

MODOC COUNTY PLANNING COMMISSION

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



Sean Curtis
 Interim Planning Director

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

REGULAR MEETING

AGENDA FOR WEDNESDAY, JANUARY 28, 2026
 10:00 AM

1. **Call to Order**
2. **Approval or Additions/Deletions to Agenda**
3. **Re-Organization of the Planning Commission (Election of 2026 Chair and Vice-Chair)**
4. **Approval of Meeting Minutes**
- 4.a. Requesting approval of the December 17, 2025, Planning Commission meeting minutes. (Planning)
5. **Public Forum**
Members of the public may address the Commission on matters under its jurisdiction that 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.
6. **Public Hearings**

- 6.a. **Veldhuizen Parcel Map (PM2025-02)** – The applicants, Randy and Marsha Veldhuizen, are requesting approval of a Parcel Map to subdivide an existing 160-acre parcel into two parcels. Resultant Parcel One will contain approximately 133 acres, and Resultant Parcel Two will contain approximately 26 acres. The smaller parcel is proposed in the southeast corner of the site and is intended for the development of a new residence.
- The project also includes a rezone to change the zoning designation from Unclassified (U) to Agriculture General (AG) on the project site. Staff are recommending the adoption of a Notice of Exemption under Categorical Exemption Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, finding that the project does not have the potential to cause a significant effect on the environment. The property is located at 2665 County Road 90, approximately 6.2 miles from Lookout, California, identified as Assessor's Parcel Number 012-020-069-000 (T39N, R7E, Section 1, M.D.B. & M).

(Planning)

- 6.a.a. Requesting approval of Planning Commission Resolution 2026-01 for Parcel Map (PM2025-02), as filed by Randy & Marsha Veldhuizen, that includes the following recommendations to the Board of Supervisors: 1)Rezone the parcel from Unclassified (U) to Agriculture General (AG), 2) Adoption of a Notice of Exemption (NOE), and 3) Approval of the proposed parcel map (PM2025- 02)

(Planning)

- 6.b. **Zoning Ordinance Amendment(ZOA 2025-01)** - Amending various sections of the Zoning Code to bring the County's housing regulations into compliance with State Housing Law. Amendments include, but are not limited to, updating the accessory dwelling unit regulations, amending parking requirements for emergency housing shelters, adding definitions for residential care facilities, employee and farmworker housing, allowing supportive and transitional housing uses in certain zoning districts, and updating density bonus requirements. The Planning Commission is expected to adopt a resolution recommending final adoption of the Zoning Ordinance Amendment to the Modoc County Board of Supervisors. In accordance with the California Environmental Quality Act (CEQA), this action to approve the Zoning Ordinance Amendment has tentatively been determined to be exempt from environmental in accordance with CEQA Guidelines' "common sense" exemption, Cal. Code of Regulations, Title 14, Section 15061(b)(3). (Planning)

- 6.b.a. Requesting approval of Planning Commission Resolution 2026-02 making recommendations to the Board of Supervisors that they adopt the proposed zoning code amendments. (Planning)

7. **Planning Director's Report**

8. **Commissioner Reports**

ADJOURNMENT

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 <https://modococa.portal.civicclerk.com/>

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: January 22, 2026

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.