

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, MARCH 18, 2026
 10:00 AM

The Modoc County Planning Commission welcomes you to this meeting. This agenda contains a brief general description of each item to be considered. If you wish to speak on an item on the agenda, please complete a Speaker Request Form identifying the item(s) and return it to the Interim Planning Director.

Availability of Public Records. All public records related to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection. Supporting documentation and attachments for items listed on this agenda can be viewed online at www.co.modoc.ca.us or in the Planning Department, 203 West 4th Street, Alturas, CA 96101.

FIND MEETING INFORMATION ONLINE: The Planning Commission meeting agendas and packets are archived on Modoc County's website at www.co.modoc.ca.us

Call to Order

Roll Call

Approval or Additions/Deletions to Agenda

Public Comment

This is the time set aside for members of the public to address the Commission on matters on the consent agenda and matters not otherwise on the agenda. Comments should be limited to matters within the jurisdiction of the Commission. If your comment concerns an item listed on the agenda, please address the Commission after the item is open for public comment. By law, the Commission cannot take action on matters that are not on the agenda. Unless otherwise announced, the Chair of the Commission reserves the right to limit the duration of each speaker to three (3) minutes. Speakers may not cede their time. The public may request an item to be placed on a subsequent agenda.

Agenda items with listed times will be considered at that time or soon thereafter. All other items will be considered as listed on the agenda or as deemed necessary by the Chair.

1. Public Hearing - Parcel Map(PM2025-03)

- 1.a. PUBLIC HEARING: **Dunlea Parcel Map (PM2025-03)** – Consider Parcel Map PM2025-03, as filed by Dennis and Jana Dunlea, requesting approval to divide an existing 120-acre parcel into two parcels, consisting of approximately 2.09 acres and 117.93 acres. The project also includes a rezone of the subject property from Unclassified (U) to Agriculture Exclusive (AE) and application of the Minimum (M) Lot Overlay Zone to the project site.

Planning staff recommends adoption of a Notice of Exemption pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, finding that the project does not have the potential to result in a significant effect on the environment.

The project site is located approximately 7.4 miles from the township of Newell, off County Road 106, on Assessor's Parcel Number 005-050-021-000, located in Township 48 North, Range 5 East, Section 28, M.D.B.&M. GPS Coordinates: 41.9725903° N, 121.3989896° W.

Applicant: Dennis & Jana Dunlea (Planning)

2. Planning Commission Items - Parcel Map(PM2025-03)

- 2.a. CONSIDERATION/ACTION: Review and recommend to the Board of Supervisors that the Dunlea Parcel Map (PM2025-03) is not a project subject to the California Environmental Quality Act (CEQA), 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. (Planning)
- 2.b. CONSIDERATION/ACTION: Requesting approval of Planning Commission Resolution No. 2026-03 for Parcel Map PM2025-03, as submitted by Dennis and Jana Dunlea. (Planning)

3. Public Hearing - General Plan Consistency(GPC2026-01)

- 3.a. PUBLIC HEARING: **Wilson Land Dedication (GPC2026-01)** - Review and consider a determination of General Plan Consistency for a proposed dedication of land to the County by Charlynn Wilson and others. The subject property is located in the NW ¼ of Section 36, T44N, R15E, M.D.B.&M., being a portion of Unblocked Lots 1, 2, and 3 in the Town of Lake City, as shown on the official plat and further described in Modoc County Deed Records Book 22, Page 243, and Book 53, Page 262 (APN: 026-130-002-000). The proposed dedication would resolve the placement of the Lake City Fire Protection District fire hall on private property and allow them to obtain necessary insurance coverage for the structure. (Planning)

4. Planning Commission Items - General Plan Consistency(GPC2026-01)

- 4.a. CONSIDERATION/ACTION: Requesting approval of Planning Commission Resolution No. 2026-04 for a finding of General Plan Consistency of the Proposed Dedication (APN 026-130-002-000, Portion). (Planning)

5. Planning Commission Items

- 5.a. CONSIDERATION/ACTION: Requesting approval of Planning Commission Resolution No. 2026-05 approving the Williamson Act - Compatible Use Determination on APN No. 031-160-017-000 owned by Steven & Patti Smith. (Planning)
- 5.b. CONSIDERATION/ACTION: Requesting approval of the January 28, 2026, Planning Commission meeting minutes. (Planning)

6. Planning Director's Report

7. 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: March 12, 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.