

PUBLICATION DATE: April 28, 2021

Trinity County Department of Planning

**NOTICE OF AVAILABILITY OF
DRAFT INITIAL STUDY/PROPOSED MITIGATED NEGATIVE DECLARATION**

The Trinity County Department of Planning has prepared a Draft Initial Study/Proposed Mitigated Negative Declaration (Draft IS/MND) for the Green Beach Ventures, LLC Conditional Use Permit (CUP). Project File Number: P-20-02.

Project Location: The proposed project is located within Trinity County, northeast of central Hayfork. The Project site is located at 324 Frog Pond Lane, Hayfork, California. The 10.94-acre site is situated on rise above Duncan Creek valley, identified as Assessor Parcel Number (APN) 017-010-80. Primary site access is provided via the private, unimproved Frog Pond Lane from the public Summit Creek Road. The site is also identified on the Hayfork Summit USGS 7.5' quadrangle map, Section 2, Township 31 North, Range 11 West, Mount Diablo Base Meridian (MDBM).

Description of Project: The purpose of the proposed project is to develop the property to accommodate five licensed operations: (1) Adult-Use-Small Mixed-Light Tier 1 commercial license for the cultivation of up to 10,000 square feet of canopy; (2) a non-storefront retail business; (3) a nursery operation; (4) a distribution business; and (5) a Type 6 (non-volatile) manufacturing operation. The proposed structures to be installed on the property include thirteen (13) 10'x40' and two (2) 10'x20' shipping containers, and a 40'x120' greenhouse. Proposed supporting infrastructure includes two (2) 5,000-gallon water storage tanks, a constructed (off-stream) engineered rainwater catchment basin, a septic tank and leach field to treat wastewater from the manufacturing facility, and a three-phase electrical connection to Trinity Public Utility District power services at two onsite power poles. The catchment basin would be excavated and compacted to a firm unyielding surface and lined with an impermeable clay liner.

Related Zoning and Uses: The subject property is zoned as Agricultural 20-Acre minimum (A20), which allows for all agricultural uses, including crop and tree farming, livestock farming, dairies, animal husbandry, aviaries, and a single-family dwelling without the need for a CUP. The County Zoning Ordinance does allow for agricultural processing plants with a permit, and for all the other proposed project components the applicant is applying for a CUP, which is the purpose the Draft IS/MND.

Environmental Topics Evaluated: The Initial Study examines the potential impacts generated by the proposed project in relation to the potential of the project to have an impact on the environment.

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement): Trinity County, as Lead Agency for the proposed project, has discretionary authority over the primary project proposal. To implement this project, the applicant may need to obtain, at a minimum, the following discretionary permits/approvals from other agencies:

- California Department of Fish and Wildlife
- State Water Resources Control Board

A copy of the Draft IS/MND is available for review at the Trinity County Department of Planning, 61 Airport Road, Weaverville, California, weekdays 9:00 A.M. to 4:30 P.M.

The public comment period begins on April 28, 2021 and will end on May 27, 2021 at 3:00 PM. Written comments can be mailed to the attention of Kim Hunter, Trinity County, Department of Planning, 61 Airport Road, Weaverville, California 96093.