

## TRINITY COUNTY PLANNING COMMISSION

Regular Meeting  
July 14, 2022 At 6:00p.m.  
Trinity County Library Conference Room  
351 Main Street, Weaverville, CA

Chairman William Sharp  
Vice-Chairman Duncan McIntosh  
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: July 14, 2022 At 6:00 PM Pacific Time (US and Canada)

**Zoom Meeting Link:** <https://zoom.us/j/5950072851?pwd=RHp6TDhNajNjMVJHZFJlRmhcacmJjUT09>

Meeting ID: **595 007 2851**

- o Passcode: **267684**
- o One tap mobile
- o +1 669 900 9128,,7338092685# US (San Jose)
- o +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: MINUTES-** Approve the minutes of the April 14, 2022 regular meeting of the Planning Commission.

**Item 2: EXTENSION OF TIME (P-22-15)** A request for a two-year extension of time for a subdivision of approximately 15.4 acres into a 5.1-acre parcel and a 10.3-acre parcel. Tentative Map (P-16-25) received an initial two-year approval on June 8, 2017. An additional one-year extension of time was granted on April 11, 2019, extending the Tentative Map expiration date to June 8, 2020. A second extension of two-years extended the Tentative Map to June 8, 2022. The applicant is currently requesting a third extension of time to June 8, 2023. The project site is located at 531 Burnt Ranch Road, in the Salyer/Burnt Ranch planning area. APN 008-820-001. Applicant: Tyler Thompson. Planner S. Fisher

**Item 3: EXTENSION OF TIME (P-22-17)** A request for a one-year extension of time for a Conditional Use Permit (P-17-51) originally approved May 24, 2018 for SJH Timber, Inc. to allow the establishment of a Commercial Cannabis Nursery located in the Trinity Alps Business Park Specific Unit Development (SUD) district. The property has since been purchased by Kultured Cannabis, Inc. who was granted an extension of time to June 7, 2021. The applicant was granted a second extension of time to June 7, 2022. The applicant is currently requesting a third extension of time to June 7, 2023. The project site is located at 271 Industrial Parkway, in the Weaverville planning area. APN 024-220-055. Applicant: Kaden Koffler. Planner S. Fisher

**Item 4: CANNABIS CONDITIONAL USE PERMIT & VARIANCE (CCUPT3-2018-004/P-18-24)** A request for approval to expand an existing Type 2 “Mixed-light-Small” commercial cannabis cultivation license into a Type 3 “Medium Outdoor” commercial cannabis cultivation license to allow for up to 43,560 square feet (1 acre) of mature canopy. The applicant has also applied for a variance concurrently with the CUP as the cultivation area is less than five hundred (500) feet from the adjacent property lines. The Project is located on a 54.5-acre parcel located in the unincorporated community of Douglas City, in Trinity County. The physical address of the site is 55361 State Highway 299, Douglas City, and the APN is 024-090-018. Planner S. Fisher. *Continued from June 23, 2022.*

**Item 5: CANNABIS CONDITIONAL USE PERMIT & VARIANCE (CCUPT3-2019-021/P-19-21)** A request for approval to expand an existing Type 2 “Mixed-Light-Small” commercial cannabis cultivation license into a Type 3 “Medium Outdoor” commercial cannabis cultivation license to allow for up to 43,560 square feet (1 acre) of mature canopy. The applicant has also applied for a variance concurrently with the CUP as the cultivation area is less than five hundred (500) feet from the adjacent property lines. The Project is located on a 143.6-acre parcel located in the unincorporated community of Salyer, in Trinity County. The physical address of the site is 5200 Southfork Road, Salyer and the APN is 008-080-032. Planner S. Fisher. *Continued from June 23, 2022.*

## **PLANNING COMMISSIONER REPORTS**

### **PLANNING DIRECTOR’S REPORT**

General Plan update kick-off presentation prepared by Mintier Harnish. This will be the same presentation presented to the Board of Supervisors at the June 7, 2022 meeting.

## **ADJOURN**

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ALL INTERESTED PARTIES are encouraged and invited to submit written comments regarding a proposed action or be present at the public hearing to be heard regarding the action to be considered. To ensure consideration by the Planning Commission, all written material concerning the proposed project should be submitted to the **Trinity County Planning Department, 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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