

POSTED IN THE OFFICE OF  
THE TRINITY COUNTY CLERK

FROM: 2-20-25 TO: 3-20-25

Notice of Determination

Appendix D

To:  Office of Planning and Research

From: Public Agency: Trinity County Community Development Department

U.S. Mail: P.O. Box 3044  
Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113  
Sacramento, CA 95814

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

Contact: Drew Plebani

Phone: 530-623-1351

County Clerk

County of: Trinity

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

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: HARDY GREEN GARDEN LLC (CCL-747)

Project Applicant: Zay M. Xiong

Project Location (include county): 150 Bridge Gulch Road, Hayfork (Trinity), CA 96042

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 (APN): 019-750-026-000. The applicant is seeking a Small Outdoor Cannabis Cultivation License from the County (CCL-747) and is also seeking an Adult-Use Small Outdoor Cannabis Cultivation License from the Department of Cannabis Control (DCC). This project will include transition from multiple phases and different options depending on potential changes from Department of Cannabis Control (DCC) as well as other state and county regulatory agencies. The first option is detailed as follows: Cultivation activities will include approx. 9,200sqft mature canopy in five (5) 30'x96' greenhouses with four (4) 5 ft x 92 ft rows each. Existing support infrastructure includes an onsite groundwater well and a 10'x10' compost area. Proposed activities include the installation of a 24'x70' greenhouse for immature canopy, a 5,000-gallon water storage tank and an 8'x40' container for processing, harvest storage on previously disturbed area. Additional activities include a less-than 3-acre conversion and grading permit for the proposed development of the five (5) mature canopy greenhouses as detailed above as well as a 30'x50' structure for processing, harvest storage; another 8'x40' container for processing, harvest storage, a second 10'x10' compost area, one (1) 5,000-gallon and three (3) 2,500-gallon water storage tanks. There is a permitted onsite septic system that services the project's wastewater needs. Power for the project is provided by TPUD. The second option is detailed as follows: Project elements including the 24x70 immature

greenhouse and 8x40 container would be removed from the project otherwise be used for domestic purposes only. In this option, the 30x50 greenhouse structure will be designated for multi-use with immature canopy. The third option is detailed in an additional site map where the 24x70 immature greenhouse area and second 8x40 container will be installed, to be included with the proposed grading permit if appropriate. A more detailed project description can be found in the Appendix C Checklist.

SPECIAL NOTES:

1. The approx. orientation of the project elements in Area B may change at a later date depending on unforeseen circumstances from contractors of change in market values, lack of funds, etc. – an updated Site Map will be submitted to request any additional minor changes that could affect the status of various county and state permits/licenses, etc. For example, alternatively shipping containers may be replaced with 10x12 sheds; additional sheds for general storage, additional water tanks, etc.
2. The project description included with the CalFire less-than 3-acre conversion exemption application, Stephen Hohman, that will be performed for this project was drafted to include approx. 14,440sqft total project related ground disturbance. The third option detailed here will be approx. 16,440sqft total including the second 8x40 container and 24x70 immature greenhouse; otherwise, to remain under the allowable 20,000sqft as defined from county EIR. Therefore, the associated project description from Registered Professional Forester, RPF – Stephen Hohman, does not need to be updated to acknowledge this minor change

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 February 21, 2025 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)

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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: 2/21/25 Date Received for filing at OPR: \_\_\_\_\_

Filed in County Clerk's Office  
Trinity County

Shanna S. White  
Clerk/Recorder/Assessor

**53-02202025-038**

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