

## TRINITY COUNTY PLANNING COMMISSION

Regular Meeting  
April 14, 2022 At 6:00p.m.  
Trinity County Library Conference Room  
351 Main Street Weaverville, CA

Chairman William Sharp  
Vice-Chairman Duncan McIntosh  
Commissioner Carol Fall  
Commissioner Rory Barrett  
Commissioner Todd Heaton

### AGENDA

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#### Zoom Information

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

Topic: Trinity County Planning Commission Meeting

Time: April 14, 2022 at 6:00 PM Pacific Time (US and Canada)

#### Zoom Meeting Link:

<https://us06web.zoom.us/j/5950072851?pwd=RHp6TDhNajNJMVJHZFJlRmhacmJjUT09>

Meeting ID: **595 007 2851**

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

**Live Feed:** This meeting will also be available via live feed on the internet at:  
<https://www.youtube.com/user/dforslund/featured>

**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 the 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 create copies in advance for their own records. If you have documents to present for the members of the Planning Commission to review, please provide a minimum of ten (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**

**Item1: MINUTES:** Approve meeting minutes from February 24, 2022.

**Item 2: TENTATIVE PARCEL MAP (P-20-40):** A request to divide a 3.27-acre parcel into two resulting parcels of approximately 2.04 acres and 1.23 acres for residential use. Access to the project site is from Reservoir Road and State Highway 3 approximately 500 feet northeast of the intersection of State Highway

**Item 3: GENERAL PLAN CONSISTENCY DETERMINATION FOR EASEMENT AGREEMENT UNDERGROUND BROADBAND INFRASTRUCTURE IN/AROUND COOPER BAR ESTATES, JUNCTION CITY** The purpose of this agenda item is for the Planning Commission to make a recommendation to the Board of Supervisors regarding a General Plan consistency determination of Vero Fiber Networks purchase of an easement from Trinity County for the purposes of installing underground Broadband utilities from Highway 299 to Chimariko Road, through one (1) private parcel. APN: 009-510-44-00; Owner: Trinity County; Address: 191 Lime Point Rd, Junction City *Continued from March 10, 2022*

**Item 4: RESOLUTION ADOPTING GUIDELINES FOR THE ESTABLISHMENT OF COMMERCIAL CANNABIS IN OPT OUT AREAS and ORDINANCE AMENDING TITLE 17 (ZONING) OF THE TRINITY COUNTY CODE TO CREATE AND APPLY A CANNABIS EXCLUSION OVERLAY DISTRICT** The purpose of the public hearing is to seek a recommendation from the Planning Commission to the Board of Supervisors regarding the proposed adoption of a resolution establishing guidelines for the creation of commercial cannabis opt out areas and an ordinance establishing a cannabis exclusion overlay zone district to permanently identify and regulate opt out areas.

In addition to creating the new Cannabis Exclusion Overlay district, the proposed ordinance would apply the overlay to all properties within the Rush Creek Estates and Lewiston Expansion urgency opt out areas, thus permanently establishing the opt outs in those areas. It would also apply the Cannabis Exclusion Overlay to the other areas specifically called out in the Commercial Cannabis regulations (Trinity County Code, Section 17.43.050):

- Whiskeytown-Shasta-Trinity National Recreation Area
- Lease lots within the Ruth Lake Community Service District
- Weaverville Community Services District
- Coffee Creek Volunteer Fire District
- Trinity Center Community Services District
- Bucktail Subdivision
- Specified area of Lewiston Community Services District: Mt. Diablo Meridian, Township 33N, Range 8W, Sections 17, 18, 19, 20, and Mt. Diablo Meridian, Township 33N, Range 9W, Section 24, 13
- Weaverville Historic District

The proposed Resolution and Ordinance fall within the scope of the Cannabis Program EIR which was certified by the Trinity County Board of Supervisors on December 21, 2020, by Resolution 2020-10. A Notice of Exemption may be considered for this project.

## **PLANNING COMMISSIONER REPORTS**

### **PLANNING DIRECTOR'S REPORT**

### **ADJOURN**

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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 being 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](mailto: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://www.trinitycounty.org/Agendas-Minutes-Staff-Reports>.

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.

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