



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 AUGUST 30, 2023

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. **Approval, Deletions or Modifications to the Agenda**
3. **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.
4. **Public Hearings**
 1. **Kramer Map (PM2023-01)** - Public Hearing Continued Applicant Hagge Ranch, Inc. is requesting a parcel map to split an existing 160-acre project site into 2 parcels. Resultant Parcel One would be approximately 22 acres and Resultant Parcel Two would be approximately 138 acres. Staff is recommending adoption of a Notice of Exemption under Categorical Exemption Section 15315 Minor Land Divisions and Section 15061(b)(3) of the CEQA Guidelines. The proposed project is located approximately 7.8 miles southwest of Alturas on County Road 76 (APN # 017-250-030-000). Township 42N, Range 11E, Section 26; M.D.B. &M.
 2. **Myrtle Tree Development Map (PM2023-03)**- Public Hearing Continued Applicant is requesting a parcel map to split an existing +/- 109 -acre project site into 2 parcels separating the agriculture land from the residential uses. Resultant parcel one would be approximately 90.90 acres of agricultural land. Resultant parcel two would be approximately 18.74 acres and contain the residential structures. Staff is recommending adoption of a Notice of Exemption under Categorical Exemption Section 15301 Existing Facilities, Section 15315 Minor Land Divisions, and Section 15061(b)(3) of the CEQA Guidelines. This project does not have the potential for causing a significant effect on the environment. The project site is located within the township of Canby off Hwy 299 and County Road 82 (APN 017-160-074-000). Township 42N, Range 10E, Section 30; M.D.B. &M.

3. **Use Permit Epic Wireless Group, LLC (UP2023-02)** -Applicant Chris Hatch with Epic Wireless Group LLC is requesting approval for a 20 feet extension of an existing 99-foot communications tower facility that would extend the tower and equipment to approximately 120 feet in total elevation. The tower and equipment will match the existing non-reflective flat paint and sheen to reduce glare and visibility and would be designed to structurally support additional Verizon equipment in the future. The project includes installation of (9) panel antennas and associated support equipment (RRU's and cabling) at 109 feet in elevation along with (2) microwave dishes and associated support equipment at 119 feet in elevation. The project includes a separate 18' x 20' ground space designed to accommodate equipment cabinets, power equipment and 30kw emergency backup generator. The fenced compound will have a double access gate. No improvements will be made to the existing access path as the project location is already accessible and open to use. Staff is recommending adoption of a Notice of Exemption under Categorical Exemption Section 15301 Existing Facilities, and Section 15061(b)(3) of the CEQA Guidelines. This project does not have the potential for causing a significant effect on the environment. The project site is located approximately 5 miles northwest of Alturas off Hwy 299 and County Road 73 (APN 022-010-064). Township 42N, Range 12E, Section 7; M.D.B. &M.

5. Planning Director's Report

6. Commissioner Reports

7. 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: August 24, 2023

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.