

POSTED IN THE OFFICE OF  
THE TRINITY COUNTY CLERK

FROM: 7.1.24 TO: 8.1.24

Notice of Determination

Appendix D

To:  Office of Planning and Research

From: Public Agency: Trinity County Community Development Department

U.S. Mail: Street Address:  
P.O. Box 3044 1400 Tenth St., Rm 113  
Sacramento, CA 95812-3044 Sacramento, CA 95814

Address: 530 Main Street P.O. Box 2819  
Weaverville, CA 96093

Contact: Drew Plebani

Phone: 530-623-1351

County Clerk

Lead Agency (if different from above):

County of: Trinity  
Address: 11 Court Street, P.O.Box 1215,  
Weaverville, CA 96093

Address: \_\_\_\_\_

Contact: \_\_\_\_\_

Phone: \_\_\_\_\_

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): 2018122049

Project Title: MAGNOLIA MOUNTAIN FARMS LLC (CCL-664)

Project Applicant: Jacquelin Bell

Project Location (include county): 240 & 246 English Lane, Hayfork (Trinity), CA 96041

Project Description: The proposed cultivation project described herein (Project) includes the cultivation of up to 10,000 square feet (SF) of outdoor mature canopy located in Trinity County on Assessor's Parcel Number (APNs): 015-270-033-000, 015-270-034-000. The applicant is seeking a Small Outdoor Cannabis Cultivation License from the County (CCL-664) and is also currently seeking an Adult-Use Small Mixed-Light Tier 1 Cannabis Cultivation License from the Department of Cannabis Control (DCC; LCA20-0002982), as well as a Type 13, self-distributor, self-transport license. Cultivation activities will include approx. 9,728sqft of mature canopy in (100) 300-gallon pots, approx. 56.72sqft each (5,672sqft), a 78'x30' hoop house (2,340sqft canopy), a 6'x65' raised bed (390sqft), and a 78'x17' hoop house (1,326sqft). Existing support infrastructure includes a 29'x31' (899sqft) immature canopy area; a 90'x40' rainwater catchment for irrigation use, a 1,000-gallon and four (4) 2,500-gallon water storage tanks; a 16'x8'(128sqft) compost area and two (2) 10'x12' sheds for processing, harvest storage. No grading, tree removal or use of heavy equipment is proposed and all development will occur on previously disturbed area. There is an onsite septic system that services the projects' wastewater needs. Power for the project is provided by TPUD. A more detailed project description can be found in the Appendix C Checklist. SPECIAL NOTES: 1. The project is being approved for up to 8,828sqft mature canopy at this time, with reduced size of the 78'x30' hoop house to 48'x30' (1440sqft). An ABR is required for the proposed transition to a 320' setback to include the larger 78'x30' hoop house and total 9,728sqft. 2. Proposed development of the

Microbusiness including Type 6 Manufacturing and associated activities are not included with this approval at this time.

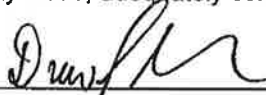
This is to advise that the Trinity County Community Development Department- Cannabis Division has approved the above (  Lead Agency or  Responsible Agency)

described project on June 28, 2024 and has made the following determinations regarding the above described project. (date).

1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:  
Trinity County Community Development Department- Cannabis Division (530 Main Street, Weaverville CA 96093)

The County finds that the adoption of the proposed project falls within the Trinity County Cannabis Program Environmental Impact Report ("EIR") (SCH# 2018122049). Certified by the Board of Supervisors on December 21, 2020 (Resolution 2020-103). Pursuant to CEQA Guidelines (California Code of Regulations, Title 14) Section 15168, the impacts associated with the proposed project were studied, and mitigation measures concerning such impacts were developed, in the Cannabis Program EIR. No further environmental review is required because the County finds, based on substantial evidence in the Record of Proceedings, that approval of this project is a "later activity" associated with the Cannabis Program EIR, as defined by subsection (c) of Section 15168, in that (i) all impacts associated with the approval of this project are within the scope of environmental review previously studied, and (ii) the requirements and mitigations required by Chapter 17.43 and 17.43G of the Trinity County Code, adequately serve to mitigate the impacts associated with approval of this project.

Signature (Public Agency):  Title: Cannabis Division Director  
Date: 6/28/24 Date Received for filing at OPR: \_\_\_\_\_

Authority cited: Sections 21083, Public Resources Code.  
Reference Section 21000-21174, Public Resources Code.

Revised 2011

Filed in County Clerk's Office  
Trinity County

Shanna S. White  
Clerk/Recorder/Assessor

**53-07012024-174**

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