



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 JUNE 25, 2025

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. **Minutes**
 1. **Meeting Minutes** - April 23, 2025
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. **Wilson Lot Line Adjustment (LLA2024-005)** - The applicant has requested a non-conforming lot line adjustment between unblocked lots 1, 2, and 3 that have a total area of 4.74 acres on APN 026-130-002-000. This parcel is zoned Residential Low Density (RL) and the General Plan is Urban Area (UA). The resultant parcel sizes being proposed are Parcel 1 (2.33 acres), Parcel 2 (1.00 acres), and Parcel 3 (1.41 acres), which are less than the minimum lot size. If the County Health Officer makes a finding that the smaller size is adequate to accommodate water and sewage systems for future residential uses without endangering any person. The Planning Commission may grant an exception on lot sizes per Chapter 18.32.060 of the Modoc County Code. The proposed project is located at the intersection of North and High Street in Lake City (T.44N., R.15E., M.D.B.M., Section 36) GPS: Coordinates: 41.6446090°N 120.2166678°

2. **Woodhouse Holdings Parcel Map (PM2025-01)** - The applicant is requesting to split an existing 133.8-acre parcel into 2 parcels. Resultant parcel one would be approximately 129.5 acres, and Resultant parcel two would be approximately 4.2 acres. Modoc County Planning is recommending that a rezone accompany this proposed parcel map. The rezone will change the zoning from Unclassified (U) to Agriculture Exclusive (AE), and the Minimum Lot (M) overlay Zone will be applied to the project site. Staff are recommending the adoption of a Notice of Exemption under Categorical Exemption Section 15061(b)(3) of the CEQA Guidelines. This project does not have the potential to have a significant effect on the environment. The proposed project is located approximately 5.7 miles northeast of the township of Newell off East County Road 104 on APN # 005-090-008-000. (T48N, Range 5E, Section 35; M.D.B. &M) GPS Coordinates: 41.9583615°N 121.3558664°W

6. **Planning Director's Report**

7. **Commissioner Reports**

8. **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: June 19, 2025

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.