Requirements for Complete Commercial Cannabis Variance and/or Conditional Use Permit Application:

The following items are REQUIRED for a complete application:

☐ COMPLETED AND SIGNED APPLICATION FORM

☐ 8½” x 11” SITE PLAN drawn to scale showing proposed and existing development, particularly the location of buildings, driveways, wells, etc. and their distance from property lines. Indicate other information pertinent to the project (see example site plan). For commercial or multiple family residential development provide parking area layout (existing & proposed stalls), site landscape plan, and site drainage plan.

☐ SIGNED AND DATED PLANNING DEPARTMENT AUTHORIZATION FORM.

☐ AGENT’S AUTHORIZATION FORM is required if the applicant authorizes someone else to act on their behalf or is not the current owner of the subject site.

☐ ENVIRONMENTAL ASSESSMENT FORM must be completed and submitted with each application.

☐ ADDITIONAL INFORMATION may be required for special Use Permit requests, contact the Planning Department for details. **CUP Applicants ONLY:** Supplemental Environmental Assessment Form Required **CUP AND Variance Applicants:** Maintaining Existing Site Conditions Acknowledgment Form Required

☐ APPLICATION AND ENVIRONMENTAL REVIEW FEES are required at the time the application is submitted to the Planning Department. Projects which necessitate extraordinary work may incur additional costs.

Until final approval of this application by the County of Trinity, no work such as grading, site development, infrastructure placement, tree removal, construction, trenching, operations or activities requested in this application will be allowed. The project site is to remain unaltered prior to project approval.
TRINITY COUNTY
PLANNING DEPARTMENT
61 AIRPORT ROAD
P.O. BOX 2819
WEAVERVILLE, CA 96093
(530) 623-1351 FAX (530) 623-1353

Application Form For:
COMMERCIAL CANNABIS USE PERMIT and/or VARIANCE

☐ Conditional Use Permit ☐ Variance

APPLICANT
Name:
Address:
City: State: Zip:

Email: Day Phone:

PROPERTY OWNER ☐ Check if same as Applicant (If more than one property owner is involved, attach list.)
Name:
Address:
City: State: Zip:

REQUEST / INFORMATION
Property Location / Address:

Assessor’s Parcel Number: Present Zoning:

Present General Plan: Proposed Zoning if Rezone is required:

Conditional Use Permit Indicate Proposed Use:

Project Information / Development Plans:

FOR OFFICE USE ONLY
Application Received by:
Date:
First Hearing:
Application Fee:
Receipt No.:

I hereby certify that I am the owner of record of the property described above or have authorization to act in behalf of the owner of the owner (note attached), and that this application and all other documents submitted are true and correct to the best of my knowledge and belief.

Applicant’s Signature Date
CCL Site

x feet from neighbor

SCALE
x inches = x feet
Authorization to Enter Private Property

The Trinity County Planning Department as the lead agency performs the environmental evaluation for the California Environmental Quality Act (CEQA). Other State and local agencies also provide responsible and trustee roles under CEQA. The comments received from these agencies assist the Planning Department in preparing the environmental document for your project. In order for the Department to perform the evaluation on your proposed project we will need your permission to allow entry to your property for **Planning and any reviewing agency** that may need to actually view the property before providing comments.

By signing this authorization to enter your property you are granting the reviewing agencies access to your property for the purpose of evaluating your proposed project. The authorization is valid from the date the Department receives notice of your proposed project and any monitoring periods thereafter.

______________________________
Print Name

______________________________
Signature

______________________________
Date
Agent’s Authorization Form
(Required only if Applicant is other than the property owner)

I, the undersigned, state that I am the owner(s) of the property for the proposed (type of proposal)____
________________________________________________________ on
A.P.N.# ____________________. I do hereby authorize and empower (first & last name, no corporate entities)
________________________________________________________ to act on my behalf on all matters
relating to said project in connection with its filing, processing, approval, conditional approval or disapproval by Trinity County, its boards and commissions, officers, employees, and agents. Should I revoke this authorization it is my responsibility to serve written notice of said revocation to the Trinity County Planning Department.

1. ________________________________ 2. ________________________________
Signature Signature
Owner (print name) Owner (print name)
Address Address

______________________________ ______________________________
Phone Phone
Date Date

Agent Information:
Name (print name): ________________________________

Agents Address: ________________________________
Agents Phone: ________________________________
Agents Email: ________________________________
Preferred method of contact: _____ email _____ phone _____ US mail
ACKNOWLEDGMENT
OF
MAINTAINING EXISTING SITE CONDITIONS

Application: ________________________ APN: _____________________________

As the Property Owner, I hereby acknowledge that until final approval of the above application by the County of Trinity, no work such as grading, site development, infrastructure placement, tree removal, construction, trenching, operations or activities requested in this application will be allowed.

I understand that if the project site is altered prior to project approval, the review of the project by the County will be more difficult and potentially expensive and that additional mitigation measures and/or conditions of approval may be imposed. Further, unauthorized work may cause enforcement by other agencies and/or the denial of the application.

I have also instructed my agent and/or the project applicant of the importance of maintaining existing site conditions.

Exception to the above may be approved by the Planning Department upon a written request.

Signed: ________________________ Date: _____________________________
ENVIROMENTAL QUESTIONNAIRE

This questionnaire is part of an Initial Study that will assist in determining the potential environmental impacts of your proposed project. Additional information may be required to complete an Initial Study.

*** For Office Use Only ***

Project No: ___________________ Received by: ___________________ On: __________

Proposed Project: __________________________________________

General Plan Designation: ___________________________ Zoning: __________

Planning Commission Date (anticipated): ____________

Subdivision Review Committee Date (anticipated): ____________

Board of Supervisors Date (anticipated): ____________

PLEASE PRINT OR TYPE
(Use addition sheets if necessary)

Proposed Project: ______________________________________

Location: __________________________________________

Access Road: _______________________________________

Assessor's Parcel No.: ___________ Project Acreage: ___________

Owner: __________________________ Telephone: ___________

Mailing Address: ______________________________________

Applicant/Agent: __________________________ Telephone: ___________

Mailing Address: ______________________________________
Environmental Checklist

Please describe the existing conditions of the project location (extent of structures and type of use):


AESTHETICS

1. Is your project located in or near:
   - Historic District
   - State Scenic Highway
   - Scenic, Wild or Recreational River
   □ Yes □ No

2. Type of exterior lighting proposed:

3. Will the project obstruct scenic views from existing residential areas, public lands, public bodies of water or roads? □ Yes □ No
   Explain:

AGRICULTURAL & TIMBER RESOURCES

1. Is your project currently in a, Williamson Act Contract, Timberland Preserve Contract, Prime Farm Land, Unique Farm Land or Farm Land of Statewide importance? □ Yes □ No
   Explain:

2. Will your project convert agricultural land to a non-agricultural use? □ Yes □ No

3. Will your project convert timberland to a non-timberland use? □ Yes □ No

AIR QUALITY

1. Would any noticeable amounts of air pollution, such as smoke, dust or odors be produced by this project? □ Yes □ No
   If yes, explain:

2. Is your project subject to a North Coast Unified Air Quality Management permit? □ Yes □ No

3. Will project development require clearing and disposal of vegetation? □ Yes □ No
Environmental Checklist

4. Will your project involve the operation of industrial equipment?  □ Yes  □ No
   (rock crushers, smoke stacks, milling equipment, etc.)
   If yes, explain: ________________________________________________________________

BIOLOGICAL RESOURCES

1. What is the predominant vegetative cover on the site? (trees, brush, grass, etc.) Estimate % of each:
   ____________________________________________________________

2. How many trees of 6 inch diameter or larger will be removed when this project is implemented:
   ____________________________________________________________

3. Has a Timber Harvest Plan been filed in conjunction with the project?  □ Yes  □ No
   (If yes, indicate plan number)  _________________________________________________

4. Are there any known candidate, sensitive, or special status species located on or near the project site?  □ Yes  □ No
   (Local, State or Federal)  ______________________________________________________

5. Will the project affect any wetland, riparian habitat or other sensitive natural community through removal, filling, hydrological interruption or other means?  □ Yes  □ No
   Please explain: ______________________________________________________________

6. Is your project located within a Deer Winter Range area?  □ Yes  □ No

7. Has a biological assessment been performed on the property?  □ Yes  □ No
   If yes please attach a copy.

CULTURAL RESOURCES

1. Are there any known:  Archeological Sites  □ Yes  □ No
   Indian Sites  □ Yes  □ No
   Historical Sites  □ Yes  □ No
   Burial Sites  □ Yes  □ No
   
   If yes, please indicate on the site map.
Environmental Checklist

GEOLOGY AND SOILS

1. Slope of property: _____ 0 to 10% _____ 10 to 15% _____ 15 to 30% _____ Over 30%  
   (Please indicate amount of property in each category)

2. Are there any soil settlement, rock falls or landslides on or adjacent to the property? □ Yes □ No  
   If yes, please indicate on site map.

3. Describe changes in grade or contours resulting from project development: ______________________________

4. Please estimate the amount of soil disturbance that will occur during the project.  ________________________
   (Building site, grading, road development, etc.)

5. Is there any existing sewage disposal system? □ Yes □ No  
   If Septic:
   Tank Size: _______ Leach Field Length: _______ Permit or Installation date: ________________
   What does the system consist of: _____________________________________________________________
   What structures if any are currently connected: __________________________________________________
   If house, how many bedrooms: __________________________
   Original System Owner: ________________________________

   If Sewer:
   System Name: ____________________________________________________________

6. If a new septic system is proposed, please indicate the following:
   Tank Size: _______ Leach Field Length: _______ If house, number of rooms: _______

HYDROLOGY AND WATER SUPPLY

1. Are there any streams, lakes, ponds, wetlands, vernal pools, wet meadows, or perennially wet areas  
   located on or near the project site? □ Yes □ No  If yes, please indicate on the site map. Water body name? _________________

2. What is the distance from the proposed sewage disposal area to the nearest body of water, river,  
   stream, or drainage: ____________________________________________________________
Environmental Checklist

3. Is the project located within the floodplain of any stream or river? □ Yes □ No
   Please indicate any portion of the project that is located within the floodplain on the site map.

4. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amounts into any lakes, rivers or streams? □ Yes □ No
   If yes, in what way?

5. Will the project result in the physical alteration of a natural body of water or drainage way? □ Yes □ No
   If yes, in what way?

6. What is the proposed water source:
   □ Spring □ Deep Well □ Stream/River □ Community System
   Name of Stream/River or Community Water System:

HAZARDS OR HAZARDOUS MATERIAL

1. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material? □ Yes □ No
   If yes, please explain:

2. Is the project located on a site which is included on a list of hazardous material sites? □ Yes □ No

3. Is the project located within 2 miles of an existing airport? □ Yes □ No

4. Is the project located within 2 miles of a school? □ Yes □ No

5. Could the project create new or aggravate existing health problems (including, but not limited to flies, mosquitoes, rodents and other disease vectors)? □ Yes □ No
   If yes, please explain:

MINERAL RESOURCES

1. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)? □ Yes □ No
   If yes, please explain:
Environmental Checklist

COMMERCIAL, INDUSTRIAL, INSTITUTIONAL ONLY
(Including land divisions for such uses)

1. Type of use: ____________________________________________

2. Hours of Operation: _____________________________________

3. Total Number of Anticipated Employees: ________________

4. Number of Employees per Shift: __________________________

5. Gross Square Footage: __________________________________

6. Proposed Construction Starting Date: ________________

7. Number of Parking Spaces provided: ______________________

NOISE

1. What types of noise would be created by the establishment of this land use, both during and after construction? ________________________________

POPULATION AND HOUSING

Residential

1. Total lots to be created: ________ Total Dwelling Units to be created: ________

2. What school district will the project be located in? ________________________________

3. Please indicate:

   Approximate unit/house size? __________________ Sq. Ft.

   Approximate sale price or rent? __________________

   Type of household size expected? __________________

UTILITIES

1. What communication system supports the project area? ____________________________
   (Verizon, Pac Bell, etc.)

2. Is the project area be served by Cable? □ Yes □ No System: _____________________
Environmental Checklist

3. Is there power available at the project site? □ Yes □ No
   If so, what company? ____________________

4. Will the project require the extension of existing utility lines or systems? □ Yes □ No
   If yes, please identify system and give distance: ____________________

FIRE PROTECTION

1. In what fire district is the project located? ____________________

2. How far is the nearest emergency source of water for fire protection and what is it?
   (pond, hydrant, etc.) ____________________

3. What is the distance to the nearest fire station?
   Seasonal: ____________________ Year Round: ____________________

4. Will the project create any dead-end roads greater than 600 feet in length? □ Yes □ No
   (If yes, please indicate on site plan.) ____________________

5. What is the proposed grade and width of access roads? ____________________

TRANSPORTATION

1. Will the project use existing roads? □ Yes □ No
   If yes, please indicate the primary access road: ____________________
   Please list all roads that may be affected by your project: ____________________

2. If your project encroaches onto a state highway, please indicate highway, post mile, and nearest
   cross street: ____________________

3. If the project encroaches onto a public road, do you have an encroachment permit? □ Yes □ No
   If yes, please attach a copy.

4. Please indicate amount and type of traffic, which will be created by the project: ____________________

5. If commercial or industrial, please indicate expected vehicle size _______ axles.
6. Please indicate daily trip generation rate: ____________________________

7. Will the project increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? □ Yes □ No
   If yes, please explain: ____________________________________________

GROWTH INDUCING IMPACTS

1. Will the project result in the introduction of activities not currently found within the community? □ Yes □ No
   If yes, please explain: ____________________________________________

2. Could the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities?)
   □ Yes □ No  If yes, explain: ______________________________________

PROPOSED PROJECT SCHEDULING

1. Please indicate proposed project schedule (proposed construction start date, etc.) ________________________

2. If the project is subject to any grant deadlines please indicate:
   Grant Source: __________________________________________________
   Contact Person: _________________________________________________
   Grant Deadline(s): ____________________________________________

3. If the project has federal grant funding, which agency will be responsible for N.E.P.A. processes?
   Contact Person: ________________________________________________
NOT REQUIRED FOR VARIANCE APPLICATION
TRINITY COUNTY PLANNING DEPARTMENT
Supplemental Environmental Assessment Form
Cannabis Land Use Applications
Revised 5/31/2018

Site Set Backs

☐ Proximity to: (feet from cultivation and/or processing area):
  - School _____ Feet
  - School Bus Stop _____ Feet
  - Church _____ Feet
  - Public Park _____ Feet
  - Tribal Cultural Resource _____ Feet
  - Public Lands _____ Feet

☐ Proximity to existing residences:
  - Distance? ________ Feet

☐ Proximity to property line:
  - Distance? _______________ Feet

Cannabis Cultivation Operations Plan

☐ Description of water source, storage, irrigation plan, and projected water usage. Water is locally sourced from:
  - ___ Well; Date well was installed: _______ : DEH Permit No. _______
  - ___ Proposed Well; Application No. ______
  - ___ Onsite pond ___ Existing ___ New; How is pond filled? _______________________________
  - ___ Surface water diversion Date installed: ________ Evidence of installation date: _______
  - CDFW 1600 Agreement? _____ Yes _____ No ____
  - Water storage is: _______ tank _______ pond _______ combination
  - Capacity of water storage: ___ gallons
  - Monthly water usage calculated? _____ Yes _____ No
  - Water usage per year: ____________ year (in gallons)
  - Forbearance period water storage needs: _______ gallons (if hydrologically connected)

☐ Description of site drainage, including runoff and erosion control measures.
  - Identify Appropriate North Coast Regional Water Quality Control Board (NCRWQCB) Order:
    - Enrolled in Tier ______1, ______ 2, ______ 2* or ______ 3
  - For existing cultivation provide copy of Water Resource Protection Plan (WRPP).
  - NCWQCB Order does not apply if cultivation area is 2,000 sq. ft. or less.
  - Provide compliance sheet for locally enforced Tier 1 standards.

☐ Detail of measures taken to ensure protection of watershed and nearby habitat.

☐ Describe protocols for proper storage and use of fertilizers, pesticides, and other regulated products.
☐ Identify energy sources for cultivation and processing activities:
   ___Generator ___Micro hydropower ___PGE ___Solar

☐ Mixed light cultivation information:
   - Number of cultivation cycles proposed: __________________________
   - Measures to comply with International Dark Sky Association standards__________

☐ Schedule of activities during each month of the growing and harvesting season, including projected generator use?

☐ Cannabis Waste Management Plan. Safe recycling on-site or off-site disposal plan? Describe ________________________________________________________________________________

☐ Security Plan: check all that apply:
   ___ Caretaker ___ Fencing ___ Gated access ___ Video monitoring ___ Off-site notification
   ___ Other (specify) ____________________

**Indoor Cultivation Facilities, including Commercial Nurseries**

☐ Identify source of electrical power.
   _____Grid _____ Solar _____Combination (Generator power may *not* be used)

☐ Irrigation runoff? ___Yes ___No Amount: ______ gallons per ______(Year/Month/Day).
   - Disposal method (e.g., capture, isolate, reuse, release to SDS, dispose off-site)?

**Permanent and/or Temporary Seasonal Worker Housing**

☐ On-site processing? ___Yes ___No

☐ On-site parking provided? ___Yes ___No

☐ Permanent on-site sanitation facilities provided? ___Yes ___No Proposed? ___Yes ___No
   If yes, describe:______________________________________________________________________________________________

☐ Temporary on-site sanitation facilities provided? ___Yes ___No
   If yes, describe:
   - Waste Hauler: ____________________________________________________________
   - Type: ________________________________________________________________
   - Quantity: ____________________________________________________________
☐ Number of seasonal workers and/or non-residents participating in commercial cannabis production at peak period (if applicable): _____ Seasonal _____ Permanent

For temporary seasonal workers: How Long? ____ Weeks ____ Months

Time of year (from/to): _________________________________________________________

How will workers get to the property? Drive to site ____ Bus to site ____ Other ________________

☐ Seasonal worker housing provided on-site? _____ Yes ___ No

If yes, describe:
- Permanent group quarters: ______________________________________________________
  - Number of beds provided: ___________________________________________________
- Individual dwellings: __________________________________________________________
  - Number of beds provided: ___________________________________________________
- Temporary dwellings: __________________________________________________________
  - Type: ______________________________________________________________
  - Quantity: ____________________________________________________________

Other Permits, Licenses, and Documents (attach if applicable)

☐ Copy of the statement of water diversion, or other permit, license or registration filed with the State Water Resources Control Board, Division of Water Rights? ____ Yes _____ No _____ N/A

☐ Copy of Biological Resources Assessment? ____ Yes _____ No _____ Date:______

☐ Copy of Cultural/Tribal Resources Assessment? ____ Yes _____ No _____ Date:______

☐ Copy of Notice of Intent and Monitoring Self-Certification and other documents filed with the North Coast Regional Water Quality Board? ____ Yes _____ No _____ N/A
  - Enrollment number: ___________ (Enrollment must be in place prior to initiation of cultivation activities for new operations)

☐ CDFW General Agreement for activities related to Cannabis Cultivation: ___Yes ____ No ___ Date

☐ RWQCB 401 Water Quality Certification: ____ Yes ____ No _______ Date

☐ SWRCB Enrollment: ____ Yes ____ No _______ Date

☐ NCRWQCB Enrollment: ____ Yes ____ No _______ Date

☐ ACOE 404 Permit: ____ Yes ____ No _______ Date
☐ Other Consultation:
  - Section 7 Consultation: ____Yes ____No
  - Section 106 Consultation: ____Yes ____No

☐ Copy of Streambed Alteration Permit obtained from the Department of Fish and Wildlife? ____Yes ____No ____N/A.

☐ Copy of Trinity County well permit? ____Yes ____No ____N/A ____Proposed

☐ Does cultivation area involve conversion of timberland? ____Yes ____No ____N/A. If so, provide one of the following:
  - Copy of less-than-3-acre conversion exemption or timberland conversion permit, approved by CAL-FIRE?; or
  - Alternately for existing operations occupying sites created through prior unauthorized conversion of timberland, evidence provided showing the landowner has completed a civil or criminal process and/or entered into a negotiated settlement with CAL-FIRE?; or
  - Provide an evaluation of non-permitted conversion exemption (prepared by a Registered Professional Forester). Provide CAL-FIRE approval non-permitted conversion exemption for the subject parcel.