

TRINITY COUNTY PLANNING COMMISSION

Regular Meeting

July 23, 2026 At 5:00 PM

Trinity County Library Conference Room
351 Main Street, Weaverville, CA

Chair Commissioner Dist. 3 Rory Barrett

Vice-Chair Comm'r Dist. 2 Amelia Fleitz

Commissioner Dist 1 Carol Fall

Commissioner Dist 5 Dan Harper

Commissioner Dist 4 Duncan McIntosh

AGENDA

Zoom Information

The Trinity County Planning Commission is inviting you to attend this meeting via Zoom.

Topic: Trinity County Planning Commission Meeting

Time: Month Day, 2025, at 6:00 PM Pacific Time (US and Canada)

Zoom Meeting

Link: <https://zoom.us/j/5950072851?pwd=RHp6TDhNajNJMVJHZFJlRmhacmJjUT09>

Meeting ID: **595 007 2851**

- Passcode: 267684
- One tap mobile
- +1 669 900 9128,,7338092685# US (San Jose)
- +1 346 248 7799,,7338092685# US (Houston)

TO ADDRESS THE COMMISSION: Members of the public may directly address the Planning Commission on any agenda item on the regular calendar during the Commission's consideration of that item. In addition, the Planning Commission provides members of the public with a Public Comment period, where the public may address the Commission on any matter not listed on the agenda that is within the subject matter jurisdiction of the Planning Commission. Pursuant to the Brown Act (Govt. Code Sect. 54950, et seq. Commission action or discussion cannot be taken on non-agenda matters, but the Commission may briefly respond to statements or questions and, if deemed necessary, refer the subject matter to the appropriate department for follow-up and/or to schedule the matter on a subsequent Commission agenda.

PRESENTATION OF DOCUMENTS: All items presented to the Planning Commission during a public hearing, including but not limited to letters, e-mails, petitions, photos, maps, or other kinds of information, shall become a permanent part of the record and must be submitted to the clerk of the Commission. It is advised that the presenter creates copies in advance for their own records. If you have documents to present to the members of the Planning Commission to review, please provide a minimum of 10 copies.

CALL TO ORDER

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.

REGULAR CALENDAR

- A. Community Development - Planning - P-26-01 T-Mobile Cell Tower at Lowden Park Wv
- B. Community Development - Planning - Discussion on Airspace Conflict Review Survey

REPORTS/ANNOUNCEMENTS

- A. Planning Commissioners
- B. Director of Community Development

ADJOURN

ALL INTERESTED PARTIES are encouraged and invited to submit written comments regarding a proposed action or be present at the public hearing to be heard regarding the action to be considered. To ensure consideration by the Planning Commission, all written material concerning the proposed project should be submitted to the **Trinity County Planning Department, 530 Main St., PO Box 2819, Weaverville, CA 96093. 530-623-1351, or by email to info.planning@trinitycounty.org**, as soon as possible, and no later than three days prior to the hearing. All items presented to the Planning Commission before or during the public hearing become part of the permanent record. Persons wishing to submit comments or appear before the Planning Commission are encouraged to first contact the staff planner listed for the project.

Copies of the applications, environmental documents, all reference documents, and staff reports associated with each project are available for review at the Trinity County Planning Department, 530 Main St., Weaverville, CA. Staff reports will also be available on the Internet at: <https://trinitycoca.portal.civicclerk.com/>

Please note that any challenge of the nature of the proposed action in court may be limited to addressing only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Staff Report

Department: Community Development - Planning
Contact: Drew Plebani
Date: July 23, 2026
Item Title: P-26-01 T-Mobile Cell Tower at Lowden Park Wv

Project Description:

P-26-01 T-Mobile Cell Tower at Lowden Park Wv

Summary:

PROJECT TITLE: Conditional Use Permit for 90' Monopole Wireless Communications Facility at Lowden Park

APPLICANT: T-Mobile, c.o MD7 LLC,

PROPERTY OWNER: Trinity County

REPORT BY: Angel Chappell, Assistant Planner and Drew Plebani, Planning Division Director/Community Development Department Director

LOCATION: 101 Park Avenue, Weaverville Ca. APN: 001-183-001-000

ZONING DISTRICT: Public Facility (PF)

AIRPORT SAFETY ZONE: D

GENERAL PLAN DESIGNATION: Public Facility (PF)

PROJECT DESCRIPTION:

This project proposes to construct a new telecommunications facility with a 90-foot tower with associated ground equipment. The purpose of this project is to enhance wireless communications coverage and reliability within Lowden Park Weaverville area. The tower is proposed to be constructed where an existing 70' baseball field light is located. The light would be remounted on the tower and remain connected to the current lighting electrical switch system.

The application was submitted on March 30, 2026 and an Incomplete Letter was sent on April 3, 2026 via email which paused the clocks at 5/30 days for Incomplete Review and 5/150 days total for the Shot Clock. The Project was deemed complete on 6/12/2026 with a 6/150 day shot clock count. This allows a review period for other agencies, Airport Land Use Commission, and the Planning Commission until November 3, 2026 to recommend conditions, approve, approve with conditions, or deny with specific findings.

The proposed facility will be located within a 150-square-foot (15 foot by 10 foot) fenced

compound situated southeast of the existing baseball field at the existing fence.

Project components include the following:

- One 90-foot monopole tower
- Six TMO panel antennas
- One TMO MW antenna
- Two TMO MW radios (RFU-D)
- Three TMO radios (4480_B71+B85)
- Three TMO radios (4460_B25+B66)
- Seven TMO antenna mounting pipes
- One TMO antenna mount
- Eight RET cables
- Two 6X24 HCS 4AWG cables
- One RP6672 inside equipment cabinet
- One IXRe router inside equipment cabinet
- One E6160 equipment cabinet
- One B160 battery cabinet
- One 200A w/ CAM-LOCK
- One 200A meter
- One work light
- One HCS winder box

*TMO = T- Mobile

Surrounding Land Uses are Public Facilities (park grounds, elementary school, Trinity County General Services facilities, etc), Single Family High Density Residential (R1) and Duplex Residential (R2).

Staff Report:

PROJECT EVALUATION/DISCUSSION:

ALUCP Context and Compatibility Zone

The project is located within the Airport Influence Area (AIA) of Weaverville Airport and lies specifically within Compatibility Zone D, as defined in the ALUCP. Zone D applies to areas of moderate risk associated with overflight and operations, where both height and land use compatibility must be assessed.

Per ALUCP Section 4.3.1(g), structures exceeding 70 feet in height within Zone D require Airport Land Use Commission (ALUC) review. The applicant's proposed 90-foot tower exceeds this threshold, triggering ALUC review.

Federal Aviation Administration (FAA) Review

No FAA review required as the structure and structure height is below the elevation for the airport. Thus no FAR 77 documentation was required or submitted.

PROJECT CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLAN

ALUCP Section	Policy / Requirement	Project Analysis	Consistency Determination
4.3.1 – Land Uses Within Any Compatibility Zone	Requires ALUC review for new structures exceeding: 35 ft (Zones B1 & C), 70 ft (Zones B2 & D), and 100 ft (Zone E). Also prohibits land uses that could create lighting, glare, or radio interference hazardous to aircraft.	The proposed 90-foot monopole tower exceeds the 70-foot threshold for Zone D, triggering ALUC review. The project will not generate lighting or emissions that could create hazards to air navigation. Surrounding trees at approximately 150 feet exceed the height of the proposed structure (Attachment A) Cut Sheet A-1.0 Overall Site Plan).	Department of Transportation stated on 6/30/2026 “The cell tower is not tall enough to interfere with air traffic at the Weaverville Airport. It will be shorter than the surrounding trees that are located in Lowden Park, and will not be an obstruction.”
8.3 – Height Compatibility (FAR Part 77)	Structures penetrating FAA Part 77 surfaces are considered incompatible unless a “No Hazard to Air Navigation” determination is issued. FAA Form 7460-1 notification required.	No FAA report is needed due to proposed cell tower not penetrating Navigable Airspace. Elevation of Weaverville Airport ~ 2,180 ft. The tower site is 2064 with the tower height adding on 90ft, for a total of 2154 ft above ground elevation. With the top of the tower elevation being less than the airport elevation; the project did not meet the threshold requirement for FAA Part 77. 14 CFR 77.17	Consistent – as proposed structure does not exceed the threshold to require a FAR 77.
8.4 – Safety Compatibility	Seeks to minimize risks to people and property. Discourages high-density, immobile, or sensitive uses (e.g., schools, hospitals, nursing homes) in flight path areas.	The telecommunications facility is unmanned, operates remotely, and involves no public occupancy. It does not increase risk exposure to people or property.	Consistent – Low-occupancy use; no safety conflict identified.
8.5 – Airspace Protection Compatibility	Prevents hazardous obstructions to navigable airspace. FAA notification required for any structure exceeding or within 35 ft of Part 77 surfaces. ALUC review necessary for projects within airport influence areas.	Proposed project is not within 35 ft of Part 77 surfaces.	Consistent – Meets federal and local airspace protection standards.
Zone D – Weaverville Airport (Table 2-3)	Zone D allows moderate-risk, low-intensity uses. Prohibits noise-sensitive outdoor uses and hazards to flight. Requires: (1) Deed notice; (2) Airspace review for structures >70 ft.	No noise-sensitive or residential uses are proposed. No deed notice required for County land. Airspace review for this 90 ft structure occurring via ALUC	Consistent – Meets all Zone D conditions and development standards.

<https://www.trinitycounty.org/DocumentCenter/View/1278/Trinity-County-Airport-Land-Use->

PROJECT CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

This decision by the ALUC is not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15060(c)(3) which states that an activity is not subject to CEQA if the activity is not a project as defined in CEQA Guidelines Section 15378; CEQA review will be conducted for the project and reviewed by the Planning Commission at a later date.

AGENCY REFERRALS

Project referral packets were sent to the following agencies in order to elicit any concerns, questions or conditions from responsible agencies and local departments.

Agency Comments	
Department of Transportation	6/30/2026 "The cell tower is not tall enough to interfere with air traffic at the Weaverville Airport. It will be shorter than the surrounding trees that are located in Lowden Park, and will not be an obstruction."
Phia Air Medical – Helicopter Service provider for Trinity County Hospital	"Our lead pilot has reviewed the information and we do not have any additional concerns at this time"
USFS – Helicopter Fire Control	"The USFS will request notification for flight activity to deconflict with any firefighting operations we may have in the area."

ATTACHMENTS:

1. Project Maps

Departmental Recommendations:

STAFF RECOMMENDATION:

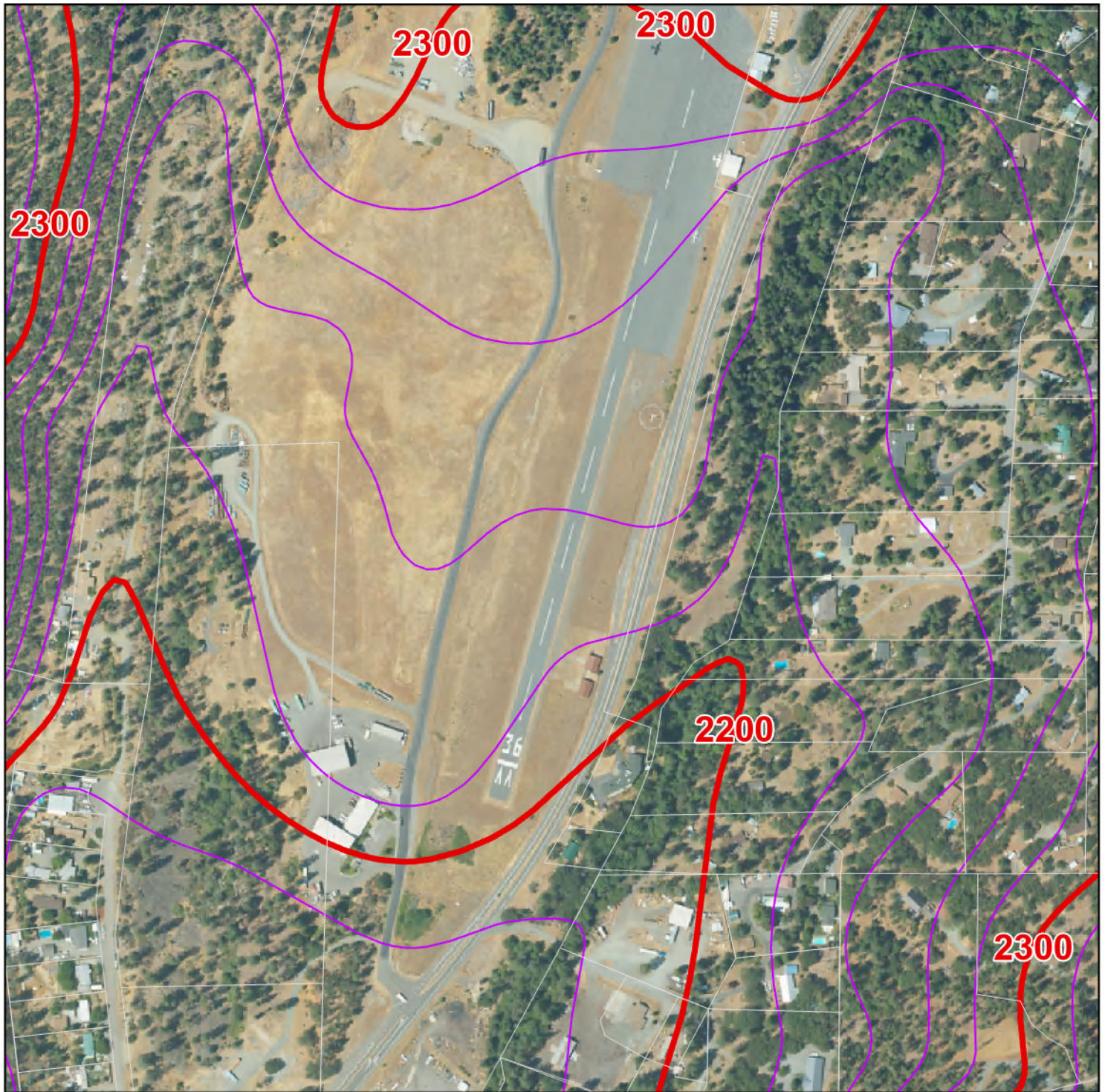
Staff recommends that the Airport Land Use Commission (ALUC) find the proposed 90-foot monopole telecommunications facility consistent with the Airport Land Use Compatibility Plan (ALUCP).

ACTION CHOICES BY ALUC

- a) Find the project consistent with the ALUCP.
- b) Find the project consistent with the ALUCP subject to compliance with such conditions as the ALUC may specify. Any such conditions should be limited in scope and described in a manner that allows compliance to be clearly assessed (e.g., the height of a structure).
- c) Find the project inconsistent with the ALUCP. In making a finding of inconsistency, the ALUC shall note the specific conflicts upon which the determination is based.
- d) Continue the item to the next meeting while giving staff direction to return with any specified supporting documents for the ALUC to review that was not provided or reviewed in the July 23, 2026 meeting.



Elevation Map for Weaverville Airport



0 0.05 0.1 0.2 Miles

Legend

Contours ~ 20'

— 20' Interval

— 100' Interval

Report Created By: ALC, 7/16/2026
Minimum elevation 2180 ft



Elevation Map for Tower Site at Lowden Park



0 0.05 0.1 0.2 Miles

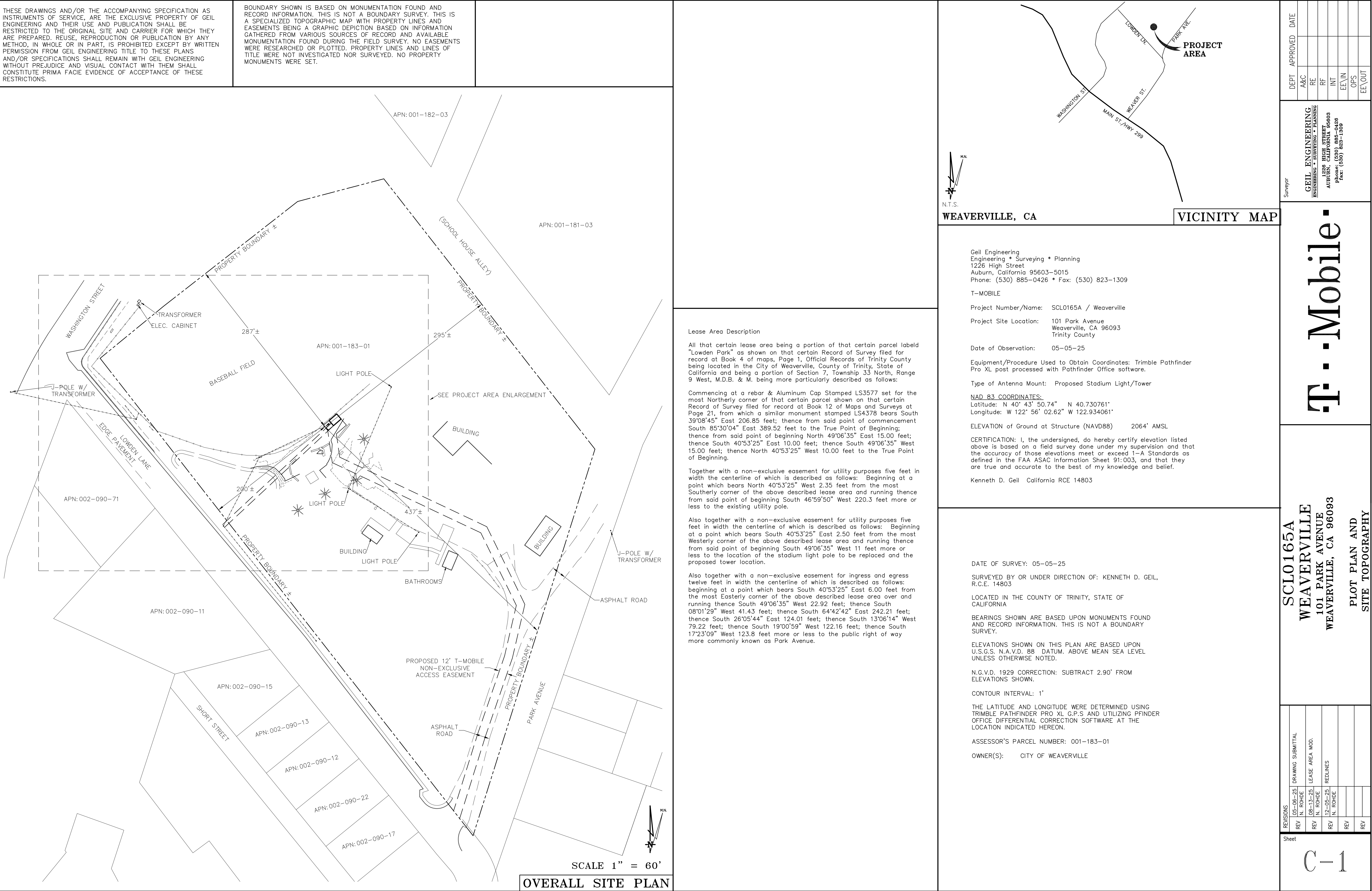
Legend

Contours ~ 20'

— 20' Interval

— 100' Interval

Report Created By: ALC, 7/16/2026
Approximate elevation 2046 ft



Surveyor

GEIL ENGINEERING
ENGINEERING • SURVEYING • PLANNING
1226 HIGH STREET
AUBURN, CALIFORNIA 96003
Phone: (530) 885-0426
Fax: (530) 823-1309

DEPT

APPROVED

DATE

A&C

RE

RF

INT

EE\IN

OPS

EE\OUT

T-Mobile

SCL0165A
WEAVERVILLE
101 PARK AVENUE
WEAVERVILLE, CA 96093

PLOT PLAN AND
SITE TOPOGRAPHY

Page 10 of 15

RESOLUTION NO. ALUC-2026-01

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION OF TRINITY COUNTY, FINDING LOWDEN MONOPOLE WIRELESS COMMUNICATIONS FACILITY (P-26-01) CONSISTENT WITH THE AIRPORT LAND USE COMPATIBILITY PLAN (2009).

WHEREAS, the Airport Land Use Compatibility Plan (ALUCP) was adopted in 2009;
and

WHEREAS, projects in Zone D that are over 70 feet in height, require review by the Airport Land Use Commission; and

NOW, THEREFORE, BE IT RESOLVED that the Airport Land Use Commission of the County of Trinity based on substantial evidence in the record, makes the following findings:

1. The proposed project (P-26-01) is consistent with the ALUCP.
2. That this action of the Airport Land Use Commission is exempt from the California Environmental Quality Act (CEQA) based on CEQA Guidelines Section 15060(c)(3) which states that an activity is not subject to CEQA if the activity is not a project as defined in CEQA Guidelines Section 15378; CEQA review will be conducted for the project P-26-01 and reviewed by the Planning Commission at a later date.

DULY PASSED AND ADOPTED this 23rd day of July, 2026 by the Airport Land Use Commission of the County of Trinity by motion, second (/), and the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSE:

Carol Fall, Chairman

Airport Land Use Commission

County of Trinity

State of California

ATTEST:

Drew Plebani

Clerk of the Airport Land Use Commission

By: _____

Community Development Department Director/Planning Director

DRAFT

Staff Report

Department: Community Development - Planning
Contact: Drew Plebani
Date: July 23, 2026
Item Title: Discussion on Airspace Conflict Review Survey

Project Description:

Discussion on Airspace Conflict Review Survey

Summary:

The California Pilots Association (CalPilots) is actively running an Airspace Conflict Review (ACR) initiative to study structural and design issues that contribute to traffic conflict and mid-air collision risks.

The association is gathering anonymous reports directly from pilots to identify dangerous "hot spots" in the state's airspace.

The primary focus of this review includes:

- Terminal Operations: Evaluating approach and departure corridors (such as NorCal TRACON and SFO Class B) to ensure they safely accommodate go-arounds, missed approaches, and engine-out procedures.
- Airspace Design Anomalies: Identifying waypoints, VOR/RNAV routes, and airspace shelves that force general aviation and commercial traffic into sudden or unnecessary conflicts.
- Safety & Congestion: Highlighting areas where VFR/IFR traffic separation breaks down due to airspace complexity.

(Example of a safety concern letter: <https://calpilots.org/2021/03/calpilots-brings-challenges-and-issues-to-norcal-tracons-sfo-class-b-airspace/>)

The review is driven by data gathered directly from the pilot community. CalPilots uses these reports to lobby the FAA and air traffic control for structural redesigns to make the skies safer.

If you fly in California and want to contribute to the Airspace Conflict Review, here is the direct link to the anonymous ACR survey:

<https://calpilots.org/> and look for



ACR
AIRSPACE CONFLICT REVIEW

**Anonymously Contribute
to Airspace Safety**

Airspace Conflict Review is studying structural issues that may contribute to traffic conflict risk. Share your Northern California airspace experience through this brief survey.

Questions? Contact Doug Rice <fl370machpt80@gmail.com>

Staff Report:

Departmental Recommendations:

Sharing of this survey is for informational purposes only. No action required.