



COUNTY OF MODOC

PLANNING DEPARTMENT

MODOC COUNTY PLANNING COMMISSION

203 W. 4th St., Alturas, CA 96101

(530) 233-6406

<http://www.co.modoc.ca.us/>

AGENDA FOR WEDNESDAY JANUARY 17, 2024

10:00 AM

Planning Commissioners

Susan Gibbons,	District 1
Danny Parker,	District II
Richelle Ratliff,	District III
Carolyn Carey,	District IV
Dennis Fanning,	District V

Interim Director, Sean Curtis

1. **Call to Order**
2. **Approval of Meeting Minutes**
3. **Approval, Deletions or Modifications to the Agenda.**
4. **Re-Organization of the Planning Commission (Election of 2024 Chair and Vice-Chair)**
5. **Public Forum** - Members of the public may address the Commission on matters under its jurisdiction that are not on the agenda. The Commission may limit the public comment to ten minutes. The Commission may not render any decision other than those items that are contained on this agenda; the public may request an item to be placed on a subsequent agenda.
6. **Public Hearings**
 1. **Gotcher Parcel Map (PM2023-06)**- Public Hearing Continued. The applicant is requesting a parcel map to divide an existing 185.6-acre parcel to separate and establish a (+/-) 12.3-acre residential site from the agricultural portion of the property. The project site is designated by the General Plan Land Use Maps as Exclusive AG (EA). The parcel is zoned Agriculture Exclusive (AE). The resulting parcels will require the application of the Minimum Lot Size Overlay Zone (M) to prohibit any future divisions of the parcel. The project site is located at 351 Co. Rd. 24, which is approximately 1.7 miles east of Cedarville, CA. (Assessor's Parcel Number 033-020-030-000) Applicant: Collin & Diana Gotcher
 2. **Verizon Use Permit** - Applicant Chris Hatch with Epic Wireless Group LLC (representing Verizon Wireless) is requesting approval for the installation of a new 150' communications tower facility. The tower equipment will be coated with a non-glare color (Harvest Brown) and finish to blend the tower equipment with the surrounding environment. The project includes installation of (7) panel antennas and associated support equipment (RRU's and cabling) at 140' in elevation along with (2) microwave dishes and associated support equipment at 150' in elevation with space and structural capacity reserved for future antennas, dishes, and co-location equipment. The tower is designed at this elevation in order to support microwave transmission between other locations within the County along Hwy-299. The topography of the area interferes with line-of-sight communication and requires added elevation over a normal tower design of 120' typical to the area. The project includes a 30' x 30' ground space designed to accommodate the tower, equipment cabinets, power equipment and 30kw emergency backup generator. The fenced compound will have a double access gate and vinyl slats installed and painted to match the tower to reduce the overall visibility of the facility. The existing access path to this location will be improved for all season fire department access with addition of road base and compaction.

The primary purpose of the facility is local emergency service and cell phone communications within a 2-mile radius of the project location. The tower will also support local data connectivity which will include high speed data and third-party internet services provided by companies that operate on Verizon's broadband spectrum. Additional Microwave antennas will be permitted for local connectivity to other local facilities and connection to the base network required for operation of the facility in the absence of local fiber optic cables. Staff is recommending an adoption of a Notice of Exemption under Categorical Exemption Section 15061(b)(3) of the CEQA Guidelines. This project does not have the potential for causing a significant effect on the environment. The project is located on Assessor Parcel Number (017-060-068-000) at 101A County Road 215 in Canby, CA. Township 42N, Range 14E, Section 36; M.D.B.M.

7. Planning Director's Report

8. Commissioner Reports

9. Adjourn

Per Government Code Section 65009 (b)(2), "if you challenge the action described in this notice in court, you may be limited to raising only those issues you or someone raised at the public hearing described in this notice, or in written correspondence to the Planning Commission at, or prior to, the public hearing."

Staff reports and project files are available for review at the Planning Department and online at <http://modocountyca.igm2.com/citizens/Default.aspx>. Comments may be addressed to the Planning Director, 203 W. 4th St., Alturas, CA 96101, or call (530) 233-6406.

APPEALS: Every appeal filed pursuant to Chapter 18:144 of the Modoc County Zoning Ordinance shall be made in writing including the grounds therefore, and shall be received by the appropriate county office within ten days from the date the action which is subject of the appeal is taken.

DECLARATION OF POSTING OF AGENDA

I hereby certify that this agenda was posted at least 72 hours prior to the regular meeting or at least 24 hours prior to the special meeting.

Date Agenda Posted: January 11, 2024

Location Agenda Posted: Online, Courthouse Lobby in the County Courthouse on Court Street, Alturas, CA; Planning Department Bulletin Boards, Courthouse Annex, 203 4th Street, Alturas, CA 96101.