

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 proposed Trinity Equipment & Materials, LLC (“T.E.A.M.”) Commercial Cannabis Project Conditional Use Permit (CUP). Planning Project File: P-19-38.

Project Location: The proposed T.E.A.M. Commercial Cannabis Project (proposed project) is located within Trinity County, in the town of Weaverville. The project site is located at 311 Industrial Park Way, Weaverville, California. The 6.90-acre site is situated on the Lower Bench area of the Trinity Alps Business Park, identified as Assessor Parcel Number (APN) 024- 220-56. Primary site access is provided via the paved Industrial Park Way road off of Highway 299. The site is also identified on the Weaverville USGS quadrangle map, Section 18, Township 33N North, Range 9 West, Mount Diablo Base Meridian (MDBM).

Description of Project: The proposed project would develop the property with facilities and infrastructure to accommodate cannabis nursery, processing, distribution, Type 6 (non-volatile) manufacturing, and testing operations. The Nursery operations would be conducted inside propagation chambers in buildings up to 2,000 square feet and in up to 20,000 square feet of enclosed greenhouses with impermeable floors. The Processor operations would be conducted inside an enclosed steel building up to 5,000 square feet. The Distribution operations would be conducted inside 1-2 enclosed steel buildings, each up to 5,000 square feet.

Related Zoning and 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 uses, as described and evaluated in the Draft IS-MND are consistent with the uses allowed for SUD zoned lands.

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.