



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

JULIA KROG, DIRECTOR
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FAX: 707-463-5709
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FB FAX: 707-961-2427
pbs@mendocinocounty.gov
www.mendocinocounty.org/pbs

July 26, 2024

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Assessor
Cannabis

Air Quality Management
Caltrans
Department of Forestry/ CalFire
-Land Use
Department of Fish and Wildlife

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

CASE#: AP_2024-0021

DATE FILED: 6/20/2024

OWNER: BRIAN A SHUSTER

APPLICANT: Happy Green Gardens LLC

AGENT: Stephanie Lovell

REQUEST: Administrative Permit for a cannabis processing facility.

LOCATION: 3.25± miles southeast of Willits city center, on a private drive off the west side of East Side Road (CR 304), south of its intersection with East Hill Road, located at 21100 East Side Rd, Willits.

SUPERVISORIAL DISTRICT: 3

STAFF PLANNER: ROB FITZSIMMONS

RESPONSE DUE DATE: August 09, 2024

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 _____

CASE: AP_2024-0021

OWNER: Brian Shuster

APPLICANT: Happy Green Gardens LLC

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APNs: 104-240-19

PARCEL SIZE: 49.3 acres

GENERAL PLAN: Range Lands/Agricultural Lands

ZONING: Rangeland

EXISTING USES: Commercial Cannabis Cultivation

DISTRICT: 3, Haschak

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	AG/RL	RL	146.3± ac	Residential
EAST:	AG/RL	RL	30.1± ac	Agricultural
SOUTH:	RL	RL	9.1± ac	Residential
WEST:	RL	RL	40±, 80± ac	Residential

REFERRAL AGENCIES

LOCAL

- Air Quality Management District
- Assessor’s Office
- Building Division
- Department of Transportation (DOT)
- Environmental Health (EH)
- Little Lake FPD

Mendocino Cannabis Department

STATE

- CALFIRE (Land Use)
- CalTrans
- California Dept. of Fish & Wildlife

TRIBAL

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

ADDITIONAL INFORMATION:

The applicant has an existing cannabis cultivation onsite (Cannabis Cultivation Business Licenses CAN-C-2017-0099 and CAN-N-2018-0400) and proposes using an existing metal building as a cannabis processing facility where cannabis cultivated both on- and offsite will be dried, trimmed, graded, and otherwise processed. Note that processing of cannabis grown onsite would be accessory to the existing cultivation; the Administrative Permit is only required for processing of cannabis grown offsite.

The structure proposed as a cannabis processing facility was constructed in 2019 under Building Permit BU_2019-1232 (commercial), and is 90 feet from the west property line.

The applicant has also submitted applications for a pair of Cannabis Facilities Business Licenses, CFBL_2024-0014 and CFBL_2024-0015, for processing and self-distribution, respectively. An earlier cannabis processing application, CFBL_2020-0009, is also on file - CFBL_2024-0014 appears to be redundant.

Located in an area with soils with naturally occurring asbestos.

ENVIRONMENTAL DATA

1. MAC:

GIS
NO

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
Moderate

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
State Responsibility Area

4. FARMLAND CLASSIFICATION:

GIS
Grazing Land

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)
NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS
N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part
182 – Pinole very gravelly loam, 2-15% slopes
224 – Yokayo-Pinole-Pinnobie complex, 0-15% slopes

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
NO

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
YES

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



**Department of
Planning and Building
Services**

Case No:	_____
CalFire No:	_____
Business License No:	_____
Fee:	_____
Receipt No:	_____
Received By:	_____
Date Filed:	_____
Office use only	

Application for Facilities – Use Permit / Administrative Permit

APPLICANT(S)

Name: HAPPY GREEN GARDENS INC Phone: (707)-244-6379
 Mailing (Stephanie Lovell)
 Address: PO BOX 336
 City: Redwood Valley State/Zip: CA 95470 email: familyroots84@gmail.com

PROPERTY OWNER

Name: Brian Shuster Phone: (541)-450-1827
 Mailing
 Address: 4400 River Bank Road
 City: Grants Pass State/Zip: OR 97527 email: brian@finleybendvineyard.com

AGENT

Name: Stephanie Lovell Phone: (707)-244-6379
 Mailing and Amy Keown
 Address: PO BOX 336
 City: Redwood Valley State/Zip: CA 95470 email: familyroots84@gmail.com

Address of Property: 21100 East Side Road Willits CA 95490

Assessor Parcel Number(s): 104-240-19

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) Existing Packaging and Processing Facility (Mendocino County Code Section 20.243.070 Exception)
 Setback Reduction (Mendocino County Code Section 20.243.050(B)(1))
 Cottage Industry Use Permit (microbusiness)
 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.

Stephanie Lovell 7-8-24
 Signature of Applicant/Agent Date

Brian Shuster 7-8-24
 Signature of Owner Date

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 project will utilize an existing 4,500 square foot slab on grade metal building. Fresh and dry cannabis material will be brought in from off site and from onsite cultivation operations for Drying, trimming and general processing, sorting and grading. A small fleet of vehicles (1-4) will be utilized to transport cannabis material to and from the site. The project will be operated primarily during the growing season April-November. Hours of operation and staffing will also be seasonal and have periods of lower and parttime activity. At peak there could be as many as 10 employees on site

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

Including the metal building there are many cultivation and storage buildings on site. Multiple commercial greenhouses, storage containers and small outbuildings including a single family residence. The property and project site is well maintained and graded with graveled driveways. There are two septic systems, one for the existing residence and a separate system for the proposed project structure and future additional residence.

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? 10

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? 6 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.

SEE STRUCTURES LIST: ATTACHED

	Existing Use:	Proposed Use:	Size:	ft ²
1.				
2.				
3.				
4.				
5.				

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. The surround properties and use is similar with this parcel. They all have open grazing and or residential use Oak forest and Oak grassland is the predominant landscape. There is a riparian corridor just off Property with Davis Creek. The parcel directly adjoining to the east has commercial cannabis cultivation and processing with shared access and developed commercial infrastructure.

13. Please indicate the surrounding land uses.

	NORTH	EAST	SOUTH	WEST
Vacant				
Residential/Agricultural	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Commercial/Industrial				
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 7.5 KW Solar Array, 18KW inverter, 20 KWH LiPo battery pack

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).

Take HWY 101 to Willits CA Using Southern Most exit (HWY 20). Drive North on HWY 20 take right onto Bechtel Road then right onto Easy Hill Road. Take east hill to east side road turn right then turn right onto private driveway 21100 Eastside Rd.

FOR PROCESSING

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

All waste streams from cannabis processing will be sorted and all "Green Waste" will be either composted on site or hauled to a local transfer station by a commercial waste handler. Remaining waste will be recycled or off hauled

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

No mechanized means of processing will be used. All processing will be by hand using garden/pruning shears.

All Drying/Curing will utilize simple wood and metal screens and racks under 6' tall and

or temporary dry lines made of high strength braided synthetic cord and or metal wire attached to those same racks

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:

Stephanie Lovell


Brian Shuster

Print Name of Applicant/Agent

Print Name of Owner

Date

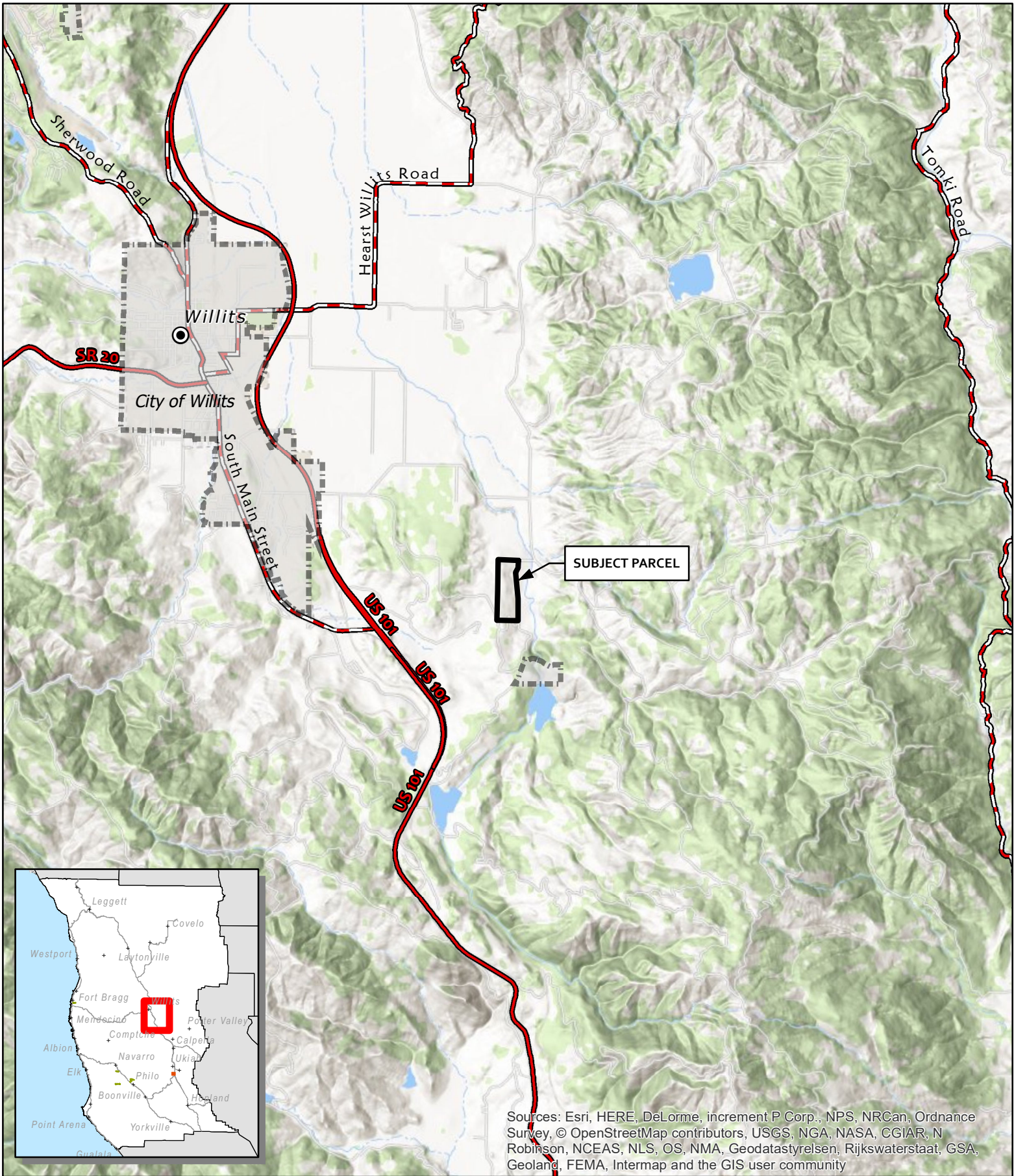
Date

 7-8-24

 7-8-24

Signature of Applicant/Agent

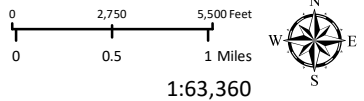
Signature of Owner



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CASE: AP 2024-0021
OWNER: SHUSTER, Brian
APN: 104-240-19
APLCT: Happy Green Gardens, LLC
AGENT: Stephanie Lovell
ADDRESS: 21100 East Side Rd., Willits

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



1:63,360







LOCATION

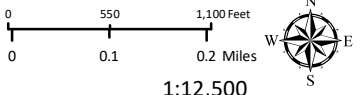
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-  City Limits
-  Private Roads
-  Highways (2017)
-  Driveways/Unnamed Roads
-  Public Roads
-  Railroads



1:12,500



AERIAL IMAGERY

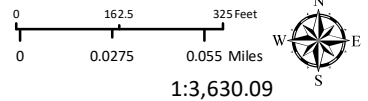
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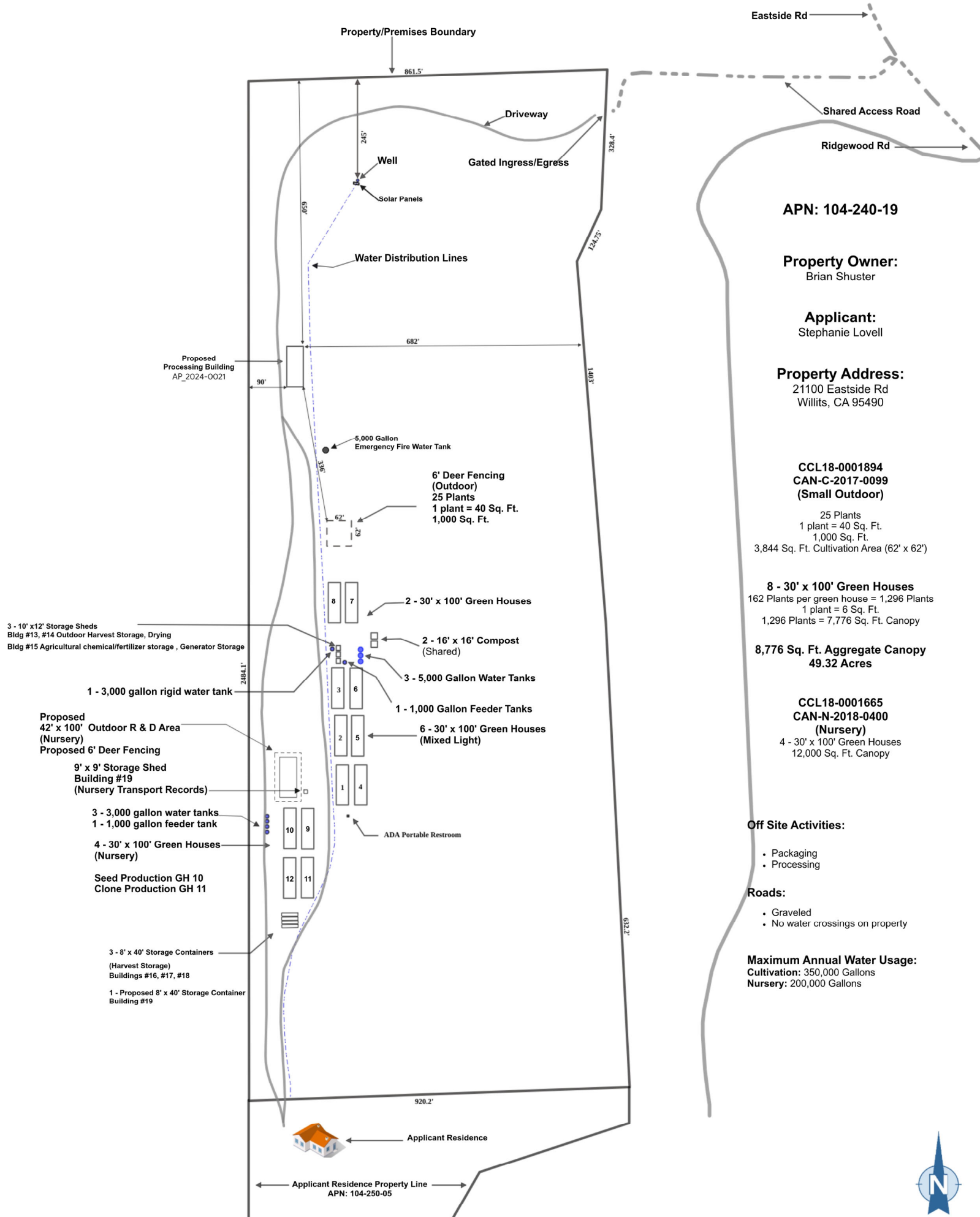
 Public Roads
 Driveways/Unnamed Roads



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AERIAL IMAGERY

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APN: 104-240-19

Property Owner:
Brian Shuster

Applicant:
Stephanie Lovell

Property Address:
21100 Eastside Rd
Willits, CA 95490

CCL18-0001894
CAN-C-2017-0099
(Small Outdoor)

25 Plants
1 plant = 40 Sq. Ft.
1,000 Sq. Ft.
3,844 Sq. Ft. Cultivation Area (62' x 62')

8 - 30' x 100' Green Houses
162 Plants per green house = 1,296 Plants
1 plant = 6 Sq. Ft.
1,296 Plants = 7,776 Sq. Ft. Canopy

8,776 Sq. Ft. Aggregate Canopy
49.32 Acres

CCL18-0001665
CAN-N-2018-0400
(Nursery)

4 - 30' x 100' Green Houses
12,000 Sq. Ft. Canopy

Off Site Activities:

- Packaging
- Processing

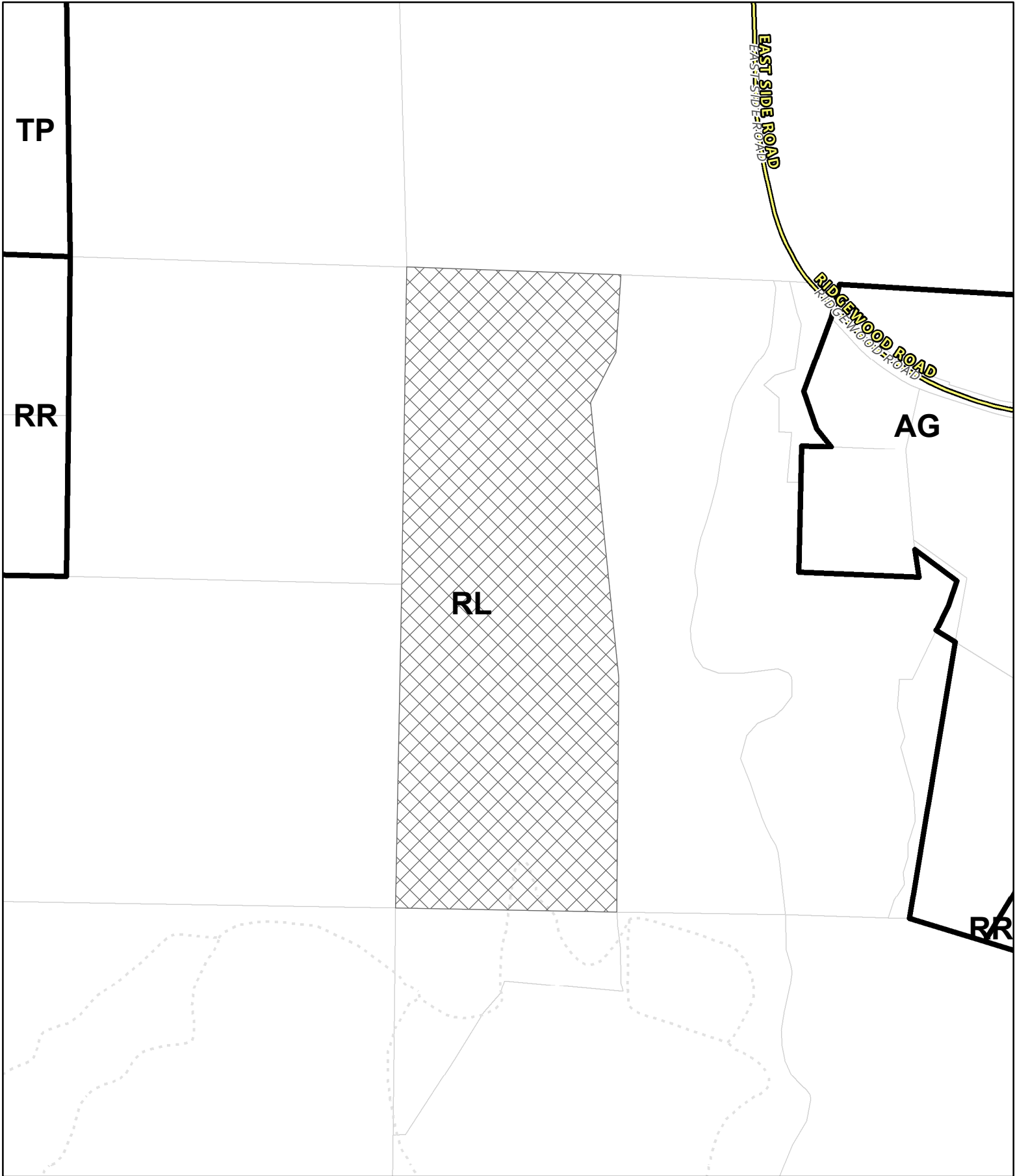
Roads:

- Graveled
- No water crossings on property

Maximum Annual Water Usage:

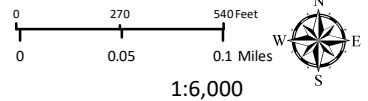
Cultivation: 350,000 Gallons
Nursery: 200,000 Gallons





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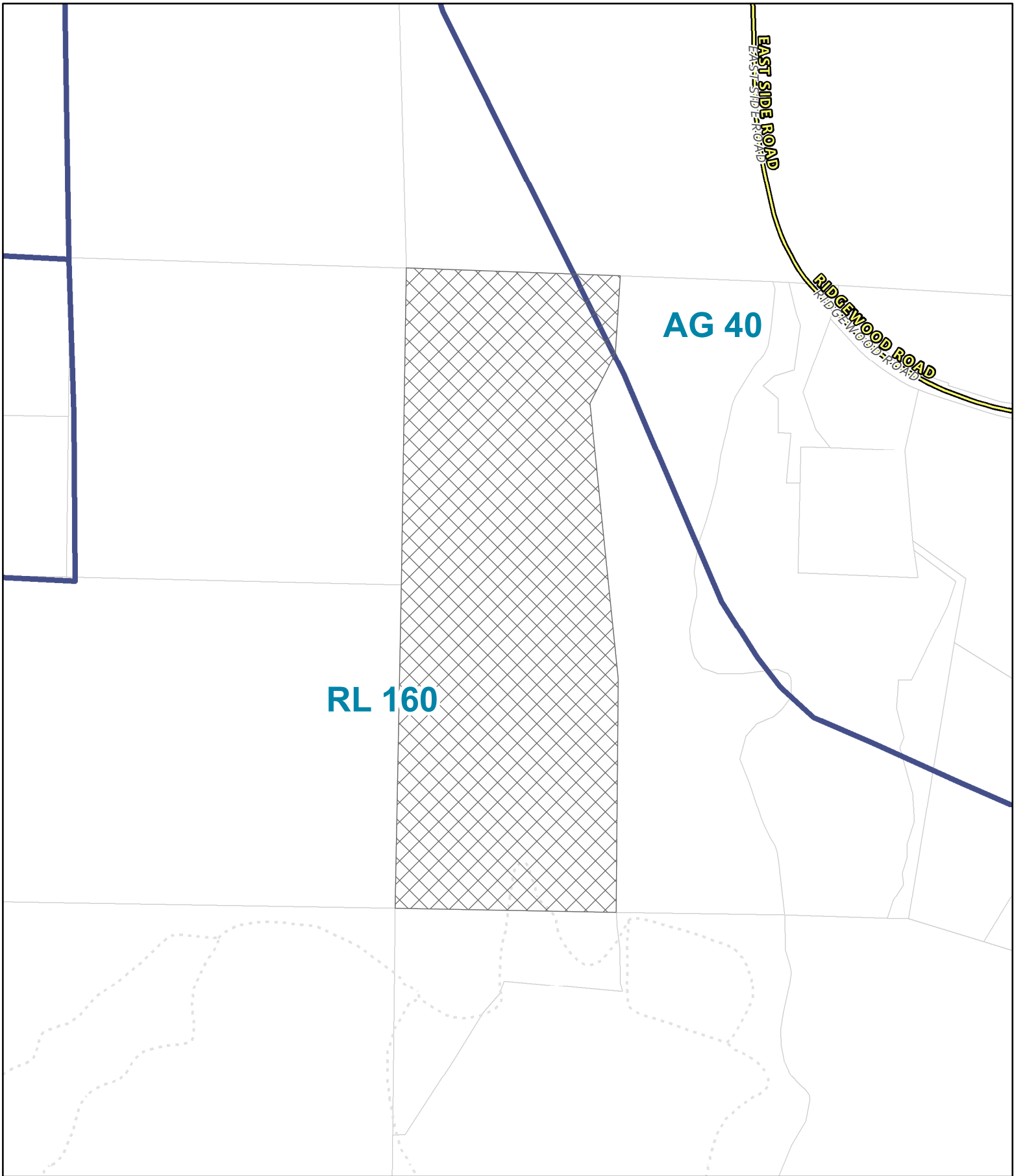
- Public Roads
- Public Roads
- Driveways/Unnamed Roads
- Assessors Parcels
- Zoning Districts



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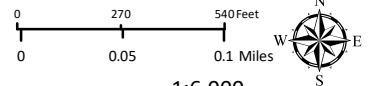
ZONING

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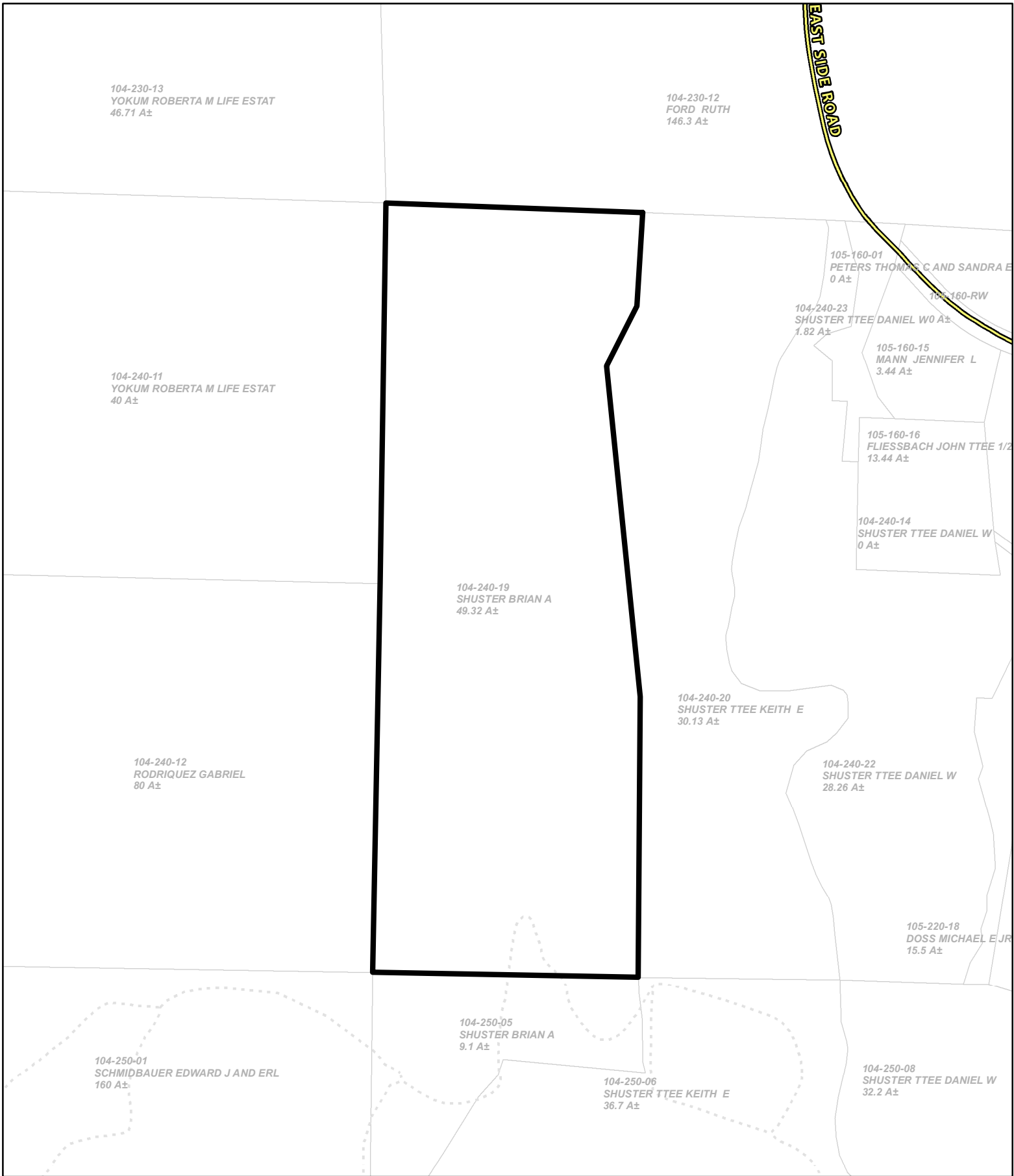
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- Public Roads
- Driveways/Unnamed Roads
- Public Roads
- Assessors Parcels






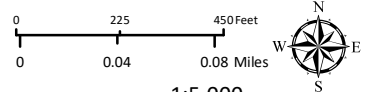
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GENERAL PLAN

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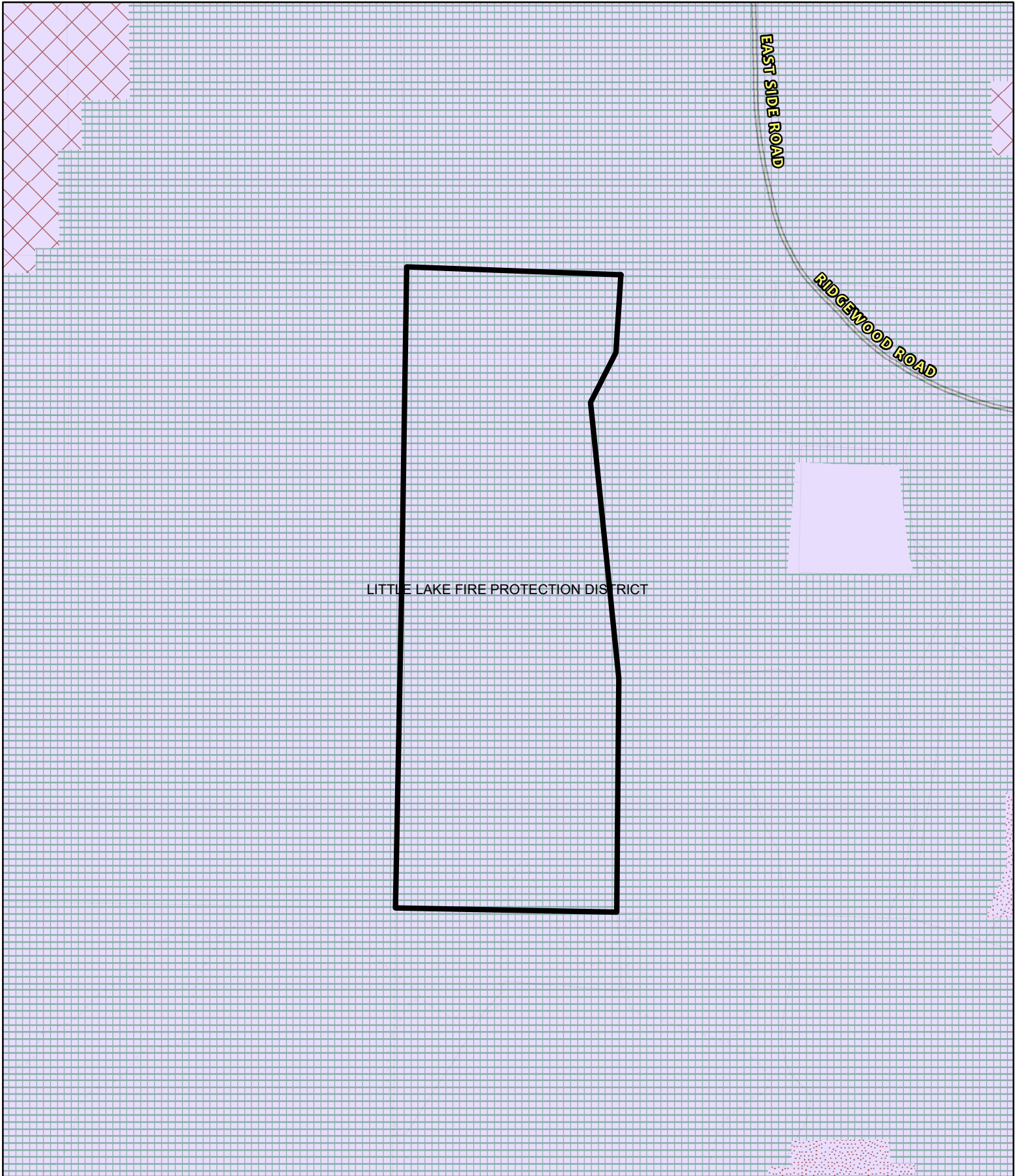


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-  Public Roads
-  Driveways/Unnamed Roads
-  Assessors Parcels



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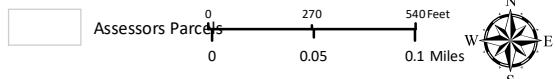
LITTLE LAKE FIRE PROTECTION DISTRICT

EAST SIDE ROAD

RIDGEWOOD ROAD

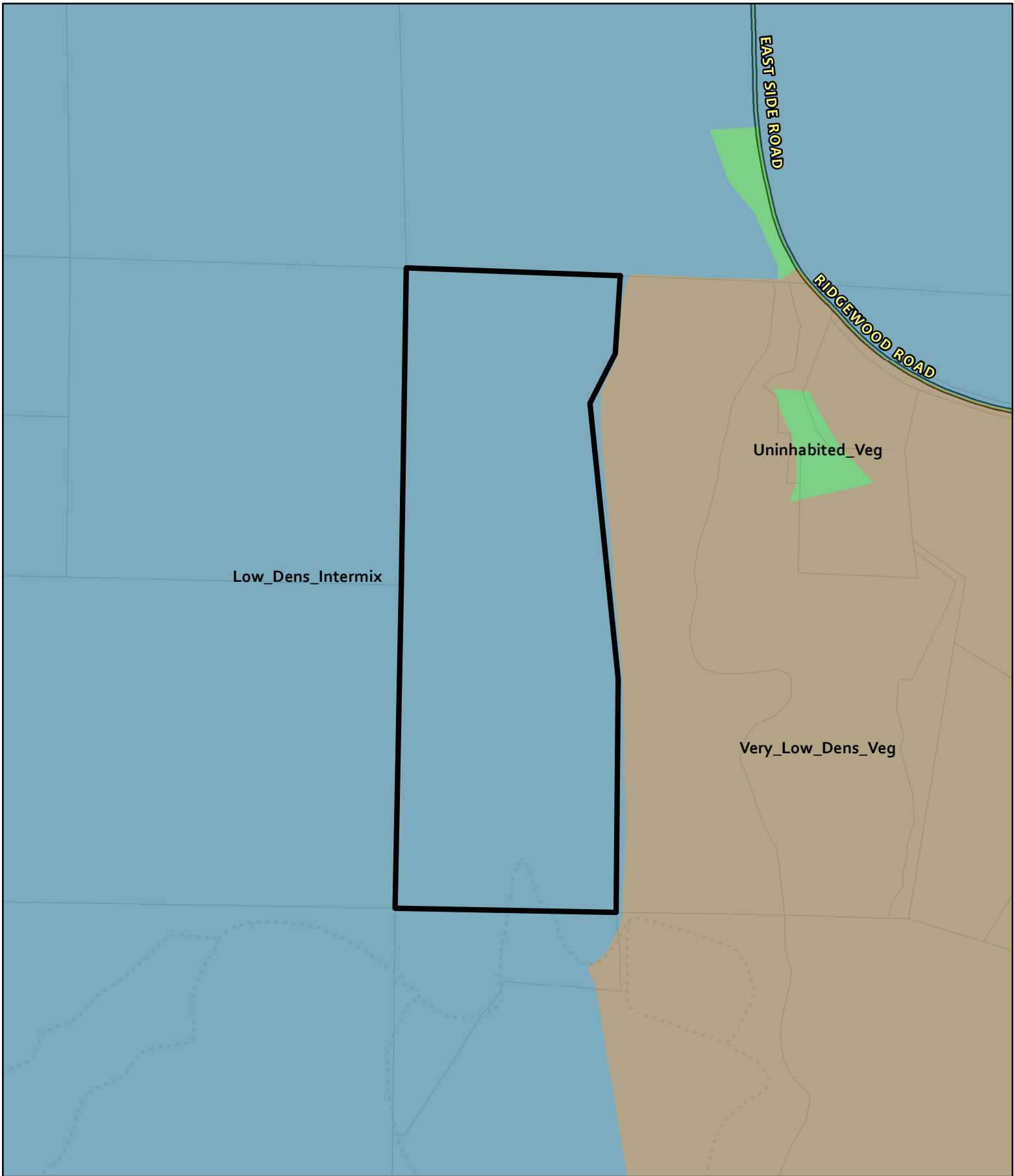
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-  Very High Fire Hazard
-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts
-  Public Roads
-  Driveways/Unnamed Roads






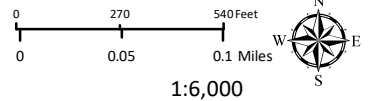
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

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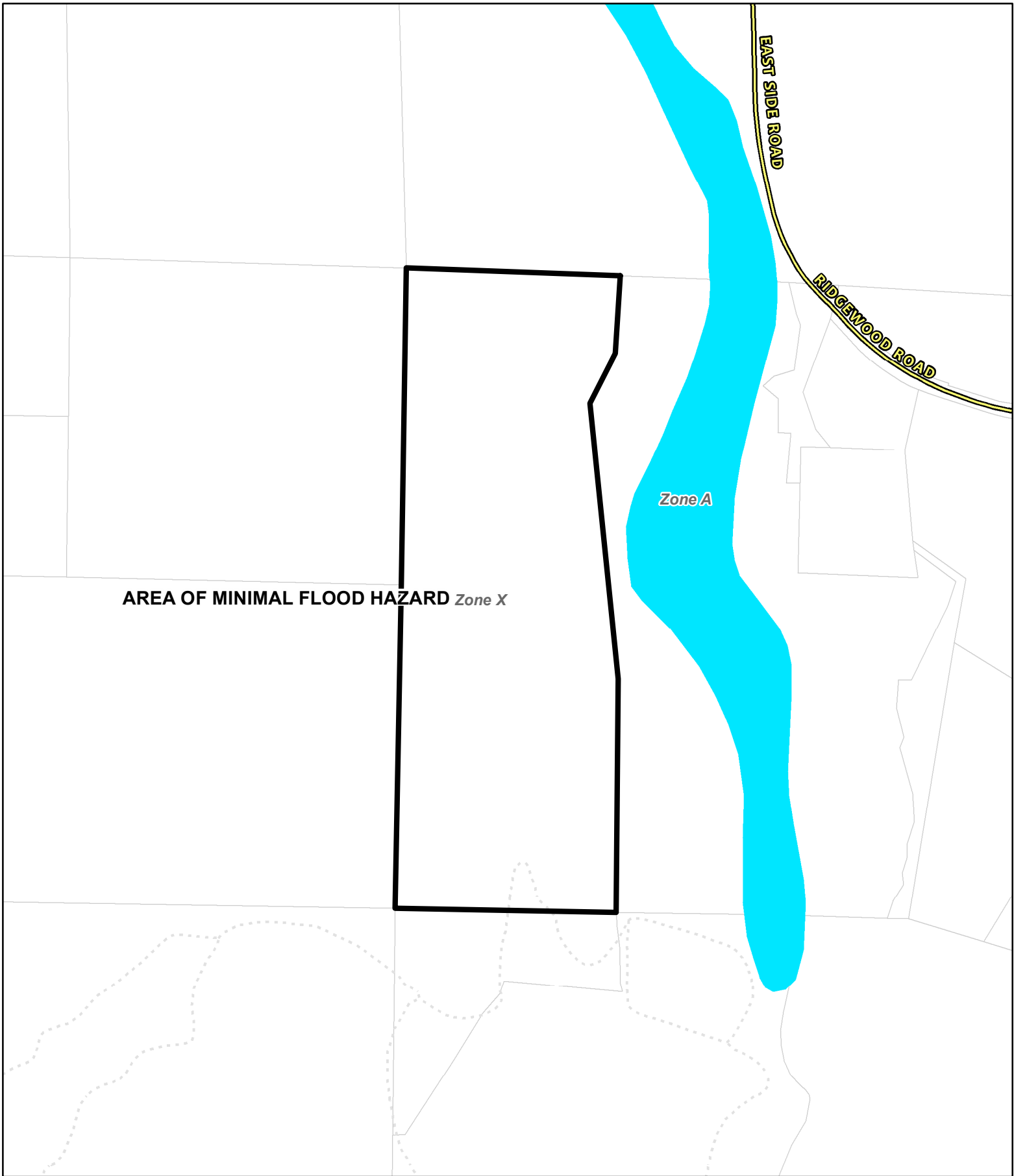
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-  Public Roads
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WILDLAND-URBAN INTERFACE

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AREA OF MINIMAL FLOOD HAZARD *Zone X*

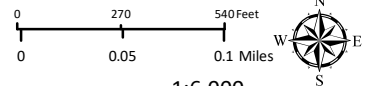
Zone A

EAST SIDE ROAD

RIDGEWOOD ROAD

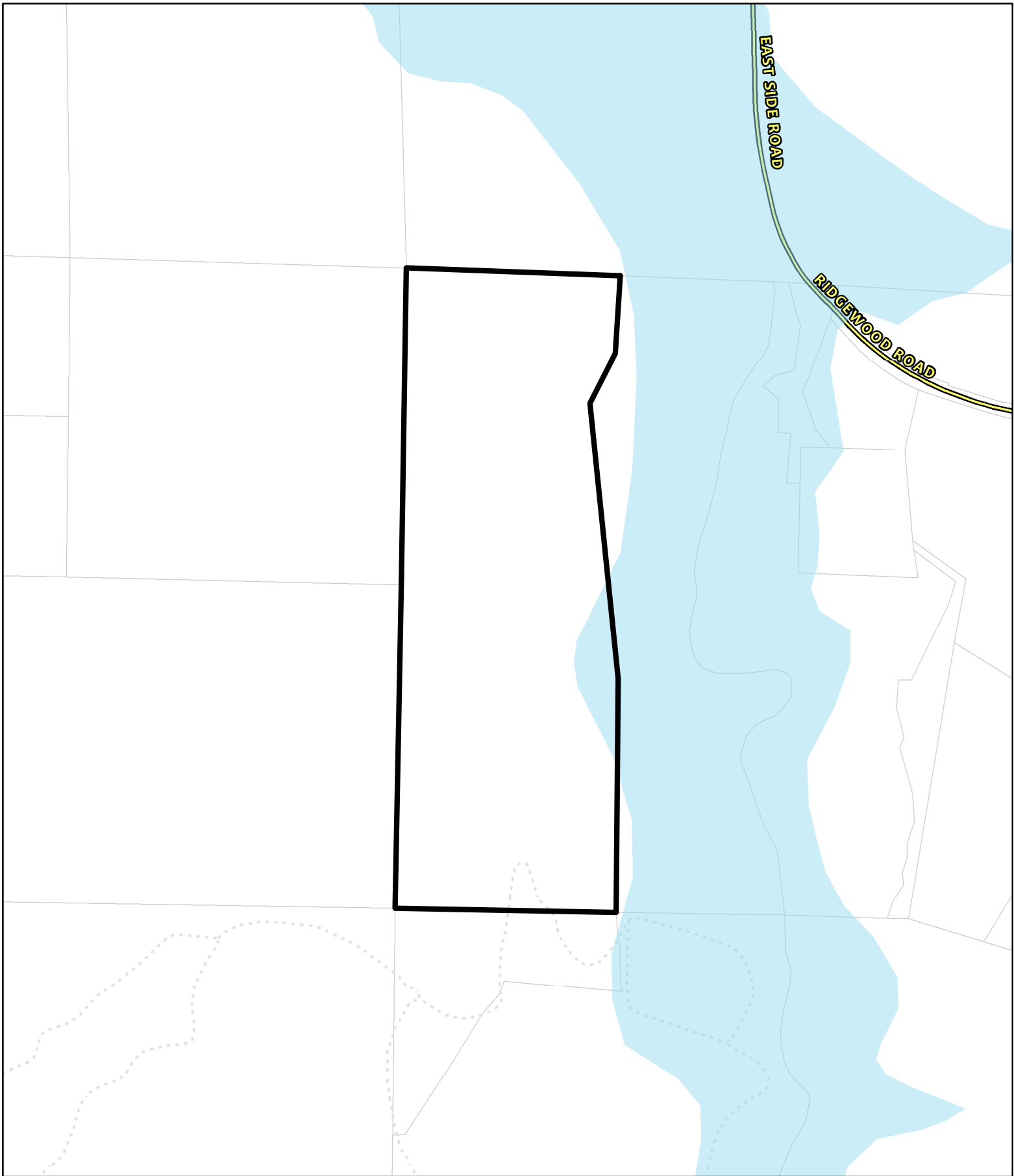
CASE: AP 2024-0021
OWNER: SHUSTER, Brian
APN: 104-240-19
APLCT: Happy Green Gardens, LLC
AGENT: Stephanie Lovell
ADDRESS: 21100 East Side Rd., Willits

- 1% Annual Chance Flood Hazard
- Assessors Parcels
- Public Roads
- Driveways/Unnamed Roads



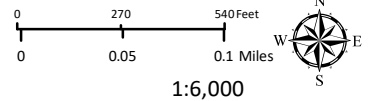
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FLOOD ZONE

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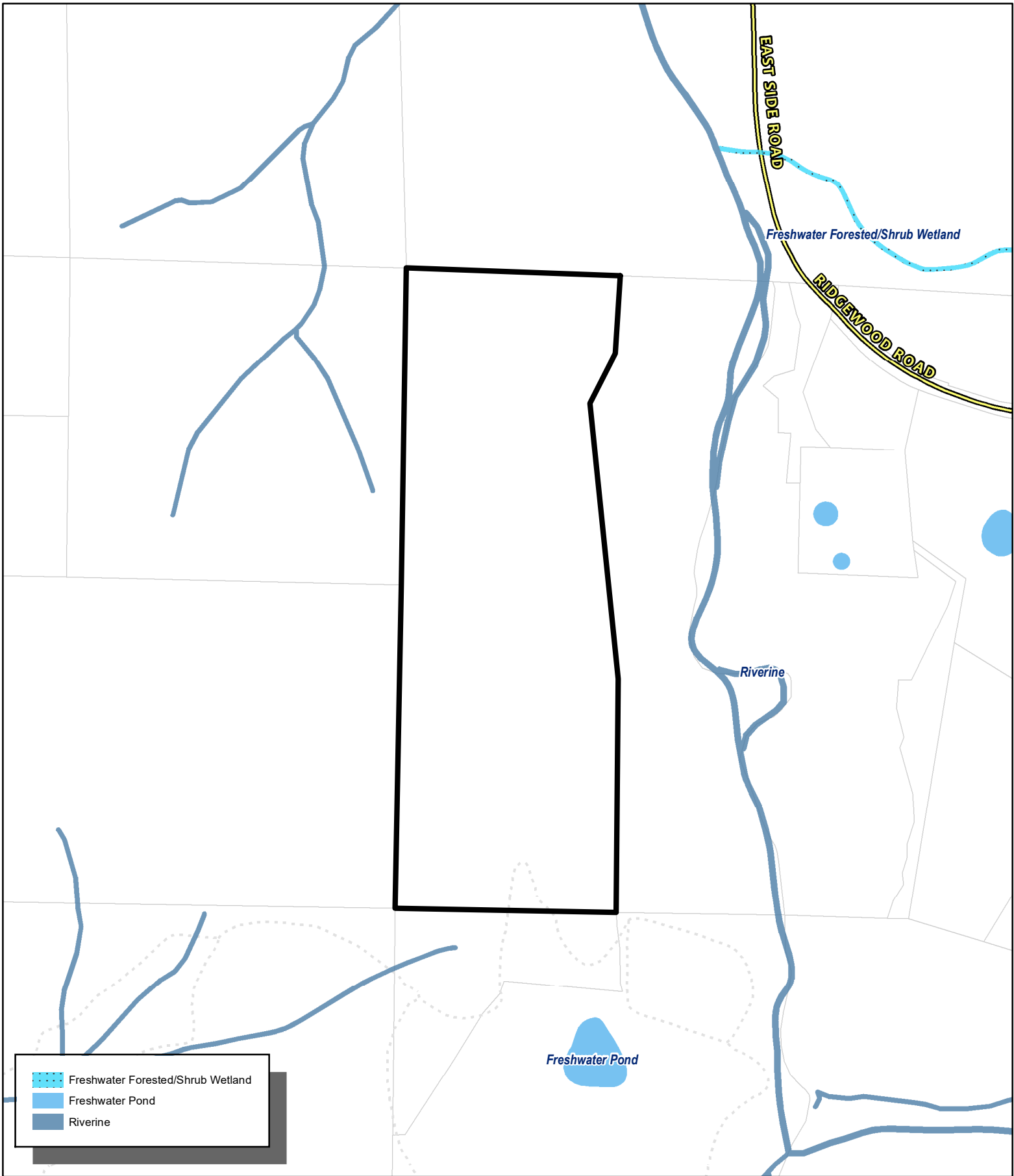
CASE: AP 2024-0021
OWNER: SHUSTER, Brian
APN: 104-240-19
APLCT: Happy Green Gardens, LLC
AGENT: Stephanie Lovell
ADDRESS: 21100 East Side Rd., Willits

- Morris Lake
- Assessors Parcels
- Public Roads
- Driveways/Unnamed Roads



DAM INUNDATION ZONES

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	Freshwater Forested/Shrub Wetland
	Freshwater Pond
	Riverine

	Public Roads
	Driveways/Unnamed Roads
	Assessors Parcels

0 270 540 Feet
 0 0.05 0.1 Miles

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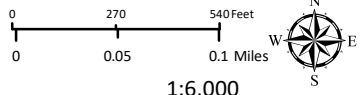
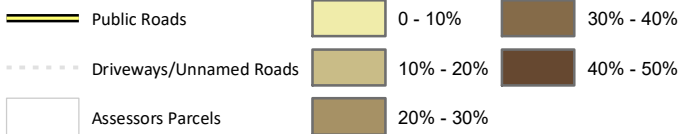
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WETLANDS

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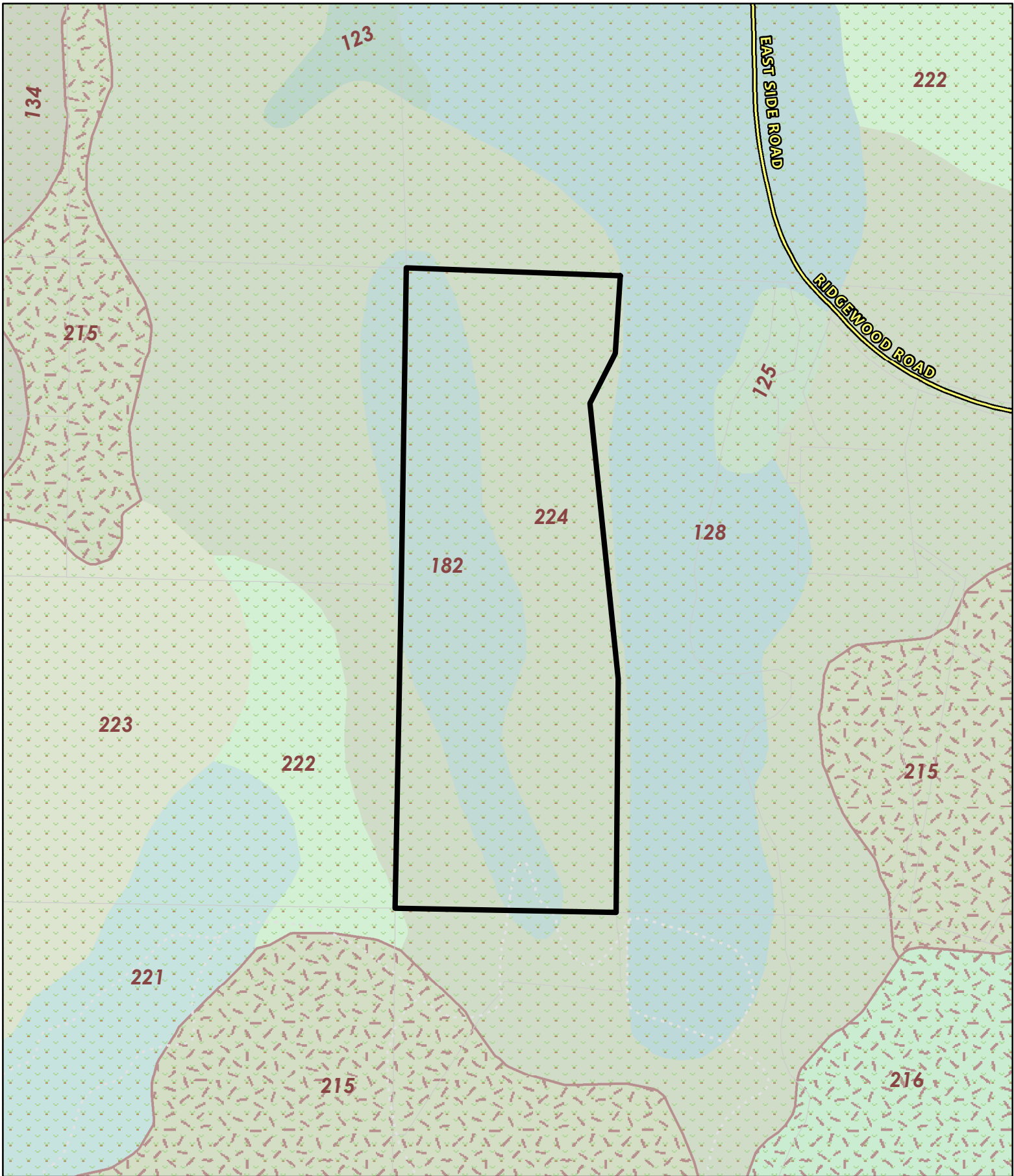
Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAn, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

CASE: AP 2024-0021
OWNER: SHUSTER, Brian
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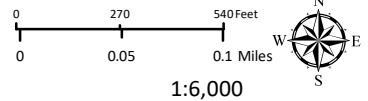
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ESTIMATED SLOPE

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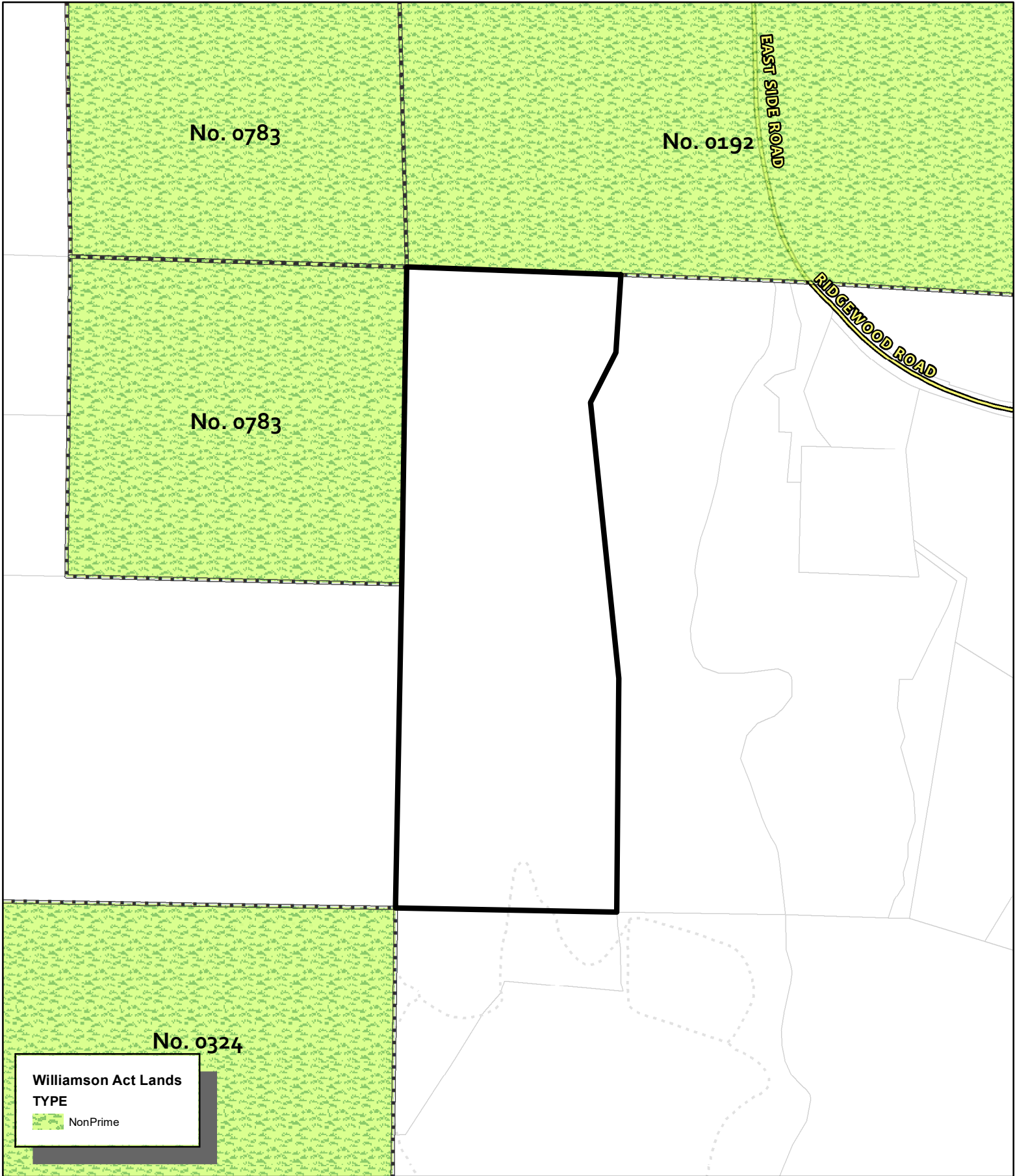
CASE: AP 2024-0021
OWNER: SHUSTER, Brian
APN: 104-240-19
APLCT: Happy Green Gardens, LLC
AGENT: Stephanie Lovell
ADDRESS: 21100 East Side Rd., Willits

-  Public Roads
-  Driveways/Unnamed Roads
-  Naturally Occurring Asbestos
-  Assessors Parcels



EASTERN SOIL CLASSIFICATIONS

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No. 0783

No. 0192




EAST SIDE ROAD

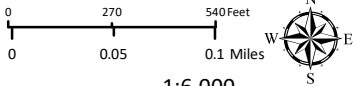
RIDGEWOOD ROAD

No. 0783

No. 0324

Williamson Act Lands
TYPE
 NonPrime

-  Public Roads
-  Driveways/Unnamed Roads
-  Assessors Parcels

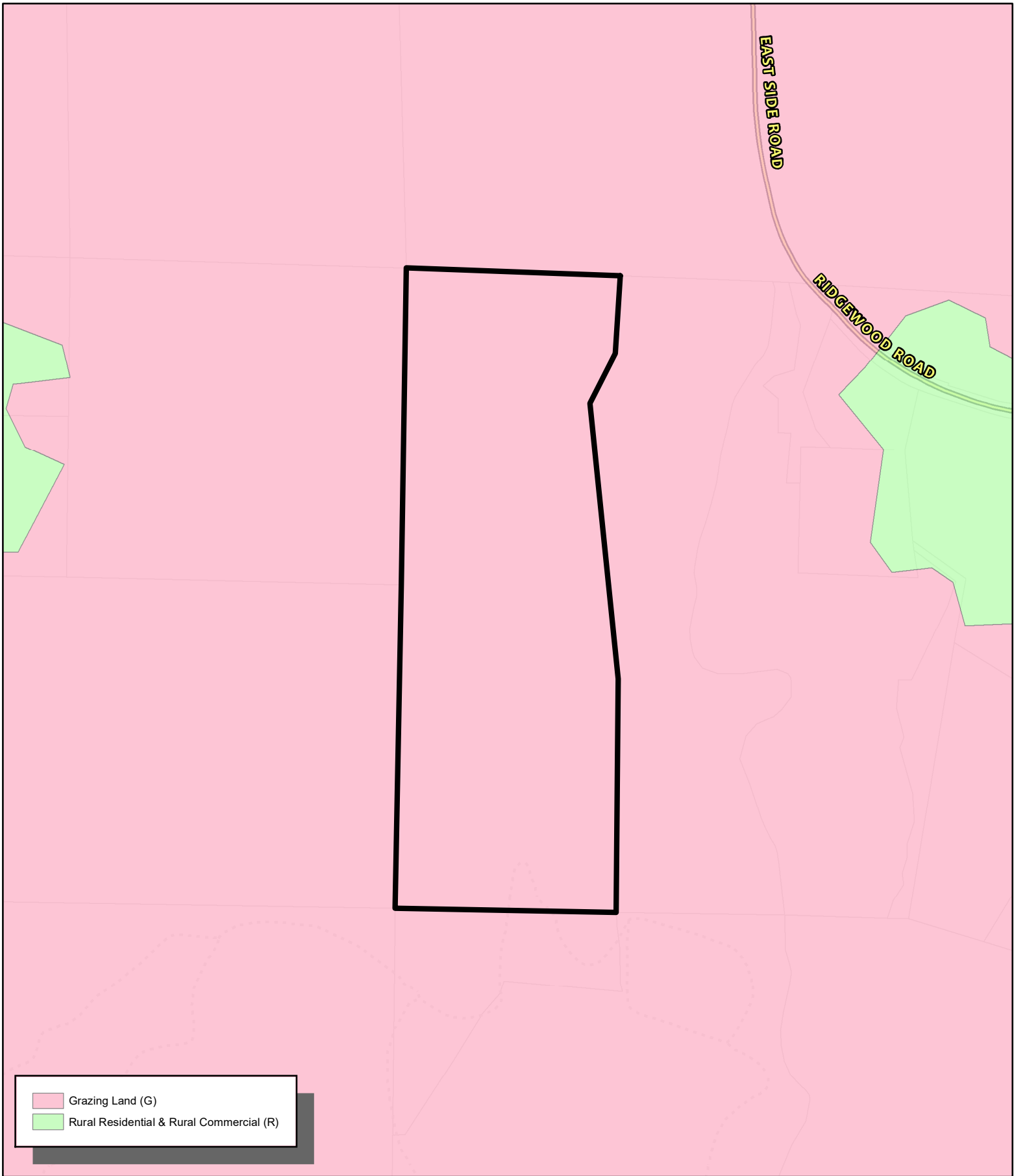




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WILLIAMSON ACT




CASE: AP 2024-0021
OWNER: SHUSTER, Brian
APN: 104-240-19
APLCT: Happy Green Gardens, LLC
AGENT: Stephanie Lovell
ADDRESS: 21100 East Side Rd., Willits


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

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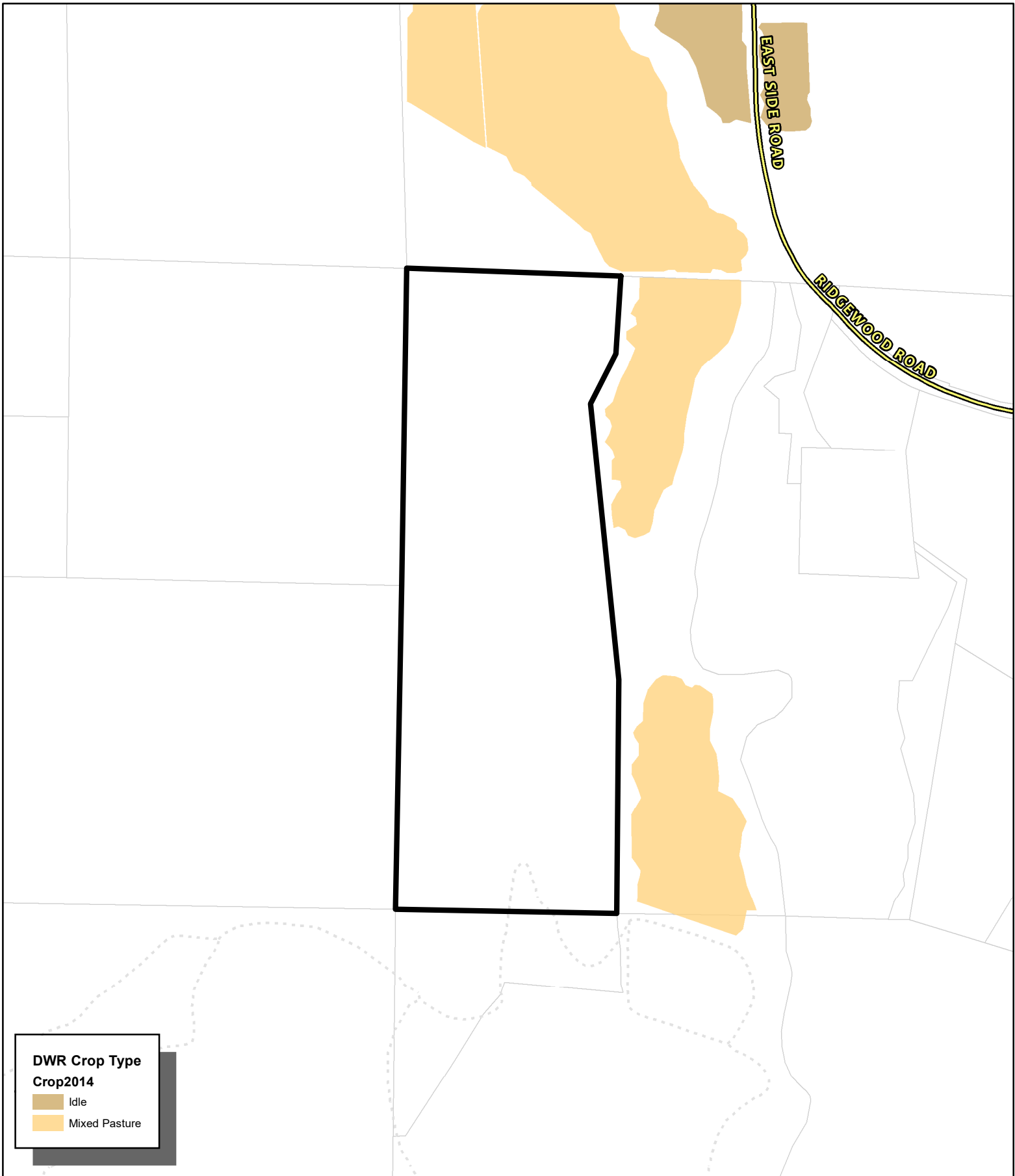
	Public Roads
	Driveways/Unnamed Roads
	Assessors Parcels

0	270	540 Feet	
0	0.05	0.1 Miles	

1:6,000

FARMLAND CLASSIFICATIONS

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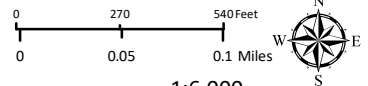


DWR Crop Type
Crop2014

- Idle
- Mixed Pasture

CASE: AP 2024-0021
OWNER: SHUSTER, Brian
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- Public Roads
- Driveways/Unnamed Roads
- Assessors Parcels



1:6,000

CROP TYPES




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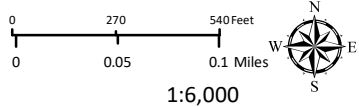
Willits Unified

EAST SIDE ROAD

RIDGEWOOD ROAD

CASE: AP 2024-0021
OWNER: SHUSTER, Brian
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APLCT: Happy Green Gardens, LLC
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ADDRESS: 21100 East Side Rd., Willits

-  Public Roads
-  Driveways/Unnamed Roads
-  Assessors Parcels



1:6,000
SCHOOL DISTRICT

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