

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, SEPTEMBER 17, 2025
 10:00 AM

1. Call to Order

2. 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.

3. Approval of Meeting Minutes

Approval of the Meeting Minutes from June 25, 2025

3.a. Requesting approval of the June 25, 2025, Planning Commission meeting minutes.

4. Public Hearings

- 4.a. **Epic Wireless Use Permit 2025-03** - The applicant Epic Wireless Group LLC (representing Verizon Wireless) is requesting approval for the installation of a new 150' communications tower facility. The proposed design includes 9 antennas, 9 radios, 2 microwave dishes, 4 surge suppressors, 2 hybrid cables, and 1 GPS. The project includes a 50' x 50' ground space designed to accommodate the tower, equipment cabinets, power equipment, and 30kw emergency backup generator. Access to the leased area will be a proposed new gravel driveway off the existing gravel road. This unmanned facility will operate 24 hours a day, 7 days a week, providing reliable service to area residents, travelers, and businesses. The new tower will help resolve issues such as dropped calls, slow data speeds, and inconsistent coverage. In addition to enhancing everyday connectivity, it will improve public safety and expand wireless access throughout the community. This proposed project was originally approved in 2017 (UP2017-16) with a Negative Declaration (ND) but was never constructed. Planning Staff has reviewed the current proposal and determined that no substantial changes have been made. Pursuant to Section 15162(a) of the CEQA Guidelines, preparation of a new Negative Declaration (ND) is not required for this project. The project is located on Assessor Parcel Number (025-180-013-000) at 370 County Road 50 in Davis Creek, CA. This project is located approximately 1.75 miles west of Davis Creek on County Road 50; Township 45 N. Range 14E. MDB&M North ½ of Section 19.

5. Housing Element Implementation Workshop

- 5.a. Gary Price of Price Consulting will be discussing the upcoming Zoning Code Updates and Housing Element Programs.

6. Williamson Act

Recommendations to the Board of Supervisors for revisions to Modoc County Agriculture Preserve Program Rules of Procedures

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:

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.