



**COUNTY OF MODOC
PLANNING DEPARTMENT**

**MODOC COUNTY PLANNING COMMISSION
AGENDA
WEDNESDAY APRIL 28, 2021
10:00 AM**

Planning Commissioners
James Laacke, District 1
Greg O'Sullivan, District 2
Brian Cox, District 3
Carolyn Carey, District 4
Dennis Fanning, District 5

Interim Director – Sean Curtis

Notice of Temporary Procedures for Planning Commission Meetings

Pursuant to California Governor Gavin Newsom's Executive Order N-25-20 & N-29-20 issued on March 12, 2020 and March 17, 2020, relating to the convening of public meetings in response to the COVID-19 pandemic, the County of Modoc will be enacting social distancing procedures for the Planning Commission Meetings to members of the public and the County staff.

To protect the public, Modoc County staff, and the Planning Commissioners, members of the public are encouraged to participate in Planning Commission meetings in the following ways:

Public Comment

The Planning Commission will be accepting alternate methods of public comment, as well as public comment on specific agenda items in the following ways:

- ♦ **Email Public Comment** - Public Comment can be submitted via email to the Planning Department at planning@co.modoc.ca.us. All comments must be received by 5:00 p.m. on Tuesday, April 27, 2021 to be entered into the record. The e-mail must identify the agenda item the public member wishes to comment on and the content must remain within the ten-minute time limit.
- ♦ **Written Public Comment** - Written comments and supporting information should be addressed to the Modoc County Planning Department and mailed to 203 West 4th St., Alturas, CA 96101.

- 1. Call to Order**
- 2. Approval, Deletions or Modifications to the Agenda**
- 3. Minutes – Approval of Minutes from December 16, 2020**

4. **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.

PUBLIC HEARINGS

5. **Dry Lake Cinder Pit (Reclamation Plan Amendment)** – Applicant Lucky Ackley dba Dry Lake Properties, LLC is requesting approval of the Reclamation Plan Amendment for the Dry Lake Cinder Pit located adjacent to the Union Pacific railroad and Hwy 139 in Newell, CA (CA Mine ID 91-25-0026). The approval of the Reclamation Plan Amendment modifies the current reclamation requirement for reclamation of the entire site to leave a less than 1-acre portion of the site unreclaimed for use as a ranch pit for the Dry Lake Ranch. SMARA exempts pits less than 1 acre in size with less than 100 cubic yards of removal annual from permitting requirements. The proposed reclamation plan amendment has been determined to be exempt from CEQA under Ministerial Exemption, Section 15268. (Assessor Parcel Number 007-230-034; T45N, R6E, SEC 28, M.D.B. & M.)

- a) Staff Report provided by VESTRA Resources, Inc.
- b) Consider Resolution 2021-04 to approve the reclamation plan amendment for Dry Lake Cinder Pit.

6. **Planning Commission Workshop (Housing Element Zoning Code Update)**

- a) Staff Report presented by Gary Price, Price Consulting Services

7. **Commissioner Reports**

8. **Planning Director's Report**

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.ig2.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: April 22, 2021

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