

TRINITY COUNTY PLANNING COMMISSION

Regular Meeting
August 13, 2020 at 7:00 p.m.
Trinity County Library Conference Room
351 Main St, Weaverville, CA

Chairman Dan Frasier
Vice-Chairman Diana Stewart
Commissioner Graham Matthews
Commissioner Mike McHugh
Commissioner Duncan McIntosh

AGENDA

Zoom Information

The Trinity County Planning Commission is inviting you to attend this meeting via Zoom.

Zoom Meeting Link: <https://zoom.us/j/92554677364?pwd=bDFHZ0wvY0hBdUIjNlFZQ2VIN3I2QT09>

Meeting ID: 925 5467 7364

Password: 994103

One tap mobile: +16699006833,,92554677364#,,,0#,,994103# US (San Jose)

Dial by your location: +1 669 900 6833 US (San Jose)

NOTE: Limited public access for specific agenda items will be available. If you are interested in attending the meeting for a specific agenda item, contact Planning Department staff for specific attendance information at info.planning@trinitycounty.org or by phone at 530-623-1351 ext. 3.

LIVE FEED: This meeting will also be available via live feed on the internet at:
<https://www.youtube.com/user/dforslund/featured>

TO ADDRESS THE COMMISSION: Members of the public may directly address the Planning Commission on any agenda item on the regular calendar during the Commission's consideration of that item. In addition, the Planning Commission provides the members of the public with a Public Comment period, where the public may address the Commission on any matter not listed on the agenda that is within the subject matter jurisdiction of the Planning Commission. Pursuant to the Brown Act (Govt. Code section 54950, et seq.), Commission action or discussion cannot be taken on non-agenda matters, but the Commission may briefly respond to statements or questions and, if deemed necessary, refer the subject matter to the appropriate department for follow-up and/or to schedule the matter on a subsequent Commission agenda.

PRESENTATION OF DOCUMENTS: All items presented to the Planning Commission during a public hearing, including but not limited to letters, e-mails, petitions, photos, maps or other kinds of information shall become a permanent part of the record and must be submitted to the clerk of the Commission. It is advised that the presenter create copies in advance for their own records. If you have documents to present for the members of the Planning Commission to review, please provide a minimum of eight copies.

CALL TO ORDER

PUBLIC COMMENT: During the Public Comment period, members of the public may address the Planning Commission on any matter not listed on the agenda that is within the subject matter jurisdiction of the Planning Commission.

REGULAR CALENDAR

- ZONING TEXT AMENDMENT - RETAIL CANNABIS STOREFRONT USES (DEV-20-02):** The Planning Commission will consider recommending that the Board of Supervisors adopt an ordinance amending the Trinity County Code Title 17 to provide for, regulate and establish licensing criteria for the use of commercial Cannabis retail storefront uses in the following commercial zoning districts: Retail Commercial (C-1), General Commercial (C-2), Highway Commercial (HC), and Heavy Commercial (C-3). Planner: K. Hunter (*Item continued from the June 11, 2020; July 09, 2020; and July 23, 2020 meetings*).
- CONDITIONAL USE PERMIT (P-19-22) TULE CREEK CANNABIS PROJECT:** A request for a conditional use permit to operate a commercial Cannabis business (Tule Creek Commercial Cannabis) which includes commercial Cannabis cultivation, distribution, nursery and Type 6 Non-Volatile Manufacturing. In addition to a CUP, the project requires commercial Cannabis licensing from Trinity County and other State specific licensing for each of these activities. The project area, approximately 84,000 square-feet, will be used for cultivation, manufacturing, distribution, nursery, processing; including gardens, soil staging areas, post-harvest activity areas, material storage areas, ancillary buildings including an on-site caretaker's residence, irrigation system, employee areas, and access roads. The Project is located within Trinity County, at 690 Tule Creek Road, Hayfork, CA 96041. The 53.9-acre parcel is identified as Assessor's Parcel Number 014-430-75. Applicants: Doug and Tom Evans. The proposed CEQA Determination: Mitigated Negative Declaration. Planner: Kim Hunter (*Item continued from July 9, 2020 meeting*).
- ADOPT A MITIGATED NEGATIVE DECLARATION (MND) AND MITIGATING MONITORING AND REPORTING PROGRAM (MMRP) FOR THE INDIAN CREEK CONNECTIVITY AND RESTORATION PROJECT (DP-20-20):** The Trinity County Planning Department, with the Bureau of Land Management and the Yurok Tribe as federal co-lead agencies has prepared an Environmental Assessment/Initial Study for the Project in accordance with the National Environmental Policy Act and California Environmental Quality Act. As the decision-making body of the lead agency, the Planning Commission has discretionary authority over Mitigated Negative Declarations (MND). The purpose of this item is for the Planning Commission to adopt the project's proposed MND (14 CCR §15074, TCC §18.04.120). Should the MND be adopted, the Director of Building and Planning will decide on the associated Floodplain Development Permit (TCC §17.29B.070). The Indian Creek Connectivity and Restoration Project site is located adjacent to Indian Creek Road in Section 25 of Township 32 North, Range 9 West, Mount Diablo Meridian, in eastern Trinity County and is visible on the Bully Choop USGS 7.5-minute quadrangle map. APNs: 015-180-09-00, 015-180-10-00, 015-180-27-00, and 015-180-30-00. County Staff Contact: D. Colbeck.
- ZONING TEXT AMENDMENT – AMEND TRINITY COUNTY CODE CHAPTER 17.17 DUPLEX RESIDENTIAL (R-2) DISTRICT (DEV-20-03):** The Planning Commission will consider recommending that the Board of Supervisors adopt an ordinance amending the Trinity County Code Chapter 17.17, specifically sections 17.17.010 to re-establish uses permitted and allowed by right in the R-2 district, and 17.17.020 to modify uses permitted subject to first securing a use permit in each case. Planner: Lisa Lozier.
- APPEAL OF PLANNING DIRECTOR'S DECISION (P-20-17):** An appeal of Planning Director's Decision to deny the renewal of a revoked Commercial Cannabis Cultivation License (CCL-020) for 496

Van Duzen Road in Mad River. Appellant: J. McPherson. APN 018-540-51-00.

6. **APPEAL OF PLANNING DIRECTOR'S DECISION (P-20-22)**: An appeal of Planning Director's Decision to revoke a Commercial Cannabis License (CCL-331) for 10410 FS Road 4N09 in Hyampom. Appellant: M. Henschke. APN 011-100-02-00.
7. **APPEAL OF PLANNING DIRECTOR'S DECISION (P-20-25)**: An appeal of Planning Director's Decision to deny a Commercial Cannabis License application (CCL-649) for 800 Mountain View Drive in Lewiston. Appellant: S. Sarkisyan. APN 025-200-19-00.
8. **APPEAL OF PLANNING DIRECTOR'S DECISION (P-20-26)**: An appeal of Planning Director's Decision to approve a Commercial Cannabis License application (CCL-671) for 241 N. Vista Lane in Hayfork. Appellants: M. Bowers and K. Fisher. APN 014-360-113-00.

PLANNING COMMISSIONER REPORTS

PLANNING DIRECTOR'S REPORT

ADJOURN

ALL INTERESTED PARTIES are encouraged and invited to submit written comments regarding a proposed action or be present at the public hearing to be heard regarding the action to be considered. To ensure consideration by the Planning Commission, all written material concerning the proposed project should be submitted to the **Trinity County Planning Department, 61 Airport Road, PO Box 2819, Weaverville, CA 96093. (530) 623-1351 ext. 3, or by email to info.planning@trinitycounty.org**, as soon as possible, and no later than three days prior to the hearing. All items presented to the Planning Commission before or during the public hearing become part of the permanent record. Persons wishing to submit comments or appear before the Planning Commission are encouraged to first contact the staff planner listed for the project.

Copies of the applications, environmental documents, all reference documents, and staff reports associated with each project are available for review at the Trinity County Planning Department, 61 Airport Rd, Weaverville, CA. Staff reports will also be available on the Internet at: <https://www.trinitycounty.org/Agendas-Minutes-Staff-Reports>.

Please note that any challenge of the nature of the proposed action in court may be limited to addressing only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

APPEALS: Any person dissatisfied with a determination by the Planning Commission may appeal the matter to the Board of Supervisors at any time within ten working days after the decision of the Planning Commission. Appeal shall be filed on a form provided by the Clerk to the Board of Supervisors and accompanied by the required filing fee. After the appeal is filed, the matter shall be scheduled by the county clerk for the Board of Supervisors consideration (Per Trinity County Code Section 17.34.110.C.).
