

POSTED IN THE OFFICE OF
THE TRINITY COUNTY CLERK

FROM: 4-8-25 TO: 5-8-25

Notice of Determination

Appendix D

<p>To: <input type="checkbox"/> Office of Planning and Research</p> <p><i>U.S. Mail:</i> _____ P.O. Box 3044 Sacramento, CA 95812-3044</p> <p><input checked="" type="checkbox"/> County Clerk</p> <p>County of: <u>Trinity</u> Address: <u>11 Court Street, P.O.Box 1215,</u> <u>Weaverville, CA 96093</u></p>	<p>From: Public Agency: <u>Trinity County Community</u> <u>Development Department</u></p> <p>Address: <u>530 Main Street P.O. Box 2819</u> <u>Weaverville, CA 96093</u> Contact: <u>Drew Plebani</u> Phone: <u>530-623-1351</u></p> <p>Lead Agency (if different from above): Address: _____ Contact: _____ Phone: _____</p>
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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: GRIN LEAF LLC (CCL-779)

Project Applicant: Yang Cheng

Project Location (include county): 660 North Vista 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 (APN): 014-420-026-000. The applicant is seeking a Small Outdoor Cannabis Cultivation License from the County (CCL-779) and is also seeking an Adult-Use Small Outdoor Cannabis Cultivation License from the Department of Cannabis Control (DCC) as well as a Self-Transport, Transport only Type 13 Distribution license from the DCC. Cultivation activities include approval for approx. 9,000sqft of mature canopy in five (5) proposed 30'x96' greenhouses with five (4'x90') rows each. Existing infrastructure includes twelve (12) 5'x100' beds for mature canopy, a 12'x20' composting area, 24'x36' building for processing and harvest storage, 20'x40' building for processing, a 10'x12' shed for ag chemical storage, a municipal water connection, two (2) 2,500-gallon and one (1) 1,000-gallon water storage tanks. Proposed activities are approved to include removal of the twelve (12) beds to be replaced by the five (5) greenhouses for mature canopy as detailed above; and installation another 30'x96' greenhouse for immature canopy including proposed tree removal that is not considered timberland by the consulting RPF. Additional proposed activities are approved to include multiple phases of project site development. The 10'x12' shed and 24'x36' building will no longer be used for project activities. Option A includes using the five greenhouses as described above including a potential grading permit required for installation of the greenhouses. Option B includes up to 277 6'x6' boxes for mature, or 207 7'x7' boxes or a combination

thereof up to 10,000sqft mature canopy in the exact footprint of where the five greenhouses would have been installed, with no grading required. Option C includes the same number of boxes installed in the general footprint, approx. 10,000sqft previously disturbed area created for the five greenhouses, no grading. Option D includes moving some of the boxes described in Options B and C to the newly proposed eastern cultivation site, including further tree removal but no grading and to be accessed by pedestrian trail only; some of the boxes will remain in the western cultivation site up to 10,000sqft total. Irrigation lines would be suspended otherwise on top of the proposed culvert crossing and some of the water tanks will be moved to the newly proposed eastern cultivation site by pedestrian trail only, no UTV traffic allowed. Option E includes completing the associated CDFW LSA, and road improvements required for permitting of two (2) 30'x96' proposed greenhouses in the newly proposed eastern garden site with five (4'x90') rows each for mature canopy. The approx. location, orientation, size and capacity of the two greenhouses and water tanks may change slightly to maximize sun exposure, market availability for used equipment, etc. The existing western garden site would be remediated, all boxes removed with a total of 177 6'x6' boxes, or 130 7'x7' boxes, or a combination thereof up to 10,000sqft mature canopy to be installed in the newly proposed eastern cultivation site; all water tanks would be moved over to the newly proposed eastern cultivation site. There is a permitted septic system onsite that services the project's 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 has applied for an Administrative Buffer Reduction (ABR) as the mature canopy does not meet the residential setback requirement per ORDINANCE NO. 315-856, final approval of the ABR DUP will be verified prior to issuance.
2. A minor modification was requested for this project on 03/04/2025 for a multiphase approach including redefining the use of the existing cultivation area, and then remediation of that area and proposed development of an alternative cultivation site across Kellogg Gulch; the final stage of this plan can only be completed after associated road improvements and CDFW LSA work is completed. Unpermitted development and tree removal in this newly proposed area had already commenced prior this approval and without the required pre-construction surveys as observed from inspection 03/10/2025; the associated RPF letter is still appropriate for this additional tree removal otherwise no development of this newly propose eastern cultivation site is allowed until after this updated CEQA determination is approved and posted. Pre-construction surveys are required for any additional tree removal to be performed onsite between Feb-Sep.

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 March 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)

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: 3/24/25 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

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