



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

**8/22/2017**

**PROJECT REFERRAL TO: Pacific Gas and Electric**

**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 Sherrif, Sinkiyone Tribal Council

**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

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

**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: \_\_\_\_\_

DATE: 11/10/17

PRINT NAME: JASON BERREY - PG&E

**From:** [Berrey, Jason](#)  
**To:** [Planning Clerk](#)  
**Cc:** [Winkle, Bear](#)  
**Subject:** Project Referral APPS# 11165 CUP16-165  
**Date:** Friday, November 10, 2017 10:50:14 AM  
**Attachments:** [Bk. 279 of Deeds Pg. 494.pdf](#)  
[Project Referral.pdf](#)  
[Marked up Site Plan by PGE.pdf](#)

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Hello,

I'm so sorry for the lateness of my response for the above referenced project. Please see attached the deed for the 12kv line that runs through the subject property. I have marked up the Manhard site plan to show approximately where the line is in relation to the existing and proposed buildings.

In the absence of a building restriction on the deed itself (this deed doesn't have one) or a width for the deed (this deed also doesn't reference a width) the applicant must follow the safety guidelines mandated by the California Public Utilities Commission (CPUC). When there is no PG&E easement document with expressed building restrictions the guidelines of CPUC General Order 95 (GO 95) must be adhered to. Also cited is CalOSHA which is even more restrictive than GO95.

GO 95 – Vertically: The minimum distance between the highest point of the new building and the existing conductor is 12'. Nothing closer than that is allowable.

GO 95 – Horizontally: No structure shall be closer than 6' to the closest "drip line" of the existing conductor. Generally speaking that is approximately 10' from any pole as the conductor is generally attached to an 8' cross arm which would be 4' on either side of the pole + the 6' rule = 10'

CalOSHA - A minimum of 10' of working space at all times must be maintained around 12kv conductor and poles. This includes a worker or what is connected to a worker, be it a hammer or materials.

In addition, please note that proposed septic field needs to be moved away from the 12kv line. We need to be able to access this line for maintenance purposes and be able to drive our trucks near it to do so.

If the applicant cannot meet these minimum requirements with their new building, they will need to relocate the lines to avoid creating an infraction and may need to grant easements.

Thanks so much and I hope you have a nice day!

*Jason Berrey, LSIT*



Land Technician | LS&ES | North Coast  
2555 Myrtle Ave., Eureka, CA 95501  
Office: 707.445.5502 | Cell: 707.382.6120

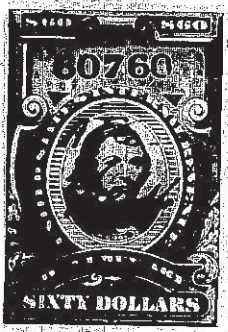


214-63

GT-0128

Cons. \$80,000.00

See 769-11 for R/W from Th Pacific Lumber Company



THIS INDENTURE made and entered into this 11 day of December, 1945, by and between CHARLES L. EAST and DOROTHY F. EAST, his wife, hereinafter called East, and PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, hereinafter called Pacific;

M.O.E.

cross indexed to 769-1  
1749-2  
1748-2  
1743-2  
1769-1  
1679-2

WITNESSETH that:

For good and valuable consideration East does hereby grant and convey to Pacific all that certain property situate in the County of Humboldt, State of California, more particularly described as follows, to wit:

The Charles L. East electric power and light system in the County of Humboldt, State of California, extending from a point near Scotia easterly and southerly to and through Pepperwood, Shively, Holmes Flat, Redcrest, Laribee, South Fork, Weott, Dyerville and Phillippsville, including more specifically the following:

High tension main transmission line, commencing at the point where it connects with the lines of Pacific at a point in Section 17, Township 1 North, Range 1 East, Humboldt Meridian, about 3/4 mile south-easterly from Scotia; running thence southerly and easterly through Sections 16, 17, 20, 21, 22, 23, 24, 25 and 26 of said Township 1 North, Range 1 East, Humboldt Meridian; thence continuing through Sections 19, 29, 30, 32, 33 and 34 of Township 1 North, Range 2 East, Humboldt Meridian; and thence Sections 2, 3, 4, 9, 10, 11, 14, 23, 25, 26, 35 and 36 of Township 1 South, Range 2 East, Humboldt Meridian; and thence Sections 1, 2, 11, 12 and 13 of Township 2 South, Range 2 East, Humboldt Meridian; and thence Sections 16, 17, 18, 19, 20, 21, 27, 28, 29, 30, 33, 34 and 35 of



Township 2 South, Range 3 East, Humboldt Meridian; and thence through Sections 3, 10, 11, 12 and 13 of Township 3 South, Range 3 East, Humboldt Meridian, to its southerly terminus in the last mentioned Section 13 together with all branch high voltage lines, secondary and service lines lying in the Section 13 together with all branch high voltage lines, secondary and service lines lying in the above described sections and townships and comprising rights acquired by county franchise, state permits and those rights acquired from private parties, corporations and all others across whose lands the above power lines extend.

Also all poles, wires, transformers, meters, fuse-boxes and all other equipment belonging to said transmission lines and to the distribution system of the Charles L. East electric power and light system aforesaid, or forming a part thereof, including all tools, machinery, appliances, materials, inventories, supplies and vehicles now used or intended for use in the construction, maintenance and operation of the said system whether now in use or in storage at Redcrest or Weott or any other place, also all office equipment and records and accounts of the business of said system.

Also all franchises, permits, contracts for sale of electricity, easements and rights of way granting privileges for the use or benefit of said power and light system now possessed or hereafter acquired by said East including contracts between Charles L. East and Pacific for purchase of electric energy for resale and all certificates, franchises or permits granted to Charles L. East by the Railroad Commission of the State of California, or by any other governmental, private or corporate body.

Also all extensions, additions, betterments, and replacements heretofore or hereafter made, to the above described system, and in general all of the said Charles L. East electric power and light system including extensions, as it now is or hereafter may be, with all property appurtenant thereto, and all public utility business exercised in connection therewith, also all books, accounts, records, maps, office supplies and equipment connected with or pertinent to the business of said system, except East's Ford pick-up.

No enumeration or listing herein of parts of the system or property intended for its maintenance or use is exclusive, and such enumeration or listing shall not restrict the general terms herein.

TO HAVE AND TO HOLD unto Pacific, its successors and assigns, forever.

This indenture is executed pursuant to order of the Railroad Commission of the State of California evidenced by its Decision No. 38276 rendered on the 2nd day of October, 1945.

IN WITNESS WHEREOF these presents have been executed on the day and year first above written.

Charles East

Dorothy F. East

State of California, }  
COUNTY OF HUMBOLDT. } ss

On this fifteenth day of January A. D., One  
Thousand Nine Hundred and fourty six before me  
Juanita S. Richardson a Notary Public in and for said County,  
personally appeared Charles L. East and  
Dorothy F. East  
known to me to be the persons whose name s are subscribed to the within  
instrument, and acknowledged to me that They executed the same.

Witness my Hand and Official Seal,

Juanita S. Richardson  
Notary Public in and for the County of Humboldt, State of California.  
C. O. LINCOLN CO.

# Poor Quality Original

The following page was scanned from a poor quality original.

The legibility of the resulting image may be limited.

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TO

PACIFIC GAS AND ELECTRIC  
COMPANY

DATED:

\_\_\_\_\_

Presented at the request of

*American Trust Company*

*February 19th 1946*

at \_\_\_\_\_ o'clock past \_\_\_\_\_

*P* M, in book *272* of

*Books*

page *194*

Records of the County of Humboldt

*W. S. ...*

*...*



# HAPPY DREAMS FARM, MBC CONDITIONAL USE PERMIT APPLICATION

APN: 211-151-017



**VICINITY MAP**  
NOT TO SCALE

### DIRECTIONS TO SITE

FROM EUREKA, CA

-TAKE US-101 S FOR APPROX.

41.8 MILES TO EXIT 663 - BULL CREEK FLATS ROAD

-TAKE LEFT ONTO BULL CREEK FLATS ROAD

-TAKE RIGHT ONTO US-254 AVENUE OF THE GIANTS

-TAKE LEFT ONTO DYERVILLE LOOP ROAD

-TRAVEL ON DYERVILLE LOOP ROAD FOR APPROX. 2 MILES

-PROJECT LOCATION WILL BE ON THE RIGHT

### PROJECT DESCRIPTION

HAPPY DREAMS FARM (APPLICANT) IS PROPOSING TO PERMIT EXISTING MEDICAL CANNABIS CULTIVATION ACTIVITIES IN ACCORDANCE WITH THE COUNTY OF HUMBOLDT'S (COUNTY) COMMERCIAL MEDICAL MARIJUANA LAND USE ORDINANCE (CMMLUO), ORDINANCE NO. 2554. THE EXISTING OPERATION INCLUDES APPROXIMATELY 19,050 SQUARE FEET (SF) OF MIXED LIGHT MEDICAL CANNABIS CULTIVATION. THE PROJECT PROPOSAL INCLUDES THE DEVELOPMENT OF FACILITIES APPURTENANT TO THE CULTIVATION, INCLUDING GREENHOUSES, 1 FACILITY FOR DRYING AND CURING, GRADING AND TRIMMING OF MEDICAL CANNABIS, 1 NON-COMMERCIAL NURSERY, WATER DIVERSION WORKS AND APPROPRIATE WATER STORAGE.

### GENERAL NOTES

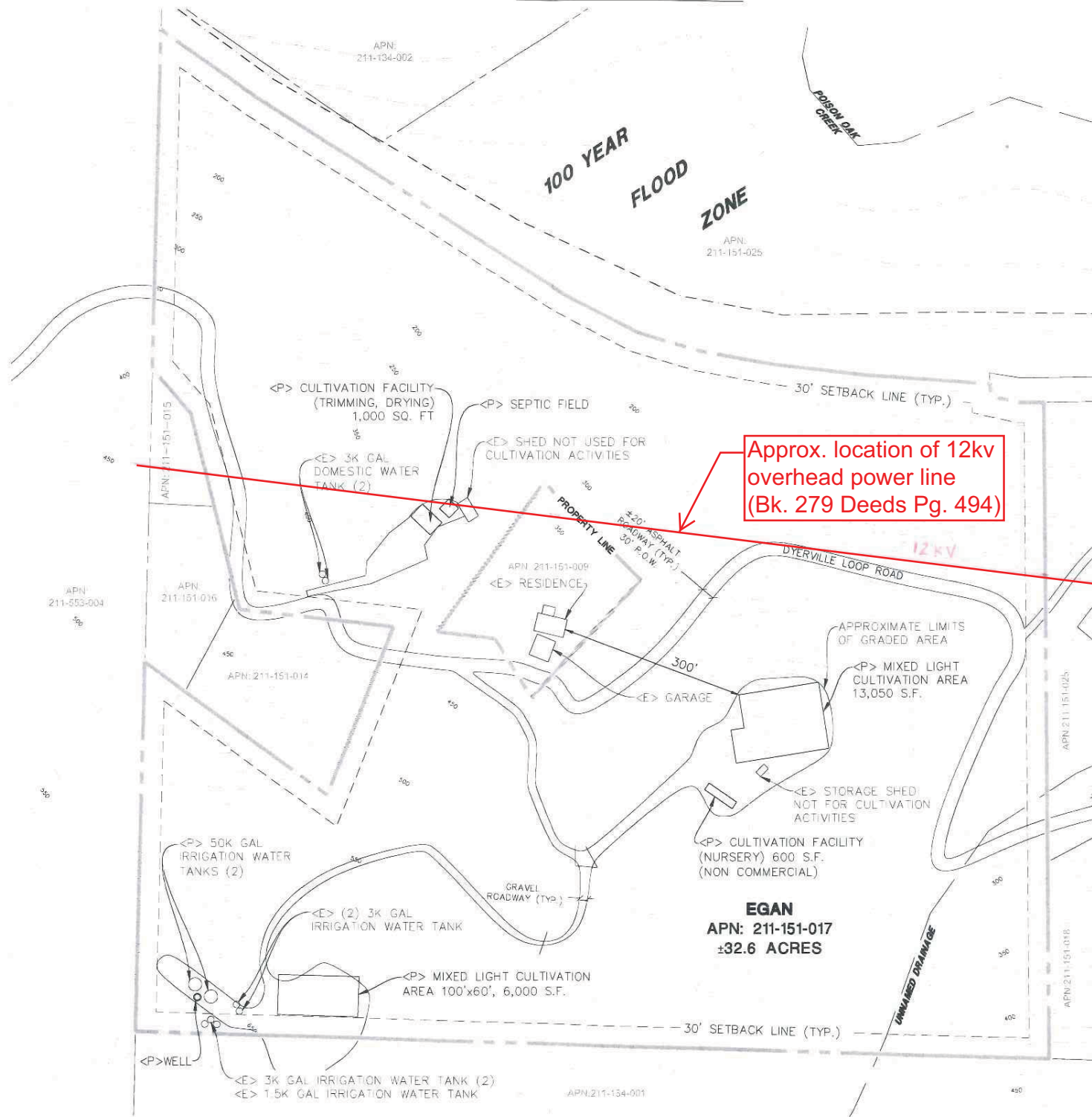
1. DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION DEPICTED HAS BEEN OBTAINED FROM HUMBOLDT COUNTY 2015 GIS DATA. MANHARD CONSULTING LTD. HAS NOT VERIFIED THIS PROPERTY BOUNDARY.
3. THERE ARE NO NEARBY SCHOOLS, SCHOOL BUS STOPS, PLACES OF WORSHIP, PUBLIC PARKS OR TRIBAL RESOURCES WITHIN 600 FEET OF THE PROPOSED CULTIVATION AREA.
4. THERE ARE NO RESIDENCES ON ADJOINING PARCELS WITHIN 300 FEET OF THE PROPOSED PROJECT.
5. EXISTING DEVELOPMENT ON THIS PARCEL WAS CONSTRUCTED WITHOUT THE BENEFIT OF COUNTY REVIEW.

### IRRIGATION AND DOMESTIC WATER USE

1. WATER FOR DOMESTIC USES WILL BE SUPPLIED FROM AN EXISTING DEEDED RIGHT TO A SPRING ON THE ADJACENT PROPERTY.
2. WATER FOR IRRIGATION USE WILL BE OBTAINED FROM A PROPOSED WELL AND OFFSET WITH RAIN WATER CATCHMENT.

### NCRWQCB ORDER NUMBER R1-2015-0023

THE SUBJECT PARCEL HAS BEEN ENROLLED IN THE NCRWQCB CANNABIS CULTIVATION WASTE DISCHARGE REGULATORY PROGRAM. WDID NUMBER 1B16505CHUM



Approx. location of 12kv overhead power line (Bk. 279 Deeds Pg. 494)

### PROJECT INFORMATION

APPLICANT:  
HAPPY DREAMS FARM  
P.O. BOX 241  
REDCREST, CA 95569

PROPERTY OWNER:  
DAN EGAN  
P.O. BOX 241  
REDCREST, CA 95569

OWNERS AGENT:  
MANHARD CONSULTING  
611 "I" STREET, SUITE A  
EUREKA, CA 95501  
(707)444-3800

SITE ADDRESS:  
APN: 211-151-017  
1752 DYERVILLE LOOP ROAD  
MCCANN, CA 95571

TREES TO BE REMOVED = 0

EXISTING MIXED LIGHT CULTIVATION AREA = 19,050 SQ. FT

EARTHWORK QUANTITIES = TBD

WATER = PRIVATE  
SEWER = PRIVATE

PARCEL SIZE = ±32.6 ACRES

ZONING: = TPZ

BUILDING SETBACKS:

	TPZ	SRA
FRONT	20'	30'
SIDE	30'	30'
REAR	30'	30'

MAX. BLDG. HT. = 35'

SRA AREA: = YES  
IN COASTAL ZONE: = NO  
IN 100 YR FLOOD ZONE: = NO

### SHEET INDEX

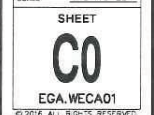
- C1 - PLOT PLAN, VICINITY MAP, & PROJECT NOTES
- C2 - EXISTING AND PROPOSED SITE PLANS

NO.	DATE	DESCRIPTION



HAPPY DREAMS FARM / APN: 211-151-017  
1752 DYERVILLE LOOP RD, MACCANN, CA 95571  
PLOT PLAN, VICINITY MAP AND PROJECT NOTES

PROJ MGR:	SL
PROJ ASSOC:	
DRAWN BY:	REH
DATE:	8-30-16
SCALE:	AS NOTED



### PLOT PLAN

22x34 SHEET: 1"=100'  
11x17 SHEET: 1"=200'



June 13, 2017 11:23 Das Names: C:\Users\m\Documents\Drawings\Plan\_Series\Hdp\eg\eg.dwg User: m\eg