

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH# 2019039141

Project Title: Trinity Sungrown Cannabis Conditional Use Permit and Variance

Lead Agency: Trinity County Department of Planning Contact Person: Leslie Hubbard
Mailing Address: 61 Airport Road Phone: (530) 623-1351 ext. 3
City: Weaverville Zip: 96093 County: Trinity

Project Location: County: Trinity City/Nearest Community: Burnt Ranch
Cross Streets: Kaut Road Zip Code: 95527
Longitude/Latitude (degrees, minutes and seconds): 40 ° 47 ' 51 " N / 123 ° 28 ' 49.9 " W Total Acres: 200
Assessor's Parcel No.: 008-210-10 Section: 23 West Twp.: 5 North Range: 6 East Base: HBM
Within 2 Miles: State Hwy #: SR-299 Waterways: Trinity River
Airports: Railways: Schools: Burnt Ranch Elementary

Document Type:

CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS Other:
[X] Mit Neg Dec Other:

Governor's Office of Planning & Research

MAR 25 2019

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [X] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

STATE CLEARINGHOUSE

Development Type:

[] Residential: Units _____ Acres _____
[] Office: Sq.ft. _____ Acres _____ Employees _____
[] Commercial: Sq.ft. _____ Acres _____ Employees _____
[] Industrial: Sq.ft. _____ Acres _____ Employees _____
[] Educational: _____
[] Recreational: _____
[] Water Facilities: Type _____ MGD _____
[] Transportation: Type _____
[] Mining: Mineral _____
[] Power: Type _____ MW _____
[] Waste Treatment: Type _____ MGD _____
[] Hazardous Waste: Type _____
[X] Other: Cannabis Cultivation and Nursery

Project Issues Discussed in Document:

[X] Aesthetic/Visual [] Fiscal [X] Recreation/Parks [X] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [X] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [X] Other: Ag. Preserve

Present Land Use/Zoning/General Plan Designation:

Agricultural Uses and Cannabis/Agricultural Preserve Zoning/General Plan Designation of "Resource"

Project Description: (please use a separate page if necessary)
Please see attached description.

State Clearinghouse Contact: (916) 445-0613

State Review Began: 3 - 25 - 2019

SCH COMPLIANCE 4 - 23 - 2019

Project Sent to the following State Agencies

- X Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
Conservation
CDFW # 1
Cal Fire
Historic Preservation
X Parks & Rec
Bay Cons & Dev Comm.
DWR
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl. & Recovery
SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
X Reg. WQCB # 1
Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
X NAHC
Public Utilities Comm
Santa Monica Bay Restoration
X State Lands Comm
Tahoe Rgl Plan Agency
X DISE - PEATARDS
Conservancy
Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019039141

Please forward late comments directly to the Lead Agency

AQMD/APCD 22

(Resources: 3 / 30)

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>1</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date March 25, 2019 Ending Date April 24, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>SHN</u>	Applicant: <u>Trinity Sungrown</u>
Address: <u>350 Hartnell Ave., Ste B</u>	Address: <u>P.O. Box 220</u>
City/State/Zip: <u>Redding, CA 96002</u>	City/State/Zip: <u>Burnt Ranch, CA 95527</u>
Contact: <u>Mark Chaney</u>	Phone: _____
Phone: <u>530-221-5424</u>	

Signature of Lead Agency Representative:  Date: 3/22/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

**Trinity County Department of Planning
DRAFT INITIAL STUDY/PROPOSED MITIGATED NEGATIVE DECLARATION
Trinity Sungrown Cannabis Conditional Use Permit**

Project Description

The project applicant is currently licensed to cultivate up to 10,000 square feet (sf) of mature cannabis canopy. The proposed project includes the addition of up to 33,560 sf of cannabis canopy under a Type-3 medium license and the construction of a 10,000 square foot nursery for the propagation of cannabis through clones, immature plants, and seeds under a Type-4 license. The nursery would initially consist of two (2) 30 feet by 96 feet greenhouses. The proposed project would not alter existing activities at the existing residence or the shop.

The proposed project requests to expand existing onsite activities through the addition of six (6) greenhouses (20 feet by 74 feet each), two (2) hoop house (96 feet by 30 feet each), two (2) nursery greenhouses (30 feet by 96 feet each), and approximately 22,800 sf of outdoor cultivation. The proposed expansion would employ three (3) full-time employees with an additional seven (7) seasonal employees needed temporarily from August through December. The applicant proposes to utilize the local labor force within the County. Employees will not live on the subject property.

The Trinity Sungrown Ranch maintains pre-1914 water rights allowing water to be diverted from two separate water systems, a perennial creek for irrigation and a spring for domestic use. Water storage for onsite irrigation consists of an approximate 750,000 gallon storage pond and a 5,000 gallon above ground water storage tank. An additional 2,500 gallon storage tank is provided on site for fire suppression purposes.

The applicant has submitted a separate application for a variance to the 500-foot setback requirement from the property line for cannabis cultivation as required by Trinity County Ordinance 315-823 and amendments. The Draft-IS/MND recognizes that as a condition of approval of the Use Permit, the variance will need to be approved before the applicant can proceed with the proposed project.