit Matthew Dazey subject to the conditions of approval attached hereto as Attachment 1.

Adopted after review and consideration of all the evidence on **October2, 2025**.

The motion was made by COMMISSIONER THOMAS MULDER and seconded by COMMISSIONER LORNA MCFARLANE and the following vote:

AYES: Commissioners: Thomas Mulder, Lorna McFarlane, Iver Skavdal, Peggy O'Neill

NOES: Commissioners:

ABSTAIN: Commissioners:

ABSENT: Commissioners: Jerome Qiriazzi, Sarah West, Noah Levy

DECISION: Motion carried 4/0

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.



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John H. Ford, Director  
Planning and Building Department

**CONDITIONS OF APPROVAL  
PLN-12017-CUP**

**APPROVAL OF THE CONDITIONAL USE PERMIT AND SPECIAL PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS.**

**A. Conditions subject to the compliance agreement must be satisfied before the provisional cannabis cultivation permit is no longer considered provisional. This section also includes conditions that must be completed within specified time frames or completed prior to commencing cultivation.**

1. Within 60 days of the effective date of permit approval, the permittee shall execute a Compliance Agreement with the Humboldt County Planning and Building Department described under Conditions of Approval **A9** through **A12**. All activities described in the agreement must be completed to the satisfaction of the Planning and Building Department before the permit may be finalized and no longer considered provisional.
2. Within 60 days of the effective date of project approval, the permittee shall execute and file with the Planning Division the statement titled, "Notice and Acknowledgment regarding Agricultural Activities in Humboldt County," ("Right to Farm" ordinance) as required by the HCC and available at the Planning and Building Department.
3. Within 60 days of the effective date of project approval, the permittee shall pay 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. The permittee is responsible for costs for post-approval review for determining project conformance with conditions. Payment shall be made to the Humboldt County Planning Division, 3015 H Street, Eureka. Permit conformance with conditions must be demonstrated prior to release of building permit or initiation of use and at time of annual inspection.
4. Within 90 days from the effective date of project approval, the permittee shall provide an update or supplement to the Site Plan providing the following:
  - a. Location of water storage dedicated exclusively to fire protection
  - b. Identifying which structures are not associated with the cannabis project (e.g. guest cabins)
5. Within 90 days of the permit effective date, the permittee shall provide either a will-serve letter from the Ruth Lake Community Services District for fire protection OR shall cause to be recorded an "ACKNOWLEDGMENT OF NO

AVAILABLE EMERGENCY RESPONSE AND FIRE SUPPRESSION SERVICES" for the parcel(s) on a form provided by the Humboldt County Planning Division. Document review fees as set forth in the schedule of fees and charges as adopted by the Board of Supervisors will be required.

6. Prior to resuming cultivation, the permittee shall install and maintain water meter(s) and monthly water usage logbooks to track water usage for cannabis irrigation. Records must be kept of monthly usage and made available during annual inspections.
7. Prior to resuming cultivation, the permittee shall provide a copy of their Notice of Applicability to demonstrate enrollment in State Water Board General Order No. WQ 2019-0001-DWQ.
8. Prior to resuming cultivation, the permittee shall provide documentation demonstrating the installation of water storage dedicated exclusively to fire suppression.
9. The permittee shall obtain permits or exemptions for all structures and grading associated with the historic and current cannabis operations.
10. The permittee shall complete the road improvements recommended by the Engineer in the road evaluation that starts on page 9 of the evaluation. The permittee is only responsible for the listed improvements along Cobb Road up to the project parcel access point. The permittee shall complete these improvements by either forming and/or participating in a road maintenance association or contributing a fair share toward road improvements.
11. The permittee shall provide documentation demonstrating that the intersection of Cobb Road and Hwy 36 has a valid encroachment permit from Caltrans and is improved to commercial standards.
12. The permittee shall provide documentation demonstrating that the five recommendations (b1 through b5) on page 4 of the Timber Conversion Report (Attachment 4F) have been completed.
13. Within 30 days of approval, the permittee shall provide documentation to the satisfaction of the Planning and Building Department and the California Department of Fish and Wildlife (CDFW) that the uncontained refuse observed by CDFW has been cleaned up.

14. Within 90 days of approval, the permittee shall provide an update to the Restoration Map designating the specific location where the proposed remediation measure, erosion control and tree planting will take place.
15. Prior to cultivating, the permittee shall increase water storage dedicated to irrigation to at least 80,000 gallons total.
16. Within one year of project approval, the permittee shall implement the Restoration Plan (Attachment 4D). The permittee shall follow the monitoring protocols of the plan and provide annual reports to the Planning and Building Department until all success criteria have been met.

## **B. General Conditions**

1. The cultivation area is limited to the amounts and type as described in the staff report and site plan. Cultivation area is limited to the proportion of irrigation water available from approved sources. If available irrigation water is less than the annual water budget, then the amount of cultivation will be reduced accordingly. Domestic water or other water sources shall not be used.
2. No new grading is authorized.
3. Portable toilets may be used to support cultivation operations (but not processing in the form of trimming or packaging). Records of the provision of portable toilets must be kept and made available upon request during annual inspections.
4. The onsite septic system shall not be used to support cannabis operations until the system has been reviewed and approved by the Division of Environmental Health.
5. Generators are reserved for emergency use only and shall not be used to supplement the solar system.
6. A Notice of Determination (NOD) will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines. The Department will file the NOD and the applicant is responsible for this cost to the project.
7. The applicant is responsible for obtaining all necessary County and State permits and licenses, and for meeting all requirements set forth by other regulatory agencies.

8. The applicant shall be compliant with the County of Humboldt's Certified Unified Program Agency (CUPA) requirements regarding hazardous materials. A written verification of compliance shall be required before any provisional permits may be finalized. Ongoing proof of compliance with this condition shall be required at each annual inspection to keep the permit valid.
9. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Planning and Building Department will provide a bill to the applicant after the decision. All outstanding planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
10. If monofilament netting is used, best management practices must be implemented to ensure no wildlife entrapment or release into the environment. See also Condition of Approval C5.
11. The burning of plant material associated with the cultivation and processing of commercial cannabis is prohibited.

**C. Ongoing Requirements/Development Restrictions Which Must be Satisfied for the Life of the Project**

1. 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, ground-stone 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.
2. The combination of background, generator and greenhouse fan or other operational equipment created noise must not result in the harassment of Northern Spotted Owl species as required to meet the performance standards for

noise set by Department Policy Statement No. 16-005. The combined noise levels measured at 100 feet or the edge of habitat, whichever is closer, shall be at or below 50 decibels. Conformance will be evaluated using current auditory disturbance guidance prepared by the United State Fish and Wildlife Service, and further consultation where necessary. A building permit shall be obtained should any structures be necessary for noise attenuation.

3. All artificial lighting shall be fully contained within structures such that no light escapes (e.g., through blackout curtains). Structures shall be shielded between 30 minutes prior to sunset and 30 minutes after sunrise to prevent disruption to crepuscular wildlife. Security lighting shall be motion activated and comply with the International Dark-Sky Association standards and Fixture Seal of Approval Program. Standards include but are not limited to the following, 1) light shall be shielded and downward facing, 2) shall consist of low-pressure sodium light or low spectrum light emitting diodes with a color temperature of 3000 kelvins or less and 3) only placed where needed.
4. Should the Humboldt County Planning Division receive complaints that lighting or noise is not complying with the standards listed above in this permit, within ten (10) working days of receiving written notification that a complaint has been filed, the applicant shall submit written verification that the light shielding and alignment, and noise levels have been repaired, inspected, and corrected as necessary.
5. The use of monofilament netting 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.
6. All refuse shall be contained in wildlife proof containers, always, and relocated to an authorized waste management facility, in compliance with State and local laws, on a regular and on-going basis.
7. Should any wildlife be encountered during work activities, the wildlife shall not be disturbed and be allowed to leave the work site unharmed.
8. The use of anticoagulant rodenticide is prohibited.
9. The operator shall provide information to all employees about the potential health impacts of cannabis use on children. Information shall be provided by posting the brochures from the Department of Health and Human Services titled

“Cannabis Palm Card” and “Cannabis Rack Card.” This information shall also be provided to all employees as part of the employee orientation.

10. All components of the project shall be developed, operated, and maintained in conformance with the Project Description, the approved Site Plan, the Plan of Operations, the CMMLUO, and these conditions of approval.
11. If operating pursuant to a written approved compliance agreement, permittee shall abate or cure violations at the earliest feasible date, but in no event no more than two (2) years from the date of issuance of a provisional clearance or permit. Permittee shall provide plans for curing such violations to the Planning and Building Department within one (1) year of issuance of the provisional clearance or permit. If good faith effort toward compliance can be shown within the two years following the issuance of the provisional clearance or permit, the Department may, at the discretion of the Director, provide for extensions of the provisional permit to allow additional time to meet the outstanding requirements.
12. Compliance with all statutes, regulations, and requirements of the California State Water Resources Control Board and the Division of Water Rights, at a minimum to include a statement of diversion of surface water from a stream, river, underground stream, or other watercourse required by Water Code Section 5101, or other applicable permit, license, or registration, as applicable.
13. Confinement of the area of cannabis cultivation, processing, manufacture, or distribution to the locations depicted on the approved site plan. The commercial cannabis activity shall be set back at least 30 feet from any property line, and 600 feet from any school, school bus stop, church or other place of religious worship, or tribal cultural resources, except where a reduction to this setback has been approved pursuant to Section 55.4.11(d).
14. Applicant must adhere to and implement the Site Management Plan. A copy of the reporting form portion of the Mitigation and Reporting Program (MRP) shall be submitted to the Planning and Building Department upon request.
15. Applicant must demonstrate and maintain enrollment in Tier 1 or 2 in accordance with State Water Resources Control Board Order No. WQ 2019-0001-DWQ, or any substantially equivalent rule that may be subsequently adopted by the County of Humboldt or other responsible agency.
16. Comply with the terms of any applicable Lake and Stream Alteration (1600 or 1602) Agreement obtained from the California Department of Fish and Wildlife (CDFW).

17. Comply with the terms of a less-than-3-acre conversion exemption or timberland conversion permit, approved by the California Department of Forestry and Fire Protection (Cal Fire), if applicable.
18. Consent to an annual on-site compliance inspection, with at least 24 hours prior notice, to be conducted by appropriate County officials during regular business hours (Monday through Friday, 9:00 a.m. to 5:00 p.m., excluding holidays).
19. Refrain from the improper storage or use of any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.
20. Pay all applicable application, review for conformance with conditions and annual inspection fees.
21. Fuel shall be stored and handled in compliance with applicable state and local laws and regulations, including the County of Humboldt's Certified Unified Program Agency (CUPA) program, and in such a way that no spillage occurs.
22. The master logbooks maintained by the applicant to track production and sales shall be maintained for inspection by the County.
23. Pay all applicable taxes as required by the Humboldt County Commercial Marijuana Cultivation Tax Ordinance (Humboldt County Code Section 719-1 et seq.).

#### Performance Standards for Cultivation and Processing Operations

24. Pursuant to Business and Professions Code section 26051.5(a)(8), an applicant seeking a cultivation license shall "provide a statement declaring the applicant is an 'agricultural employer,' as defined in the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 (Part 3.5 commencing with Section 1140) of Division 2 of the Labor Code), to the extent not prohibited by law."
25. Cultivators 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, the California Agricultural Labor Relations Act, and the Humboldt County Code (including the Building Code).
26. Cultivators engaged in processing shall comply with the following Processing Practices:

- a. Processing operations must be maintained in a clean and sanitary condition including all work surfaces and equipment.
  - b. Processing operations must implement protocols which prevent processing contamination and mold and mildew growth on cannabis.
  - c. Employees handling cannabis in processing operations must have access to facemasks and gloves in good operable condition as applicable to their job function.
  - d. Employees must wash hands sufficiently when handling cannabis or use gloves.
27. All persons hiring employees to engage in commercial cannabis cultivation and processing shall comply with the following Employee Safety Practices:
- a. Cultivation operations and processing operations must implement safety protocols and provide all employees with adequate safety training relevant to their specific job functions, which may include:
    - (1) Emergency action response planning as necessary;
    - (2) Employee accident reporting and investigation policies;
    - (3) Fire prevention;
    - (4) Hazard communication policies, including maintenance of material safety data sheets (MSDS);
    - (5) Materials handling policies;
    - (6) Job hazard analyses; and
    - (7) Personal protective equipment policies, including respiratory protection.
  - b. Cultivation operations and processing operations must visibly post and maintain an emergency contact list which includes at a minimum:
    - (1) Operation manager contacts;
    - (2) Emergency responder contacts; and
    - (3) Poison control contacts.
  - c. 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. Plumbing facilities and water source must be capable of handling increased usage without adverse consequences to neighboring properties or the environment.
  - d. On site-housing provided to employees shall comply with all applicable federal, state, and local laws and regulations.
28. All cultivators shall comply with the approved processing plan as to the following:

- a. Processing practices
- b. Location where processing will occur
- c. Number of employees, if any
- d. Employee Safety Practices
- e. Toilet and handwashing facilities
- f. Plumbing and/or septic system and whether or not the system is capable of handling increased usage
- g. Drinking water for employees
- h. Plan to minimize impact from increased road use resulting from processing
- i. On-site housing, if any

29. Term of Commercial Cannabis Activity Permit. Any Commercial Cannabis Cultivation permit issued pursuant to the CMMLUO or CCLUO shall expire one (1) year after date of issuance, and on the anniversary date of such issuance each year thereafter, unless an annual compliance inspection has been conducted and the permittees and the permitted site have been found to comply with all conditions of approval.

30. Inspections. If the inspector or other County official determines that the permittees or site do not comply with the conditions of approval, the inspector shall serve the permit holder with a written statement identifying the items not in compliance, and the action that the permit holder may take to cure the noncompliance or file an appeal within ten (10) days of the date that the written statement is delivered to the permit holder. Personal delivery or mailing the written statement to the mailing address listed on the application by regular mail, plus three (3) days after date of mailing, shall constitute delivery. The permit holder may request a reinspection to determine whether or not the permit holder has cured all issues of noncompliance. Failure to request reinspection or to cure any items of noncompliance shall terminate the Permit, immediately upon the expiration of any appeal period, or final determination of the appeal if an appeal has been timely filed.

The permit holder and subject property owner are to allow the County or representative(s) or designee(s) to make inspections at any reasonable time deemed necessary to assure that the activities being performed under the authority of this permit are in accordance with the terms and conditions prescribed herein.

31. Permit Renewals to Comply with Updated Laws and Regulations. Permit renewal is subject to the laws and regulations effective at the time of renewal, which may

be substantially different than the regulations currently in place and may require the submittal of additional information to ensure that new standards are met.

32. Acknowledgements to Remain in Full Force and Effect. Permittee acknowledges that the County reserves the right to reduce the size of the area allowed for cultivation under any clearance or permit issued in accordance with this section in the event that environmental conditions, such as a sustained drought or low flows in the watershed in which the cultivation area is located, will not support diversions for irrigation.
33. Transfers. Transfer of any leases or permits approved by this project is subject to the review and approval of the Planning Director for conformance with CMMLUO eligibility requirements and agreement to permit terms and acknowledgments. The fee for required permit transfer review shall accompany the request. The request shall include the following information:
  - a. Identifying information for the new owner(s) and management as required in an initial permit application;
  - b. A written acknowledgment by the new owner in accordance as required for the initial permit application;
  - c. The specific date on which the transfer is to occur;
  - d. Acknowledgement of full responsibility for complying with the existing permit; and
  - e. Execution of an Affidavit of Non-diversion of Medical Cannabis.

**Informational Notes:**

1. Per Section 1273.03 of State Fire Safe Regulations: (a) At no point shall the grade for all roads and driveways exceed 16 percent; (b) The grade may exceed 16%, not to exceed 20%, with approval from the County of Humboldt Planning & Building Department with mitigations, such as paving, to provide for the same practical effect.
2. The applicant shall be aware that the Federal Government considers the cultivation of cannabis to be an illegal activity. This project is accessed by using roads that pass-through lands owned by the Federal Government. The Federal Government may not allow the applicant to use these roads to transport cannabis. In such case, Humboldt County will not provide relief to the applicant. Approval of this permit does not authorize transportation of cannabis across Federal lands.

**Cultivation Plan for:  
Dazey Farms, LLC  
APN: 208-341-005  
PLN-12017**

Prepared for:  
Humboldt County  
Planning and Building

Prepared by:  
Margro Advisors  
117 Wildwood Ave Rio Dell, CA 95562

Date of Completion:  
September 2025



**Site Characteristics**

This site was previously locally approved with Humboldt County Interim Permit # 12017-CUP, for 18,162 ft<sup>2</sup> outdoor cultivation, and previously held CDFA Licenses: CCL18-0003077 and CCL18-0003078. The following plan describes the general operations for managing the cultivation site.

**1. Water Use**

The amount of water used for the cultivation of cannabis will vary throughout the year, from 250 gallons every other day in summer months. Details of the grower's cultivation and water usage is outlined below.

Water used for cannabis cultivation is sourced from rain catchment and the property's onsite well. The site has the capacity to store 80,785 gallons of water for irrigation. Water is sourced from rain catchment, along with an on-site well. A solar electric pump directs water from the well to storage tanks, filled during the year. Water is then pumped to irrigation tanks once crops have been planted. Gravity directs waterflow from the irrigation tanks through the irrigation lines. All irrigation is dispersed by a timed delivery cycle with a drip system to maximize water conservation.

During the beginning of the growing season, clones and/or seedlings are occasionally watered as needed. Once fully planted, daily irrigation begins with plants being watered for 15-20 minutes per day. Alfalfa mulch is used around plants to improve water retention. Careful timed irrigation, with immediate oversight, is also used to reduce the possibility of irrigation runoff.

The following provides an estimate of monthly irrigation use in gallons:

1.a. Water USE by month

| Jan | Feb | Mar | Apr | May    | June   |
|-----|-----|-----|-----|--------|--------|
| 0   | 0   |     |     | 15,000 | 30,000 |

| July   | Aug    | Sept   | Oct    | Nov | Dec |
|--------|--------|--------|--------|-----|-----|
| 39,375 | 39,375 | 20,000 | 15,000 | 0   | 0   |

**2. Watershed Protection**

To protect nearby watershed areas and nearby habitat the site is managed to meet standard conditions and follow best practices in accordance with guidelines provided by the State Water Resources Control Board (SWRCB). These practices address erosion control and drainage features, spoils management, water storage and use, irrigation runoff, fertilizers and pesticides, and stream and wetland buffers when applicable.

The most active steps for this site include:

- Moderate road shaping and ditch-relief used to optimize drainage to stable areas
- Out-sloping maintained to ensure proper capture and capacity of seasonal flow
- Usage of vegetative ground cover and gravel for added sediment control
- Application of straw mulch to exposed soils to minimize erosion

The parcel has one Class III watercourse running along it. The cannabis cultivation occurs at least 50 feet away as required in the SWRCB specifications.

The grower, designated as the “Discharger”, is enrolled in the SWRCB Waiver of Waste Discharge as a Tier II Discharger. The cultivation site includes a Site Management Plan (SMP) for the property. A copy of the SMP is kept onsite for ongoing site management and regulatory inspections.

**3. Power Source**

The site uses Honda EU 3000, Honda EU 2000, and Honda EB 4500, along with solar powered fans and pumps for electricity, when needed. Usage is on average 5.7kWh-11.4kWh per day from March-September, depending on the need for and duration of ventilation, and use of farming equipment. Usage is 34.5-68.8kWh per day from October-November while harvesting. The generators are rated by the manufacturer at maximum 59dB or lower, meeting perimeter noise restrictions required by environmental regulations. 9.9kW solar array system has been installed to reduce the use of onsite generators.

**4. Site Structures**

- (1) Residence
- (2) Residential guest cabins
- (2) Propagation and processing (drying and curing) building
- (1) Agricultural storage building
- (1) Storage shipping container
- (4) Storage sheds - Refuse, tools, generator, fuel and amendments .
- (1) Break room building
- (1) Solar Shed

During the season, the cultivation areas also include 11 greenhouses consisting of 18,162 sq ft. The green houses utilize live soil with permeable floors.

**5. Materials Storage**

Currently, there are primarily natural fertilizers utilized in the cultivation process and include:

|   |  |
|---|--|
| <ul style="list-style-type: none"> <li>● Chicken Manure</li> <li>● Kelp</li> <li>● Liquid Microbes</li> <li>● Epsom salt</li> <li>● Gypsum</li> <li>● Neem meal</li> <li>● Fish Bone</li> <li>● Bone meal</li> <li>● Crab shell</li> <li>● Primo Marinos</li> <li>● Alfalfa</li> <li>● Biochar</li> </ul> | <ul style="list-style-type: none"> <li>● Biochar</li> <li>● Coco Fiber</li> <li>● Sulfate of Pot hash</li> <li>● Vermiculite</li> <li>● My Grow Minerals</li> <li>● Botanicare ProGrow</li> <li>● Botanicare Pro Bloom</li> <li>● Botanicare Cal Mag</li> <li>● Humus</li> <li>● Humic Acid</li> <li>● Hydrolyzed fish powders</li> <li>● Seaweed powder</li> <li>● Bat and Seabird guano</li> </ul> |
|---|--|

The primary pesticides used to control mites and powdery mildew are:

|   |  |
|---|--|
| <ul style="list-style-type: none"> <li>● Neem oil</li> <li>● Green clean</li> <li>● Trifecta</li> <li>● Grandevo</li> </ul> | <ul style="list-style-type: none"> <li>● Pyganics</li> <li>● Nuke em Citric Acid</li> <li>● Regalia</li> <li>● Venerate</li> </ul> |
|---|--|

A dedicated secure and fully contained shed is used for the storage of all amendments. Materials are kept in their original containers with product labels in place and legible. Appropriate Safety Data Sheets (SDS) are kept onsite as a component of the cultivator's SMP.

Up to 30 gallons of gasoline stored at a time and 40 gallons of propane within an onsite shed with secondary containment, along with a Spill Prevention, Countermeasures, and Cleanup (SPCC) kit. There is an additional 1,000 gallon propane tank on site. As a safety measure, kits provide a supply of clean-up materials in the event of accidents, and are kept within fuel storage areas.

**6. Waste Management**

Plant waste is placed in a stable area, then covered for recycling and reuse. Unusable plant waste is composted. Other solid waste is stored in containers with covers and transported to the Eel River disposal, on a weekly basis; recyclables are taken monthly. Materials intended for reuse are stored in a clean and safe manner to be managed and reused as needed.

A 750 gallon septic system and leech field exists onsite to safely manage human waste and prevent threats to local wildlife and water sources.

**7. Cultivation Activities**

|                |  |
|----------------|--|
| <b>Jan-Feb</b> | <ul style="list-style-type: none"> <li><input type="checkbox"/> Ensure all off-season water storage is complete</li> <li><input type="checkbox"/> Submit SWRCB enrollment report and fee</li> <li><input type="checkbox"/> Install and repair any infrastructure</li> <li><input type="checkbox"/> Perform initial site inspection</li> <li><input type="checkbox"/> Check water meters and record monthly usage</li> </ul>  |
| <b>Mar-Apr</b> | <ul style="list-style-type: none"> <li><input type="checkbox"/> Submit soil samples for testing</li> <li><input type="checkbox"/> Purchase amendments for soil preparation based on test results</li> <li><input type="checkbox"/> Conduct and record inventory of amendments and verify proper storage</li> <li><input type="checkbox"/> Begin tilling soil and amendments to prepare for planting</li> <li><input type="checkbox"/> Plant clones to initial pots in greenhouses</li> <li><input type="checkbox"/> Begin daily plant inspections</li> </ul> |

|                       |  |
|-----------------------|--|
| <p><b>May-Jun</b></p> | <ul style="list-style-type: none"> <li><input type="checkbox"/> Replant into larger pots</li> <li><input type="checkbox"/> Add nutrients as needed</li> <li><input type="checkbox"/> Complete vegetative growth stage</li> <li><input type="checkbox"/> Begin covering light deprivation greenhouses</li> <li><input type="checkbox"/> Set irrigation lines</li> </ul>   |
| <p><b>Jul-Aug</b></p> | <ul style="list-style-type: none"> <li><input type="checkbox"/> Top and prune plants periodically</li> <li><input type="checkbox"/> Trellis plants for stability</li> <li><input type="checkbox"/> Conduct regular site inspections and make repairs as needed</li> <li><input type="checkbox"/> Harvest first round crops</li> <li><input type="checkbox"/> Dry Crop</li> <li><input type="checkbox"/> Curing</li> <li><input type="checkbox"/> Package and storage</li> <li><input type="checkbox"/> Transplant Round 2 crop to greenhouses</li> <li><input type="checkbox"/> Cover greenhouses for Round 2 light deprivation</li> </ul> |
| <p><b>Sep-Oct</b></p> | <ul style="list-style-type: none"> <li><input type="checkbox"/> Harvest by hand</li> <li><input type="checkbox"/> Dry crop</li> <li><input type="checkbox"/> Complete trimming and curing</li> <li><input type="checkbox"/> Package and store</li> <li><input type="checkbox"/> Remove and recycle plant waste following harvest</li> </ul>  |

**8. Soil Management**

Prior to the season, soil is sent for lab testing and analysis. Based on the test results, a prescription of amendments is created. Items are purchased, applied, stored and inventoried. Once tilling is completed and soil has been prepared, planting begins.

Following the harvest, reusable soil is properly contained and covered for tilling in the next season.

**9. Cultivation Cycles**

The site plans to produce one to two crop cycles. In April, planting will begin with clones in the nursery area. During the vegetative state plants are upgraded to larger pots outdoors, until ready for light deprivation. Plants are then transferred to their final greenhouse and covered for light deprivation. All greenhouses are staggered on a two greenhouse every two week cycle starting mid May. First round harvest usually occurs mid July - mid August. Greenhouses are refilled after the first round harvest. The second harvest is late September - mid October. Harvest times can always vary depending on environmental factors including weather, pests, and plant strains.

**10. Plant Management**

During the cultivation cycles plants are inspected daily. Irrigation is monitored and adjusted based on impact of various factors, mainly heat and precipitation. Once plants are placed into soil beds, they are carefully maintained with periodic topping and pruning until ready to harvest.

During the first cycle, clones will be in the metal buildings if the weather is still cold and rainy. If there is a later start for the 1st cycle, or if a second cycle happens, the cultivator wishes to use the greenhouse as a nursery instead. This will keep within the square footage of nursery space, but allowing for use of the sun's fuel instead of generators.

**11. Processing Practices**

After being harvested, the cannabis is taken into one of the drying buildings where it will be dried and packed before being taken off-site for processing. All work surfaces and equipment are maintained in clean and safe conditions. Protocols are strictly followed to prevent the spread of mold and fungus. The final cannabis product is then packaged and stored in a secure location.

**12. Staffing**

Harvesting and processing is done by the farmer. A third-party licensed contractor or temporary employment agency services may be utilized on a temporary basis to support harvest operations.

**13. Security Measures**

A number of security measures have been established on the site. They include:

- Road access is restricted by locked gates. Gates are of heavy steel construction with a steel combination lock.
- There is 24/7 presence onsite throughout the cultivation season.
- Security cameras are used to monitor access points to the property and cultivation areas.

**14. Health and Safety**

If employees are hired this site will be operated as an "agricultural employer" as defined by the Alatorre-Zenovich-Dunlap-Berman Agricultural Labor Relations Act of 1975 (Part 3.5 commencing with Section 1140) of Division 2 of the Labor Code, and comply with all applicable federal, state, and local laws and regulations governing California Agricultural Employers. At the

first establishment of 10 or more employees, the firm will sign and enact a Labor Peace Agreement and allow upon written request, all bona fide labor organizations access at reasonable times to areas in which the farm's employees work, for the purpose of meeting with employees to discuss their right to representation, employment rights under state law, and terms and conditions of employment.

With regards to processing, any onsite operations will ensure that any employees handling cannabis for processing will have access to facemasks and gloves in good operable condition, and will be required to wash hands sufficiently when handling cannabis or use gloves.

An Injury and Illness Prevention Program (IIPP) Plan will be posted and includes safety protocols including emergency action plan and fire prevention plan, use of personal protective equipment, proper equipment and materials handling, heat illness prevention, employee accident reporting policies and logs, communication of hazards and Safety Data Sheets for amendments and chemicals used onsite, and employee training logs.

Posted and available documentation for employees (if applicable) will include:

- *Injury and Illness Prevention Program (IIPP) Plan* - T8 CCR Section 3203 of the General Industry Safety Orders
- *Agricultural Occupations Notice* - Industrial Welfare Commission Order No. 14-2001
- *Professional, Technical, Clerical, Mechanical, and Similar Occupations Notice* - Industrial Welfare Commission Order No. 4-2001
- *Safety and Health Protection on the Job* - Labor Code section 6328
- *California Minimum Wage* - MW-2017 General Minimum Wage Order
- *Healthy Workplaces/Healthy Families Act of 2014 Paid Sick Leave* - Division of Labor Standards
- *Payday Notice* - Labor Code section 207
- *Emergency Numbers* - Title 8 Section 1512 (e), California Code of Regulations
- *Access to Medical and Exposure Records and General Industry Safety Order 3204*
- *Injuries Caused by Work* - Title 8, California Code of Regulations, Division of Workers' Compensation section 9881
- *Whistleblower Protections* - Labor Code Section 1102.8(a)
- *No smoking signage* - Labor Code section 6404.5(c)(1)
- *Farm Labor Contractor Statement of Pay Rates* - California Labor Code Section 1695(7)
- *Insurance and Paid Leave Notice to Employees* - DE 1857A
- *Equal Employment Opportunity is the Law* - EEOC-P/E1 and Americans with Disabilities Act
- *Human Trafficking Public Notice* - Civil Code § 52.6

**15. International Dark Sky Standards**

Any greenhouse or propagation area with supplemental lighting will be properly maintained to avoid being visible from any neighboring property between sunset and sunrise. The site will comply with International Dark Sky Association standards for Lighting Zone 0, and prevent light spillage which may impact local wildlife. Any and all complaints received in writing regarding light spillage will be corrected within 10 business days from the date of receipt.

**16. Remediations**

The bladder was decommissioned prior to 2020.

Cobb Road has been assessed for culvert sizing and some evidence of ruts and erosion. Cobb Road and the driveway onto this parcel were fixed and devoid of signs of significant erosion. All Cobb Road culverts were replaced to current code regulations.

A Restoration Plan is in progress to off-set the previously limbed and cut trees on the property. Monitoring with quarterly checks until 2027, replanting any failed trees within 1 year.

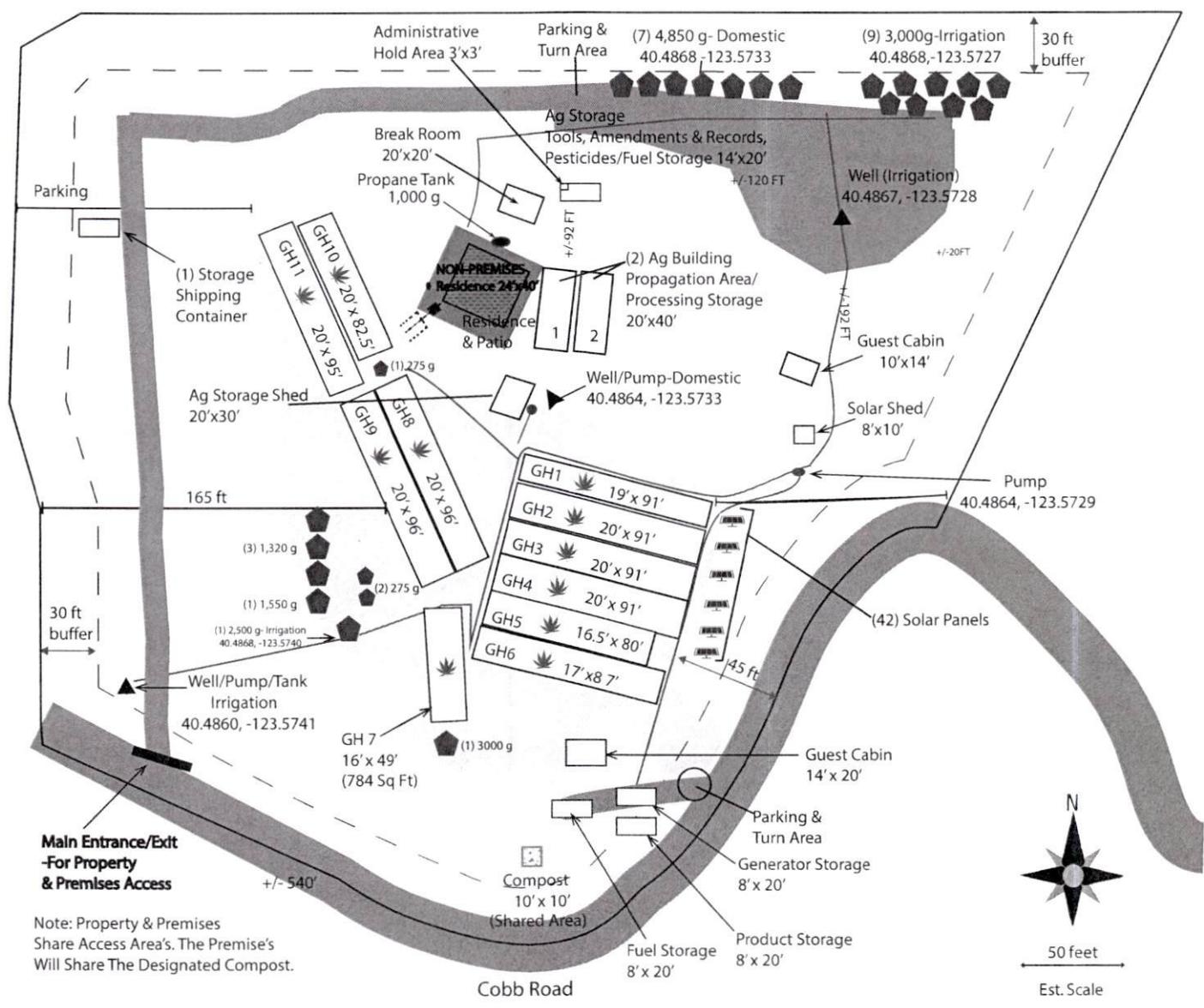


# DAZEY FARMS

## APN: 208-341-005

### Total Cultivation: 18,162 Sq Ft

| Legend |                          |  |                         |  |                       |
|--------|--------------------------|--|-------------------------|--|-----------------------|
|        | Cultivation Area         |  | Residence & Non-Premise |  | Road & Graded Area    |
|        | Poly Water Storage Tanks |  | Septic & Leach Field    |  | Property/Premise Line |
|        | Water Pump               |  | AG Building             |  | Propane Tank          |
|        |                          |  | Irrigation Lines        |  | Well                  |
|        |                          |  | Premises Boundry        |  |                       |



Note: Property & Premises Share Access Area's. The Premise's Will Share The Designated Compost.

