

TRINITY COUNTY PLANNING COMMISSION STAFF REPORT
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APPLICANT/APPELLANT: William and Terry Sharp

APPEAL REQUEST: Appeal of Director's Decision to approve the 2020 renewal application CCL-2020-262 for True North Farms, LLC.

LOCATION: 311 Ward Placer Place, Weaverville (APN: 024-680-35-00)

APPROX. ACREAGE: 6.30-acres

ZONING DISTRICT: Unclassified

ZONING DISTRICT OVERLAYS: None

GENERAL PLAN DESIGNATION: Rural Residential

STAFF RECOMMENDATION: Deny the appeal.

ADJACENT LAND USE AND ZONING INFORMATION:

Direction	Land Use	Zoning	General Plan Designation
North	Residential	Unclassified	Rural Residential
South	Vacant	Rural Residential 5-acre minimum	Rural Residential
East	Minor Improvements	Unclassified	Rural Residential
West	Residential/Cannabis Cultivation	Unclassified	Rural Residential

SUMMARY: William and Terry Sharp submitted an appeal of the Director's decision to approve the 2020 Cannabis cultivation license (CCL) renewal application for True North Farms, LLC (D'Andre Caldwell-Johnson). The reasons stated for the appeal request are:

- 1) Aesthetics
- 2) Noise
- 3) Odor/Air Quality
- 4) Traffic from employees causing road damage to shared residential road
- 5) Chemical exposure
- 6) Zoning is for residential uses, not commercial.

No further information or supporting document was provided with the appeal regarding these impacts.

DISCUSSION: Staff is researching to verify that the non-compliance issues mentioned in the May 2020 inspection report have been cleared and that this site meets the requirements of the TCC section 17.43 Commercial Cannabis Cultivation Regulations.

Three comment letters have been received in support of the appeal and two in opposition.
(Attachments 2 & 3)

ATTACHMENTS:

- 1) Appeal application dated October 1, 2020
- 2) Correspondence received in support of appeal
- 3) Correspondence received in opposition of the appeal
- 4) CEQA Categorical Exemption and Project Description dated July 6, 2020
- 5) Inspection report and follow-up email dated May 14, 2020
- 6) Building and Environmental Health permitting history as of April 3, 2021



COUNTY [REDACTED]

APPEAL OF PLANNING DIRECTOR'S DECISION TO PLANNING COMMISSION

MS

RECEIVED
OCT 01 2020
TRINITY COUNTY
PLANNING DEPARTMENT
Received Stamp

Name: William Sharp & Terry Sharp Phone: [REDACTED]

Email: [REDACTED]

Physical Address or APN: 460 Ward Placer Place, Weaverville, CA

Mailing Address: Po Box 1102 Weaverville, CA 96093

Decision of Planning Director rendered on (date): ON or After October 2, 2020

Planning Director's Decision was to: Approve Deny Continue

Request for:

To Appeal a Commercial Cannabis Cultivation License Located at 311 Ward Placer Place Weaverville, CA. 96093. APN 024-680-35-00 CCL 2020-267

Reason for Appeal:

(1) Aesthetics (2) Noise (3) Odor (Air Quality) (4) Traffic From employees causing Road Damage to Shared Residential Road (311 Ward Placer Place). (5) Chemical exposures (6) Zoning for residential not Commercial. I would like ALL these concerns Addressed!!!

Signature: [Signature] Date: 9/30/2020 9/30/20

Clerk's Use Only

Date Filed: _____
Hearing Date: _____
Notice Published: _____

Fee Collected: _____
Receipt No.: _____
Notice Mailed: _____

10-1-20

To Whom It May Concern,

We (Vincent and Kaitlyn Sharp) live at 240 Ward Placer Place in Weaverville, CA.

Our concerns with the Cannabis grow located at 311 Ward Placer Place are as follows, APN 024-680-35-00.

- 1) The road damage due to excess traffic to the grow.
- 2) A commercial business in a residential area of that scale.
- 3) The constant odor emitted from the grow.
- 4) The aesthetics of a commercial grow in a residential area.
- 5) Safety is a big concern!

Thank You for your attention to this matter,

Vincent and Kaitlyn Sharp

A handwritten signature in black ink, appearing to be a cursive representation of the names Vincent and Kaitlyn Sharp.

Mary B. Brinkley

From: Michael Snyder
Sent: Saturday, October 3, 2020 11:29 AM
To: Mary B. Brinkley
Subject: 311 Ward Placer Place

M & MB

Michael Snyder & Mary Beth Hollenbach
201 Ward Placer Place
Weaverville CA 96093-1950

October 3, 2020

Trinity County Planning Department
Attn: Mary Beth Brinkley
mbrinkley@trinitycounty.org

Mary Beth,

While we're on the subject of Caldwell - Johnson's renewal let's talk about some of the other impacts his "industrial cannabis operation" has had on our environment and our lives as it creeps ever closer to our property line.

We'll start with traffic and the road it travels upon. I seem to remember a bit of plaintive whining about DeAndre being asked to maintain the road his employees and contractors can't seem to resist speeding along. Besides the obvious hazard caused by people speeding through blind turns along a logging road there's the dust my Mary Beth is valiantly wiping from every surface in our home as I write. Then there's the potholes caused by heavy trucks spinning tires on the steeper sections of the road; potholes severe enough to require careful maneuvering to avoid damage to our SUV.

I also seem to recall something about his responsibility visa-vie the culvert leading into the wetland on our property. He's drawing water from the stream so I don't see why he should have a problem maintaining same.

As a matter of personal puzzlement; why is there an active cannabis grow at 30 Shasta View Lane? I see no evidence of any mitigating measures from the violations that shut Hurst down in the first place, they're still drawing water from the stream to feed the grow and the people currently occupying the property seem to think Ward Placer Place is a drag strip.

Why do we have a permit process if people just do whatever they want? Johnson simply destroyed the forest and stood there with his arms crossed and told us we were f**ked because it was his "right" to do so. Next door we have Hurst who makes Johnson look like a responsible steward of the land. He dumps water from the stream into his well, hides and diverts existing groundwater, excavates without permits and steals from his employees and then threatens them when they ask for their wages. Now I know some of these issues are outside your bailiwick and as much as you'd like to do something, your hands are bound by the very regulations you're paid to enforce. However, that in no way stops you from enforcing the existing regulations and our expectation is that those regulations will be applied across a level playing field.

This is our bi-annual opportunity to get some relief from the conditions that have reduced our forest home to a trailer trash haven. Please; step up to the plate and rattle a few cages while we still have a forest to protect.

With our thanks,

Michael Snyder & Mary Beth Hollenbach
M&MB

Callwell - Johnson

Mary B. Brinkley

From: Michael Snyder
Sent: Sunday, October 11, 2020 12:29 PM
To: Mary B. Brinkley
Subject: 311 Ward Placer Place

Attachment 2
Last page

M & MB
Michael Snyder & Mary Beth Hollenbach
201 Ward Placer Place
Weaverville CA 96093-1950

October 11, 2020

Trinity County Planning Department
Attn: Mary Beth Brinkley
mbrinkley@trinitycounty.org

Mary Beth,

I see from the construction activity next door you've carried our concerns forward to Mr. Johnson. That would be the good news part of this letter.

What we see going up is as far from the organic solution we were seeking as possible; well at least this side of reinforced chain link and barbed wire. To think we somehow have a problem with someone growing cannabis is as ludicrous as thinking a six foot red fence is somehow going to restore the forest that's been destroyed or mitigate the noise issues that have resulted. It will go a long way to re enforce the industrial nature of DeAndre's installation and if constructed using the same methodology as the rest of the wooden fencing around his property it'll be a deteriorating mess within a few seasons. Not what we'd consider a solution. To be clear here, we don't have a problem with cannabis plants. We have a problem with industrial installations in the forest.

If fencing is the County's preferred method of mitigating these issues we'd ask that an organic material like unfinished cedar be used. We'd also like to see planting along the hillside leading to the stream to prevent erosion and restore some of the natural habitat that was destroyed by irresponsible clearing. My Mary Beth is a certified Master Gardener and she's offered potential solutions to DeAndre, but he's expressed little interest in her ideas or those offered by others familiar with our local biosphere and cannabis regulations. Replacing conifers downslope and using native maple and bushes like elderberry near the fence would go a long way to repairing the hillside and addressing our concerns.

We appreciate your prompt attention to this and the other matters we've brought to your attention.

With our thanks,

M & MB
Michael Snyder & Mary Beth Hollenbach

April 2, 2021

Re: Appeal to Cultivation License 262 – P-20-46

Chair Stewart and Planning Commissioners,

This letter is in response to William Sharp's appeal on CCL 262, True North Family Farms, LLC filed on October 1, 2020.

This licensee has complied and has been a part of the local program since 2018. They have fulfilled all requirements of the local and state ordinances since that time, including the new requirements in 2020 of preparing and submitting a project description for CEQA review. This project description, Exhibit A, was received at the Trinity County Planning Department August 27 of 2020 (receipt Exhibit B).

The Appellant's argument is severely limited. The argument, bullet points of CEQA component titles, does not provide any evidence, and what is provided is not even close to reaching the "substantial evidence" requirement of CEQA Guidelines (CEQA Guidelines §15384). Here, "substantial evidence" is defined as:

...enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached. Whether a fair argument can be made that the project may have a significant effect on the environment is to be determined by examining the whole record before the lead agency (*Id* at (a)).

This same CEQA Guidelines section goes on to state that substantial evidence “shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts” (*Id* at (b)). As shown on Appellant’s one-page appeal, there is absolutely no evidence reaching this substantial evidence definition, nor is the Appellant an individual qualified to give “expert opinion” on CEQA issues. The argument given by appellant is meritless, thus moot.

Furthermore, this licensee currently has a renewal extension issued pursuant to the December 9, 2020 Urgency Ordinance (UO) passed by the Board of Supervisors. This extension allows this license operation during the duration of the UO while Trinity County Planning Department organizes their process to implement the Final EIR and Amended Ordinance. During this extension period, Flowra is actively working on finalizing a CEQA mitigation measure implementation timetable, tiered off Trinity County’s Final EIR for planning review. Flowra aims to have this finished and submitted to the department well before the expiration of the UO in September of 2021.

Considering the facts of the case, the applicable CEQA definitions, and recognizing the good-standing compliance this licensee has been in is all proof this appeal is moot, and thus should be denied.

We thank the Planning Commission for their time in this matter.

Sincerely,

Ana Wright
Executive Vice President, Flowra
ana@theflowraplatform.com

CEQA Documentation – 2020

EXHIBIT A

Project Description

This commercial cannabis cultivation license is located at 311 Ward Placer Place in Weaverville, California, Assessor's Parcel Number (APN) 024-680-35-00. This parcel is approximately 9.72 acres and is zoned Unclassified. The cultivation area is located over 100 feet from a class two waterway. No other waterways are on or near this parcel. These conditions are compliant with State Water Resource Control Board's cannabis-specific regulations (Cannabis Cultivation Policy: Attachment A, pg. 25, October 17 2017).

Existing structures include the cultivation area with its greenhouses, a dwelling, water storage tanks, and other cultivation-related buildings. Site Maps for this licensee are in their cannabis file. Maps follow California Department of Food and Agriculture final regulations (CA code title 3. Div 8. Chp 1. 8105-8106).

The cultivation site has an average slope of 25%, meeting county requirements as this is under 30%. All cannabis activities occur outside of waterway and riparian setbacks. Zoned Unclassified, this parcel has been of Agricultural land use since commercial cannabis activities began, fulfilling the proper land use of this parcel's zoning.

Cultivation activities have been ongoing on this parcel previous to licensing, and no future development is planned at this time.

The commercial cannabis business located on this property does not have employees. Any changes to employees will be noted by following applicable state regulations including reporting new hires to the local Employee Development Department.

Daily trips for materials or other goods are limited to an average of once to twice per day, like average daily residential traffic.

The cultivation water source is a groundwater well, proof of water source is included in the licensee's cannabis file. Wastewater is treated through a permitted septic system.

All energy used for cultivation activities is done so through the grid, to which Trinity Public Utilities District regulates and bills the licensee monthly. Energy saving techniques are utilized throughout the parcel.

This licensee maintains the cultivation site by utilizing Best Management Practices outlined in licensee's Site Management Plan. This Site Management Plan is based on Attachment A of the State Water Resources Control Board's Cannabis General Order and can be found in the license holder's local cannabis file.

**D'Andre Caldwell-Johnson
True North Family Farms, LLC**

**Small Mix Light
CCL-2019-262**

**CEQA Lead Agency:
Trinity County Planning Department**

Other required permits that have been applied for and approved of include but are not limited to CDFA provisional license (CCL19-0001205), Water Board Notice of Applicability (WDID: 1_53CC400377), and CDFW Lake and Stream Bed Notification No. 1600-2019-0067-R1, all found within the client's cannabis file.

D'Audre Caldwell-Johnson
True North Family Farms, LLC

Small Mix Light
CCL-2019-262

CEQA Lead Agency:
Trinity County Planning Department

CEQA Documentation – 2020

RECEIVED

EXHIBIT

AUG 27 2020

MW

Project Description

TRINITY COUNTY
PLANNING DEPARTMENT

This commercial cannabis cultivation license is located at 311 Ward Placer Place in Weaverville, California, Assessor's Parcel Number (APN) 024-680-35-00. This parcel is approximately 9.72 acres and is zoned Unclassified. The cultivation area is located over 100 feet from a class two waterway. No other waterways are on or near this parcel. These conditions are compliant with State Water Resource Control Board's cannabis-specific regulations (Cannabis Cultivation Policy: Attachment A, pg. 25, October 17 2017).

Existing structures include the cultivation area with its greenhouses, a dwelling, water storage tanks, and other cultivation-related buildings. Site Maps for this licensee are in their cannabis file. Maps follow California Department of Food and Agriculture final regulations (CA code title 3, Div 8, Chp 1. 8105-8106).

The cultivation site has an average slope of 25%, meeting county requirements as this is under

Deborah Rogge

From: Heather DeCotes <[REDACTED]>
Sent: Sunday, March 28, 2021 12:24 PM
To: Info.Planning
Subject: Comments regarding Appeal P-20-46

March 28, 2021

Trinity County Planning Department
61 Airport Road
Weaverville, CA 96093

To Director Kim Hunter:

We are writing to document our support of the Planning Director's Decision to approve a Commercial Cannabis License renewal application (CCL 262) for licensee D'Andre Caldwell-Johnson at 311 Ward Placer Place, Weaverville.

We have been neighbors to D'Andre since 2017, when we both purchased property here. In the four years that D'Andre has been our neighbor and operating a licensed commercial cannabis business, we have had nothing but great things to say about him and his employees. They have always been more than pleasant to live by, quiet, respectful, and friendly. We have never felt unsafe or bothered in any way by the existence of his commercial operation.

We know that a common concern often brought up during cannabis appeals is that neighbors may feel unsafe or be concerned about crime. In our experience, we have never felt that way towards D'Andre's operation, and we are raising our family here. We have always felt that he was someone safe and trustworthy, and have been happy to have him as a neighbor.

Trinity County policymakers determined years ago that they would allow commercial cannabis cultivation on land zoned as Rural Residential, which is how these neighboring parcels are categorized. If the Sharp's are at issue with the County's decision to allow cultivation on these land types, this should be handled at the policy level, and not at individuals who have tediously followed regulations and paid their due fees in order to obtain their cultivation licenses from a regulatory authority.

We have heard rumor that the appellant's issue with the licensee's operation is that the traffic from his operations are causing damage to the roads. Having lived up here for several years, we can attest that the problem with the roads is due to lack of maintenance, improper construction, and stormwater events. Forest Access Roads, like those that we live on, require regular maintenance, for example, the removal of debris from drainages prior to storm events, and proper water diversion features, like water bars, rolling dips, outcroppings, or any other structural element designed to redirect surface water. Because our roads are not being maintained by the County, it falls on the responsibility of the property owners. We have always spent hours a year maintaining the Shasta View Lane section of road that we dwell on, and only because of that have we avoided the erosion problems that can be observed on the rest of the shared access roads. It is true that increased road traffic has an impact on the quality of the road, but the impact from D'Andre's operation is not so large that it completely overshadows the impacts that we all have.

We believe that there is room for everyone up here, as long as we can all agree to be respectful and kind to the land and to one another. We hope that D'Andre can continue to operate his business as he has for years.

Sincerely,

Patrick & Heather O'Connell

[Redacted]
Weaverville, CA 96093

[Redacted]
Weaverville, CA 96093

Attachment 3
Last page

Attachment 4

Page 1

Flowra

CEQA Exemption Description

D'Andre Caldwell-Johnson – CCL-2019-262

Completed on:
7-6-2020

CEQA Documentation – Categorical Exemption

Project Description

This commercial cannabis cultivation license is located at 311 Ward Placer Place in Weaverville, California, Assessor's Parcel Number (APN) 024-680-35-00. This parcel is approximately 9.72 acres and is zoned Unclassified. The cultivation area is located over 100 feet from a class two waterway. No other waterways are on or near this parcel. These conditions are compliant with State Water Resource Control Board's cannabis-specific regulations (Cannabis Cultivation Policy: Attachment A, pg. 25, October 17 2017).

Existing structures include the cultivation area with its greenhouses, a dwelling, water storage tanks, and other cultivation-related buildings. Attached are the site maps for this licensee. Maps follow California Department of Food and Agriculture final regulations (CA code title 3, Div 8, Chp 1, 8105-8106).

The cultivation site has an average slope of 25%, meeting county requirements as this is under 30%. All cannabis activities occur outside of waterway and riparian setbacks. Zoned Unclassified, this parcel has been of Agricultural land use since commercial cannabis activities began, fulfilling the proper land use of this parcel's zoning.

Cultivation activities have been ongoing on this parcel previous to licensing, and no future development is planned at this time. These conditions fulfill the requirement for a Class I Categorical Exemption of an Existing Facility (see CEQA Guidelines section 15301).

The commercial cannabis business located on this property does not have employees. Any changes to employees will be noted by following applicable state regulations including reporting new hires to the local Employee Development Department.

Daily trips for materials or other goods are limited to an average of once to twice per day, similar to average daily residential traffic.

The cultivation water source is a groundwater well, proof of water source is attached to this administrative record. Wastewater is treated through a permitted septic system.

All energy used for cultivation activities is done so through the grid, to which Trinity Public Utilities District regulates and bills the licensee monthly. Energy saving techniques are utilized throughout the parcel.

This licensee maintains the cultivation site by utilizing Best Management Practices outlined in licensee's Site Management Plan. This Site Management Plan is based on Attachment A of the

State Water Resources Control Board's Cannabis General Order and can be found in the license holder's local cannabis file.

Other required permits that have been applied for and approved of include but are not limited to CDFA provisional license (CCL19-0001205), Water Board Notice of Applicability (WDID: 1_53CC400377), and CDFW Lake and Stream Bed Notification No. 1600-2019-0067-R1, all found within the client's cannabis file and in attachments here.

Categorical Exemption Checklist Description

Class 1: Existing Facilities

- 1)** *Is the project site currently operating as a cannabis cultivation site or a similar use, or has it recently operated for this purpose?*

This project site has been an existing facility before licensing had been applied for and issued.

- 2.** *Does the project involve an expansion of existing structures that would be considered only minor?*

As noted in the Project Description, no expansion or development is planned for this year.

- 6.** *Does the project require a water right permit or another environmental permit that could result in physical changes to the environment?*

No. This cultivation site is properly enrolled in the State Water Resource Control Board's Cannabis General Order. No water rights are applicable.

- 7.** *Is the project visible from an official State Scenic Highway?*

No. This project is located far from Highway 299, completely unseen from the main access road of Oregon Street.

8. Is the project located on a site included on any list compiled pursuant to Government Code Â§ 65962.5 (Cortese List)?

No, see attached screenshot from the EnviroStor Database showing no history of nor currently active hazardous waste sites.

9. Would the project result in a substantial adverse change in the significance of a historic resource?

No, the cannabis cultivation is existing, and no development is planned.

10. Is there evidence of the potential for the project to contribute to a significant cumulative impact?

No. No water resources are significantly impacted by the operations of this cultivation site.

11. Is there evidence of a reasonable possibility of a significant environmental impact due to unusual circumstances?

No, no evidence exists that would create a reasonable possibility that there is a significant environmental impact due to unusual circumstances.

Eligibility Conclusion

This commercial cannabis site is eligible for a Class 1 Exemption of an Existing Facility, as defined in CEQA Guidelines section 15301. Proof is found in the information contained in this document and its attachments, known as the administrative record. No Exceptions to Exemptions, as defined in CEQA Guidelines section 15300.2, apply to this project. A CEQA Class 1 Exemption is the reasonable conclusion for this commercial cannabis site's CEQA compliance.

Categorical Exemption Evaluation Form
Class 1: Existing Facilities
Attachment A

Trinity County CCL:

Lead Agency: Trinity County Planning Department

Applicant Entity/Business Name:

License Type(s):

Date:

Project Description:

Insert project description information or reference where this information is located.

1. **Is the project site currently operating as a cannabis cultivation site or a similar use, or has it recently operated for this purpose?** (If no, skip to Eligibility Conclusion.) Yes No
Provide details of prior operation, if needed. Cite source(s) of information.
2. **Does the project involve an expansion of existing structures that would be considered only minor?** (If no, skip to Question 6) Yes No
Provide expansion details, if needed. Cite source(s) of information.
3. **Project Expansion:**
Size of expansion in square feet:
Cite source(s) of information.
 - a. **Would the expansion be less than or equal to 2,500 square feet or 50% of the floor area before expansion?** (If yes, skip to Question 6.) Yes No
Cite source(s) of information.
 - b. **Would the expansion be more than 2,500 square feet or 50 percent of the floor area before expansion?** (If yes, skip to Question 4.) Yes No
Cite source(s) of information.
 - c. **Would the expansion be greater than 10,000 square feet?** (If yes, skip to Eligibility Conclusion.) Yes No
Cite source(s) of information.
4. **Is the project site served by all public services sufficient to serve the project (e.g., water, sewer, electricity, gas)?** (If no, skip to Eligibility Conclusion.) Yes No
Describe which public services serve the project site. Cite source(s) of information.

5. **Is there evidence that the project site is located in an environmentally sensitive area?** (If yes, skip to Eligibility Conclusion.) Yes No
Describe the environmentally sensitive area (if applicable). Cite source(s) of information, if available.
6. **Does the project require a water right permit or another environmental permit that could result in physical changes to the environment?** Yes No
(If yes, see instructions.)
List permits required and any potential physical changes that could occur. Cite source(s) of information.

EXCEPTIONS TO EXEMPTIONS:

7. **Scenic Highways**
- a. **Is the project visible from an official State Scenic Highway?** (If no, skip to Question 8.) Yes No
List State Scenic Highway(s) from which the project is visible (if applicable). Cite source(s) of information.
- b. **If yes, would the project result in damage to scenic resources?** (If yes, skip to Eligibility Conclusion.) Yes No
Describe scenic resources and potential damage (if applicable). Cite source(s) of information.
8. **Is the project located on a site included on any list compiled pursuant to Government Code § 65962.5 (Cortese List)?** (If yes, skip to Eligibility Conclusion.) Yes No
Describe the type of hazardous site (if applicable). Cite source(s) of information.
9. **Would the project result in a substantial adverse change in the significance of a historic resource?** (If yes, skip to Eligibility Conclusion.) Yes No
List the historic resource(s) potentially affected and describe the potential effects (if applicable). Cite source(s) of information.
10. **Is there evidence of the potential for the project to contribute to a significant cumulative impact?** (If yes, skip to Eligibility Conclusion.) Yes No
Describe the potential cumulative impact(s) and evidence (if applicable). Cite source(s) of information.
11. **Is there evidence of a reasonable possibility of a significant environmental impact due to unusual circumstances?** Yes No
Describe the potential impact(s), circumstances, and evidence (if applicable). Cite source(s) of information.

Class 1 Eligibility Conclusion: Yes No

State conclusions regarding project/project element(s) eligibility and cite evidence from above that supports the conclusions. See example conclusions in attached instructions.

ENVIROSTOR

Sites and Facilities

- Cleanup Sites
- Federal Superfund
- State Response
- Voluntary Cleanup
- School Cleanup
- Evaluation
- School Investigation
- Military Evaluation
- Tiered Permit
- Corrective Action

STATUS

All Statuses

Permitted Sites

- Operating
- Post-Closure
- Non-Operating

Other Sites

GIS Layers

CalEnviroScreen Layer

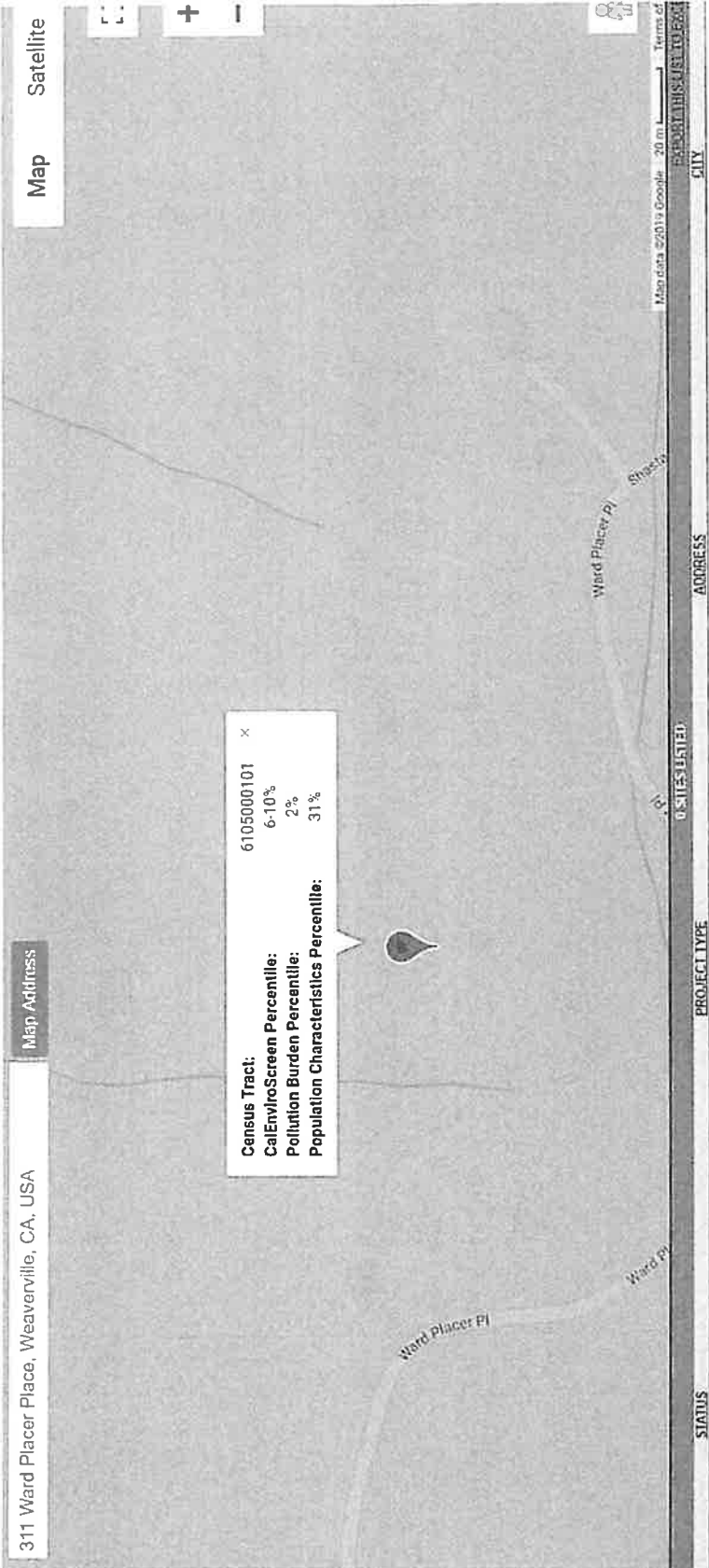
- 91-100% (highest scores)
- 81-90%



311 Ward Placer Place, Weaverville, CA, USA

Map Address

Map Satellite



6105000101

Census Tract: 6-10%

CalEnviroScreen Percentile: 2%

Pollution Burden Percentile: 31%

Population Characteristics Percentile:

Map data ©2019 Google

20 m

Terms of

REPORT THIS LIST TO EPA

ADDRESS

CITY

PROJECT TYPE

STATUS

0-51 ESTUATED

Ward Placer Pl

Ward Pl

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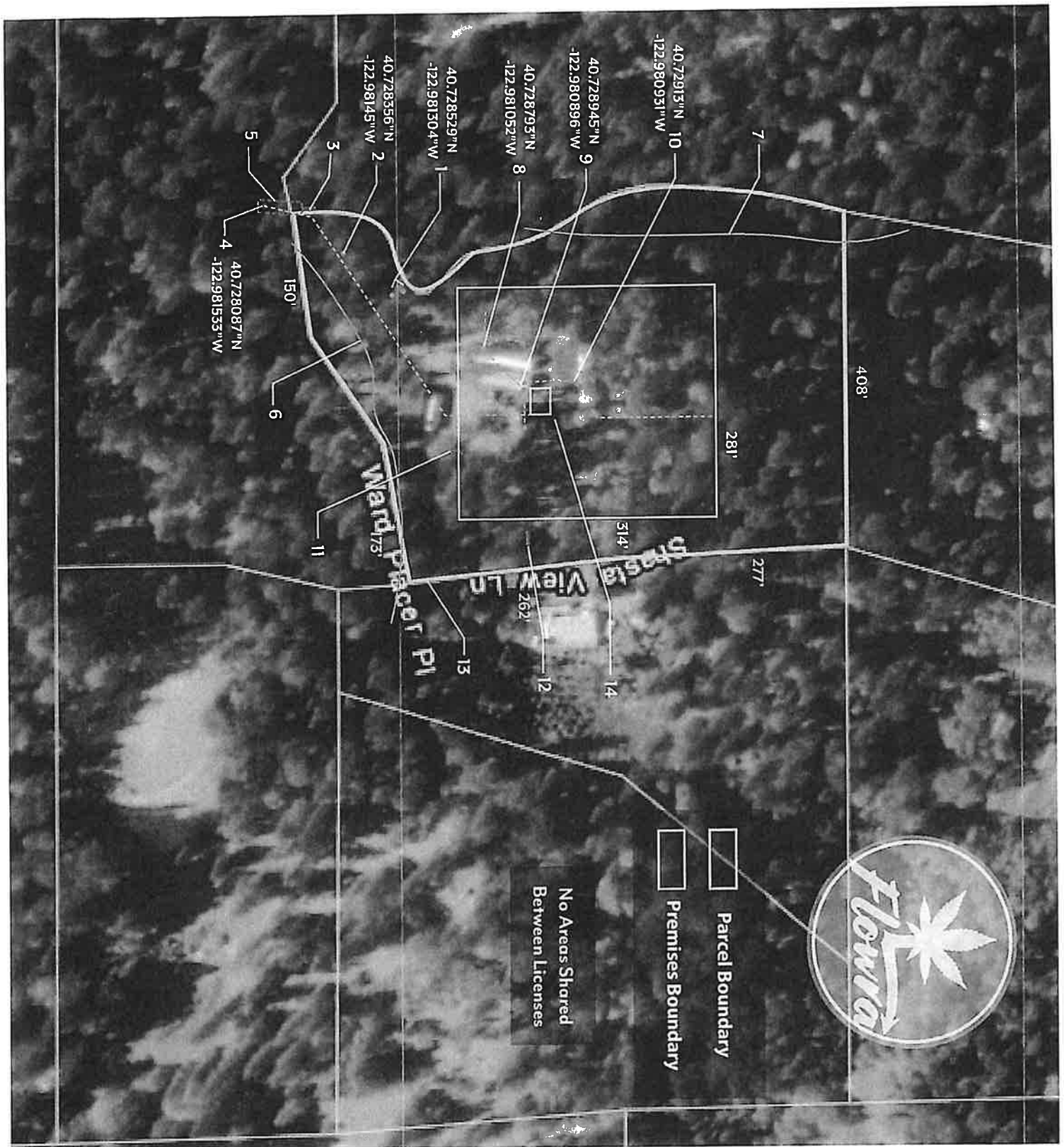
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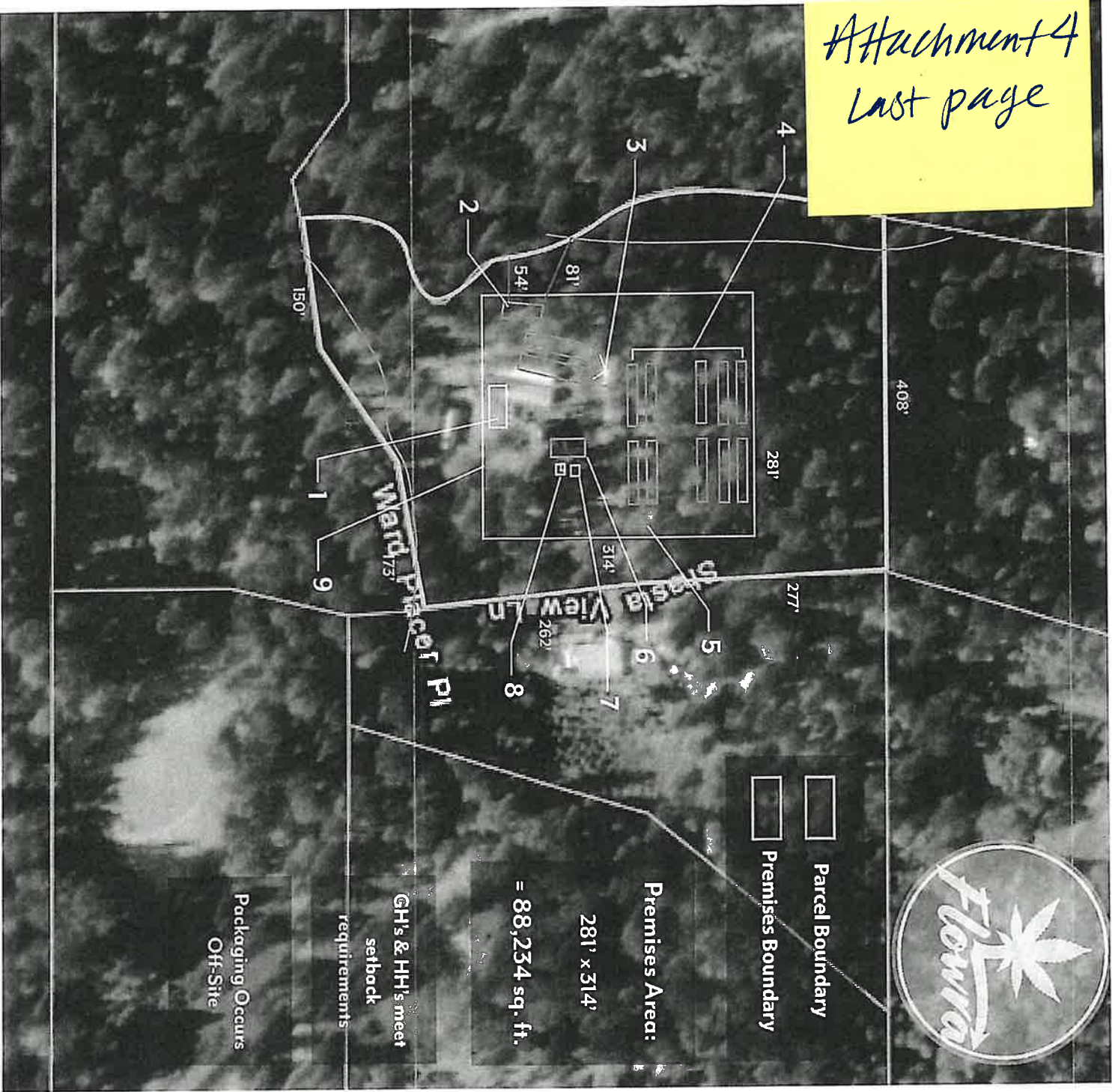
Light-Blue-Dased Lines Indicate Water Transport
from Well to Water Tanks to Cultivation

APN:
024-680-35-00

Remaining Portion of Parcel is Unused

- | | |
|--|---|
| 1.) Two 2,500G Water Storage Tanks | 8.) 275G Water Storage Tank |
| 2.) 250G Water Storage Tank | 9.) 250G Water Storage Tank, Permitted Well (Agriculture) |
| 3.) 18" CVP and Parcel Entrance / Exit | 10.) 275G Water Storage Tank |
| 4.) POD (Domestic) | 11.) 8" CVP |
| 5.) Easement | 12.) 12" CVP |
| 6.) Class III Waterway | 13.) Parcel Entrance/Exit |
| 7.) Class III Waterway | 14.) 35' x 20' Dwelling |

Attachment 4
Last page



Mature Canopy:

$(12' \times 72')(10) = 8,640'$
 $+ (112')(54) = 678.5'$

Total = 9,318.5 sq. ft.

Immature Canopy:

$(20' \times 84')(2) = 3,360'$
 $+ 20' \times 40' = 800'$
 $+ 10' \times 45' = 450'$

Total = 4,610 sq. ft.

- 1.) 20' x 45' Building - Right half used for processing/harvest storage, left half for immature canopy
- 2.) 54 4'D grow bags (mature)
- 3.) Two 20' x 84' Greenhouses (immature)
- 4.) Ten 12' x 72' Hoop Houses (mature)
- 5.) 20' x 20' Cannabis Waste Area - Compost
- 6.) 20' x 40' Greenhouse (mature)
- 7.) 12' x 12' Storage Shed - Record storage for self-distribution license
- 8.) 12' x 12' Shed - Ag. Chemical Storage, 5' x 5' Administrative Holding Area

**Cannabis Division
On Site Inspection**



Inspector: Jeff Moe

Date 5-14-20

Applicant Name D'Andre Caldwell-Johnson.

License Number 2019-262

Applicant Phone 650-908-0327

APN 024-680-35-00

Number Project Type 2B

Job Address 311 Ward Plover Place

Setbacks	<input checked="" type="checkbox"/> 30' from Property Line <input type="checkbox"/> Neighbors <input type="checkbox"/> Bus Stop <input type="checkbox"/> Schools <input type="checkbox"/> Churches <input type="checkbox"/> Daycare
Variance Required?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES - How many dwellings for the variance:
Cultivation Area Defined	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
Cultivation Fenced	_____ % Complete North _____ % South _____ % East _____ % West _____ % <input type="checkbox"/> Fence is 6' in height <input type="checkbox"/> Fence is less than 6' in height <input type="checkbox"/> Fence is more than 6' in height
Total Cultivation Area (sq. ft)	<u>Approx: 10,000 S.E. 5K → 10K</u>
Lockable Gate	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
Hoop Houses	<input type="checkbox"/> Existing and Permitted <input type="checkbox"/> Existing and Unpermitted <input type="checkbox"/> Proposed
Greenhouses	<input checked="" type="checkbox"/> Permitted <input type="checkbox"/> Unpermitted <input checked="" type="checkbox"/> Proposed <u>2 un-permitted.</u>
Permitted Structures	
Unpermitted Structures	
Proposed Structures	
Septic Installed	<input type="checkbox"/> NO <input type="checkbox"/> IN PROGRESS <input checked="" type="checkbox"/> YES
Dwelling	<input type="checkbox"/> NO <input type="checkbox"/> IN PROGRESS <input checked="" type="checkbox"/> YES
Director's Use Permit	<input type="checkbox"/> Complete <input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required
Distance from Waterways	<input type="checkbox"/> Class I (150ft) _____ <input type="checkbox"/> Class II (100 ft) _____ <input type="checkbox"/> Class III (50 ft) _____
In a flood zone?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
Water Storage	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES -- How much: <u>TBD.</u>
Update Plot Plan Required	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
Currently Cultivating?	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES

Other Comments:

Applicant must resolve Notice of Violation; other issues as per Email.

Jeff Maze

To: truenorthfamilyfarms@gmail.com
Subject: Site Inspection

Mr. Caldwell Johnson,

As noted and discussed at the site inspection, the items that need to be addressed are as follows:

- 1: Remove any and all extension cords leading to Greenhouses.
- 2: RV's may be stored on your site but not lived in without a Directors Use Permit.
- 3: Resolve violations as per the Letter of Non Compliance.
- 4: Submit a new plot plan.
- 5: Obtain a Final Inspection for proposed Green Houses.

Regards,
Jeff Maze

Jeff Maze
Code Compliance Specialist
Trinity County Cannabis Dept.
61 Airport Rd.
Weaverville, CA. 96093
530-623-1354 Ext: 7

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Permit List

12 Records

Permit #	Site Address	Department	Type	Status
BLDG2019-00228	311 Ward Placer Place BUILDING DEPARTMENT	GREENHOUSES	ISSUED	05/06/2019 09/06/2021 311 Ward Placer Place WVVL
BLDG2019-00662	311 Ward Placer Place BUILDING DEPARTMENT	HVAC	FINALED	10/29/2019 06/16/2020 311 Ward Placer Place WVVL
BLDG2019-00747	311 Ward Placer Place BUILDING DEPARTMENT	ELECTRICAL SERVICE	ISSUED	12/11/2019 06/08/2020 311 Ward Placer Place WVVL
BLDG2020-00200	311 Ward Placer Place BUILDING DEPARTMENT	METAL BUILDING	ISSUED	04/09/2020 10/12/2020 311 Ward Placer Place WVVL
BP2018-069A	311 Ward Placer Place BUILDING DEPARTMENT	GREENHOUSES	FINALED	02/21/2018 08/21/2018 311 Ward Placer Place WVVL
BP2018-356-1	311 Ward Placer Place BUILDING DEPARTMENT	HOOP HOUSE PERMIT	FINALED	06/25/2018 12/25/2018 311 Ward Placer Place WVVL
BP2018-412-1	311 Ward Placer Place BUILDING DEPARTMENT	ELECTRICAL SERVICE	ISSUED	07/23/2018 01/20/2019 311 Ward Placer Place WVVL
CCL-2017-262-1	311 Ward Placer Place BUILDING DEPARTMENT	Z-LEGACY-BUILDING	IN PROGRESS	01/10/2018 09/09/2018 311 Ward Placer Place WVVL
P-20-46	311 Ward Placer Place PLANNING DEPARTMENT	PLANNING COMMISSION APPEALS	OPEN	10/01/2020 311 Ward Placer Place WVVL
SPUA-2019-002-1	311 Ward Placer Place ENVIRONMENTAL HEALTH	EH - OWTS - UNPERMITTED \$695 + FEES	FINALED	07/10/2019 08/01/2021 311 Ward Placer Place WVVL
UWP-2019-012	311 Ward Placer Place, WVVL ENVIRONMENTAL HEALTH	EH - WELL PERMIT - UNPERMITTED \$197 + FEES	FINALED	07/10/2019 07/05/2020 311 Ward Placer Place WVVL
WPB-2018-160	311 Ward Placer Place, WVVL ENVIRONMENTAL HEALTH	EH - WELL PERMIT \$197	FINALED	11/13/2018 09/21/2020 311 Ward Placer Place WVVL