

# TRINITY COUNTY PLANNING COMMISSION

Regular Meeting  
February 10, 2022 At 6:00p.m.  
Trinity County Library Conference Room

Chairman Duncan McIntosh  
Vice-Chairman William Sharp  
Commissioner Carol Fall  
Commissioner Rory Barrett  
Commissioner Todd Heaton

## AGENDA

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### Zoom Information

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

Topic: Trinity County Planning Commission Meeting

Time: February 10, 2022 At 6:00 PM Pacific Time (US and Canada)

**Zoom Meeting Link:** <https://zoom.us/j/5950072851?pwd=RHp6TDhNajNJMVJHZFJlRmhacmJjUT09>

Meeting ID: **595 007 2851**

- Passcode: **267684**
- One tap mobile
- +1 669 900 9128,,7338092685# US (San Jose)
- +1 346 248 7799,,7338092685# US (Houston)

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

**TO ADDRESS THE COMMISSION:** Members of the public may directly address the Planning Commission on any agenda item on the regular calendar during the Commission's consideration of that item. In addition, the Planning Commission provides the members of the public with a Public Comment period, where the public may address the Commission on any matter not listed on the agenda that is within the subject matter jurisdiction of the Planning Commission. Pursuant to the Brown Act (Govt. Code 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 ten (10) 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:**

#### **ITEM 1: ROTATION OF CHAIR**

**ITEM 2: MINUTES:** Approve meeting minutes from November 18, 2021.

**ITEM 3: APPEAL OF PLANNING DIRECTOR’S DECISION (P-21-42):** An appeal of Planning Director’s Decision to deny Commercial Cannabis License application (CCL-787) for 380 Lesley Lane, Weaverville. Appellant: Yazan Abdul Latif – Farmerboyzz LLC. Assessor Parcel Numbers: 024-670-058-000 and 024-670-029-000. Planner: L Lozier

**ITEM 4: SUBDIVISION MODIFICATION (P-21-39):** A request for a post approval modification of 3 portions of the private access road for a 2-parcel Subdivision Map (16-25). The project site is located at 531 School House Road, Burnt Ranch. Applicant: Tyler Thompson. Assessor Parcel Number 008-820-001. Planner: L Lozier

**ITEM 5: TENTATIVE PARCEL MAP (P-20-40):** A request to divide a 3.27-acre parcel into two resulting parcels of approximately 2.04 acres and 1.23 acres for residential use. Access to the project site is from Reservoir Road and State Highway 3 approximately 500 feet northeast of the intersection of State Highway 3 and North Street, Weaverville. Assessor Parcel Number 024-380-034-000. Applicant: P Scribner, Planner: L Lozier

**ITEM 6: CANNABIS CONDITIONAL USE PERMIT & VARIANCE (P-18-23)** A request for approval to expand an existing Type 2 “Small Outdoor” commercial cannabis cultivation license, permitted by Trinity County since 2016 into a Type 3 “Medium Outdoor” commercial cannabis cultivation license to allow for up to 43,560 square feet (1 acre) of mature canopy split between the two properties as well as convert a Type 13 “Transport-Only” license, under identical ownership/licensure, into a Type 11 “Distribution” license for up to 500 square feet; in addition, the applicant is applying to add a Type 4 commercial “Nursery” license, which would include the sale of immature cannabis plants, seeds and auxiliary sales to licensed cultivators and retailers. The applicant has also applied for a variance concurrently with the CUP from the limitations of location, to site the cultivation area less than five hundred (500) feet from the adjacent property lines. The Project is located on two adjacent 40-acre parcels located in the unincorporated community of Peanut, in Trinity County. Assessor’s Parcel Number 019-750-013 (Parcel 1) is located at 341 Rattlesnake Rd, and 019-750-017 (Parcel 2) is located at 140 State Highway 3 in Peanut, California. Planner L. Lozier

## **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 being considered. To ensure consideration by the Planning Commission, all written material concerning the proposed project should be submitted to the **Trinity County Planning Department, 530 Main St., 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, 530 Main St., Weaverville, CA. Staff reports will also be available on the Internet at: <https://www.trinitycounty.org/Agendas-Minutes-Staff-Reports>.

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

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