



COUNTY OF MODOC

PLANNING DEPARTMENT

MODOC COUNTY PLANNING COMMISSION

MEETING MINUTES
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

The meeting was called to order by Commissioner Carey at 10:03 am. Commissioners Fanning, Gibbons and Parker were present. Commissioner Ratliff was absent. Staff present were Senior Planning Jackie Froeming via Zoom and Interim Director Sean Curtis and Administrative Assistant Jill Titterington. Also Present was Charlynn Wilson.

2. Minutes

1. Meeting Minutes - April 23, 2025

A motion was made by Commissioner Gibbons to approved the Minutes from April 23, 2025. This was seconded by Commissioner Fanning. In favor were Commissioners Carey, Fanning, Gibbons and Parker. All in favor. The motion passed unanimously. Commissioner Ratliff as absent.

3. Approval, Deletions or Modifications to the Agenda

A motion was made by Commissioner Parker to approved the Agenda. This was seconded by Commissioner Fanning. In favor were Commissioners Carey, Fanning, Gibbons and Parker. All in favor. The motion passed unanimously.

4. Public Forum – Opened and Closed. At 10:06. No public attended

5. Public Hearings -- Opened at 10:06

1. **Wilson Lot Line Adjustment (LLA2024-005)** – The Senior Planner Jackie gave a brief summary of the project and answered questions. The applicant has requested a non-conforming lot line adjustment.
The proposed project is located at the intersection of North and High Street in Lake City. Charlynn Wilson asked some questions. The Senior planner Jackie and The Interim Director Sean answered the questions.
No Public attended and No Public comments
The public hearing was closed at 10:15 am.

Resolution to approve the Lot Line Adjustment (LLA2024-005) to adjust the lines between Unblocked lots 1, 2, 3 in the town of Lake City as Filed by Charlynn. Commissioner Carey read the **Modoc County Commission Resolution 2025-04.** Motion to approve by Commissioner Parker. Seconded by Commissioner Gibbons. In favor were Commissioners Carey, Fanning, Parker and Gibbons. All in favor. The motion passed unanimously. Commissioner Ratliff was absent.

Charlynn Wilson Left the meeting. Dan O’Conner from Tru-Line (The Surveyor for the project.) joined via zoom. The Public hearing was opened at 10:17 am for:

2. **Woodhouse Holdings Parcel Map (PM2025-01)** – Senior planner Jackie Froeming explained that 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. Staff are recommending the adoption of a Notice of Exemption. This project does not have the potential to have a significant effect on the environment

Jackie answered the questions and Dan commented via zoom. Director Sean Commented on the the homestead exemptions for Ag zoned lands.

No one had any questions for Dan O’Conner, from Tru-line Engineering.

The Public Hearing was closed at 10:23.

Resolution to recommend the Board of Supervisors approval of Parcel Map (PM2025-01) to Divide a 133.8 Acre Parcel into a Homesite parcel approx. 4.2 acres and a Parcel of approx. 129.5 Acres. Recommending to the Board of Supervisors to rezone the parcels and to adopt a NOE.

Commissioner Carey read the **Modoc County Commission Resolution 2025-05.** Motion to approve by Commissioner Fanning. Seconded by Commissioner Gibbons. In favor were Commissioners Carey, Fanning, Parker and Gibbons. All in favor. The motion passed unanimously. Commissioner Ratliff was absent.

Dan O’Conner Left the meeting at 10:28.

6. Planning Director's Report:

Sean spoke about the Williamson Act Workshop. The need for possible amendments. The Commissioners Discussed availability and Tentatively scheduled for July 9th or 16th depending on County Counsel’s availability.

Commissioner Parker did not have a report and left at 10:55

Sean answered some questions and discussed the Williamson Act Contracts and the amendments being asked for and suggested.

7. Commissioner Reports: No Commissioners had a report.

8. **Adjourn:** The meeting was adjourned at 11:06. Commissioner Fanning motioned to adjourn. Commissioner Gibbons seconded it. The motion passed unanimously. In favor were Commissioners Carey, Fanning, Gibbons. All in favor. The motion passed unanimously. Commissioner Parker and Ratliff were absent.