



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 APRIL 24, 2024

10:00 AM

Planning Commissioners

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. **Minutes**
 1. **Approval of Meeting Minutes**
3. **Approval, Deletions or Modifications to the Agenda**
4. **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.
5. **Public Hearings**
 1. **UP2024-01 Garrett Dow** Applicant Garrett Dow is requesting a Use Permit for the cultivation of Industrial Hemp on a 111-acre parcel located between County Road 46 and County Road 139 off Hwy. 395. The total acreage cultivated will be six acres in two separate fields of 4 acres and 2 acres located adjacent to each other. The applicant has complied with the California Department of Food and Agriculture registration. Per Title 8, Chapter 8.10 of the Modoc County Code applicant is required to obtain a use permit through the Planning Department. Additional steps will be required by the Modoc County Agricultural Department once this permit has been approved. This project has been determined to be exempt from CEQA under Section 15060(c)(2) and Section 15061(b)(3). The proposed project site is located approximately 11.5 miles north of the township Davis Creek on Co. Rd. 46 (Assessor's Parcel Number 024-250-034-000; T47N, R14E, SEC 14, M.D.B. & M.)
6. **7th Cycle Housing Element Workshop**
 1. **7th Cycle Housing Element Workshop** The County of Modoc is in the process of preparing an update to their Housing Element. The Housing Element, part of the County's General Plans, is a policy document that addresses existing and future housing needs for all County residents and economic groups. The State of California requires by law that the Housing Element be updated periodically, generally every five years. For this program, the Housing Element will be updated for the 2024-2029 Housing Cycle.

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.iqm2.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: April 19, 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.