



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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 www.mendocinocounty.org/pbs

February 18, 2022

Department of Transportation
 Environmental Health - Ukiah
 Building Inspection - Ukiah
 Assessor
 Archaeological Commission

Sonoma State University
 Department of Forestry/ CalFire
 -Land Use
 -Resource Management
 Cloverdale Rancheria

Redwood Valley Rancheria
 Sherwood Valley Band of Pomo Indians
 Little Lake Fire Protection District
 Mendocino County Cannabis Program

CASE#: AP_2022-0002

DATE FILED: 1/6/2022

OWNER: KEITH ERIC & KIM MARIE SHUSTER

APPLICANT: HEALING HERB FARMS, INC.

AGENT: TAI HAKE

REQUEST: Administrative Permit for use of an existing 4,800 square foot F1 commercial warehouse for cannabis processing operations. Distribution activities would also take place in a portion of the warehouse.

ENVIRONMENTAL DETERMINATION: Negative Declaration

LOCATION: 3.6± miles southeast of Willits city center, on the west side of Ridgewood Road (CR 304A), 300± feet south of its intersection with East Side Road (CR 304), located at 21000 East Side Road; APNs: 104-240-20 and 104-250-06.

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: LIAM CROWLEY

RESPONSE DUE DATE: March 4, 2022

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and 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: 66.83± Acres

GENERAL PLAN: Rangeland (RL:160)

ZONING: Rangeland (RL)

EXISTING USES: Commercial, Agricultural

DISTRICT: 3

RELATED CASES: See “additional information” below.

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

REFERRAL AGENCIES

LOCAL

- Archaeological Commission
- Assessor’s Office
- Building Division Ukiah
- Department of Transportation (DOT)
- Environmental Health (EH) Ukiah
- Little Lake 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: Related cases and past projects are listed below.

CFBL_2022-0001: Cannabis Facilities Business License for processing, in progress pending AP approval.

AP_2020-0046: Original AP to process cannabis at facility withdrawn to allow for approval of building permit.

CFBL_2020-0006: Cannabis Facilities Business License for accessory self-distribution, approved 6/20/2020

PP_2017-0028: Property Profile associated with AG_2017-0017, approved with conditions, confirmed single legal parcel

AG_2021-0001: Cannabis Cultivation Permit, under review

BU_2020-1990: Building Permit for F1 commercial warehouse, issued 1/22/21

BU_2018-1591: Building Permit for 2 story single-family residence, finalized 4/08/2020

AG_2017-0017: Cannabis Cultivation Permit, renewal issued 1/22/2021, expired 1/22/2022

STAFF PLANNER: LIAM CROWLEY

DATE: 2/18/2022

ENVIRONMENTAL DATA

1. MAC:

GIS
N/A

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
Moderate

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
State Responsibility Area (SRA)
Little Lake Fire Protection District

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
Gielow sandy loam (Eastern 128)

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS
NO

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office
NO

10. TIMBER PRODUCTION ZONE:

GIS
NO

11. WETLANDS CLASSIFICATION:

GIS
Freshwater pond; Riverine (along eastern property boundary)

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:

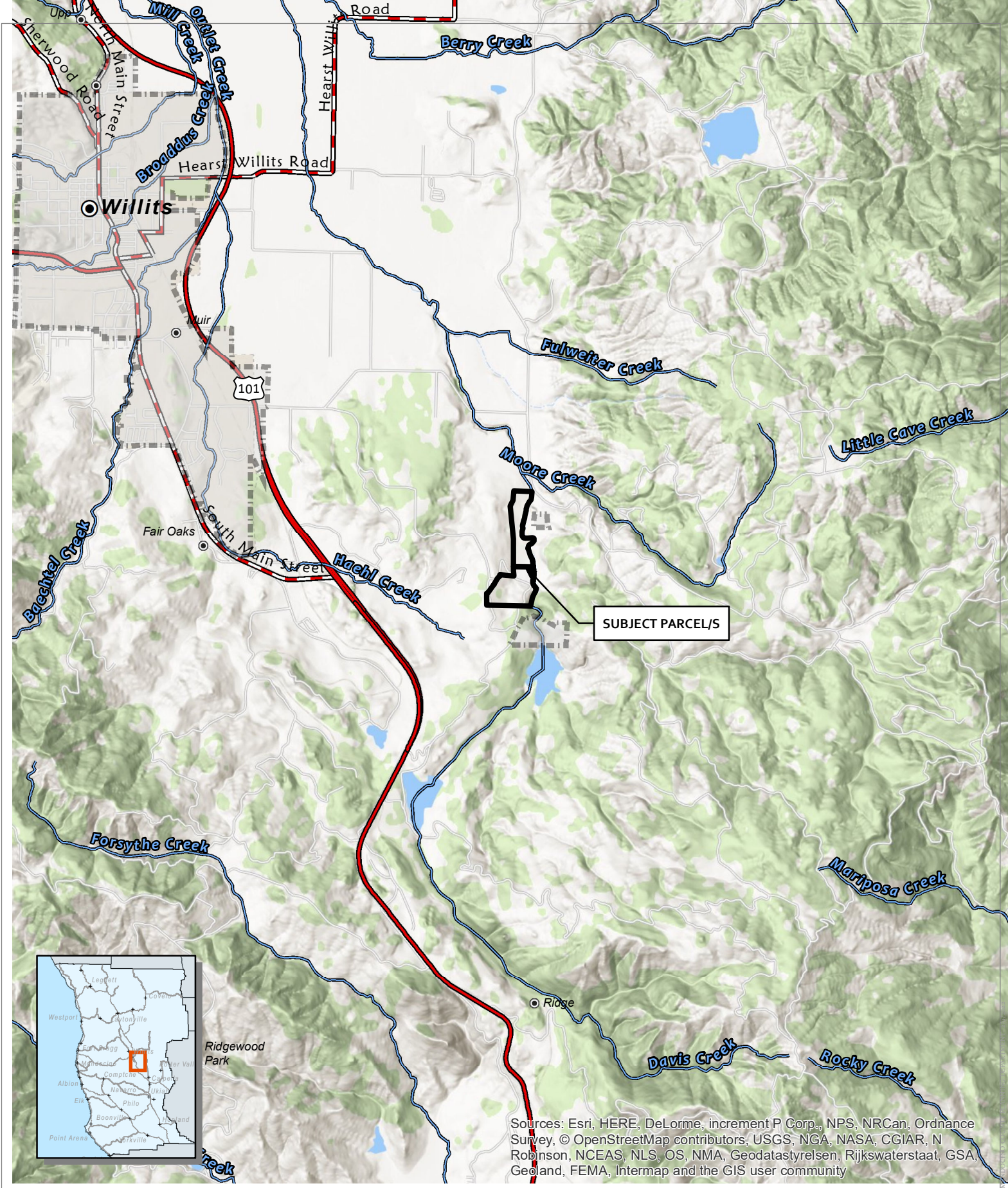
Policy
NO

22. OAK WOODLAND AREA:

USDA
YES

23. HARBOR DISTRICT:

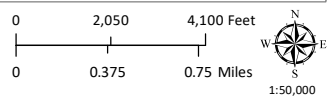
Sec. 20.512
NO



Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAN, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastysreisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

CASE: AP 2022-0002
OWNER: Keith Shuster
APN: 104-240-20 & 104-250-06
APLCT: Healing Herb Farms, Inc.
AGENT: Tai Hake
ADDRESS: 21000 East Side Road

- Major Towns & Places
- ▭ City Limits
- ▬ Major Roads
- ▬ Highways

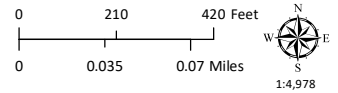


LOCATION MAP



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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AERIAL IMAGERY

All cultivation is mixed light

- GH1 will have 1640 sq. ft. of bed space
- GH2 will have 1720 sq. ft. of bed space
- GH3 will have 1720 sq. ft. of bed space
- GH4 Nursery Area 3000 sq ft
- GH5 will have 1720 sq. ft. of bed space
- GH6 will have 1600 sq. ft. of bed space
- GH7 will have 1600 sq. ft. of bed space
- 15' x 48' Hoop houses : R/D and Seed production for Nursery
- Total Aggregate Canopy is 10,000 sq ft

- Building uses and dimensions are as follows:
- 1 - House = 2,200 sqft
 - 2 - Animal Barn: 50'x50' = 3000 sqft
 - 3 - Drying Area 2 8'x40' containers = 640 sqft
 - 4 - Outbuilding (Chicken Coop): 40'x40' = 1600 sqft
 - 5 - Pesticide / Chemical Storage, located outside building #5 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 Processing, Distribution
 - 8- 8'x 40' cargo container = future non-volatile manufacturing area
 - 9- 20' x 65' Storage area

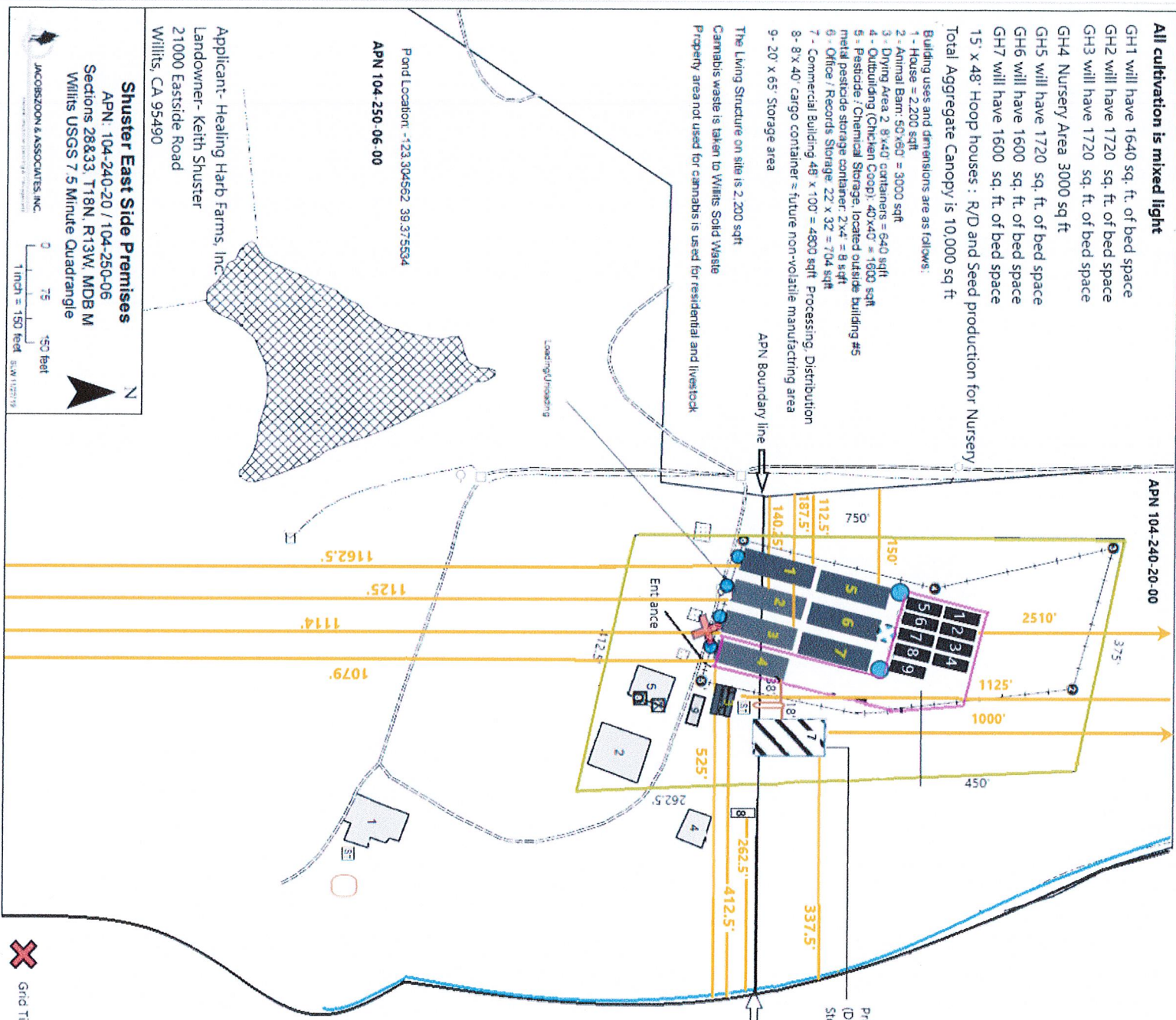
The Living Structure on site is 2,200 sqft
 Cannabis waste is taken to Willits Solid Waste
 Property area not used for cannabis is used for residential and livestock

Pond Location: -123,304562 39,375584
APN 104-250-06-00

Applicant- Healing Herb Farms, Inc.
 Landowner- Keith Shuster
 21000 Eastside Road
 Willits, CA 95490

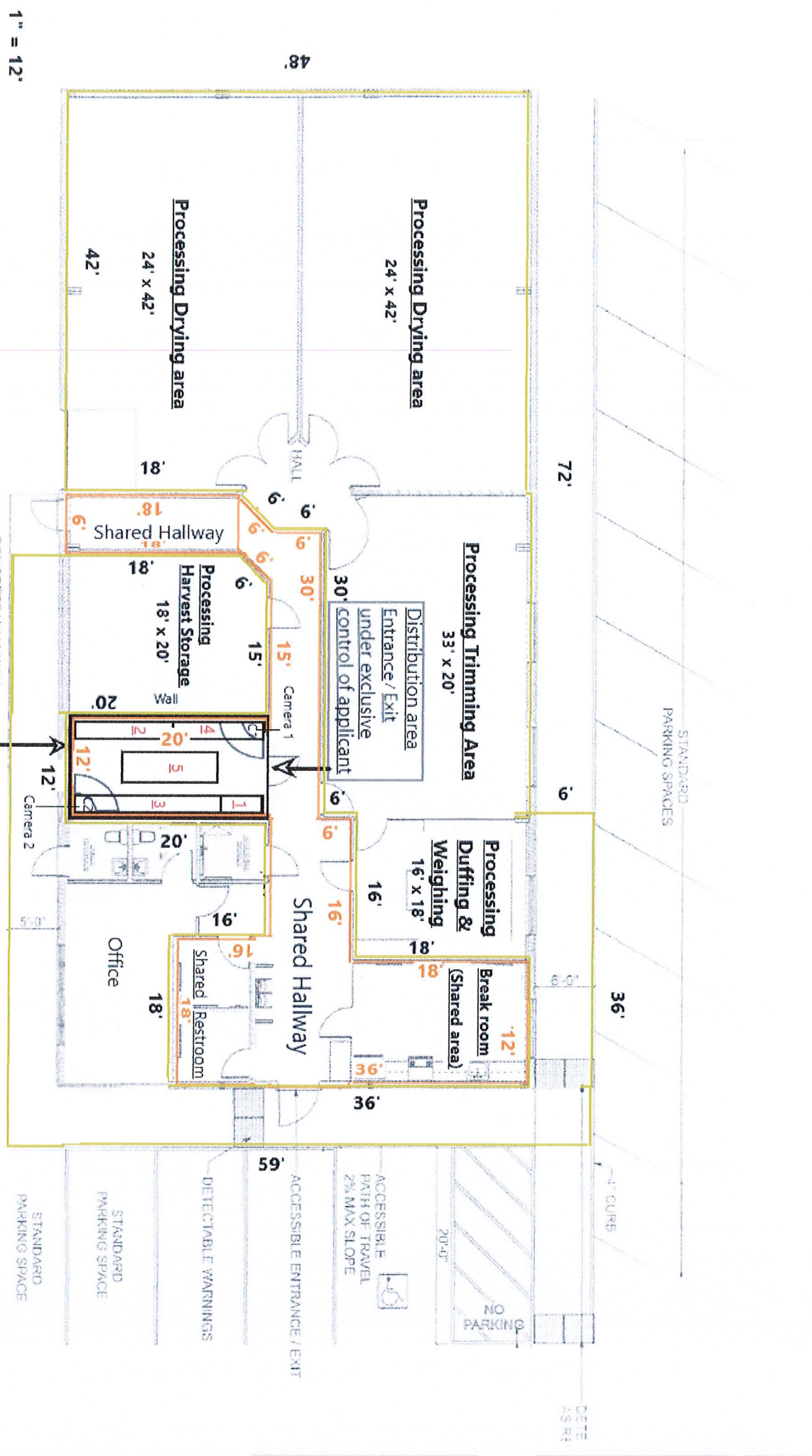
Shuster East Side Premises
 APN: 104-240-20 / 104-250-06
 Sections 28&33, T18N, R13W, MDB M
 Willits USGS 7.5 Minute Quadrangle

JACOBSZON & ASSOCIATES, INC.



X Grid Tie

	ADA Bathroom		Hoophouse
	Records		Cultivation Premises
	Window		Distribution Premises
	Door		Nursery area
	Camera		Greenhouse
	Ditch Relief		Fence
	Crossing Culvert		Stable
	Leach field		Distribution Building
	Pond Culvert		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

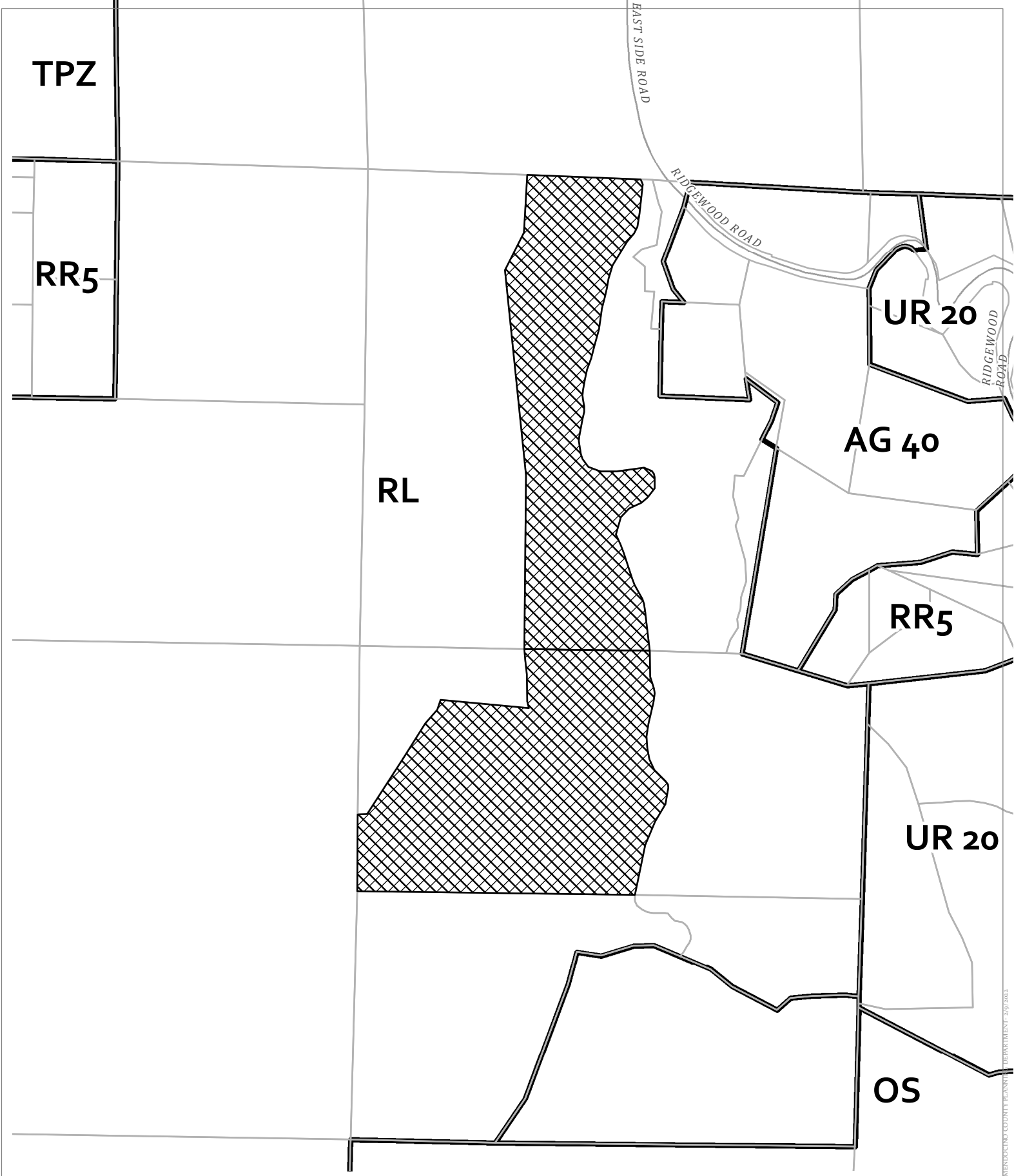


Distribution Premises Dimensions of distribution premises in orange text

- 1 2' x 4' record storage
- 2 2' x 8' customer sales area
- 3 2' x 1 2' batch sampling area
- 4 2' x 8' loading / unloading area
- 5 4' x 8' packaging and labeling area

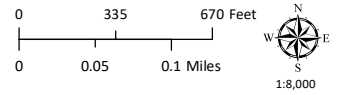
Processing Premises Dimensions of processing premises in black text

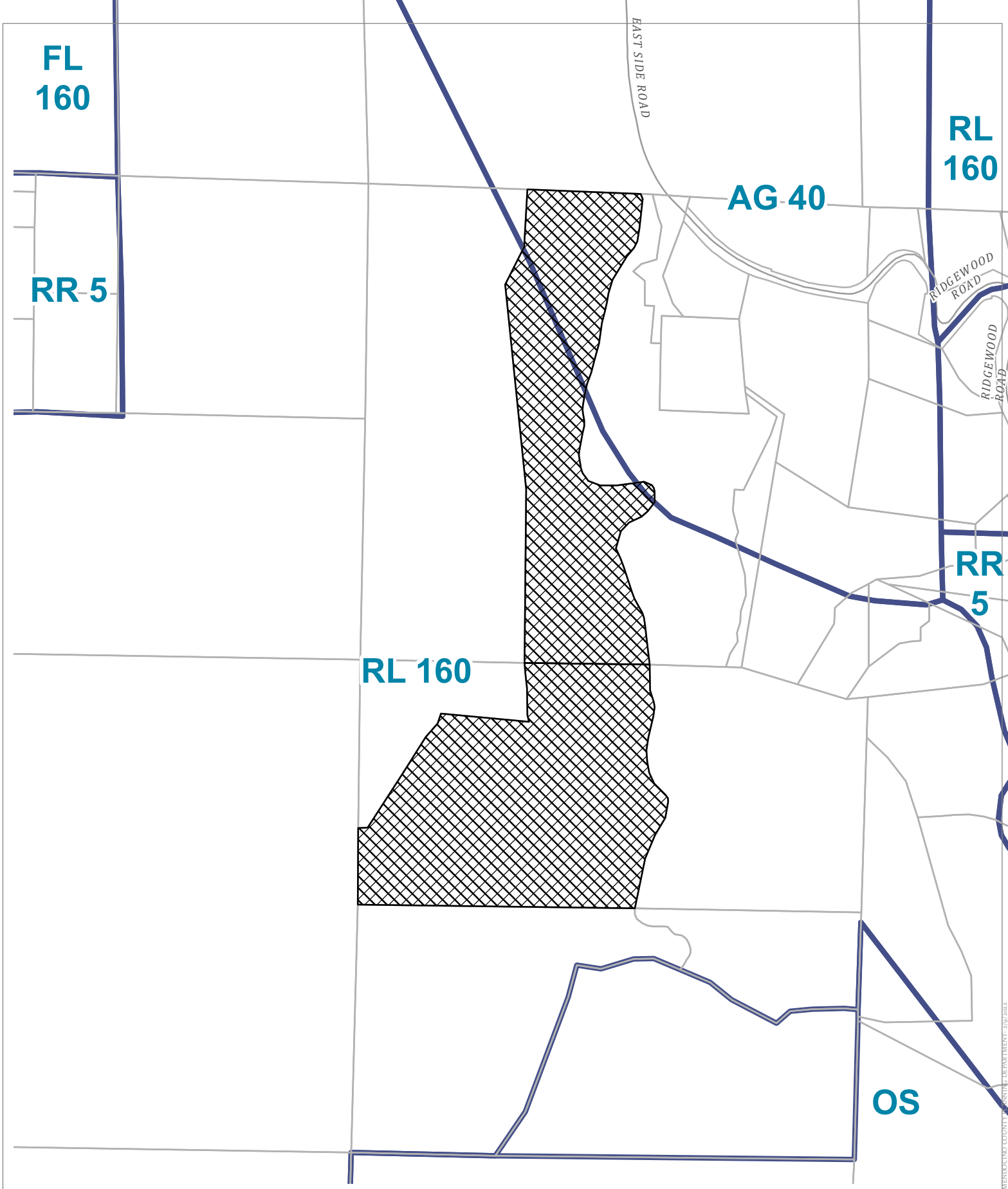
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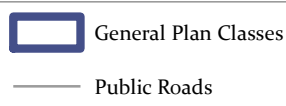
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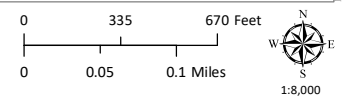
 Zoning Districts
 Public Roads





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 General Plan Classes
 Public Roads



GENERAL PLAN CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/9/2023

104-230-13
ROBERTA YOKUM
2251 EAST HILL RD
RL 160 46.71 A±

104-230-12
ROBERT BARTOW
21351 EAST SIDE RD
RL 160 146.3 A±

105-160-01
THOMAS PETERS
2800 RIDGEWOOD RD
AG 40 0 A±

104-240-11
ROBERTA YOKUM
RL 160 40 A±

104-240-14
DANIEL SHUSTER
0 A±

105-160-16
JOHN FLIESSBACH
2811 RIDGEWOOD RD
AG 40 13.44 A±

104-240-19
BRIAN SHUSTER
21100 EAST SIDE RD
RL 160 49.32 A±

104-240-22
DANIEL SHUSTER
RL 160 28.26 A±

104-240-20
KEITH SHUSTER
RL 160 30.13 A±

104-240-12
STEVE SHUSTER
2400 HILLTOP DR
RL 160 80 A±

105-220-18
MICHAEL DOSS
3101 RIDGEWOOD RD
AG 40 15.5 A±

105-220-11
GERD THOMSEN
RR 5 2.67 A±

104-250-05
BRIAN SHUSTER
21100 EAST SIDE RD
RL 160 9.1 A±

104-250-06
KEITH SHUSTER
21000 EAST SIDE RD
RL 160 36.7 A±

104-250-08
DANIEL SHUSTER
RL 160 32.2 A±

104-250-01
EDWARD SCHMIDBAUER
RL 160 160 A±

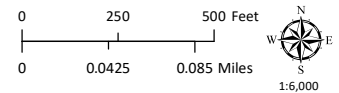
104-250-07
KEITH SHUSTER
RL 160 34.17 A±

104-250-09
DANIEL SHUSTER
RL 160 7.61 A±

104-250-04
CITY WILLITS
37.31 A±

MINNEAPOLIS COUNTY PLANNING DEPARTMENT - 2/9/2023

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ADJACENT PARCELS

**LITTLE LAKE
FIRE PROTECTION
DISTRICT**

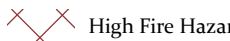
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LRA



Very High Fire Hazard



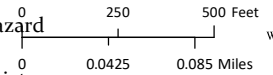
High Fire Hazard



Moderate Fire Hazard

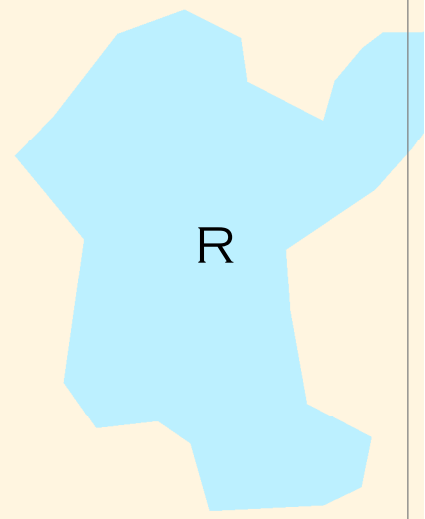
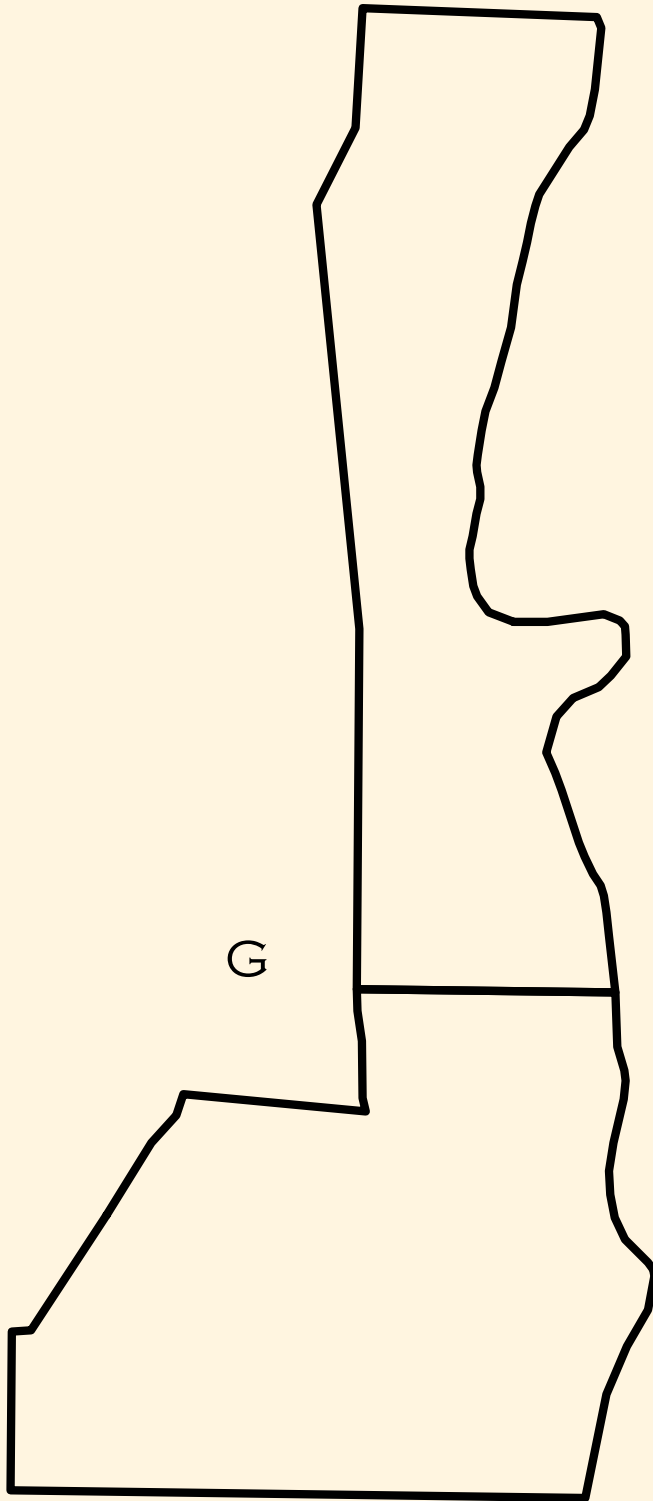


County Fire Districts



1:6,000

FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

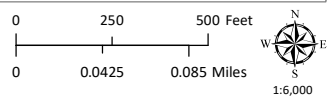


G

R

-  Grazing Land (G)
-  Rural Residential & Rural Commercial (R)

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