



COUNTY OF MODOC PLANNING DEPARTMENT

MODOC COUNTY PLANNING COMMISSION

203 W. 4th St., Alturas, CA 96101

(530) 233-6406

<http://www.co.modoc.ca.us>

AGENDA FOR WEDNESDAY JANUARY 22, 2025

10:00 AM

Planning Commissioners

Susan Gibbons,	District 1
Danny Parker,	District II
Richelle Ratliff,	District III
Carolyn Carey,	District IV
Dennis Fanning,	District V

Interim Director, Sean Curtis

1. Call to Order

2. Minutes

1. Approval of Meeting Minutes from December 18, 2024

3. Approval, Deletions or Modifications to the Agenda

4. Reorganization of the Planning Commission (Election of the 2025 Chair and Vice-Chair)

5. 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 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

1. UP96-52EXT - Shaw Pit Mining Use Permit and Reclamation Plan Amendment -Applicant Perry Thompson, Vice President of Hat Creek Construction & Materials, Inc., is requesting an amendment to Use Permit/Reclamation Plan 96-52 to include: 1) an approximately 7-acre expansion, 2) a revised removal volume, and 3) extension of end date. The project area reflects an expansion of approximately 7 acres of the existing operational mine. The current active and proposed clarified boundary will include approximately 37 total acres of mine footprint. No other changes to site operations will occur. Implementation of the proposed project would extend onsite mining activities through 2050. Surface mining procedures will continue in areas already under the current use permit and will be the same in the areas proposed in this expansion. Under the current plan, the mine was to yield approximately 200,000 cubic yards of crushed material over the life of the plan which was to be the year 2036. With this expansion, and extension of an additional 14 years, the yield will increase to an additional 588,000 cubic yards. Cut slopes in the expansion area will be reduced to no steeper than 2:1. The operation will continue to involve blasting, screening, and crushing operations. Staff is recommending adoption of an Initial Study/Mitigated Negative Declaration (MND) (SCH No. 2024110258), for the project pursuant to the California Quality Act (CEQA). A MND is a statement that the project will not result in a significant adverse effect on the environment. The proposed project is

located approximately 14 miles northwest of Adin off County Road 85A on the Shaw Ranch, Assessor's Parcel Number (APN) APN 010-420-170, Section 35, Township 41N, Range 7E, M.D.B.&M.

7. **Planning Director's Report**
8. **Commissioner Reports**
9. **Adjourn**

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 <http://modocountyca.igmp2.com/citizens/Default.aspx>. 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 16, 2025

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.