



HUMBOLDT COUNTY  
PLANNING AND BUILDING DEPARTMENT  
CURRENT PLANNING DIVISION  
3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7541

10/2

8/22/2017

**PROJECT REFERRAL TO: Building Inspection Division**

**Project Referred To The Following Agencies:**

Building Inspection Division, Public Works Land Use Division, Health and Human Services Environmental Health Division, County Counsel, CalFire, California Department of Fish And Wildlife, Northwest Information Center, Bear River Band Rohnerville Rancheria, California Department of Transportation District #1, Regional Water Quality Control Board, Code Enforcement Unit - County of Humboldt, Pacific Gas and Electric, Humboldt County District Attorney, Humboldt County Agriculture Commissioner, California Division of Water Resources, Southern Humboldt Joint Unified School District School District, Humboldt County Sheriff, Sinkyone Tribal Council

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**Applicant Name** Happy Dreams Farm, MBC **Key Parcel Number** 211-151-017-000  
**Application (APPS#)** 11165 **Assigned Planner** Cannabis Planner (CPOD) (707) 445-7541 **Case Number(s)** CUP16-165

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Please review the above project and provide comments with any recommended conditions of approval. To help us log your response accurately, please include a copy of this form with your correspondence.

Questions concerning this project may be directed to the assigned planner for this project between 8:30am and 5:30pm Monday through Friday.

County Zoning Ordinance allows up to 15 calendar days for a response. If no response or extension request is received by the response date, processing will proceed as proposed.

If this box is checked, please return large format maps with your response.

**Return Response No Later Than 9/6/2017** Planning Commission Clerk  
County of Humboldt Planning and Building Department  
3015 H Street  
Eureka, CA 95501  
**E-mail:** PlanningClerk@co.humboldt.ca.us **Fax:** (707) 268-3792

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**We have reviewed the above application and recommend the following (please check one):**

Recommend Approval. The Department has no comment at this time.

Recommend Conditional Approval. Suggested Conditions Attached.

Applicant needs to submit additional information. List of items attached.

Recommend Denial. Attach reasons for recommended denial.

Other Comments: see attached Referral comment

DATE: 10-2-17

PRINT NAME: Raboch McDiague

211-151-017



COUNTY OF HUMBOLDT  
PLANNING AND BUILDING DEPARTMENT  
BUILDING DIVISION

3015 H STREET EUREKA CA 95501  
PHONE: (707) 445-7245 FAX: (707) 445-7446



Building Division's Referral Comments for Cannabis Operations:

Application No.: 44707  
Parcel No.: 211-151-017-000  
Case No.: CUP 16-105

The following comments apply to the proposed project, (check all that apply).

Site/plot plan appears to be <sup>close</sup> accurate. - see water tank comment.

Submit revised site/plot plan showing all of the following items: all grading including ponds and roads, location of any water course including springs, all structure including size and use and all setbacks from the above stated to each other and property lines.

Existing operation appears to have expanded, see comments: \_\_\_\_\_  
\_\_\_\_\_

Existing structures used in the cannabis operation shall not to be used/occupied until all required permits have been obtained.

Proposed new operation has already started.

Recommend approval based on the condition that all required grading, building, plumbing electrical and mechanical permits and or Agricultural Exemption are obtained.

Other Comments: Plot plan revised to show  
(3) - 5000 instead of (2) also (3) 3000 instead  
of (2) tanks (see plot plan)

Name: Patrick McFarlane

Date: 10/2/17

Note: Remember to take photographs and then save them to the Planning's case number. File location J, Current Planning, Projects, (CUP, SP, ZCC) Case number.





HUMBOLDT COUNTY  
 PLANNING AND BUILDING DEPARTMENT ~ PLANNING DIVISION  
 3015 H STREET, EUREKA, CA 95501 ~ PHONE (707) 445-7541

PROJECT TRANSMITTAL

**APPLICANT** Happy Dreams Farm, MBC **KEY PARCEL** 211-151-017-000 Myers Flat **DATE** 8/18/2017 **CONTACT** Cannabis Planner (CPOD) **APPS#** 11165

**PROJECT INFORMATION**

**SUBJECT** Conditional Use Permit

**CASE NUMBERS** CUP16-165

5 - 3000

**PROJECT DESCRIPTION**

CUP for existing mixed-light cultivation of 19,050 square feet (sf) with an ancillary propagation facility of 600 sf. Water source is currently an unpermitted well; in process of permitting a new well. There are two (2) 3,000 gallon existing storage tanks and two (2) proposed 50,000 gallon water tanks, providing a total water storage of 106,000 gallons. Cultivation irrigation will be applied by hand watering and the total estimated need for irrigation is approximately 144,000 gallons annually. Applicant plans to conduct on-site processing in proposed (ADA compliant) new structure. Power for this cultivation is from PGE.

**PROJECT LOCATION**

The project is located in Humboldt County, in the Myers Flat area, on the North and south sides of Dyerville Loop Road, approximately 1.7 miles south from the intersection of State Hwy 254 and Dyerville Loop Road, on the property known as 1752 Dyerville Loop Road.

**PRESENT PLAN DESIGNATIONS**

Agriculture Exclusive/Prime and Non-prime Lands (AE), Timber Production (T), Density: 160 to 20 acres per dwelling unit, Slope Stability: Moderate Instability (2)

**PRESENT ZONING**

Timberland Production (TPZ)

**KEY PARCEL NUMBER** 211-151-017-000

**ADDITIONAL PARCEL #S**

**APPLICANT INFORMATION**

**Name** Happy Dreams Farm, MBC  
**Address 1** Daniel Egan  
**Address 2** PO Box 241  
**City** Redcrest **State** CA **Zip** 95569  
**Phone** **E-Mail**

**OWNER INFORMATION**

**Name** Egan Daniel  
**Address1**  
**Address2** P.O. Box 241  
**City** Redcrest **State** CA **Zip** 95569  
**Phone** **E-Mail**

**AGENT INFORMATION**

**Name** Manhard Consulting  
**Address1** Steve Luu  
**Address2** 517 3rd St. Ste. 6  
**City** Eureka **State** CA **Zip** 95501  
**Phone** 707-444-3800 **E-Mail** sluu@manhard.com

**ADDITIONAL PROJECT INFORMATION**

**ADDITIONAL OWNERS**

Empty.

[Insert Additional Owner](#) [First 50](#) | [Previous](#) | [Next](#) | [Last](#) | [All](#) | [Search Table](#)

**DECISION MAKER** Planning Commission

**ENVIRONMENTAL REVIEW REQUIRED?** Yes

**EXEMPTION DESCRIPTION**

**MAJOR ISSUES** None

**STATE APPEAL STATUS** Project is NOT appealable to the California Coastal Commission

**COMMERCIAL CANNABIS ACTIVITY**

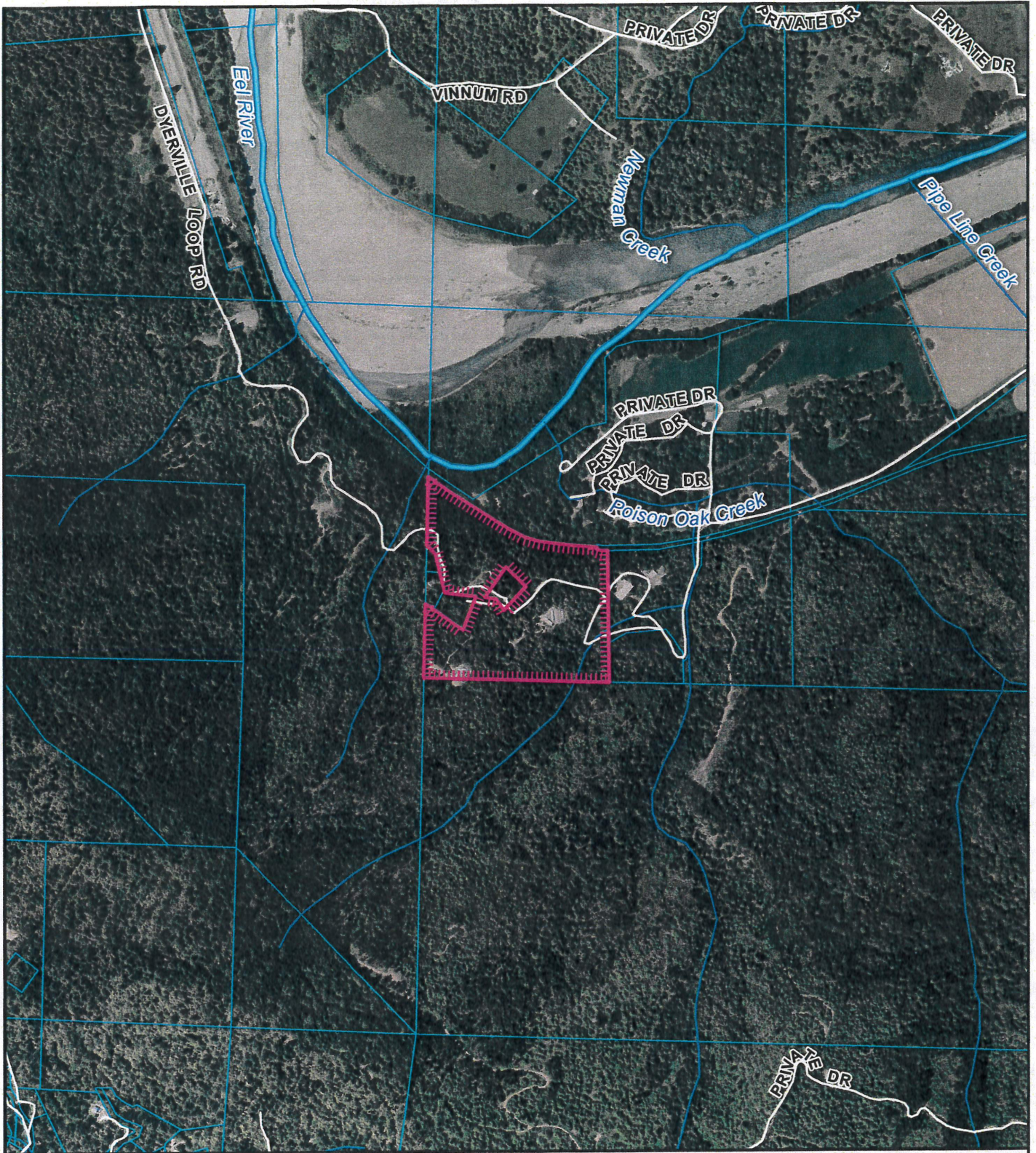
**Operator(s) Table**

[Insert Operator](#) [Edit Table](#) [First 50](#) | [Previous](#) | [Next](#) | [Last](#) | [All](#) | [Search Table](#)

No.	First Name	Middle Name	Last Name	Case Number(s)
1	Daniel	J	Egan	CUP16-165
2	Jamie	L	Egan	CUP16-165
3	Jeremy	D	Stevens	CUP16-165

[Insert Operator](#) [Edit Table](#) [First 50](#) | [Previous](#) | [Next](#) | [Last](#) | [All](#) | [Search Table](#)





**AERIAL MAP  
 PROPOSED HAPPY DREAMS FARM, MBC  
 MYERS FLAT AREA  
 CUP-16-165  
 APN: 211-151-017  
 T01S R02E S36 HB&M (WEOTT)**

Project Area = 



This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



A# 94701













