CASE#: U_2019-0021  
DATE FILED: 9/12/2019  
OWNER: JASON HUGGINS  
APPLICANT: NICHOLAS SMILGYS  
REQUEST: Administrative Permit to allow a facility for the processing, (level 1) non-volatile manufacturing, and distribution of cannabis.  
LOCATION: 0.4± miles southwest of Laytonville center, on the west side of Willis Avenue (CR 321D), 700± feet north of its intersection with Harwood Road (CR 319), located at 44550 Willis Ave., Laytonville (APN: 014-140-05).  
ENVIRONMENTAL DETERMINATION: Categorically Exempt  
SUPERVISORIAL DISTRICT: 3  
STAFF PLANNER: SAM VANDEWATER  
RESPONSE DUE DATE: October 30, 2019

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 ___________________________
CASE: U_2019-0021

OWNER: NICHOLAS SMILGYS

APPLICANT: NICHOLAS SMILGYS

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APN/S: 014-140-05

PARCEL SIZE: 25± Acres

GENERAL PLAN: Rural Community (RC)

ZONING: Rural Community (RC:6K)

EXISTING USES: Residential

DISTRICT: 3

RELATED CASES: R 16-97 rezoned the parcel from single-family residential (R1) to Rural Community (RC). U 23-97 allowed for the establishment of a veterinary practice. UR 23-97/07 renewed the existing veterinary service. B_2017-0023 amended the parcel boundaries with land to the west.

ADJACENT GENERAL PLAN | ADJACENT ZONING | ADJACENT LOT SIZES | ADJACENT USES
---|---|---|---
NORTH: Rural Community (RC) | Single-Family Residential (R1) | 3.5± | Residential
EAST: Rural Community (RC) | Single-Family Residential (R1) | 0.5±, 1±, 1± | Residential
SOUTH: Rural Community (RC) | Single-Family Residential (R1) | 4± | Residential
WEST: Rural Residential (RR) | Rural Residential (RR:1) | 21± | Vacant

REFERRAL AGENCIES

LOCAL
- Air Quality Management District
- Assessor’s Office
- Building Division
- Department of Transportation (DOT)
- Environmental Health (EH)
- Long Valley Fire District
- Laytonville MAC
- Laytonville Water District
- Mendocino County Cannabis Program
- Mendocino County Sheriff’s Office
- CALFIRE (Land Use)
- California Highway Patrol

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

ADDITIONAL INFORMATION: No structural development is proposed in relation to this project.

STAFF PLANNER: SAM VANDY VANDEWATER

DATE: 9/18/19
<table>
<thead>
<tr>
<th></th>
<th>ENVIRONMENTAL DATA</th>
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<tbody>
<tr>
<td>1.</td>
<td>MAC: GIS Laytonville MAC</td>
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<tr>
<td>2.</td>
<td>FIRE HAZARD SEVERITY ZONE: CALFIRE FRAP maps/GIS</td>
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<td>3.</td>
<td>FIRE RESPONSIBILITY AREA: CALFIRE FRAP maps/GIS CalFire</td>
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<td>4.</td>
<td>FARMLAND CLASSIFICATION: GIS</td>
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<td>5.</td>
<td>FLOOD ZONE CLASSIFICATION: Flood Zone Assessment Work Map (FIRM) NO</td>
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<td>6.</td>
<td>COASTAL GROUNDWATER RESOURCE AREA: Coastal Groundwater Study/GIS N/A</td>
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<td>7.</td>
<td>SOIL CLASSIFICATION: Mendocino County Soils Study Eastern/Western Part Eastern Soils</td>
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<td>8.</td>
<td>PYGMY VEGETATION OR PYGMY CAPABLE SOIL: LCP maps, Pygmy Soils Maps; GIS NO</td>
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<td>9.</td>
<td>WILLIAMSON ACT CONTRACT: GIS/Mendocino County Assessor’s Office NO</td>
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<td>10.</td>
<td>TIMBER PRODUCTION ZONE: GIS NO</td>
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<td>11.</td>
<td>WETLANDS CLASSIFICATION: GIS NO</td>
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<td>12.</td>
<td>EARTHQUAKE FAULT ZONE: Earthquake Fault Zone Maps; GIS NO</td>
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<td>13.</td>
<td>AIRPORT LAND USE PLANNING AREA: Airport Land Use Plan; GIS NO</td>
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<td>14.</td>
<td>SUPERFUND/BROWNFIELD/HAZMAT SITE: GIS; General Plan 3-11 NO</td>
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<td>15.</td>
<td>NATURAL DIVERSITY DATABASE: CA Dept. of Fish &amp; Wildlife Rarefind Database/GIS NO</td>
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<td>16.</td>
<td>STATE FOREST/PARK/RECREATION AREA ADJACENT: GIS; General Plan 3-10 NO</td>
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<td>17.</td>
<td>LANDSLIDE HAZARD: Hazards and Landslide Map; GIS; Policy RM-61; General Plan 4-44 NO</td>
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<td>18.</td>
<td>WATER EFFICIENT LANDSCAPE REQUIRED: Policy RM-7; General Plan 4-34 NO</td>
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<td>19.</td>
<td>WILD AND SCENIC RIVER: <a href="http://www.rivers.gov">www.rivers.gov</a> (Eel Only); GIS NO</td>
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<td>20.</td>
<td>SPECIFIC PLAN/SPECIAL PLAN AREA: Various Adopted Specific Plan Areas; GIS NO</td>
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<td>21.</td>
<td>STATE CLEARINGHOUSE REQUIRED: Policy NO</td>
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<tr>
<td>22.</td>
<td>OAK WOODLAND AREA: USDA YES</td>
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<tr>
<td>23.</td>
<td>HARBOR DISTRICT: Sec. 20.512 N/A</td>
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</table>
Application for Facilities – Use Permit / Administrative Permit

APPLICANT(S)
Name: Nicholas Smith
Phone: 707.606.9769
Mailing Address: PO Box 2233
City: Willis
State/Zip: CA 95490
Email: nico53040@comcast.com

PROPERTY OWNER
Name: Nicholas Smith
Phone: 707.606.9769
Mailing Address: PO Box 2233
City: Willis
State/Zip: CA 95490
Email: nico53040@comcast.com

AGENT
Name: 
Phone: 
Mailing Address: 
City: 
State/Zip: 
Email: 
Address of Property: 44550 Willis Ln, Laytonville, CA 95454
Assessor Parcel Number(s): 

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

<table>
<thead>
<tr>
<th>Type of Facility</th>
<th>Processing</th>
<th>Manufacturing (non-volatile)</th>
<th>Manufacturing (volatile)</th>
<th>Testing</th>
<th>Retail / Dispensary</th>
<th>Distribution</th>
<th>Microbusiness</th>
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<tr>
<td>RC (Rural Community)</td>
<td>X - AP</td>
<td>X - AP</td>
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<td>X - UP</td>
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<td>AG (Agriculture)</td>
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<td>UR (Upland Residential)</td>
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<td>FL (Forest Land)</td>
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<td>C1 (Limited Commercial)</td>
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<td>C2 (General Commercial)</td>
<td>- AP</td>
<td>- UP</td>
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<td>ZC</td>
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<tr>
<td>I1 (Limited Industrial)</td>
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<td>I2 (General Industrial)</td>
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<tr>
<td>PI (Pinolevel Industrial)</td>
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<td>- UP</td>
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<tr>
<td>OTHER (check if applicable)</td>
<td>Existing Packaging and Processing Facility (Mendocino County Code Section 20.243.070 Exception)</td>
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<td></td>
<td>Setback Reduction (Mendocino County Code Section 20.243.050(B)(1))</td>
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<td>Cottage Industry Use Permit (microbusiness)</td>
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<td>Cottage Industry Use Permit (non-volatile manufacturing)</td>
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*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: 9/1/19
Signature of Owner: 9/1/19

Created 10/17/17  Shared/1 Current Planning/Cannabis Property Profile/3 Forms & Templates/ ApplicationforCannabisFacilities
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.
   
   We will be developing a processing and distribution hub in Louisville to provide needed services to the local community.

3. Please describe the project site. Include improvements such as structures, wells, septic systems, grading, vegetation removal, roads, etc.
   
   The project contains two fully constructed buildings. They are served by existing septic and wells. There is no need to change the site significantly.

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:

   A. Remove oak species or commercial tree species?  □ YES  □ NO
   B. Make substantial changes in terrain?  □ YES  □ NO

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

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? 1  How many accessible parking spaces? 2

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. Building #1
      Existing Use: Yoga Studio
      Proposed Use: Training
      Size: 874 ft²
   2. Building #2
      Existing Use: Storage
      Proposed Use: Delivery
      Size: 630 ft²
   3. Out Building #1
      Existing Use: Storage
      Proposed Use: Storage
      Size: 140 ft²
   4. Out Building #2
      Existing Use: Storage
      Proposed Use: Storage
      Size: 120 ft²
   5. Existing Use: Proposed Use: Size: ft²

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.

   We have 25 acres of forest land and 4 acres of pasture to the front.

13. Please indicate the surrounding land uses.

   Vacant ☑
   Residential/Agricultural ☐
   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

   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 101 N to Manchester turn left. Turn right at the intersection and turn right. Proceed about 1/4 mile until you see a driveway marked MUGDO. Turn left and the building is less than a mile down the driveway.
*FOR PROCESSING*

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

All plant material will be sold. All plastics will be recycled when possible and delivered to the dump when not possible.

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

We will be using Reservoir brand trim machines and hand trimming. We will also use freeze drying equipment.

*FOR MANUFACTURING*

M01. What solvents will be used?

We will not be using solvents just water.

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.

We will be extracting using ice and cold water. This is an ancient, hand-cold form of extraction.

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

Cold water hash.

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

Natural materials will be composted, plastic recycled and no chemicals are used.

*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:

Nicholas Smidt 9/9/17
Print Name of Applicant/Agent Date

Signature of Applicant/Agent

Nicholas Smidt 9/9/17
Print Name of Owner Date

Signature of Owner
CASE: U 2019-0021
OWNER: HUGGINS, Jason
APN: 014-140-05
AGENT: Nicholas Smilgys
ADDRESS: 44550 Willis Avenue, Laytonville

Parcel owned by tenant
20.5 acres

Nicholas Smilgys - Owner/Applicant
44550 Willis Ave, Laytonville, CA 95454
APN: 014-140-05-00

MENDOCINO COUNTY PLANNING DEPARTMENT - 9/27/2019
CASE: U 2019-0021
OWNER: HUGGINS, Jason
APN: 014-140-05
APLCT: Nicholas Smilgys
AGENT:
ADDRESS: 44550 Willis Avenue, Laytonville

014-140-05
JASON HUGGINS
44550 Willis Avenue
R1 6K 0 A±

014-140-06
SAMUEL POOLEY
44600 Willis Avenue
R1 6K 3.49 A±

014-140-07
ISAIAH NEFF
44500 Willis Avenue
R1 6K 0 A±

014-140-21
ROBERT LAUGHREY
44601 Willis Avenue
R1 6K 0 A±

014-140-22
ERIK LARSON
44570 Toles Avenue
R1 6K 0 A±

014-140-23
DARIAN ELIZONDO
44510 Toles Avenue
R1 6K 0 A±

014-140-24
RODEN LEWIS
44510 Toles Avenue
R1 6K 0 A±

014-140-25
BRIAN BOWLES
44701 Willis Avenue
R1 6K 0 A±

014-140-26
SCOTT RORIPAUGH
44751 Willis Avenue
R1 6K 0 A±

014-140-27
CAROL SMARON
44551 Willis Avenue
R1 6K 0 A±

014-140-28
JASON HUGGINS
44550 Willis Avenue
R1 6K 0 A±

014-140-29
CHARLES WHITCOMB
44500 Willis Avenue
R1 6K 0 A±

014-140-30
JAYM A SHIELDS
44700 Toles Avenue
R1 6K 0 A±

014-140-32
JOSEPH COUGHLIN
44651 Willis Avenue
R1 6K 0 A±

014-140-33
ROBERT LAUGHREY
44601 Willis Avenue
R1 6K 0 A±

014-140-34
JOSEPH COUGHLIN
44651 Willis Avenue
R1 6K 0 A±

014-140-35
ROBERT LAUGHREY
44601 Willis Avenue
R1 6K 0 A±

014-140-36
CAROL SMARON
44551 Willis Avenue
R1 6K 0 A±

014-140-37
CAHTO INVESTMENT CO
RR 1 31.8 A±

014-140-38
CAROL SMARON
44551 Willis Avenue
R1 6K 0 A±

014-140-39
JOSEPH COUGHLIN
44651 Willis Avenue
R1 6K 0 A±

014-140-40
JOSEPH COUGHLIN
44651 Willis Avenue
R1 6K 0 A±