



TRINITY COUNTY

PLANNING – CANNABIS

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Variance Appendix C Language

The environmental evaluation conducted in the PEIR included evaluation of the Aesthetics, Air Quality, and Noise resource categories. These resource categories have been identified by staff as having the highest potential to negatively impact sensitive receptors. These are the resource categories in the PEIR that refer to effects to sensitive receptors; these resource categories need additional discussion to address cultivation elements that do not meet the 350 ft. residential setback requirement. The language below are examples of the type of additional discussion that should be included for all pertinent resource categories. **The templated language below should be included to the Appendix C checklist as appropriate, including any necessary edits and reference to appropriate attachments. If light or noise attenuation plans are not applicable to your project (see Background and Guidance Memorandum), reference to them is will not be necessary.**

Aesthetics:

4.1.1.d

The nearest sensitive receptor is ### ft. **direction** the cultivation. No changes in the proposed nighttime lighting conditions for the project site have occurred since approval of the Cannabis Program. Therefore, no new significant impacts or substantially more severe impacts would occur. The project would be consistent with the nighttime lighting and glare performance standards identified above and would not be a substantial new source of lighting. The findings of the certified Cannabis Program EIR remain valid and no further analysis is required.

4.1.1 Conclusion

The nearest sensitive receptor is ### ft. **direction** the cultivation. Any potential impact related to the reduction in setback to the nearest sensitive receptor is addressed through the implementation of mitigation measures 3.1-1a, 3.1-1b, 3.1-1c, 3.1-2, and following the requirement to ensure all lighting associated with the operation shall be downcast, shielded and/or screened to keep light from emanating off-site or into the sky. A light attenuation (attachment #) was prepared for the project that identified specific actions that will be taken to ensure no light will emanate from project parcel. Therefore, the conclusions of the Cannabis Program EIR remain valid and approval of the project would not result in new or substantially more severe significant impacts to aesthetics.

Air Quality:

4.3.1.c

The nearest sensitive receptor is ### ft. **direction** the cultivation. No new significant impacts or substantially more severe impacts would occur. The proposed project would not generate a localized CO

hazard. Conditions of approval for the project will require compliance with adopted mitigation measures and NCUAQMD requirements. The findings of the certified Cannabis Program EIR remain valid and no further analysis is required.

4.3.1.d

The nearest sensitive receptor is ### ft. direction the cultivation. No new significant impacts or substantially more severe impacts would occur. The project involves a new outdoor cultivation. Conditions of approval for the project will require compliance with adopted mitigation measures. The findings of the certified Cannabis Program EIR remain valid and no further analysis is required.

4.3.1 Conclusion

The nearest sensitive receptor is ### ft. direction the cultivation. Any potential impact related to the reduction in setback to the nearest sensitive receptor is addressed through the implementation of mitigation measures 3.3-1a, 3.3-1b, 3.3-1c, 3.3-2a, 3.3-2b, 3.3-3. The Odor Control Plan (Attachment #) outlines additional mitigation measures that will be implemented as necessary to eliminate odors emanating from the project parcel. Therefore, the conclusions of the Cannabis Program EIR remain valid and approval of the project would not result in new or substantially more severe significant impacts to air quality.

Noise:

4.13.1.a

The nearest sensitive receptor is ### ft. direction the cultivation. Continuous operational noise of the project was measured to be ## dB/dBA as documented in the Noise Attenuation Plan and Noise Monitoring Report (attachment #). No new significant impacts or substantially more severe impacts would occur. Therefore, the findings of the certified Cannabis Program EIR remain valid and no further analysis is required.

Special Note: this only addresses one of the three impacts associated with this section. The other two are less than significant and significant and unavoidable, both without applicable mitigation measures.

4.13.1 Conclusion

The nearest sensitive receptor is ### ft. direction the cultivation. Any potential impact related to the reduction in setback to the nearest sensitive receptor is addressed through the implementation of mitigation measure 3.12-1 and the additional mitigations outlined in the Noise Attenuation Plan (Attachment #). List the additional mitigations outlined in the noise attenuation plan. Therefore, the conclusions of the Cannabis Program EIR remain valid and approval project would not result in new or substantially more severe significant noise impacts. No further analysis is required.