

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 Patton Commercial Cannabis Use Permit (P-18-23).

The Patton Conditional Use Permit (CUP) project is seeking approval to expand an existing Type 2 “Small Outdoor” commercial cannabis cultivation license, permitted by Trinity County since 2016 into a Type 3 “Medium Outdoor” commercial cannabis cultivation license, as defined in Trinity County Ordinance 315-849, to allow for up to 43,560 square feet (1 acre) of mature canopy split between the two properties (as described hereafter); as well as convert a Type 13 “Transport-Only” license, under identical ownership/licensure, into a Type 11 “Distribution” license for up to 500 square feet; in addition, the applicant is applying to add a Type 4 commercial “Nursery” license, which would include the sale of immature cannabis plants, seeds and auxiliary sales to licensed cultivators and retailers. The applicant has also applied for a variance concurrently with the CUP from the limitations of location, to site the cultivation area less than five hundred (500) feet from the adjacent property lines. All of these actions are considered the “proposed project.”

Project Location: The project site consists of two adjacent 40-acre parcels located in the unincorporated community of Peanut, in Trinity County. Assessor’s Parcel Number 019-750-013 (Parcel 1) is located at 341 Rattlesnake Rd, and 019-750-017 (Parcel 2) is located at 140 State Highway 3 in Peanut, California. Both parcels are zoned as Agriculture 20 Acre Minimum (A20) and designated by the General Plan land use maps as Agricultural (A). The project site has historically been used for agricultural purposes, including cattle and wildlife grazing.

Description of Project: The CUP is seeking approval to expand an existing Type 2 “Small Outdoor” commercial cannabis cultivation license, permitted by Trinity County since 2016 into a Type 3 “Medium Outdoor” commercial cannabis cultivation license, as defined in Trinity County Ordinance 315-849, to allow for up to 43,560 square feet (1 acre) of mature canopy split between the two properties (as described hereafter); as well as convert a Type 13 “Transport-Only” license, under identical ownership/licensure, are currently operating in full compliance of Trinity County and the State of California commercial cannabis regulations into a Type 11 “Distribution” license for up to 500 square feet; in addition, the applicant is applying to add a Type 4 commercial “Nursery” license, which would include the sale of immature cannabis plants, seeds and auxiliary sales to licensed cultivators and retailers. The project site will be accessed from Rattlesnake Road (county-maintained), which is accessed from SR 3. The applicant has also applied for a variance concurrently with the CUP from the limitations of location, to site the cultivation area less than five hundred (500) feet from the adjacent property lines. All of these actions are considered the “proposed project.” The project site includes all areas used for processing, distribution, cannabis cultivation, including gardens, greenhouses, soil staging and material storage areas, ancillary buildings, irrigation system, and access roads.

- Parcel 1: The proposed uses of this parcel are to include one (1) Medium Outdoor Cannabis Cultivation license, one (1) Distribution Type 11 license, and one (1) Nursery license.
- Parcel 2: The proposed uses of this parcel are to include the existing cultivation area.

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 & Wildlife, California Department of Cannabis Control, CALFIRE, North Coast Regional Water Quality Control Board, and State Water Resources Control Board.

A copy of the Draft-IS/MND is available for review on the County of Trinity Planning Department website at the following address: <https://www.trinitycounty.org/Planning> (go to "CEQA Environmental Review" link).

The public comment period begins on November 8, 2021 and will end on December 7, 2021. Written comments can be emailed to info.planning@trinitycounty.org or sent to the attention of Lisa Lozier, Trinity County, Department of Planning, 61 Airport Road/PO Box 2819, Weaverville, California 96093.