TRINITY COUNTY PLANNING COMMISSION

STAFF REPORT

PROJECT TITLE: Appeal of Director’s Decision to Approve CCL-692

APPELLANT: Kathleen and William Dudley Trust (Represented by Brian and Wendi Young)

APPLICANT: Michael Deutsch (Trinity Flavor, LLC)

AGENT: Thomas Gocha, TCG Associates, LLC

PROPERTY OWNER: Trinity Flavor, LLC

REPORT BY: Bella Hedtke – Associate Planner, Cannabis Division

LOCATION: APN 014-180-095-000 / 504 Oatman Rd., Hayfork, CA 90641

ZONING DISTRICT: Heavy Industrial/ Manufacturing (M-2)

ZONING OVERLAY DISTRICT(S): Flood Hazard (100-Year, No BFEs, Zone A), Critical Water Resource Overlay (CWR), ALUCP Zone E

GENERAL PLAN DESIGNATION: Industrial (I)

PROJECT DESCRIPTION: The Cannabis Division Director approved the application, which was originally submitted on February 26, 2020, for a new Small Mixed-Light Commercial Cannabis Cultivation License (CCL) 692 on March 24, 2023 and was scheduled for license issuance on or after April 12, 2023 after the 10-day appeal period ended. On April 7, 2023, an application for appeal of the approval of CCL 692 was submitted to the Trinity County Planning Department, pursuant to the standards established in Trinity County Code Section 17.34.110.

<table>
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<tr>
<th>Location</th>
<th>Land Use</th>
<th>Zoning District</th>
<th>General Plan Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Commercial Cannabis Nursery and Cultivation</td>
<td>Industrial (M2)</td>
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1 At the January 25, 2018 Planning Commission meeting, Commissioners clarified that the M-2 designation is synonymous with the Industrial zoning district. The Hayfork Community Plan included maps of recommended M-2 parcels, but did not include a description of the M-2 zoning district. Reference to M-2 in the Staff Report includes Industrial zoning, as the County’s GIS database does not currently reflect this change.
Project Background:

The proposed cultivation project described herein (Project) includes the cultivation of up to 10,000 square feet (sf) of mature mixed-light cannabis for a new Small Mixed-Light commercial cannabis license (CCL). The Project would operate 9,912 sf of mixed light mature cannabis canopy cultivation comprised of three 30’x100’ greenhouses, 2,880 sf of canopy, and 4,025 sf of associated support buildings. The Project is provided water by the Trinity County Waterworks District No. 1 and has an on-site sewage disposal system that is approved by Trinity County Environmental Health Division. Main access to the subject parcel is provided via an encroachment from State Highway 3 at Oatman Road, which is a private road.

Project Evaluation:

An Appendix C document was submitted to the Cannabis Division for CCL 692 on August 2, 2021. Throughout the Appendix C review process, two incomplete letters were sent to the applicant and their agent, followed by two resubmittals of the Appendix C document on May 9, 2022 and November 21, 2022.

A site inspection was performed by Cannabis Division compliance staff on July 18, 2022 to ensure that the site plan and project description included in the Appendix C were accurately prepared. No outstanding deficiencies were identified during the site visit. A completeness review was performed by Cannabis Division staff on and determined to be complete on March 22, 2023. Both the site inspection and completeness review processes are designed to verify site and application compliance with Trinity County Code Chapter 17.43 (Commercial Cannabis Cultivation Regulations). The County’s contracted environmental consultant company, LACO, prepared a compliance memorandum on March 16, 2023 with a final review performed by County environmental compliance staff, that determined 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, it adequately evaluates all potential environmental impacts, and can be appropriately tiered within the Trinity County Cannabis Programmatic Environmental Impact Report. Based on the application review, site inspection and LACO’s review of the Appendix C, County environmental compliance staff recommended license approval to the planning director on March 24, 2023.
Project Consistency with the Trinity County Zoning Code

Trinity County Code Section § 17.43.050 describes the locations where CCLs are not allowed in the county. The Industrial (I) Zoning District is not listed as barring commercial cannabis cultivation activities. Considering that this site is proposing to construct three greenhouses, this site will also be required to adhere to all development standards, such as drainage and landscaping, that are verified prior to building permit issuance as stated in 17.23 (Industrial Zoning), in addition to the performance standards required of all licensees in the Commercial Cannabis Program (TCC § 17.43.060). Given that the closest residential structure is approximately 800ft from the cultivation site, the project is compliant with the residential setback required by TCC § 17.43.050(A)(8).

Project Consistency with the Community Plan and General Plan

The property is within an Industrial (I) land use designation. The Plan describes these areas as the following:

“Industrial areas are designated to indicate the most likely and desirable areas for industrial development including federal, state, or local facilities of an industrial nature. Industrial areas should be located near existing communities to promote energy conservation and to utilize community services as required. Industrial areas should be located so as not to adversely affect residential areas.”

This project is consistent with the Tule Creek Road Industrial Area description in the Hayfork Community Plan (County, Hayfork Community Plan, 1996). The Plan describes this area as the following:

12. Tule Creek Road Industrial Area.
This industrial area lies between Highway 3 and Salt Creek, bounded on the north by Tule Creek Road and the south by agricultural lands. While no industrial uses are currently located in this area, it has historically supported an industrial use (sawmill), is within the water district and will likely be served by the community sewer system (once developed). It is important to note that all of the potential location sites for the proposed sewage treatment facility are located in (or adjacent to) this area. Not only is sufficient land available to accommodate such a facility, it could very well be the incentive necessary to attract industrial users to the Tule Creek site (i.e., industrial user could locate adjacent to waste treatment facility).

Project Consistency with the Airport Land Use Compatibility Plan (ALUCP)

The subject parcel is located within Zone E of the Hayfork Airport Compatibility Zones, which has the least number of land use restrictions considerations (County, Trinity County Airport Land Use Compatibility Plan, 2009). This zone is intended to preclude the development of any land uses that may generate concerns related to significant height limitations, wildlife attractants, and visual distractions. Given that the project must adhere to zoning height development standards and mitigation measures that address wildlife and aesthetic concerns, this use is compatible with Zone E restrictions.
REASONS FOR APPEAL:

The appellants’ appeal letter outlined four (4) main complaints for appealing the approval of CCL 692 (Attachment 1). The Cannabis Division has investigated each of these complaints and provided a summary of the findings below:

1) CCL applicant does not hold a valid Encroachment permit to enter or exit a State or County Road for the property to be permitted (Code Violation #17.20.130)

Response: Given that Trinity County Code Section 17.20.130 sets forth encroachment permit standards for parcels zoned Retail Commercial, staff assumes that the Appellant may have meant to cite 17.23.150, which sets forth encroachment permit standards for parcels zoned Industrial. 17.23.150 states: “Encroachment permits shall be obtained from the department of transportation prior to the issuance of building permits when projects create a new entrance onto a county road.”

In response to this appeal, referrals were sent to Caltrans – District 2 and Trinity County Department of Transportation (DOT). Senior Engineer of Trinity County DOT, Andrew Pence, replied the following response:

“The RFC seemed to be specifically requesting if an encroachment permit from the Trinity County DOT was required for the parcel. The RFC stated that the property owner would be using Oatman Road for access, and Oatman Road is a private road connecting directly to the State Highway without first connecting to a County Road. As such, this is out of Trinity County DOT jurisdiction.”

Given that Oatman Road is not a County Road, section 17.23.150 does not apply to this project.

Nonetheless, in response to the referral, Caltrans is working with the applicant to develop an encroachment agreement to improve the existing encroachment off Highway 3 for this project. The agent, Thomas Gocha, has prepared a memorandum that explains the most recent update on the pending encroachment permit (Attachment 9).

Furthermore, while Trinity County Code Section § 17.43 (Commercial Cannabis Cultivation Regulations) does not mention encroachments, staff acknowledges that encroachment requirements are verified during the building permit review process.

2) Applicant property has been issued a physical address on a driveway that they do not possess an encroachment for. This is due to their Industrial Zoning.

Response: Cannabis Division staff is not aware of any regulation that impedes parcels that are zoned Industrial (I) from receiving an address. To support this claim, the Appellant provided a copy of Trinity County Zoning Ordinance 315, Sec. 23 and underlined section (P)(2) – now known as Trinity County Code (TCC) 17.23.160 (A)(1)(b). This section states:
“Access to Local Streets Prohibited: No vehicular access shall be permitted to a local street from an industrial through lot which also has frontage on a highway or collector county road.”

TCC § 17.10 (Definitions) defines a street as: "Street, public" means a street, road, or way, but not an alley, owned by or maintained by a state, county, or incorporated city.

As mentioned in the previous response, Trinity County does not have jurisdiction over private roads. Therefore, the applicant’s representative, Mr. Gocha, has provided a response to this complaint in a memorandum, dated June 12, 2023, provides the following information regarding the use of the driveway and legal access:

“Driveway & Access:

We have ongoing issues with the neighbors over the shared driveway. 501 & 504 Oatman Road share a private driveway that is reserved by a 25’ wide ingress/egress easement on TFLLC’s property. The right of way agreement was recorded April 10, 1962, in book 100, Page 424 (See Attachment - A). 501 Oatman has the right to use TFLLC’s property to access their landlocked property.”

3) Applicant property is inside the sewer service district and never hooked up and is require to by ordinance #97-1.

Response: The applicant’s representative, Mr. Gocha, has provided a response to this complaint in a memorandum, dated June 12, 2023:

“A new waterline was placed with coordination with the Hayfork water district in 2021. The existing septic system was removed and replaced with authorization from the Hayfork water district and the county department of EHS in 2022. (See Attached Permit - D).”

A referral has been sent to the Water District and Trinity County Environmental Health to verify this information and/or provide any additional commentary. An update will be uploaded to the County website in a subsequent memorandum as soon as responses are provided.

4) Not Compliant with PRC 4290 (Calfire Code)

In addition to the three main complaints mentioned on the Appeal form, the Appellant also attached a Cal Fire Inspector form and wrote “Why was this ignored!” on the top left of the form. This form is included in the Building Permit Application package. PRC 4290 requirements are verified prior to building permit issuance by Calfire personnel. Given that a specific code violation was not provided, staff is unable to respond to this claim.

PUBLIC COMMENT:

The applicant’s representative, Thomas Gocha, provided the only public comment for this project through two memorandums, dated June 12, 2023 and July 7, 2023 (Attachments 8 & 9).
STAFF RECOMMENDATION:

Given that all complaints referenced in the appellant’s letter were found to be unsubstantiated or outside of the jurisdictional authority of Trinity County, staff recommends that the Planning Commission make a motion to deny the appeal (P-23-10), upholding the Director’s decision to approve CCL 692, with the findings referenced in this staff report.

ALTERNATIVES:

If the Planning Commission does not wish to deny the appeal, the following alternatives are available:

1. The Planning Commission could move to uphold the appellant’s request to deny CCL 692, with findings stated by the Planning Commission.

2. In the event that more information or time is required prior to the Planning Commission making a final decision on P-23-10, the Planning Commission could move to continue to a future certain meeting date.

ATTACHMENTS:

1) Appeal of the Planning Director’s Decision and Supporting Documents
2) CCL 692 Appendix C Site Plan
3) Project Location Map
4) Surrounding Area Uses Map
5) Zoning Districts Map
6) General Plan Designations Map
7) ALUCP Zone E Map
8) Thomas Gocha Memorandum (June 12, 2023)
9) Thomas Gocha Memorandum (July 7, 2023)

REFERENCES:


APPLICATION TO APPEAL OF DIRECTOR’S DECISION
TO PLANNING COMMISSION

DATE: 4-7-23

APPEAL FEE: $500- due upon filing

Project # or CCL # or CCV # of application decision being appealed: CCL - 692

Date of Director’s decision or action: March 24, 2023

Director’s decision was: ☐ Approve  ☐ Deny

A. APPLICANT/APPELLANT INFORMATION
The following information will be used to contact you regarding the status of your appeal (e.g. hearing dates) and is considered public record.

NAME: Brian & Wendy Young representing Kathleen & William Dudley Trust

PHONE: [Redacted]  EMAIL: [Redacted]

MAILING ADDRESS: [Redacted]

B. REASON FOR APPEAL
Clearly state the basis for the appeal and include/attach any supporting evidence if applicable.

1. Property in question does not possess an Encroachment Permit to enter a County or State Road.

2. Property in question does not have a hook up to city sewer.

3. Property in question has been issued a physical address on a driveway that they do not possess an Encroachment Permit.

Signature: [Signature]  Date: 4-7-23
APPEAL OF PLANNING DIRECTOR'S
DECISION TO PLANNING COMMISSION

Brian & Wendi Young representing Dudley Trust 530-227-3924

Name: ______________________________ Phone: ____________________________

Email: ______________________________

Physical Address or APN: 501A Oatman rd. Hayfork CA, 96041

Mailing Address: ______________________________

Decision of Planning Director rendered on (date): March 24 2023

Planning Director's Decision was to:  ☒ Approve  ☐ Deny  ☐ Continue

Request for: Meeting with the Planning Commission to Appeal Cannabis Permit CCL#692.

Reason for Appeal:
1. CCL applicant does not hold a valid Encroachment permit to enter or exit a State or County road

For the property to be permitted, Code violation # 17 20 130. #2 Applicant property has been issued a Physical Address on a driveway that they do not possess an Encroachment for. This is due to there Industrial Zoning. #3 applicant property is inside the sewer service district and never hooked up and is required to by ordanace #97-1

Signature:  Brian & Wendi Young  Date: April 7 2023

Clerk's Use Only

Date Filed: ______________________________ Fee Collected: ______________________________

Hearing Date: ______________________________ Receipt No.: ______________________________

Notice Published: ______________________________ Notice Mailed: ______________________________
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STATE OF CALIFORNIA • DEPARTMENT OF TRANSPORTATION
ENCROACHMENT PERMIT
TR-0150 (REV. 02/2000)

In compliance with (Check one):

☒ Your application of August 14, 2006
☐ Utility Notice No. __________________ of __________________
☐ Agreement No. __________________ of __________________
☐ R/W Contract No. __________________ of __________________

TO:
Brian Young
PO Box 326
Hayfork CA 96041

Phone: 530-227-3924

DIST/Co/Pt/En/PM
02-TRI-3-5.64 LT

Date
August 29, 2006

Fee Paid
Deposit
$ 82.00
Performance Bond Amount (1)
Payment Bond Amount (2)

Bond Company

Customer Reference No.

PERMITTEE

and subject to the following, PERMISSION IS HEREBY GRANTED to:

Utilize and maintain an existing Type D roadway connection serving a single family residence on the left side of State Route 3 at Post Mile 5.64 in Trinity County.

PERMITTEE RESPONSIBILITY: It is understood and agreed by the Permittee that utilizing this permit shall constitute an acceptance of the provisions of this Permit and all attachments.

GENERAL SPECIFICATIONS:

SALE OF PROPERTY: This encroachment permit is not transferred with the property to a new owner at the time of sale. New property owners must apply for and obtain a new permit.

(Continued)

This permit is void unless the work is completed before N/A.

This permit is to be strictly construed and no other work other than specifically mentioned is hereby authorized. No project work shall be commenced until all necessary permits and environmental clearances have been obtained.

1 - Permittee
2 - Kubich

BRIAN CRANE, District Director, District 2
BY:

STACEY BARNES, District Permit Engineer, District 2

ADA Notice For individuals with sensory disabilities, this document is available in alternate formats. For information call (916) 653-3657 or TDD (916) 654-3880 or write Records and Forms Management, 1120 N Street, MS-89, Sacramento, CA 95814.
LIABILITY FOR DAMAGES: Permittee shall be liable for damage to the State highway caused by his operation. Permittee shall hold the State of California harmless for damage to Permittee's facilities caused by highway maintenance or construction.

USE OF CONNECTION: If Permittee changes the use of this road connection to other than what is defined in this permit, Permittee shall apply for an encroachment permit for the alternate use and may be subject to additional improvements including, but not limited to, paving, widening, and/or drainage improvements.

TERMS OF PERMIT: Any failure on the part of Permittee or his contractor or agent to abide by the terms of this permit or the requests or instructions of State's Representative shall be just cause for immediate stoppage of the work and/or revocation of the permit.

MAINTENANCE OF FACILITIES:

MAINTENANCE OF FACILITIES: Permittee is responsible for all routine and emergency maintenance of any facilities constructed or permitted under this permit. Routine road approach maintenance includes, but is not limited to, pavement repairs, restriping, replacement/maintenance of signs, keeping approach culvert(s) clear, and snow removal (including berms created by highway plowing operations.)

MAINTENANCE ENCROACHMENT PERMIT: All routine and emergency maintenance work required for facilities located within the State right-of-way will require a separate encroachment permit.

MAINTENANCE FOR SITE DISTANCE: Trees and brush shall be cut or trimmed and additional grading done to provide sight distance, as directed by State's Representative. For as long as Permittee utilizes the road connection, Permittee is responsible to maintain sight distance through the trimming or removal of offending vegetation.
ATTACHMENTS TO PERMIT NO. 0206-6RS-0348

GENERAL PROVISIONS (Rev. 8/04)

STORM WATER PROVISIONS (TR-XXXX 4/21/04)

UTILITY PROVISIONS
   - Overhead Utility Provisions (TR-0162 Rev. 12/01)
   - Underground Utility Provision (TR-0163 Rev. 04/02)
   - Utility Maintenance Provisions (TR-0161 Rev. 12/01)
   - Annual Utility Provisions (TR-0160 Rev. 12/01)

TRAFFIC CONTROL:
   - T-10 (Standard Plans Rev. 5/06)
   - T-11
   - T-12
   - T-13
   - Other:

COMPLETION POSTCARD

ADOPT-A-HIGHWAY SAFETY REQUIREMENTS & SAFETY PROVISIONS (Rev. 03/06)

BANNER DETAIL (Rev. 1993)

GUIDELINES FOR PLACEMENT OF NEWSPAPER VENDING & AGREEMENT (12/02)

TYPICALS:

ROAD CONNECTIONS:
   - TYPE A (Rev. 10/98)
   - TYPE B
   - TYPE C
   - TYPE D
     - X-1 (Rev. 12/90)
     - X-3
     - X-4
     - X-5
   - DELINEATOR

SAFETY FOR SURVEYORS (Rev. 11/97)

STANDARD TYPICAL TRENCHING DETAILS

OPEN TRENCH SIGNING & MARKING

HORIZONTAL DIRECTIONAL DRILLING (07/03)

LANE CLOSURE SCHEDULE

D94A & D97A-G (Standard Plans Rev. 07/04)

GUIDELINES FOR DISCOUNT BOOKLETS (09/04)

OTHER:

REV. #29 - 5/06

NOTE:
After this permit has been microfilmed, you can find the attachments on Frame 1 of the microfilm roll.
(On microfilm rolls 344-347, the attachments are at the end of the roll and the frame numbers are referenced on the microfilm roll.)
STATE OF CALIFORNIA • DEPARTMENT OF TRANSPORTATION
STANDARD ENCROACHMENT PERMIT APPLICATION
TR-0100 (REV. 01/2004)

Permission is requested to encroach on the State highway right-of-way as follows:
(Complete all BOXES (write N/A if not applicable))
This application is not complete until all requirements have been approved.

1. COUNTY
TRINITY

2. ROUTE
3. POSTMILE
5.64 Lt.

4. ADDRESS OR STREET NAME
0.06 s. of road to County Dump

5. CITY
Hayfork

6. CROSS STREET (Distance and direction from site)
0.06 s. of road to County Dump

7. PORTION OF RIGHT-OF-WAY
EP to RW

9. WORK TO BE PERFORMED BY

☐ OWN FORCES ☐ CONTRACTOR

9. EST. START DATE
August 2006

10. EST. COMPLETION DATE

02-06-

11. EXCAVATION
MAX. DEPTH N/A AVG. DEPTH N/A AVG. WIDTH N/A LENGTH N/A

12. EST. COST IN STATE RW
SURFACE TYPE N/A

13. PIPES
PRODUCT TYPE N/A DIAMETER N/A VOLTAGE/PSIG N/A

14. CALTRANS PROJECT E.A. NUMBER

15. ☐ Double Permit ☐ Parent Permit Number
Applicant's Reference Number / Utility Work Order Number

16. Have your plans been reviewed by another Caltrans branch? NO ☐ YES ☐ (If "YES" Who?)

17. Completely describe work to be done within STATE highway right-of-way:
Attach 6 complete sets of FOLDED plans (folded 8.5" X 11" (216 mm X 280 mm), and any applicable specifications, calculations, maps, etc.
All dimensions shall be in dual units (English and metric) OR exclusively in metric units.

18. Is a city, county, or other agency involved in the approval of this project? ☐ YES (If "YES", check type of project and attach environmental documentation and conditions of approval.)
☐ COMMERCIAL DEVELOPMENT ☐ BUILDING ☐ GRADING ☐ OTHER
☐ CATEGORICALLY EXEMPT ☐ NEGATIVE DECLARATION ☐ ENVIRONMENTAL IMPACT REPORT ☐ OTHER

☐ NO (If "NO", please check the category below which best describes the project, and complete page 4 of this application)
☐ DRIVEWAY OR ROAD APPROACH, RECONSTRUCTION, MAINTENANCE, OR RESURFACING ☐ FENCE
☐ PUBLIC UTILITY MODIFICATIONS, EXTENSIONS, HOUSING ☐ MAILBOX
☐ FLAGS, SIGNS, BANNERS, DECORATIONS, PARADES AND CELEBRATIONS ☐ EROSION CONTROL
☐ OTHER ☐ LANDSCAPING

19. Will this project cause a substantial change in the significance of a historical resource (45 years or older), or cultural resource? ☐ YES ☐ NO
(If "YES", provide a description)

20. Is this project on an existing highway or street where the activity involves removal of a scenic resource including a significant tree or stand of trees, a rock outcropping or a historic building? ☐ YES ☐ NO (If "YES", provide a description)

21. Is work being done on applicant's property? ☐ YES ☐ NO (If "YES", attach site and grading plans)
STATE OF CALIFORNIA • DEPARTMENT OF TRANSPORTATION
STANDARD ENCROACHMENT PERMIT APPLICATION
TR-0100 (REV. 01/2004)

22. Will this proposed project require the disturbance of soil within highway right-of-way?  □ YES  □ NO
   If “YES”, estimate the area in square feet AND acres: ___________________________ (ft²) ___________________________ (acres)

23. Will this proposed project require wetlandizing?  □ YES  □ NO
   If “YES”, estimate daily volume in gallons per day: ___________________________ (gpd)

24. How will any storm water or ground water be disposed of from within or near the limits of this proposed project?
   □ Storm Drain System  □ Combined Sewer / Storm System  □ Storm Water Retention Basin
   □ Other (explain): No change to existing highway drainage

PLEASE READ THE FOLLOWING CLAUSES PRIOR TO SIGNING THIS ENCROACHMENT PERMIT APPLICATION.

The applicant, understands and herein agrees to that an encroachment permit can be denied, and/or a bond required for non-payment of prior or present encroachment permit fees. Encroachment Permit fees may still be due when an application is withdrawn or denied, and that a denial may be appealed, in accordance with the California Streets and Highways Code, Section 671.5. All work shall be done in accordance with Caltrans rules and regulations subject to inspection and approval.

The applicant, understands and herein agrees to the general provisions, special provisions and conditions of the encroachment permit, and to indemnify and hold harmless the State, its officers, directors, agents, employees and each of them (Indemnitees) from and against any and all claims, demands, causes of action, damages, costs, expenses, actual attorneys' fees, judgments, losses and liabilities of every kind and nature whatsoever (Claims) arising out of or in connection with the issuance and/or use of this encroachment permit for: 1) bodily injury and/or death to persons including but not limited to the Applicant, the State and its officers, directors, agents and employees, the Indemnitees, and the public; and 2) damage to property of anyone. Except as provided by law, the indemnification provisions stated above shall apply regardless of the existence or degree of fault of Indemnitees. The Applicant, however, shall not be obligated to indemnify Indemnitees for Claims arising from conduct delineated in Civil Code Section 2782.

DISCHARGES OF STORM WATER AND NON-STORM WATER: Work within State highway right-of-way shall be conducted in compliance with all applicable requirements of the National Pollutant Discharge Elimination System (NPDES) permit issued to the Department of Transportation (Department), to govern the discharge of storm water and non-storm water from its properties. Work shall also be in compliance with all other applicable Federal, State and Local laws and regulations, and with the Department's Encroachment Permits Manual and encroachment permit. Compliance with the Department's NPDES permit requires amongst other things, the preparation and submission of a Storm Water Pollution Protection Plan (SWPPP), or a Water Pollution Control Program (WPCP), and the approval of same by the appropriate reviewing authority prior to the start of any work. Information on the requirements may also be reviewed on the Department's Construction Website at:

http://www.dot.ca.gov/hq/construc/stormwater1.htm

25. NAME of APPLICANT or ORGANIZATION (Print or Type)_________________________________________ E-MAIL ADDRESS

ADDRESS of APPLICANT or ORGANIZATION WHERE PERMIT IS TO BE MAILED (Include City and Zip Code)

PHONE NUMBER ___________________________ FAX NUMBER ___________________________

26. NAME of AUTHORIZED AGENT / ENGINEER (Print or Type) ___________________________ IS LETTER OF AUTHORIZATION ATTACHED? □ YES □ NO E-MAIL ADDRESS

ADDRESS of AUTHORIZED AGENT / ENGINEER (Include City and Zip Code)

PHONE NUMBER ___________________________ FAX NUMBER ___________________________

27. SIGNATURE of APPLICANT of ORGANIZATION ___________________________ 26. PRINT OR TYPE NAME ___________________________ 29. TITLE ___________________________ 30. DATE 8-14-06
STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION
ENCROACHMENT PERMIT APPLICATION REVIEW
TR-0110 (Rev. 2/2000)

Applicant: Brian Young

Date: 8/23/2006

Permit No: 0206-6RS-0348

Dist/Co/Rt/PM: 02-TRI-3-5.64

Type of Work: name change

Review Needed By: 9/6/2006

Reviewing Units: Ken

Charge all customer service & travel time to the E.A. below

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There is additional information available in permit file: Yes / No

Besides those listed, who else should review this application? N/A

Return To: Encroachment Permits, Attn: JOYCE

TIME CHARGED:

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Permit Recommended: YES / NO

Need more info (explain): Yes / No

Inspectors:

DOUBLE PERMIT REQUIRED? 
ESTIMATED HOURS OF INSPECTION
BONDS REQUIRED?

WHAT KIND OF TRAFFIC CONTROL IS NEEDED?
LEFT OR RIGHT SIDE?
RW WIDTH?

REMARKS: (Include necessary changes, required conditions, etc.)

Reviewed By: [Signature]
Business Phone: [Number]
Date: [Date]

Concurred By: [Signature]
Business Phone: [Number]
Date: [Date]
ORIGINAL PICTURES ARE FILED WITH FACE PAGE OF PERMIT
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*The current hourly rate is set annually by Headquarters Accounting. District Office staff do not have authority to modify this rate.*
SECTION 23. INDUSTRIAL DISTRICTS OR "I" DISTRICTS

A. GENERAL DESCRIPTION: The purpose of this Zoning District is to provide locations for manufacturing and industrial uses in a manner which is compatible with neighboring uses and which protects the environment of the county.

Subject to the provisions of Sections 23.P and 30, none but the following uses, or uses which in the opinion of the Planning Commission are similar will be allowed. See Section 30.A.

B. USES PERMITTED WITHOUT A USE PERMIT EXCEPT WHEN THESE USES LISTED IN THIS SECTION EXCEED THE FOLLOWING THRESHOLDS, A USE PERMIT SHALL BE REQUIRED:

1. If a use involves water quantity uses over three (3) gallons/minutes in a Critical Water Resources Overlay area, or

2. Through New Source Review, requires an Authority To Construct permit from the North Coast Unified Air Quality Management Board, or

3. Exceeds 65 dBA at the property line of a use, or

4. Requires a Regional Water Quality Control Board Discharge Permit, or

5. Any use which generates air emissions, liquid, solid or hazardous wastes, noise, offensive odors, smoke, dust or glare in a manner which may be detrimental to the public health, safety or welfare shall require a use permit.

- Welding Shop
- Plumbing Shop
- Wholesale Sales and Storage
- Warehouse and Mini Storage
- Cabinet Shop
- Auto Repair Shop
- Agricultural uses, other than hog raising
Office uses less than 5000 square feet

Construction Storage Yards

Uses associated with publication operations, including:

- Printing
- Lithography and bookbinding
- Cartography
- Editorial and designing operations
- Bottling
- Machine Shop
- Public Utility Buildings and Yards
- Metal Fabrication

Limited retail uses in conjunction with manufacturing or industrial uses, when no more than 25 percent of the building's gross square footage is utilized for such purposes.

Heavy Equipment and Truck Repair Shop

Secondary Wood Processing Facility

C. USES PERMITTED SUBJECT TO SECURING A USE PERMIT IN EACH CASE:

- Power Generating Plants (exception: hydroelectric plants)
- Biomass Plants
- Cogeneration Plants
- Geothermal Facilities
- Coal Refining and Processing Plants
- Nuclear Power Plants (Fusion and Fission Processes)
- Lumber Mill
- Hazardous Waste Treatment Facilities
- Hazardous Waste Haulers
- Septage Hauler/Disposal
- Office Use over 10,000 square feet
- Commercial excavation of stone or earth materials
- Mining Operation
- Batch Plants
- Concrete Plants
- Rock Crushers
- Drilling for and/or removal of oil or gas
- Manufacture and storage of explosives
- Distillation of bones, fat rendering, food processing, fish canning and other uses of the same character.
- Dumping, disposal, reduction of garbage, sewage, offal, dead animals or refuse.
- Hog raising
- Junk yards, wrecking yards, salvage yards.
- Manufacture of acids, cement, fertilizer, gas, glue, gypsum, inflammable fluids or gases, refining of petroleum and its products, smelting of copper, iron, tin, zinc, and other ores, and other uses which do not meet the performances standards set out in this Ordinance.
- Bulk storage of oil and gasoline (including tank farms).
- Other uses found to be similar in nature as determined by the Planning Commission.

D. ACCESSORY BUILDINGS AND USES:
Accessory buildings and uses normally incidental to the uses permitted, including residential caretaker unit (PW-01-06), associated with a use. “Watchman’s Quarters” Resolution No. PC-2001-01. See attached copy.

E. SIGNS:
Signs not exceeding fifteen (15) square feet advertising sale or lease of property upon which sign is displayed may be permitted. Other onsite signs are as stated in the county Sign Ordinance.
FOR SUBDIVISION PURPOSES, THE MINIMUM PARCEL SIZE REQUIRED:
One half (1/2) acre. (See land use elem. matrix).

MINIMUM LOT WIDTH REQUIRED: One hundred (100) feet.

MAXIMUM ALLOWABLE LOT COVERAGE BY ALL STRUCTURES: Sixty (60)
percent.

MAXIMUM ALLOWABLE HEIGHT: Forty-five (45) feet.

MINIMUM FRONT YARD REQUIRED: Twenty-five (25) feet.

MINIMUM SIDE YARD REQUIRED: Ten (10) feet.

MINIMUM REAR YARD REQUIRED: Ten (10) feet.

GENERAL REQUIREMENTS:

1. Parking requirements, see Section 30.J.

2. Minimum setbacks for yards shall be maintained unless the criteria in Section
   30.F. apply.

3. Additional height may be approved upon obtaining a use permit if gross floor area
   ratio to building site does not exceed 5:1.

4. All uses shall conform to the performance standards set out in the Industrial Zone
   Development Standards.

DRAINAGE: A Drainage Plan shall be submitted to and approved by the Department of
Transportation prior to the issuance of building or use permit(s).

ENCROACHMENT PERMIT: Encroachment permits shall be obtained from the
Department of Transportation prior to the issuance of building permits when projects
create a new entrance onto a county road.

INDUSTRIAL ZONE PERFORMANCE STANDARDS:

1. General Requirements
   a. Use Restrictions
      1) Removal of Structures
Residential uses are allowed with a use permit, provided they are located on the second story or rear one-half of any building used for industrial or commercial purposes.

2) **Access to Local Streets Prohibited.**

No vehicular access shall be permitted to a local street from an industrial through lot which also has frontage on a highway or collector county road.

b. **Building Development Standards**

1) **Exterior Walls**

All building surfaces facing or abutting on residential property shall be constructed of material complementing the rural character of the community, and shall be maintained in a neat and presentable condition throughout the life of the building.

2) **Street Setbacks, Street Widening and Extensions**

The front and side street setbacks shall be measured from the right-of-way or easement line, or lot line, whichever is more restrictive. Additional setback area to accommodate a 60 foot right-of-way (30 feet each side of centerline) for road improvements shall be required unless it can be shown that all elements of the design cross section, drainage, utility accommodations and border areas can be contained in a lesser width, subject to the review an approval of the Director of Transportation.

2. **Property Development Standards**

a. **Landscaping**

1) A landscaping plan shall be submitted to the Director of Planning for approval prior to issuance of a building permit.

2) All required yards abutting upon public roads shall be landscaped with trees, shrubs, or planted ground cover. These plants shall be maintained in a neat and orderly manner at all times. All open and unlandscaped portions of any site shall be graded for proper drainage and maintained in a good condition free from weeds, trash and debris.
b. Fences and Walls

1) No fence or wall six feet or greater in height shall be constructed without first obtaining a building permit.

2) No electrified fence shall be constructed.

3) No fence or wall shall exceed eight feet in height.

c. Walls Adjacent to Residential Use

1) Where the site abuts a residential district, school or park, a solid decorative rustic-looking wall not less than six feet in height shall be constructed and maintained along the property lines adjoining said residential district, school or park.

d. Lighting

1) Any lighting provided shall be directed away from all surrounding land uses and public rights-of-way.

2) Lighting shall be the minimum necessary to provide for involved, safety and adequate security for the use involved.

e. Trash Enclosures

1) All trash, loading and storage areas shall be enclosed with materials architecturally compatible with the main building and located so as not to be visible from any public rights-of-way or neighboring areas.

2) Trash bins shall remain in the enclosures except during trash pickup.

f. Loading Operations

1) Off Street Loading Space. Sufficient off street loading space shall be provided and maintained for the pickup and delivery of goods. Each off street loading space shall be so arranged that it will not impede traffic circulation within the parking area and will not block parking stalls.

2) Loading operations shall not be permitted on any street or alley, which also serves a residential district.
3) Loading facilities and gates shall be located in such a manner so as not to cause traffic congestion or to interrupt the normal flow of traffic on public rights-of-way. Adequate space shall be provided on-site for maneuvering and turn around of tracks and other loading vehicles.

4) Loading facilities shall be located in such a manner that all loading operations take place completely within the property lines of the site.
TRINITY COUNTY WATERWORKS
Action to Enforce Mandatory Connection to the Sewers
RESOLUTION no. 062105

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TRINITY COUNTY WATERWORKS DISTRICT #1 TO AUTHORIZE AND SET FORTH ACTION NEEDED TO COMPLY WITH MANDATORY CONNECTION AS SET FORTH BY ORDINANCE 97-1.

WHEREAS, It is the duty of the Board of Directors and staff to enforce the rules and regulations that are current and legally adopted and

WHEREAS, The Board has determined by Ordinance that all properties within the Sewer Service Boundary SHALL be connected to the sanitary sewers, and

WHEREAS, The Board must act in good faith and fairness to all customers, authorizes the following actions;

NOW THEREFORE BE IT RESOLVED, The Board of Directors of the Trinity County Waterworks authorizes the following actions to assure there is compliance with the Mandatory connection ordinance.

1. From this date forward no water service will be made to any dwelling that is not connected to the community sewer system.

2. If water service is discontinued for any reasons including non-payment of fees due, water shall be reconnected until all fees are paid and connection is made to the community sewer system.

3. The Board authorizes a demand letter be sent to all parcels that are not currently connected to the community sewer system.

4. After a reasonable time, the Commencement of a lawsuit and filing of Lis Pendens is authorized.

5. Summary proceeding in lawsuit is authorized for all appropriate situations.

6. After a reasonable amount of time, the Board authorizes the trial of the cases that are still not in compliance with all attorney fees also being sought from the non-compliant parties.
Introduction:

Trinity Valley Consulting Engineers (TVCE) was secured by Trinity Flavor LLC (Client) and Tom Gocha (Consultant) to perform a review of the project and verify the suitability for developing Onsite Wastewater Treatment Systems (OWTS) for the Client’s proposed property development. This report is based on accommodating a four-bedroom Dwelling Unit and 10 employees for a commercial cannabis facility. This report demonstrates that the property is suitable for an onsite wastewater treatment system. The following is an outline of our findings and recommendations.

Site Description:

The project site is located at 504 Oatman Rd Hayfork, Trinity County, CA (see Attachment 1 for a Project Location). The Assessor Parcel Number (APN) for the project is 014-180-095 (see Attachment 2 for Assessor Map). The parcel size is approximately 110 acres according to Parcel Quest (See Attachment 3). The property is developed with a single-family home, out buildings, utilities, access road and an existing septic system at this time. The proposed septic development is to be located at the western portion of the parcel. The property is generally alluvial farmland with minimum trees and underbrush. Slopes in gentle (0%-5%) with a northwest aspect.

Proposed Project:

The proposed project consists of developing a new septic system that will accommodate the existing four-bedroom single family residence and an additional ten employees. An occupant load of 150 gallons per day per bedroom and 15 gallons per day per employee was used in the evaluation for suitability of an onsite wastewater disposal system for this parcel.

Field Investigation:

A preliminary site investigation was conducted by TVCE on 10/19/2021 to evaluate potential construction sites and septic suitability. A second site visit was performed at a later date by the Consultant to dig two test pits and collect soil samples for laboratory analysis. These were identified and excavated to a depth of 9 feet. Soil samples were collected at 3ft, 6ft, and 9ft. Conservative to the data provided, a rate of 30 minutes per inch has been used to preliminarily size the treatment system (See Attachment 9).

The soil samples were taken in the most likely place to receive the development of the leach field. Minimum setbacks have been included in this report. It is the owners and permitting agencies responsibility to ensure the setbacks are met prior to construction.

Evaluation:

The project site is suitable for the development and construction of an onsite wastewater system from a topography and soils standpoint. Soil tests show a soil percolated rate of 30 minutes per inch. This rate was used in the design of the leach field. Based on the above information, it is recommended that the septic leach system be installed at depths of three feet in order to dispose of leachate in soil types suited to receive them. Based on the available data, it appears that an engineered system would be adequate for use on this site. Proposed leach field and reserve leach
WHEN DO I NEED AN ENCROACHMENT PERMIT?

An encroachment permit is required for all proposed activities related to the placement of encroachments within, under, or over the County's right-of-way (ROW). An encroachment permit assures that projects within the ROW are done according to requirements and that County property will not be damaged and if so, proper repairs are made. No work within the County ROW can be done until an encroachment permit has been issued.

Property owners who access their property from a County maintained road (directly or indirectly) are required to build that access according to encroachment permit requirements. Properly built encroachments are needed in order to:

- protect the County road,
- assure proper drainage, and
- assure that sight distance in each direction is safe for the traveling public.

Some of the activities requiring an encroachment permit include, but are not limited to, are:

- Driveway or sidewalk installation/replacement
- When a septic or well permit is applied for
  - When a building permit is applied for (additions or new builds that exceed 500 square feet or the addition of a bedroom)
- Mobile home replacement
- Excavations within the ROW
- Sign, post, mailbox and fence installations within the road ROW
- Vegetation planting/trimming within the road ROW
- Utilities and utility work (when required)
- Special events and traffic control
- Cannabis greenhouses

An encroachment permit is needed whenever: there is a change in use on the property; there is a liability to the County; an existing encroachment is/or becomes unsafe. There are also situations when an existing project is under way and one (or more) of the above activities are required to bring it to current standards.

HOW DO I GET AN ENCROACHMENT PERMIT?

- Complete the application (available online at trinitycounty.org -Transportation Department or at pick up at the office of the Dept. of Transportation at 31301 State Hwy 3, Weaverville, CA 96093)
- Submit application and fees (in person or via mail)
- After the inspector completes the preliminary inspection to verify location and project details your permit will be prepared.
- You will be notified that the permit is ready to be picked up at the Dept. of Transportation office at which time a bond may be required as well as a Certificate of Insurance with the general liability coverage in the amount of $1,000,000 naming Trinity County as additionally insured.

I PICKED UP MY PERMIT – NOW WHAT?

The permit has an expiration date of six months; you may request a one-time extension of an additional six months for a fee of $10. You may be eligible for additional extensions with a building permit.

All permits require a pre-inspection before paving or during back-filling of utility trenches.

Once you have completed the project, return the green card to the DOT to indicate you are ready for a final inspection. Once the inspector does the inspection a letter of completion will be issued. The inspector will notify the Building Dept. that the project is complete (when necessary), and process the refund of your bond if no damage was done to the County ROW.
The listing brokers offer of compensation is made only to participants of the MLS where the listing is filed.

Last Updated: January - 17 - 2021

There is currently NO PROPERTY LIKE THIS ONE that offers the right zoning, terrain, water, power, and local taxes on the Cannabis Industry. Main from city water, city sewer, and easy access on paved roads with the property bordering access to the highway. There is nothing not to like about this property!

Three-phase power available from Triply PUD with the lowest rates in California. Currently NO fluorine for lease%

Financing Terms: Cash; Owner Carry 1st

Possession: At Close of Escrow

Sale Includes: Land & Building

Roof: Composition Single

Sliding: Wood

Construction: Wood Frame

Foundation: Concrete Perimeter

Location: Central Business

Existing Use: None

Zoning: Industrial

Real Estate Included: Yes

APN: 014-180-095-000

Total Building Square Feet: 1,000
BASIC CALTRANS ENCROACHMENT PERMIT INFORMATION

An encroachment permit is issued by Caltrans anytime an activity or construction will take place within, under, or over the State right of way. Some examples of work requiring an encroachment permit are driveways, utilities, excavations, planting or trimming vegetation, mail boxes, traffic control, special events and encroachment renewals.

Note that a permit is NOT transferred with the sale of property to the new owner. New owners must apply for and obtain a new permit.

Applications may be obtained through the District Permit Office. The District 2 Permit Office which services Trinity County and all of Northern California is located at 1657 Riverside Drive, Redding, CA 96001. A permit application may also be obtained at the following website address:

http://www.dot.ca.gov/hq/traffops/developserv/permits/

If you would like to have a permit application mailed to you, or if you have any questions please call our office at (530) 225-3400.

Ken Kubisch
CAL FIRE INSPECTOR
PO BOX 1296, WEAVERVILLE, CA 95693
530-623-6326  530-448-2419
Scott Wood, Email: Scott.Wood@fire.ca.gov

FIRE PROTECTION, DRIVEWAY OR ROADS, DEFENSIBLE SPACE, AND ADDRESSING REQUIREMENTS

INTRODUCTION

In September of 1987, the Governor signed a bill which created a new law, Public Resources Code Section 4290 (PRC 4290), “Regulations Implementing Minimum Fire Safety Standards Related to Defensible Space Applicable to State Responsibility Area Lands”. PRC 4290 are minimum statewidewild land fire safety regulations. The Trinity County Board of Supervisors adopted the statewide Regulations and approved Ordinance 1162, commonly known as the Trinity County Fire Safe Standards. These Standards became effective January 1, 1992, and are designed to minimize the loss of structures, lives, and resources due to uncontrolled wildfires. The Standards are applicable to all of Trinity County and affect land divisions, new road construction, building permits for new construction, and mobile home installations. Trinity County’s permit process was amended to incorporate these rules. Please complete this form and submit to CAL FIRE for specific requirements related to your project. The CAL FIRE Inspector must approve all of the specific requirements for your project prior to the final inspection by the Trinity Co Building Department.

REQUIREMENTS

Fire Safe Ordinance 1162 Standards may include any of the following requirements for your project:

DRIVEWAY or ROADS:
- Driveways shall not be less than 10 feet in width. Roads must have two 9-foot travel lanes to allow 2-way traffic. Driveways serve up to 2 buildings and no more than 3 dwelling units on a single parcel. Roads serve more than one parcel; access to any industrial or commercial property; or serve more than 2 buildings or four or more dwelling units on a single parcel.
- Shall have a minimum of 6 inches of aggregate road base, shale, or equivalent to provide an all weather surface capable of supporting a 40,000-pound vehicle load.
- Driveways shall have a turnaround area near the building site for driveways 300 feet or longer. The turnaround shall provide adequate area for a fire engine.
- Driveways shall have a turnout near the mid-point of the driveway for driveways 150 feet or longer. The turnout shall provide adequate area for a fire engine.
- Grades for driveways or roads shall not exceed 16 percent.
- Shall provide a minimum of 15 feet of vertical clearance. Vertical clearance shall be measured from the ground to the lowest tree branch overhanging any portion of the driveway.

ON-SITE WATER FOR FIRE PROTECTION:
- If the parcel you are building on was created and/or approved after January 1, 1992, you are required to provide a minimum 2,500-gallon water tank. The tank system shall be for the purpose of water for fire suppression during a wild land fire or a fire originating from within the building. The CAL FIRE inspector will provide typical system diagrams and advice on how to meet this requirement for your parcel. The water system must be in place prior to the completion of building construction.

STRUCTURE SETBACK FOR DEFENSIBLE SPACE:
- All buildings constructed on a parcel of land one-acre or larger in size shall setback a minimum of 30 feet from all property lines. For parcels of less than one acre, the CAL FIRE inspector is required to mitigate to provide the same practical effect as 30 feet setback. Your plot plan needs to indicate the setback between your proposed building and the property lines. This must occur prior to the foundation inspection.

DISPOSAL OF FLAMMABLE VEGETATION AND FUELS:
- All vegetation and fuels removed for building and driveway construction shall be disposed by chipping, hauled to a landfill/dump, or by burning. If burning, disposal shall be in accordance with Air Quality Management District regulations and federal, state, or local fire department burning permit regulations.

BUILDING ADDRESSING:
- All buildings shall have a permanently posted address placed at the driveway entrance and visible from both directions of travel along the road. Addresses shall be a minimum of 3 inches in height and contrast with the background color of the sign.
Figure 4: Project Diagram

1. Dwelling
2. 30' x 20' Commissary Waste Area - Compost
3. 10' x 100' above building - 10' x 60' harvest storage, 20' x 20' packaging
4. 25' x 25' Pile Area - Water Tank Storage
5. 30' x 100' Building - 10' x 60' Harvest Storage, 20' x 20' Packaging, 4' x 15' Admin Hold, and Ag Chemical/Pesticide Storage Area
6. Proposed Three 30' x 120' Greenhouses - Mature Canopy
7. Proposed Three 30' x 120' Greenhouses
8. Proposed 30' x 60' Parking Area

Parcel Boundary
Premises Boundary

APN: 014-180-95-00

Immature Canopy Area: Mature Canopy Area:
(30' x 96') = 2880 (2) (118' x 14') = 3304
= 2,880 sq ft = 9,912 sq ft

Remaining Portion of Parcel is Unused
MEMORANDUM

TO: Trinity County Planning Department
FROM: Thomas Gocha - TCG Associates
DATE: June 12 2023
RE: Trinity Flavor LLC CCL-692 - Appeal Response - P-23-10

Introduction
Trinity Flavor LLC (TFLLC)’s CCL application was submitted to the County Planning Department about three years ago and due to several issues the approval has been delayed until this year. The County issued a public notification of their intent to approve the TFLLC application, CCL-692, in March. Predictably the neighbors appealed on April 7 2023. This memo is our response to their appeal.

Analysis
The issues listed in the appeal include the following:

• Driveway & Access
• Caltrans Encroachment Permit
• Address of Record
• Zoning Ordinance regarding access to local streets
• Trinity County Waterworks resolution requiring new developments to connect to the sewer
• Fire Department Access

Driveway & Access:
We have ongoing issues with the neighbors over the shared driveway. 501 & 504 Oatman Road share a private driveway that is reserved by a 25’ wide ingress/egress easement on TFLLC’s property. The right of way agreement was recorded April 10, 1962, in book 100, Page 424 (See Attachment - A). 501 Oatman has the right to use TFLLC’s property to access their landlocked property.

Caltrans Encroachment Permit:
The neighbors primary complaint seems to be their claim that TFLLC does not have the right to use the driveway access off of highway 3 on TFLLC’s property. Caltrans issues encroachment permits, much like the county, to ensure that private driveways and roads join the state highway according to their standards. The intent of the permit is to allow the work in the state’s right of way to be secured, built in accordance with Caltrans standards and inspected, not to control who passes onto the private driveway or road.
In 2006 Brian Young filed a Caltrans encroachment permit application on behalf of the Dudley’s on property that they don’t own which is now the TFLLC property. In communications with Caltrans they have indicated that that permit was incorrectly issued but they have no reason to pursue any type of change or compliance requirements for the existing conditions.

Nevertheless we have filed a Caltrans encroachment permit application to allow the existing driveway approach to be resurfaced and brought into compliance with the Caltrans standards. (See Attachment - B & C).

Address of Record:
The current Address of Record has been 504 Oatman, according to county records, for over 20 years.

Zoning Ordinance regarding access to local streets:
The TFLLC parcel is zoned Heavy Industrial/Manufacturing (M2) with frontage onto Highway 3. Access from our parcel is directly to highway 3 and not through local streets or through lots.

Trinity County Waterworks resolution requiring new developments to connect to the sewer:
A new waterline was placed with coordination with the Hayfork water district in 2021. The existing septic system was removed and replaced with authorization from the Hayfork water district and the county department of EHS in 2022. (See Attached Permit - D).

Fire Department Access:
We believe we are in compliance with all county requirements including the fire department evidenced by having building permits and an CCL application approved.

The ongoing harassment, by the neighbors, has been reported to the sheriff. (See Attached Letter - E).

Essentially the following is emphasized in the complaint:

The property is currently unoccupied. We have employed a caretaker for the property, who has been harassed by Young’s & Dudley’s so often that he quit. For the same reason we’re unable to find a replacement. We are in the process of renovating the existing ranch dwelling as well as working on the two existing accessory buildings. We have building permits that have been issued by the Trinity County Department of Building & Safety but we have had difficulty finding a contractor to do the work because of the ongoing issues with the neighbors.

Summary
This application has been under review and scrutiny by the county for over three years. The project has been approved.

Please review our responses to the appeal and deny the appeal request and allow our project to move forward as approved.
EASEMENT AND RIGHT OF WAY AGREEMENT
HARRIS FLAVOUR LLD 504 OATHEN ROAD
APN 014-180-95-00
TRINITY ALPS LUMBER CO., a California corporation,
hereby grants to HARRISON B. OATMAN and NORENE T. OATMAN the
perpetual free and unobstructed right, privilege and easement
to enter into and upon, and to construct, maintain, use and
operate, at the sole risk and expense of the said HARRISON B.
OATMAN and NORENE T. OATMAN, a private road over and across,
those certain lands situate in the County of Trinity, State
of California, illustrated on the plat attached hereto and
hereby made a part hereof, and particularly described as
follows:

A strip of land of uniform width of 25 feet
extending through the Southwest quarter of the
Northwest quarter and the Southeast quarter of the
Northwest quarter of Section 14, Township 31 North,
Range 12 West, M. D. B. & W., beginning at a point
on the southern boundary of, and 40 feet west of
the eastern boundary of, the Southwest quarter of
the Northwest quarter of Section 14; thence easterly
along and north of the southern boundaries of the
Southwest quarter of the Northwest quarter and the
Southeast quarter of the Northwest quarter of
Section 14, to the eastern boundary of the Southeast
quarter of the Northwest quarter of Section 14;
thence northerly along and west of the eastern border
of the Southeast quarter of the Northwest quarter of
Section 14 a distance of approximately 382 feet and
terminating at State Highway 36; together with the
rights, privileges, easements and franchises thereunto incident, appurtenant and this
with usually had and enjoyed, to have and to hold
unto the said HARRISON B. OATMAN and NORENE T. OATMAN
and their heirs, successors and assigns forever.

TRINITY ALPS LUMBER CO. reserves unto itself, its
successors and assigns unrestricted access to and the perpetual
free and unobstructed right at all times to use and to cross the
aforesaid lands and road.

No timber shall be cut or destroyed on the aforesaid
right of way except such as may be necessary in connection with
the construction, maintenance, use and operation thereof. Any
merchantable timber cut shall be and remain the property of the person upon whose land the same is located.

HARRISON B. OATMAN and NORENE T. OATMAN shall indemnify and hold harmless TRINITY ALPS LUMBER CO., its successors and assigns, against and from any and all loss, damage and liability for damages, whether for damage to or loss of property, or injury to or death of person, which shall in any way arise out of or be connected with this easement and right of way agreement.

HARRISON B. OATMAN and NORENE T. OATMAN recognize the title of TRINITY ALPS LUMBER CO. to the aforesaid lands and agree never to assail or resist said title. This easement and right of way agreement shall bind and inure to the benefit of the successors and assigns of TRINITY ALPS LUMBER CO. and the heirs, executors, administrators, successors and assigns of HARRISON B. OATMAN and NORENE T. OATMAN.

Date: January 22, 1962

RECORDED AT THE REQUEST OF:  
H. B. Oatman

DATE JAN 7 1963
AT 20 MIN. PAST 1 P.M.
BOOK No. OFFICIAL RECORDS
PAGE TRINITY COUNTY,
CALIFORNIA. FEE $. 75

TRINITY ALPS LUMBER CO.

By. C.T. Bayne, V.P.

Harrison B. Oatman

Norene T. Oatman

Comparative
TRINITY COUNTY, CALIFORNIA

EASEMENT AND RIGHT OF WAY:

GRANTOR: Trinity Alps Lumber Co.

GRANTEES: Harrison B. Oatman, Norreen T. Oatman

DATE: January 27, 1962
ATTACHMENT B

STATE OF CALIFORNIA • DEPARTMENT OF TRANSPORTATION
STANDARD ENCROACHMENT PERMIT APPLICATION
TR-0100 (REV 12/2018)

Complete ALL fields, write "N/A" if not applicable. Type or print clearly.
This application is not complete until all requirements have been approved.
Permission is requested to encroach on the State Highway right-of-way as follows:

1. COUNTY
   TRINITY

2. ROUTE
   3

3. POST MILE
   560 SEE ATTACHED R/W MAP

4. ADDRESS OR STREET NAME
   504 OATMAN ROAD

5. CITY
   HAYFORK CA 96041

6. CROSS STREET (Distance and direction from project site)
   HAYFORK DUMP ROAD - ACROSS HIGHWAY 3

7. WORK TO BE PERFORMED BY
   ☒ APPLICANT  ☐ CONTRACTOR

8. IS THIS APPLICATION FOR THE CONTRACTOR'S (DOUBLE) PERMIT?
   ☐ NO ☒ YES, if "YES", provide the Parent Permit Number

9. ESTIMATE START DATE
   AUGUST 1 2023

10. ESTIMATED COMPLETION DATE
    OCTOBER 1 2023

11. ESTIMATED NUMBER OF WORKING DAYS WITHIN STATE HIGHWAY RIGHT-OF-WAY
    5 DAYS

12. ESTIMATED CONSTRUCTION COSTS WITHIN STATE HIGHWAY RIGHT-OF-WAY
    $10,000

13. HAS THE PROJECT BEEN REVIEWED BY ANOTHER CALTRANS BRANCH?
    ☐ NO ☒ YES. If "YES", which branch?

14. FUNDING SOURCE(S)
    ☐ FEDERAL ☐ STATE ☐ LOCAL ☒ PRIVATE ☐ SB 1 (ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017)

15. CALTRANS PROJECT CODE (ID)

16. APPLICANT'S REFERENCE / UTILITY WORK ORDER NUMBER

17. DESCRIBE WORK TO BE DONE WITHIN STATE HIGHWAY RIGHT-OF-WAY
    Attach 6 complete sets of plans (folded to 8.5" x 11") and any applicable specifications, calculations, maps, traffic control plans, etc.
    PROPOSED WORK INCLUDES FILING AN ENCROACHMENT PERMIT APPLICATION UNDER THE CURRENT PROPERTY OWERS NAME FOR THE
    DRIVEWAY APPROACH ON THEIR PROPERTY. PREVIOUS ENCROACHMENT PERMIT WAS ISSUED TO AN ADJOINING PROPERTY OWNER'S REPRESENTATIVE.
    THE WORK TO BE PERFORMED UNDER THIS PERMIT IS TO RESURFACE THE EXISTING DRIVEWAY APPROACH AND IMPROVE THE EXISTING TRANSITION
    FROM HIGHWAY 3 INTO THE PRIVATE DRIVEWAY PER STANDARD DETAIL. "RC-D". SEE ATTACHED ENGINEERED PLANS.

18. (a). PORTION OF STATE HIGHWAY RIGHT-OF-WAY WHERE WORK IS BEING PROPOSED (check all that apply)
    ☐ Traffic lane ☐ Shoulder ☐ Sidewalk ☐ Median ☐ At or near an intersection ☐ Mobile work
    ☐ Outside of the shoulder, feet from edge of pavement ☒ Other
    PROJECT INCLUDES RESURFACING THE E. DRIVEWAY TO THE E. EDGE OF
    PAVEMENT.

18 (b). PROPOSED TRAFFIC CONTROL PLANS AND METHOD
    ☐ No traffic control needed ☒ State Standard Plans (T-Sheets) # T13A & T13B - SEE ATTACHED
    ☐ Project specific Traffic Control Plans included ☐ To be submitted by contractor

19. N/A
    MAX. DEPTH (in) MIN. DEPTH (in) AVG. WIDTH (in) LENGTH (ft) SURFACE TYPE (e.g. Asphalt, concrete, soil, etc.)
    N/A N/A N/A N/A N/A

20. N/A
    PRODUCT BEING TRANSPORTED CARRIER PIPE DIAMETER (in) MATERIAL N/A N/A
    N/A N/A N/A N/A N/A

PROPOSED INSTALLATION METHOD (e.g. HDD, Bore & Jack, Open Cut, etc.)
VOLTAGE / PSIG
N/A

DOES THE PROPOSED PROJECT INVOLVE THE REPLACEMENT AND/OR ABANDONMENT OF AN EXISTING FACILITY?
☐ NO ☐ YES. If "YES", provide a description

21. IS A CITY, COUNTY OR OTHER PUBLIC AGENCY INVOLVED IN THE APPROVAL OF THIS PROJECT?
    ☐ YES (if "YES", check the type of project and attach the environmental documentation and conditions of approval)
    ☐ COMMERCIAL DEVELOPMENT ☐ BUILDING ☐ GRADING ☐ OTHER
    ☐ CATEGORICALLY EXEMPT ☐ NEGATIVE DECLARATION ☐ ENVIRONMENTAL IMPACT REPORT ☐ OTHER
    ☐ NO (if "NO", check the category below which best describes the project AND answer questions A-K on page 2)
    ☒ DRIVEWAY OR ROAD APPROACH, RECONSTRUCTION, MAINTENANCE OR RESURFACING
    ☐ FENCE ☐ EROSION CONTROL
    ☐ PUBLIC UTILITY MODIFICATION, EXTENSIONS, HOOKUPS ☐ MAILBOX ☐ LANDSCAPING
    ☐ FLAGS, SIGNS, BANNERS, DECORATIONS, PARADES AND CELEBRATIONS ☐ OTHER

ADA Notice
For individuals with sensory disabilities, this document is available in alternate formats. For alternate format information, contact the Forms Management Unit at (916) 445-1233,TTY 711, or write to Records and Forms Management, 1120 N Street, MS-89, Sacramento, CA 95814.
The following questions must be answered when a City, County or other public agency IS NOT involved in the approval of this project.

Your answers to these questions will assist Caltrans staff in identifying any physical, biological, social or economic resources that may be affected by your proposed project within State Highway right-of-way and to determine which type of environmental studies may be required to approve your application for an encroachment permit. It is the applicant's responsibility for the production of all required environmental documentation and supporting studies and in some cases this may be costly and time consuming. If possible, attach photographs of the location of the proposed project. Answer these questions to the best of your ability. Provide a description of any "YES" answers (type, name, number, etc.).

A. Will any existing vegetation and/or landscaping within State Highway right-of-way be disturbed?  
NO  

B. Are there waterways (e.g. river, creek, pond, natural pool or dry streambed) adjacent to or within the limits of the proposed project?  
NO  

C. Is the proposed project located within five miles of the coast line?  
NO  

D. Will the proposed project generate construction noise levels greater than 86 decibels (dBA) (e.g. Jack-hammering, pile driving)?  
NO  

E. Will the proposed project incorporate land from a public park, recreation area or wildlife refuge open to the public?  
NO  

F. Are there any recreational trails or paths within the limits of the proposed project?  
NO  

G. Will the proposed project impact any structures, buildings, rail lines or bridges within State Highway right-of-way?  
NO  

H. Will the proposed project impact access to any businesses or residences?  
NO  

I. Will the proposed project impact any existing public utilities or public services?  
NO  

J. Will the proposed project impact any existing pedestrian facilities, such as sidewalks, crosswalks or overcrossings?  
NO  

K. Will new lighting be constructed within or adjacent to State Highway right-of-way?  
NO  

22. Will the proposed project cause a substantial change in the significance of a historical resource (45 years or older), or cultural resource?  
☐ YES  ☑ NO  (If "YES", provide a description)  

23. Will the proposed project be on an existing State Highway or street where the activity involves removal of a scenic resource? (e.g. A significant tree or stand of trees, a rock outcropping or a historic building)  
☐ YES  ☑ NO  (If "YES", provide a description)  

24. Is work being done on the applicant's property in addition to State Highway right-of-way?  
☑ YES  ☐ NO  

SEE ATTACHED PLANS  

(If "YES", attach 6 complete sets of site and grading plans)  

25. Will the proposed project require the disturbance of soil?  
☐ YES  ☑ NO  

If "YES", estimate the area of disturbed soil within State Highway right-of-way in acres:  

and the area of disturbed soil outside State Highway right-of-way in acres:  

26. Will the proposed project require dewatering?  
☐ YES  ☑ NO  

If "YES", estimate Total gallons AND gallons/month.  

(Total gallons) AND  

(gallons/month)  

SOURCE:  ☐ STORMWATER  ☐ NON-STORMWATER  

(See Caltrans SWMP for definition of no-storm water discharge: http://www.dot.ca.gov/env/stormwater/)  

27. How will any storm water or ground water be disposed?  
☐ Storm Drain System  ☐ Combined Sewer / Stormwater System  ☐ Stormwater Retention Basin  ☑ N/A  

☐ Other (explain)  

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READ THE FOLLOWING CLAUSES PRIOR TO SIGNING THIS ENCROACHMENT PERMIT APPLICATION.

The applicant’s submission of this application to the California Department of Transportation constitutes the applicant’s agreement and representation that the work or other activity contemplated by the encroachment permit application shall comply with all applicable standards, specifications, policies, requirements, conditions, and regulations of the California Department of Transportation, and the applicant understands the application may be denied if there is non-compliance with any of the above. An exception process exists and may result in approval of a non-compliant encroachment, in the discretion of the California Department of Transportation, but the exception process may require additional time to complete. The applicant understands and agrees all work or other activity contemplated by the encroachment permit application is subject to inspection and oversight by the California Department of Transportation. The applicant understands and agrees encroachment permit fees must still be paid if an application is withdrawn or denied. The applicant understands a denial may be appealed, in accordance with California Streets and Highways Code, Section 671.5, and the related regulations found in California Code of Regulations, Title 21, Division 2, Chapter 8, Article 2.

The applicant understands and agrees that immediately upon issuance of the encroachment permit the applicant is bound by, subject to, and must comply with the "Encroachment Permit General Provisions" (TR-0045), "Stormwater Special Provisions" (TR-0400) and any other applicable Special Provisions and Conditions of the encroachment permit. The "Encroachment Permit General Provisions" (TR-0045), and the Stormwater Special Provisions (TR-0400) are available at: [http://www.dot.ca.gov/trafficops/ep/docs/Appendix_K_WEBSITE.pdf](http://www.dot.ca.gov/trafficops/ep/docs/Appendix_K_WEBSITE.pdf). If a paper copy is needed of the "Encroachment Permit General Provisions" (TR-0045) and/or "Stormwater Special Provisions" (TR-0400), please contact the District Office of Encroachment Permits. Their contact information is available at: [http://www.dot.ca.gov/trafficops/ep/docs/Appendix_G_WEBSITE.pdf](http://www.dot.ca.gov/trafficops/ep/docs/Appendix_G_WEBSITE.pdf). The "Encroachment Permit General Provisions" (TR-0045) and any other applicable Special Provisions and Conditions will be provided as part of the encroachment permit. Information about Stormwater requirements is available at the Internet address: [http://www.dot.ca.gov/hq/construc/stormwater/](http://www.dot.ca.gov/hq/construc/stormwater/).

The applicant understands an encroachment permit may be denied, revoked, and/or a bond may be required, for non-payment of or present encroachment permit fees. An encroachment permit is not a property right and does not transfer with the property to a new owner. Each of the persons purporting to execute this application on behalf of the applicant and/or on behalf of the applicant's authorized agent or engineer represents and warrants such person has full and complete legal authority to do so, and to thereby bind applicant to the terms and conditions herein and to the terms and conditions of the encroachment permit. Applicant understands and agrees this application may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Executed copies of this application and/or its counterparts may be reproduced and/or exchanged by copy machine, mailing, facsimile, or electronic means (such as e-mail), and such copies shall be deemed to be effective as originals.

28. NAME OF APPLICANT (Project or Property Owner or Organization)

TRINITY FLAVOR LLC

<table>
<thead>
<tr>
<th>ADDRESS OF APPLICANT (Include City, State and Zip Code)</th>
<th>PHONE NUMBER</th>
<th>FAX NUMBER</th>
</tr>
</thead>
<tbody>
<tr>
<td>3974 SORRENTO VALLEY BLVD. #910770 SAN DIEGO CA 92121-1410</td>
<td>858.452.3202 ext. #4</td>
<td>IS A LETTER OF AUTHORIZATION ATTACHED?</td>
</tr>
<tr>
<td><a href="mailto:mikedeu10@gmail.com">mikedeu10@gmail.com</a></td>
<td>YES [x] NO [ ]</td>
<td></td>
</tr>
</tbody>
</table>

29. NAME OF AUTHORIZED AGENT / ENGINEER

(TA "Letter of Authorization" is required if different from #28)

THOMAS GOCHA - TCG ASSOCIATES

<table>
<thead>
<tr>
<th>ADDRESS OF AUTHORIZED AGENT / ENGINEER (Include City, State and Zip Code)</th>
<th>PHONE NUMBER</th>
<th>FAX NUMBER</th>
</tr>
</thead>
<tbody>
<tr>
<td>PO BOX 578 HAYFORK CA 96041</td>
<td>805.451.8491</td>
<td></td>
</tr>
<tr>
<td><a href="mailto:tcg@pochadesign.net">tcg@pochadesign.net</a></td>
<td>805.451.8491</td>
<td></td>
</tr>
</tbody>
</table>

30. NAME OF BILLING CONTACT (Same as #28 [x] Same as #29 [ ])

BILLING ADDRESS WHERE INVOICE(S) IS / ARE TO BE MAILED (Include City, State and Zip Code)

3974 SORRENTO VALLEY BLVD. #910770 SAN DIEGO CA 92121-1410

<table>
<thead>
<tr>
<th>E-MAIL ADDRESS</th>
<th>PHONE NUMBER</th>
<th>FAX NUMBER</th>
</tr>
</thead>
<tbody>
<tr>
<td><a href="mailto:mikedeu10@gmail.com">mikedeu10@gmail.com</a></td>
<td>858.452.3202 ext. #4</td>
<td></td>
</tr>
</tbody>
</table>

* I hereby certify under penalty of perjury under the laws of the State of California that the information in this application and any document submitted with or in support of this application are true and correct to the best of my knowledge and belief, and that copies of any documents submitted with or in support of this application are true and correct copies of unaltered original documents. I further understand that if I have provided information that is false, intentionally incomplete, or misleading I may be charged with a crime and subjected to fine or imprisonment, or both fine and imprisonment. (Penal Code Section 72)

31. SIGNATURE OF APPLICANT OR AUTHORIZED AGENT*

THOMAS GOCHA - TCG ASSOCIATES

32. PRINT OR TYPE NAME

THOMAS GOCHA - TCG ASSOCIATES

34. DATE

JUNE 11 2023

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

I, the undersigned, state that I am (one of) the owner(s) of the proposed ________________
DRIVEWAY RESURFACING & ENCROAhMENT PERMIT

(County TRINITY Route 3 Postmile 560 ). I do hereby authorize and
empower THOMAS GOCHA - TCG ASSOCIATES  

to act on my behalf on all matters relating to said project in connection with its filing, processing,
approval, conditional approval or disapproval by the State of California, Department of
Transportation (Caltrans), officers and employees.

Should I revoke this authorization it is my responsibility to serve written notice of said revocation
to Caltrans by delivery to the Encroachment Permits Office.

MICHAEL DEUTSCH - TRINITY FLAVOR LLC  
Owner (Print)  
Signature  
3974 Sorento Valley Blvd #910770  
SAN DIEGO CA 92121
Address
858.452.3202
Phone

JUNE 11 2023
Date

Owner (Print)  
Signature  
Address
Phone

Date

"Provide a safe, sustainable, integrated and efficient transportation system
to enhance California's economy and livability"
EXITING PRIVATED DRIVEWAY ACCESS THROUGH RECORDED INGRESS/EGRESS EASEMENT TO 501 & 504 GATMAN ROAD SEE SHEET EP 2
2. See Standard Specification 12-4.02C. Flags must be orange in color and at least 16 inches by 16 inches in size. Sign must be equipped with at least two flags for daytime closures.

Notes:
1. Sign must be equipped with at least two flags for daytime closures. Flags must be orange in color and at least 16 inches by 16 inches in size. Place flashing beacon as shown for closures during hours of darkness.
2. See Standard Plan T13, Table 3 for advanced warning sign spacing.
NOTES:
2. See Standard Plan T9, Table 3 for advance warning sign spacing.
3. Place flashing beacons as shown for closures during hours of darkness.
4. Sign must be equipped with at least two flags for daytime closures.

LEGEND:
- **Traffic Control System Devices Shown for Reference Only, See Standard Plan T13 for Required Traffic Control Devices and Spacing.**
- **Temporary Traffic Control Sign**
- **Traffic Cone**
- **Flag**
- **Stop**

RETURN TO TABLE OF CONTENTS
Trinity County Division of Environmental Health
P.O. Box 476 • 61 Airport RD • Weaverville, CA 96093
(530) 623-1459

Application for an Onsite Sewage Disposal System Permit:
APN: 014-160-95-00
Applicant's Name: TRINITY FLAVOR LLC
Mailing Address: 3974 Sorrento Valley Blvd. #910770
City: SAN DIEGO State: CA Zip: 92121-1410
Physical Address: 504 OATMAN ROAD City: HAYFORK CA 96041
Detailed Directions to site (required): OFF HWY 3 @ THE TRINITY COUNTY FAIR GROUNDS

Lot Size: No. of Bedrooms: No. Baths: Water Source:

Proposed Septic Meets Minimum Setback Requirements:
Well/Spring: 100'
Stream/Creek high water mark: 100'
Wetlands/lakes/vernal pools/ponds high water mark: 200'
Unstable land mass: 100'
Property lines/structures: 5'

*Not allowed on slopes greater than 25%, in fill, or packed materials

Detailed site map attached
Perc Tests attached
Contractor or Owner-Builder Form attached
Permit has been checked for errors and is signed

Signature: (Property Owner or Licensed Contractor) Contractor's Lic#: 996408 Date: 02/04/2022

Official Use Only
Effective: 03/03/22 Expiration: 03/03/23
Tank size required (minimum gallons): □ 750 gal. □ 1000 gal. □ 1200 gal. □ 1500 gal.
Soil/Percolation Data: See attached engineering
Leach Trench: Total Length: Width: Depth: Minimum Distance between lines:
Leach gravel over: Leach gravel under:
Approved chamber system (make/model):

APPROVED BY: DATE: 03/30/22

FINAL INSPECTION BY: DATE:

Notes/As-Built information:
Notice of Final Inspection

Environmental Health Department
PO Box 476
Weaverville, CA 96093
(530) 623-1459

OWTS-2022-008  EH - OWTS PERMIT $695

PROJECT NAME: OWTS Permit

Date of Final Inspection: 014-180-95-00
Assessor's Parcel Number: 504 Oatman Road, HFK
Physical Location: Trinity Flavor, LLC
Applicant
Applicant Mailing Address: 3974 Sorrento Valley Blvd., #910771 SAN DIEGO, CA 92121
Property Owner(s): Trinity Flavor, LLC
Property Owner(s) Mailing Address: 3974 Sorrento Valley Blvd. Ste 910770 SAN DIEGO, CA 92121
Contractor:

Technical Septic Information

Leach Field Size 432 Feet
Septic Width 36 Inches
Septic Depth 36 Inches
Distance Between Lines 10 Feet
Tank Size 1500 Gallons
Bedrooms 4
Notes:

Inspection Details

Inspection Date: 05/06/2022
Inspection Description Final Septic Inspection
Inspector: Rikki Townzen
Inspector Title: Environmental Health Specialist
Inspection Comments: 21 infiltrators in each row, 5 total rows. plus end caps. 1500 gallon concrete tank.

Inspection Date: 03/16/2022
Inspection Description Initial Septic Inspection

05/23/22

VIA EMAIL

Michael Deutsch
Managing Director, Trinity Flavor LLC.

Re: 504 Oatman Road Hayfork, CA 96041
     APN:014-180-095-000

WE ARE SENDING THE ATTACHED DOCUMENT(S):

1) LETTER TO TRINITY SHERIFF DEPARTMENT

XXX For deliver the document.
     For your review and documentation. We are requesting copies from
     the above reference file. See note below from information. Please
     call.
___ Send back conformed copy in self-addressed and stamped
     envelope.
___ For your files.
___ For your review. Please make any necessary changes and return,
     For your immediate attention and action as noted.

Note:

Trinity Flavor LLC
January 20, 2023

Tim Saxon, Sherriff
101 MEMORIAL DRIVE
P.O. BOX 1228
WEAVERVILLE, CA 96093

By mailing and fax to: Trinity Sheriff Department (530) 623-3926

Re: 504 Oatman Road Hayfork, CA 96041
APN: 014-180-095-000

Honorable Sheriff Tim Saxon,

Our company, Trinity Flavor LLC owns the property located at 504 Oatman Rd. Hayfork, CA 96041. The property is a 110-acre, Industrial Zoned Ranch in the city of Hayfork. The property fronts to and has access to Highway 3 to the west of the County Fairgrounds.

Over this past year, we have had ongoing issues with our neighbors, Kathleen Dudley and Brian and Wendy Young over a shared driveway and easement. The driveway and easement are on our property. William & Kathleen Dudley, are the owners of the adjacent property whose address is 501 Oatman Road - APN: 014-180-008-000. The access (driveway) to their property through an easement over our property. Wendy & Brian Young are related to Dudleys and all live on the same property.

Our property is currently unoccupied. We have employed a caretaker for the property, who has been harassed by Youngs so often that he quit. For the same reason we're unable to find a replacement.

We are in the process of renovating the ranch house and as well as the two accessory buildings. We have building permits ready to issue from the Trinity County Department of Building & Safety but have had difficulty finding a contractor to do the work because of the ongoing issues with the neighbors. Furthermore, the neighbors have said that they will not allow workers to come and go freely. To be a good neighbor, we have even contracted some of the work to Brian Young whose family is harassing us, our
contractors and caretakers. At this point, we believe the situation is becoming dangerous.

On several occasions our workers have been obstructed for significant amount of time by the neighbor's physically blocking the driveway with their vehicles. Our contractors have constantly been harassed as they come and go from my property.

We plan to proceed with the development and renovations as soon as possible. We would like to request guidance from your department going forward. We plan to call the sheriff's department if and when we or the workers are detained and/or harassed next time.

Although, this is an unfortunate neighbors issue, we hope that the Sheriff's department will respond in timely manner to diffuse a potentially dangerous situation, with an aggressive neighbor.

Thank you for your attention and consideration on this matter.

Respectfully,

[Signature]

Michael Deutsch
Managing Director, Trinity Flavor LLC.
Introduction
Trinity Flavor LLC (TFLLC)’s CCL application was submitted to the County Planning Department about three years ago and due to several issues the approval has been delayed until this year. The County issued a public notification of their intent to approve the TFLLC application, CCL-692, in March. Predictably the neighbors appealed on April 7 2023.

One of the components that we’re working on is to upgrade the existing shared driveway approach by applying for a Caltrans Encroachment permit to resurface and improve the existing shared driveway approach.

Analysis

Driveway & Access:
We have ongoing issues with the neighbors over the shared driveway. 501 & 504 Oatman Road share a private driveway that is reserved by a 25’ wide ingress/egress easement on TFLLC’s property. The right of way agreement was recorded April 10, 1962, in book 100, Page 424 (See Attachment - A). 501 Oatman has the right to use TFLLC’s property to access their landlocked property.

Caltrans Encroachment Permit:
The neighbors primary complaint seems to be their claim that TFLLC does not have the right to use the driveway access off of highway 3 on TFLLC’s property. Caltrans issues encroachment permits, much like the county, to ensure that private driveways and roads join the state highway according to their standards. The intent of the permit is to allow the work in the state’s right of way to be secured, built in accordance with Caltrans standards and inspected, not to control who passes onto the private driveway or road.

In 2006 Brian Young filed a Caltrans encroachment permit application on behalf of the Dudley’s, on property that they don’t own which is now the TFLLC property. In communications with Caltrans they have indicated that that permit was incorrectly issued but they have no reason to pursue any type of change or compliance requirements for the existing conditions.
Nevertheless we have filed a Caltrans encroachment permit application to allow the existing driveway approach to be resurfaced and brought into compliance with the Caltrans standards. (See Attachment - B).

Our Caltrans encroachment application is under review and we had a meeting last Friday June 30th with the Caltrans engineer’s and our engineer to review a design proposal that will meet the requirements for the encroachment permit to be issued to Trinity Flavor LLC, 504 Oatman Road, to improve and resurface the existing shared driveway approach. (See Attachment - C).

The current shared driveway is not in compliance with the current Caltrans Design Standards and will require a design deviation to be approved by Caltrans. Part of the requirements for Caltrans to consider a deviation is to submit a Design Standard Decision Document application for review and approval. (See Attachment - D).

One of the criteria required for this application was to include a road study of all of the geometry along this section of highway 3 and the review of recent collision data. (See Attachment - E).

Based on the existing road geometry, the Caltrans engineer’s indicated that the speed through this section can likely be officially reduced to 40-45 mph which allows a slight reduction in the required stopping site distance. Along with the improvements that we are proposing to make to the shared driveway approach, Caltrans indicated that they will likely require that the brush along this section of the highway be maintained to maximize visibility as well.

Summary
Based on the conference call between Caltrans and our engineer’s Trinity Valley Consulting Engineers - TVCE last Friday, we believe we have a tentative agreement and once we have provided some additional information, Caltrans will likely issue our permit to improve the existing shared driveway. This application and permitting process should be completed within the next 30 days.

Please review our responses to the appeal and deny the appeal request and allow our CCL application approval by the Planning Department to prevail so that we can move forward as planned.
EASEMENT AND RIGHT OF WAY AGREEMENT

TRINITY ALPS LUMBER CO., a California corporation,

hereby grants to HARRISON B. OATMAN and NORENE T. OATMAN the perpetual free and unobstructed right, privilege and easement to enter into and upon, and to construct, maintain, use and operate, at the sole risk and expense of the said HARRISON B. OATMAN and NORENE T. OATMAN, a private road over and across, those certain lands situate in the County of Trinity, State of California, illustrated on the plat attached hereto and hereby made a part hereof, and particularly described as follows:

A strip of land of uniform width of 25 feet extending through the Southwest quarter of the Northwest quarter and the Southeast quarter of the Northwest quarter of Section 14, Township 31 North, Range 12 West, M. D. B. & M., beginning at a point on the southern boundary of, and 40 feet west of the eastern boundary of, the Southwest quarter of the Northwest quarter of Section 14; thence easterly along and north of the southern boundaries of the Southwest quarter of the Northwest quarter and the Southeast quarter of the Northwest quarter of Section 14, to the eastern boundary of the Southeast quarter of the Northwest quarter of Section 14; thence northerly along and west of the eastern border of the Southeast quarter of the Northwest quarter of Section 14 a distance of approximately 982 feet and terminating at State Highway 36; together with the rights, privileges, easements and franchises thereunto incident, appurtenant and herety with usually had and enjoyed, to have and to hold unto the said HARRISON B. OATMAN and NORENE T. OATMAN and their heirs, successors and assigns forever.

TRINITY ALPS LUMBER CO. reserves unto itself, its successors and assigns unrestricted access to and the perpetual free and unobstructed right at all times to use and to cross the aforesaid lands and road.

No timber shall be cut or destroyed on the aforesaid right of way except such as may be necessary in connection with the construction, maintenance, use and operation thereof. Any
merchantable timber cut shall be and remain the property of
the person upon whose land the same is located.

HARRISON B. OATMAN and NORENE T. OATMAN shall
indemnify and hold harmless TRINITY ALPS LUMBER CO., its
successors and assigns, against and from any and all loss,
damage and liability for damages, whether for damage to or
loss of property, or injury to or death of person, which
shall in any way arise out of or be connected with this eas-
ement and right of way agreement.

HARRISON B. OATMAN and NORENE T. OATMAN recognize
the title of TRINITY ALPS LUMBER CO. to the aforesaid lands
and agree never to assail or resist said title.

This easement and right of way agreement shall bind
and inure to the benefit of the successors and assigns of
TRINITY ALPS LUMBER CO. and the heirs, executors, administrators,
successors and assigns of HARRISON B. OATMAN and NORENE T.
OATMAN.

Date: January 22, 1962

RECORDED AT THE REQUEST OF:

H. B. Oatman

DATE JAN 7 1963

AT 20 MIN. PAST 1 P.M.

BOOK No. OFFICIAL RECORDS

PAGE TRINITY COUNTY,

CALIFORNIA. FEE $ 3 00

Marnon Roosevelt, RECORDER

TRINITY ALPS LUMBER CO.

By C.T. Braden, V.P.

Harrison B. Oatman

Norene T. Oatman
TRINITY COUNTY, CALIFORNIA

EASEMENT AND RIGHT OF WAY:

GRANTOR: Trinity Alps Lumber Co.

GRANTEES: Harrison B. Oatman, Noreen T. Oatman

DATE: January 27, 1962
STATE OF CALIFORNIA • DEPARTMENT OF TRANSPORTATION
STANDARD ENCROACHMENT PERMIT APPLICATION
TR-0100 (REV 12/2018)

Complete ALL fields, write "N/A" if not applicable. Type or print clearly.
This application is not complete until all requirements have been approved.

Permission is requested to encroach on the State Highway right-of-way as follows:

1. COUNTY TRINITY
2. ROUTE 3
3. POST MILE 580 SEE ATTACHED R/W MAP
4. ADDRESS OR STREET NAME 504 OATMAN ROAD
5. CITY HAYFORK CA 96041
6. CROSS STREET (Distance and direction from project site)
   HAYFORK DUMP ROAD - ACROSS HIGHWAY 3

7. WORK TO BE PERFORMED BY
   ☑ APPLICANT ☐ CONTRACTOR
8. IS THIS APPLICATION FOR THE CONTRACTOR’S (DOUBLE) PERMIT?
   ☐ NO ☑ YES. If "YES", provide the Parent Permit Number
9. ESTIMATE START DATE AUGUST 1 2023
10. ESTIMATED COMPLETION DATE OCTOBER 1 2023
11. ESTIMATED NUMBER OF WORKING DAYS WITHIN STATE HIGHWAY RIGHT-OF-WAY
    5 DAYS
12. ESTIMATED CONSTRUCTION COSTS WITHIN STATE HIGHWAY RIGHT-OF-WAY
    $10,000
13. HAS THE PROJECT BEEN REVIEWED BY ANOTHER CALTRANS BRANCH?
    ☐ NO ☑ YES. If "YES", which branch?
14. FUNDING SOURCE(S)
    ☐ FEDERAL ☐ STATE ☑ LOCAL ☐ PRIVATE ☐ SB 1 (ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017)
15. CALTRANS PROJECT CODE (ID)
16. APPLICANT'S REFERENCE / UTILITY WORK ORDER NUMBER

17. DESCRIBE WORK TO BE DONE WITHIN STATE HIGHWAY RIGHT-OF-WAY
    Attach 6 complete sets of plans (folded to 8.5” x 11”) and any applicable specifications, calculations, maps, traffic control plans, etc.
    PROPOSED WORK INCLUDES FILING AN ENCROACHMENT PERMIT APPLICATION UNDER THE CURRENT PROPERTY OWERS NAME FOR THE
    DRIVEWAY APPROACH ON THEIR PROPERTY. PREVIOUS ENCROACHMENT PERMIT WAS ISSUED TO AN ADJOINING PROPERTY OWNER'S REPRESENTATIVE.
    THE WORK TO BE PERFORMED UNDER THIS PERMIT IS TO RESURFACE THE EXISTING DRIVEWAY APPROACH AND IMPROVE THE EXISTING TRANSITION
    FROM HIGHWAY 3 INTO THE PRIVATE DRIVEWAY PER STANDARD DETAIL “RC-D”. SEE ATTACHED ENGINEERED PLANS.
    PROJECT INCLUDES RESURFACING THE E. DRIVEWAY TO THE E. EDGE OF
    PAVEMENT.
    T13A & T13B - SEE ATTACHED

18 (a). PORTION OF STATE HIGHWAY RIGHT-OF-WAY WHERE WORK IS BEING PROPOSED (check all that apply)
    ☑ Traffic lane ☑ Shoulder ☐ Sidewalk ☐ Median ☑ At or near an intersection ☐ Mobile work
    ☑ Outside of the shoulder, feet from edge of pavement ☐ Other
    PROJECT INCLUDES RESURFACING THE E. DRIVEWAY TO THE E. EDGE OF PAVEMENT.

18 (b). PROPOSED TRAFFIC CONTROL PLANS AND METHOD
    ☐ No traffic control needed ☑ State Standard Plans (T-Sheets) # T13A & T13B - SEE ATTACHED
    ☐ Project specific Traffic Control Plans included ☐ To be submitted by contractor

19. N/A
    EXCAVATION MAX. DEPTH (in) MIN. DEPTH (in) AVG. WIDTH (in) LENGTH (ft) SURFACE TYPE (e.g. Asphalt, concrete, soil, etc.)
    N/A N/A N/A N/A N/A

20. N/A
    PIPES PRODUCT BEING TRANSPORTED CARRIER PIPE DIAMETER (in) MATERIAL N/A Casing Pipe DIAMETER N/A (in) MATERIAL N/A
    N/A N/A N/A N/A N/A N/A N/A N/A N/A

PROPOSED INSTALLATION METHOD (e.g. HDD, Bore & Jack, Open Cut, etc.)
    VOLTAGE / PSIG
    N/A

DOES THE PROPOSED PROJECT INVOLVE THE REPLACEMENT AND/OR ABANDONMENT OF AN EXISTING FACILITY?
    ☑ NO ☑ YES. If "YES", provide a description

21. IS A CITY, COUNTY OR OTHER PUBLIC AGENCY INVOLVED IN THE APPROVAL OF THIS PROJECT?
    ☑ YES (if "YES", check the type of project AND attach the environmental documentation and conditions of approval)
    ☐ COMMERCIAL DEVELOPMENT ☐ BUILDING ☐ GRADING ☐ OTHER
    ☐ CATEGORICALLY EXEMPT ☐ NEGATIVE DECLARATION ☐ ENVIRONMENTAL IMPACT REPORT ☐ OTHER
    ☑ NO (if "NO", check the category below which best describes the project AND answer questions A-K on page 2)
    ☑ DRIVEWAY OR ROAD APPROACH, RECONSTRUCTION, MAINTENANCE OR RESURFACING ☐ FENCE ☐ EROSION CONTROL
    ☐ PUBLIC UTILITY MODIFICATION, EXTENSIONS, HOOKUPS ☐ MAILBOX ☐ LANDSCAPING
    ☐ FLAGS, SIGNS, BANNERS, DECORATIONS, PARADES AND CELEBRATIONS ☐ OTHER

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Copyright 2018 California Department of Transportation. All rights reserved.
The following questions must be answered when a City, County or other public agency IS NOT involved in the approval of this project.

Your answers to these questions will assist Caltrans staff in identifying any physical, biological, social or economic resources that may be affected by your proposed project within State Highway right-of-way and to determine which type of environmental studies may be required to approve your application for an encroachment permit. It is the applicant's responsibility for the production of all required environmental documentation and supporting studies and in some cases this may be costly and time consuming. If possible, attach photographs of the location of the proposed project. Answer these questions to the best of your ability. Provide a description of any "YES" answers (type, name, number, etc.).

A. Will any existing vegetation and/or landscaping within State Highway right-of-way be disturbed?
   NO

B. Are there waterways (e.g. river, creek, pond, natural pool or dry streambed) adjacent to or within the limits of the proposed project?
   NO

C. Is the proposed project located within five miles of the coastline?
   NO

D. Will the proposed project generate construction noise levels greater than 86 decibels (dBA) (e.g. Jack-hammering, pile driving)?
   NO

E. Will the proposed project incorporate land from a public park, recreation area or wildlife refuge open to the public?
   NO

F. Are there any recreational trails or paths within the limits of the proposed project?
   NO

G. Will the proposed project impact any structures, buildings, rail lines or bridges within State Highway right-of-way?
   NO

H. Will the proposed project impact access to any businesses or residences?
   NO

I. Will the proposed project impact any existing public utilities or public services?
   NO

J. Will the proposed project impact any existing pedestrian facilities, such as sidewalks, crosswalks or overcrossings?
   NO

K. Will new lighting be constructed within or adjacent to State Highway right-of-way?
   NO

22. Will the proposed project cause a substantial change in the significance of a historical resource (45 years or older), or cultural resource?  
   □ YES  □ NO  (if "YES", provide a description)

23. Will the proposed project be on an existing State Highway or street where the activity involves removal of a scenic resource? (e.g. A significant tree or stand of trees, a rock outcropping or a historic building)
   □ YES  □ NO  (if "YES", provide a description)

24. Is work being done on the applicant's property in addition to State Highway right-of-way?  
   SEE ATTACHED PLANS  
   □ YES  □ NO  (If "YES", attach 6 complete sets of site and grading plans)

25. Will the proposed project require the disturbance of soil?
   □ YES  □ NO
   If "YES", estimate the area of disturbed soil within State Highway right-of-way in acres:
   and estimate the area of disturbed soil outside State Highway right-of-way in acres:

26. Will the proposed project require dewatering?
   □ YES  □ NO
   If "YES", estimate Total gallons AND gallons/month. (Total gallons) AND (gallons/month).
   SOURCE: □ STORMWATER  □ NON-STORMWATER
   (*See Caltrans SWMP for definition of non-storm water discharge: http://www.dot.ca.gov/env/stormwater/)

27. How will any storm water or ground water be disposed?
   □ Storm Drain System  □ Combined Sewer / Stormwater System  □ Stormwater Retention Basin  □ N/A
   □ Other (explain)

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READ THE FOLLOWING CLAUSES PRIOR TO SIGNING THIS ENCROACHMENT PERMIT APPLICATION.

The applicant’s submission of this application to the California Department of Transportation constitutes the applicant’s agreement and representation that the work or other activity contemplated by the encroachment permit application shall comply with all applicable standards, specifications, policies, requirements, conditions, and regulations of the California Department of Transportation, and the applicant understands the application may be denied if there is non-compliance with any of the above. An exception process exists and may result in approval of a non-compliant encroachment, at the discretion of the California Department of Transportation, but the exception process may require additional time to complete. The applicant understands and agrees all work or other activity contemplated by the encroachment permit application is subject to inspection and oversight by the California Department of Transportation. The applicant understands and agrees encroachment permit fees must still be paid if an application is withdrawn or denied. The applicant understands a denial may be appealed, in accordance with California Streets and Highways Code, Section 671.5, and the related regulations found in California Code of Regulations, Title 21, Division 2, Chapter 8, Article 2.

The applicant understands and agrees that immediately upon issuance of the encroachment permit the applicant is bound by, subject to, and must comply with the "Encroachment Permit General Provisions" (TR-0045), “Stormwater Special Provisions” (TR-0400) and any other applicable Special Provisions and Conditions of the encroachment permit. The “Encroachment Permit General Provisions” (TR-0045), and the Stormwater Special Provisions (TR-0400) are available at: http://www.dot.ca.gov/trafficops/ep/docs/Appendix_K_(WEB).pdf. If a paper copy is needed of the "Encroachment Permit General Provisions" (TR-0045) and/or "Stormwater Special Provisions" (TR-0400), please contact the District Office of Encroachment Permits. Their contact information is available at: http://www.dot.ca.gov/trafficops/ep/docs/Appendix_G_(WEB).pdf. The "Encroachment Permit General Provisions" (TR-0045) and any other applicable Special Provisions and Conditions will be provided as part of the encroachment permit. Information about Stormwater requirements is available at the Internet address: http://www.dot.ca.gov/hq/construc/stormwater/.

The applicant understands an encroachment permit may be denied, revoked, and/or a bond may be required, for non-payment of prior or present encroachment permit fees. An encroachment permit is not a property right and does not transfer with the property to a new owner. Each of the persons purporting to execute this application on behalf of the applicant and/or on behalf of the applicant’s authorized agent or engineer represents and warrants such person has full and complete legal authority to do so and to thereby bind applicant to the terms and conditions herein and to the terms and conditions of the encroachment permit. Applicant understands and agrees this application may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Executed copies of this application and/or its counterparts may be reproduced and/or exchanged by copy machine, mailing, facsimile, or electronic means (such as e-mail), and such copies shall be deemed to be effective as originals.

28. NAME OF APPLICANT (Project or Property Owner or Organization)
TRINITY FLAVOR LLC

ADDRESS OF APPLICANT (Include City, State and Zip Code)
3974 SORRENTO VALLEY BLVD. #910770 SAN DIEGO CA 92121-1410

E-MAIL ADDRESS
mikedeu10@gmail.com

PHONE NUMBER
858.452.3202 ext. #4

FAX NUMBER

29. NAME OF AUTHORIZED AGENT / ENGINEER
(A "Letter of Authorization" is required if different from #28)

THOMAS GOCHA - TCG ASSOCIATES

ADDRESS OF AUTHORIZED AGENT / ENGINEER (Include City, State and Zip Code)
PO BOX 578 HAYFORK CA 96041

E-MAIL ADDRESS
tcg@gochadesign.net

PHONE NUMBER
805.451.8491

FAX NUMBER

30. NAME OF BILLING CONTACT (Same as #28 X Same as #29 )

BILLING ADDRESS WHERE INVOICE(S) IS / ARE TO BE MAILED (Include City, State and Zip Code)
3974 SORRENTO VALLEY BLVD. #910770 SAN DIEGO CA 92121-1410

E-MAIL ADDRESS
mikedeu10@gmail.com

PHONE NUMBER
858.452.3202 ext. #4

FAX NUMBER

* I hereby certify under penalty of perjury under the laws of the State of California that the information in this application and any document submitted with or in support of this application are true and correct to the best of my knowledge and belief, and that copies of any documents submitted with or in support of this application are true and correct copies of unaltered original documents. I further understand that if I have provided information that is false, intentionally incomplete, or misleading I may be charged with a crime and subjected to fine or imprisonment, or both fine and imprisonment. (Penal Code Section 72)

31. SIGNATURE OF APPLICANT OR AUTHORIZED AGENT*

32. PRINT OR TYPE NAME
THOMAS GOCHA - TCG ASSOCIATES

33. TITLE
AGENT

34. DATE
JUNE 11 2023

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

I, the undersigned, state that I am (one of) the owner(s) of the proposed __________________________
DRIVEWAY RESURFACING & ENCROAhENT PERMIT

(County  TRINITY   Route  3   Postmile  560). I do hereby authorize and empower  THOMAS GOCHA - TCG ASSOCIATES

 to act on my behalf on all matters relating to said project in connection with its filing, processing, approval, conditional approval or disapproval by the State of California, Department of Transportation (Caltrans), officers and employees.

Should I revoke this authorization it is my responsibility to serve written notice of said revocation to Caltrans by delivery to the Encroachment Permits Office.

MICHAEL DEUTSCH - TRINITY FLAVOR LLC
Owner (Print)

Signature
3974 SORRENTO VALLEY BLVD #910770
SAN DIEGO CA 92121
Address
858.452.3202
Phone

JUNE 11 2023
Date

"Provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability"
NOTE: ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. REPORT ALL DISCREPANCIES IN WRITING TO TCG ASSOCIATES LLC FOR CLARIFICATION.

DRAWINGS, IMAGES AND DESIGNS ON THIS PAGE OF PLANS ARE THE PROPERTY OF TCG ASSOCIATES LLC AND SHALL NOT BE REUSED, PRINTED OR COPIED WITHOUT PRIOR WRITTEN PERMISSION.

PROJECT: PROPOSED SITE DEVELOPMENT PLAN
TRINITY FLAVOR LLC
3974 SORRENTO VALLEY BLVD
#910770
SAN DIEGO CA 92121-1410
APN: 014-180-95-00

OWNER:
TRINITY FLAVOR LLC
3974 SORRENTO VALLEY BLVD
#910770
SAN DIEGO CA 92121-1410
APN: 014-180-95-00

LINE OF SITE EXHIBIT

N
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PROJECT PHASE:

SHEET CONTENTS:
NOTE: ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. REPORT ALL DISCREPANCIES IN WRITING TO TCG ASSOCIATES LLC FOR CLARIFICATION.

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PROJECT PHASE:

SHEET CONTENTS:

JOB No:

CHECKED BY:

DRAWN BY:

SCALE:

DATE:

SHEET No:

REVISIONS:

ENGINEER:

NOTE: ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. REPORT ALL DISCREPANCIES IN WRITING TO TCG ASSOCIATES LLC FOR CLARIFICATION.

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PROJECT PHASE:

SHEET CONTENTS:

JOB No:

CHECKED BY:

DRAWN BY:

SCALE:

DATE:

Sheet Number:

DATE:

REVISIONS:

ENGINEER:

ASSOCIATES:

DESIGN

PLANNING

CONSULTING

PROJECT MANAGEMENT

THOMAS GOCHA

www.gochadesign.net

STAMP:

PROJECT:

OWNER:

1072 CASITAS PASS ROAD

CARPINTERIA, CA 93013

805.451.8491
tcg@gochadesign.net

VENTURA COUNTY

SANTA BARBARA COUNTY

TRINITY VALLEY

CONSULTING ENGINEERS

2200 MAIN STREET

WEAVERVILLE CA 96093

530.629.3000

TRINITY COUNTY

APPROVED DATE:

CROSS SECTIONS

12/31/2023

12/31/2023

12/31/2023

12/31/2023

ROAD GEOMETRY

DEVELOPMENT PLAN

TRINITY FLAVOR LLC

504 OATMAN ROAD

HAYFORK CA 96041

APN: 014-180-95-00

TRINITY FLAVOR LLC

3974 SORRENTO VALLEY BLVD

#910770

SAN DIEGO CA 92121-1410

APN: 014-180-95-00

TCG ASSOCIATES LLC ©

TRIANGLE BUILDING

SANTA BARBARA, CA 93101

805.451.8491
tcg@gochadesign.net

TRIANGLE BUILDING

SANTA BARBARA, CA 93101

805.451.8491
tcg@gochadesign.net

APPROVED DATE:

12/31/2023

12/31/2023

12/31/2023

12/31/2023
NOTES:

1. Sign must be equipped with at least two flags for daytime closures. Flags must be orange in color and be at least 16 inches by 16 inches in size. Place flashing beacons as shown for closures during hours of darkness.

2. See Standard Plan T10, Table 3 for advanced warning sign spacing.

NOTES:

1. Place C36(CA) sign when pilot car is not used.
2. Place C37(CA) sign when pilot car is used.
3. Signs must be equipped with at least two flags for daytime closures. Flags must be orange in color and at least 16 inches by 16 inches in size.
4. See Standard Plan T19, Table 3 for advance warning sign spacing.

LEGEND:

- TRAFFIC CONE
- TEMPORARY TRAFFIC CONTROL SIGN
- PORTABLE FLASHING SIGN
- FLAGGER

SIGN PANEL SIZE (Min)

<table>
<thead>
<tr>
<th>Type</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>40&quot; x 40&quot;</td>
<td>36&quot; x 40&quot;</td>
</tr>
</tbody>
</table>
ATTACHMENT D

Design Standard Decision Document

Prepared by:

Eric Keyes, PE
Trinity Valley Consulting Engineers, Inc.

Submitted by:

Name, Design Senior  6/26/2023  530-623-4446
Date  Telephone

(Select all that are applicable)

Includes exceptions to District-delegated Design Standards (Section 2B)

Concurred by:

Approved by:

Name, Office Chief or  Date  Telephone
Name, Deputy District Director for Design

(Select only one)

Includes exceptions to Non-delegated Design Standards (Section 2A)

Not Applicable:

Approved by:
<table>
<thead>
<tr>
<th>Name, Project Delivery Coordinator</th>
<th>Date</th>
<th>Telephone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Headquarters Division of Design</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Instructions for Signature Sheet
(Delete from final document)

Modify the signature blocks as needed to represent the specific district delegation approval authority.

Prepared by:
Typically the project engineer, a Transportation Engineer (Civil), Range D. The design standard decision document must be prepared by a registered civil engineer in responsible charge of the work (as defined by California Business and Professions Code, Section 6703), or other licensed professional practicing within the scope of their license. Include the design unit for Caltrans engineers or the company name for consultant engineers.

Submitted by:
Typically the design senior, a Senior Transportation Engineer, Caltrans. The first-line supervisor of the project engineer. For projects-funded-by-others this could be the district oversight engineer or the district permit engineer for encroachment permit projects.

Concurrence by and approved by:
For design standards where the approval authority is the Headquarters Project Delivery Coordinator:
  • Concurrence is given by the district office chief, design manager, or deputy District Director for Design. Typically, the concurrence is from a Supervising Transportation Engineer, Caltrans (the first-line supervisor of the design senior and second-line supervisor of the project engineer) or could be from a Principal Transportation Engineer, Caltrans.
  • Approval is given by the Headquarters Project Delivery Coordinator, a Supervising Transportation Engineer, Caltrans.

For design standards where the approval authority has been delegated to the District Director:
  • Use of a concurrence signature block is by district preference.
  • Approval is given by the District Director’s approval authority; typically from an office chief, design manager, or deputy District Director for Design that has been delegated the approval authority.
1. **PROPOSED PROJECT**

   A. **Project Description:**

   *Insert text here*

   B. **Existing Highway:**

   *The proposed project is located at post mile 5.64 of existing State Route 3 at the intersection of Oatman Road (private driveway) in the town of Hayfork, Trinity County, CA 96041.*

   C. **Safety Improvements:**

   *The improvements consist of paving an existing driveway encroachment (Oatman Road). The encroachment is nonstandard (described in section B) and has existed since 1993.*

   D. **Total Project Cost:**

   *The paving project and associated incidentals within the Caltrans Right of Way are expected to cost $10,000.*

2. **FEATURES REQUIRING DESIGN DECISION DOCUMENTATION**

   A. **Design Features with Headquarters Approval Authority**

      1) **Design Feature Number 1**

      *Nonstandard Feature:*
      *Insert text here*

      *Design Standard for Which Documentation Is Required:*
      *Insert text here*

      *Reason for not Using Design Standard:*
      *Insert text here*

      *Added Cost to Make Standard:*
      *Insert text here*

      2) **Design Feature Number 2**
Add additional sub-headings 1, 2, 3, etcetera to document each design feature under heading A., otherwise delete this sub-heading.

B. Design Features with District Delegated Approval Authority

1) Design Feature Number 1

**Nonstandard Feature:**
The existing driveway has a 352-foot stopping sight distance to the north. If 55mph is the design speed, then a 500-foot stopping sight distance is required.

**Design Standard for Which Documentation Is Required:**
Stopping Sight Distance

**Reason for not Using Design Standard:**
This is an existing condition and is cost prohibitive to correct. The project is located in a 35mph cautionary speed. We are seeking your consideration to a reduction in design speed at this location when factoring in your decision.

**Added Cost to Make Standard:**
Not achievable.

3. TRAFFIC DATA

A traffic study has not been conducted for this project. Caltrans may have additional traffic data from surrounding studies.

4. COLLISION ANALYSIS

A collision analysis has not been conducted for this project. Caltrans may have additional collision data from surrounding analysis.

5. FUTURE CONSTRUCTION

No other future construction plans are anticipated at this time.

6. REVIEWS AND CONCURRENCE

The applicant and owner would like to request Caltrans review and concurrence for this project.

7. ENVIRONMENTAL DETERMINATION/DOCUMENT
Consult with the district environmental unit to determine the appropriate federal environmental determination/document for the project and if the “blanket” categorical exclusion is applicable. Construct an appropriate project attribute statement by choosing and modifying the following:

The project location (is part/is not part) of the National Highway System.

And choose one:

A federal environmental (determination/document) (will be/has been) approved specifically for this project to comply with the National Environmental Policy Act of 1969 (NEPA).

The project conforms to the conditions for applying the “blanket” categorical exclusion for approval of design exceptions, listed in the memorandum signed by Jay Novell on March 3, 2008.

Compliance with the National Environmental Policy Act of 1969 (NEPA) is not applicable to this project.

8. ATTACHMENTS

See attached encroachment permit application and design drawings.
Memorandum

To: Thomas Gocha
   (805) 451-8491
tcg@gochadesign.net

From: Gerry Reyes
   District 2, Traffic Investigations
gerry.reyes@dot.ca.gov

Subject: CRASH ANALYSIS FOR CPRA R024183-062723

Table 1A summarizes the crash rates on SR3 in Trinity County for the post miles limits of 5.54/5.74. The Table B report was generated on 06/30/23 and it depicts existing crash rates per million vehicles for the most recent 36-month period from 10/01/19 to 09/30/22 from the Traffic accident Surveillance and Analysis System (TASAS).

```
<table>
<thead>
<tr>
<th>Segment</th>
<th>TOTAL No. of Crashes</th>
<th>ACTUAL RATES (per million vehicles)</th>
<th>AVERAGE RATES (per million vehicles)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Fatal</td>
<td>Fatal + Injury</td>
</tr>
<tr>
<td>TRI3 PM 5.54/5.74</td>
<td>0</td>
<td>0.000</td>
<td>0.00</td>
</tr>
</tbody>
</table>
```

The were no reported crashes within the requested limits.

The data provided is protected by 23 U.S.C. § 407, and the data shall not be subject to discovery, nor admitted as evidence in any applicable legal proceeding against the State of California. The State of California, Department of Transportation does not, by allowing the release of this information waive any rights it has under 23 U.S.C. § 407.

You can reach me at 225-3479 if you have any questions or need any additional information.

Gerry Reyes,
District 2, Traffic Safety

"Provide a safe, sustainable, integrated and efficient transportation system to enhance California’s economy and livability"