

POSTED IN THE OFFICE OF  
THE TRINITY COUNTY CLERK

FROM: 6-19-23 TO: 7-19-23

**Notice of Determination**

**Appendix D**

**To:**

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

County Clerk

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

**From:**

Public Agency: Trinity County  
Address: 530 Main Street P.O. Box 2819  
Weaverville, CA 96093  
Contact: Drew Plebani  
Phone: 530-623-1351

Lead Agency (if different from above):

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: Herbal Wellness, LLC, MaoCher Xiong

Project Applicant: MaoCher Xiong

Project Location (include county): 660 Dirt Road, 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 mixed-light cannabis located in Trinity County on Assessor's Parcel Number (APN): 014-440-040-00. The applicant is seeking a Small Mixed-light Cannabis Cultivation License from the County (CCL-685) and holds an Adult-Use Small Outdoor Cannabis Cultivation License from the Department of Cannabis Control (DCC; CCL19-0002396, Expires on 2024-01-09). Cultivation activities include: three (3) greenhouses of various size: two (2) 30' x 100', and a 20' x 100' greenhouses (8,000 sqft total), and a 30' x 100' cultivation area with raised beds (2,000 sqft) for mature cultivation. There will be a designated 638 sqft area for immature cultivation. Other supporting structures include: a 10' x 12' shed for processing; a 10' x 12' shed for agricultural chemical and pesticide storage, a two story 10'x12' shed for harvest storage; a 13' x 10' composting area; four (4) 2,500-gallon water storage tanks; and a 275-gallon nutrient mixing tank. Water will be supplied by a permitted well, energy will be through an electrical grid (TPUD), and a permitted septic will serve for all the project's wastewater needs.

**SPECIAL NOTE:**

1. The site license is currently operating as "Small Outdoor" and is proposed to be classified as "Small Mixed-Light" with an immediate plan to continue to utilize mixed-light operations for all cultivation areas.

2. 2. Per Resolution NO. 2023-071, "A Resolution of the Board of Supervisors of The County of Trinity allowing streamlined approval of cannabis licenses that require CCVs for the calendar year 2023". Applicant has provided supplemental Odor Control Plan to fall in compliance with the resolution.
3. 3. Applicant currently has a violation with the Trinity County Building Department for an unpermitted two story 10' x 12' (420 sqft) shed with electrical, and electrical on a 10' x 12' shed. This compliance determination is only valid if these violations are cleared without site reconfiguration.


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

described project on June 16, 2023 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 Planning 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: 6/16/23 Date Received for filing at OPR: \_\_\_\_\_

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

Revised 2011