



Humboldt County Planning Department  
3015 H Street  
Eureka, CA 95501

**RE: Happy Valley, LLC – Humboldt County APPS 12166– APN: 210-051-081**

January 28<sup>th</sup>, 2021

To Whom It May Concern:

The following information should be added to the Cultivation and Operations Plan for Happy Valley LLC, APPS #12166, APN: 210-051-064.

**Cultivation Schedule**

\*Please note, the cultivation schedule may change due to the weather, strain, and the Applicant’s personal schedule.

\*The Applicant anticipates two harvests annually from their light deprivation (outdoor) cultivation area.

**Light Dep 1st Run**

March-April (veg)  
May-July (flower)  
July (harvest)

**Light Dep 2nd Run**

July-August (veg)  
August-October (flower)  
October (harvest)

**Employees Safety Practices**

The Applicant anticipates 3-5 seasonal employees.

There are five (5) existing parking spots onsite.

All those working on the property will be instructed in safe and proper techniques for performing any duties pretraining to cultivation. This includes the utilization of personal protective equipment and proper use of tools and necessary instruments required for the performance of one’s duties. Personal protective equipment shall be provided for all employees and/or independent contractors via the proponent as well as having ample personal protective equipment in stock and onsite. Clean and safe drinking water will be in the form of filtered spring

water. For the safety of the public and employees working while intoxicated will not be tolerated. All Employee and/or independent contractors shall be made aware of the following.

- I. Location of fire extinguishers and the "P.A.S.S" technique.
- II. List of operations manager contacts;
- III. List of emergency control contacts;
- IV. List of poison control contacts;
- V. Location of first aid kit;
- VI. Location of Restroom and hand washing stations;
- VII. Location of clean drinking water and;
- VIII. Location of Personal protective equipment.

All work surfaces and equipment are maintained in a clean, sanitary condition. Protocols to prevent the spread of mold are strictly followed.

#### **International Dark Sky Standards**

Greenhouses have permeable floors and will be covered with blackout tarps during sunset hours, ensuring they abide by the International Dark Sky Associations standards. Tarps will be pulled by hand and will not have any negative effects to the surrounding area or the cannabis.

#### **Existing Water Storage**

The water storage for cannabis cultivation consists of:

- (29)5K gal HDPE tank
- (12).55K gal HDPE tank
- (2) 3k gal HDPE tank

(shared between two parcels)

#### **Monthly Water Use**

*\*Estimate*

March-2,655 gal

April-4,108 gal

May-3,568 gal

June-6,371 gal

July-7,964 gal

August- 9,557 gal

September-9,967 gal

October- 8,905 gal

Total= 53,095 gal

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***RE: Application Needs, Happy Valley Farms, Inc., APN 210-051-081, Apps 12166***

**Wednesday May 31st, 2023.**

To Whom It May Concern:

The following information is to address the discrepancies identified by Humboldt County Staff in an email dated Tue, May 2, 2023, for Happy Valley LLC, PLN-12166, APN: 210-051-081.

**Water Source**

There are three wells on the adjoining property. Two of the wells have been decommissioned and capped. Only one well is in use. The well in use has been assessed by licensed Geologist, David Lindberg. The coordinates of the assessed well are 40.4634, -123.6816.

The pond in question was planned by the previous owner. The current owner no longer wishes to pursue this plan. The pond should be removed from the project description.

**Cultivation Area (Outdoor, Light Deprivation)**

The Cultivation area's total **12,500 ft<sup>2</sup>**.

- GH1= (120'x20') 2,400 ft<sup>2</sup>
- GH2= (120'x20') 2,400 ft<sup>2</sup>
- GH3= (120'x16') 1,920 ft<sup>2</sup>
- GH4= (120'x16') 1,920 ft<sup>2</sup>
- GH5= (120'x20') 2,400 ft<sup>2</sup>
- GH6= (73'x20') 1,460 ft<sup>2</sup>

**Ancillary Nursery**

The nursery hoop house structure totals 1,460 ft<sup>2</sup>, however the nursery hoop house is shared with the application on the adjoining parcel (same owner) APN:210-051-064. **1,220ft<sup>2</sup>** is used by Apps No. 12166 and the remaining 240 ft<sup>2</sup> is used by the application on parcel 210-051-064.

**Processing**

There are no commercially rated buildings on site currently. Until the Applicant can design, permit, and construct a commercially rated building, processing will be done offsite by a licensed third-party facility.

# Cultivation and Operations Plan

## 1 PROJECT OVERVIEW

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This cultivation and operations plan is for the four applications noted below. While there are four separate permit applications, the sites function as a single operation. The four parcels are adjacent and have the same owner. Infrastructure such as wells or buildings are shared between the four parcels allowing for consolidated operations that are streamlined and efficient.

APN	APPS#
210-051-062	12166
210-051-063	12168
210-051-064	12170
210-051-065	12167

## 2 WATER

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### **Water source + Storage:**

Irrigation water source is from three groundwater wells located on APN -062. Two of the wells are permitted and were installed by Fisch Drilling in 2017. The third well is of unknown age installed by a previous owner with no available documentation.

There is a proposed rainwater catchment pond proposed on APN -063 pending approval. The proposed 2.4M gallon pond would provide ample storage for irrigation water in addition to recreation and other beneficial uses.

The current irrigation water storage capacity for this operation is summarized in the table below, the resources are shared amongst the four parcels.

APN	Total Water Storage Capacity (gal)
210-051-062	210000
210-051-063	9600

### **Irrigation Plan:**

Drip irrigation, mulching, time of day watering, and moisture retentive soils for water conservation. Water is applied at no more than agronomic rates.

**Projected Water Usage:**

The estimated irrigation water use is summarized in the table below. Irrigation occurs from March to October.

APN	Estimated Monthly Water Use, Mar-Oct (gal)
210-051-062	30,000
210-051-063	10,500
210-051-064	10,500
210-051-065	30,000

Water usage will be recorded monthly and reported annually to the Water Board pursuant to NCRWCQB Order No. R-12015-0023.

### 3 SITE CHARACTERISTICS

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**Drainage:**

At all times water is used appropriately and applied at no more than agronomic rates.

Site has well-draining soils and natural vegetation is maintained around all cultivation areas. Rock and riprap is installed on all drainage ditches rock to reduce flow velocity and minimize erosion.

**Runoff and Erosion Control Measures:**

Drip irrigation is utilized and the irrigation practices do not produce runoff.

Flow dissipaters installed along drainage ditches and culverts as required, bank stabilization installed as required. All use rock sourced onsite.

Buffers of native vegetation are maintained around all cultivation areas. The majority of the parcel is conserved as wilderness. The parcel is characterized by grassy open areas with trace canopy. No trees have been removed.

All exposed areas of soil have been reseeded and mulched with straw and are monitored and maintained to promote revegetation.

Temporary erosion control measures (hay waddles, straw bales, etc.) to be implemented prior to each rainy season to minimize sediment discharge as needed.

## 4 WATERSHED + HABITAT PROTECTION

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Applicant is enrolled in the Regional Water Board's Cannabis Discharge Waiver Program. Pacific Watershed Associates (McKinleyville, CA) is a certified third-party program, and has been contracted by the applicant for enrollment and development/implementation of Water Resources Protection Plan to ensure riparian watershed and habitat protection.

The use of ground water wells provides a non-diversionary irrigation water source.

The proposed rainwater catchment pond, once installed will provide an even higher level of watershed and habitat protection. The exclusive use of rainwater for irrigation will conserve groundwater and surface water resources. In addition the pond could provide potential for ground water recharge as well as wildlife habitat once established.

All trash, recycling, amendments, fertilizers, and other cultivation related materials stored such that they are secured from wildlife and cannot be released into the natural environment.

Buffers of natural vegetation and habitat maintained around all areas of human activity. The majority of parcel is undeveloped and conserved in a wild state.

Cultivation areas will be maintained to prevent nutrients from leaving the site at all times: during the growing season and post-harvest.

## 5 STORAGE + HAZARDOUS MATERIALS

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Storage of fertilizers, pesticides, and other regulated products is in accordance with best practices, including storage within an enclosed space to prevent surface water contamination.

Fertilizers, potting soils, compost, soils, soil amendments, fuels, and all cultivation related items and wastes are stored in locations and in a manner in which they cannot enter or be transported into surface waters and such that nutrients or other pollutants cannot be leached into groundwater, and cannot enter the environment.

### **Amendments and Nutrients:**

Amendments are brought to site and used immediately. No amendment storage onsite.

All other fertilizers, nutrients, etc are stored in shop building located on APN -064 on shelves or as appropriate. Secondary containment provided for all liquid products. All products applied per package directions or more conservatively.

Applicant Name: HAPPY VALLEY FARMS

APN: 210-051-062

APN: 210-051-063

APN: 210-051-064

APN: 210-051-065

**Pesticides and Herbicides:**

Only OMRI listed and/or approved products are utilized for pest and disease control. All products are stored in shop building located on APN -064 as specified by manufacturer's recommendations.

Secondary containment provided for all liquid products. All products applied using package directions.

**Fuel:**

Fuels are stored onsite in approximately the following amounts- gasoline: 5x5-gal cans; diesel: 5x5-gal cans; propane: 10x5-gal cans. All fuels are stored in shop building located on APN -064. Liquid fuels stored with secondary containment and in compliance with Regional Water Board standard conditions.

## 6 SOLID WASTE/RECYCLING

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Refuse and garbage is stored in a location and manner that prevents its discharge to receiving water and prevents any leachate or contact water from entering or percolating to receiving waters.

**Storage Area:** Trash and recycling are stored in trash cans stored in shop building located on APN -064.

**Removal Frequency:** Trash is removed at least once weekly or more frequently. Recycling removed from site at least once monthly or more frequently.

**Disposal Facility:** Eureka transfer station.

**Waste Soil/ Growth Media:** All soil amended and reused.

## 7 DESCRIPTION OF CULTIVATION ACTIVITIES

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Activities are described as Existing Outdoor Cultivation as defined in the Humboldt County CCMLUO with no artificial lighting and utilizing light deprivation (artificial darkness) techniques.

## 8 SCHEDULE OF ACTIVITIES

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**Generator use:**

Generator electricity is utilized for houses, running power tools and other farm operations. In the fall the electricity is used to run heaters and dehumidifiers for drying.

Any generator noise is less than 60 decibels at property line.

**Renewable Energy:**

Water is pumped using solar pumps. There is also an off-grid power system that is powered by solar panels as well as a small wind turbine.

Month	Activities
January	No activity
February	No activity
March	Prepare farm. Dewinterize.
April	Begin starts. Nursery and planting
May	Veg and flower
June	Flowering
July	Harvest and replant. Drying. Processing.
August	Flowering
September	Flowering
October	Flower and Harvest
November	Harvest, Dry, Process. Winterize property.
December	No activity

## 9 OPERATIONS AND PROCESSING PROTOCOLS

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**Processing Practices:**

Plants harvested and dried onsite.

The bulk of harvested crop is dried, then sent as-is offsite for extraction at a licensed 3<sup>rd</sup> party facility.

A small portion (less than 20%) of the crop is hand trimmed onsite.

Any and all processing methods utilized will comply with all industry, county, and state rules and guidelines as they become available.

All work surfaces and equipment maintained in a clean and sanitary condition. Protocols to prevent contamination of cannabis product with mold and mildew to be strictly followed. Curing takes place in



an environment with temperature and humidity control. The finished product is then moved to a secure location.

Processing operations include the following Processing Practices:

- (1) Processing operations will be maintained in a clean and sanitary condition including all work surfaces and equipment.
- (2) Processing operations will implement protocols which prevent processing contamination and mold and mildew growth on cannabis.
- (3) Employees handling cannabis in processing operations will have access to facemasks and gloves in good operable condition as applicable to their job function.
- (4) Employees will wash hands sufficiently when handling cannabis of use gloves.

**Location:** Permitted shop building located on APN -064.

#### **Staffing + Staff Screening Processes**

The facilities will require 4 full time employees during operations (March to November).

All candidates for staff will undergo criminal background checks as part of the standard screening process. To the maximum effect allowed by California and federal employment law, candidates with a criminal history or a history of drug abuse will be screened from employment.

#### **Days and Hours of Operation**

The facility is not open to the public and will not accept visitors without a specific business purpose.

Hours of operation will typically be from 7 AM to 7 PM; eight hours per workshift. Commercial activities such as shipping and receiving will be limited to 8:00 AM to 6:00 PM. Due to the location of the facility, large parcel size, and the limited commercial activity window, there are anticipated to be no significant noise or traffic impacts upon the occupants of neighboring properties.

**Employee Safety Practices:** Cultivation and processing operations implement best practices to the highest degree feasible. The operation follows all safety protocols and provides all employees with adequate safety training pursuant to County and State regulations and guidance. Employee safety practices will be in compliance with standards set forth by the County and State which may include the following and additional elements:

Applicant Name: HAPPY VALLEY FARMS

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- Emergency action response planning as necessary; employee accident reporting and investigation policies; fire prevention; hazard communication policies; maintenance of material safety data sheets (MSDS); materials handling policies; job hazard analyses; and personal protective equipment policies, including respiratory protection.
- Visibly posted emergency contact list that includes operation manager, emergency responder contacts, and poison control contacts.

### **Safe Drinking Water, Toilets, and Sanitary Facilities**

At all times, employees will have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations.

There are two permitted septic systems. One is connected to permitted shop building on APN -064, and the other is connected to the permitted house located on APN -065. There is one toilet and one sink in shop, and three bathrooms inside house.

### **Increased Road Use:**

No significant noise or traffic impacts are anticipated on access roads or impacts to neighboring properties.

### **Onsite Housing:**

There is a 3000 sq ft permitted house located on APN -065.

Any and all on site-housing provided to employees shall comply with all applicable federal, state, and local laws and regulations.

## **10 SECURITY PLAN**

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The security measures located on the premises will include the following:

- a) Lighting and Surveillance- Motion sensor lighting and game cameras are installed around the facilities such that personnel and the video surveillance system can effectively monitor the space in and around the facility.

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- b) Alarm —There is an informal community watch in place in the neighborhood. Guard dogs are also present on the property during operations.
- c) Access Control - All entrances to the facility are restricted by a locked gate. 24- hour access to the facility by emergency responders will be provided via a lock box. Full time occupancy of parcel and neighboring farms. Some portions of parcels are fenced limiting access.
- d) Safety of Staff — working in concert together, the access control system, lighting, and alarm system, will provide a secure and protected facility for the staff to occupy.
- e) All cultivation related items and products will be stored in locked locations. The security measures will secure the medical marijuana against diversion for non-medical purposes by protecting against theft not only from intruders, but also from staff members and other parties onsite. This is done by limiting access into the facility as necessary and by surveillance monitoring of personnel and visitors at all times when in close proximity to the product. Strict inventory control measures will also be engaged to prevent and detect diversion.
- f) All Medical Marijuana other than lab samples will be transported to State licensed and/or locally permitted licensed medical cannabis wholesale, distribution, or manufacturing companies by a State licensed and/or locally permitted licensed transport company.