



COUNTY OF MODOC

PLANNING DEPARTMENT

203 W. 4th Street
Alturas, California 96101
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Planning Commissioners
Jim Hays, Chairman
Jim Laacke, Vice Chairman
Nancy Huffman
June Roberts

Director
Kimberly Hunter

MODOC COUNTY PLANNING COMMISSION MEETING AGENDA

Wednesday
September 28, 2016
10:00 a.m.

1. **Approval of Minutes** -- Approval of Minutes for the following regular meeting: 7/27/16; Secretary Report posting of the Agenda.
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 decisions other than those items that are contained on this agenda; the public may request an item to be placed on a subsequent agenda.

Public Hearing

4. **Carpenter – Appeal of Planning Director’s Action (#2016-22):** Property owners Patti and Bill Carpenter are appealing a decision of the Planning Director regarding the denial of electrical service on two separate vacant lots (Assessor’s Parcel Numbers 024-460-38, 39). The lots are located in Goose Lake Estates, located west of State Route 395 in New Pine Creek, and are zoned Residential High Density (RH).

Information/Discussion Items

5. **(Continued from 7/27/16) Woodward – Parcel Map and Rezone (PM2015-09):** Mary Woodward is requesting a Parcel Map and Rezone of a 28.42-acre parcel (Assessor Parcel #022-510-68). The Parcel Map (Project #2015-09) will result in four parcels consisting of 5.35, 5.22, 5.13 and 12.72 acres. A Mitigated Negative Declaration is proposed for this project for the California Environmental Quality Act. (CEQA). The project is located 2 and ½ miles southeast of Alturas on County Rd 57. Township 42 N., Range 13 E., M.D.B. &M. portion of Section 16 and 21. Project Planner: Lori Galvin.

6. Planning Director's Report.

7. General Plan Land Use, Safety and Housing Element Workshop: Review of the current status of the update process and anticipated update requirements of the General Plan Document to meet compliance with State laws.

8. Adjourn – The next regular meeting will be on October 28, 2016.

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 comments may be addressed to the Planning Director, 203 W. 4th Street, 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: 9/19/16

Location Agenda Posted: Courthouse Lobby in the County Courthouse on Court Street, Alturas, CA; Planning Department Bulletin Boards, 203 W. 4th Street, Alturas, CA 96101.



Kim Hunter, Planning Director

9/19/16

Date