

TRINITY COUNTY PLANNING COMMISSION

Regular Meeting
June 10, 2021 At 6:00p.m.
Trinity County Library Conference Room

Chairman Diana Stewart
Vice-Chairman Duncan McIntosh
Commissioner Mike McHugh
Commissioner William Sharp
Commissioner Todd Heaton

AGENDA

Zoom Information

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

Topic: Trinity County Planning Commission Meeting

Time: June 10, 2021 at 6:00 PM Pacific Time (US and Canada)

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

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 eight (8) copies.

CALL TO ORDER

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

REGULAR CALENDAR

Item 1. MINUTES Approve meeting minutes from the March 11, 2021-Continued from May 13, 2021, March 25, 2021 and April 8, 2021 regular meetings.

- Item 2. APPEAL OF PLANNING DIRECTOR'S DECISION (P-21-01):** An appeal of the Planning Director's Decision to deny an extension under Urgency Ordinance 1355 for Commercial Cannabis Cultivation License (CCL) #229 for 2104 Union Ridge Road, Weaverville. Appellant: Vladimir Pavlovic and Dorde Glisovic. Assessor's Parcel Number 025-100-15-00. *Continued from May 13, 2021*
- Item 3. ANNUAL INITIAL VARIANCE (CCV-20-34):** A request for a variance from the required 350' Cannabis cultivation setback from neighboring residential dwellings (TCC 17.43.050.A.8). Project site is located at 261 Laurel Dr., Hayfork. Applicant: Scott Stine. Assessor's Parcel Number: 014-300-22. Planner: B. Hedtke.
- Item 4. ANNUAL INITIAL VARIANCE (CCV-20-51):** A request for a variance from the required 350' Cannabis cultivation setback from a neighboring residential dwelling (TCC 17.43.050.A.8). Project site is located at 1820 Post Mountain Rd., Post Mountain. Applicant: Cherpor Yang. Assessor's Parcel Number: 019-610-12-00. Planner: B. Hedtke.
- Item 5. CONDITIONAL USE PERMIT/TEAM (P-19-38):** A request for approval of a conditional use permit for commercial cannabis uses including: (1) nursery; (2) processing; (3) distribution; (4) Type 6 (non-volatile) manufacturing; and (5) testing. uses on. The project site a 6.9-acre parcel located at 311 Industrial Park Way, Weaverville, which is situated on the Lower Bench area of the Trinity Alps Business Park. The proposed project would develop the property with facilities and infrastructure to accommodate the proposed uses. The subject property is zoned as Specific Unit Development (SUD), which at this location (Area 1, Trinity Alps Business Park, Lower Level) allows for industrial uses, including Wholesale Sales and Distribution conducted within a building (without the need for securing a Use Permit) and any use with more than 20,000 sq. ft. of floor and/or which "would exceed 60 decibels at the property line of the use" and/or "generates air emissions, ... noise, offensive odors ... which may be detrimental to the public health, safety or welfare" after first securing a use permit. The proposed CEQA determination is a Mitigated Negative Declaration. Applicant: Trinity Equipment & Materials, LLC (T.E.A.M). Authorized Agents: Tom Ballanco and Flowra. Assessor's Parcel Number: 024-220-56-00. Planner: K. Hunter & SHN
- Item 6. CONDITIONAL USE PERMIT/GREEN BEACH (P-20-02):** A request for approval of a conditional use permit for commercial cannabis uses including: (1) a nursery; (2) distribution; and (3) a Type 6 (non-volatile) manufacturing. The 10.94-acre project site is located at 324 Frog Pond Lane, Hayfork. The project site is situated on rise above Duncan Creek valley with site access provided via Frog Pond Lane from the public Summit Creek Road. and is designated by the General Plan as Agricultural (A) and is zoned Agricultural 20-Acre minimum (A20). The proposed development activities will be infrastructure development in the southwestern section and in the northeast section of the property. To house the proposed uses, ten (10) shipping containers will be placed on the property for the requested uses and will be permitted with electricity. The proposed CEQA determination is a Mitigated Negative Declaration. Applicant: Green Beach Ventures. Authorized Agent: Flowra. Assessor's Parcel Number: 017-010-80-00. Planner K. Hunter & SHN
- Item 7. APPEAL OF PLANNING DIRECTOR'S DECISION (P-21-10):** An appeal of the Planning Director's Decision to deny an extension under Urgency Ordinance 1355 for Commercial Cannabis Cultivation License (CCL) #504 for 100 Wingert Road, Hayfork. Appellant: Her Vang. Assessor's Parcel Number 017-410-19-00.
- Item 8. APPEAL OF PLANNING DIRECTOR'S DECISION (P-21-11):** An appeal of the Planning Director's Decision to deny an extension under Urgency Ordinance 1355 for Commercial Cannabis Cultivation License (CCL) #510 for 1200 Trinity Pines Drive, Hayfork. Appellant: Hue Kung Lee. Assessor's Parcel Number 019-350-04-00.

Item 9. APPEAL OF PLANNING DIRECTOR'S DECISION (P-21-12): An appeal of the Planning Director's Decision to deny an extension under Urgency Ordinance 1355 for Commercial Cannabis Cultivation License (CCL) #397 for 3738 Zenia Bluff Road, Zenia. Appellant: Jessica Smith. Assessor's Parcel Number 020-410-11-00.

Item 10. APPEAL OF PLANNING DIRECTOR'S DECISION (P-21-13): An appeal of the Planning Director's Decision to deny an extension under Urgency Ordinance 1355 for Commercial Cannabis Cultivation License (CCL) #386 for 1642 Brady Road, Hayfork. Appellant: Xue Thao. Assessor's Parcel Number 011-410-20-00.

Item 11. RESOLUTION TO INTIATE A ZONING TEXT AMENDMENT: A request by the Planning Director for the Planning Commission to adopt Resolution No. 2021-07 to initiate an amendment of Chapter 17.43.050 (section 17.43.050.A.8), Limitation on location to cultivate cannabis, regarding commercial cultivation cannabis cultivation within three hundred fifty feet of a residential structure on any adjoining parcels. The Planning Commission has requested a minor wording change.

PLANNING COMMISSIONER REPORTS

PLANNING DIRECTOR'S REPORT

ADJOURN

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

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

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.
