



Section 15183 Exemption Evaluation Form

Projects Consistent with a Community Plan or Zoning

Local Jurisdiction: Trinity County

Application #: LCA23-0000636

Applicant Entity/Business Name: Growing Natural, LLC

License Type(s): Small Mixed-Light Tier 1

Reviewer: Bridget Rittmann

Date: 03/04/2024

Brief Activity (Project) Description: The proposed cultivation project described herein (Project) includes the cultivation of up to 10,000 square feet (SF) of mixed-light mature canopy located in Trinity County on Assessor’s Parcel Number (APN): 015-420-015-000. The applicant is seeking a Small Mixed-Light Cannabis Cultivation License from the County (CCL-735) and will be applying for an Adult-Use Small Mixed-Light Tier 1 Cannabis Cultivation License from the Department of Cannabis Control. Existing infrastructure includes a previously disturbed, legacy outdoor cultivation area, a permitted groundwater well and eleven (11) 2,500-gallon water storage tanks. Proposed Cultivation activities will include approx. 10,000sqft of mature canopy in four (4) 30’x100’ proposed greenhouses. The project includes a phased approach to building the cultivation area that involves erecting hoop houses to be used initially, while awaiting the construction of the proposed greenhouses. Interim site development will include three (3) 30’x100’ hoop houses (9,000 sf) of mature canopy area, and one 30’x85’ hoop house (2,550 sf) for immature plants. The project proposes the construction of two (2) 25’x70’ (3,500 sf total) greenhouses to be used as immature plant areas, a 30’x50’ (1,500 sf) processing building that would include an immature plant area, a 5’x7’ compost area, as well as a 10’x12’ shed for storage and another 10’x12’ shed for commercial storage. Power is provided by TPUD and there is a permitted septic system on the neighboring parcel, APN 015-420-016-000 (CCL-284) with same property owner, to serve this project’s wastewater requirements. (Project Description section of Notice of Determination, Page 1)

1. Does the jurisdiction have a commercial cannabis business ordinance that is part of the jurisdiction’s zoning code? (If “no,” skip to Section 15183 Eligibility Conclusion.) Yes No

2. Does the cannabis zoning ordinance specify a development density for cannabis business activities? (If “no,” skip to Section 15183 Eligibility Conclusion.) Yes No

- 3. Does the jurisdiction have a certified EIR that analyzes the zoning ordinance?**
(If “no,” skip to Section 15183 Eligibility Conclusion.) Yes No
- 4. Did the jurisdiction make a finding at a public hearing that the mitigation measures identified in the EIR will be undertaken?** (If “no,” skip to Section 15183 Eligibility Conclusion.) Yes No
- 5. In which zone is the activity located)?**
Agricultural 20, A20
- 6. Does the zoning ordinance allow this(these) type(s) of cannabis business activity(ies) within this zone?** (If “no,” skip to Section 15183 Eligibility Conclusion.) Yes No
- 7. What is the development density for this zone?**
- Minimum parcel size for subdivision purposes, corner and interior lots: 0.5 acre (17.13.050)
 - Minimum lot width, corner and interior lots: 100 feet (17.13.060)
 - Maximum allowable lot coverage by all structures: no requirement (17.13.070)
 - Minimum front yard requirements: 20 feet (17.13.090)
 - Minimum side yard requirements, exterior and interior: 20 feet (17.13.100)
 - Minimum rear yard required, corner and interior lot: 20 feet (17.13.110)
 - General requirements (17.13.120):
 - o Larger lot sizes may be required
 - o Special yard requirements, accessory buildings other than garages shall be located a minimum of 20 feet from any dwelling unit on the property
 - No cultivation allowed on a legal parcel without a legal dwelling, or without an active building permit. (17.43.050.A(3)) Each premise upon which cultivation will occur must have a legal dwelling unless there is a contiguous legal parcel with a legal dwelling under identical ownership (17.43.030.F)
 - All Specialty Cottage, Specialty, and Small: cultivation shall not be allowed within 350 feet of a residential structure on any adjoining parcels. For Medium licenses, cultivation shall not be allowed within 500 feet of an adjacent property line. The Trinity County Planning Commission will consider applications for variances. After obtaining an initial variance, the planning director can issue a director's use permit (DUP) for subsequent years after an inspection (17.43.050.A(8))
- 8. Does the Proposed Activity comply with the density-related standards contained in the zoning ordinance?** (If “no,” skip to Section 15183 Eligibility Conclusion.) Yes No

9. Would the Activity result in any project-specific effects which are peculiar to the project or its site? (If “yes” or “no,” continue to Question 10.) Yes No

10. Would the Activity result in any project-specific impacts which the EIR failed to analyze as significant effects? (If “no,” continue to Question 11. If “yes,” skip to Section 15183 Eligibility Conclusion.) Yes No

11. Are there any potentially significant off-site and/or cumulative impacts which the EIR failed to evaluate? (If “no,” continue to Question 12. If “yes,” skip to Section 15183 Eligibility Conclusion.) Yes No

12. Is there any substantial new information resulting in more severe impacts than anticipated by the EIR? (If “yes” or “no,” continue to Section 15183 Eligibility Conclusion.) Yes No

Section 15183 Eligibility Conclusion:

Based on information contained in the administrative record, including the answers provided to Questions 1-12 above, DCC finds that the activity (Application LCA23-0000636) is eligible for a section 15183 statutory exemption. DCC finds that the activity fits within the parameters included in CEQA Guidelines Section 15183 and the activity does not require additional CEQA analysis. DCC should file an NOE with the State Clearinghouse.