

Written Public Comments
received through
2:00 p.m. 1/15/18
Mines Mitigated Neg.
Dec., Rezone & CUP
P-17-45

RECEIVED

Katie Quinn
PO Box 756
Lewiston, CA 96052

JAN 14 2019
TRINITY COUNTY
PLANNING DEPARTMENT

(530) 778-3307
Cell(530) 949-0075
mskatiequinn@gmail.com

January 12, 2019

Trinity County Planning Commission Directors

Re: Terry Mines Request for Rezone & Conditional Use Permit for a Cannabis Distribution Center

Dear Directors:

I am writing to ask that you deny the rezoning of the four parcels that Terry Mines wants to use for a Cannabis Distribution Center. The only reason Mr. Mines wants the rezoning is so he can put a Cannabis Distribution Center in the heart of Trinity County. As I am also against having such a center in the county, it makes sense to deny the rezoning.

If the property cannot be rezoned, then Mr. Mines would not be able to put such a center there. If I am mistaken, I also ask that you deny his request

It is sad that Trinity County has become such a haven for cannabis growers, legal or otherwise. Having a distribution center so close to the Trinity River, so close to residential areas is a real concern for me. And, according to many reports, just because California has made cannabis 'legal', it has not reduced the attraction for increased criminal activities regarding cannabis.

Allowing a Cannabis Distribution Center sets an awful precedent for more and more cannabis related activities that most residents do not want.

I respectfully ask that you deny the rezoning or at least the use permit. Keep Trinity County a place safe for residents and visitors alike.

Sincerely,

Katie Quinn

Ruth Hanover

From: Christine Siverts
Sent: Monday, January 14, 2019 10:03 AM
To: Ruth Hanover; Bella Hedtke; Leslie Hubbard
Subject: FW: Trinity Co.: Albiez Rezoning Concerns (Mines' Cannabis Distribution facility - Douglas City, CA) for Planning Dept. meeting Jan. 17, 2019

Planning item sent from Rachels emails
C

From: Rachel Wood <rwood@trinitycounty.org>
Sent: Sunday, January 13, 2019 6:55 PM
To: Christine Siverts <csiverts@trinitycounty.org>
Subject: FW: Trinity Co.: Albiez Rezoning Concerns (Mines' Cannabis Distribution facility - Douglas City, CA) for Planning Dept. meeting Jan. 17, 2019

From: Bruce & Marilee Taylor
Sent: Sunday, January 13, 2019 6:55:06 PM (UTC-08:00) Pacific Time (US & Canada)
To: Planning.cannabis
Subject: Fwd: Trinity Co.: Albiez Rezoning Concerns (Mines' Cannabis Distribution facility - Douglas City, CA) for Planning Dept. meeting Jan. 17, 2019

Transmission error: please use this email. Thank you

----- Forwarded message -----

From: Bruce & Marilee Taylor <htducks13@gmail.com>

Date: Sun, Jan 13, 2019 at 6:22 PM

Subject: Trinity Co.: Albiez Rezoning Concerns (Mines' Cannabis Distribution facility - Douglas City, CA) for Planning Dept. meeting Jan. 17, 2019

To: Bruce & Marilee Taylor <htducks13@gmail.com>

Ms. Leslie Hubbard, Trinity Co. Planner
Bella Hedtke, Asst. Planner
Ruth Hanover, Admin. Coordinator
Mike McHugh, Planning Commissioner
Graham Matthews, Planning Commissioner
Diana Stewart, Planning Commissioner
Richard Hoard, Planning Commissioner
Dan Frasier, Planning Commissioner

Ladies and Gentlemen,

WE are writing in support of the concerns of David and Veronica Kelley-Albiez, regarding the Terry Mines' Cannabis Distribution Facility in Douglas City, CA, and his Initial Study for rezoning and CCUPD requests. The lack of proper noticing, the coupling of requests for rezoning/CCUPD-for four parcels' info into ONE CUP request, lack of proper planning 'around' and recognition (in this and any other county planning equation) of the General Plan of Douglas City,

and glossing over the CA State regs for the distribution of cannabis in a neighborhood setting,.... should bring these issues back to be taken "by the numbers", one request at a time.

While Trinity County has its own Commercial Cannabis Self Transport regs, and the CA State laws require transport of cannabis to and from such distribution facilities (and manufacturers) in closed, sealed tamper-proof containers,.... and the CA State Odor Nuisance regs can require " perimeter air fogging devices" and air scrubbers to be in place for legal plant operation, it would seem only prudent for the Planning Commission and Department to err on the side of caution, in regard to such rezoning requests. REzoning requests require a compelling reason to exist, for such changes of potentially unknown magnitude, in this case(s) to be considered. Forward thinking is needed early, to forestall faulty interpretations and resulting poor case regs/laws. This is the role of Planning and its Commissioners.

Without neighborhoods and taxpayer bases, made up of our fellow community members, who are entitled to the quiet enjoyment of their own homes, by law,.... we have nothing to support, by way of quality of life,.... as well as for the safety of our children, our residents and environments: at home, work, school and play. It's all about the old expression: Custom, Culture and Economy. If our customs and our culture are carefully considered #1, our economy will follow.

Thank you for your careful evaluation of the issues in every planning request.

Best regards,

Marilee and Bruce Taylor

Salyer, CA

Ruth Hanover

From: Susanne Risso <srisso53@gmail.com>
Sent: Monday, January 14, 2019 3:47 PM
To: tcpc.stewart@gmail.com; tcpc.mcHugh@gmail.com; Ruth Hanover; Leslie Hubbard
Cc: Paul Baldwin/Susanne Risso
Subject: Cannabis Distribution Center in Douglas City

I am deeply concerned that the Planning Commission is considering rezoning 4 parcels in Douglas City to C3 (Heavy Commercial). Rezoning to C3 is inappropriate and not in line with the Douglas City General Plan. There are no city services (water, sewer, fire) and the parcels are located in a severe high fire area. Fire in an area zoned C3 could potentially cause major environmental damage to adjacent homeowners, the Trinity River (500 feet away), and the environment. This would be in the middle of a forested area and the potential for disaster from fire is too great. The residents of Douglas City are not in favor of this project or any project that would require a C3 zoning as are many residents of Lewiston.

Furthermore, the CEQA contains no physical reports in the initial study. Were samples even taken and tested? I understand that property across from these parcels tested positive for hazardous materials and these 4 parcels were not tested! The 2-2500 gallon water tanks used for fire suppression (minimum requirements) are not on the same parcel as the project. What if the that parcel sells?

For these reasons I urge you to not approve the rezoning of these parcels and abide by the current General Plan for Douglas City and the wishes of its residents.

Susanne Risso

Ruth Hanover

From: Diana Stewart
Sent: Monday, January 14, 2019 4:33 PM
To: Ruth Hanover
Subject: Fwd: David R Albiez initial response to Mines Re-zoning request

Begin forwarded message:

From: DAVID ALBIEZ <daalbiez@gmail.com>
Date: January 14, 2019 at 1:55:02 PM PST
To: "lubbard@trinitycounty.org" <lubbard@trinitycounty.org>, "kanderson@trinitycounty.org" <kanderson@trinitycounty.org>, "Mchugh@gmail.com" <Mchugh@gmail.com>, "tcpc.stewart@gmail.com" <tcpc.stewart@gmail.com>, DAVID ALBIEZ <daalbiez@gmail.com>, "dvatalent@aol.com" <dvatalent@aol.com>
Subject: David R Albiez initial response to Mines Re-zoning request

To: Planning Commission Board Members,
From: David R Albiez, Resident 280 Marshall Ranch Road, Douglas City, Ca 96024

Reference: Objection To: Terry Mines Application for Rezoning from Highway Commercial to Heavy Commercial Hwy 3, Douglas City, Ca 96024

Planning Commission Members,

This letter is fully supported by all but one of the residents residing on Marshall Ranch Road (that person could not be reached, but has been against this rezone in the past).

I strongly object to the applicants rezoning request for the four currently zoned highway commercial to Heavy Commercial parcels. The effects of the rezoning would be extremely detrimental to our already well established Douglas City Community plan (approved by the planning commission), my residential community, and my families Health, Safety, Economic, and peaceful way of life. Our quite and peaceful environmental friendly residential neighborhood could be turned into a caustic nightmare unfit for residential use due to the unrestricted uses prescribe for a heavy commercial zone. Our community would be robbed of 100% of the remaining undeveloped highway commercially zoned parcels the Douglas City Plan established as economically important for the core communities benefit. The rezone parcel and business permit requests would not serve the Douglas City community aesthetically, or economically as the current plans exhaustive studies prescribes. These zoned parcel would best serve our community as highway commercial, and as the current plan states will not environmentally support C3. Instead it would devastate our core business area into a near industrial park setting, not in keeping with an already well established community/residents approved plan. The intent behind any community plan as part of our constitution is to establish guidelines to protect the property rights of the existing zoned surrounding community to keep us all from plunging into economic chaos. Detrimental effects from changes in zoning takes priority over the benefit of the one property owner who wishes to change or rezone what was established prior to purchase. No one would have an incentive to purchase any property if they were not assured of this constitutional right. This proposed rezone would have a detrimental economic effect to the community, surrounding residential property values, economic shifts

in current community plans, and future economic uncertainty.

The main purpose of the planning commission is to ensure property rights and values are not negatively effected by a change in rezoning, and to adhere to the current community plan. Based on major community developers opinions, just my own property values could decrease by as much as \$300,000 dollars (Dana Ryan the leading local developer stated he would be happy to talk with any of you to back up this statement). In addition, our rural lifestyle, fire hazards, and environment issues can not support a heavy commercial rezone as clearly stated in the planning Commission own approved Douglas City Plan. The second and latest Initial CEQA survey does not support or have supporting documentation to answer the multiple mistakes and questions from the last (paper drill survey presented at the April Committee meeting on the same subject project). Too many of the same existing problems with the rezone still exist.

For the betterment of the Douglas City Community our neighborhood already agreed to the existing 1987 community plan and has already taken a major property value downturn as a result. Assurances were made by the commission back in 1987 that the zoning would not change AGAIN, and no further requests for change in rezoning would occur. They stated these commercial zoned parcels would not be heavily used nor turned into an industrial zone, negatively effecting the residential neighborhoods and environmental quality of life. This was put into the current Douglas City Community Plan - Approved by the County Planning Commission. Sadly and without notifications sent to the local residents one parcel was approved for C3 only two years later in 1989, and lack of code enforcement by the planning department has allowed most of the remaining parcels in this area to deteriorate. Based on the planning departments past lack of ability to control code enforcement for Highway Commercial enterprises - furthers our case against what four heavy Commercial parcels would look like after a few short months WITH ANY BUSINESS MODEL.

Should and when Mr. Mines family sells any properties rezoned to Heavy Commercial, that enterprise would have the right to do any heavy Commercial business without any intervening permits. Heavy Commercial zoning, (not intended for residential or within site of highway areas), would destroy all the hard fought work for river front residential properties that would now be worthless. Stated very clearly, our whole amassed family wealth is tied to these properties and would be lost just so one property owner can make even more money from our whole life's work.

It is that simple.

Please prove to us that common sense property law still applies both legally and morally. My/our neighborhood and community are in rezone jeopardy yet again - not based on increased tax or way of life improvement benefits to the Douglas City community, nor the county, but for increased profits to just one non community member! Yes. That's right, Mr. Mines doesn't even live in our community, he dosen't even own the property, nor do the real owners live in our community.

Supporting documentation from the Douglas City Plan.

The DC plan states, "The Douglas City Community Plan is the planning guideline for the future development of the Douglas City Area. The Plan establishes a framework which will guide both private and public projects within the Plan Area while maintaining the area's high quality of life."

Major issues with the Current Highway Commercial to Heavy Commercial rezoned site also include:

- County Code Enforcement Issues: The lack of county code enforcement officers to adequately police existing code has proven totally inadequate. Despite quality personnel in their respective departments, quantity is severely lacking. All the residents water wells down hill of the current commercial zoned sites both quantity and quality are negatively effected, despite the past administration assurances this would not happen. Testing within the last year have proven this fact. A few of these highway commercial zoned business operators have really tried to be good

environment stewards, but their efforts have failed. Turning highway commercial parcels into active heavy commercial sites would dramatically increase the damages to - and endanger the surrounding environment as well as the Trinity River. Because of prior mining operations creating poor to non-existent soil percolation, there is nothing to stop increased waste water heavy commercial operations could create from discharging into existing residential wells nor their pollution flowing directly into the Trinity River, which is less than 500 feet from project sites. Water quantity has also been reduced by current highway commercial operations.

As per the approved D.C. Community zoning plan Section 3

"Extensively mined areas also have septic development constraints. These areas have generally been mined to bedrock; therefore, there is insufficient soils to allow for adequate percolation. An identified problem area is the proposed industrial site on Highway 3"

The county's own health department issued this warning, and is a major reason only low scale commercial operations were initially zoned for the project site. Ms Anderson Public Health Department has been clear that upgrades to the bare minimum currently existing septic systems on these sites would not be upgradable. As our own residential water quality attests, even these low key operations have caused environmental damage.

- Water quality and quantity: After the highway commercial zone was established water wells to my and my neighbors' properties have run dry during parts of the year and must be rationed during the remaining months. We have had to drill additional wells at our own expense and water quantity has still been limited. Water contamination and quality has already been addressed in the preceding paragraph.

As per the approved D.C. Community zoning plan Section 6 and 7

"6. Water

Only an estimated 50 households rely upon community or mutual water systems. The continued reliance upon individual wells is expected to continue with future development, currently, most residents are dependent upon surface water supplies for household use. Within the Plan Area surface water is more frequently utilized for domestic purposes than is deep well water. Development of surface water tends to be less expensive than development of deep wells. Additionally, concentrations of minerals including iron, magnesium and calcium have been reported in well water in portions of the Plan Area. Finally, competition between adjacent wells can decrease water availability.

Future growth, and land uses in general, must take into consideration the availability of water not only for development purposes, but also for wildlife and other beneficial uses. In addition, the Plan must incorporate provisions to protect existing water quality.

A large portion of the Plan Area (primarily Browns Creek Watershed, Weaver Creek Water Shed and Upper Watershed of Indian Creek) are proposed to incorporate Critical Watershed Overlay Zoning to insure that future land divisions in these areas must develop individual wells. This is to insure adequate surface water for a variety of existing uses.

Due to the reliance on individual sewage disposal systems as well as the importance of protecting water quality, densities within the Plan Area must remain fairly low. The Health Department has specifically indicated that portions of the Poker Bar Area and southerly end of Steel Bridge Road are severely restricted for future development due to high groundwater and poor soils.

The Plan proposes to direct homesite development to those areas which have soils generally capable of accommodating development without adverse impacts. Regardless of the general soil characteristics of a given area, site-specific soils information will continue to be necessary for all properties in the Plan Area. Aside from floodplain areas and the proposed industrial

area on Highway 3, the topography of the Plan Area is generally sufficient to properly drain development sites with only minor modification being necessary. Drainage within these areas will be reviewed as development dictates."

- Heavy Commercial Zones allow for: 24 hour operations; increased traffic congestion, creates noise and light pollution negatively effecting not only the current neighborhoods quality of life, but also the residential and business owners in the surrounding area-namely in the communities main industry, leisure and recreation.
- Rezoning would hurt the recreation and guided fishing industry as this portion of the Trinity River is heavily used as some of the best fishing in the area. Again the river is less than 500' from the proposed rezoning sites. Increased Heavy Commercial waste associated with these type businesses would now be allowed to operate in this concentrated area, the CEQA report does not accurately address these issues: increased waste production; extensive increases in water use requirements, now dumped into the inadequate existing septic systems that can't handle the flow. Where is it all going to go?
- The proposed rezoning sites current operational use is limited only to one parcel with a small two bedroom mobile home, and one parcel with a big metal building (this parcel is the one for the proposed business permit). The permit tied to one parcel plans to operate a 20+ employee and visitor operation. Both parcel have the largest septic system the planning department could authorize, both septic systems are to small for even just the new required bathroom capacity required by law. There is nothing in the CEQA that indicates existing waste disposal system can handle the requirements needed for Heavy Commercial, for even one of the parcels nor that the new four separate Heavy commercial business operations (parcels) requirements could be met. The planning departments current business plan and the 1989 C3 rezone application stated the area could not support even highway commercial disposal needs. Nothing has changed in the soil composition since then, what suddenly makes the area ok now?. Taking into account the potential increased waste discharge needs of four heavily used Heavy Commercial businesses with the very limited waste disposal capacity of the area, now concentrated into one small area of operations, and the current CEQA report dose not cover these mitigating circumstances, because it can't!

No adequate service facilities in the Area: Heavy Commercial areas require extensive service support such as, municipal constant water flow supplies, off site hazardous waste disposal, dedicated full time fire department support, and increased security protection and prevention. The Douglas City Volunteer Fire Department cannot adequately support the necessary fire protection requirements of four new heavy commercial businesses, from the one well that currently supports all Four parcel rezoning proposals. The second poorly done CEQA report only addresses the minimum required water and water suppression support needed for only the proposed business intent, not the needs required by even one heavy commercial operation, let alone three others. In addition, the report does not state the water supply for the proposed permit parcel, is on a separate parcel. We have been told there is a well production report from mid October 2014 (when water tables are high) that states the well produces 10 gallons a minute. As of the date of this writing, we have not received the requested paperwork on that testing. However, past well production was inadequate to support the one home on one parcel, let alone the needs of the parcel requesting the permit, what changed? The previous owner ran four water trucks that supplied the home and business using storage tanks. The business required only small amount of water (trucking storage and repair maintenance only). The well ran dry at least 3 month out of the year. This can be confirmed be the previous logging firm who rented the property from approximately 2004 through 2015. Additional water wells needed to support the three other parcels or the additional water required to support ANY type of heavy commercial operation demands, would be hard to find and wholly inadequate. If

any more water could be found on the properties it would have been. Lee Shelton the prior owner tried (very hard). He asked me and other neighbors for water repeatedly as I and they stated in the last April rezoning request meeting. [t would also deprive the neighborhood below the proposed project rezone of the little remaining water they have in support their own property rights.

None of the additionally named goals describe below and set forth in the DC Community plan are served by the rezoning of these four parcels. In fact they are diametrically apposed.

Housing Goals

The Douglas City Community Plan emphasizes the following housing goals in addition to those goals and objectives stated in the 1985 Housing Element. The Plan's Housing Goals are:

- "1. To insure that future residential development receives adequate public services including, but not limited to: fire protection, police protection, and all weather access. (how can that be accomplished by taking away four remaining highway commercial properties)?*
- 2. To provide for a variety of housing types and costs while maintaining the stability of existing neighborhoods.*
- 3. To conserve and improve existing housing stock within the Plan Area."*

How can these goals be met by ruining one of its housing neighborhoods?

Since we have been given limited time to prepare opposition to the proposed rezoning request we reserve the right to bring further related testimony to the board meeting..

Thank-You Members for your time and attention to our communities concerns. I trust you will find the rezoning request detrimental to our community, our residential neighborhood, and our families economic and ecological preservation. It is up to the planning commission and Board of Supervisors to prove this rezoning would not negatively impact the surrounding community, and it did not. Why then were we only given a few days to defend an obviously flawed basis for rezone. Because this rezone request could end up in court it must be noted that we did not receive a huge portion of the requested reports that would back up any claims presented in the second flawed CEQA initial survey. Based on the evidence and lack of an accurate CEQA (second attempt), we ask you to please vote against the proposed rezoning request.

Sent via email
David Robert Albiez
530-623-9202
Date: 14 Jan 2019
Time sent: 1:54PM

Sent from [Mail](#) for Windows 10

Ruth Hanover

From: John and Evelyn Ward <jeward@shasta.com>
Sent: Monday, January 14, 2019 4:11 PM
To: Ruth Hanover
Subject: rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

Hi, Ruth,

We are completely opposed to the Planning Commission rezoning 4 parcels in Douglas City to C3 (Heavy Commercial). If they can do it in Douglas City, they can do it in Lewiston. Growers do not have an entitlement to change zoning and laws to suit themselves, and we non-growers have rights too.

Sincerely,
John and Evelyn Ward
Lewiston

Ruth Hanover

From: Gale & Theresa <teric299@gmail.com>
Sent: Monday, January 14, 2019 6:05 PM
To: tcpc.stewart@gmail.com
Cc: tcpc.mcHugh@gmail.com; Ruth Hanover; Leslie Hubbard
Subject: Cannabis Distribution Center in Douglas City

Please do not allow this to happen to Trinity County, Its already going quickly down hill, property values dropping rapidly.

Points not to allow Cannabis Distribution Center in Douglas City

- Inappropriate to be in or near rural residential neighborhood
- Only 1 mile from Douglas City School, shorter as the crow flies.
- Not in line with Douglas City General Plan for business and recreational development
- Would severely hinder other business ventures considering investing in area.
- No municipal services (fire, water, sewer)
- Location is considered severe high fire risk
- Surrounding properties and neighbors do NOT want this facility
- Inaccuracies or misleading accumulation of information to bolster project plans to make it look more attractive. (example: says there are 2-2500 gal water tanks that will be used for fire suppression and that falls into the minimum requirements. Those tanks are not on the same parcel as project...what if he sells that parcel or decides to develop)

Report indicates that manufacturing facility is next project.

I am deeply concerned that the Planning Commission is considering rezoning 4 parcels in Douglas City to C3 (Heavy Commercial). Rezoning to C3 is inappropriate and not in line with the Douglas City General Plan. There are no city services (water, sewer, fire) and the parcels are located in a severe high fire area. Fire in an area zoned C3 could potentially cause major environmental damage to adjacent homeowners, the Trinity River (500 feet away), and the environment. This would be in the middle of a forested area and the potential for disaster from fire is too great. The residents of Douglas City are not in favor of this project or any project that would require a C3 zoning as are many residents of Lewiston.

Furthermore, the CEQA contains no physical reports in the initial study. Were samples even taken and tested? I understand that property across from these parcels tested positive for hazardous materials and these 4 parcels were not tested! The 2-2500 gallon water tanks used for fire suppression (minimum requirements) are not on the same parcel as the project. What if the that parcel sells?

For these reasons I urge you to not approve the rezoning of these parcels and abide by the current General Plan for Douglas City and the wishes of its residents.

Thank you for your time

Gale and Theresa Ickes (530) 778 0807

Ruth Hanover

From: Leslie Hubbard
Sent: Tuesday, January 15, 2019 8:41 AM
To: Ruth Hanover; Bella Hedtke
Subject: FW: Douglas City Rezone

From: John Hall <micpib1@gmail.com>
Sent: Tuesday, January 15, 2019 7:14 AM
To: Leslie Hubbard <lhubbard@trinitycounty.org>
Subject: Douglas City Rezone

January 15, 2019

TO: TRINITY COUNTY PLANNING COMMISSION

Although I am not a member of the Douglas City California community I live just downriver from this area and my community will be impacted by any changes and I am asking you to not Rezone per this request.

Please not allow a rezone of parcels listed as APN 015-490-08, 015-490-09, 015-490-10 & 015-490-11 along Hwy 3 from Highway Commercial to Heavy Commercial C3. The Douglas City Community Plan was developed with community input. This input and ultimate designation created what was considered appropriate zoning that supports the intent and goals of the community plan. Specific goals and intentions that we support and are spelled out in community plan are the important goal of the community plan to retain and enhance the overall high visual quality of the Plan Area. The high visual quality of the views from the highway are important for tourism development as well as play an important role in Community Design. The Community Plan mentions the goal was to focus on the retention of the important features of the natural environment. The Community Plan achieved this goal through incorporation and completion of the following objectives: - Designate Highways 299 and 3 as potential State Scenic Highways.

Taking away any of our Highway Commercial zones in Douglas City, reduces the vision of the DC Community Plan and loses the intent. These zones developed a land use pattern which implements the other elements of the DC Community Plan which are designed to encourage development which is consistent with the lands natural carrying capacity, community-oriented commercial facilities, recreation-oriented commercial facilities, and resource base activities.

These project parcels are listed as village designation. These zoning and General Plan designations are also based upon certain area specific characteristics such as soil types, flood hazards, and vegetation types. Highway Commercial zoning provides for sufficient commercial opportunities that would meet the needs of the Community. "Village" General Plan (GP) designation is preserved for the core area of Douglas City – the post office/general store/motel area, DC elementary school, the residential areas along Riverview Road and the first mile of Steiner Flat Road, **and south along Highway 3**. The Land Use Element of the General Plan uses within the area says Not allowed in the village are heavy industrial uses that are potentially dangerous to surrounding structures (i.e. highly flammable fuel storage) and multi-family residential units over twelve units per acre. (Trinity County General Plan, Land Use Element, page 10) Heavy Commercial also allows potentially dangerous elements some that do not require prior approval from Planning Department and/or Commission.

C3 Heavy Commercial provides for many types of businesses that have the possibility of environmental hazards and may not require oversight or use approval. Heavy commercial is designed for commercial designation areas and businesses that don't need highway visibility. These parcels are adjacent to several Rural Residential parcels, the neighborhood of Marshall Ranch Road. Heavy Commercial is incompatible with residential neighborhoods as they normally carry heavy land usage & would not uphold the high visual quality of highway parcels.

My name below acknowledges that I do not support rezoning these parcels from HC (highway commercial) to C3 (heavy commercial).

Thank you,

John Hall, Junction City, CA

Ruth Hanover

From: Daphne Wells Wetzel <daphne@thewetzels.net>
Sent: Tuesday, January 15, 2019 9:47 AM
To: Leslie Hubbard; Ruth Hanover
Subject: January 17 Supervisors meeting Item 4 - Mines Proposed Rezone

TO: TRINITY COUNTY PLANNING COMMISSION

I am a friend of the Douglas City California community. As neighbors and a community, we have come together to relay our request that the Commission does not allow a rezone of parcels listed as APN 015-490-08, 015-490-09, 015-490-10 & 015-490-11 along Hwy 3 from Highway Commercial to Heavy Commercial C3.

C3 Heavy Commercial could provide for many types of businesses that have the possibility of environmental hazards and may not require oversight or use approval. Heavy commercial is designed for commercial designation areas and businesses that don't need highway visibility. These parcels are adjacent to several Rural Residential parcels, the neighborhood of Marshall Ranch Road. Heavy Commercial is incompatible with residential neighborhoods as they normally carry heavy land usage & would not uphold the high visual quality of highway parcels.

My name below acknowledges that I do not support rezoning these parcels from HC (highway commercial) to C3 (heavy commercial).

Thank you,
Daphne Wetzel
Weaverville, CA

January 14, 2019

RECEIVED

JAN 15 2019

TRINITY COUNTY
PLANNING DEPARTMENT

To: Trinity County Planning Commission

61 Airport Rd

Weaverville, CA 96093

From: Waylon and Jayme Hilburn

Dear Trinity County Planning Commission,

I am writing in regards to the Item 4 - Mines Proposed Mitigated Neg. Dec., GPA, Rezone and Cannabis Distribution Facility CUP P-17-45, and we are asking respectfully that you decline this rezone request.

I feel it is important to point out that the residents of Marshall Ranch Road were never directly notified of the planning commission meeting dated 01/10/2019. It was placed on the Planning Department website calendar and was moved to a subsequent date pending notification of the residents per the CEQA guidelines. Our letter was received 01/08/19.

We own the property to the west of the rezone request project. We will be directly affected by the rezones of the parcels as our property is directly across from APN015-490-08, APN 015-490-09 and APN 015-90-11. Our plan for 2019 was to break ground to build our house and move our family to our Marshall Ranch Road property and unfortunately, those plans have been placed on hold pending the outcome of the rezone project. The vision of the home and life we were planning will be significantly altered.

One of the concerns I would like to address is the prospect of a rezone of all four parcels. As stated in the Staff Report dated 1/10/2019, on page 9, response 3E states, **“Future developments that may be proposed on the other parcels rezoned to C-3 are unknown at this time, and would be subject to regulatory approval at the time of the proposed action.”** The idea that four parcels are going to be rezoned without a plan for three of the parcels is a huge concern. What this tells me is that the CEQA report should be disclosing potential significant impacts from all allowable uses in the Heavy Commercial zoning category, but how can those significant impacts be known if there are no plans for three of the parcels? This rezone allows for future development that isn't adequately being analyzed under CEQA, as demonstrated in Table 1 of the Initial Study. If those future projects don't require a use permit, it is my understanding that there would be NO opportunity to have public input and review of the potential environmental impacts. In fact, **“The applicant has indicated that future cannabis manufacturing may occur adjacent to the distribution facility, but there is no current plan for this use.”** There is a plan, but it is not being disclosed right now.

Response 3N says, **“Regarding the project parcels, there are four parcels identified in the request for rezoning, however only one parcel is named in the CUP application, APN 015-49010, for use as a distribution facility. Since the proposed project entails the rezoning of four parcels, the IS must refer to all the parcels collectively.”** The development of one parcel of this project is being analyzed under a Conditional Use Permit. But the rezone request allows for future development on the other three parcels, saying those impacts will be disclosed in the future. This can possibly be construed as

“piecemealing” which is a violation under the CEQA guidelines. All known and foreseeable impacts should be considered now. For this reason, consider only rezoning the distribution facility parcel at this date.

While in the Planning Department, it came to my attention that there is no guideline listed for business hours for a property zoned C-3 or HC. Are we to expect that operations will be able to commence all hours of the night? This is NOT conducive to quality of life for us on our property. Consider a Condition on the Use Permit outlining hours of operation in which delivery trucks may come and go from the business.

These three parcels that are adjacent to Marshall Ranch Road do not have legal access from Marshall Ranch Road, which is a single lane. If these parcels are developed and/or sold, and encroachment permits are applied for at each parcel, would we expect that the county would widen Marshall Ranch Road at the expense of our property? Would they exercise eminent domain on our land to accommodate the development of these properties?

The IS report states that during peak season, we should expect up to 43 trips a day. Page 34 of the IS states that the noise would be masked by typical Hwy 3 traffic and would not be significant. We disagree. 43 trips a day in peak season amounts to roughly 3,612 trips over the space of 3 months. This is significant. If the western and northern most parcels are rezoned and developed, who is to say these trips will not take part through Marshall Ranch Road? While the Staff Report states on page 2 that the distribution facility will have existing access to Hwy 3 and it will be the primary access, it does not state that it is required to only use the highway. This should be considered a significant impact, considering the properties that border the other side of Marshall Ranch Road are ALL residential with existing families, some that have had these properties for generations. It is difficult to gauge the impacts when the impacts are not being considered for the entirety of the parcels, only one.

If the rezone is approved for all 4 parcels, consider requiring a Condition of Approval for deeded access through the distribution facility parcel for the western-most parcel to access Highway 3 for egress and ingress in case these parcels are sold individually. That way, the residential parcel is discouraged from developing a separate encroachment onto Marshall Ranch Road. A suggested mitigation measure should equally be in place to prevent the 2 northern parcels from impacting traffic on Marshall Ranch Road. Future development on these parcels should be limited to only having encroachments onto the highway and not the County Road.

The property lighting is an issue as we are the “adjacent residents to the west”. Response 3D. This rings true for our property because the downward cast lighting will shine directly on our property considering we are directly below this project. Any down cast lighting will shine on or towards our parcel. Are there guidelines that dictate how many lights, lumens, or wattage can or will be placed along the back portion of the three parcels? All parcels to the west/southwest will be impacted by the downward cast lighting. Consider a Condition of Approval that limits the wattage or numbers of lights on the Marshall Ranch Road side of the facility.

We echo the concerns of our neighbors including the water, fire dangers and the septic requirements for the proposed project. We can say without a doubt that this project impacts every neighbor on Marshall Ranch Road negatively, us included. If this rezone goes through, we will no longer be open to building on our property or moving to Douglas City. We are not comfortable living in the gray area of this project that can change significantly and possibly without notice through the current rezone request.

Please consider denying this request for rezone on these four parcels.

Regards,

Waylon and Jayme Hilburn

11:20am
RECEIVED

JAN 15 2019 *cl*

TRINITY COUNTY
PLANNING DEPARTMENT

January 15, 2019 (hand-delivered to TC Planning prior to 3PM)

TO: Leslie Hubbard
Trinity County Department of Planning
61 Airport Road, Weaverville, CA 96093

FROM: Dorothy Goodyear, Douglas City Property Owner *D.G.*

RE: Draft Initial Study/Proposed Mitigated Negative Declaration (Draft-IS/PMND)
for the Mines Douglas City Rezone and Cannabis Distribution Facility

Mr. Mines stated at the 1/10/19 Trinity County Planning Commission meeting that he would be nice henceforth. Given his public apology and promise of goodness, his withdraw of rezoning and cannabis plans for the Marshall Ranch-Reading Creek neighborhood would be congruent and most welcomed.

My memo of 12/3/2018 stated: "No scientific data or reports were provided with the Draft-IS/PMND." Appendices of data, reports, testimonies, interviews, etc. are needed for each specific claim of significance (or lack thereof); for each proposed mitigation; for each conclusion; for each site description; for the proposed business; etc. Without appendices for this Draft-IS/PMND, it is incomplete, not acceptable, and not certifiable.

Please note that four parcels require a water district. This requirement, along with the need for fire hydrants for the proposed zoning change and cannabis business, reveals that the wise owner would connect these parcels to the Weaverville Community Services District's water. No rezoning, nor issue of business permit, without confirmation of a water district, or connection to water provided by the Weaverville Community Services District (which already includes part of Douglas City).

JAN 15 2019

11:20am

TRINITY COUNTY
PLANNING DEPARTMENT

January 15, 2019

TO: Leslie Hubbard, Trinity County Department of Planning, 61 Airport Road, Weaverville, CA
 FROM: Gail Goodyear, Trinity County, CA *Gail Goodyear*
 RE: Draft Initial Study/Proposed Mitigated Negative Declaration (Draft-IS/PMND) for the Mines Douglas City Rezone and Cannabis Distribution Facility

APNs 015-490-08, 09, 10, and 11

Owner of record: Lee Kee Yong & Jill Serene Mines Lee, 1381 Beachmont St, Ventura CA 93001

The Draft-IS/PMND released in Nov 2018 requires a do-over just as the one that was prepared in Spring 2018. The work, in both documents, has serious inaccuracies and omissions communicated to your department by various persons. The draft is not certifiable. A postponement, as an agenda item, or complete withdraw of the proposed business and rezone is requested.

It is not okay to present incorrect information as fact. Particularly, errors which hide that the Marshall Ranch-Reading Creek neighborhood is truly rural residential with docile businesses.

- *Property zoned Rural Residential 2.5 shares a boundary with the property proposed for zoning change. Each of the two Draft-IS/PMNDs failed to note this correctly.
- *There has not been like-distribution, or activity, from the four APNS listed above. Securing a business license and/or use permit for pallets does not mean the business operated (the Macy's pallet business failed). A logging truck storage yard is not manufacturing on, or distributing from site.
- *The four APNs above have been used as **one parcel** rather than four separate operations (as is most fitting and this long-term four-as-one use is not addressed in the Draft-IS/PMND). Allowing a zoning change for these four, small parcels in the Marshall Ranch-Reading Creek neighborhood is not wise.

Also, it is not okay make omissions that prohibit the public from evaluating and commenting.

- *Data, reports, testimonies and all sources need to be included with the Draft-IS/PMND as appendices. Each appendix is tied (1) to a specific claim of the significance of impact, (2) proposed mitigations, (3) to suppositions, conclusions and/or recommendations, (4) descriptions of the site, (5) description of the proposed business, and (6) etc. Providing "upon request," only to certain people, a printed list of websites and titles, that a reader must guess what might have been used in preparing the Draft-IS/PMND, is not acceptable.
- *Setting the ending time for accepting comments at 3PM when the Trinity County Planning Department closes at 2PM can be restrictive.
- *Faulty logic, or work, has hindered the public from learning about public comment periods, availability of documents, and land use plans underway. Avoiding communicating with, or notifying, landowners is unacceptable. This avoidance of communication becomes outrageous when Down River Consulting staff, who represents permit/zone change seekers, are allowed to communicate with the contractor preparing the Draft-IS/PMND (L. Hubbard shared that allowance TH 1/10/2019 after the Planning Commission meeting), and others are not allowed.

Trinity County citizens spent years writing a Douglas City Community Plan and over 10 years were spent creating the Goodyear Subdivision for Marshall Ranch-Reading Creek neighborhood. These fine works could be undone by those who wish what **neighbors and the town/community do not want**: neither the proposed zoning change **nor** to plop a cannabis business in the neighborhood.

January 15, 2019

Trinity County Planning Commission
PO Box 2819
Weaverville, CA 96093

RECEIVED
JAN 15 2019
TRINITY COUNTY
PLANNING DEPARTMENT

To the Planning Commission:

The Notice of Public Hearing has been received regarding Proposed Mitigated Negative Declaration, General Plan Amendment from Village to Commercial, Rezone from Highway Commercial to Heavy Commercial (C3), and Conditional Use Permit for Cannabis Distribution Facility located at 30661 State Highway 3, Douglas City, California. APNs: 015-490-08, 09, 10, and 11.

We purchased a parcel on Marshall Ranch Road in January 2012 as a retirement haven and for our extended family to enjoy into the future the beautiful river corridor here at the place we fondly call "The River House." We have grandchildren who stay with us and attend Douglas City School providing a safe environment for them.

We ask that the Planning Commission to deny the request to change from Highway Commercial to Heavy Commercial (C3) for the following reasons:

- We concur with the points made in David and Veronica Albiez's letters submitted to the Planning Commission

In addition, we emphasize the following:

- Property value for the Rural Residential residences will decline
- We are concerned about our children attending school and riding the school bus and the increased traffic rezoning will create
- We are concerned about crime issues too close to our home
- Waste so close to the Trinity River; run-off and drainage is of great concern to us and our neighbors on Marshall Ranch Road
- We are concerned about there being no enforcement regarding environmental health pertaining to the existing commercial properties
- Marshall Ranch Road itself is not safe for heavy traffic
- We are concerned about our safety

Due to illness permission is given to David Albiez to speak on our behalf.

Jim and Amy Curry



20 Marshall Ranch Road
Douglas City, CA 96024
(530) 739-3385

Ruth Hanover

From: Julia Mitchell <julesmitchell@mac.com>
Sent: Tuesday, January 15, 2019 2:18 PM
To: Ruth Hanover
Subject: Cannabis Distribution Center in Douglas City

I am deeply concerned that the Planning Commission is considering rezoning 4 parcels in Douglas City to C3 (Heavy Commercial). Rezoning to C3 is inappropriate and not in line with the Douglas City General Plan. There are no city services (water, sewer, fire) and the parcels are located in a severe high fire area. Fire in an area zoned C3 could potentially cause major environmental damage to adjacent homeowners, the Trinity River (500 feet away), and the environment. This would be in the middle of a forested area and the potential for disaster from fire is too great. The residents of Douglas City are not in favor of this project or any project that would require a C3 zoning as are many residents of Lewiston.

Furthermore, the CEQA contains no physical reports in the initial study. Were samples even taken and tested? I understand that property across from these parcels tested positive for hazardous materials and these 4 parcels were not tested! The 2-2500 gallon water tanks used for fire suppression (minimum requirements) are not on the same parcel as the project. What if the that parcel sells?

For these reasons I urge you to not approve the rezoning of these parcels and abide by the current General Plan for Douglas City and the wishes of its residents.

Thanks-
Julia

RECEIVED

JAN 16 2019

TRINITY COUNTY
PLANNING DEPARTMENT

1/16/19

Trinity County Planning Department:

My fiancé and I appreciate the opportunity to comment on the Mines Douglas City Rezone and Cannabis Distribution Facility Project. We are new residents to the Marshall Ranch Rd community as of mid-December 2018, and were not fully aware of the tumultuous rezoning proposal until we received the Notice of Public Hearing in the mail late last week (1/11/19). After speaking with neighbors, we were able to locate the correct website pathways and review the reports (the link in the Notice was not and is not valid just FYI). As we purchased this home to raise a family in, we would like to voice some concerns that we feel should be addressed.

Sewage:

IS p8: "The industrial properties to the west* across Highway 3 have been reported to have issues with hazardous materials in the past, in addition to poor sewage disposal capacity. It's unclear whether the same issues are present on the subject parcels. The 1989 rezone findings listed in the Staff Report for AmeriGas state that the land 'is not suitable for most uses allowed under the existing zoning (HC) due to poor soils for sewage disposal systems'."

*this should read "east," a mistake commonly noted in the IS

Staff Report 1/10/19 p.9: "At this time the County has determined that the proposed use is compatible with the existing septic system."

We were baffled by the Planning Department's evidence lacking response to the community's concerns over the ability of the parcel to handle the wastewater of the potential 10 full time employees and additional 10 seasonal employees for 3 months of the year. After persistent requests from the community asking for documents supporting their approval of the septic, the Planning Department at last released documents on Monday of this week (1/15/19). Two documents were provided from J&J Septic, one for the construction of the residence septic in 1979 and the other for an additional septic in the warehouse in 1987. These reports are simple septic installation forms. The only commentary provided is from the 1987 report and states that, "the system (is) approved for one toilet and one hand sink only. Other usage must be approved in writing and shall require further soil excavations and expansion of field." The combination of the concerns addressed in the IS report and the commentary in the 1987 J&J Septic report raises serious question over how the county determined that "the proposed use is compatible with the existing septic system." Given the upslope proximity of the subject parcels to neighboring residences as well as the Trinity River, excessive use of the septic systems on the subject parcels present potential human and environmental health hazards that should **not** be overlooked. Further analysis into the soil structure and capacity of this site is essential prior to a rezoning consideration that is intended solely to allow for a business that presents a significant change in the current usage of the wastewater system.

Safety:

IS p37: "Law enforcement in the area is provided by the Trinity County Sheriff's Department and the California Highway Patrol.....Development of the project within the community is not expected to significantly increase the demand for these protection services"

We feel that these statements in the IS contradict with the State's required current cannabis business security measures. This project is fulfilling the required security measures that include a surveillance

monitoring room, secured perimeter fencing, and an exterior guard hut because of anticipated crime associated with the cannabis industry. Per Trinity County Commercial Cannabis Cultivation Regulations Ordinance No. 315-823 Section 1 (15), "WHEREAS, in recent years there has been an increased number of Cannabis related incidents of burglary, robbery and armed robbery; some including acts of violence resulting in injury or death."

A cannabis distribution facility is by definition a localization of a very valuable and sought after product. We feel that the IS flippantly disregarded the safety of the surrounding community, which is our most poignant concern with the proposed location of this cannabis distribution facility. The subject parcels are located ¾ miles south on Hwy 3 from its intersection with Hwy 299. While this area is zoned Highway Commercial and Industrial in addition to Rural Residential, it is largely a sparsely lit, quiet, and isolated neighborhood with no close responding agencies. The California Highway Patrol and Trinity County Sheriff are located 6.4 miles and 7.7 miles to the north in Weaverville. While the parcels' location at the intersection of two main highways makes the site ideal for a distribution center, this same location without any nearby protection makes it an ideal target with multiple routes of travel available to those with ill intent.

We would additionally like to express concern over the potential use of Marshall Ranch Road as an access region for criminal activity. Marshall Ranch Road has two entrances stemming from Hwy 3, one to the north of the proposed project and one to the south. Other than the entrances, this residential road is not visible from Hwy 3. Three of the four subject parcels are accessible from the back/west side along an approximately 830 foot section of Marshall Ranch RD.

Security systems are not fool proof and fences are not impermeable. For the safety of the community, we anticipate further investigation into the security of this location as it relates to a cannabis distribution facility.

In Conclusion

We are not anti-Cannabis, and we are in fact excited over the prospect of what the legalization of Cannabis will bring economically to Trinity County. We applaud the location of the approved (Hoffman) distribution center in Hayfork. The completion of a Water Resources Protection Plan for Hoffman's proposed septic use by 4 full time employees, choice of a parcel already zoned in accordance with one of the 6 zones allowable for distribution, ¼ mile distance from the nearest residence, and close proximity to a CalFire station are all examples of actions that should be taken and characteristics that should be sought when selecting a location for a distribution center in the Weaverville vicinity. The path to successful growth and stability of the legal cannabis industry requires a brave and forward front. At the same time, the ability to take a step back, be patient, acknowledge environmental effects, and listen to the voices of the community is an essential and invaluable tool in ensuring the successful economic progress of the legal cannabis industry in Trinity County.

Thank you for your time and consideration, we greatly appreciate it.

Sincerely,

Marinda Cokeley and Jed Medin

Ruth Hanover

From: Veronica Kelley-Albiez <dvatalent@aol.com>
Sent: Tuesday, January 15, 2019 4:55 PM
To: Leslie Hubbard; Ruth Hanover
Cc: tcpc.Mchugh@gmail.com; tcpc.stewart@gmail.com
Subject: Response to Agenda item for January 15

Hi Leslie and Ruth,

Below is my response as listed. Would you please forward to all board members as soon as possible for review.

Thank you,
Veronica Kelley-Albiez

JANUARY 15, 2019

TO: PLANNING COMMISSIONERS

RE: P-17-45 PROPOSED MITIGATED NEG DEC., REZONE AND USE PERMIT FOR CANNABIS DISTRIBUTION FACILITY.

We started this conversation in April 2018 and my position remains the same. The current zoning of Highway Commercial on these parcel is appropriate and in line with the desires of the Douglas City Community both past and present and is supported by the Douglas City Community Plan. I ask that you vote NO to rezoning a highly visible portion of highway 3 to Heavy Commercial. It is incompatible with the Douglas City Community plan. It is incompatible with rural residential neighborhood.

An argument some want to use to support a rezone is that the area already looks like a heavy commercial or industrial zone. The area along Hwy 3 has been allowed to fall into the look of an industrial or heavy commercial area due to the lack of enforcement, not by planned means. The use permits granted over 29 years ago had provisions or mitigating measures installed that required them to maintain the high visible quality of the parcels and plan area. The use permits are granted, done, and there is no more public input allowed. They have been in the archives for so long, perhaps the planning department forgot what they were supposed to be requiring as code. One parcel has no use permit that could be provided to me and yet, there is someone living on the parcel along with the myriad of broken vehicles. The requirements of the use permit looked good on paper and were a good fit for Highway Commercial. However, over time, those requirements were forgotten and just ignored.

Through this lack of oversight, what is visible to the eye has become an eyesore. But what about what is not visible to the eye? The environmental damage caused by the businesses that currently or historically used the land has not been site specifically tested. The Environmental Initial Study (EIS) of parcels in question, shows no evidence of site specific soil testing as is required by the Douglas City Community Plan under Chapter 4, page 16-17. The EIS prepared in April of 2018 stated that "The Industrial properties to the left across Highway 3 have been reported to have issues with hazardous materials clean up in the past, in addition to poor sewage disposal capacity. It's unclear whether these same issues are present on the subject parcels." Once again a simple paper exercise was done. It appears looking at regional databases on websites is largely what has been used to create the EIS. There is no evidence that has been presented to the public, as requested, that physical testing of any area under CEQA guidelines has occurred. Was the EIS created just specifically for the proposed Special Use Permit request or for a rezone that will create HEAVY COMMERCIAL activities to occur on these parcels.

Below you will see SEVERAL excerpts of the Douglas City Community Plan. This is the document upon which land use and zoning are predicated. This document was produced with input from the community through a more thorough outreach of more than just a few days for opinions. Throughout the Douglas City Community Plan you see the emphasis on maintaining the high visible quality of the plan area. Parcels adjacent to Highway 3 are HIGHLY VISIBLE. These particular parcels are included in the core area of the plan. These are not random, un-thought out areas. They are also designated Village Land Use. While there are many zones that can be found in this type of designation, the most compatible zone to accomplish the goals of the Douglas City Community Plan on the project parcels is Highway Commercial. It is the only zoning designation that encompasses all of the Economic Goals stated in the Plan. -

If necessary to discuss the Use Permit, I would like to request a continuance as most of the public information documents were not provided in an appropriate or timely manner. The GLARING errors in the EIS prove that the legally required steps were not taken to provide the public or the commission with accurate information. One glaring issue for me is that based on the number of regular employees, season employees and visitors the ½ bath with one septic will not sustain these numbers. A second bathroom will be required and it is not listed on any of the plans submitted. Will current septic sustain the addition of a second bathroom? If not, is a second septic or expansion of current septic even an option? So many more things to point out; however, limited timeframe to make responses. More to come.

DOUGLAS CITY COMMUNITY PLAN – APPLICABLE PORTIONS THAT SUPPORT REJECTING THE REZONE REQUEST

Chapter 10 – Land Use

Page 59 of Douglas City Community Plan

Land Use Goals: The Land Use Goals for the Douglas City area are:

1. To develop a land use pattern which implements the other elements of the Community Plan.
2. To provide for a variety of land use types and residential densities within the Plan area.
3. To guide development in such a manner that an acceptable balance is achieved between the costs for public facilities and services and revenues or improvements required of new developments.
4. To encourage development which is consistent with the land's natural carrying capacity.
5. To encourage the retention and utilization of resource lands for timber production, agricultural use, and mineral extraction.

Page 60

Definition of Land Use Categories Land use designations are general descriptions of what type of land use may occur in a specific area. **The land use designations in this element were developed as a result of examining land capabilities, existing land uses, their compatibility with each other, and public input on what makes Douglas City a desirable place in which to live.**

Page 63-64

Goal #4: To encourage development which is consistent with the land's natural carrying capacity. 63 This Goal is similar to those stated in the Natural Resources Element of the Community Plan. The importance of this Goal cannot be overstated. The characteristics of the area's lands to accommodate residential development, road construction, and timber harvesting must be considered in the development of the Plan.

To assist in achievement of this Goal the Plan incorporates the following objective. Objectives: - Discourage development on highly erodable, unstable, or steep slopes. - Discourage road building activities on identified unstable or slide prone areas. - **Insure that adequate water is available for future development and other beneficial uses.**

Page Two (2)

- Without the application of a critical water resource overlay in the southwestern portion of the Plan there is a greater likelihood of overutilization of water resources.

Chapter Four Public Services and Utilities

Page 16-17

3. Individual or Household Sewage Disposal Systems The ability of the land to accommodate on-site sewage disposal systems varies considerably throughout the Plan Area. Problem sites generally have one or more of the following constraints: high groundwater, steep slopes, shallow soils, or high clay content soils.

Extensively mined areas also have septic development constraints. These areas have generally been mined to bedrock; therefore, there is insufficient soils to allow for adequate percolation. An identified problem area is the proposed industrial site on Highway 3.

Due to varied soil characteristics throughout the Plan Area each potential homesite must be evaluated on an individual basis for its ability to accommodate on-site septic systems.

Chapter 4 – Public Services and Facilities

Page 17-18

6. Water

Additionally, concentrations of minerals including iron, magnesium and calcium have been reported in well water in portions of the Plan Area. Finally, competition between adjacent wells can decrease water availability.

Due to the reliance on individual sewage disposal systems as well as the importance of protecting water quality, densities within the Plan Area must remain fairly low.

The Plan proposes to direct homesite development to those areas which have soils generally capable of accommodating development without adverse impacts. **Regardless of the general soil characteristics of a given area, site-specific soils information will continue to be necessary for all properties in the Plan Area.**

CHAPTER 5 - ECONOMIC DEVELOPMENT – (Note: Only highway commercial encompasses all three of the desired elements of economic growth in Douglas City)

Page 21-22

The purpose of this element of the Community Plan is to identify existing economic activities and related characteristics within the Plan Area as well as to identify potentials for economic growth. **The primary focus of this element is to provide for economic growth which is compatible with the desires of the community.**

Economic Development Goals: This element incorporates the following goals for the Douglas City Plan: 1. To recognize and encourage, as a priority, the small business activities located throughout the Plan Area.

2. To provide for expansion areas for existing businesses and future businesses.

3. To encourage recreation development as a viable section of the local economy.

4. To ensure resource production lands are continued to be utilized for such purposes. Existing **Generally, economic activities in an area such as Douglas City can ' be classified into three broad categories: community-oriented commercial facilities, recreation-oriented commercial facilities, and resource base activities. Lands adjacent to Highway 299 generally accommodate most of these recreation-oriented commercial facilities.**

CHAPTER 8 - NATURAL RESOURCES

Page 27

The purpose of this element of the Community Plan is to identify and protect the various natural resources found throughout the Plan Area. The natural environment and the resources derived from it constitute the primary attraction to the Douglas City Area. Historically, Trinity County has been economically dependent upon resource production activities, such as mineral extraction and timber harvesting. In the recent past, this focus on the natural environment has expanded to include wildlife habitat protection and recreation development. Rational use of natural resources requires a basic understanding of the variety of such resources. The Community Plan's Goals and Objectives are

intended to set forth a balance between resource usage and protection. Natural Resource Goals The Community Plan incorporates the following natural resource goals:

1. Maintain, and enhance, the high quality of the area's natural resources.

Page 42-43

WATER RESOURCES

The Trinity River is the most heavily utilized water source in the Plan Area. It is utilized not only for domestic or household consumption purposes but also for recreation, fish and wildlife purposes. Both the quantity and quality of water are important to these water consumers. Residents adjacent to the river and its tributaries often utilize the river as a source for both household and agricultural purposes. Other areas within the Plan Area are generally dependent on springs, wells, and lesser creeks for water sources. The decline of fisheries in the watershed has been largely caused by the upstream construction of Trinity Dam and, to a lesser extent, poor logging practices, road building, and land development. Protection and enhancement of water resources in the Plan Area will become increasingly important as population increases and resource dependent activities intensify.

Page 44

Goal #2: Maintain, and enhance, the high quality of the area's natural resources. The Douglas City area is dependent upon the rational utilization of its natural resources both for employment opportunities and as in the case of water, residential consumption. Degradation of these resources in one particular area could have significant adverse impacts on other lands and uses. Therefore, it is imperative that the high quality of these resources be maintained and enhanced where possible. The Plan proposes to accomplish this goal by incorporating the following objectives. Objectives: - Insure that future homesite development is consistent with the capability of the area's soils to accommodate on-site sewage disposal. - Insure that future development does not result in over utilization of the area's surface or ground waters.

Page 51

CHAPTER 9 - COMMUNITY DESIGN Douglas City has many natural and man-made features, which together create a community identity. The Community Design element is intended to address those overall aspects of the community and individual neighborhood areas which compose this community identity. The primary purpose of this element of the Community Plan is to insure that as the community grows this community character or identity is retained.

Community Design Goals The Douglas City Community Design Goals are:

1. To maintain the identity of existing neighborhood areas.
2. To encourage the preservaton of historical structures within the Plan Area.
3. To retain and enhance the overall high visual quality of the Plan Area.
4. To encourage the development of the community core area as a viable center for the area's commercial and social life. Existing Conditions and Trends During development of the Community Plan the following general features or characteristics were identified as playing an important role in the overall identity of Douglas City: the Trinity River, Highways 299 and 3, the Community Core Area, the various neighborhood areas, and the surrounding resource lands.

1. Neighborhood Areas The intent behind identifying neighborhood areas is to better understand the character of these areas so that future development is compatible in terms of use, design, and lot sizes. **Thus existing residents are assured that new development will be consistent with neighborhood characteristics.**

Page 54

Those elements considered to be of area wide importance are Highways 299 and 3, Steiner Flat Road the Trinity River, and the surrounding resource lands. 3. Highway 299 and Highway 3 Highway 299 is the major transportation corridor between the Sacramento Valley and the Coast. Much of the route through the Plan Area lies adjacent to the Wild and Scenic Trinity River. Highway 3 is also an important transportation route to Hayfork and beyond. The recently adopted Transportation Plan designated Highways 299 and 3 as potential Scenic Highways. The high visual quality of the views

from these Highways are important for tourism development as well as play an important role in Community Design. The Plan proposes to protect the scenic qualities of both of these roadways by endorsing the scenic designation reflected in the Transportation Plan.

Page 56

Goal #3: To retain and enhance the overall high visual quality of the Plan Area. This Goal of the Community Design Element addresses those aspects of the Community which are generally non-specific. The focus is on the retention of those important features of the natural environment. The Community Plan proposes to achieve this Goal through incorporation of the following objectives.

Objectives: - Designate Highways 299 and 3 as potential State Scenic Highways. -

Chapter 10 – Land Use

Page 59

Land Use Goals The Land Use Goals for the Douglas City area are: 1. To develop a land use pattern which implements the other elements of the Community Plan. 2. To provide for a variety of land use types and residential densities within the Plan area. 3. To guide development in such a manner that an acceptable balance is achieved between the costs for public facilities and services and revenues or improvements required of new developments. 4. To encourage development which is consistent with the land's natural carrying capacity. 5. To encourage the retention and utilization of resource lands for timber production, agricultural use, and mineral extraction.

Page 60

Definition of Land Use Categories Land use designations are general descriptions of what type of land use may occur in a specific area. The land use designations in this element were developed as a result of examining land capabilities, existing land uses, their compatibility with each other, and public input on what makes Douglas City a desirable place in which to live.

Village:

Village designated areas are those areas which are intended to contain a variety of land uses which serve the needs of the area. A wide variety of zoning districts are allowed within a Village designated area. The Plan continues and expands the Village designation in the Community Core Area to provide for future growth. Commercial. Commercial areas designated within Douglas City are intended to indicate the desirable location of various commercial developments. Commercial developments may include community business uses, highway commercial uses, and recreation commercial uses. Commercial developments are intended to utilize available community services. Lot sizes may be as low as 10,000 square feet but are generally much larger due to on-site sewage, water, and development requirements.

Resolution No95-87

RESOLUTION NO. 95-87 RESOLUTION APPROVING AMENDMENT TO THE GENERAL PLAN OF TRINITY COUNTY . . WHEREAS, the Douglas City Community Plan Advisory Committee, after holding, numerous public workshops to gather public input, recommended to the Trinity County Planning Commission and the Board of Supervisors the adoption of the Douglas City Community Plan, which both updates and implements the General Plan of the County of Trinity; and WHEREAS, following careful study and the holding of a public hearing, the Trinity County Planning Commission recommended to the Board of Supervisors the adoption of the Douglas City Community plan which both updates and implements the General Plan for the County of Trinity; and WHEREAS, this Board of Supervisors, after having carefully considered the General Plan and noticed and held the required public hearing, finds that said amendment to the Plan .provides a suitable and logical plan for the future development of .Trinity County. NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Trinity, State of California, hereby makes the following findings: The

Douglas City Community Plan provides for a balance between resource protection and community development consistent with existing conditions and future needs insomuch that: The Plan incorporates measures necessary to protect wildlife habitat areas as identified by the State Department of Fish and Game; The Plan incorporates measures 'to protect resource protection areas from incompatible uses; ^ ■- . The Plan incorporates measures to retain the scenic qualities and water resources of the Douglas City Area. NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Trinity, State of California, hereby adopts the following amendment to the General Plan: RECEIVED .11)1 2 4 1987

I apologize for the poor formatting of my response. I was not provided documents in a timely manner and had a limited timeframe provided.

Sincerely,

Veronica Kelley-Albiez

Marshall Ranch Road, Douglas City, CA

Sent via email 01/15/19

Ruth Hanover

From: Becky Duncan <jalopy.fun@gmail.com>
Sent: Wednesday, January 16, 2019 1:40 PM
To: tcpc.stewart@gmail.com; tcpc.mchugh@gmail.com; Ruth Hanover; Leslie Hubbard
Subject: Against Cannabis Distribution in Douglas City

From Marijuana Business Daily - "What's going to give distributors an edge is also what other services they can do. "We see a lot of people that are distributing that also have processing facilities. Not only can they pick up your whole plant ... but they'll dry it and cure it at their facility, as well as bottle it up and sell it for you."

WOW. A distributor can do it all! And I'm sure Mr. Mines is thinking ahead of this rezoning step.

THIS is what I see as another part of Trinity County's future, and not what I want anywhere near me. I bought property to live in a quiet rural residential and forested area with a few small towns surrounding me.

What I now see is a constant barrage (by those in the business of Cannabis), of their needs, their wants, and their whines when they don't get their way. And there's more crime. Murder. You are aware of it as well and our Planning Department and Board of Supervisors gives in.

I have neighbors who moved in and grow illegally and I'm sure manufacture drugs - NOT what I came to TC for at all.

I feel badly for Douglas City residents and have friends who live there. They do not want Mr. Mines or anyone to set up shop to further personal monetary gains at the expense of their way of life in this county.

I read the EIR and am not impressed. There are some water and sewer issues already on 2 parcels and our river nearby. For once, please say no to the requested change of zoning.

Thank you!!

Becky Duncan
Lewiston CA

--

What is life? It is the flash of a firefly in the night. It is the breath of a buffalo in the wintertime. It is the little shadow which runs across the grass and loses itself in the sunset. ~ Crowfoot

RECEIVED

JAN 15 2019

TRINITY COUNTY
PLANNING DEPARTMENT

January 15, 2019

TO: TRINITY COUNTY PLANNING COMMISSION

We are members of the Douglas City California community. As neighbors and a community, we have come together to relay our request that the Commission does not allow a rezone of parcels listed as APN 015-490-08, 015-490-09, 015-490-10 & 015-490-11 along Hwy 3 from Highway Commercial to Heavy Commercial C3. The Douglas City Community Plan was developed with community input. This input and ultimate designation created what was considered appropriate zoning that supports the intent and goals of the community plan. Specific goals and intentions that we support and are spelled out in community plan are the important goal of the community plan to retain and enhance the overall high visual quality of the Plan Area. The high visual quality of the views from the highway are important for tourism development as well as play an important role in Community Design. The Community Plan mentions the goal was to focus on the retention of the important features of the natural environment. The Community Plan achieved this goal through incorporation and completion of the following objectives: - Designate Highways 299 and 3 as potential State Scenic Highways. Taking away any of our Highway Commercial zones in Douglas City, reduces the vision of the DC Community Plan and loses the intent. These zones developed a land use pattern which implements the other elements of the DC Community Plan which are designed to encourage development which is consistent with the lands natural carrying capacity, community-oriented commercial facilities, recreation-oriented commercial facilities, and resource base activities. These project parcels are listed as village designation. These zoning and General Plan designations are also based upon certain area specific characteristics such as soil types, flood hazards, and vegetation types. Highway Commercial zoning provides for sufficient commercial opportunities that would meet the needs of the Community. "Village" General Plan (GP) designation is preserved for the core area of Douglas City – the post office/general store/motel area, DC elementary school, the residential areas along Riverview Road and the first mile of Steiner Flat Road, **and south along Highway 3**. The Land Use Element of the General Plan uses within the area says Not allowed in the village are heavy industrial uses that are potentially dangerous to surrounding structures (i.e. highly flammable fuel storage) and multi-family residential units over twelve units per acre. (Trinity County General Plan, Land Use Element, page 10) Heavy Commercial also allows potentially dangerous elements some that do not require prior approval from Planning Department and/or Commission. C3 Heavy Commercial provides for many types of businesses that have the possibility of environmental hazards and may not require oversight or use approval. Heavy commercial is designed for commercial designation areas and businesses that don't need highway visibility. These parcels are adjacent to several Rural Residential parcels, the neighborhood of Marshall Ranch Road. Heavy Commercial is incompatible with residential neighborhoods as they normally carry heavy land usage & would not uphold the high visual quality of highway parcels.

My name below acknowledges that I do not support rezoning these parcels from HC (highway commercial) to C3 (heavy commercial):

Thank you,

LEE BREWER

DOUGLAS CITY

 1/15/19

Duplicate

RECEIVED

JAN 15 2019

TRINITY COUNTY
PLANNING DEPARTMENT

January 15, 2019

TO: TRINITY COUNTY PLANNING COMMISSION

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Thank you,

Sheila A Brewer
Sheila A Brewer
Douglas City,

1-15-19

Duplicate

RECEIVED

JAN 15 2019

TRINITY COUNTY
PLANNING DEPARTMENT

January 15, 2019

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Thank you,

Waylon and Jayme Heburn

Weaverville, Ca

From: Patsy Nelson <patsy.nelson@wildblue.net>
Sent: Tuesday, January 15, 2019 11:40 AM
To: Leslie Hubbard; Ruth Hanover
Subject: Petition to Planning Commission

January 15, 2019

TO: TRINITY COUNTY PLANNING COMMISSION

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Thank you,

(please print then sign your name)
put what city you live in)

(Please

John Nelson and Patsy
Nelson

Weaverville, CA 96093-1231

John Nelson and Patsy Nelson

Ruth Hanover

From: Glenn Bjorkman <glennbjorkman@gmail.com>
Sent: Tuesday, January 15, 2019 1:20 PM
To: Leslie Hubbard; Ruth Hanover
Subject: Re-Zoning

January 15, 2019

TO: TRINITY COUNTY PLANNING COMMISSION

We are members of the Douglas City California community. As neighbors and a community, we have come together to relay our request that the Commission does not allow a rezone of parcels listed as APN 015-490-08, 015-490-09, 015-490-10 & 015-490-11 along Hwy 3 from Highway Commercial to Heavy Commercial C3. The Douglas City Community Plan was developed with community input. This input and ultimate designation created what was considered appropriate zoning that supports the intent and goals of the community plan. Specific goals and intentions that we support and are spelled out in community plan are the important goal of the community plan to retain and enhance the overall high visual quality of the Plan Area. The high visual quality of the views from the highway are important for tourism development as well as play an important role in Community Design. The Community Plan mentions the goal was to focus on the retention of the important features of the natural environment. The Community Plan achieved this goal through incorporation and completion of the following objectives: - Designate Highways 299 and 3 as potential State Scenic Highways. Taking away any of our Highway Commercial zones in Douglas City, reduces the vision of the DC Community Plan and loses the intent. These zones developed a land use pattern which implements the other elements of the DC Community Plan which are designed to encourage development which is consistent with the lands natural carrying capacity, community-oriented commercial facilities, recreation-oriented commercial facilities, and resource base activities.

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Thank you,

Glenn Aldon Bjorkman
291 Lakeview Drive Trinity Center CA 96091

January 15, 2019

TO: TRINITY COUNTY PLANNING COMMISSION

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Thank you,

(please print then sign your name)

RECEIVED

JAN 15 2019

(Please put what city you live in)

TRINITY COUNTY
PLANNING DEPARTMENT

Weaverville-Douglas City boundaries
(Recreation and Community Services Districts)

Gail Goodyear
GAIL GOODYEAR

AND NO ISSUE OF CANNABIS UEE PERMIT
FOR ANY OF THESE FOUR PARCELS

January 15, 2019

TO: TRINITY COUNTY PLANNING COMMISSION

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RECEIVED

JAN 15 2019

(Please put what city you live in)

TRINITY COUNTY
PLANNING DEPARTMENT

Dorothy E. Goodyear

Douglas City property owner

Dorothy Goodyear

No use permit

January 15, 2019

TO: TRINITY COUNTY PLANNING COMMISSION

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(please print then sign your name)

RECEIVED

JAN 15 2019

(Please put what city you live in)

**TRINITY COUNTY
PLANNING DEPARTMENT**

Rebecca Huber
Rebecca Huber

Douglas City, CA

NO cannabis business permit

January 15, 2019

TO: TRINITY COUNTY PLANNING COMMISSION

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RECEIVED

Thank you,

JAN 15 2019

(please print then sign your name)

(Please put what city you live in)

TRINITY COUNTY
PLANNING DEPARTMENT

Rhonda Miller
Rhonda Miller

Weaverville-Douglas City boundaries
(Recreation and Community Services Districts)

No Cannabis business permit

January 15, 2019

TO: TRINITY COUNTY PLANNING COMMISSION

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Thank you,


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TRINITY COUNTY
PLANNING DEPARTMENT


PREMA SWEARINGEN
no cann abls business permit

Weaverville-Douglas City boundaries
(Recreation and Community Services Districts)

January 15, 2019

TO: TRINITY COUNTY PLANNING COMMISSION

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Thank you,

(please print then sign your name)

RECEIVED

JAN 15 2019

(Please put what city you live in)

TRINITY COUNTY
PLANNING DEPARTMENT

Kibri Smith
Kibri Smith

Douglas City CA.

no Cannabis business permit

RECEIVED

JAN 15 2019

TRINITY COUNTY
PLANNING DEPARTMENT

January 15, 2019

Trinity County Planning Commission
PO Box 2819
Weaverville, CA 96093

To the Planning Commission:

The Notice of Public Hearing has been received regarding Proposed Mitigated Negative Declaration, General Plan Amendment from Village to Commercial, Rezone from Highway Commercial to Heavy Commercial (C3), and Conditional Use Permit for Cannabis Distribution Facility located at 30661 State Highway 3, Douglas City, California. APNs: 015-490-08, 09, 10, and 11.

We purchased a parcel on Marshall Ranch Road in January 2012 as a retirement haven and for our extended family to enjoy into the future the beautiful river corridor here at the place we fondly call "The River House." We have grandchildren who stay with us and attend Douglas City School providing a safe environment for them.

We ask that the Planning Commission to deny the request to change from Highway Commercial to Heavy Commercial (C3) for the following reasons:

- We concur with the points made in David and Veronica Albiez's letters submitted to the Planning Commission

In addition, we emphasize the following:

- Property value for the Rural Residential residences will decline
- We are concerned about our children attending school and riding the school bus and the increased traffic rezoning will create
- We are concerned about crime issues too close to our home
- Waste so close to the Trinity River; run-off and drainage is of great concern to us and our neighbors on Marshall Ranch Road
- We are concerned about there being no enforcement regarding environmental health pertaining to the existing commercial properties
- Marshall Ranch Road itself is not safe for heavy traffic
- We are concerned about our safety

Due to illness permission is given to David Albiez to speak on our behalf.

Jim and Amy Curry



20 Marshall Ranch Road
Douglas City, CA 96024
(530) 739-3385

January 15, 2019

TO: TRINITY COUNTY PLANNING COMMISSION

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RECEIVED

Thank you,

(please print then sign your name)

JAN 15 2019

cf

(Please put what city you live in)

TRINITY PLANNING

KEVIN Cahill

Kevin Cahill

Weaverville-Douglas City boundaries
(Recreation and Community Services Districts)

January 15, 2019

TO: TRINITY COUNTY PLANNING COMMISSION

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RECEIVED

JAN 15 2019

TRINITY COUNTY
PLANNING DEPARTMENT

of

no cannabis use permit

(Please put what city you live in)

Karen Jeangerard
Karen Jeangerard

Weaverville-Douglas City boundaries
(Recreation and Community Services Districts)

January 15, 2019

TO: TRINITY COUNTY PLANNING COMMISSION

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(please print then sign your name)

use

(Please put what city you live in)

No Cannabis Permit

Beverly Wilson

RECEIVED

Douglas City, CA

Beverly Wilson

JAN 15 2019

of

TRINITY COUNTY
PLANNING DEPARTMENT

January 15, 2019

TO: TRINITY COUNTY PLANNING COMMISSION

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NO CANNABIS
RECEIVED

USE PERMIT!

(Please put what city you live in)

JAN 15 2019

TRINITY COUNTY
PLANNING DEPARTMENT

PHIL GROW
Phil Brown

Douglas City

January 15, 2019

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JAN 15 2019

CJ

(Please put what city you live in)

TRINITY COUNTY
PLANNING DEPARTMENT

CAROLYN JEANNE MILLER
C. Jeanne Miller

Weaverville-Douglas City boundaries
(Recreation and Community Services Districts)