

<p>TRINITY COUNTY PLANNING COMMISSION STAFF REPORT</p>

APPLICANT: SJH Timber, Inc.

REPORT BY: Colleen O’Sullivan

OWNER: Steve Hagen

APN: 024-220-55 (1.8 acres)

PROJECT DESCRIPTION: The applicant is seeking the necessary entitlements to establish a Cannabis nursery on property located in the Trinity Alps Business Park.

LOCATION: 271 Industrial Park Way, Weaverville

PROJECT INFORMATION:

- A) Planning Area: Weaverville
- B) Existing General Plan Designation: Industrial
- C) Existing Zoning: Specific Unit Development (SUD)
- D) Existing Land Use: vacant (formerly part of Concrete Aggregate Products’ operation)
- E) Adjacent Land Use Information:

	<u>Land Use</u>	<u>Zoning</u>	<u>General Plan Des.</u>
North:	COT-wetland/residential	SUD/RR-1	Industrial/Rural Res
South:	COT/Weaver Creek	SUD/OS	Industrial/OS
East:	TPAC/COT/Trindel/soil co.	SUD	Industrial
West:	COT/Weaver Creek	SUD/OS	Industrial/OS

BACKGROUND INFORMATION:

The Trinity Alps Business Park was created in 1996 to provide parcels for business and industrial uses. The entire project area was designated as Industrial (General Plan), and the Specific Unit Development (SUD) zone was applied. Project development included an upper level and a lower level. Development standards were adopted to help guide general commercial and industrial development, and to indicate the type of entitlements necessary to allow various activities. They are attached as Figure 1.

Since establishment of the business park, county offices, a performing arts center, Shasta College and other businesses have located on the upper level. In the lower level, a soil company, a sand and gravel operation, and a wetlands project (jointly operated by COT and a federal agency) have been operating. The project parcel was once part of the sand and gravel business, which has since sold off its two properties (the larger parcel is owned by Evergreen Farm Feed & Garden – Figure 4).

This project is located on the lower level of the business park on a parcel that gently slopes towards Weaver Creek (Figure 3). The proposed nursery would require a Commission-issued use permit under the Development Guidelines; in addition, a Cannabis nursery requires a CUP as stipulated in Ordinance #315-826 – Cannabis Nursery Regulations. The project is located within the Weaverville Community Services District.

PROJECT DESCRIPTION:

The applicant would like to construct two greenhouses of 3000 square feet each to house immature plants, and to construct a commercial building of 3600 square feet for sales, research and development, storage etc. (Figures 4 and 5). Between 7 to 10 employees per shift will work at one time, with up to 15 total employees. They propose to operate the business from 10 a.m. to 6 p.m. Monday through Friday.

PROJECT EVALUATION:

Staff's evaluation and discussion centered on access, internal circulation and adequate parking, traffic, wastewater discharge, lighting, odors, riparian setbacks, grading and drainage plan requirements, limitations on retail sales, hours of operation, Environmental Health Department requirements, fuel storage, and security and fencing.

Access

Access to the project site is from Industrial Park Way (Co. Rd. # 257). An encroachment permit will be a requirement with development. The site plan indicates two encroachments from the county road, which lead to an internal road system; however, there is only one access point, near the existing ramada. The second access is across Weaverville Sanitary District property. It's unclear at this time if the applicant will be allowed to use this easement.

Parking and Internal Circulation

The applicant's consultant, Down River Consulting, has provided a site plan that includes onsite parking. The applicant estimates that between 7 to 10 employees could be onsite per shift (10 a.m. to 6 p.m.). There may be upwards of 15 total employees. Section 30.1.2 of the Zoning Ordinance requires a *minimum of 2 spaces for every 3 employees on the shift having the largest number of employees, but not less than one space for each 2000 square feet of gross area* (page 151). The site plan shows over 40 parking spaces to accommodate the proposed square feet of development, primarily located in the northwest part of the parcel. There appears to be adequate distance between parking areas to allow safe back-up and exit.

space

Conflicts w/ what was previously said - up to 15 total employees

Internal circulation appears on the plot plan using both access points to complete a loop. If the second access is not available to project operations, internal circulation still appears to be adequate to meet onsite needs. Staff recommends that a parking and internal circulation plan, at a larger scale and showing both one and two access points, be submitted to the Planning Department for approval as part of building plan submittal.

Traffic/Trip Generation

The Institute of Transportation Engineers publishes a Trip Generation document for various land use activities (pers. comm., Marcellino Gonzalez, Caltrans, Regional Planning, District 2). For a Wholesale Nursery, there are on average 23.40 trips a day per 1000 square feet of the project area for employees. For customers it is 39 trips per day (50% entering, 50% exiting) With 10,800 total square feet of project area, projected trips per day for customers could be as high as 390 or more. However, this project has limited retail space (720 square feet) and is not expected to generate this level of traffic. Without specific numbers, staff estimates that 150 trips per day would be a reasonable estimate. The former sand and gravel operation that occupied this site generated similar numbers, depending on source material and availability (pers. comm. Clint Robison).

Wastewater Discharge

The project site is within both the Weaverville Sanitary District (WSD) and the Community Services District. The parcel must be connected to these services to operate the business. The WSD has indicated that they cannot accept wastewater generated from the nursery without the operator first obtaining a Wastewater Discharge Permit from them to control for pH and other factors. The permit will include, among other requirements, a separate waste line to a tank for processing prior to discharge into sanitary sewer lines. Sampling and monitoring will be conducted by a third party. These measures will prevent effluent from leaching into the groundwater and Weaver Creek and will also not disrupt the 'bugs' in the sanitary wastewater system.

Lighting

On past projects, concerns have been raised regarding lighting and light pollution associated with Cannabis operations. Even though the project is located on the lower bench, the proposed greenhouses could generate significant light, which may be visible to residences to the north (Davis Road). Staff recommends that light and glare from

nursery facilities and other activities be shielded or otherwise mitigated (downward-facing and shielded lights) so as not to emanate onto neighboring properties or residential areas.

Odor

On past projects, concerns have also been raised regarding odors associated with Cannabis operations. Although a Cannabis nursery is an indoor activity, air circulation and temperature control are features of conducting a successful operation. There are mechanisms to control odor emissions, including forced air systems that use carbon filters and other devices. Staff recommends that measures be implemented to control and contain odors that may emanate from the all operations.

Riparian Setbacks

The project parcel is outside the 100 year floodplain of Weaver Creek, which flows from northwest to southeast. There is a well-established riparian corridor along the creek. The California Department of Fish and Wildlife (CDF&W) is requiring a 100 foot setback from the dripline or riparian edge, whichever is greater, and it should be delineated on the site plan before building permits are issued.

gpc c — In addition, CDF&W is requiring a Lake or Streambed Alteration Agreement (LSAA) or written verification that an LSAA is not required should be demonstrated by the applicant prior to issuance of the use permit.

Grading and Drainage Plan Requirements

The Trinity Alps Business Park development standards require that a Grading and Drainage Plan, including erosion control measures where necessary, should be submitted to the county Department of Transportation for review and approval prior to issuance of the use permit and building permits.

Retail Sales Limitations

The Cannabis Nursery Ordinance states that “[A]uxiliary nursery sales are not permitted within the established nursery facility; however, the location of sales shall not exceed ten percent (10%) of the Cannabis nursery facility.” Staff believes that the ten percent limitation applies to the non-nursery building that houses other activities. The consultant maintains that the ten percent limitation applies to the entire facilities area, including the greenhouses. The Ordinance is not clear so staff defers to the consultant’s determination; therefore, the retail portion of the entire operation cannot exceed 1,080 square feet (ten percent of a total of 10,800 square feet). As represented on the site plan, 720 square feet is proposed as the retail portion of the auxiliary building.

Hours of Operation

The applicant proposes to operate the facility between 10 a.m. and 6 p.m. Monday through Friday. A school bus stop is located at the corner of Industrial Park Way and Highway 299, which picks up children between 8 and 8:20 a.m. (approximately). If the applicant proposes to expand their hours, they should limit the opening time to 8:30 to avoid conflicts with the bus stop.

begin
business
hours
after 4

Environmental Health Department Requirements

The county Environmental Health Department, as part of its CUPA program (Certified Unified Program Agency), is requiring a Hazardous Materials Business Plan as part of the use permit.

Fuel Storage

Due to the underlying tailings and porous nature of the lower bench of the Trinity Alps Business Park, staff is recommending that no fuel be stored on site except for truck-mounted tanks of fuel that are necessary for operations. In addition, a spill containment kit, containing absorbent materials sufficient to contain the volume of the largest container of fuels or oils on site, should be kept on site at all times. Employees will be educated on the location of the kit and the proper use of the equipment prior to the start of work.

Security and Fencing

The Cannabis Nursery Ordinance states that a security system and plan, as approved by the Trinity County Sheriff's Department, should be developed prior to issuance of building permits. Cannabis nurseries shall have security measures, including fencing, sufficient to restrict access and deter trespass and theft of Cannabis or Cannabis products. Fencing must include a lockable gate that is locked at all times when the property owner and/or employees are not on the premises. Fencing shall not violate any other ordinance, code section or provision of law regarding height and location restrictions and shall not be constructed or covered with plastic or cloth, although shade cloth may be used on the inside of the fence.

Other Use Permit Requirements Specific to Cannabis Nurseries

Please see Exhibit A for a complete list of requirements as codified in the Cannabis Nursery Ordinance (Ord. #325-826).

ENVIRONMENTAL EVALUATION:

And initial study and proposed Negative Declaration was completed on April 18, 2018 and sent to the State Clearinghouse for review. To date, no comments were received.

STAFF RECOMMENDATION:

Staff recommends the following:

1. Approve the Negative Declaration,
2. Approve the Use Permit to establish a Cannabis Nursery

Findings of Fact for the Use Permit

1. **Finding: Sound Principles of Land Use. The use permit is granted on sound principles of land use.**

Statement of Fact: Cannabis Nurseries are allowed in this zoning district after first securing a Use Permit. Cannabis Nursery Ordinance #315-826.

2. Finding: Not Injurious. Granting the use permit will not be detrimental to the public health, safety, or welfare, nor will it create a public nuisance.

Statement of Fact: The use permit, as conditioned, will mitigate for potential drainage, lighting, odor, traffic and internal circulation impacts, as well as mitigate for wastewater discharge, riparian setbacks, security and fencing requirements, and other requirements as stipulated in Ordinance #315-826

3. Finding: The use permit complies with the objectives of the general plan for the area in which it is located.

Statement of Fact: The use permit is consistent with the objectives of the Weaverville Community Plan and the Trinity Alps Business Park of establishing and supporting industrial uses on the lower bench of the Park. The use permit is also consistent with the Cannabis Nursery Ordinance of allowing this use in Industrial zoning, subject to conditions of both the Ordinance and staff evaluation.

**CONDITIONS OF APPROVAL
P-17-51
CANNABIS NURSERY USE PERMIT**

1. No fuel shall be stored on site except for truck-mounted tanks of fuel that are necessary for operations. In addition, a spill containment kit, containing absorbent materials sufficient to contain the volume of the largest container of fuels or oils on site, shall be kept on site at all times. Employees shall be educated on the location of the kit and the proper use of the equipment prior to the start of work.
2. A Hazardous Materials Business Plan shall be submitted for review and approval by the Environmental Health Specialist prior to issuance of building permits.
3. The retail portion of the entire operation shall not exceed 1,080 square feet (ten percent of a total of 10,800 square feet).
4. The Trinity Alps Business Park development standards require that a Grading and Drainage Plan, including erosion control measures where necessary, shall be submitted to the county Department of Transportation for review and approval prior to issuance of the use permit and building permits.
5. A 100 foot setback from the dripline or riparian edge, whichever is greater, shall be designated on the site plan before building permits are issued.
6. A Lake or Streambed Alteration Agreement (LSAA) or written verification that an LSAA is not required shall be demonstrated by the applicant prior to issuance of the use permit.

7. All measures shall be implemented to control and contain odors that may emanate from the all operations.
8. Any light and glare from nursery facilities and other activities shall be shielded or otherwise mitigated so as not to emanate onto neighboring properties or residential areas.
9. A security system and plan, as approved by the Trinity County Sheriff's Department, shall be developed prior to issuance of building permits. Cannabis nurseries shall have security measures, including fencing, sufficient to restrict access and deter trespass and theft of Cannabis or Cannabis products. Fencing shall include a lockable gate that is locked at all times when the property owner and/or employees are not on the premises. Fencing shall not violate any other ordinance, code section or provision of law regarding height and location restrictions and shall not be constructed or covered with plastic or cloth, although shade cloth may be used on the inside of the fence.
10. A Wastewater Discharge Permit shall be obtained from the Weaverville Sanitary District prior to commencement of operations.
11. A parking and internal circulation plan, at a larger scale and showing both one and two access points, be submitted to the Planning Department for approval as part of building plan submittal.

(3) Regulation of Nurseries:

(a) The following requirements shall apply to all Cannabis nurseries:

- i. A Cannabis nursery shall possess and be in full compliance with a Type 4 State license.
- ii. Cannabis nurseries shall not be located within one thousand (1,000) feet of a youth- oriented facility, school, church, or residential treatment facility as defined herein or within five hundred (500) feet of an authorized school bus stop. Variances are allowed upon review of the Planning Commission.
- iii. Cannabis nursery operators shall ensure that all clones, immature plants, seeds and other agricultural products are obtained from appropriately licensed cultivation sources and shall implement best practices to ensure that all cannabis products are properly stored, labeled, transported, and inspected prior to distribution to an appropriately licensed individual.
- iv. Cannabis nurseries shall have security measures, including fencing, sufficient to restrict access and deter trespass and theft of Cannabis or Cannabis products. Fencing must include a lockable gate that is locked at all times when the property owner and/or employees are not on the premises. Fencing shall not violate any other ordinance, code section or provision of law regarding height and location restrictions and shall not be constructed or covered with plastic or cloth, although shade cloth may be used on the inside of the fence.
- v. Cannabis nurseries may grow clones and immature plants indoors, but only when allowed by the required Conditional Use Permit.
- vi. Cannabis nurseries shall comply with all other provisions of the Trinity County Code and the Zoning Ordinance.
- vii. Development standards: The development standards (such as setbacks, minimum lot coverage, etc.) shall be as shown for the applicable zoning district, provided, however, that the Planning Commission may establish more restrictive standards on a case-by-case basis during the use permit approval process.
- viii. Auxiliary nursery sales are permitted within the established nursery facility; however, the location of sales shall not exceed ten percent (10%) of the Cannabis nursery facility.

(4) Required Conditions of Use Permit Approval:

(a) In addition to any other conditions and mitigation measures required, all of the following conditions shall apply to all Cannabis nurseries:

- vii. All Cannabis nursery license holders shall maintain accurate records on sales, including proof that sales occur only to licensed individuals.
- viii. Sales shall only be to licensed Cannabis cultivators in the State of California.
- ix. License holders shall comply with all applicable State and County laws.
- x. The Trinity County Agricultural Commissioner may create standards for plant quality which shall comply with State of California regulations.
- xi. All sales locations shall have adequate parking to accommodate customers.

xii. Glare from nursery facilities and resale locations shall not emanate onto neighboring properties. This condition will also be reviewed on a case-by-case basis as part of the use permit process.

xiii. Cannabis nurseries shall comply with the cultivation plan required in State Type 4 licenses.

(b) Operators of Cannabis nurseries shall allow access to the facility and access to records if requested by the County, its officers, or agents; shall pay for an annual inspection; and shall submit to inspections from the County or its officers to verify compliance with all relevant rules, regulations, and conditions.

(c) The applicant, owner, and operator shall agree to submit to, and pay for, routine and focused inspections of operations and relevant records or documents necessary to determine compliance with this Ordinance from any enforcement officer of the County or their designee.

(d) Operators of Cannabis nurseries and, if different, the property owner(s) shall execute an agreement to defend, indemnify and hold harmless the County of Trinity and its agents, officers, and employees from any claim, action, or proceeding brought against the County, its agencies, board, planning commission or board of supervisors arising from the County's registration of the site. The indemnification shall apply to any damages, cost of suit, attorney fees or other expenses incurred by the County, its agents, officers and employees in connection with such action.

(e) Any person operating a Cannabis Nursery shall obtain a valid and fully executed commercial Cannabis cultivation Type 4 State License prior to commencing operations and must maintain such license in good standing to continue operations.

(f) The property owner shall be responsible for ensuring that all commercial Cannabis activities at the site operate in good standing with permits and licenses required by Trinity County Code and State law. Failure to take appropriate action to evict or otherwise remove operators who do not maintain permits or licenses in good standing with the County or state shall be grounds for the suspension or revocation of the Cannabis nursery license.

(g) Cannabis nurseries and related activities shall be maintained in accordance with operating plans approved by the County.

(h) A license for Cannabis nursery cultivation or for the resale of wholesale Cannabis products does not guarantee that the applicant will be considered compliant with any future land use ordinance.

(i) Application for Cannabis nursery cultivation does not give the applicant any property rights, and it does not guarantee that a Cannabis nursery cultivation license will be issued. The Application shall not be transferrable.

(j) Cannabis is not recognized under Federal law and an application does not grant any right to violate federal law.

(k) When the State begins issuing Type 4 Licenses under Medicinal and Adult Use Cannabis Regulations and Safety Act (MAUCRSA), the applicant or License holder shall file a complete application for the appropriate State license with the appropriate State licensing authority within 60 days of obtaining a County license.

(l) The effective date of a county issued entitlement for a Cannabis nursery shall not begin until all State and County licensing, permitting and approvals have been obtained.

(m) Notwithstanding any other provision of this ordinance or the Trinity County Code, a person cultivating Cannabis for the purposes of nursery sales, or resale of wholesale Cannabis nursery products pursuant to this ordinance, but who applies for and is denied a State license, shall immediately cease all Cannabis nursery cultivation within the County until he/she successfully obtains the proper State nursery cultivation license(s) under MAUCRSA.

FIGURE 1

Trinity Alps Business Park Development Standards

A. General Description:

The purpose of these development standards is to create a setting conducive to the development of general commercial and industrial uses, which encourage industrial diversification of the local economy and enhance employment opportunities in the area.

All projects will be reviewed by the Director of Planning (60 Glenn Rd Weaverville, CA 96093 (530) 623-1351) or his designee prior to issuance of a building permit or as stipulated in the use permit. If neither a building nor a commission issued use permit are required for a project, then a Planning Director's use permit shall be obtained prior to site disturbance.

These development guidelines supplement the Trinity County Zoning Ordinance. Where conflict may arise, they supersede the provisions of Zoning Ordinance and / or Sign Ordinance will apply.

B. Uses Permitted Without A Use Permit (Upper Level):

(Note: Any use with more than 20,000 Sq. Ft. or floor areas requires a use permit.)

Upper Level

Auto Service Station

Building materials Supply, conducted within a building

Cabinet Manufacturing, conducted within a building

Catalog Sales, Billing, or Distribution Center

Financial Institution, With/without drive-thru service

Hotel/Motel (40 units or less)

Low Intensity Manufacturing, conducted within a building

Office(s)

Office Equipment Services or Distribution Center

Plumbing Supply, conducted within a building

Printing Shop

Restaurant, with/without drive-thru services

Retail Sales and Services, conducted within a building

Telecommunication Services

Welding/Machine Shop/Metal Fabrication, conducted within a building

Wholesale Sales and Distribution, conducted within a building

Wood Products Manufacturing, conducted within a building

Community Collage and Technical Schools less than 6,000 square feet (Reso PC-2006-02)

Other uses found to be similar in nature by the Planning Commission.

FIGURE 1

Lower Level

Auto Repair
Cabinet Shop
Fire House
Lumber yard / Building Materials Supply
Truck / heavy Equipment Repair
Welding / Machine Shop / Metal Fabrication
Wholesale Sales and Distribution, conducted within a building
Wood Products manufacturing, conducted within a building
Other uses found to be similar in nature by the Planning Commission.

C. Uses Permitted Subject To First Securing a Use Permit:

Upper Level

Any use listed in Subsection B (Upper Level) with more than 20,000 sq. ft. of floor Area.
Building Materials Supply, indoor/outdoor
Cabinet Manufacturing, indoor/outdoor
Hotel / Motel (41 units or more)
Low Intensity Manufacturing, indoor/outdoor
Plumbing Supply, indoor/outdoor
Welding Sales and Distribution, indoor/outdoor
Wood products Manufacturing, indoor/outdoor
Performing Arts Theater (Reso 2005-025)
Other uses found to be similar in nature by the Planning Commission

Lower Level

Any use with more than 20,000 sq. ft. 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 Plant
Rock Crushing

D. Accessory Buildings and Uses:

Accessory buildings and uses are permitted which are normally incidental to the Uses permitted, including watchman's quarters.
(Accessory uses may not be established prior to the main use.)

- E. Minimum Lot Size: ½ acre
- F. Minimum Lot Width: 100 ft
- G. Maximum Allowable lot Coverage By All Structures: 60 percent
- H. Maximum Allowable Height: Upper Level: 25 ft not to exceed two stories
Lower Level: 45 ft
- I. Minimum Front Yard Required: 20 ft
- J. Exterior Side Yard Setback: 20ft
- K. Minimum Rear Yard Required: Upper Level: 20ft
Lower Level: 10ft

L. GRADING/DRAINING

An engineered grading and drainage plan (including erosion control measures where necessary) shall be submitted to and issuance of building or use permit(s)The plan shall not only address on-site improvements, but also the impacts of additional drainage waters and grading on neighboring parcels, streams, waterways, and wetland areas. The property owner(s) is responsible for maintaining drainage ways carrying drainage through and from his development.

M. ENCROACHMENT PERMIT/CIRCULATION PLAN:

An encroachment permit shall be obtained and a circulation plan (including sidewalk improvements on the Upper Level) shall be submitted and approved by the Department of Transportation and Planning prior to issuance of building or use permit(s). All improvements shall be designed, installed and inspected as shown on the approved plans and/or encroachment permit. Projects generating a high ADT may require a traffic analysis and off-site improvements prior to approval.

N. LANDSCAPING:

A landscape plan identifying size, location and plant name (common name to be included), plans for irrigation and a maintenance program to ensure success of the landscaped area shall be provided for the review and approval of the Director of Transportation and Planning, or his designee. It shall be the responsibility for the property owner to maintain the landscaping in a healthy condition. All required yard areas abutting public roads should be landscaped with trees, shrubs or ground cover. Shade trees shall be provided in parking lots with more than twenty (20) spaces. In order to provide for more flexibility in project design; parking may be provided within the road setback areas provided that the following criteria are met:

1. A landscaped area equal to the square footage of the front yard setback is provided within the same development; and
2. A minimum landscaped setback of five (5) feet is provided along the affected yard area.

O. SEWER:

Sewer service lines shall be installed in accordance with Sewer System Standard Specifications for the Weaverville Sanitary District and Development Requirements for the Weaverville Sanitary District's Sewer System. All improvements (and any necessary easements) shall be engineered and subject to the approval of the General Manager of the Weaverville Sanitary District.

P. WATER:

If water service by Weaverville Community Services District is to be provided, water line connections, line extensions and water box locations shall be engineered and subject to the approval of the General Manager of the Weaverville Community Services District and in accordance with adopted District standards. If the structure(s) will include an automatic sprinkler system for fire protection, an approved "Backflow Prevention Device" will also be required. If alternate sources of domestic water are to be used, the source, design, and installation shall be subject to the inspection and approval of the Health Department. Alternative water sources shall not result in dewatering of the wetlands.

Q. FIRE PROTECTION:

Hydrant (if necessary) location and design shall be subject to the approval of the Fire Chief for the Weaverville Fire Department. The building shall meet District's code requirements for fire suppression features and access by emergency response personnel.

R. BUILDING AND GROUNDS STANDARDS:

UPPER LEVEL

- 1) The building plans shall clearly indicate building design, Materials, colors, location of utilities, signage and landscaping, which will be subject to the review and approval other Director of Transportation and Planning. Building design and materials shall compliment the rural character and history of the area (e.g. Spanish adobe and art deco would not be appropriate). Colors shall be subdued natural tones (e.g. shocking pink and school bus yellow would not be appropriate)
- 2) Light standards shall be clearly identified in the building plans and include: location, type of lighting, design and color of lamp standards. The lighting plan will be subject to the review and approval of the Director of Transportation and Planning. All lighting shall be directed away from neighboring parcels and public roadways.
- 3) Signs

- a) Freestanding Signs: One freestanding sign may be placed on each parcel, provided that it is no higher than ten (10) feet from the level of the nearest public road. The sign shall not exceed sixty square feet in area and shall not be located nearer than ten feet from any property line or road right-of-way.

- b) Attached Signs: Attached signs shall not exceed the following specifications:
 - (1) The horizontal dimension of signs shall not exceed fifty percent (50%) of the building frontage nor be greater than twenty-five feet, whichever is less.

 - (2) The total area of anyone sign shall be no greater than 10 percent (10%) of the total area of the building face to which it is attached or 120 square feet, whichever is less.

- c) General Standards: No moving or flashing signs are permitted. No signs shall be permitted on canopy roofs or building roofs, nor project above the top plate line of the building. No signs which are perpendicular to the face of the building shall be permitted, except for under canopy signs. All electrical signs shall bear the UL label, and their installation must comply with all local building and electrical codes.

- 4) All utilities shall be underground.

- 5) Garbage containers, loading docks, mechanical equipment, utility meters, storage tanks or other accessory facilities shall be concealed or screened from public view with materials which are similar to and compatible with those of the main building. No exposed conduit, tubing or raceway shall be permitted.

LOWER LEVEL

- 1) Security lighting shall be directed away from neighboring parcels and public roadways.
- 2) One free standing sign may be placed on each parcel, (provided that it is no higher than ten (10) feet from' the ~level of the nearest public road.

S. COUNTY RETAINED LANDS:

The County of Trinity shall retain: All lands lying within the 100 year floodplain of Weaver Creek, wetland areas, wetland mitigation banks and a 10 foot buffer strip bordering all wetlands and wetland mitigation banks. The Wetlands Mitigation Plan approved and adopted by the Trinity County Board of Supervisors on October 4, 1988 (Res. 112-88) shall be implemented. All wetlands shall be maintained in their existing natural state. Only minor trail and observatory blind construction shall be permitted within wetlands, subject to prior approval of the Planning Director and the

California Department of Fish and Game Warden. Any modifications to wetlands will require approval from the U.S. Army Corps of Engineers and the California Department of Fish and Game.

T. DEVIATIONS:

- 1) Major deviations from these development standards require the approval of the Planning Commission. The Planning Director may approve minor deviations if they do not substantially deviate from these development standards. A "substantial deviation" is one that will result in a material change in the nature of the development when all the circumstances surrounding the deviation are considered.
- 2) Determination of Substantiality by Planning Commission. The Planning Director may, at his or her discretion, request a determination by the Planning Commission as to whether a proposed change is a substantial deviation. If the Planning Commission determines that the change is substantial, a public hearing shall be set for the purpose of considering the deviation.
- 3) Mandatory Finding of Substantial Deviation. The Planning Director shall find the following changes to be substantial deviations. This list is not intended to be inclusive and the fact that a particular deviation is not included on this list shall in no way limit the authority of the Planning Director to, in his or her discretion, determine that a change is a substantial deviation.
 - a) Any major change in the pattern or volume of traffic flow either on or off any property covered by the use permit.
 - b) Any increase in height, setbacks or lot coverage of a Structure.

**FIGURE 2 - PROJECT LOCATION AND ZONING MAP
P-17-51 SJH TIMBER INC - CANNABIS NURSERY USE PERMIT**

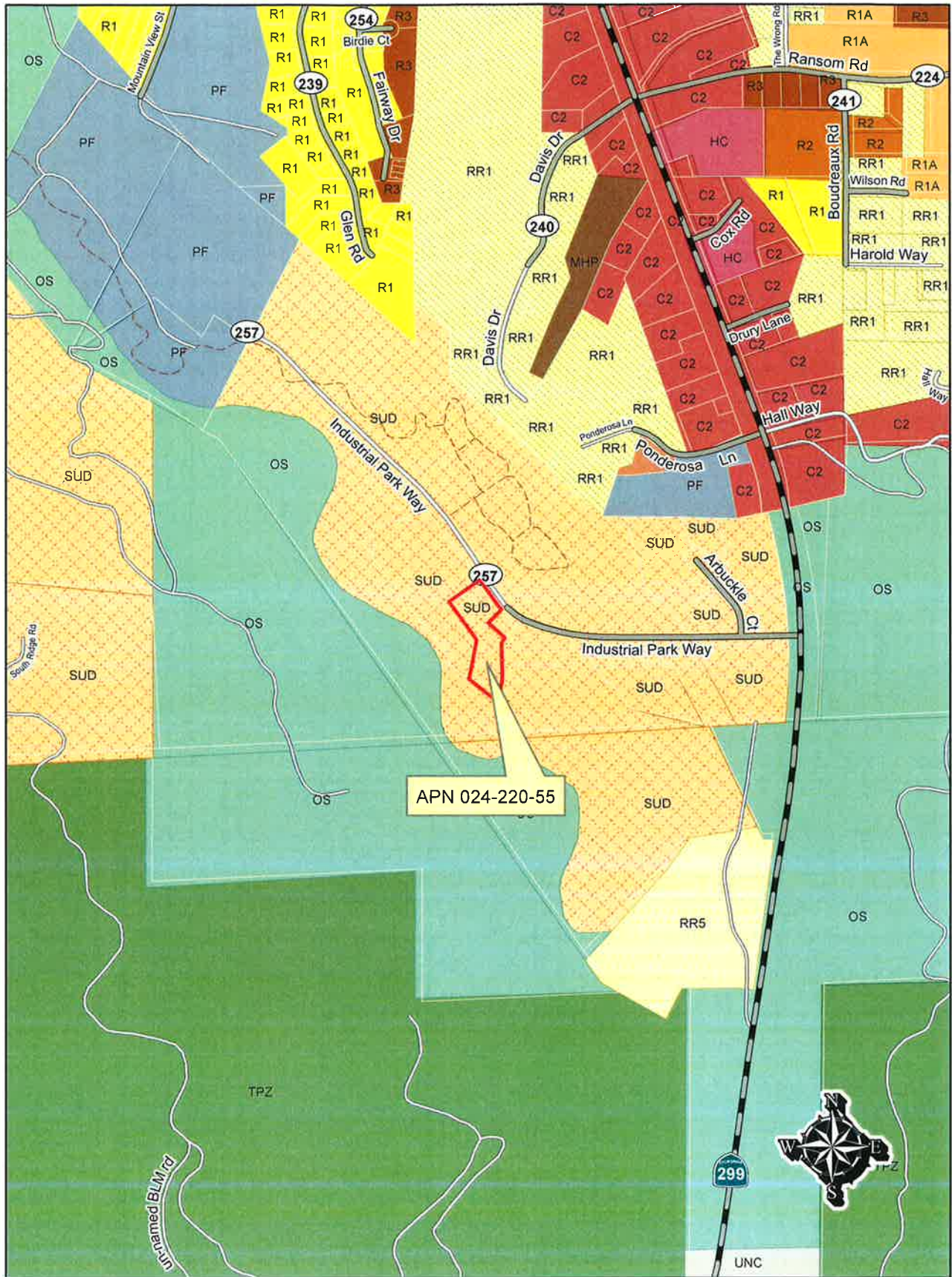


FIGURE 3

Weaver Creek Floodplain and Subject Parcel
P-17-51 - SJH Cannabis Nursery Use Permit

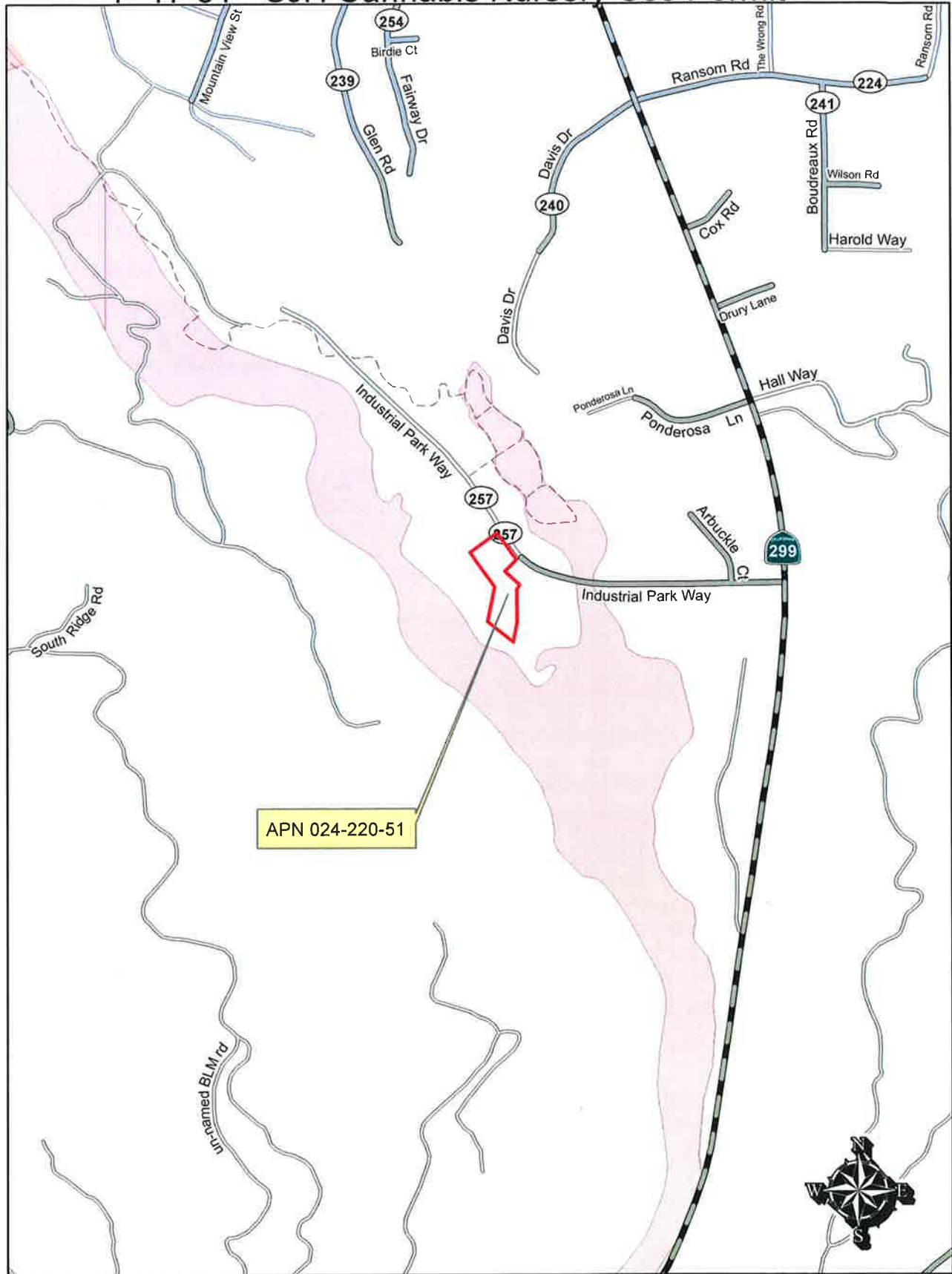


FIGURE 4

SITE PLAN



- Legend**
- Improvements**
 - Greenhouse
 - Legacy Ramada
 - Loading Dock
 - Parking
 - Retail Store
 - Fire Hydrant
 - Gate
 - Meters
 - Water Spigot
 - Fence
 - Interior Road
 - Roads**
 - Paved
 - Rocked
 - FEMA National Flood Hazard**
 - 100 Year Floodplain - No BFEs (Zone A)
 - Streams**
 - Perennial
 - Ephemeral
 - Wetlands

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 50 100 200 Feet

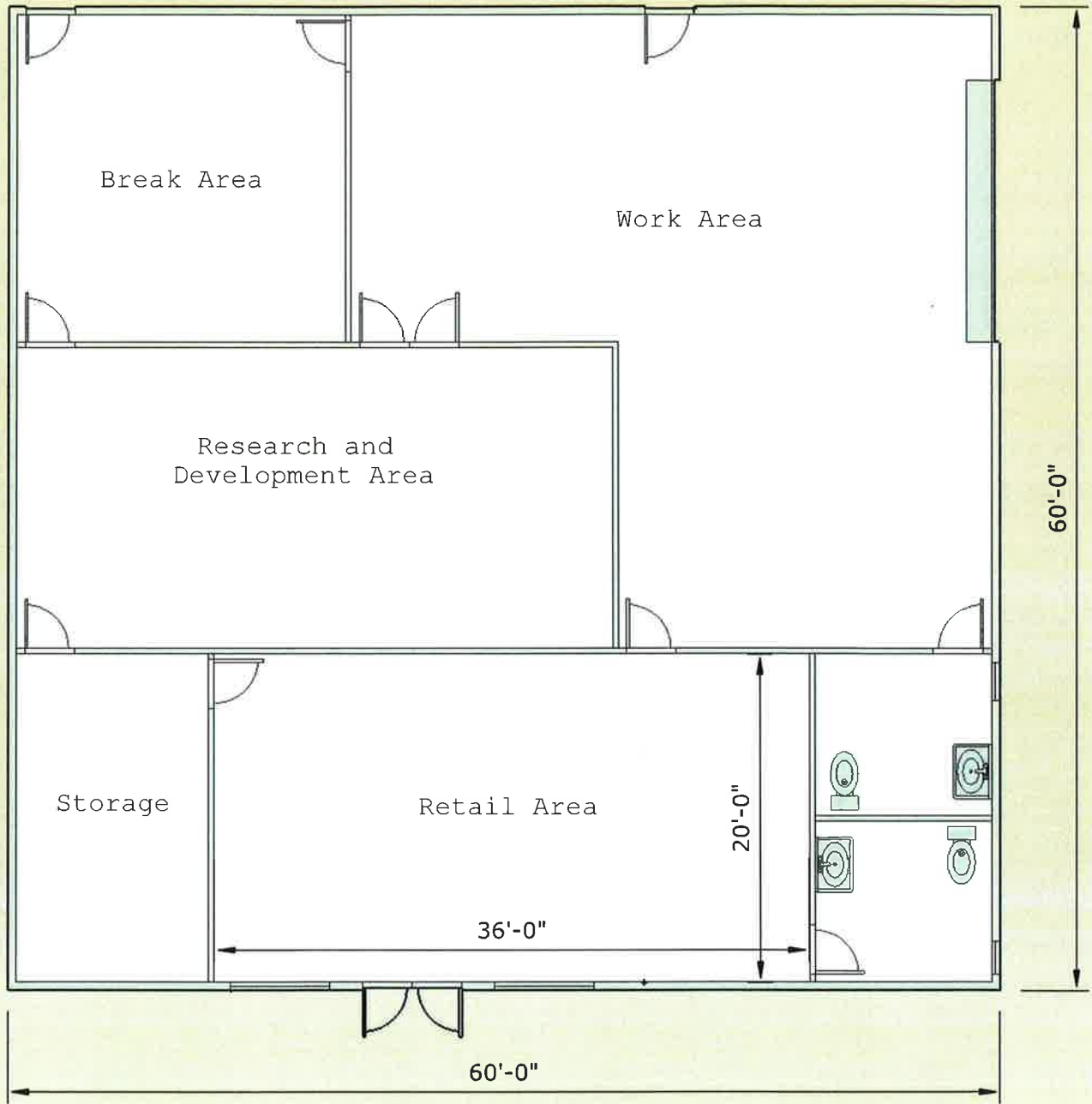
Down River Consulting

Coordinate System: NAD 1983 UTM Zone 10N
Projection: Transverse Mercator

TRINITY COUNTY PLANNING DEPARTMENT	
APPLICANT PREPARED SITE PLAN	
Application No. _____	
Drawn By: <u>C. Buxton</u>	APN: <u>024-220-55-00</u>
Date: <u>11/6/2017</u>	Zoning: <u>SUD</u>
Scale: <u>1:1,000</u>	Lot Area: <u>1.8 Acres</u>

- FIGURE 5 -

**Proposed Auxiliary
Building Layout**



Down River Consulting

**Trinity County Planning Department
Applicant Prepared Site Plan Addendum**

Applicant	S. Hagen	Address	271 Industrial Park Way, Weaverville CA, 96093	
Date	January 26, 2018	APN	024-220-55-00	
Scale	1:120	General Plan	I	
Drawn By	H. Baker	Zoning	SUD	
Down River Consulting 2018		Lot Area	1.8 Acres	

Figure 6 - Residential Area and its Relationship to the Project Site.



Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: SJH Timber, Inc

Lead Agency: Trinity County Planning Department

Contact Person: Colleen O'Sullivan

Mailing Address: P.O. Box 2819

Phone: 530-623-1351, ext. 5

City: Weaverville

Zip: 96093

County: Trinity

Project Location: County: Trinity

City/Nearest Community: Weaverville

Cross Streets: Industrial Park Way and State Highway 299

Zip Code: 96093

Longitude/Latitude (degrees, minutes and seconds): 40 ° 42 ' 30 " N / 123 ° 57 ' 30 " W Total Acres: 1.8

Assessor's Parcel No.: 024-220-55

Section: 18

Twp.: 33 North

Range: 9 WEST

Base: MDB&M

Within 2 Miles: State Hwy #: 299

Waterways: Weaver Creek

Airports: _____

Railways: _____

Schools: _____

Document Type:

- CEQA:

original

Subsequent EIR _____

NEPA:

NOI _____

EA _____

Draft EIS _____

FONSI _____

Other:

Joint Document _____

Final Document _____

Other: _____

Local Action

- General Plan _____
- General Plan _____
- General Plan _____
- Community Plan _____
- Site Plan _____

Rezone _____

Prezone _____

Use Permit _____

Land Division (Subdivision, etc.) _____

Annexation _____

Redevelopment _____

Coastal Permit _____

Other: _____

Development Type:

- Residential: Units _____ Acres _____
- Office: Sq.ft. _____ Acres _____ Employees _____
- Commercial: Sq.ft. _____ Acres _____ Employees _____
- Industrial: Sq.ft. 11,000 Acres 1.0 Employees 7-15
- Educational: _____
- Recreational: _____
- Water Facilities: Type _____ MGD _____
- Transportation: Type _____
- Mining: Mineral _____
- Power: Type _____ MW _____
- Waste Treatment: Type _____ MGD _____
- Hazardous Waste: Type _____
- Other: _____

Project Issues Discussed in Document:

- Aesthetic/Visual
- Agricultural Land
- Air Quality
- Archeological/Historical
- Biological Resources
- Coastal Zone
- Drainage/Absorption
- Economic/Jobs
- Fiscal
- Flood Plain/Flooding
- Forest Land/Fire Hazard
- Geologic/Seismic
- Minerals
- Noise
- Population/Housing Balance
- Public Services/Facilities
- Recreation/Parks
- Schools/Universities
- Septic Systems
- Sewer Capacity
- Soil Erosion/Compaction/Grading
- Solid Waste
- Toxic/Hazardous
- Traffic/Circulation
- Vegetation
- Water Quality
- Water Supply/Groundwater
- Wetland/Riparian
- Growth Inducement
- Land Use
- Cumulative Effects
- Other: _____

Present Land Use/Zoning/General Plan Designation:

It is presently vacant land. It is zoned Specific Unit Development (SUD) and the General Plan is Industrial

Project Description: (please use a separate page if necessary)

The proposal is to construct and operate a wholesale nursery on land zoned SUD (Trinity Alps Business Park). The project consists of two 30' by 100' greenhouses and one 60' by 60' building, which will house retail, a cloning area, a work area and employee services (break room, restrooms). Total employees will be 7 to 15, in shifts. Onsite parking for both employees and customers is provided. The project is located adjacent to Weaver Creek, a fish-bearing stream. Both community water and sewer will serve the facility. A Wastewater Discharge Permit will be required from Weaverville Sanitary District. The project is located outside the 100 year floodplain of Weaver Creek. The area was recently occupied by a sand and gravel operation. County-owned wetlands are located to the north. A vehicle storage business is located to the west.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

by email



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Northern Region
601 Locust Street
Redding, CA 96001
www.wildlife.ca.gov

EDMUND G. BROWN JR., Governor
CHARLTON H. BONHAM, Director



RECEIVED

MAY 16 2018

TRINITY COUNTY
BUILDING DEPARTMENT

May 15, 2018

Colleen O'Sullivan
Associate Planner
Trinity County Planning Department
PO Box 2819
Weaverville, CA 96093

Subject: Mitigated Negative Declaration for SJH Timber, Inc., Cannabis Nursery, Use Permit P-17-51, Assessor Parcel Number 024-220-55, Trinity County, State Clearinghouse Number 2018042058

Dear Ms. O'Sullivan:

The California Department of Fish and Wildlife (Department) has reviewed the subject Initial Study/Mitigated Negative Declaration (IS/MND) for the above-referenced project (Project). The Project is to issue a use permit to establish a 3,600-square-foot building to operate a wholesale cannabis nursery and two 30-foot by 100-foot greenhouses for cannabis cultivation within the Trinity Alps Business Park at the south end of Weaverville. The Department offers the following comments on the Project in our role as a Trustee and Responsible Agency pursuant to the California Environmental Quality Act, Public Resources Code section 21000 et seq.).

A cursory query of the California Natural Diversity Database (CNDDDB) identified multiple special-status species in the vicinity of the Project site. These include, but are not limited to, the following:

- Foothill yellow-legged frog (*Rana boylei*) – State Candidate Threatened
- Dudley's rush (*Juncus dudleyi*) – Rare plant rank 2B.3
- Pacific tailed frog (*Ascaphus truei*) – California Species of Special Concern
- Fisher (*Pekania pennanti*) – California Species of Special Concern

The IS/MND states that after CNDDDB was checked, it was "concluded that there are no listed plants and no suitable habitat for any State or Federal threatened, endangered, candidate, rare or special status wildlife, plant or fungi species within the project area." As a reminder, the Department cannot and does not portray the CNDDDB as an exhaustive and comprehensive inventory of all rare species and natural communities statewide. For example, Weaver Creek is known to provide habitat for Pacific lamprey (*Entosphenus tridentatus*) and Coho Salmon (*Oncorhynchus kisutch*), with recent observations of both but neither of which appear on CNDDDB within the Project area. Both of these species should be afforded special protection measures if the Project will have potentially significant impacts to their habitat. While the 100-foot riparian setback (Mitigation Measure IV.1) serves as a method to avoid or mitigate disturbances to stream habitat, it cannot be automatically concluded that an area contains no listed plants and no suitable habitat for rare taxa because a search of CNDDDB was made and nothing resulted from the query. A thorough 9-quad search of the CNDDDB should be a starting point of species that may be in the vicinity, but field verification for the presence or absence of sensitive species by a qualified biologist will always be an important obligation during the planning process. Without an accurate portrayal of the specific species, habitat, and resources

Colleen O'Sullivan
Trinity County Planning Department
May 15, 2018
Page 2

present within the Project area, it is not possible to properly analyze the Project to determine if it could cause potential significant impacts to fish and wildlife resources or confirm that proposed mitigation is suitable to lessen those impacts to a less than significant level.

Impacts of Night Lighting on Wildlife

Cannabis cultivation increasingly uses artificial lighting in greenhouses, and so-called "mixed-light" techniques to increase yields. Cannabis cultivation sites are commonly located in remote forested areas, or in this case, on the urban-rural interface. These forested areas may contain habitat for many organisms negatively impacted by light pollution, such as northern spotted owl (*Strix occidentalis caurina*), neotropical migratory birds, and bats. Therefore, cultivation using artificial light on a commercial or industrial scale could have an impact on wildlife. The IS/MND proposes to mitigate this impact by stating that "*glare should not emanate onto neighboring properties*" (Mitigation Measure 1-d).

The Department is opposed to outdoor cannabis cultivation using lights, and the resulting night light pollution. The Department recommends the mitigation measure state that if lighting is used for cultivation within greenhouses, light should not be visible from outside the structure between sunset and sunrise, and not merely suggest that glare "*not emanate onto neighboring properties*." The Department recommends a performance standard for light pollution control and should ensure the measure is enforceable and actively monitored for compliance.

The Department appreciates the opportunity to comment on this Project. If you have any questions, please contact Senior Environmental Scientist (Specialist) Kate Blanchard at (530) 225-2239 or by e-mail at Katherine.Blanchard@wildlife.ca.gov.

Sincerely,



Curt Babcock
Habitat Conservation Program Manager

cc: Colleen O'Sullivan
Trinity County Planning Department
cosullivan@trinitycounty.org

State Clearinghouse
state.clearinghouse@opr.ca.gov



TRINITY COUNTY

PLANNING DEPARTMENT

61 Airport Road
P.O. BOX 2819
61 Airport Road
WEAVERVILLE, CA 96093
(530) 623-1351 ext. 5 FAX (530) 623-1353
E mail: cosullivan@trinitycounty.org

PROJECT INITIAL STUDY - ENVIRONMENTAL CHECKLIST AND EVALUATION OF ENVIRONMENTAL IMPACT

This document has been prepared by the Trinity County Planning Department as lead agency in accordance with the California Environmental Quality Act, CEQA (Public Resource Code, § 21000 *et seq.*).

Date: 4/17/18

Project No.: P-17-51

Lead Agency:

Trinity County Planning Department
P.O. Box 2819 – 61 Airport Road
Weaverville, CA 96093-2819
(530) 623-1351 voice, (530) 623-1353 fax

Project Planner:

Colleen O’Sullivan, Associate Planner
Trinity County Planning Department
P.O. Box 2819 – 61 Airport Road
Weaverville, CA 96093-2819
(530) 623-1351 voice; (530) 623-1352 fax
cosullivan@trinitycounty.org

Project Information:

Project Name: SJH Cannabis Nursery Use Permit (APN 024-220-55)

Project Applicant(s): SJH Timber, Inc

Agent: Down River Consulting

Project Location:

271 Industrial Park Way, Weaverville, CA
Section 18; T33 N R9 W; MDB&M
Weaverville 7.5 minute USGS Quad
See Figures 1, 2 and 3

General Plan Designation:

Industrial

Zoning:

SUD (Special Unit Development)

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: SJH Cannabis Nursery Use Permit (P-17-51)

Project Description:

The applicant would like to secure the necessary entitlements to establish a 3600 square foot auxiliary building (retail, R&D, storage, work and break areas) and two 3,000 square foot nursery structures (6,000 total square feet) for Cannabis.

Surrounding Land Uses and Environmental Setting:

The property is located in the Trinity Alps Business Park and is zoned Specific Unit Development (SUD). The SUD guidelines were adopted in 1994 and are attached. Surrounding land uses on the lower level of consist of a former sand and gravel operation (to the northwest), which will now support a soil-making business, a soils business to the east, and a public wetland area to the northeast. The upper level has a variety of public and private buildings (community college, office, performing arts center and county offices).

The lower level of the Business Park is level and is adjacent to Weaver Creek and its floodplain. Lance Gulch enters Weaver Creek southeast of the site. There is very little vegetation on the parcel itself.

Other Public Agencies whose Approval is Required:

- Weaverville Sanitary District (Waste Water Discharge Permit)
- Trinity County Department of Transportation (Encroachment Permit)
- CA Department of Fish and Wildlife (LSA Permit or Exemption)

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project. The significance level is indicated using the following notation: 1=Potentially Significant; 2=Less Than Significant with Mitigation; 3=Less Than Significant.

3	I. Aesthetics	3	II. Agriculture Resources	3	III. Air Quality
2	IV. Biological Resources	3	V. Cultural Resources	2	VI. Geology / Soils
3	VII. Greenhouse Gas Emissions	2	VIII. Hazards & Hazardous Materials	2	IV. Hydrology / Water Quality
3	X. Land Use / Planning	3	XI. Mineral Resources	3	XII. Noise
3	XIII. Population / Housing	2	XIV. Public Services	3	XV. Recreation
2	XVI. Transportation/Traffic	2	XVII. Utilities / Service Systems	2	XVIII. Mandatory Findings of Significance

Summary of Mitigation Measures:

Mitigation Measure I-d: Glare from nursery facilities and resale locations should not emanate onto neighboring properties.

Mitigation Measure III-1: A forced air system using carbon filters should be implemented to mitigate for potential off-site odors.

Mitigation Measure IV.1: A 100 foot setback from the dripline or riparian edge, whichever is greater, should be delineated on the site plan before building permits are issued.

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: SJH Cannabis Nursery Use Permit (P-17-51)

Mitigation Measure IV.2: A Lake or Streambed Alteration Agreement or written verification that an LSA Agreement is not required should be demonstrated by the applicant prior to issuance of the use permit.

Mitigation Measure VIII-1: No fuel will be stored on site, except for truck mounted tanks of fuel that are necessary for operations.

Mitigation Measure VIII-2: A spill containment kit, containing absorbent materials sufficient to contain the volume of the largest container of fuels or oils on site, should be kept on site at all times. Employees will be educated on the location of the kit and the proper use of the equipment prior to the start of work.

Mitigation Measure IX-1: A Waste Water Discharge Permit should be obtained prior to issuance of the use permit.

Mitigation Measure IX-2: The nursery is required to connect to the Weaverville Sanitary District for non-nursery activities.

Mitigation Measure IX-3: The applicant is required to connect to the Weaverville Community Services District.

Mitigation Measure IX-4: An engineered grading and drainage plan (including erosion control measures where necessary) should be submitted and approved prior to issuance of the use permit. The plan should not only address on-site improvements, but also the impacts of additional drainage waters and grading onto neighboring parcels, streams, waterways and wetland area. The property owner is responsible for maintaining drainage ways carrying drainage through and from this development.

Mitigation Measure X-1: the retail portion of the Cannabis Nursery facility shall constitute no more than ten percent (10%) of the total square footage.

Mitigation Measure XVI-1: An encroachment permit from the Trinity County Department of Transportation will be required.

Mitigation Measure XVI-2: An internal circulation and parking plan should be submitted for review and approval by Planning staff prior to issuance of the use permit.

Mitigation Measure XIV-1: A security system and plan, approved by the Trinity County Sheriff's Department, should be developed prior to issuance of building permits.

Mitigation Measure XIV-2: All other provisions of the Cannabis Nursery Ordinance (Ordinance #315-826), including but not limited to a State Type 4 licensing requirements and fencing, should be met prior to commencement of operations.

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: SJH Cannabis Nursery Use Permit (P-17-51)

Determination:

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION, will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project (mitigation measures) have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Leslie Hubbard, Planning Director,
Trinity County Planning Department

Date

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: SJH Cannabis Nursery Use Permit (P-17-51)

Environmental Checklist and Explanatory Notes

I. AESTHETICS Would the project:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

I(a-b): The project is not within sight of a scenic vista or scenic resource, historic buildings or state scenic highways.

I(c): The general area is open space, light industrial and vacant lots. The proposed use is consistent with surrounding visual features and the intended use of the lower level.

I(d): The project may create new sources of light or glare because of the two proposed greenhouses. The project location on the lower level will mitigate light or glare impacts because it will not be visible to the upper level or surrounding properties. However, in Ordinance #315-826, special provisions are included and they are as follows:

Mitigation Measure I-d: Glare from nursery facilities and resale locations should not emanate onto neighboring properties.

shielded lights / down ward facing

II. AGRICULTURE RESOURCES In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.				
Would the project:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program in the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, timberland (as defined by Public Resources Code section 4526), or timberland zoned timber production (TPZ) as defined by Government Code	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: SJH Cannabis Nursery Use Permit (P-17-51)

Section 51104(g)?				
d) Result in loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use, or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

II(a-d): The project site is not on agricultural lands, AG zoned lands, prime farmland, timber land or land that is subject to the Williamson Act.

II(e): The property on which the project is proposed is in an industrial district surrounded by other industrial uses, wetlands and open space. These uses occupy an old Weaver Creek terrace, with cobble and gravel deposits. The Arbuckle Mine occupied this site for many years prior to development of the property. There is no threat of converting potential farmland to other uses.

III. AIR QUALITY Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

III(a-c): Trinity County is generally in attainment for meeting air quality standards. Plant nurseries, and associated buildings do not typically impact air quality in a significant way.

III(d): No.

III(e): Cannabis odors ^{can be} are often objectionable to people. The business adjacent to the project could object to any odors that might emanate from the greenhouses. Residences further away (Figure 4) could also be affected if proper odor prevention treatments are not installed.

Mitigation Measure III-1: A forced air system using carbon filters ^{shall} be implemented to mitigate for potential off-site odors.

IV. BIOLOGICAL RESOURCES Would the project:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: SJH Cannabis Nursery Use Permit (P-17-51)

habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IV(a-b): The project site is adjacent to Weaver Creek, a Coho fish-bearing stream. The CA Department of Fish and Wildlife (CDFW) has provided comments regarding setbacks from Weaver Creek. They recommend that there be a 100 foot setback delineated on the site plan from the dripline or riparian edge, whichever is greater. This setback provides protection of sensitive species in the riparian area and in the creek.

A check of the CNDDDB concluded that there are no listed plants and no suitable habitat for any State or Federal threatened, endangered, candidate, rare or special status wildlife, plant or fungi species within the project area. There is critical habitat for Southern Oregon Northern California Coastal (SONCC) Coho salmon in Weaver Creek adjacent to the project area. However, there will be no construction on the bed, channel, floodplain or banks of Weaver Creek. The closest activity will be very minor grading to prepare the site for construction. Therefore, the project will have no effect on any special status plant or animal species.

A Lake or Streambed Alteration Agreement or written verification that an LSA Agreement is not required must be demonstrated by the applicant.

IV(c): Aerial images and a site visit concluded that there are no wetland habitats located in the project area. There are designated wetlands to the northeast that are owned by Trinity County and jointly managed with the Natural Resource Conservation District.

IV(d): The work will not encroach into Weaver Creek or the riparian corridor where fish and other aquatic species would migrate. With the 100 foot setback from Weaver Creek and restrictions in the floodplain, migratory fish corridors should be protected.

IV(e-f): The project will not conflict with any local policies or ordinances protecting biological resources, or with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan. The project area is not subject to any specific ordinances or plans regarding biological resources.

Mitigation Measure IV.1: A 100 foot setback from the dripline or riparian edge, whichever is greater, should be delineated on the site plan before building permits are issued.

Mitigation Measure IV.2: A Lake or Streambed Alteration Agreement or written verification that an LSA Agreement is not required should be demonstrated by the applicant prior to issuance of the use permit.

INITIAL STUDY - EVALUATION OF ENVIRONMENTAL IMPACT

Project Name: SJH Cannabis Nursery Use Permit (P-17-51)

CULTURAL RESOURCES Would the project.	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Cause a substantial adverse change in the significance of a historical resource, as defined in Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

V(a-d): The entire Trinity Alps Business Park was surveyed for cultural resources as part of the rezone to SUD and subsequent creation of the Park. The lower part especially was actively mined for many years prior to development of the area. It is unlikely that any significant cultural resources remain. There are no proposed mitigation measures.

VI. GEOLOGY AND SOILS Would the project:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Would the project result in disturbance of ultra-mafic rock or soils potentially containing naturally occurring asbestos?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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VII(a-d): There are no known faults crossing the project area. The area is not mapped on an Alquist-Priolo Earthquake Fault Zoning Map. No Quaternary faults (faults having recent movement within the past 2 million years) have been recognized in the area. Seismic shaking may occur, generated by more distant active faults. However, these would not be likely to lead to ground failure or liquefaction at the project site, due to the nature of the materials underlying the site. The site is underlain by non-marine sediments of the Weaverville Formation. The coarse sediments underlying the site are not subject to liquefaction, expansion, lateral spreading or differential subsidence. The area to be disturbed is flat, and the banks of Weaver Creek will not be disturbed, so the potential for landslides is very low.

VI(b): There is little topsoil in the project area, which consists of floodplain terraces and some cobble deposits. Grading will be minimal for this project. No steep slopes will be disturbed. Therefore, there is little potential for erosion or loss of topsoil.

VI(e): The project is within the Weaverville Sewer District (WSD) boundary and must connect to the sewer system. No septic systems will be installed. Waster water from the nursery operations must not enter the sewer system due to nutrient load and will require a Wastewater Discharge Permit from the WSD. Please see further discussion under **IX: Hydrology and Water Quality and XVII: Utilities and Service Systems** regarding proper disposal of nursery waste water.

VI(f): There is no ultra-mafic rock in this area or naturally occurring asbestos.

VII. GREENHOUSE GAS EMISSIONS Would the project:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VII(a): A plant nursery counteracts greenhouse gas emissions by producing oxygen. No significant emissions are expected.

VII(b): The project does not conflict with any local plans or regulations.

Generators?

VIII. HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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e) For a project located within an airport land use compatibility plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project located within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VIII(a-d): Routine construction activities would not create a significant hazard. Minor equipment maintenance involving the transfer of fuels, oils, greases, hydraulic fluids and solvents may occur during construction. The potential of release of such materials is low, although possible, and will be mitigated to avoid such impact. The concern is that hazardous materials (gasoline, oil, etc.) can leach into the soil and migrate to Weaver Creek. Please see **IX: Hydrology** for wastewater treatment mitigations as a result of Cannabis Nursery operations, where the potential for hazards (chemicals, fertilizers, etc) is more likely.

Mitigation Measure VIII-1: No fuel will be stored on site, except for truck mounted tanks of fuel that are necessary for operations.

Mitigation Measure VIII-2: A spill containment kit, containing absorbent materials sufficient to contain the volume of the largest container of fuels or oils on site, shall be kept on site at all times. Employees will be educated on the location of the kit and the proper use of the equipment prior to the start of work.

VIII(e): The project is located about as far away as a site can be from the Weaverville Airport and still remain in Weaverville. There are no risks associated with the airport.

VIII(f): The project is not within a mile of a private airstrip.

VIII(g): The project will not interfere with emergency response services or the emergency evacuation of residences in the vicinity. The project is not on a public road that provides access for emergency vehicles. No public roads will be closed for this project.

VIII(h): The project does not involve construction of habitable structures that would attract people to the wildland fire interface. As mentioned above, the project will not affect evacuation routes in the event of a wildfire or other emergency.

IX. HYDROLOGY AND WATER QUALITY Would the project:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Violate any applicable water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year floodplain, as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year floodplain structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IX(a): The project will generate wastewater from nursery operations. The Weaverville Sanitary District has stated that the system cannot accept nursery wastewater and is requiring a wastewater discharge permit to properly dispose of this waste. The most likely process for the nursery to handle its waste water is to install and operate a tank system that will take wastewater from the nursery (through a trench drain or some other system) and direct it into tanks that can then be pumped and properly disposed of at the Weaverville Transfer Station.

Mitigation Measure IX-1: A Waste Water Discharge Permit should be obtained prior to issuance of the use permit.

Mitigation Measure IX-2: The nursery is required to connect to the Weaverville Sanitary District for non-nursery activities.

IX(b): The project will not use groundwater or interfere with groundwater recharge. The applicant will be required to connect to the Weaverville Community Services District for water supply.

Mitigation Measure IX-3: The applicant is required to connect to the Weaverville Community Services District.

IX(c-e): The existing drainage pattern of the area will be preserved in the design. As stated in the Trinity Alps Business Park Development Standards, a Grading and Drainage Plan, including erosion control measures where necessary, should be submitted to and issuance of the use permit. The following mitigation measure is offered.

Mitigation Measure IX-4: An engineered grading and drainage plan (including erosion control measures where necessary) should be submitted and approved prior to issuance of the use permit.

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The plan should not only address on-site improvements, but also the impacts of additional drainage waters and grading onto neighboring parcels, streams, waterways and wetland area. The property owner is responsible for maintaining drainage ways carrying drainage through and from this development.

IX(f): See discussion under IX(a) for potential impacts to water quality.

IX(g-h): The project is not a housing project and would not place such structures into a mapped 100-year floodplain. The project is outside of the 100-year floodplain as mapped on FIRM Map 06105C0591D dated September 2, 2009.

IX(i-j): The project would not attract people to flood prone areas or cause new areas to become prone to flooding. Therefore, it will not expose people or structures to a significant risk of loss, injury, or death involving flooding or inundation by seiche, tsunami, or mudflow.

X. LAND USE AND PLANNING Would the project:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural communities' conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X(a): The project will not physically divide a community or change land use patterns.

X(b): The project is consistent with policies and implementation measures of the Trinity Alps Business Park, which was approved prior to the adoption of the Weaverville Community Plan. Under Uses That Require a Use Permit for the lower level is any use that requires a Waste Water Discharge Permit, which this does. In addition, Cannabis Nurseries require a Use Permit in the allowable zoning districts. The Cannabis Nursery Ordinance (#315-826) does restrict retail sales to no more than ten percent of the total square footage of the facility.

Mitigation Measure X-1: the retail portion of the Cannabis Nursery facility shall constitute no more than ten percent (10%) of the total square footage.

X(c): The project site is not subject to any habitat conservation plan or natural community conservation plan.

XI. MINERAL AND ENERGY RESOURCES Would the project:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Result in the loss of availability of a known mineral that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in the use of energy or non-renewable resources in a wasteful or inefficient manner?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XI(a-b): The project will not affect the availability of any mineral resources. Placer and aggregate deposits in the area would continue to be available.

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XI(c): The largest energy use will most likely be electricity to heat and light the nursery buildings. PUD power is considered a renewable resource because it is generated through a hydro plant on Trinity Dam.

XII. NOISE Would the project result in:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to, or generation of, excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use compatibility plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XII(a): The only noise generated by this project would be during construction. Noise would be typical construction noise such as equipment engines, grading, and compaction of soils and paving equipment. Trinity County does not have a noise ordinance. The Noise Element of the General Plan does not have standards that apply to construction activities. There are no sensitive receptors (e.g. residences) adjacent to the project site. Construction will only occur during daylight hours.

XII(b): Vibrations will be generated by heavy equipment moving earth at the site, and compaction of the soils. There will be no pile driving, blasting or other excessive noise or vibration. The vibrations will be short term, during daylight hours only, and not close enough to be felt by any sensitive receptors.

XII(c): The finished project will not result in a permanent increase in noise levels.

XII(d): Use of heavy equipment during project construction will cause some noise for a short period of time (duration unknown at this time). Afterwards, there would be no substantial increase in permanent ambient noise. As discussed above, this temporary increase in noise will not be significant, because of the distance to residences.

XII(e): The project is not located within any safety zone of the Weaverville Airport.

XII(f): The project is not located within two miles of a private airstrip.

XIII. POPULATION AND HOUSING Would the project:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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through extension of roads or other infrastructure)?				
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIII(a-c): The project will have no significant effect on population, nor will it displace housing or businesses.

XIV. PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Other public facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XIV(a) – (f): The project is within the Weaverville Fire District boundaries and is served by the Trinity County Sheriff’s Department. Because of the nature of the project, a security system and plan should be a requirement of the use permit prior to issuance of building permits. Law Enforcement should review and approve the plan for effectiveness.

Mitigation Measure XIV-1: A security system and plan, approved by the Trinity County Sheriff’s Department, should be developed prior to issuance of building permits.

Mitigation Measure XIV-2: All other provisions of the Cannabis Nursery Ordinance (Ordinance #315-826), including, but not limited to, a State Type 4 licensing requirements and fencing, should be met prior to commencement of operations.

XV. RECREATION	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XV(a-b): The project will have no affect on recreational facilities or uses.

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XVI. TRANSPORTATION/TRAFFIC Would the project:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans or programs regarding public transit, bikeways, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVI(a-b): The project will employ 7 to 15 people, adding a low level of traffic to Industrial Park Way. Since Concrete Aggregate Company no longer operates nearby, which at times generated substantial traffic, the increase in traffic associated with this activity will not likely equal what formally impacted this county road. As required by the Trinity Alps Business Park Development Standards, a Circulation Plan needs to be developed, submitted and approved prior to issuance of the use permit.

XVI(c): The project will have no effect on air traffic patterns.

XVI(d): The project will not affect the design features of any public road. An encroachment permit from the Trinity County Department of Transportation will be required.

XVI(e): The project will not affect emergency access. No public roads will be blocked or closed during construction.

XVI(f): No. Any public use of the nearby wetland has adequate on-site parking.

Mitigation Measure XVI-1: An encroachment permit from the Trinity County Department of Transportation will be required.

Mitigation Measure XVI-2: An internal circulation and parking plan should be submitted for review and approval by Planning staff prior to issuance of the use permit.

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XVII. UTILITIES AND SERVICE SYSTEMS Would the project:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVII(a-e): Please see discussion under IX: **Hydrology and Water Quality** for concerns with waste water discharge and proper disposal of nursery waste water.

XVII(f-g): The project will not generate sufficient waste to have an impact on landfill facilities. However, construction crews will be responsible for the disposal and/or recycling any construction waste, including the hazardous wastes described above, under "Hazards" as required by law. No waste will be left on site.

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XVII. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probably future projects, as defined in Section 15130.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVII(a): As documented in the technical studies performed for this project, the project will have no effect on special status fish or wildlife species or important examples of major periods of history or prehistory.

XVII(b): Since the project will have no effect of sensitive resources, its effects will not result in a cumulative adverse effect on the human or natural environment.

XVIII(c): The project would not have any adverse effects on human beings. Potentially, air quality and traffic levels of service could slightly improve, and there could be potential benefits to public health and well-being if people choose to walk or bicycle rather than drive.

References:

- Weaverville Community Plan 1990 – Trinity County Planning Department
- Trinity Alps Industrial Park SUD Guidelines - Adopted 1994 – Trinity County Planning Department
- Trinity County Zoning Ordinance
- Trinity County Cannabis Nursery Ordinance – Ord. #315-826

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