



COUNTY OF MODOC PLANNING COMMISSION

MEETING MINUTES

MARCH 24, 2021

10:00 AM

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

Interim Planning Director
Sean Curtis

1. **Call to Order**

The meeting was called to order at 9:58 AM by Vice-Chair Laacke. Commissioner Carey, Commissioner Fanning, Commissioner O'Sullivan, and Commissioner Laacke were present. Commissioner Cox was absent. Staff present was Interim Planning Director Sean Curtis and Executive Secretary Jackie Froeming. The Public in attendance included Sandy Stevenson from United Country Real Estate. Sara King of Epic Wireless teleconferenced into the meeting.

2. **Approval, Deletions or Modifications to the Agenda – None**

3. **Public Forum**

Commissioner O'Sullivan introduced to the Planning Commission the project being undertaken by Zayo Group for the fiber optic line along highway 395 and wanted to let them know the lead agency on this project will be having live zoom session tonight regarding this project.

Sandy Stevenson commented on the Zayo Group project proposed and the importance of improving the internet access within Modoc County. She also wanted to request someone from the Planning Commission attend the public zoom meeting. Commissioner O'Sullivan agreed to attend the zoom session.

4. **Correspondences**

A Letter from the Department of Housing and Community Development, Division of Housing Policy Development (HCD) dated March 18, 2021 was entered into the record for this meeting. This letter informed the County that the Housing Element updated adopted January 12, 2021 is in full compliance with State Housing Element Law.

Public Hearings

5. **Verizon Wireless Use Permit (UP2020-03):** Sara King of Epic Wireless teleconferenced in during the presentation of the staff report.

Director Curtis presented the staff report for this project and the initial study. A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA). Staff recommends approval of the proposed Use Permit (UP2020-03).

Commissioner Laacke asked Sara King for clarification of what an ice bridge is. Commissioner O'Sullivan wanted to confirm that the proposed project does not impede any local or farm type airport or fly strip. Motion made by Commissioner O'Sullivan and seconded by Commissioner Fanning to approve Resolution 2021-03 approving Use Permit 2020-03 for applicant Epic Wireless Group, LLC for an unmanned telecommunications facility. In favor were Commissioners Carey, Fanning, Laacke, and O'Sullivan. Commissioner Cox was absent. Motion passed (4-In Favor, 1-Absent)

6. 2020 Annual Progress Report to HCD

Planning Staff reported on the 2020 Annual Progress Report for HCD. The Board of Supervisors has approved this annual progress report and it has been submitted to HCD as it was due April 1, 2021. Assistant Planner Jackie Froeming reported on the RHNA numbers to the Commission and since 2019 how many of the required units have been built and how many still need to be completed by 2024.

7. Planning Director's Report

Director Curtis reported on the proposed staffing changes and new positions for the office. In addition, he provided an update to the commission on current/upcoming planning projects.

8. Adjourn - The meeting was adjourned at 11:40 A.M. and the next meeting is scheduled for April 28, 2021 at 10:00AM
