

**TRINITY COUNTY PLANNING COMMISSION
STAFF REPORT**

PROJECT TITLE: Trinity Equipment and Materials (T.E.A.M.) Conditional Use Permit

APPLICANT: Thomas Ballanco

PROPERTY OWNER: Gina and Casey Massel

REPORT BY: Planning Director Kim Hunter and SHN

LOCATION: 311 Industrial Park Way, Weaverville, California (APN 024-220-056)

GENERAL PLAN DESIGNATION: Industrial (I)

ZONING DISTRICT: Specific Unit Development (SUD)

SITE CHARACTERISTICS:

The approximately 6.90-acre project is located in the Lower Bench of the Trinity Alps Business Park in Weaverville at 311 Industrial Park Way, Weaverville (APN 024-220-056) (see Att. 3 – Location Map). Primary site access is provided via the paved Industrial Park Way road off of State Highway 299 (SR-299). The parcels immediately surrounding the project are designated by the County's General Plan as Industrial (I).

The land encompassing the project area is located on a currently undeveloped and highly disturbed industrial site, which in the past was the site of a concrete aggregate operation. The proposed project is located adjacent to Weaver Creek which merges with West Weaver Creek and is a tributary of the Trinity River watershed. The proposed project parcel is within the unincorporated community of Weaverville, California. Historical onsite activities included resource extraction (e.g., timber harvest and gravel mining). The subject parcel is bounded on the southeast by similar industrial uses, to the northwest by public facilities (wastewater treatment plant), to the west by the Weaver Creek riverine zone, and to the east by the Weaver Basin Wetlands conservation easement area (see Att. 4 – Project Aerial).

The site currently has two existing buildings left over from the former concrete plant and a sewer system connection to the Weaverville Sewer District. Water is provided by the Weaverville Community Services District (Weaverville CSD) and is connected to a water meter. Power is provided by the Trinity Public Utilities District (TPUD).

The subject property’s main access is provided via the paved Industrial Park Way Road off of SR-299 (see Att. 3 – Location Map and Att. 4 – Project Aerial). The project falls under the Industrial (I) General Plan designation, with a zoning designation of Specific Unit Development (SUD). The site is adjoined by a 1.80 acre Industrial (I) designated parcel to the east (APN 024-220-055). Both the proposed project and APN 024-220-055 are surrounded entirely by APN 024-220-046 which has a General Plan designation of Industrial (I) with an underlying zoning of Specific Unit Development (SUD). Surrounding land uses include a former sand and gravel operation, and a former soil business. The parcel hosting the proposed project site is located on a former concrete aggregate operation. The previous parcel was subdivided and a 1.8-acre parcel that was split off from the original parcel was subsequently approved for a Conditional Use Permit on May 24, 2017 by the Trinity County Planning Commission for a Commercial Cannabis Nursery.

The existing General Plan Designation and Zoning District for the properties immediately adjacent to the project site are shown below (see Att. 5 – Zoning Map and Att. 6 – General Plan Designation Map).

Table 1: General Information about Adjacent Parcels

| APN / Direction from Site | Size (acres) | General Plan Designation | Zoning District |
|---------------------------|---|-----------------------------------|---------------------------------|
| 024-220-46 North | Portion of the 70.25 total parcel acreage | Industrial (I) | Specific Unit Development (SUD) |
| 024-220-55 East | 1.80 | Industrial (I) | Specific Unit Development (SUD) |
| 024-220-46 South | Portion of the 70.25 total parcel acreage | Industrial (I) | Specific Unit Development (SUD) |
| 024-220-46 West | Portion of the 70.25 total parcel acreage | Industrial (I) Open Space (OS) | Specific Unit Development (SUD) |

PROJECT DESCRIPTION:

The purpose of this project is to operate a commercial cannabis business onsite as a permitted and licensed use under the County’s cannabis ordinances. The project, as proposed, meets the requirements for uses compatible within the Industrial (I) General Plan designation and is consistent with the Specific Unit Development (SUD) zoning.

Related Zoning and Uses

The subject property has been zoned by the County as Specific Unit Development (SUD), which at this location (Area 1, Trinity Alps Business Park, Lower Level) allows for industrial uses, including Wholesale Sales and Distribution conducted within a building (without the need for securing a Use Permit) and any use with more than 20,000 square feet of floor and/or which “would exceed 60 decibels at the property line of the use” and/or “generates air emissions, ... noise, offensive odors ... which may be detrimental to the

public health, safety or welfare” after first securing a Use Permit. The proposed uses are consistent with the uses allowed for Specific Unit Development (SUD) zoned lands.

Proposed Operations

The proposed project includes the five following proposed licensed operations and uses:

1. Nursery: Operations will be conducted inside propagation chambers in buildings up to 2,000 square feet and in up to 20,000 square feet of enclosed greenhouses, with impermeable floors. The nursery will employ 2 people for 4 months of the year and 8 people for 8 months of the year (see Att. 7 – Project Site Plan).
2. Processing: Operations will be conducted inside an enclosed steel building up to 5,000 square feet. Pursuant to state license conditions, the interior environment will be strictly controlled including temperature, humidity, and airflow. Any exhaust will be subjected to carbon filtration prior to venting to the atmosphere. The processing operation will employ up to 20 persons, with the largest numbers expected between June and December (see Att. 7 – Project Site Plan).
3. Non-Volatile Manufacturing: Operations will be conducted inside an enclosed steel building up to 5,000 square feet. Pursuant to state license conditions, the interior environment will be strictly controlled including temperature, humidity, and airflow. Any exhaust will be subjected to carbon filtration prior to venting to the atmosphere. All entrances, exits, loading docks, cannabis storage facilities, and related operations will be covered by video monitoring and 24-hour onsite security. The manufacturing operation will employ 4-8 persons throughout the year (see Att. 7 – Project Site Plan).
4. Distribution: Operations will be conducted inside 1 to 2 enclosed steel buildings, each up to 5,000 square feet. Pursuant to state license conditions the interior environment will be strictly controlled including temperature, humidity, and airflow. Any exhaust will be subjected to carbon filtration prior to venting to the atmosphere. All entrances, exits, cannabis storage facilities, administrative hold areas, packaging operations, and loading docks will be covered by video monitoring and 24-hour onsite security. The distribution operation will employ 6-12 persons throughout the year (see Att. 7 – Project Site Plan).
5. Testing: Operations will be conducted inside an enclosed steel building up to 2,000 square feet. Pursuant to state licensing conditions the interior environment will be strictly controlled for temperature, humidity, and airflow. Entrance will be strictly controlled by a key card system and as required by state regulation, any cannabis remaining after testing must be destroyed. The testing operation will employ 2-4 persons throughout the year (see Att. 7 – Project Site Plan).

While the nursery will only involve low-intensity lighting, any of the greenhouses using artificial light will be covered at dusk so that no glare escapes. Security lighting will be directional and generally downcast to avoid any glare impacts on surrounding businesses,

scenic vistas, and residences on the Davis Road – Ponderosa Lane bluff that look down on the Business Park’s lower bench.

Each separate building that handles cannabis or cannabis products open to the internal environment will maintain a sufficient number of exhaust fans (Model: Vortex V-16XL, capacity 3800 CFM) with inline carbon filters to create negative air pressure throughout the building at all times during operating hours. For the 5,000 square foot buildings, assuming 20-foot ceilings throughout, this will entail 3 fans in each building so that the internal air is exchanged through the filters six times per hour. Fans will exhaust out the back of each building so as to minimize any noise they may create.

Site Access

The subject property’s main access is provided through an existing paved road (Industrial Park Way), from which an unimproved onsite access road is entered through a controlled locking gate. No new roadway encroachments are required for the implementation of the proposed project.

Water Availability

Water is provided to the project site by the Weaverville CSD. The proposed project will not require the use of any groundwater or other/additional water resources for any of its operations. The parcel is served by a 2-inch water line and meter from the Weaverville CSD. Pursuant to Weaverville CSD’s Standard Water Service Rates, a 2-inch meter is allowed 3,500 cubic feet of water per month as part of the minimum charge. Water use above the minimum allocation is billed at the rate of \$1.68 per 100 cubic feet.

The nursery is the only proposed use that will consume a significant amount of water beyond that required for employee bathrooms and break areas. Immature cannabis plants and clones use significantly less water than plants grown to maturity for flower production, and require up to 1-inch of water per week during the hottest parts of the year.

Domestic Wastewater Discharge

The site maintains an existing municipal sewer system that would continue to serve the subject property treating typical residential-grade wastewater from daily employee use. Subject to seasonal fluctuations (i.e., depending upon the time of year), it is anticipated there would be at a maximum forty-four (44) full-time onsite employees. Any wastewater runoff from the nursery operation will be captured by floor drains and directed to a cistern that will be pumped and trucked offsite. All proposed uses will take place within enclosed buildings over impermeable floors. No wastewater, other than that generated by sinks and toilets, will be discharged to the Weaverville Sanitary District or the surrounding environment.

STAFF/AGENCY COMMENTS:

Project referrals were sent out to the various County departments and applicable government agencies on August 4, 2020. A summary of the comments received are contained in Table 2 below.

Table 2: Summary of Staff/Agency Comments

| Department/Agency | Comment | Comments Addressed? |
|---|--|--|
| County Assessor's Office | No response received. | NA |
| County Transportation Department | No response received. | NA |
| County Building Department | No response received. | NA |
| County Environmental Health Department | No response received. | NA |
| CDFW | No response received. | NA |
| Fire District: Weaverville | No response received. | NA |
| NCRWQCB | No response received. | NA |
| NCUAQMD | No response received. | NA |
| Nor-Rel-Muk Nation | A request for consultation pursuant to AB 52 was initiated on August 18, 2020. No response was received. | NA |
| Redding Rancheria | A request for consultation pursuant to AB 52 was initiated on August 18, 2020. No response was received. | NA |
| Round Valley Reservation/Covelo Indian | A request for consultation pursuant to AB 52 was initiated on August 18, 2020. No response was received. | NA |
| Trinity Public Utilities District | No response received. | NA |
| Weaverville Community Services District | No response received. | NA |
| Weaverville Sanitary District (WSD) | The WSD responded to the referral with comments related to the following: 1) submittal of a Wastewater Discharge Permit Application; 2) payment of all applicable fees associated with additional wastewater connections; and 3) development of a plan for offsite waste management. | The comments from the WSD have been included as a condition of approval for the project (see condition 4). |
| Wintu Educational & Cultural Council | A request for consultation pursuant to AB 52 was initiated on August 18, 2020. No response was received. | NA |

As indicated in Table 2, the department/agency comments received for the project were addressed through conditions of approval.

PUBLIC COMMENTS RECEIVED:

As of the writing of this staff report, public comments were received from the California Department of Fish and Wildlife (CDFW) on the CEQA Initial Study/Mitigation Negative Declaration (IS/MND) that was prepared for the project. A summary of the comments and responses from County staff are included below.

California Department of Fish & Wildlife: Habitat Conservation Program Manager Curt Babcock of the Department of Fish and Wildlife (CDFW) submitted a letter to the County (dated 5/27/21) with comments on the CEQA IS/MND that was prepared for the proposed

project. The comments provided by CDFW and responses from County staff are provided below:

1. Setbacks: Figure 2.0-2, Site Plan shows a single riparian setback from Weaver Creek. It is unclear how the setback was measured and whether minimum setbacks are being met all along the segment of channel that flows parallel to the western boundary of the Project parcel. All construction activities should take place at least 150 feet from Weaver Creek, measured from the 2-year high water mark of the creek or from the top edge of the creek bank if the channel is incised, whichever is more conservative (adapted from State Water Resources Control Board's Cannabis Cultivation Policy, 2019).

Response to Comment 1: Despite any potential inaccuracies contained in the Site Plan included in the IS/MND, the project applicant is required to comply with the setback requirements of the State Water Resources Control Board Cannabis General Order, which CDFW used as the basis for their comments on this issue. As part of implementation of the proposed project, compliance inspections will be conducted by various government agencies, which will ensure the site design complies with applicable regulatory requirements.

2. Species of Special Concern: The following species of special concern (SSC) have a high likelihood of occurring in the riparian habitat of the Project parcel and are sensitive to anthropogenic disturbance. Setbacks should be flagged or fenced to prevent encroachment to minimize significant impacts to:
 - Foothill yellow-legged frog (*Rana boylei*)
Foothill yellow-legged frog is an SSC that dwells in streams and requires flowing water. Foothill yellow-legged frogs have been observed to occur in Weaver Creek. During exceptionally dry periods, foothill yellow-legged frogs may seek refuge in any surface water. If surface water is present during the work period, the Department recommends a biologist inspect the work area daily before work begins and during construction. If foothill yellow-legged frogs are observed at any time during Project construction, work shall halt, and the Department should be contacted.
 - Coastal tailed frog (*Ascaphus truei*)
Coastal tailed frog is an SSC that dwells primarily in streams and requires cold, swiftly flowing water. Coastal tailed frogs are sensitive to temperature increases caused by sedimentation, vegetation removal, and shifts in algal communities. Appropriate setbacks must be met, and special care should be employed to ensure that no runoff from the cannabis waste area enters Weaver Creek. The Department recommends a biologist inspect the work area daily before work begins and during construction. If coastal tailed frogs are observed at any time during Project construction, work shall halt, and the Department should be contacted.

- Western pond turtle (*Emys marmorata*)
Western pond turtle is an SSC that occurs in a broad range of aquatic water bodies, including flowing streams and wetlands, and exhibits high site fidelity. It is not unlikely that the pond turtle would use the Project site to move between habitats. Furthermore, if found and relocated, the likelihood of the pond turtle returning to the construction site is high. The Department recommends a biologist inspect the work area daily before work begins and during construction. If western pond turtles are observed at any time during Project construction, work shall halt, and the Department should be contacted.

Response to Comment 2: The applicant is required to comply with Sections 17.43G.030.D and 17.43G.030.E of the County Cannabis Ordinance (No. 315-849), which address special-status amphibians and pond turtles, respectively. These sections require pre-construction surveys to be conducted by a qualified biologist 24 hours before new development activities. If special-status amphibians or pond turtles are located, injury or mortality to these individuals will be avoided by modifying project design, installation of exclusionary fencing, or relocating animals in consultation with CDFW. If special-status amphibians or pond turtles are not detected during the pre-construction survey, further mitigation is not required. The Environmental Impact Report (EIR) prepared for the County's Cannabis Ordinance (DEIR, pgs. 3.4-44 to 3.4-47) determined that the implementation of these measures would reduce impacts to special-status amphibians and pond turtles to a less than significant level. The requirement to conduct pre-construction surveys for special-amphibians and pond turtles per the requirements of the County Cannabis Ordinance, has been included as a condition of approval for the project.

3. Nesting Birds: If the Project has the potential to directly impact nesting bird habitat or indirectly disturb nesting birds through audio or visual disturbance, the Department recommends the following measures be implemented to protect nesting birds and raptors protected under FGC sections 3503 and 3503.5:
 - a) Conduct vegetation removal and other ground-disturbance activities associated with construction from September 1 through January 31, when birds are not nesting; or
 - b) Conduct pre-construction surveys for nesting birds if vegetation removal or ground disturbing activities are to take place during the nesting season (February 1 through August 31). These surveys shall be conducted by a qualified biologist no more than one week prior to vegetation removal or construction activities during the nesting season. If an active nest is located during the pre-construction surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist in consultation with the Department. No vegetation removal or construction activities shall occur within this non-disturbance buffer until the young have fledged, as

determined through additional monitoring by the qualified biologist. The results of the pre-construction surveys shall be sent electronically to the Department at R1CEQARedding@wildlife.ca.gov.

Response to Comment 3: The applicant is required to comply with Sections 17.43G.030.F and 17.43G.030.H of the County Cannabis Ordinance (No. 315-849), which includes similar standards for pre-construction nesting bird surveys. The EIR prepared for the County's Cannabis Ordinance (DEIR, pgs. 3.4-47 to 3.4-48 and pgs. 3.4-51 to 3.4-52) determined that the implementation of these measures would reduce impacts to nesting birds to a less than significant level. The requirement to conduct pre-construction surveys for nesting birds per the requirements of the County Cannabis Ordinance, has been included as a condition of approval for the project.

4. Native Vegetation in Landscaping: The Department recommends utilizing vegetation native to the local area in landscaping whenever possible. Benefits of utilizing native vegetation in landscaping include providing resources for native wildlife such as hummingbirds and beneficial pollinators, conserving water, reducing pesticide use, and reducing landscaping maintenance. The California Native Plant Society (CNPS) website (<https://www.cnps.org>) includes a variety of useful information and tools to help determine which native species occur in a particular area, information on care and maintenance of native species, and contacts for purchasing native plants or seeds. The CNPS tool Calscape generates a list of native plants that grow in an area based on a specific address. A search of Calscape returned a wide variety of plants native to the Project site and surrounding landscapes (<https://calscape.org/>).

For more information regarding the importance of using native species in landscaping, please see the CNPS Guidelines for Landscaping to Protect Native Vegetation from Genetic Degradation at: <https://www.cnps.org/wp-content/uploads/2018/04/landscaping.pdf>.

Response to Comment 4: The Trinity County Code and County Cannabis Ordinance do not contain requirements for native landscaping, except in the case when cultivation sites are visible from a County-designated scenic roadway, or scenic byway, or Trinity heritage scenic byway (Section 17.43.060.U of Ord. No. 315-849). As described in the Aesthetics section of the IS/MND (pg. 3.0-6), the section of SR-299 that passes by the Trinity Alps Business Park is part of the Trinity Scenic Byway. However, there are no views of the site from SR-299 as the site is approximately 100 feet lower in elevation than the highway and obscured from view by topography, vegetation, and buildings. According to the applicant's consultant, some of the plant species proposed for the site landscaping are native to Trinity County and some are non-native. CDFW is recommending that native plants be used whenever possible. Since Trinity County and CDFW do not have any regulations applicable to the project that require the use of all native landscaping, County staff has determined that there is no basis for requiring the

applicant to comply with this recommendation.

5. Survey Results: If any special status species are found during surveys, the Department requests that California Natural Diversity Data Base (CNDDDB) forms be filled out and sent to Sacramento and a copy of the form be sent to the Regional office at the above address. Instructions for providing data to the CNDDDB can be found at: <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>.

Response to Comment 5: Unless permits are required from CDFW, USFWS, or other regulatory agencies with jurisdiction, the submittal of species observation data to CDFW for inclusion in the CNDDDB database is a voluntary activity that is often undertaken by biologists and botanists that complete surveys for special status species. Although highly encouraged by CDFW and Trinity County, County staff has determined there is no basis for requiring the applicant and/or their biological consultants to comply with this recommendation.

GENERAL PLAN CONSISTENCY:

The project site has been designated Industrial (I) in the County General Plan. As discussed in the General Plan Land Use Element, industrial designated areas are intended 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. The County General Plan did not specifically anticipate commercial cannabis operations when it was developed. However, when the County adopted its Cannabis Ordinance, it determined that several General Plan designations and zoning districts were appropriate for the cannabis activities proposed by this application (i.e., nursery, processing, non-volatile manufacturing, distribution, and testing operations). The Industrial (I) designation was determined to be appropriate for the proposed uses. Therefore, the above noted operations on property designated for Industrial (I) land uses, is found to be consistent with the General Plan.

COUNTY CODE COMPLIANCE:

Both the County General Plan and County Code did not specifically anticipate development of commercial cannabis when they were developed and adopted. In response to California State Law that allows commercial cannabis activities under permitted and controlled conditions, Trinity County developed County-specific ordinances to regulate commercial cannabis cultivation, testing, nurseries, manufacturing, distribution, microbusiness, events, and sales within the County. Ordinance 315-824 (Cannabis Testing Facilities Regulations), Ordinance 315-833 (Wholesale Cannabis Nurseries and Resale of Auxiliary Nursery Products), Ordinance 315-834 (Distribution of Cannabis), Ordinance 315-842 (Commercial Manufacturing of Cannabis), and Ordinance 315-849 (Implementation of the Mitigation Measures for the County's Commercial Cannabis Program) apply to the proposed project and are referred to, collectively, in this section as the "Cannabis Ordinance."

The project site has been zoned by the County as Specific Unit Development (SUD), which at this location (Area 1, Trinity Alps Business Park, Lower Level) allows for industrial uses, including Wholesale Sales and Distribution conducted within a building (without the need for securing a Use Permit) and any use with more than 20,000 square feet of floor and/or which “would exceed 60 decibels at the property line of the use” and/or “generates air emissions, ... noise, offensive odors ... which may be detrimental to the public health, safety or welfare” after first securing a Use Permit. As discussed below, the proposed cannabis uses are consistent with the uses allowed by the County Cannabis Ordinance in the Specific Unit Development (SUD) zoning district.

Per Section 17.43A.020 of the County Cannabis Ordinance, to be eligible for a Type 4 (Wholesale Cannabis Nurseries and Resale of Auxiliary Nursery Products) license, the applicant must be applying for property that is located within an allowable zoning district and apply for and obtain a Conditional Use Permit. This Conditional Use Permit application is for a property that is appropriately zoned Specific Unit Development (SUD), making the property eligible for a Type 4 wholesale nursery license.

Per Section 17.43B.020 of the County Cannabis Ordinance, to be eligible for a Type 11 (Distribution) license, the applicant must be applying for property that is located within an allowable zoning district and apply for and obtain a Conditional Use Permit. This Conditional Use Permit application is for a property that is appropriately zoned Specific Unit Development (SUD), making the property eligible for a Type 11 distribution license.

Per Section 17.43C.020 of the County Cannabis Ordinance, to be eligible for a Type 8 (Testing) license, the applicant must be applying for property that is located within an allowable zoning district and apply for and obtain a Conditional Use Permit. The subject property has been zoned by the County as Specific Unit Development (SUD), which at this location (Area 1, Trinity Alps Business Park, Lower Level) allows for industrial uses. The subject parcel (APN 024-220-056) is also located on a former concrete aggregate operation. Per Section 17.24.030 (Specific Unit Development or “SUD” Zone District), any use or combination of uses which are arranged and designed in such a manner as to result in development which is internally compatible and compatible with surrounding uses is permitted as long as a planning commission use permit is obtained. As previously described above, the proposed project is adjoined by a 1.80 acre Industrial (I) designated parcel to the east (APN 024-220-055). Both the proposed project site (APN 024-220-056) and APN 024-220-055 are surrounded entirely by APN 024-220-046 which has a General Plan designation of Industrial (I) with an underlying zoning of Specific Unit Development (SUD). Surrounding land uses include a former sand and gravel operation and a former soil business. The 1.80-acre parcel (APN 024-220-055) was subsequently approved for a Conditional Use Permit on May 24, 2017 by the Trinity County Planning Commission for a Commercial Cannabis Nursery. Per the Trinity Alps Business Park Development Standards, Section C, “Uses Permitted Subject to First Securing a Use Permit – Lower Level,” the following uses are conditionally permitted:

- Any use with more than 20,000 square feet of floor;

- Any use requiring an “Authority to Construct Permit” from the North Coast Unified Air Quality Control Board;
 Any use requiring a “Discharge Permit” from the Regional Water Quality Control Board;
- Any use which would exceed 60 decibels at the property line of the use;
- 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;
- Batch plants; and
- Rock crushing.

Staff believes that the Conditional Use Permit application, as described, evaluated, and mitigated in the Draft IS/MND (SCH #2021040656), is consistent with the industrial uses allowed and intended for Specific Unit Development (SUD) zoned lands identified within Area 1, Trinity Alps Business Park, Lower Level, making the property eligible for a Type 8 testing license.

Per Section 17.43F.020 of the County Cannabis Ordinance, to be eligible for a Type 6 (Non-Volatile Manufacturing) license, the applicant must be applying for property that is located within an allowable zoning district and apply for and obtain a Conditional Use Permit. In accordance with Section 17.43.F.040, the applicant has proposed a security and emergency response plan pursuant to Bureau of Cannabis Control (BCC) regulations. This Conditional Use Permit application under consideration is for a property that is appropriately zoned Specific Unit Development (SUD) in Area 1, Trinity Alps Business Park, Lower Level which allows industrial type uses with a Use Permit, making the property eligible for a Type 11 non-volatile manufacturing license.

Table 3 compares the design of the proposed project to the applicable development standards contained in the Trinity Alps Business Park Development Standards. These development guidelines supplement the Trinity County Zoning Code.

Table 3: Summary of County Code Compliance

| County Code Development Standard | County Code Requirement | Proposed by Project | Compliant with County Code? |
|----------------------------------|-------------------------|---------------------|-----------------------------|
| Minimum Lot Size | ½ acre | >5 acres | Yes |
| Minimum Lot Width | 100 feet | >100 feet | Yes |
| Maximum Lot Coverage | 60% | <15% | Yes |
| Minimum Front Yard | 20 feet | >20 feet | Yes |
| Minimum Side Yard | 20 feet | >10 feet | Yes |
| Minimum Rear Yard | 10 feet | >20 feet | Yes |
| Maximum building height | 45 feet | <45 feet | Yes |

As illustrated on the Project Site Plan (see Att. 7) and noted in Table 3, the proposed project has been designed to be consistent with the development standards in the County Code.

ENVIRONMENTAL REVIEW:

Since the project is subject to discretionary review by the County Planning Commission (i.e., Use Permit), a California Environmental Quality Act (CEQA) determination must be adopted as part of the approval. Due to the site conditions and characteristics, such as those involving biological resources and cultural resources, the project does not qualify for an exemption under CEQA. As such, an Initial Study-Mitigated Negative Declaration (IS/MND) has been prepared and is proposed for adoption pursuant to the CEQA Guidelines. The IS/MND identifies mitigation for impacts related to aesthetics, air quality, biological resources, cultural resources, and tribal cultural resources. The potential impacts that require mitigation are related to short-term construction and long-term operation of the proposed project.

As required by CEQA Guidelines Section 15073(d), the CEQA document prepared for the project was sent to the State Clearinghouse (SCH#: 2021040656) and was circulated for review from 4/28/2021 to 5/27/2021. As required by CEQA Guidelines Section 15072(a), a 'Notice of Availability' was provided to the public, responsible agencies, and trustee agencies, and the County Clerk. As previously stated, comments were received from CDFW on the IS/MND. See a summary of the comments received and responses from County staff in the section on Public Comments above. Minor revisions were made to the IS/MND to clarify the project analysis. The revisions made to the IS/MND clarify the information in the IS/MND and/or provide minor corrections or edits to the text. The revisions to the IS/MND do not identify new significant environmental impacts, do not constitute significant new information, and do not alter the conclusions of the environmental analysis. Where revisions consist of added or modified text, that text is underlined (example text), while deleted text is struck out (~~example text~~).

The revised CEQA IS/MND can be found online at the County of Trinity website at the following address: <https://www.trinitycounty.org/Planning>

The cannabis permit application for this property was submitted to the County in November 2019. During the processing of this application, the County adopted an Amended Cannabis Program Ordinance and a corresponding Environmental Impact Report (EIR) (SCH#: 2018122049) on 12/28/20. The EIR contains a number of mitigation measures that were also incorporated into the County's Amended Cannabis Program Ordinance as enforceable regulations. These regulations are primarily performance standards and will be required, where applicable, as conditions of approval for the proposed project. This will ensure that the project is consistent with the requirements of the County's Cannabis Ordinance and do not change any of the significance determinations in the CEQA IS/MND prepared for the proposed project.

FINDINGS OF FACT

Conditional Use Permit Findings

Trinity County Code Section 17.32.010 states the following:

“A use permit is granted at the discretion of the Planning Commission or the Planning Director and is not the automatic right of any applicant. In considering an application for a use permit, the following guidelines shall be observed, 1. Sound Principals of Land Use; A use permit shall be granted upon sound principals of land use. 2. Not Injurious; A use permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a public nuisance. 3. Plan Consistency; A use permit must comply with the objectives of the general or specific plan for the area in which it is located.”

In considering the conditional use permit, the following findings are recommended pursuant to the guidelines of Section 17.32.010 of the Trinity County Code:

1. Sound Principles of Land Use. A use permit shall be granted upon sound principals of land use.

Finding: As required by the County’s Cannabis Ordinance, the applicant is applying for a Conditional Use Permit to allow nursery, processing, non-volatile manufacturing, distribution, and testing operations on APN 024-220-056 located within Area 1, Trinity Alps Business Park, Lower Level. Evaluation of the project has determined that the project as proposed, conditioned, and mitigated is: 1) compatible with the General Plan land use designation, neighborhood character, and the intensity of uses in the surrounding area; 2) consistent with the County Cannabis Ordinance; and 3) compliant with CEQA.

2. Not Injurious. A use permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a public nuisance.

Finding: The project, as proposed, conditioned, and mitigated, will not cause detrimental effects to public health, safety, welfare or result in the creation of a public nuisance. The project site is surrounded entirely by APN 024-220-046, which has a General Plan designation of Industrial (I) with an underlying zoning of Specific Unit Development (SUD). Surrounding land uses include a former sand and gravel operation, a former soil business, and a Commercial Cannabis Nursery approved by Trinity County Planning in 2017 bordering the proposed project parcel. The closest sensitive receptors to the project site are more than 650 feet from the project site and will not be significantly impacted by potential impacts from the project.

3. Plan Consistency: A use permit must comply with the objectives of the general plan or specific plan for the area in which it is located.

Finding: The project, as proposed and conditioned, is consistent with the goals and objectives of the County General Plan and Specific Unit Development (SUD) zoning district (Area 1, Trinity Alps Business Park, Lower Level), as the proposed project consists of land uses that are of a commercial and/or light industrial nature

(i.e., nursery, processing, non-volatile manufacturing, distribution, and testing operations) on a site designated as Industrial (I).

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission Adopt a resolution to:

- a) Adopt the California Environmental Quality Act (CEQA) determination of a Mitigated Negative Declaration and the Mitigation, Monitoring, and Reporting Program (MMRP);
- b) Approve the Conditional Use Permit (P-19-38) based on the recommended findings in Resolution 2021-08 and subject to the conditions of approval set forth in Exhibit A to Resolution 2021-08.

ATTACHMENTS:

- 1) Draft Resolution 2021-08 and Conditions of Approval
- 2) CEQA Mitigation Monitoring and Reporting Plan (MMRP)
- 3) Location Map
- 4) Project Aerial
- 5) Zoning Map
- 6) General Plan Designation Map
- 7) Project Site Plan

RESOLUTION NO. 2021-08

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF TRINITY
APPROVING CONDITIONAL USE PERMIT
(Trinity Equipment and Materials (T.E.A.M.), P-19-38)**

WHEREAS, Thomas Ballanco filed an application dated November 1, 2019 for a Commercial Cannabis Conditional Use Permit (P-19-18). The CUP is for operation of an onsite nursery, processing, non-volatile manufacturing, distribution, and testing facilities on a site designated as Industrial (I). The project is located at 311 Industrial Park Way, Weaverville, California on Trinity County assessor parcel number 024-220-56; and

WHEREAS, County of Trinity staff has reviewed the submitted application and evidence and has referred the application and evidence to all governmental and utility agencies affected by the development to allow the opportunity for conducting site inspections and providing comments and recommendations; and

WHEREAS, the project is subject to environmental review pursuant to the California Environmental Quality Act (CEQA) and the County of Trinity is the lead agency for the project. A proposed Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared with respect to said project and a Notice of Availability was published in a newspaper of general circulation, filed with the County of Trinity Clerk-Recorder's Office, and filed with the Governor's Office of Planning and Research CEQA State Clearinghouse (State Clearinghouse). The IS/MND was made available for review and comment by the general public and public agencies for a period of 30 days (4/24/21 to 5/27/21) by posting it on the County of Trinity website and filing with the State Clearinghouse (SCH#: 2021040656); and

WHEREAS, after due notice of public hearing in accordance with applicable laws, the matter came on for hearing before the Planning Commission of the County of Trinity on June 10, 2021; and

WHEREAS, at said public hearing, due consideration was given to all oral and written comments regarding the request for approval of the Conditional Use Permit, and the Planning Commission concluded that the Conditional Use Permit should be granted subject to certain conditions hereinafter set forth; and

WHEREAS, at said public hearings, due consideration was given to the proposed IS/MND and Mitigation, Monitoring, and Reporting Program, the environmental effect of the project, and any changes connected therewith. The Planning Commission reviewed and considered the whole record before it and found that there is no substantial evidence that the project, as mitigated, will have a significant effect on the environment.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the County of Trinity makes the following findings:

1. Pursuant to the State CEQA Guidelines, the Planning Commission of the County of Trinity makes the following environmental findings:
 - A. The Planning Commission of the County of Trinity finds on the basis of the Initial Study and all comments received, that the proposed commercial cannabis development would have potential significant effects on the environment, which, with the inclusion of specific mitigation measures, will be rendered less than significant. Accordingly, a Mitigated Negative Declaration and Mitigation, Monitoring, and Reporting Program is adopted pursuant to the CEQA Guidelines.

2. Pursuant to Chapter 17.32 (Use Permits) of the County Code of Ordinances, the Planning Commission of the County of Trinity makes the following findings for the Use Permit:
 - A. As required by the County's Cannabis Ordinance, the applicant is applying for a Conditional Use Permit to allow nursery, processing, non-volatile manufacturing, distribution, and testing operations on APN 024-220-56 located within Area 1, Trinity Alps Business Park, Lower Level. Evaluation of the project has determined that the project as proposed, conditioned, and mitigated is: 1) compatible with the General Plan land use designation, neighborhood character, and the limited intensity uses of the surrounding area; 2) consistent with the County Cannabis Ordinance; and 3) compliant with CEQA.
 - B. The project, as proposed, conditioned, and mitigated, will not cause detrimental effects to public health, safety, welfare or result in the creation of a public nuisance. The project site is surrounded entirely by APN 024-220-46 which has a General Plan designation of Industrial (I) with an underlying zoning of Specific Unit Development (SUD). Surrounding land uses include a former sand and gravel operation, a former soil business, and a Commercial Cannabis Nursery approved by Trinity County Planning in 2017 bordering the proposed project parcel. The closest sensitive receptors to the project site are more 650 feet from the project site and will not be significantly impacted by potential impacts from the project.
 - C. The project, as proposed and conditioned, is consistent with the goals and objectives of the County General Plan and Specific Unit Development (SUD) zoning district (Area 1, Trinity Alps Business Park, Lower Level), as the proposed project consists of nursery, processing, non-volatile manufacturing, distribution, and testing operations on a site designated as Industrial (I).
3. The Planning Commission of the County of Trinity hereby approves the Conditional Use Permit (P-19-38), subject to the conditions set forth in Exhibit "A", attached hereto and made a part hereof.

DULY PASSED AND ADOPTED this 10th day of June, 2021 by the Planning Commission of the County of Trinity by motion of Commissioner _____, seconded by Commissioner _____, and the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:
RECUSE:

DIANA STEWART, Chair
Planning Commission
County of Trinity, State of California

Resolution No. 2021-08
June 10, 2021

ATTEST:

By: _____
KIMBERLY HUNTER
Secretary of the Planning Commission
County of Trinity, State of California

EXHIBIT “A” to Resolution PC-2021-08
CONDITIONAL USE PERMIT CONDITIONS OF APPROVAL

(Trinity Equipment and Materials (T.E.A.M.), P-19-38)

The following conditions of approval shall be satisfied prior to the issuance of any building permits, unless a different time for compliance is specifically noted:

1. The Permittee shall comply with all County cannabis regulations, as are applicable for the commercial cannabis activities proposed by the Permittee under this use permit. These regulations are provided in the Trinity County Board of Supervisors Ordinances 315-823, 315-824, 315-826, 315-828, 315-829, 315-830, 315-833, 315-834, 315-835, 315-849, and as amended.
2. The Permittee must be in compliance with all County building permit requirements including, but not limited to, structures, roads, electrical, and water and sewer connections. Prior to issuance of building permits, a detailed and to scale site plan depicting the existing and proposed development of the site, including building envelopes or footprints, setbacks, parking and circulation shall be provided for review and approval by Trinity County. Adequate area for parking and internal circulation shall be provided.
3. Structures on the property shall be in compliance with the California Building Code and Trinity County Code.
4. The Permittee shall comply with all relevant requirements listed in the project referral response received from the Weaverville Sanitary District.
5. The Permittees site uses must be in compliance with State and County Fire Safe Regulations. Should the County or State determine that site conditions are not in compliance with the Fire Safe Regulations, the Permittee shall be required to come into compliance.
6. This Use Permit is subject to the Permittee securing all necessary permits for the development and eventual use of the project site for commercial cannabis activities from County, State and Federal agencies having jurisdiction over the activities at the project site, and as applicable to the Permittees uses. Any requirements imposed by an agency having jurisdiction shall be considered a condition of this permit. The County shall in no-way be considered responsible for issuance or oversight of State or Federal permits/authorizations that may apply to the uses by the Permittee under this use permit. The Permittee has the sole responsibility for compliance with all requirements and regulations.
7. This Use Permit shall become effective after all applicable appeal periods have expired or appeal processes exhausted. Failure of the Permittee to make use of this use permit within one year or failure to comply with payment of any fees within specified time periods shall result in the automatic expiration/termination of this permit.
8. Any proposed changes or modifications to the uses at the site by the Permittee will require review and approval by the Trinity County Planning Department, prior to those changes or modifications. Based on the proposed changes or modifications, the Planning Department may require additional reviews and approvals from other County/State/Federal departments or agencies as may be appropriate for the proposed changes or modifications.

The following conditions of approval include the mitigation measures from the Initial Study/Mitigated Negative Declaration (SCH#: 2021040656) that was prepared for the proposed project. The responsibility for implementation and timing of these mitigation measures is identified in the Mitigation, Monitoring, and Reporting Program.

11. **A-1:** The Nursery would utilize only low-intensity lighting, and the greenhouses will be covered at dusk so that no light/glare escapes. Security lighting will be directional and generally downcast to avoid any light and/or glare impacts on surrounding industrial properties or residences up on the bluff to the northeast.
12. **AQ-1:** Any and all exhaust produced by the Project will be treated by forced-air venting through carbon filters to eliminate any potential impact from objectionable odors produced by the proposed operations at the Project site.
13. **BIO-1:** The following measures shall be implemented to minimize potential impacts to resident and migratory wildlife utilizing habitat around the Project site:
 - All buildings and Project activity on the parcel should remain within a 150-foot disturbance buffer of the Class I stream, Weaver Creek, as per regulatory statutes.
 - The County Cannabis Cultivation ordinance (Ordinance No. 315-823 and amendments) as well as CDFA licensing regulations [3 California Code of Regulations (CCR) § 8304(c) and (g)] require light generated by the proposed project would be required to be both (1) downcast, shielded and/or screened to keep light from emanating offsite or into the sky, and (2) light uses for operations require that lighting in greenhouses is shielded so that little to no light escapes, and light shall not escape at a level that is visible from neighboring properties between sunset and sunrise.
 - The Nursery should utilize only low-intensity lighting, and the greenhouses should be covered at dusk so that no light/glare escapes, per county requirements.
 - Security lighting should be directional and motion activated, and generally downcast to avoid any light and/or glare impacts. This implementation of the standard requirements of the County's General Plan and Weaverville Town Plan provides a uniform standard for reduction and minimization of light trespass.
 - All hazardous and non-hazardous waste should be collected and disposed of or recycled offsite. All trash should be disposed of regularly, so as not to attract wildlife.
 - Placement of temporary staging areas and other facilities shall avoid or minimize disturbance to habitat and remain outside of the 150-foot riparian buffer.
 - Vehicle speed shall be kept to a maximum of 10 mph while onsite to minimize dust generation.
 - All fuel sources and chemicals shall be stored and handled properly to prevent leakage into the environment and refueling and storage shall occur greater than 100 feet away from any creeks, or natural areas.
 - All refueling and pesticide and chemical storage and transfer should occur on top of an impermeable surface capable of completely containing any spillage.
 - Containers including buckets should be turned over on their sides to allow animals to escape when not in use.
 - Excavation and grading activities should be scheduled for dry weather periods to prevent additional sedimentation and erosion.
 - Loud activity exceeding 50 db 100 ft from the Project site, including construction activity with heavy machinery, should be completed outside of the northern spotted owl (NSO) breeding period (February 1- September 1), and within normal operating business hours (8 AM- 5 PM).

- Site activity post-construction should not regularly exceed 50 db 100 ft from the Project area to prevent disturbance to NSO, bats, and other wildlife.
 - Special care should be given to activity and disturbance during peak migration periods (Spring and Fall) to reduce disturbance to other migratory bird species utilizing adjacent habitat.
 - If shrubs and non-woody riparian vegetation are disturbed, they shall be replaced with similar native species appropriate to the site.
 - All vegetation shall be surveyed on foot once a year by staff and new outbreaks of any invasive weeds identified by the California Invasive Plant Council as noxious or invasive to be removed by the owner or qualified landscaping professionals.
 - The spread or introduction of exotic plant species shall be avoided to the maximum extent possible by avoiding areas with established native vegetation during cleanup/restoration activities, restoring disturbed areas with appropriate native species, and post-Project monitoring and control of exotic species.
 - Removal of invasive exotic species after construction activities is strongly recommended. Mechanical removal (hand tools, weed whacking, hand pulling) of exotics should be done in preparation for establishment of native plantings, if appropriate.
14. **CR-1:** If cultural resources, such as chipped or ground stone, or bone are discovered during ground-disturbance activities, work shall be stopped within 50 feet of the discovery, as required by the California Environmental Quality Act (CEQA; January 1999 Revised Guidelines, Title 14 California Code of Regulations [CCR] 15064.5 (f)). Work near the archaeological finds shall not resume until a professional archaeologist, who meets the Secretary of the Interior's Standards and Guidelines, has evaluated the material and offered recommendations for further action.
15. **CR-2:** If In the event that previously unidentified evidence of human burial or human remains are discovered during project construction, work will stop at the discovery location, within 20 meters (66 feet), and any nearby area reasonably suspected to overlie human remains (Public Resources Code, Section 7050.5), the Trinity County Coroner must be informed and consulted, per State law. If the coroner determines the remains to be Native American, he or she shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent. The most likely descendent will be given an opportunity to make recommendations for means of treatment of the human remains and any associated grave goods. when the commission is unable to identify a descendant or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. Work in the area shall not continue until the human remains are dealt with according to the recommendations of the County Coroner, Native American Heritage Commission and/or the most likely descendent have been implemented.

The following conditions of approval include the relevant mitigation measures from the Environmental Impact Report (SCH#: 2018122049) that was prepared for the Amended Cannabis Program Ordinance (No. 315-849) adopted by the County Board of Supervisors on December 28, 2020:

16. 3.1-1b: Maintain Cultivation Parcel

License applications for new cultivation sites and requests for license renewal will maintain the parcel clear of trash and debris piles. No trash or debris, including abandoned cars, various woody

materials, plastic tarps, cannabis waste, or household appliances, will be allowed to accumulate on the parcel for a period greater than two weeks for the life of the license. The County will inspect compliance with this measure prior to license renewal.

17. 3.3-1a: Prohibit Burning Vegetation

Prohibit the burning of vegetation that has been cleared for cultivation purposes. It should also be noted that CDFR regulations prohibit the burning of cannabis waste under CCR, Title 3, Division 8, Chapter 1, Section 8308.

18. 3.3-1b: Implement Diesel Engine Exhaust Control Measures and Dust Control

Exhaust Control Measures: All diesel-powered off-road equipment used in construction shall meet EPA's Tier 4 emission standards as defined in 40 CFR 1039 and comply with the exhaust emission test procedures and provisions of 40 CFR Parts 1065 and 1068. Tier 3 models or best available construction equipment can be used if a Tier 4 version of the equipment type is not available. This measure can also be achieved by using battery-electric off-road equipment as it becomes available. Implementation of this measure shall be required in the contract the project applicant establishes with its construction contractors.

Dust Control: Construction activities will implement measures to control dust such as:

- Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) two times per day.
- Cover all haul trucks transporting soil, sand, or other loose material off-site.
- Remove all visible mud or dirt track-out onto adjacent roads.
- Limit all construction vehicle speeds on unpaved roads to 15 miles per hour.

19. 3.3-1c: Use Alternative Fuels

Renewable diesel (RD) fuel shall be used in diesel-powered construction equipment if commercially available in reasonable proximity. RD fuel must meet the following criteria:

- meet California's Low Carbon Fuel Standards and be certified by CARB Executive Officer;
- be hydrogenation-derived (reaction with hydrogen at high temperatures) from 100 percent biomass material (i.e., non-petroleum sources), such as animal fats and vegetables;
- contain no fatty acids or functionalized fatty acid esters; and
- have a chemical structure that is identical to petroleum-based diesel and complies with American Society for Testing and Materials D975 requirements for diesel fuels to ensure compatibility with all existing diesel engines.

The County shall require implementation of this measure of the licensed entities building a new cannabis site.

20. 3.3-2a: Limit the Use of Fossil Fuel-Powered Outdoor Power Equipment at All Commercial Cannabis Cultivation and Noncultivation Sites

Limit the use of off-road equipment that is powered by gasoline, diesel, or other fossil fuels where available. This requirement does not apply to generators.

21. 3.3-2b: Require Use of Low Emission Diesel Back-Up Generators at All Commercial Cannabis Cultivation and Noncultivation Sites

All generators shall meet EPA's Tier 4 emission standards as defined in 40 CFR 1039 and comply with the exhaust emission test procedures and provisions of 40 CFR Parts 1065 and 1068. Tier 3 models or best available model can be used if a Tier 4 version of the equipment type is not available. This measure can also be achieved by using battery-electric off-road equipment as it becomes available. Implementation of this measure shall be required in the contract the project applicant establishes with its construction contractors.

22. 3.4-1c: Implement Measures to Avoid Introduction or Spread of Invasive Plant Species

Compliance documentation will be provided to the County as part of the application materials and may be combined with required compliance with SWRCB Order WQ 2019-0001-DWQ to avoid the introduction or spread of plants classified as invasive plant species by the California Invasive Plant Council:

- The application will include identification of invasive plant species that occur on the site to the extent practicable and where they are located, including noxious weed species prioritized by the Trinity County Weed Management Association. The application will identify specific measures to be employed for the removal of invasive species and on-site management practices.
- All invasive plant species shall be removed from the site using measures appropriate to the species to the extent practicable. For example, species that cannot easily reroot, resprout, or disperse seeds may be left on site in a debris pile. Species that resprout readily (e.g., English ivy) or disperse seeds (e.g., Pampas grass) should be hauled off-site and disposed of appropriately at a landfill site.
- Applicants shall monitor annually to ensure successful removal and prevention of new infestations of invasive species.
- Heavy equipment and other machinery shall be inspected for the presence of invasive species before on-site use, and shall be cleaned before entering the site, to reduce the risk of introducing invasive plant species.
- Only weed-free erosion control materials and mulch shall be used on-site.

23. 3.4-2a: Conduct Preconstruction Surveys for Special-Status Amphibians

Compliance documentation will be provided to the County as part of the application materials and may be combined with required compliance with SWRCB Order WQ 2019-0001-DWQ for the protection of special-status amphibian species from new development related to cannabis activities.

- If special-status amphibians are detected during the initial biological reconnaissance survey (see Mitigation Measure 3.4-1a) or are determined to be likely to occur based on the presence of suitable habitat, consultation with CDFW shall be initiated to determine whether mitigation measures, such as project design modifications, relocation of the site, relocation of individual animals, or installation of exclusionary fencing, will be necessary and appropriate.
- Regardless of detection during the initial biological reconnaissance survey, if suitable habitat for special-status amphibians is present within the proposed development area, a qualified biologist approved by the County and familiar with the life cycle of Cascades frog, foothill yellow-legged frog, Pacific tailed-frog, southern long-toed salamander, and southern torrent salamander shall conduct preconstruction surveys of proposed new development activities 24 hours before new development activities. Preconstruction surveys for special-status amphibians shall follow widely used and accepted standardized protocols that control for habitat type, seasonality, and environmental conditions, including the methods described in Considerations for Conserving Foothill Yellow-

Legged Frog (CDFW 2018b), and Visual Encounter Survey Protocol for *Rana Boyleii* in Lotic Environments (UC Davis 2017). Preconstruction surveys for special-status amphibian species shall be conducted throughout the proposed construction area and at least a 400-foot buffer around the proposed development area. Surveys shall consist of “visual encounter” as well as “walk and turn” surveys of areas beneath surface objects (e.g., rocks, leaf litter, moss mats, coarse woody debris) for salamanders, and visual searches for frogs. Preconstruction surveys shall be conducted within the appropriate season to maximize potential for observation for each species, and appropriate surveys will be conducted for the applicable life stages (i.e., eggs, larvae, adults).

- If special-status amphibians are not detected during the preconstruction survey, then further mitigation is not required.
- If special-status amphibians are detected during the preconstruction survey, work on the site shall not commence until the applicant has consulted with CDFW as described above. Injury to or mortality of special-status amphibians will be avoided by modifying project design, relocating the cultivation site, or relocating individual animals. If impacts to Cascades frog or foothill yellow-legged frog (both listed under CESA) are unavoidable, then the applicant will submit an incidental take permit (ITP) application to CDFW and receive take authorization before commencing development of the cultivation site. Conditions of incidental take authorization may include minimization measures to reduce impacts to individual Cascades frogs or foothill yellow-legged frogs, or compensation for loss of the species including but not limited to purchasing credits from a CDFW-approved mitigation bank.

In their comments on the project, the California Department of Fish and Wildlife (CDFW) has indicated that it is likely that special-status amphibians occur within the riparian habitat adjacent to the site. Therefore, pre-construction surveys will be required for the project consistent with the requirements of Mitigation Measure 3.4-2a.

24. 3.4-2b: Conduct Surveys for Western Pond Turtle and Relocate Individuals

Compliance documentation will be provided to the County as part of the application materials and may be combined with required compliance with SWRCB Order WQ 2019-0001-DWQ for the protection of western pond turtle from new development related to cannabis activities:

- If pond turtles are detected during the initial biological reconnaissance survey (see Mitigation Measure 3.4-1a), preconstruction surveys, or are determined to be likely to occur, consultation with CDFW shall be initiated to determine whether additional measures, such as project design modifications, relocation of the site, relocation of individual animals by a qualified biologist with a valid CDFW Scientific Collecting Permit, or installation of exclusionary fencing, will be necessary and appropriate.
- Regardless of detection during the initial biological reconnaissance survey, if suitable aquatic habitat for western pond turtle is present within the proposed development area, a qualified biologist approved by the County and familiar with the life history of western pond turtle shall conduct preconstruction surveys of proposed new development activities within 200 feet of any aquatic habitat 24 hours before such development activities.
- If pond turtles are not detected during the preconstruction survey, then further mitigation is not required.
- If pond turtles are detected during the preconstruction survey, then consultation with CDFW shall be initiated as described above. Injury or mortality of western pond turtle will be avoided through project design modification, cultivation site relocation, or relocation of the turtle by a qualified biologist with a valid CDFW Scientific Collecting Permit. If relocation of western pond turtles is determined to be necessary, turtles shall be relocated to similar nearby habitat free of predators (e.g., racoon, coyote, raptors,

bullfrog, nonnative turtles, other western pond turtles) as determined by the qualified biologist. If western pond turtles are relocated, a report shall be submitted electronically to CDFW within 15 days of the relocation. The report shall include the location, date, time, and duration of collection and release; the number of individuals relocated; and identification of the qualified biologist.

In their comments on the project, the California Department of Fish and Wildlife (CDFW) has indicated that it is likely that pond turtles occur within the riparian habitat adjacent to the site. Therefore, pre-construction surveys will be required for the project consistent with the requirements of Mitigation Measure 3.4-2b.

25. 3.4-2c: Conduct Preconstruction Nesting Raptor Surveys and Establish Protective Buffers

Compliance documentation will be provided to the County as part of the application materials and may be combined with required compliance with SWRCB Order WQ 2019-0001-DWQ for the protection of nesting raptors from new development related to cannabis activities:

- To minimize the potential for loss of nesting raptors, tree removal activities shall occur only during the nonbreeding season (September 1–January 31).
- Prior to removal of any trees or ground-disturbing activities between February 1 and August 31, a qualified biologist approved by the County shall conduct preconstruction surveys for nesting raptors and shall identify active nests within 500 feet of the proposed development area. The surveys shall be conducted between February 1 and August 31.
- Impacts to nesting raptors, including direct impacts and indirect impacts (e.g., noise, presence of construction crews) shall be avoided by establishing appropriate buffers around active nest sites identified during preconstruction raptor surveys. Factors to be considered for determining buffer size will include the presence of natural buffers provided by vegetation or topography; nest height; locations of foraging territory; and baseline levels of noise and human activity. Buffer size if the qualified biologist and the applicant, in consultation with CDFW, determine that such an adjustment would not be likely to adversely affect the nest. The buffer areas shall be protected with construction fencing, and no activity shall occur within the buffer areas until the qualified biologist has determined, in coordination with CDFW, that the young have fledged, the nest is no longer active, or reducing the buffer would not likely result in nest abandonment. Monitoring of the nest by a qualified biologist approved by the County during and after construction activities (e.g., ground disturbance, vegetation removal, installation cultivation sites) will be required if the activity has potential to adversely affect the nest.
- Removal of bald and golden eagle nests is prohibited regardless of the occupancy status under the federal Bald and Golden Eagle Protection Act. If bald or golden eagle nests are found during preconstruction surveys, then the nest tree shall not be removed.
- Trees shall not be removed during the breeding season for nesting raptors unless a survey by the qualified biologist verifies that there is not an active nest in the tree.

Due to the presence of suitable habitat for raptors adjacent to the project site, pre-construction nesting bird surveys shall be conducted consistent with the requirements of Mitigation Measure 3.4-2c.

26. 3.4-2e: Conduct Preconstruction Special-Status Nesting Bird Surveys and Establish Protective Buffers

Compliance documentation will be provided to the County as part of the application materials and may be combined with required compliance with SWRCB Order WQ 2019-0001-DWQ for the

protection of little willow flycatcher, olive-sided flycatcher, yellow warbler, yellow-breasted chat, or other bird nests from new development related to cannabis activities:

- To minimize the potential for disturbance to or loss of little willow flycatcher, olive-sided flycatcher, yellow warbler, yellow-breasted chat, or other bird nests, vegetation removal activities shall occur only during the nonbreeding season (September 1-January 31).
- If little willow flycatcher is detected during the initial biological reconnaissance survey (see Mitigation Measure 3.4-1a) or is determined to be likely to occur based on the presence of suitable habitat, a protocol-level survey shall be conducted by a qualified biologist familiar with the species and the protocol prior to removal of any vegetation or any ground disturbance. The protocol-level survey shall utilize methods outlined in A Willow Flycatcher Survey Protocol for California (Bombay et al. 2003).
- If little willow flycatcher is determined to be present during the protocol-level survey, no development activity shall occur during the breeding season (May 1 through August 31) in and within 300 feet of the little willow flycatcher habitat. Development activities within or adjacent to identified little willow flycatcher habitat shall not damage or destroy willows or other riparian shrubs unless agreed upon through consultation with CDFW.
- If olive-sided flycatcher, yellow warbler, yellow-breasted chat, or other bird nests are detected during the initial biological reconnaissance survey (see Mitigation Measure 3.4-1a) or are determined to be likely to occur based on the presence of suitable habitat prior to removal of any vegetation or any ground disturbance between February 1 and August 31, a qualified biologist approved by the County shall conduct preconstruction surveys for nests on any structure or vegetation planned for removal. The surveys shall be conducted no more than 7 days before construction commences. If no active nests are found during focused surveys, no further action under this measure will be required. If active nests are located during the preconstruction surveys, the biologist shall notify the Planning Director and CDFW. If deemed necessary by the Planning Director in consultation with CDFW, modifications to the project design to avoid removal of occupied habitat while still achieving project objectives may be required. If the County determines in consultation with CDFW that avoidance is not feasible or conflicts with project objectives, construction shall be prohibited within a minimum of 100 feet of the nest to avoid disturbance until the nest is no longer active.

Due to the presence of suitable habitat for nesting birds adjacent to the project site, pre-construction nesting bird surveys shall be conducted consistent with the requirements of Mitigation Measure 3.4-2e.

27. 3.4-2n: Implement Generator Noise Reduction Measures

The cultivation of cannabis shall not exceed the noise level standards as set forth in the County General Plan: 55 A-weighted decibels (dBA) from 7:00 a.m. to 7:00 p.m. and 50 dBA from 7:00 p.m. to 7:00 a.m. measured at the property line, except that generators associated with a commercial grow are not to be used between 10:00 p.m. and 7:00 a.m. (Section 315-843[6][b]).

The following additional noise performance standards shall apply to generator use:

- Project-generated sound must not exceed ambient nesting conditions by 20-25 dBA.
- Project-generated sound, when added to existing ambient conditions, must not exceed 90 dBA.

28. 3.8-1c: Renewable Electricity Requirements

All electricity sources used for commercial cannabis cultivation, manufacturing, microbusinesses, non-storefront retail, testing, nurseries, and distribution shall be from renewable sources by conforming to one or more of the following standards:

- Grid-based electricity supplied from 100 percent renewable sources
- On-site power supplied fully by renewable source (e.g., photovoltaic system)
- On-site power supplied by partial or wholly non-renewable source with purchase of carbon offset credits
- Or some combination of the above.

This mitigation measure is consistent with a local action measure recommended in Appendix B, Local Action, of the 2017 Scoping Plan, which reads, “Require on-site renewable energy generation” (CARB 2017:B-8).

29. 3.10-1a: Demonstrate Compliance with Water Resource Standards

Compliance documentation will be provided to the County as part of the application materials and may be combined with required compliance with SWRCB Order WQ 2019-0001-DWQ.

- All cultivation sites (new and licensed renewals) are required to demonstrate compliance with all applicable requirements of SWRCB Order WQ 2019-0001-DWQ or any subsequent water quality standards that apply to all new commercial cannabis cultivation operations and will not be limited by a minimum area of disturbance as part of application review and at annual licensed renewal. This will include documentation, Site Management Plan, and grading details prepared by a qualified professional to help ensure that any grading of the site will be stable and describing how stabilization will be achieved. The documentation will also identify the location of all water quality control features for the site and associated access roads. Roadway design, water quality control, and drainage features shall be designed and maintained to accommodate peak flow conditions and will be consistent with the Road Handbook, per CCR Title 14, Chapter 4. Compliance with water diversion standards and restrictions of SWRCB Order WQ 2019-0001-DWQ will also be provided to the County. The County will annually inspect compliance with this measure as part of license issuance or license renewal to confirm compliance.
- On-site sewage systems shall be designed to accommodate employees and seasonal employees during harvest consistent with the requirements of County Code of Ordinances Section 16.48.122.
- Applications will identify drainage and water quality controls for the site, including roads leading to and from a site, that ensure no sedimentation or other pollutants leave the site as part of project construction and operation. Compliance with this requirement may be combined with the NPDES Construction General Permit compliance measures. Roadway design, water quality control, and drainage features shall be designed and maintained to accommodate peak flow conditions and will be consistent with the Five Counties Salmonid Conservation Roads Maintenance Manual. The County will annually inspect compliance with this measure as part of license issuance or license renewal to confirm compliance.

30. 3.12-1: Implement Construction Noise Mitigation

All outdoor construction activity and use of heavy equipment outdoors shall take place between 7:00 a.m. and 7:00 p.m.

31. 3.14-3: Provide Site Access Free of Hazards Due to Geometric Roadway Design

Applications for new commercial cannabis activities and license renewals for existing cannabis operations shall provide documentation showing that roadways providing site access are in compliance with Chapter 12.10: Design Policies of the Trinity County Code of Ordinances. New roadway water quality control and drainage features or new drainage features on existing

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roadways shall be designed to accommodate peak flow conditions and will be consistent with the Road Handbook, per CCR Title 14, Chapter 4 and SWRCB Order WQ 2019-0001-DWQ.

32. 3.14-4: Provide Adequate Emergency Access

Applications for new commercial cannabis activities and license renewals for existing cannabis operations shall provide documentation showing that site access is in compliance with Chapter 8.30 – Fire Safe Ordinance of the Trinity County Code.

33. 3.15-3: Implement a Cannabis Waste Composting Management Plan

Applicants for new commercial cannabis operations and relicensed sites will develop and implement a cannabis waste composting management plan if the operator proposes to dispose of cannabis waste through onsite composting. The plan shall meet all state requirements and the following requirements that will be confirmed by the County during inspections:

- Designation of the composting area on a site plan that is contained within the site boundaries (must be located within the Designated Area for cultivation operations) that is of adequate size to accommodate site cannabis waste needs.
- Identification of water quality control features that ensure no discharge of cannabis waste or other pollutants.
- Details on routine management and equipment used in the composting area that ensures proper composting and control of odors, potential fuel hazards, and pests for the life of the cannabis operation.

34. 3.16-2b: Implement Fire Prevention Measures for On-Site Construction and Maintenance Activities

The operation of outdoor motorized equipment on-site for construction and maintenance activities shall be required to be covered under a fire protection plan that includes the following provisions:

- Fire watch personnel responsible for watching for the occurrence of fire during and after equipment use shall be identified.
- Equipment shall be located so that exhausts do not discharge against combustible materials.
- Equipment shall not be refueled while in operation and not until after a cooldown period.
- Water and tools dedicated to firefighting shall be on hand in the area of onsite construction and maintenance activities at all times.
- Designated smoking areas with cigarette disposal receptacles that are burn resistant.

END OF CONDITIONS

NOTE: Approval of this use permit will expire on June 10, 2023. Any request for a time extension and accompanying fees must be received by the Trinity County Planning Department 30 days prior to this expiration date.

**CEQA Mitigation, Monitoring, and Reporting Program (MMRP)
T.E.A.M. Conditional Use Permit (P-19-38)**

| Mitigation Measure | Implementation Phase | Monitoring Phase | Enforcement Agency | Level of Significance After Mitigation | Verification Compliance | | |
|--|--|--|--|--|-------------------------|------|---------|
| | | | | | Initials | Date | Remarks |
| Aesthetics | | | | | | | |
| A-1: The Nursery would utilize only low-intensity lighting, and the greenhouses will be covered at dusk so that no light/glare escapes. Security lighting will be directional and generally downcast to avoid any light and/or glare impacts on surrounding industrial properties or residences up on the bluff to the northeast. | Permittee responsibility throughout operation of the project. | Permittee responsibility throughout operation of the project. | Trinity County Planning | Less Than Significant | | | |
| Agriculture and Forestry Resources | | | | | | | |
| The IS/MND does not identify significant effects or mitigation measures in this resource area. | | | | | | | |
| Air Quality | | | | | | | |
| AQ-1: Any and all exhaust produced by the Project will be treated by forced-air venting through carbon filters to eliminate any potential impact from objectionable odors produced by the proposed operations at the Project site. | Permittee responsibility throughout operation of the project. | Permittee responsibility throughout operation of the project. | Trinity County Planning | Less Than Significant | | | |
| Biological Resources | | | | | | | |
| <p>BIO-1: Biological Assessment Mitigation</p> <p>The following measures shall be implemented to minimize potential impacts to resident and migratory wildlife utilizing habitat around the Project site:</p> <ul style="list-style-type: none"> All buildings and Project activity on the parcel should remain within a 150-foot disturbance buffer of the Class I stream, Weaver Creek, as per regulatory statutes. The County Cannabis Cultivation ordinance (Ordinance No. 315-823 and amendments) as well as CDFG licensing regulations [3 California Code of Regulations (CCR) § 8304(c) and (g)] require light generated by the proposed project would be required to be both (1) downcast, shielded and/or screened to keep light from emanating offsite or into the sky, and (2) light uses for operations require that lighting in greenhouses is shielded so that little to no light escapes, and light shall not escape at a level that is visible from neighboring properties between sunset and sunrise. The Nursery should utilize only low-intensity lighting, and the greenhouses should be covered at dusk so that no light/glare escapes, per county requirements. Security lighting should be directional and motion activated, and generally downcast to avoid any light and/or glare impacts. This implementation of the standard requirements of the County's General Plan and Weaverville Town Plan provides a uniform standard for reduction and minimization of light trespass. All hazardous and non-hazardous waste should be collected and disposed of or recycled offsite. All trash should be disposed of regularly, so as not to attract wildlife. Placement of temporary staging areas and other facilities shall avoid or minimize disturbance to habitat and remain outside of the 150-foot riparian buffer. | Permittee responsibility throughout construction and operation of the project. | Permittee responsibility throughout construction and operation of the project. | Trinity County Planning, CDFW, and USFWS | Less Than Significant | | | |

**CEQA Mitigation, Monitoring, and Reporting Program (MMRP)
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|---|---|---|--|--|-------------------------|------|---------|
| | | | | | Initials | Date | Remarks |
| <ul style="list-style-type: none"> • Vehicle speed shall be kept to a maximum of 10 mph while onsite to minimize dust generation. • All fuel sources and chemicals shall be stored and handled properly to prevent leakage into the environment and refueling and storage shall occur greater than 100 feet away from any creeks, or natural areas. • All refueling and pesticide and chemical storage and transfer should occur on top of an impermeable surface capable of completely containing any spillage. • Containers including buckets should be turned over on their sides to allow animals to escape when not in use. • Excavation and grading activities should be scheduled for dry weather periods to prevent additional sedimentation and erosion. • Loud activity exceeding 50 db 100 ft from the Project site, including construction activity with heavy machinery, should be completed outside of the northern spotted owl (NSO) breeding period (February 1- September 1), and within normal operating business hours (8 AM- 5 PM). • Site activity post-construction should not regularly exceed 50 db 100 ft from the Project area to prevent disturbance to NSO, bats, and other wildlife. • Special care should be given to activity and disturbance during peak migration periods (Spring and Fall) to reduce disturbance to other migratory bird species utilizing adjacent habitat. • If shrubs and non-woody riparian vegetation are disturbed, they shall be replaced with similar native species appropriate to the site. • All vegetation shall be surveyed on foot once a year by staff and new outbreaks of any invasive weeds identified by the California Invasive Plant Council as noxious or invasive to be removed by the owner or qualified landscaping professionals. • The spread or introduction of exotic plant species shall be avoided to the maximum extent possible by avoiding areas with established native vegetation during cleanup/restoration activities, restoring disturbed areas with appropriate native species, and post-Project monitoring and control of exotic species. • Removal of invasive exotic species after construction activities is strongly recommended. Mechanical removal (hand tools, weed whacking, hand pulling) of exotics should be done in preparation for establishment of native plantings, if appropriate. | | | | | | | |
| Cultural Resources | | | | | | | |
| CR-1: Cultural and Archeological Resources If cultural resources, such as chipped or ground stone, or bone are discovered during ground-disturbance activities, work shall be stopped within 50 feet of the discovery, as required by the California Environmental Quality Act (CEQA; January 1999 Revised Guidelines, Title 14 California Code of Regulations [CCR] 15064.5 (f)). Work near the archaeological finds shall not resume until a professional archaeologist, | Permittee and Construction Contractor responsibility during ground-disturbing activities | Permittee and Construction Contractor responsibility during ground-disturbing activities | Trinity County Planning and the THPOs for the Nor-Rel-Muk Nation, Redding Rancheria, Round Valley, and Wintu Tribes | Less Than Significant | | | |

**CEQA Mitigation, Monitoring, and Reporting Program (MMRP)
T.E.A.M. Conditional Use Permit (P-19-38)**

| Mitigation Measure | Implementation Phase | Monitoring Phase | Enforcement Agency | Level of Significance After Mitigation | Verification Compliance | | |
|---|---|---|---|--|-------------------------|------|---------|
| | | | | | Initials | Date | Remarks |
| who meets the Secretary of the Interior’s Standards and Guidelines, has evaluated the material and offered recommendations for further action. | | | | | | | |
| <p>CR-2: Unidentified Human Remains If In the event that previously unidentified evidence of human burial or human remains are discovered during project construction, work will stop at the discovery location, within 20 meters (66 feet), and any nearby area reasonably suspected to overlie human remains (Public Resources Code, Section 7050.5), the Trinity County Coroner must be informed and consulted, per State law. If the coroner determines the remains to be Native American, he or she shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent. The most likely descendent will be given an opportunity to make recommendations for means of treatment of the human remains and any associated grave goods. when the commission is unable to identify a descendant or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. Work in the area shall not continue until the human remains are dealt with according to the recommendations of the County Coroner, Native American Heritage Commission and/or the most likely descendent have been implemented.</p> | <p>Permittee and Construction Contractor responsibility during ground-disturbing activities</p> | <p>Permittee and Construction Contractor responsibility during ground-disturbing activities</p> | <p>Trinity County Coroner and Native American Heritage Commission</p> | <p>Less Than Significant</p> | | | |
| Energy | | | | | | | |
| The IS/MND does not identify significant effects or mitigation measures in this resource area. | | | | | | | |
| Geology and Soils | | | | | | | |
| The IS/MND does not identify significant effects or mitigation measures in this resource area. | | | | | | | |
| Greenhouse Gas Emissions | | | | | | | |
| The IS/MND does not identify significant effects or mitigation measures in this resource area. | | | | | | | |
| Hazards and Hazardous Materials | | | | | | | |
| The IS/MND does not identify significant effects or mitigation measures in this resource area. | | | | | | | |
| Hydrology and Water Quality | | | | | | | |

**CEQA Mitigation, Monitoring, and Reporting Program (MMRP)
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| Mitigation Measure | Implementation Phase | Monitoring Phase | Enforcement Agency | Level of Significance After Mitigation | Verification Compliance | | |
|--|----------------------|------------------|--------------------|--|-------------------------|------|---------|
| | | | | | Initials | Date | Remarks |
| The IS/MND does not identify significant effects or mitigation measures in this resource area. | | | | | | | |
| Land Use and Planning | | | | | | | |
| The IS/MND does not identify significant effects or mitigation measures in this resource area. | | | | | | | |
| Mineral Resources | | | | | | | |
| The IS/MND does not identify significant effects or mitigation measures in this resource area. | | | | | | | |
| Noise | | | | | | | |
| The IS/MND does not identify significant effects or mitigation measures in this resource area. | | | | | | | |
| Population and Housing | | | | | | | |
| The IS/MND does not identify significant effects or mitigation measures in this resource area. | | | | | | | |
| Public Services | | | | | | | |
| The IS/MND does not identify significant effects or mitigation measures in this resource area. | | | | | | | |
| Recreation | | | | | | | |
| The IS/MND does not identify significant effects or mitigation measures in this resource area. | | | | | | | |
| Transportation | | | | | | | |
| The IS/MND does not identify significant effects or mitigation measures in this resource area. | | | | | | | |
| Tribal Cultural Resources | | | | | | | |
| Implementation of Mitigation Measure CR-1. | Per CR-1 | Per CR-1 | Per CR-1 | Less Than Significant | | | |
| Utilities and Service Systems | | | | | | | |
| The IS/MND does not identify significant effects or mitigation measures in this resource area. | | | | | | | |
| Wildfire | | | | | | | |
| The IS/MND does not identify significant effects or mitigation measures in this resource area. | | | | | | | |
| Mandatory Findings of Significance | | | | | | | |

**CEQA Mitigation, Monitoring, and Reporting Program (MMRP)
T.E.A.M. Conditional Use Permit (P-19-38)**

| Mitigation Measure | Implementation Phase | Monitoring Phase | Enforcement Agency | Level of Significance After Mitigation | Verification Compliance | | |
|---|--------------------------------------|--------------------------------------|--------------------------------------|--|-------------------------|------|---------|
| | | | | | Initials | Date | Remarks |
| Implementation of Mitigation Measures A-1, AQ-1, BIO-1, CR-1, and CR-2. | Per A-1, AQ-1, BIO-1, CR-1, and CR-2 | Per A-1, AQ-1, BIO-1, CR-1, and CR-2 | Per A-1, AQ-1, BIO-1, CR-1, and CR-2 | Less Than Significant | | | |




Figure 3 - Location Map APN 024-220-56-00

P-19-38 | Trinity Equipment & Materials, LLC ("T.E.A.M.")



Legend

 Parcel Boundaries

0 0.1 0.2 0.4 0.6 0.8 Miles




Figure 4 - Project Aerial
APN 024-220-56-00

P-19-38 | Trinity Equipment & Materials, LLC ("T.E.A.M.")



Legend

 Parcel Boundaries

2018 NAIP

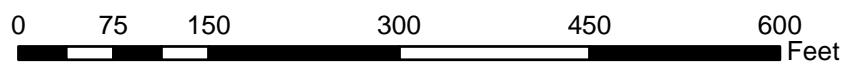
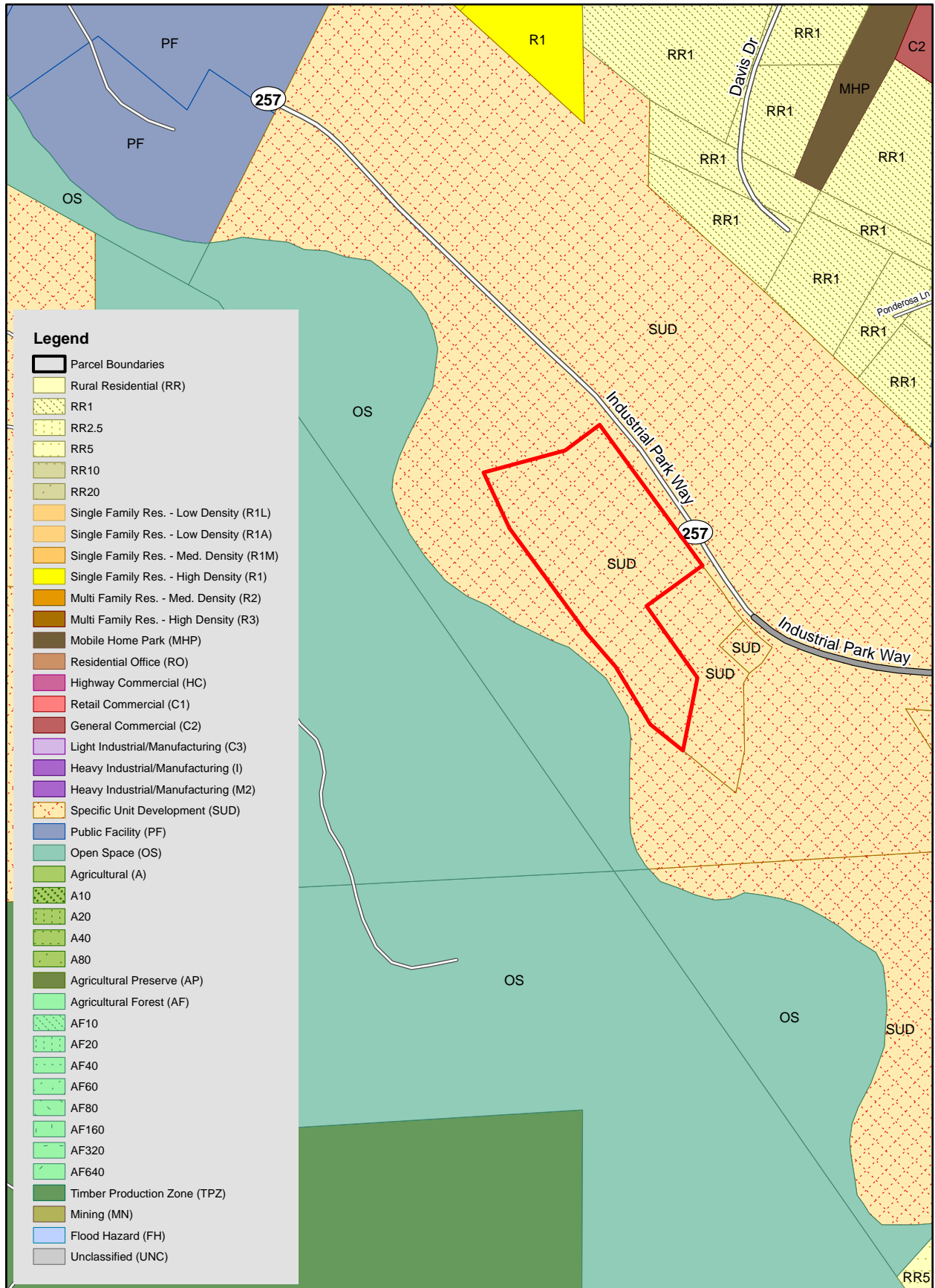




Figure 5 - Zoning Map APN 024-220-56-00



P-19-38 | Trinity Equipment & Materials, LLC ("T.E.A.M.")



Legend

- Parcel Boundaries
- Rural Residential (RR)
- RR1
- RR2.5
- RR5
- RR10
- RR20
- Single Family Res. - Low Density (R1L)
- Single Family Res. - Low Density (R1A)
- Single Family Res. - Med. Density (R1M)
- Single Family Res. - High Density (R1)
- Multi Family Res. - Med. Density (R2)
- Multi Family Res. - High Density (R3)
- Mobile Home Park (MHP)
- Residential Office (RO)
- Highway Commercial (HC)
- Retail Commercial (C1)
- General Commercial (C2)
- Light Industrial/Manufacturing (C3)
- Heavy Industrial/Manufacturing (I)
- Heavy Industrial/Manufacturing (M2)
- Specific Unit Development (SUD)
- Public Facility (PF)
- Open Space (OS)
- Agricultural (A)
- A10
- A20
- A40
- A80
- Agricultural Preserve (AP)
- Agricultural Forest (AF)
- AF10
- AF20
- AF40
- AF60
- AF80
- AF160
- AF320
- AF640
- Timber Production Zone (TPZ)
- Mining (MN)
- Flood Hazard (FH)
- Unclassified (UNC)

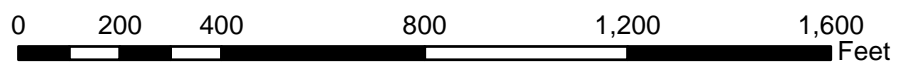
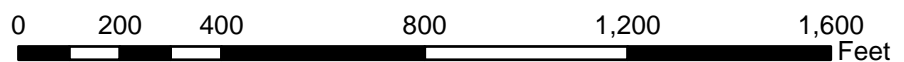
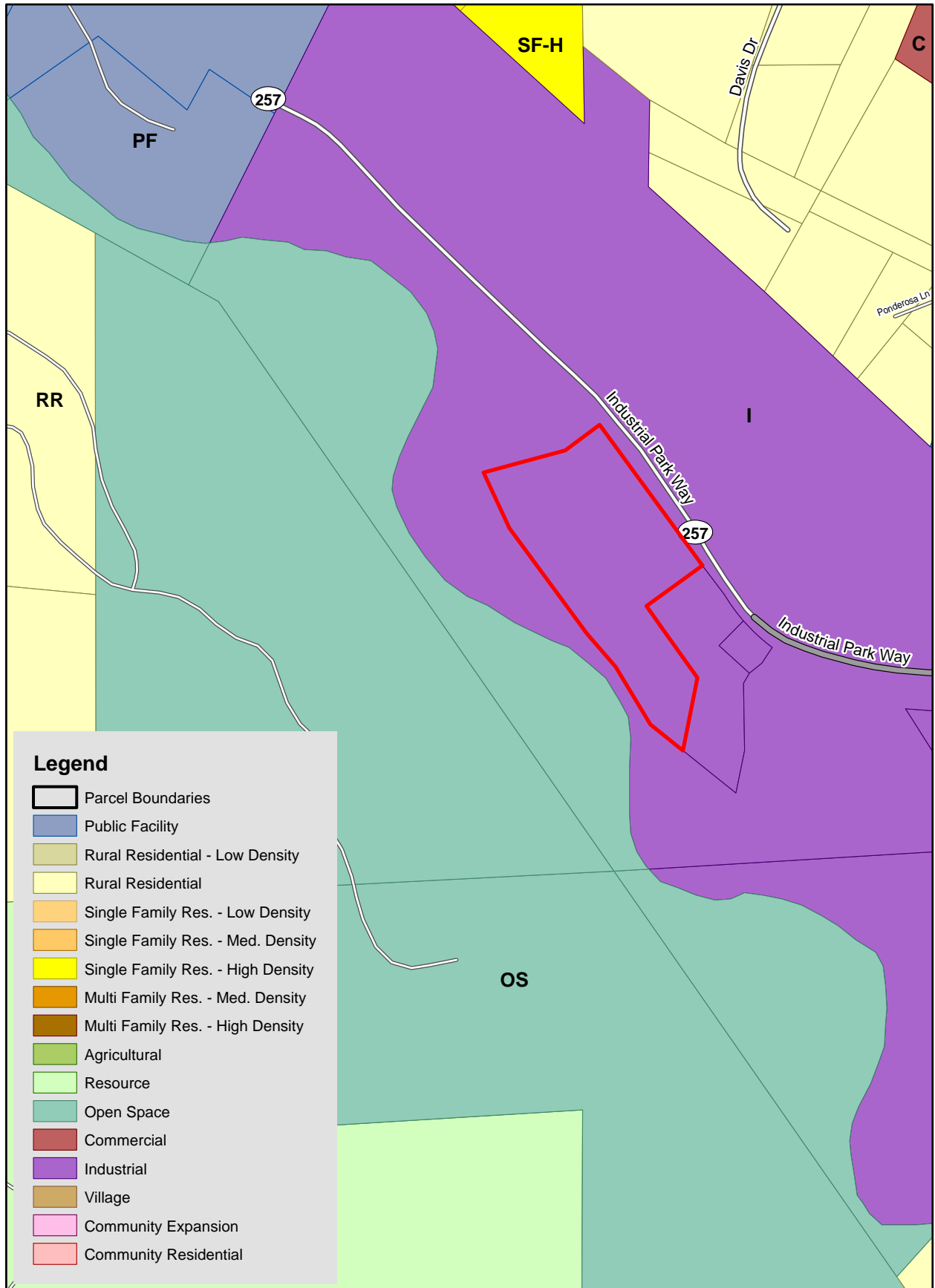




Figure 6 - General Plan Designation Map

APN 024-220-56-00

P-19-38 | Trinity Equipment & Materials, LLC ("T.E.A.M.")



- 1.) 20'x20' Cannabis Waste Area
- 2.) Ten 20'x100' Hoop Houses - Nursery
- 3.) Two 50'x100' Buildings - Distribution
- 4.) 50'x100' Building - Manufacturing
- 5.) 50'x100' Building - Processing

Parcel Boundary
 Premises Boundary

APN:
 024-220-56-00

Remaining Portion of Parcel Is
 Unused

Immature Canopy Area:
 1260(10)
 = 12,600sq ft



Figure 2.0-2, Site Plan