

# TRINITY COUNTY PLANNING COMMISSION

Regular Meeting  
March 11, 2021 At 5:30p.m.  
Trinity County Library Conference Room

Chairman Diana Stewart  
Vice-Chairman Duncan McIntosh  
Commissioner Mike McHugh  
Commissioner William Sharp  
Commissioner (vacant)

## AGENDA

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**Please note the time change for the meeting to 5:30 p.m.**

The Planning Commission Meeting will be conducted virtually via Zoom and members of the public wishing to comment may do so individually in person. There will not be public seating in the meeting room due to COVID-19.

### Zoom Information

The Trinity County Planning Commission is inviting you to attend this meeting via Zoom.  
Topic: Trinity County Planning Commission Meeting  
Time: March 11, 2021 at 5:30 PM Pacific Time (US and Canada)

### Zoom Meeting Link

<https://zoom.us/j/5950072851?pwd=RHp6TDhNajNJMVJHZFJIRmhacmJjUT09>

Meeting ID: 595 007 2851

Passcode: 267684

One tap mobile

+16699006833,,5950072851# US (San Jose)

+13462487799,,5950072851# US (Houston)

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

**NOTE: Limited public access for specific agenda items will be available. If you are interested in attending the meeting for a specific agenda item, contact Planning Department staff for specific attendance information at [info.planning@trinitycounty.com](mailto:info.planning@trinitycounty.com) or by phone at 530.623.1351 ext. 3.**

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

**PRESENTATION OF DOCUMENTS:** All items presented to the Planning Commission during a public hearing, including but not limited to letters, e-mails, petitions, photos, maps, or other kinds of information shall become a permanent part of the record and must be submitted to the clerk of the Commission. It is advised that the presenter create copies in advance for their own records. If you have documents to present for the members of the Planning Commission to review, please provide a minimum of eight (8) copies.

## **CALL TO ORDER**

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

## **REGULAR CALENDAR:**

1. **ANNUAL INITIAL VARIANCE (CCV-20-26):** A request for a variance from the required 350' Cannabis cultivation setback from a neighboring residential dwelling (TCC 17.43.050.A.8). Project site is located at 211 N. Salt Creek Rd., Hayfork. Applicant: M. Lee. Assessor Parcel Number: 016-200-33-00. Planner: B. Hedtke. \*
2. **REVOCATION OF CONDITIONAL USE PERMIT (P-19-19):** Best Development Group LLC (Best Development) is requesting revocation of land use approvals for the Grocery Outlet project proposed to be located at 1155 Main Street (State Route 299), Weaverville. Best Development no longer has actual or prospective interest in the land subject to project approvals Resolution 2020-05 and Conditional Use Permit P-19-19. Assessor Parcel Numbers: 002-100-61, 62, 63, and 002-100-42. Planner: L Lozier. \*
3. **REQUEST TO VACATE PUBLIC SERVICE EASEMENT (P-20-38):** Request to vacate/abandon a public easement along the common boundary lines of Assessor Parcel Numbers 024-510-045 and 024-510-046. The project site is located on the southeast corner of the intersection of Martin Road and State Highway 299, Weaverville. Applicant: D Forslund. Planner L. Lozier \*\*\*
4. **VARIANCE (VAR-20-01):** A request for a variance from the required 20-foot rear yard setback in an R1 zone district. The project site is located on an undeveloped lot on Lakeview Dr, Trinity Center, and directly adjacent to the Trinity Center Airport. Assessor Parcel Number 007-560-14-00. Applicant: T Lorenzo. Planner: L Lozier.
5. **APPEAL OF PLANNING DIRECTOR'S DECISION (P-20-31):** An appeal of Planning Director's Decision to approve a Commercial Cannabis License renewal application (CCL-453) for 4790 and 4798 Lewiston Road, Lewiston. Appellant: Laurie Wills / Friends of the Lewiston Grass Valley Creek. Licensee: Sabai Family Farms (Mark Dos Santos). Assessor Parcel Numbers 025-290-13, 29. \*
6. **APPEAL OF PLANNING DIRECTOR'S DECISION (P-20-43):** An appeal of Planning Director's Decision to deny a Commercial Cannabis License renewal application (CCL-046) for 30 Shasta View Lane, Weaverville. Appellant: Mary Killion-Hurst. Licensee: Hurst Family Farms. Assessor Parcel Number 024-680-32-00. \*
7. **CONDITIONAL USE PERMIT & VARIANCE (P-18-01 and CCV-20-46):** A request to expand cannabis cultivation operations on the project site a variance from the 500-foot property line setback requirement in Trinity County Ordinance 315-823. The applicant is currently holds a Type 2 (Outdoor – Small) Commercial Cannabis Cultivation License (CCL) to cultivate up to 10,000 square feet (sf) of cannabis canopy area and is applying for an expansion to allow up to one-acre (43,560 sf) of outdoor and/or mixed-light cannabis canopy area. To allow the expansion, the applicant is applying for a Type 3 (Outdoor - Medium) CCL. Cultivation would occur in outdoor raised beds and within greenhouses that would be developed on four previously disturbed and graded portions of the project site. In addition to the expanded cultivation activity, the applicant also proposes a 900 sf cannabis waste compost area, access road improvements including replacement of a bridge, and three culverts. Project is located on an approximately 640-acre property within Trinity County, approximately 6 miles northeast of the

unincorporated community of Hayfork. The project site is located at 3800 Barker Creek Road, Assessor parcel Number 015-030-01. Applicant: Olivia Caccavo. The proposed CEQA determination is a Mitigated Negative Declaration. Planner: Kim Hunter. *(continued from the December 10, 2020 meeting)\*\**

8. **APPEAL OF DE FACTO DECISION (P-20-32):** A de facto denial appeal of Commercial Cannabis License renewal and transfer application (CCL-358) for 5001 Stewart Ranch Road, Zenia. Appellant: Flowra (Ana Wright). Licensee: Rich Harvest Group, LLC (Ivan Mihalev). Assessor Parcel Number 020-170-18-00.\*\*
9. **APPEAL OF DE FACTO DECISION (P-20-33):** A de facto denial appeal of Commercial Cannabis License renewal application (CCL-427) for 441 and 553 Henrietta Road, Lewiston. Appellant: Flowra (Ana Wright). Licensee: Fat Wallet Farms, LLC (Helene Kuehl). Assessor Parcel Numbers 025-350-52 and 53).\*\*
10. **APPEAL OF DE FACTO DECISION (P-20-34):** A de facto denial appeal of the 2019 Commercial Cannabis License renewal application (CCL-201) for 110 Southridge Court, Hayfork (Post Mountain). Appellant: Flowra (Ana Wright). Licensee: North State Creations, LLC (Zachary Jakubowski). Assessor Parcel Number 019-420-30-00.\*\*
11. **APPEAL OF DE FACTO DECISION (P-20-35):** A de facto denial appeal of the 2019 Commercial Cannabis License renewal application (CCL-199) for 520 Pine Forest Drive, Hayfork (Post Mountain). Appellant: Flowra (Ana Wright). Licensee: Chengway Yang. Assessor Parcel Number 019-340-16-00.\*\*
12. **DISCUSSION ITEM – PLANNING COMMISSION MEETING TIME:** Discuss and provide direction to staff regarding a proposed change in the regular Planning Commission meeting time from 7pm to 6pm.

\*Items rescheduled from the January 28, 2021 meeting due to extreme weather and construction in the meeting room.

\*\*Items continued from the February 11, 2021 meeting.

\*\*\*Items rescheduled from the February 25, 2021 Planning Commission meeting due to COVID-19

## **PLANNING COMMISSIONER REPORTS**

### **PLANNING DIRECTOR'S REPORT**

### **ADJOURN**

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

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

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

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