



COUNTY OF MODOC PLANNING DEPARTMENT

MODOC COUNTY PLANNING COMMISSION
AGENDA
WEDNESDAY, JANUARY 19, 2022
10:00 AM

Planning Commissioners
Vacant, District 1
Greg O'Sullivan, District 2
Brian Cox, District 3
Carolyn Carey, District 4
Dennis Fanning, District 5

Interim Director – Sean Curtis

1. **Call to Order**
2. **Approval, Deletions or Modifications to the Agenda**
3. **Re-Organization of the Planning Commission (Election of 2022 Chair and Vice-Chair)**
4. **Consider Minutes**
 - a) September 15, 2021
 - b) October 20, 2021

5. **Public Forum** - Members of the public may address the Commission on matters under its jurisdiction which 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.

PUBLIC HEARINGS

6. T-MOBILE/VERTICAL BRIDGE USE PERMIT (UP2021-04) – Applicant D-4 Communications, LLC on behalf of T-Mobile/Vertical Bridge are requesting a conditional use permit to construct a new unmanned telecommunications facility consisting of a 110' Vertical Bridge Mono-pine stealth tree telecommunications tower, with 12 antennas, 6 Remote Radio Units (RRUs), and 1- 8' diameter dish. In addition radio cabinets, backup generator and equipment will be installed within a fenced compound at the ground level of the stealth tree. The proposed project site encompasses a lease area of 1600 square feet (40 x 40) and will be enclosed with a fence. The tower will improve wireless coverage to the area, increase network capacity, coverage area, and quality of the signal strength. Additionally, this network development will increase public safety within this area, allow for the community to have higher data transfer rates, enhanced coverage, simultaneous voice and data, and higher security and privacy for telephone users. The proposed project is located approximately 8 miles northeast of Davis Creek, CA on County Road 133C (APN # 025-030-006). Township 46N, Range 14E, Section 16; M.D.B. &M. Latitude 41.833386°, Longitude -120.351969°.

- a) Staff Report
- b) Consider Planning Commission Resolution 2022-01 to approve UP2021-04

7. BURICH USE PERMIT (UP2021-05) – Applicant Stephen Burich is requesting a conditional use permit to allow limited commercial recreational use of the subject property for applicant’s L7 Adventures Company. The proposed project will include constructing a pad and placing three (3) - 14’x 28’ sheds for guests to temporarily stay. This project has been determined to be exempt from CEQA under Section 15303(c). The proposed project site is located approximately 13 miles northeast of Alturas at 1170 Warner Mtn. Dr. (Assessor’s Parcel Number 021-290-003-000; T43N, R14E, SEC 9, M.D.B. & M.)

- a) Staff Report
- b) Consider Planning Commission Resolution 2022-02 for approval of UP2021-05

8. Camping Ordinance Revisions – Discussion

- a) Staff Report
- b) Revised Draft

9. Planning Director’s Report

10. Commissioner Reports - Discussion

11. 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://modoccountycalqm2.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 13, 2022

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