



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 DECEMBER 13, 2023

10:00 AM

Planning Commissioners

Susan Gibbons, District I
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. **Huffman Parcel Map (PM2023-04)** - Applicant is requesting to split an existing 65.7-acre parcel into 2 parcels. Modoc County Planning is recommending that a rezone accompany the proposed parcel map. The rezone will change the zoning from Unclassified (U) to Agriculture General (AG). Resultant parcel one would be approximately 3 acres and Resultant parcel two would be approximately 62.7 acres. Staff recommend adopting 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 4.2 miles southwest of the township of Newell, CA on County Road 123 (APN # 007-010-008-000). Township 46N, Range 6E, Section 6 & 7; M.D.B. &M.
 2. **Gotcher Parcel Map (PM2023-06)** - Applicant is requesting a parcel map to divide an existing 185.6-acre parcel to separate and establish a (+/-) 12.3-acre residential site from the agricultural portion of the property. The project site is designated by the General Plan Land Use Maps as Exclusive AG (EA). The parcel is zoned Agriculture Exclusive (AE). The resulting parcels will require the application of the Minimum Lot Size Overlay Zone (M) to prohibit any future divisions of the parcel. Staff recommend adopting 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 project site is located at 351 Co. Rd. 24, which is approximately 1.7 miles east of Cedarville, CA. (Assessor's Parcel Number 033-020-030-000)
Applicant: Collin & Diana Gotcher
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.ig2.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: December 7, 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.