



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
 120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

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 pbs@mendocinocounty.org
 www.mendocinocounty.org/pbs

December 7, 2020

Department of Transportation
 Environmental Health - Ukiah
 Building Inspection - Ukiah
 Assessor
 Air Quality Management

Archaeological Commission
 Sonoma State University
 CALFIRE – Prevention
 CALFIRE – Resource Management
 Mendocino County Cannabis Program

Little River Fire Protection District
 Cloverdale Rancheria
 Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians

CASE#: AP_2020-0046
DATE FILED: 11/19/2020
OWNER: KEITH ERIC & KIM MARIE SHUSTER
APPLICANT: HEALING HERB FARMS
AGENT: TAI HAKE

REQUEST: Administrative Permit to allow for cannabis processing.
LOCATION: 3± miles southeast of Willits center, on the west side of Eastside Road (CR 304), 0.5± miles south of its intersection with East Hill Road (CR 301); located at 21000 Eastside Rd, Willits; APNs: 104-240-20 and 104-250-06.

ENVIRONMENTAL DETERMINATION: Negative Declaration
SUPERVISORIAL DISTRICT: 3
STAFF PLANNER: SAM VANDEWATER
RESPONSE DUE DATE: December 21, 2020

PROJECT INFORMATION CAN BE FOUND AT:

<https://www.mendocinocounty.org/government/planning-building-services/public-agency-referrals>

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

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

- No comment at this time.
- Recommend conditional approval (attached).
- Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- Recommend denial (Attach reasons for recommending denial).
- Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

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APN/S: 104-240-20 and 104-250-06

PARCEL SIZE: 30.13± Acres

GENERAL PLAN: Agricultural (AG)

ZONING: Rangeland (RL:160)

EXISTING USES: Agriculture

DISTRICT: 3rd District (Haschak)

RELATED CASES: AG_2017-0017 – Large mixed-light cannabis cultivation

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Agricultural (AG)	Rangeland (RL:160)	146±	Agriculture
EAST:	Rangeland (RL)	Rangeland (RL:160)	28±, 32±	Vacant
SOUTH:	Rangeland (RL)	Rangeland (RL:160)	34±	Vacant
WEST:	Rangeland (RL)	Rangeland (RL:160)	160±, 9±, 49±	Agriculture

REFERRAL AGENCIES

LOCAL

- Air Quality Management District
- Archaeological Commission
- Assessor's Office
- Building Division
- Department of Transportation (DOT)

- Environmental Health (EH)
- Little River Fire Protection District
- Mendocino County Cannabis Program
- Sonoma State University

STATE

- CALFIRE (Land Use)

- CALFIRE (Resource Management)

TRIBAL

- Cloverdale Rancheria
- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION:

STAFF PLANNER: SAM VANDY VANDEWATER

DATE: 12/4/2020

ENVIRONMENTAL DATA

1. MAC:

GIS

NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

Little Lake Fire Protection District; CalFire

4. FARMLAND CLASSIFICATION:

GIS

Grazing Land

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

YES

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

N/A

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

N/A

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

NO

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

Freshwater Pond; Riverine

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

NO

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

NO

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

NO

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

NO

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

NO

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS

NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

NO

21. STATE CLEARINGHOUSE REQUIRED:

Policy

NO

22. OAK WOODLAND AREA:

USDA

YES

23. HARBOR DISTRICT:

Sec. 20.512

N/A



Department of
Planning and Building
Services

Case No:	AP-2020-0046
CalFire No:	
Business License No:	
Fee:	\$ 1196.00
Receipt No:	
Received By:	Vandy
Date Filed:	November 6, 2020
Office use only	

Application for Facilities – Use Permit / Administrative Permit

APPLICANT(S)

Name: Healing Herb Farms, Inc. Phone: 707 354-0922
 Mailing Address: 21000 Eastside Road
 City: Willits State/Zip: CA, 95490 email: keith@healingherbfarms.com

PROPERTY OWNER

Name: Keith Shuster Phone: 707-354-0922
 Mailing Address: 21000 Eastside Road
 City: Willits State/Zip: CA, 95490 email: keith@healingherbfarms.com

AGENT

Name: Tai Hake Phone: 707-621-5178
 Mailing Address: 376 E. Gobbi Street, Suite B
 City: Ukiah State/Zip: CA 95482 email: tai@countervailinc.com

Address of Property: 21000 Eastside Road
 Assessor Parcel Number(s): 104-240-20, 104-240-06

Please check the applicable permit type for which you are applying.

Type of Facility → Zoning District ↓	Processing	Manufacturing (non-volatile)	Manufacturing (volatile)	Testing	Retail / Dispensary	Distribution	Microbusiness
RC (Rural Community)	<input type="checkbox"/> - AP	<input type="checkbox"/> - AP	<input type="checkbox"/> - UP	<input type="checkbox"/> - UP	<input type="checkbox"/> - UP	<input type="checkbox"/> - UP	<input type="checkbox"/> - UP
AG (Agriculture)	<input type="checkbox"/> - AP	-	-	-	-	-	-
UR (Upland Residential)	<input type="checkbox"/> - AP	-	-	-	-	-	-
RL (Rangeland)	<input checked="" type="checkbox"/> - AP	-	-	-	-	-	-
FL (Forest Land)	<input type="checkbox"/> - AP	-	-	-	-	-	-
C1 (Limited Commercial)	<input type="checkbox"/> - UP	-	-	-	ZC**	-	-
C2 (General Commercial)	<input type="checkbox"/> - AP	<input type="checkbox"/> - UP	-	ZC**	ZC**	<input type="checkbox"/> - UP	<input type="checkbox"/> - AP
I1 (Limited Industrial)	ZC**	ZC**	<input type="checkbox"/> - AP	ZC**	<input type="checkbox"/> - UP	ZC**	<input type="checkbox"/> - AP
I2 (General Industrial)	ZC**	ZC**	<input type="checkbox"/> - AP	ZC**	<input type="checkbox"/> - UP	ZC**	<input type="checkbox"/> - AP
PI (Pinoleville Industrial)	ZC**	ZC**	<input type="checkbox"/> - AP	ZC**	<input type="checkbox"/> - UP	ZC**	<input type="checkbox"/> - AP
OTHER (check if applicable) <input type="checkbox"/> Existing Packaging and Processing Facility (Mendocino County Code Section 20.243.070 Exception) <input type="checkbox"/> Setback Reduction (Mendocino County Code Section 20.243.050(B)(1)) <input type="checkbox"/> Cottage Industry Use Permit (microbusiness) <input type="checkbox"/> Cottage Industry Use Permit (non-volatile manufacturing)							
*Note 1 – ZC = Zoning Clearance; AP = Administrative Permit; UP = Use Permit; “-” = Not Available **Note 2 – A zoning district that indicates a ZC (zoning clearance) DOES NOT require this permit.							

I certify that the information submitted with this application is true and accurate. I have attached the Consent of Landowner form because I am not the property owner of the parcel on which the facility is located.

Signature of Applicant/Agent: _____ Date: 10/12/2020
 Signature of Owner: [Signature] Date: 10/21/2020

FACILITY PROJECT DESCRIPTION & QUESTIONNAIRE

1. Does the proposed facility meet the following setbacks? YES NO

- 1,000 feet from all youth-oriented facilities, schools, parks, churches, or residential treatment facilities.

2. Please describe the project in full.

The intention is to have a commercial processing and distribution license on this premises and construct a 52' x 100' commercial building for these purposes. It will have all the applicable ADA compliant restrooms, parking spaces and access to this structure

3. Please describe the project site. Include improvements such as structures, wells, septic systems, grading, vegetation removal, roads, etc.

Project site is on a flat area adjacent to the commercial greenhouses onsite that are being used for cultivation. No new roads or wells will be constructed or drilled, and no additional vegetation will need to be removed. Accessible parking spaces will be installed on the existing driveway.

It is on a flat, fenced in part of the property due east of the cultivation areas already onsite, no grading will need to be done.

Permitted septic system and tank onsite. Water is from large pond onsite (already enrolled in general order with waterboard)

4. Will the development of the proposed facility be phased? YES NO

If YES, please describe the phases below. Include an attachment (Attachment A) if necessary.

5. Are you grading, or plan to grade, for any roads or building sites? YES NO

If YES, please complete the following:

- A. Amount of cut: _____ cubic yards
- B. Amount of fill: _____ cubic yards
- C. Maximum height of cut slope: _____ feet
- D. Maximum height of fill slope: _____ feet
- E. Amount being imported/exported: _____ cubic yards
- F. Location of borrow/disposal: ON-SITE OFF-SITE

6. In order to develop the proposed facility, will it be necessary to:

- | | | |
|---|--------------------------|-------------------------------------|
| | YES | NO |
| A. Remove oak species or commercial tree species? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| B. Make substantial changes in terrain? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

7. Will there be employees? YES NO If YES, how many employees will be present on the largest shift? ⁸ _____

8. Will there be any signs used to identify the facility? YES NO If YES, please provide the information below.

Location on property (must also be shown on site plan):

Size: _____ ft² Type (i.e. freestanding, wall, etc): _____

9. How many parking spaces will be on provided on-site? 4 How many accessible parking spaces? 1

10. Please provide an inventory of the structures on the property. If additional space is needed, please provide a separate sheet. Please note improvements may be subject to permit requirements.

1.	5200 sq ft commercial building	Existing Use: under construction	Proposed Use: Distribution/ Processing	Size: 5200 ft ²
2.	(7) 30' x 100' commercial greenhouses	Existing Use: Cultivation / Nursery	Proposed Use:	Size: 3000 ft ²
3.	Residence	Existing Use: Residence	Proposed Use:	Size: 2200 ft ²
4.	Animal Barn	Existing Use: Livestock	Proposed Use:	Size: 3000 ft ²
5.	(3) 8' x 40 cargo containers	Existing Use: Distribution, Drying, harvest storage	Proposed Use:	Size: (Each) 320 ft ²

11. Will there be any security lighting? YES NO If YES, will the light be cast downward? YES NO

12. Briefly describe the surrounding properties including vegetation, animals, structures, and/or cultural/historic assets.

Properties due east and west has residential areas and cultivation sites on it, no cultural/historic assets. Wildlife/ vegetation typical of the region (deer, raccoons, etc., skunk, opossum, etc)

Property due south has solar panel farm and large storage tank, some type of commercial barn or industrial shop facility, this is adjacent to a small lake or reservoir. Wildlife and vegetation typical

Property due north is used for residential, agriculture purposes. Wildlife and Vegetation typical of the region.

13. Please indicate the surrounding land uses.

	NORTH	EAST	SOUTH	WEST
Vacant				
Residential/Agricultural	X	X	X	X
Commercial/Industrial			X	
Institutional/Timberland				
Other				

14. Utilities will be supplied to the site as follows:

A. Electricity

- Utility Company (existing)
- Utility Company (planned)
- On-Site Generation – Specify _____

B. Gas

- Utility Company (existing)
- Utility Company (planned)
- On-Site Generation – Specify _____
- None

C. Water

- Community water system – Specify provider _____
- Well
- Spring
- Pond
- Other – Specify _____

D. Sewage

- Community sewage system – Specify provider _____
- Septic Tank
- Other – Specify _____

15. Please provide driving directions to the facility using identifiable landmarks (streets, mailboxes, etc).

See attached directions

FOR PROCESSING

P01. How will natural (trimmings) or other (plastics) materials be disposed?

These will be taken to Willits Solid waste after being temporarily stored onsite in a locked shipping container.

P02. What equipment (i.e. machines [specify], trimmers, hangers, etc) will be used for processing?

Trimminator dry trimmers, and Trim Pal dry trimmers

FOR MANUFACTURING

M01. What solvents will be used?

M02. Will hazardous materials (as defined by Mendocino County Code [MCC] Section 8.70.010) be used? YES NO

M03. Will hazardous materials be stored in quantities greater than 55 gallons, 500 pounds, or 200 cubic feet?

NO YES; please specify _____

M04. Will hazardous waste (as defined by MCC section 8.70.010) be generated on-site? YES NO

M05. Please describe the extraction process. Provide an additional sheet if necessary.

M06. What products are being made? (i.e. edibles, topicals, tinctures, soap/skin products, etc)

M07. How will hazardous (chemicals), natural (trimmings), or other (plastics) materials be disposed?

FOR RETAIL/DISPENSARY

R01. Will there be consumption of cannabis products on-site? YES NO

R02. Will the facility have a mobile delivery component? YES NO If YES, number of vehicles to be used? _____

FOR DISTRIBUTION

D01. How many vehicles will operate from this facility? _____

FOR MICROBUSINESS

B01. What is the primary use of the microbusiness (i.e. retail, processing, etc)? _____

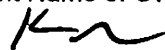
B02. What are the accessory uses that are incidental to the primary use? _____

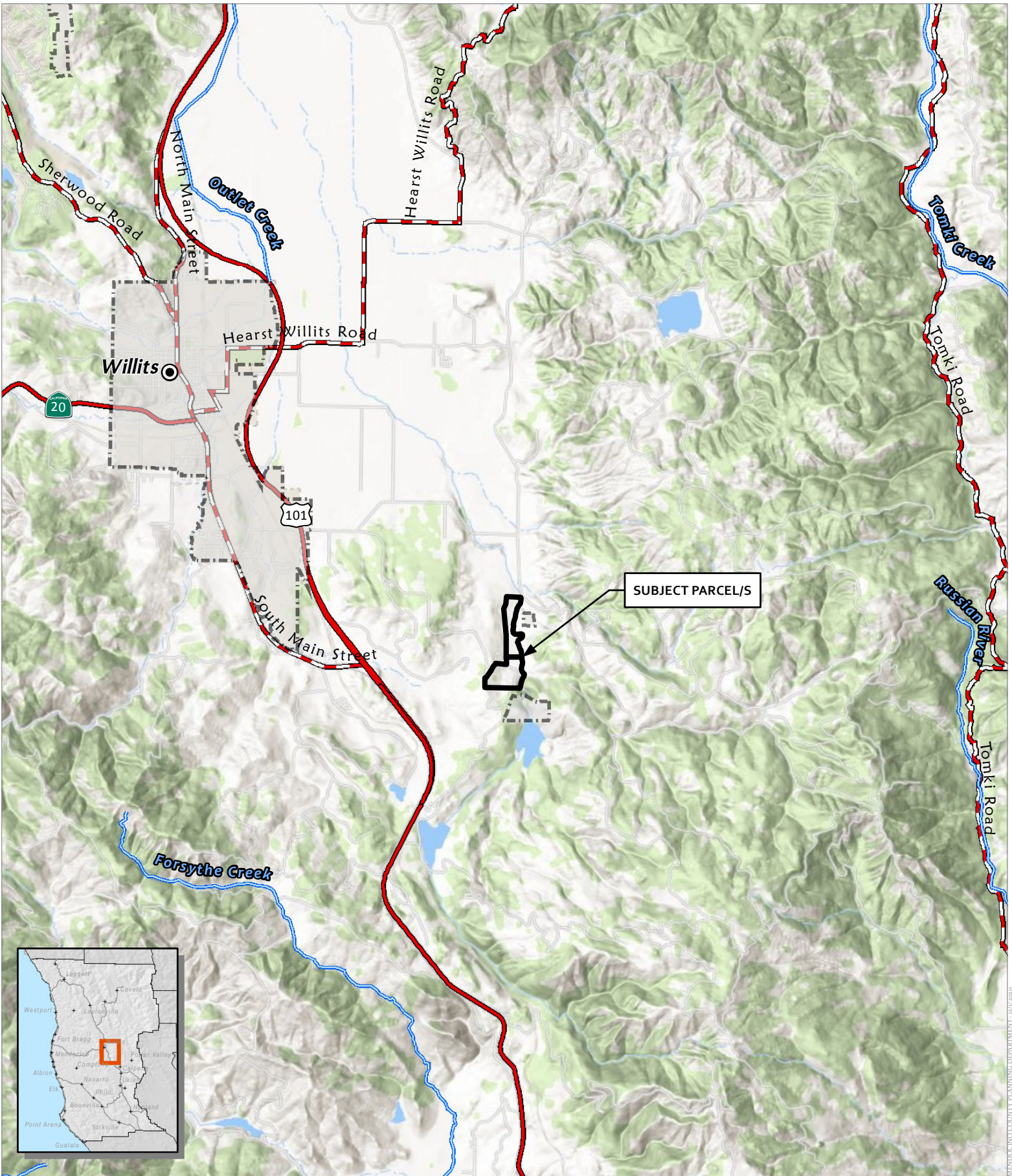
I, the undersigned below, certify that the information submitted with this application is true and accurate:

Healing Herb Farms, Inc. 10/14/20
Print Name of Applicant/Agent Date

Keith Shuster 10/14/20
Print Name of Owner Date



Signature of Applicant/Agent

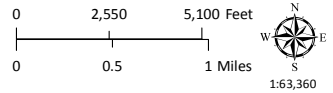
 10/21/20
Signature of Owner



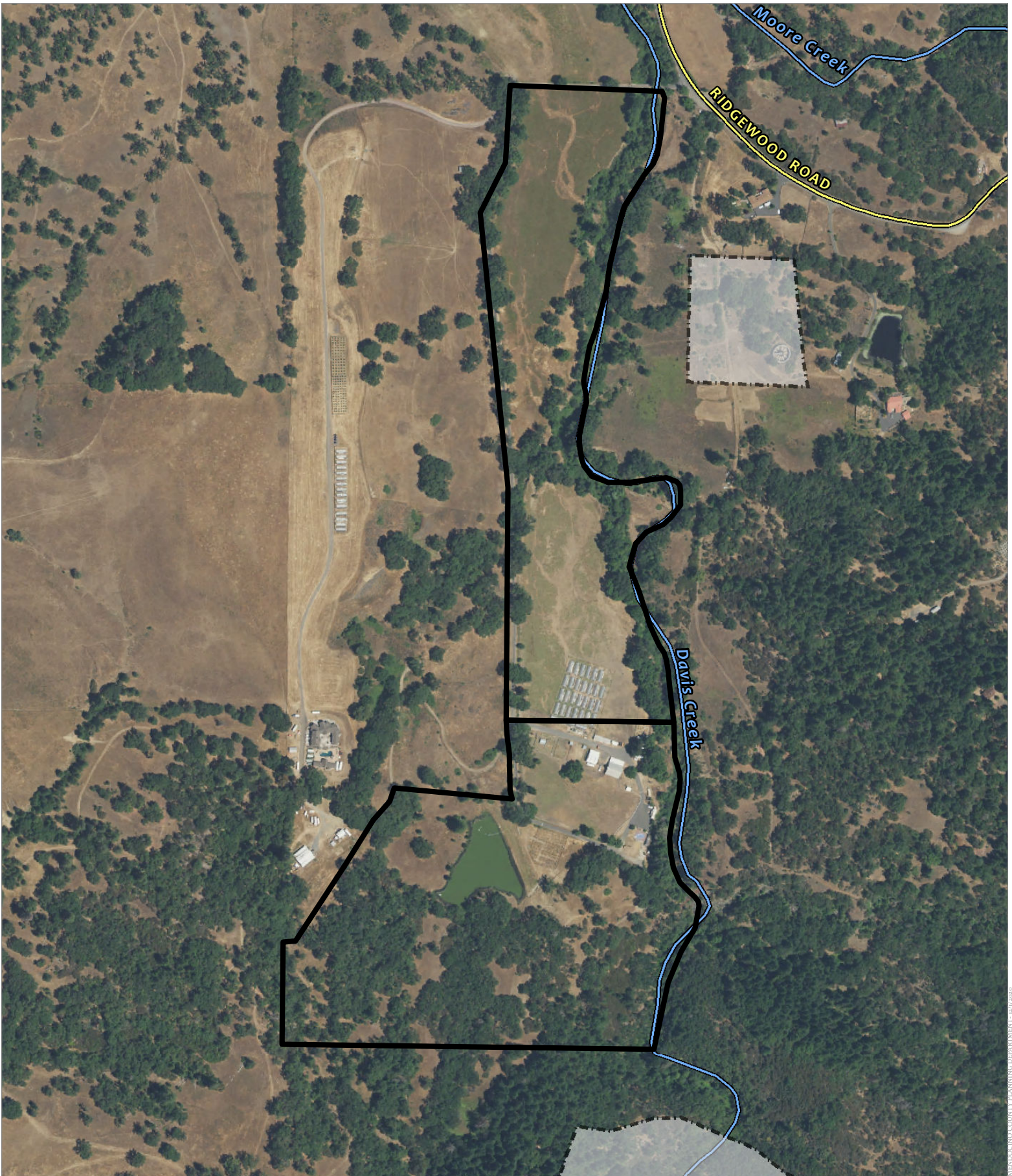
MENDOCINO COUNTY PLANNING DEPARTMENT 12/17/2020

CASE: AP 2020-0046
 OWNER: SHUSTER, Keith & Kim
 APN: 104-240-20
 APLCT: Healing Herb Farms, Inc.
 AGENT: Tai Hake
 ADDRESS: 21000 Eastside Road, Willits

-  Major Towns & Places
-  City Limits

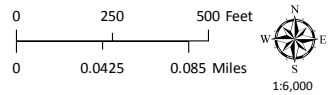


LOCATION MAP



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 City Limits
 Public Roads



AERIAL IMAGERY

Building uses and dimensions are as follows:
 1 - House = 2,200 sqft
 2 - Animal Barn: 50x90' = 3000 sqft
 3 - Drying Area 2 8'x40' containers = 640 sqft
 4 - Outbuilding (Chicken Coop): 40x40' = 1600 sqft
 5 - Pesticide / Chemical Storage, located outside building #5 in metal pesticide storage container. 2'x4' = 8 sqft
 6 - Office / Records Storage: 22' x 32' = 704 sqft
 7 - Commercial Building 48' x 100' = 4800 sqft (under construction)
 8 - 8'x 40' cargo container used for distribution area
 9 - 20' x 65' Storage area
 Greenhouses: 30' x 100'
 Hoophouses: 15' x 48'

The Living Structure on site is 2,200 sqft
 Cannabis waste is taken to Willits Solid Waste

Pond Location: -123.304562 39.375534

Property area not used for cannabis is used for residential and livestock grazing

Premises

Loading/Unloading

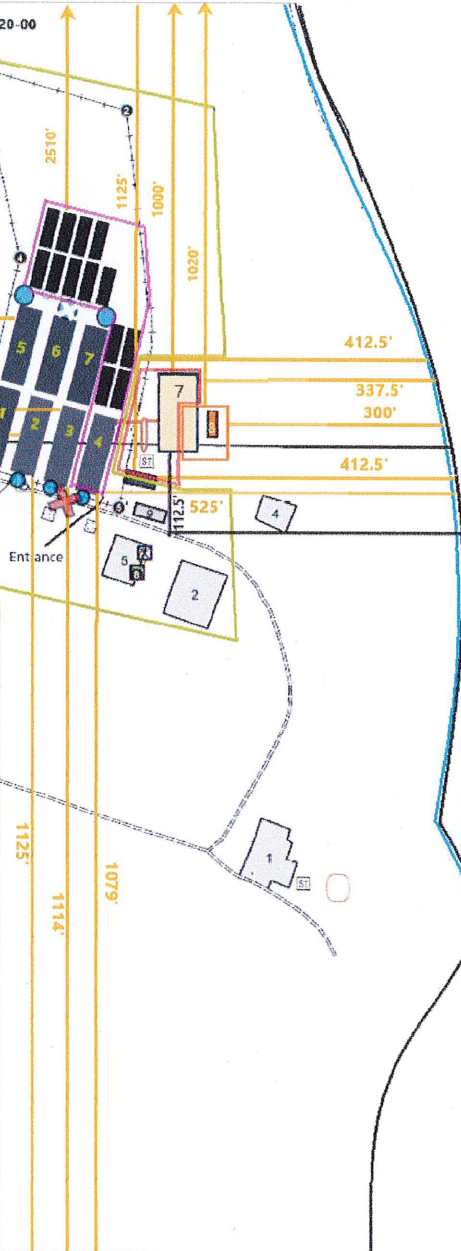
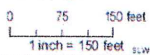
APN 104-240-20-00

APN 104-250-06-00

Shuster East Side Premises

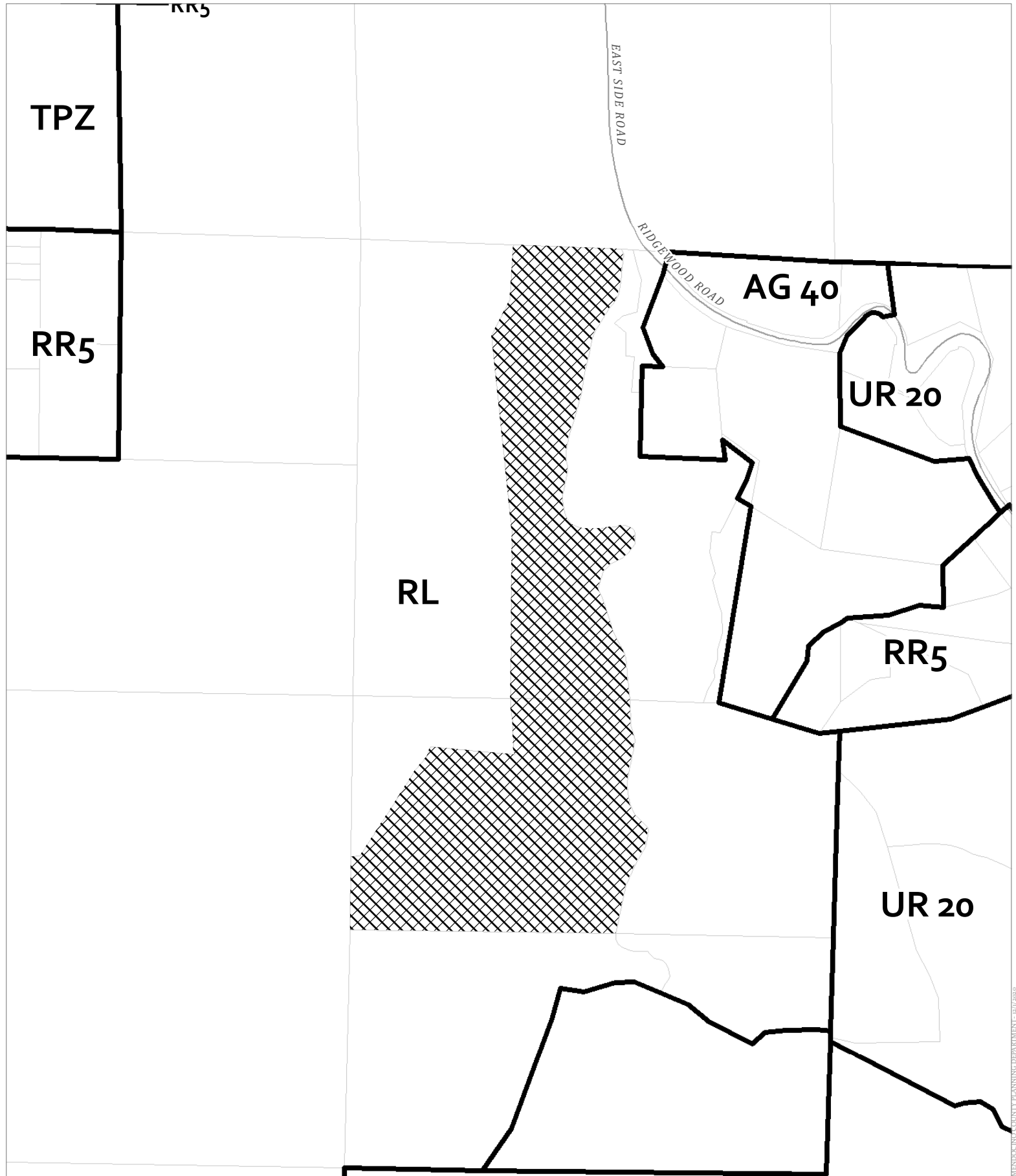
APN: 104-240-20 / 104-250-06
 Sections 28&33, T18N, R13W, MDB M
 Willits USGS 7.5 Minute Quadrangle

JACOBSZOOON & ASSOCIATES, INC.
CONSULTING ENGINEERS AND ARCHITECTS



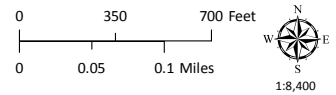
112.5' to centerline of road from Processing building

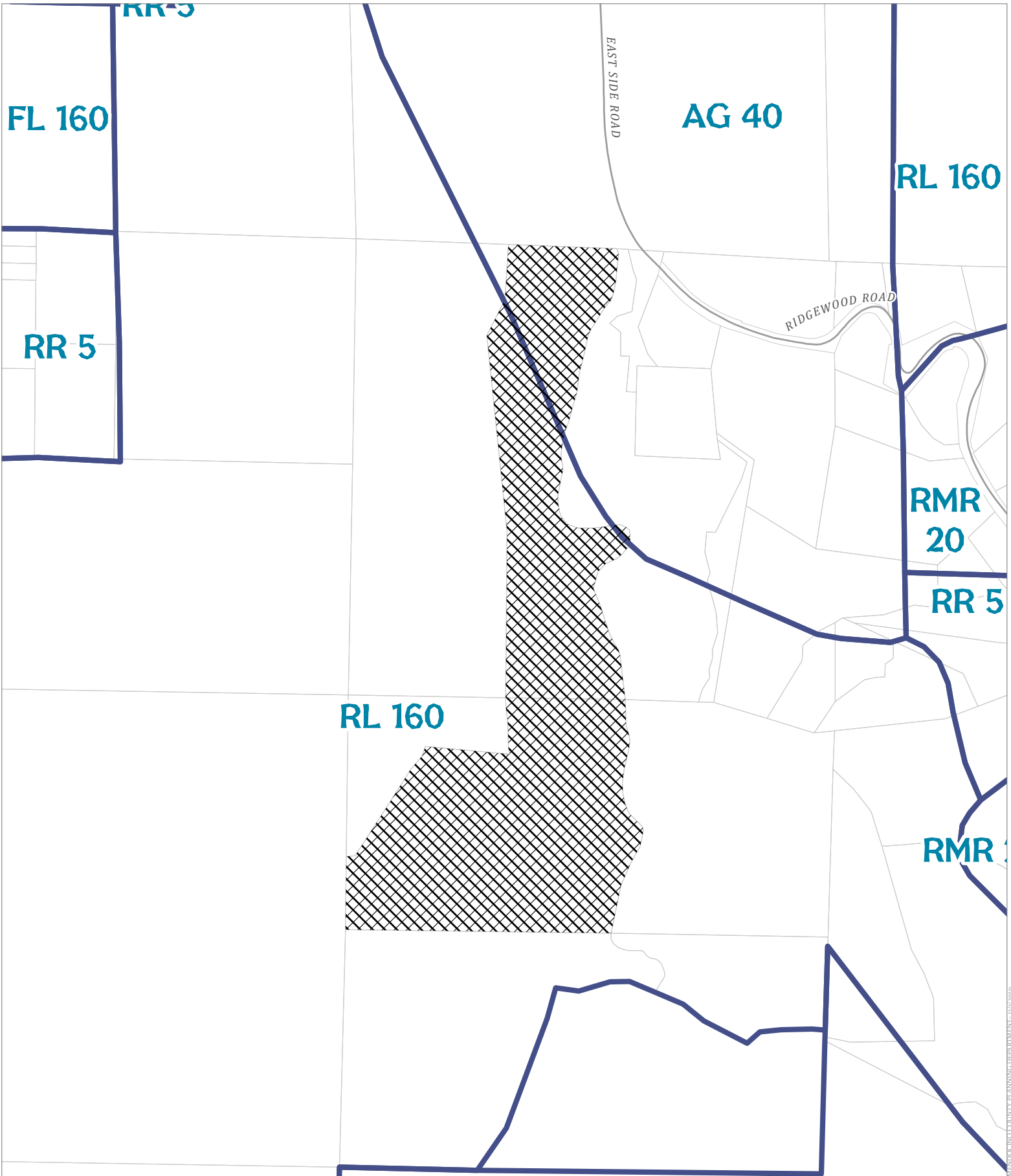
	ADA Bathroom		Hoophouse
	Records		Processing Premises
	Window		Cultivation Premises
	Door		Distribution Premises
	Camera		Nursery area
	Ditch Relief		Greenhouse
	Crossing Culvert		Fence
	Leach field		Stable
	Pond Culvert		Processing/ Distribution container
	Septic		Building
	Partition		Pond
	Road		Parcel Boundary
	Class I		Water Tank 2500 gal
	Class II		Water Tank 5000 gal
	Class III		Water Course
			Grid Tie





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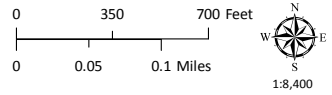
-  Zoning Districts
-  Public Roads





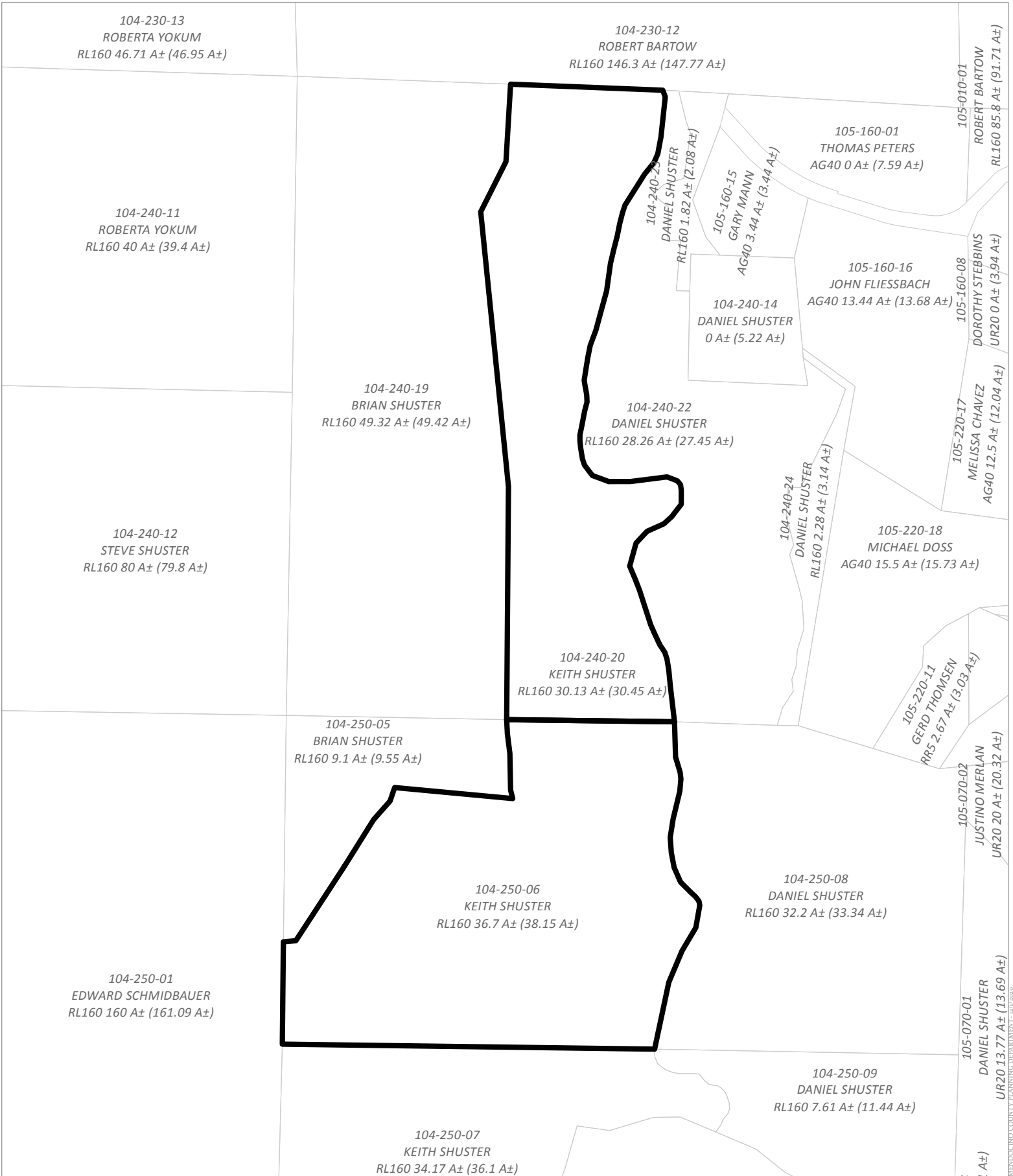
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 General Plan Classes
 Public Roads

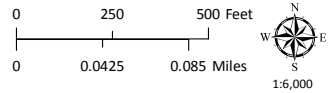


GENERAL PLAN CLASSIFICATIONS

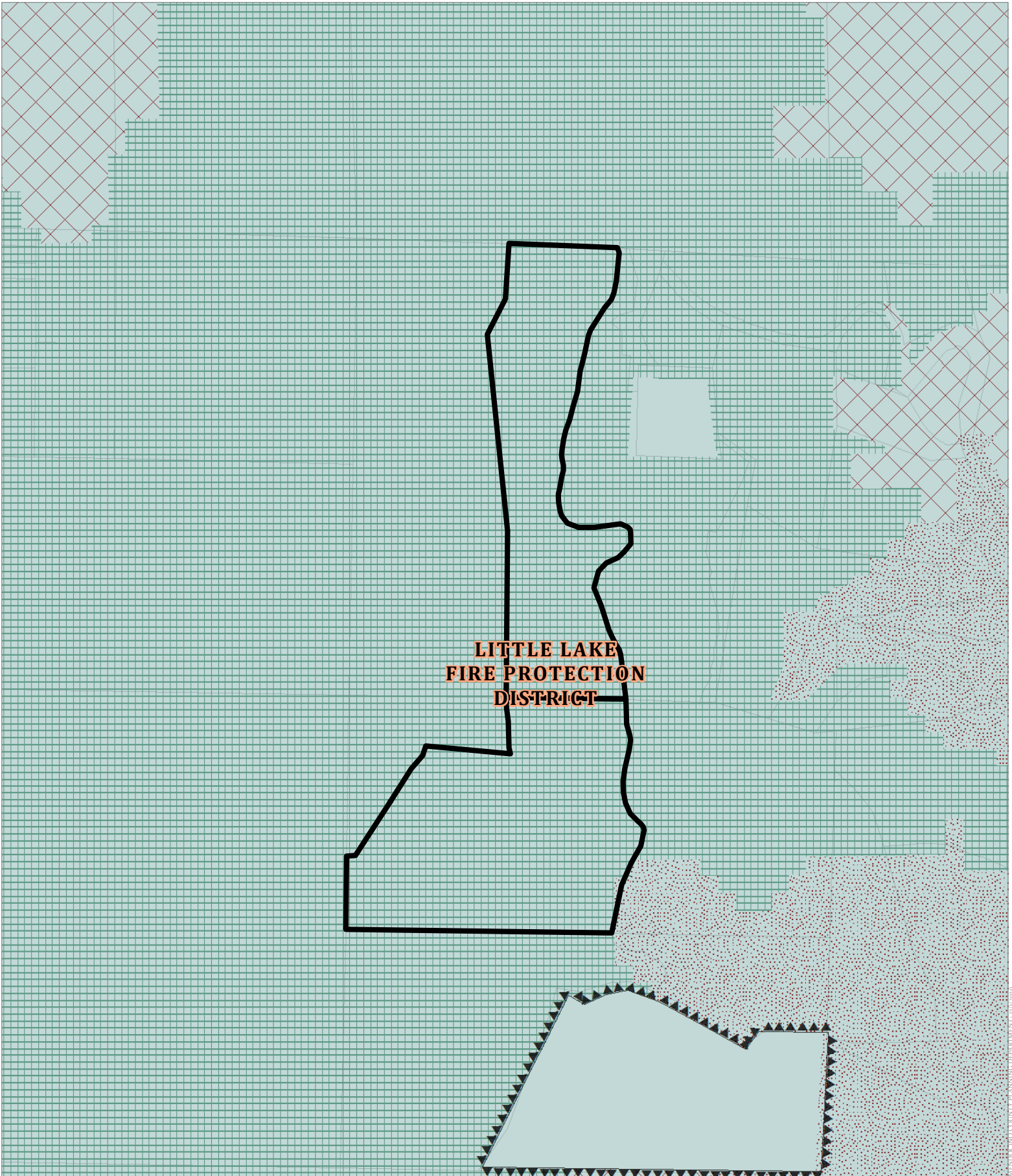
MERCED COUNTY PLANNING DEPARTMENT - 12/7/2020



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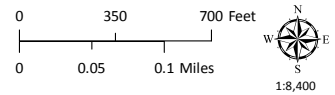
ADJACENT PARCELS



**LITTLE LAKE
FIRE PROTECTION
DISTRICT**

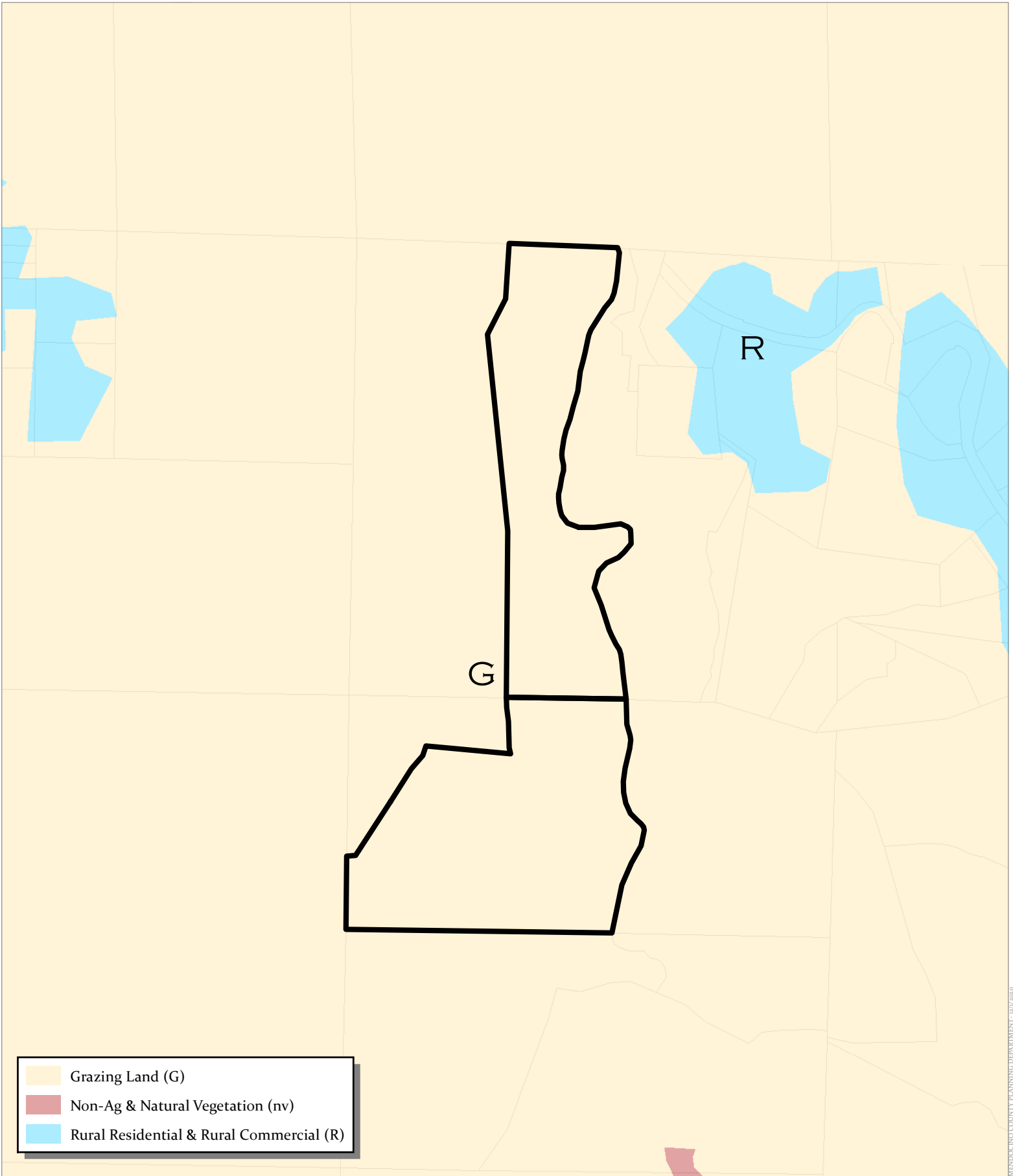
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-  Very High Fire Hazard
-  County Fire Districts
-  High Fire Hazard
-  Moderate Fire Hazard



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

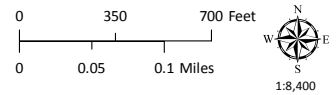
PHOTO COURTESY PLANNING DEPARTMENT 2/12/2020



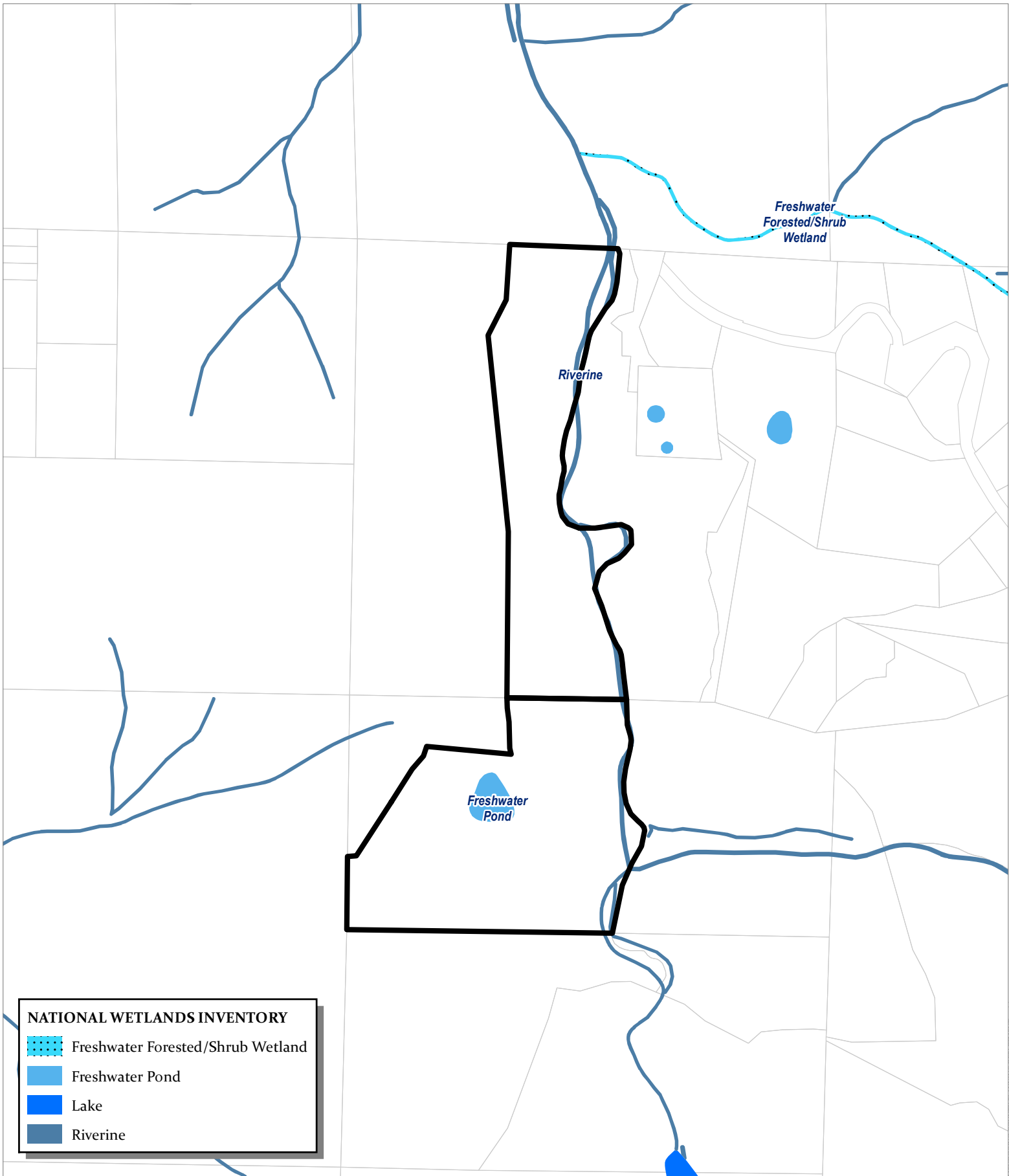
MENDOCINO COUNTY PLANNING DEPARTMENT - 12/7/2020

- Grazing Land (G)
- Non-Ag & Natural Vegetation (nv)
- Rural Residential & Rural Commercial (R)

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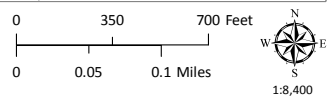
FARMLAND CLASSIFICATIONS



NATIONAL WETLANDS INVENTORY

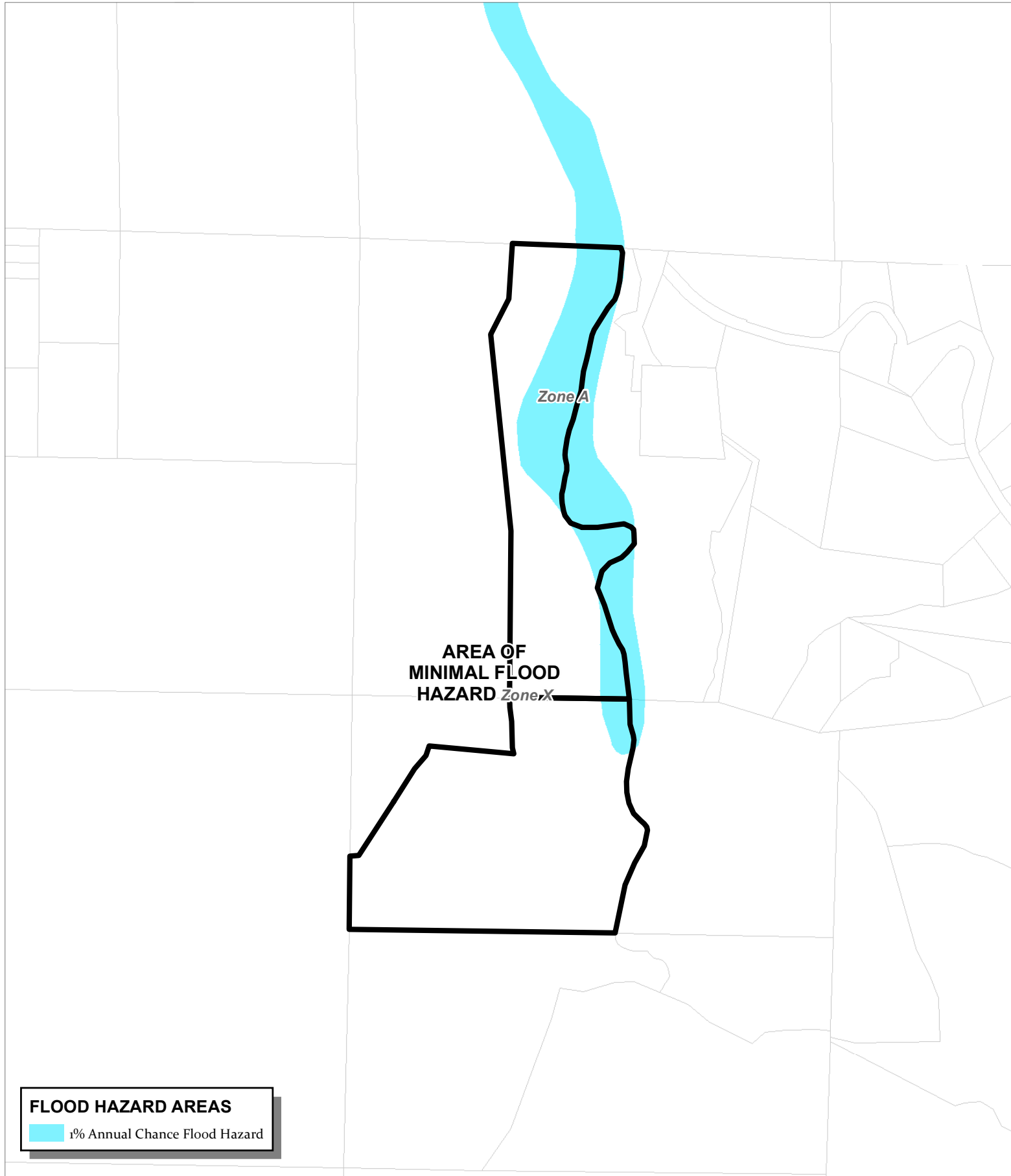
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine

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MENDOCINO COUNTY PLANNING DEPARTMENT - 12/7/2020

WETLANDS



FLOOD HAZARD AREAS
 1% Annual Chance Flood Hazard

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