

MODOC COUNTY PLANNING COMMISSION

Susan Gibbons, District I
 Danny Parker, District II
 Richelle Ratliff, District III
 Carolyn Carey, District IV
 Dennis Fanning, District V



Interim Planning Director
 Sean Curtis

Modoc County Planning Department
 Conference Room
 203 W. 4th St., Alturas, CA 96101
 (530) 233-6406 <http://www.co.modoc.ca.us>

Regular Meeting Meeting Minutes

WEDNESDAY, December 17, 2025 10:00 AM

1. Call to Order: At 10:00 the meeting was opened by Commissioner Carey Attended by Commissioners Fanning, Gibbons, Parker and Carey in person. Present via zoom were: Modoc County Senior Planner, Jackie Froeming, Via zoom from Complete wireless were: Kevin Gallagher, Crystal White & Matt Moore. Present also in person were Interim Director, Sean Curtis and Admin assistant, Jill Titterington. Commissioner Ratliff was absent.

2. Public Forum: 10:02 Commissioner Carey opened and closed the public forum. No Public Attended.

3. Approval of Meeting Minutes:

Minutes from November 12, 2025 were approved as presented.

Motion was made by Commissioner Gibbons to approve the minutes and was seconded by Commissioner Fanning. In Favor were Commissioners Carey, Fanning, Parker & Gibbons. Commissioner Ratliff was absent. The Motion passed unanimously.

4. Public Hearings:

4.a. UP2025-04 Complete Wireless Consulting – Complete Wireless Consulting for Alltel Corporation dba Verizon Wireless is requesting approval to co-locate equipment on an existing tower. Senior Planner Jackie Froeming reviewed the project and the Use permit UP2025-04 and recommended a NOE. Interim Director, Sean Curtis reviewed DF Properties Conditional Use Permit. Kevin Gallagher, from Complete Wireless, explained the process and improving cellular service in the area. No questions. Closed Hearing at 10:16 am.

Commissioner Carey read Modoc County Planning Commission Resolution 2025-07. Commissioner Parker motioned to approve and Commissioner Gibbons seconded the motion to approve Planning Commission Resolution 2025-07. In favor were Commissioner Carey, Fanning, Gibbons and Parker. All in favor. Commissioner Ratliff was absent. The motion passed at 10:17 am. Kevin Gallagher & Matt Moore from Complete Wireless Consulting via zoom left at 10:18 am.

5. Williamson Act

5a. Planning Director Sean Curtis reviewed the revisions for the Williamson Act at 10:19am. At 10:20 Crystal Wood from Complete Wireless Consulting via zoom left.

6. Planning Directors report:

Sean Curtis discussed the Davis Creek Project and the New Cal Fire requirements for Water tanks for new construction at 10:22.

Jackie Froeming mentioned there are changes to the Brown Act and that the 700 Forms would be required to file soon. She also mentioned at the next meeting it would be time to reelect the Chair and Vice Chair persons. She asked Jill to send the Ethic's Training Link to everyone. No other reports.

7. Commissioner Reports:

No commissioner reports. At 10:35

January 28th was agreed upon for the next meeting.

Adjournment: Commissioner Carey entertained the motion to adjourn the meeting. Commissioner Gibbons motioned to adjourn the meeting. Commissioner Fanning seconded the motion. The motion passed unanimously. In favor were Commissioner Carey, Fanning, Gibbons and Parker. All in favor. Commissioner Ratliff was absent. At 10:35 the meeting was adjourned.