

TRINITY COUNTY PLANNING COMMISSION

Regular Meeting
September 12, 2024 at 6:00p.m.
Trinity County Library Conference Room
351 Main Street, Weaverville, CA

Chair: Comnr. Dist. 5 Todd Heaton
Vice-Chair: Comnr. Dist. 3 Rory Barrett
Commissioner Dist. 1. Carol Fall
Commissioner Dist. 2 Amelia Fleitz
Commissioner Dist. 4 Don Ellis

MINUTES- PLANNING COMMISSION

***NOTE:** The public was invited to attend the public hearing via Zoom Link.

Commissioners present: Barrett, Fleitz, Ellis, Fall

Staff Present: Ed Prestley, Deputy Director; Drew Plebani, Cannabis Director; Patrick Flynn, Environmental Compliance; Bella Hedtke, Senior Planner; Nick Martinez, Assistant Planner; Vidette Mayer, Recording Secretary; Chad Fougeron, Recording Secretary.

CALL TO ORDER:

Chair Heaton called the meeting to order at 6:00 p.m.

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.

Being there were no speakers public comment was closed.

REGULAR CALENDAR:

Item B.1. Minutes: Approve meeting minutes from July 11, 2024.

By motion made and second (Fleitz/Fall) to approve 4-0 the minutes of July 11, 2024 as presented.

Item B.2: Extension of Time Request for Tentative Parcel Map P-17-36 (P-24-10): An extension of time for an approved tentative parcel map (TPM) be extended for an additional 24 months to July 17, 2026. The project site is located at 420 Blake Mountain Trail in Hyampom, CA. APN: 011-210-035-000. Applicant: Krasimir Yordanov. Planner: B. Hedtke.

Public comment was heard from Nathaniel Gravette-TVCE, consultant/agent; Kris Yordanov, applicant; Tom Ballanco, Douglas City; Lisa Wright, Lewiston and being there were no other speakers public comment was closed.

By motion made and second (Fall/Ellis) by roll call vote 3-0, 1 abstain; the Planning Commission moves to:

1. Find the project to be categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3);
2. Adopt Resolution No. PC-2024-04 (Attachment F); and
3. Approve a 2-year extension of time for Tentative Parcel Map P-17-36 based on the recommended findings and subject to the conditions of approval found in Exhibit "A" of Trinity County Board of Supervisors Resolution No. 2018-042 (see Attachment E).

Roll call vote: Ellis-aye, Fall-aye, Fleitz-abstain, Barrett-aye

Item B.3: Financial Assurance Cost Estimate (FACE) (P-24-02): Approval of a financial assurance cost estimate (FACE) for the Smith Pit Phase 2 Mine pursuant to Trinity County Code Section 17.30A.070(J) if applicable. The project site is located on Red Hill Rd, Junction City CA. APN(s): 012-120-062-000, 012-120-063-000, 012-120-064-000. Applicant: Judd Buick. Compliance Specialist: P. Flynn.

Public comment was heard from Judd Buick-applicant and being there were no other speakers public comment was closed.

By motion made and second (Fall/Fleitz) and approved by roll call vote 4-0; the Planning Commission approves the financial assurance cost estimate (FACE) as presented in the staff report.

Roll call vote: Fleitz-aye, Fall-aye, Ellis-aye, Barrett-aye

Item B.4: Cannabis Conditional Use Permit – Commercial Cannabis Distribution License (CDL-24-01): Conditional Use Permit for a Commercial Cannabis Distribution Facility pursuant to Trinity County Code Section 17.43 (B). The project site is located at 50 Nugget Lane Unit #C Weaverville. APN: 024-500-050-000. Applicant: Melissa Wight & Stephen Sutton (Main Street Distribution LLC). Planner: N. Martinez.

Public comment was heard from: Stephen Sutton-applicant; Timber Beck, Nugget Ln business operator; Terry Mines, Douglas City; David Albiez-Rep for Douglas City School Dist.; Veronica Kell-Albiez, Douglas City; Tarro Dussault, Nugget Ln business operator; Chia Song, Nugget Ln business operator; Lisa Wright, Lewiston; and being there were no other speakers public comment was closed.

By motion (you-tube 1:33:44) made and second (Fall/Fleitz) and approved by roll call vote; the Planning Commission finds:

1. The project to be categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Sections 15301, and
2. Adopt Resolution No. PC-2024-03, and
3. Approve a Conditional Use Permit based on the recommended findings stated in this staff report and subject to the conditions of approval found in Resolution No. 2024-03 Exhibit A of the Trinity County Planning Commission, and
4. The following condition be added to Exhibit A to Resolution PC-2024-03 “the Douglas City School Dist. must agree in writing to designate the authorized bus stop more than 500 ft. away”.

Roll call vote: Fleitz-aye, Fall-aye, Ellis-abstain, Barrett-aye

PLANNING COMMISSIONERS REPORT: Commissioner Fall reported on a FPPC complaint filed in 2022, with a determination of not justified. Commissioner Fall asked on behalf the Fire Chiefs Assoc. and CalFire about Director’s Use Permits for RV’s and 4290 standards when an RV is placed on a cannabis cultivation site prior to a residence and why code enforcement and/or building division are not enforcing road/emergency standards. Discussion can be viewed/heard on the BOS YouTube site <https://www.youtube.com/watch?v=UsicRPXGarM> time stamp in parentheses (1:48:56).

Vice Chair Barrett reported that he was invited and attended a celebration with the Hmong community. Also status of the P-22-21, Bella Hedtke reported that it is in final map steps and we need more staff to move faster.

PLANNING DIRECTOR’S REPORT: Deputy Director Prestley thanked the commission for good conversation and willingness in finding a way to make a project work. He also thanked all staff of Community Development Department for all that they do to make things move forward despite budget and staff deficits, and the public that comes to meetings to provide information/opinions on projects before the commission in an intelligent and civil way. Cannabis Director Plebani thanked the commission for the project determination. Bella added that the community plan meetings will start in October, TRINITY2050.com for dates and times.

ADJOURNMENT:

The Planning Commission adjourned at 8:05 pm.

Submitted by: Vidette Mayer & Deborah Rogge, Recording Secretary(s)



Ed Prestley, Deputy Director - Community Development Department
Planning Director
Secretary of the Planning Commission

