

PUBLICATION DATE: October 12, 2022.

Trinity County Department of Building & Planning

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

The Trinity County Department of Building & Planning has prepared a Draft Initial Study/Proposed Mitigated Negative Declaration (Draft IS/MND) for the Little Hill Cultivators – Type 3 Cannabis Conditional Use Permit (CUP) and Variance (P-19-30).

The proposed project includes expansion of cultivation to up to one-acre (43,560 square feet) of outdoor and/or mixed-light cannabis canopy under a Type 3 license (Outdoor – Medium) or multiple Type 2 licenses (Mixed-Light – Small) should the County allow stacking of licenses in the future. The proposed project would not alter existing activities at the residence. 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 proposed project is situated in an unincorporated part of Trinity County, approximately 23.6 miles southwest of the unincorporated community of Hayfork, California. Specifically, the proposed project is located at 1760 West Hettenshaw Road, Zenia, on Trinity County Assessor Parcel Number (APN) 020-120-25. The subject parcel is approximately 80 acres in size. The parcels immediately surrounding the project are designated by the County’s General Plan as a part of the Resource (RE) land designation and are zoned as Unclassified (U). Primary site access is provided from West Hettenshaw Road via Ruth-Zenia Road, Van Duzen Road, and State Route 36.

Description of Project: The proposed project will expand existing onsite activities through the addition of outdoor cultivation in several locations increasing the total flowering canopy cultivation area by 30,000 square feet. At full build-out of the proposed project, the Applicant’s total cultivation area will include up to 43,560 square feet of mature cannabis canopy and 3,936 square feet of immature cannabis canopy. New cultivation will occur within raised beds, parallel rows, and/or individual pots, and utilize full sun cultivation methods. Exclusionary fencing will form a perimeter around proposed cultivation areas. The project also proposes a 1,500-square foot shop building (30-foot by 50-foot) that would be used as a processing area.

The proposed expansion would employ a maximum of eight (8) employees (some seasonal and some temporary) each year. The applicant proposes to use the local labor force within the County to the extent feasible, and temporary employees are anticipated to commute to the site each day. The hours of operation will fall between 7:00 AM and 10:00 PM, following the noise level standards set forth in Section 17.43.060.B of the County Code.

The proposed project has also applied for a Variance from Section 17.43.050.A.8 of the County Code, which requires a 500-foot setback from the property line for a medium cannabis cultivation site. Proposed cultivation areas would be approximately 347 feet from APN 020-120-024 to the north and 435 feet from APN 020-120-010 to the south. The basis for the Variance request is that due to forested slopes and drainage-wetland setbacks on the property, there is limited area for the proposed cannabis cultivation activity to occur without encroaching into the 500-foot setback.

In the future, should Trinity County allow the stacking of cannabis licenses, the CEQA document analyzes potential mixed-light cultivation activities on the project site under multiple Type 2 licenses (Mixed-Light – Small). Future potential mixed-light cultivation will use artificial light not to exceed 6 watts of light per square foot of mature canopy. Tarping systems would be used to shield artificial lighting and prevent light pollution in the project vicinity. The mixed-light cultivation activity that would occur under the Type 3 license (Outdoor – Medium) would not require artificial lighting or additional electricity use. It is proposed to occur with the use of blackout tarps (light deprivation) to allow the applicant to have multiple harvest during the growing season.

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, permits/approvals from other agencies including: California Department of Fish & Wildlife, California Department of Cannabis Control, North Coast Regional Water Quality Control Board, State Division of Water Rights, 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 October 12, 2022 and will end on November 11, 2022. Written comments can be emailed to sfisher@trinitycounty.org or sent to the attention of Skylar Fisher, Trinity County, Department of Building & Planning, P.O. Box 2819, Weaverville, California 96093.