



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 MARCH 23, 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

- I. **Call to Order**
- II. **Re-Organization of the Planning Commission (Elections of 2022 Chair and Vice-Chair)**
- III. **Approval, Deletions or Modifications to the Agenda**
- IV. **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.
- V. **Public Hearings**
 1. **Burich Use Permit (UP2021-05)** - Applicant Stephen Burich has requested a conditional use permit to allow limited commercial recreational use on his property for his L7 Adventures Company. The Planning Commission held the first public hearing on January 19, 2022. During this hearing public comment was received and the proposed project was reviewed. The second public hearing will be held on March 23, 2022 to formalize the Planning Commission's action on UP2021-05 and adopt a Resolution for the proposed project. The 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.)
 2. **T-MOBILE/VERTICAL BRIDGE USE PERMIT (UP2021-04)**—Continued Public Hearing 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°.

3. **Lindsay Parcel Map (PM2021-02)** – Applicant Jennifer Lindsay is requesting a parcel map to divide an existing 133 acre parcels into 4 parcels. Proposed Parcel 1 will consist of 29.77 +/- acres; Proposed Parcel 2 will consist of 44.10 +/- acres; Proposed Parcel 3 will consist of 40.77 +/- acres; and Proposed Parcel 4 will consist of 18.82 +/- acres. Modoc County Planning is recommending that a rezone accompany the proposed parcel map. The rezone will change the zoning from Unclassified (U) to Agriculture General (AG). The project site is located at 20800 Co Rd 48 West Side Rd which is 12.6 miles northwest of Davis Creek, CA. (Assessor's Parcel Number 019-070-004-000: T48 N., R13 E., portion of Section 29 & 32, M.D.B. & M.)
4. **Kresge Parcel Map (PM2021-03)** - Applicants Jerry & Carmen Kresge are requesting a parcel map to divide an existing 400 acre parcel into 2 parcels. Proposed Parcel 1 will consist of 355.96 +/- acres and Proposed Parcel 2 will consist of 44.04 +/- acres. This project has been determined to be exempt from CEQA (Section 15061(b)(3)). The proposed project site is located approx. 6.5 miles southwest of the township of Alturas. (Assessor Parcel Number 022-190-014-000; T42N, R12E, SEC 11, M.D.B. & M.)

VI. Discussion - HCD Annual Progress Report

1. 2021 HCD Annual Progress Report

VII. Planning Director's Report

VIII. Commissioner Reports- Discussion

IX. 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.igmp2.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: March 18, 2022

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.