

Agenda

County of Inyo Planning Commission

Board of Supervisors Room
Inyo County Administrative Center
Independence, California

WILLIAM STOLL
CYNTHIA LITTLE
SAM WASSON
RICHARD WHITE
PAUL PAYNE

FIRST DISTRICT (VICE-CHAIR)
SECOND DISTRICT
THIRD DISTRICT
FOURTH DISTRICT (CHAIR)
FIFTH DISTRICT

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PLANNING DIRECTOR
PLANNING COMMISSION SECRETARY
PUBLIC WORKS DIRECTOR
COUNTY ADMINISTRATOR

Items will be heard in the order listed on the agenda unless the Planning Commission rearranges the order or the items are continued. Estimated start times are indicated for each item. The times are approximate and no item will be discussed before its listed time.

The Planning Commission Chairperson will announce when public testimony can be given for items on the Agenda. The Commission will consider testimony on both the project and related environmental documents.

All final decisions of the Planning Commission may be appealed to the Board of Supervisors by the applicant or any interested person. Appeals must be filed in writing to the Inyo County Board of Supervisors within 15 calendar days of the action by the Planning Commission. If an appeal is filed, there is a fee of \$300.00. Appeals and accompanying fees must be delivered to the Clerk of the Board Office at County Administrative Center Independence, California. If you challenge in court any finding, determination or decision made pursuant to a public hearing on a matter contained in this agenda, you may be limited to raising only those issues you or someone else raised at the public hearing, or in written correspondence delivered to the Inyo County Planning Commission at, or prior to, the public hearing.

Public Notice: In Compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting please contact the Planning Department at (760) 878-0263 (28 CFR 35.102-3.104 ADA Title II). Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting. Should you because of a disability require appropriate alternative formatting of this agenda, please notify the Planning Department 2 hours prior to the meeting to enable the County to make the agenda available in a reasonable alternative format (Government Code Section 54954.2).

FEBRUARY 27, 2008

**10:00
a.m.**

1. **ROLL CALL** – Secretary.
2. **APPROVAL OF MINUTES (Action Item)** – Approval of Minutes from January 23, 2008.
3. **ADDITIONS/DELETIONS TO THE AGENDA** – Opportunity for the Commission to add or delete an item on the Agenda.
4. **PUBLIC COMMENT PERIOD** – Opportunity to address the Planning Commission on any planning subject that is not scheduled on the Agenda.

CONSENT ITEMS

5. **CONDITIONAL USE PERMIT 2005-06/DEEP ROSE-TIME EXTENSION** – Deep Rose, LLC is requesting a two and one half (2.5) year extension on Conditional Use Permit 2005-06, as allowed under Section 18.76.090 of the Inyo County Zoning Ordinance. If approved, the Conditional Use Permit would now expire on November 1, 2010.

PUBLIC HEARING AND ACTION ITEMS
ITEMS ARE TO BE CALLED AT THEIR GIVEN TIME

- 10:05 a.m. 6. ***CERTIFICATE OF COMPLIANCE #258/NELSON (Public Hearing & Action Item)*** – Jay Nelson is requesting the approval of a Certificate of Compliance removing Land Division Violation recorded in Book 207, Page 556, Inyo County Official Records pertaining to his property located in Homewood Canyon northwest of Trona.
- 10:05 a.m. 7. ***CERTIFICATE OF COMPLIANCE #260/McCOY (Boundary Line Adjustment) (Public Hearing & Action Item)*** – Dave McCoy is requesting a Certificate of Compliance (Boundary Line Adjustment) between his three parcels, located at 484 Rocking K Road, west of Bishop. The project is in compliance with prevailing statutes and does not result in the creation of additional lots. The project also complies with the requirements of the Inyo County Zoning and Subdivision Ordinances.
- 10:05 a.m. 8. ***TENTATIVE PARCEL MAP #387/SORRELLS (Public Hearing & Action Item)*** – Charles Sorrells is proposing to subdivide a 150.2-acre property into three parcels of 0.50-acres (Parcels 1,2 and 3), one parcel of 51.5-acres (Parcel 4) ; and a remainder of 93-acres. Parcels 1 thru 4 are developed with single-family residences and have direct accessw off State Route 127 in the community of Shoshone.
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- 10:10 a.m. 9. ***CONTINUED APPEAL HEARING ON PLANNING DIRECTOR DECISION REGARDING PINE CREEK MINE-NOTICE OF VIOLATION (Continued Public Hearing & Action Item)*** – An appeal was filed based on Planning Director’s Decision of June 13, 2007 relating to violations of SMARA and the approved Reclamation Plan. On December 5, 2007, the appeal hearing was continued to today to allow the appellatant to submit an amendment to the Reclamation Plan satisfactory to the Planning Department.

12:00 p.m. ***LUNCH BREAK-Time is approximate.***

COMMISSIONERS’ REPORT/COMMENTS

Commissioners to give their report/comments to staff.

PLANNING DIRECTOR’S REPORT

Planning Director, Pat Cecil, will update the Commission on various projects.

CORRESPONDENCE – INFORMATIONAL

- a. City of Bishop Planning Commission Meeting Agenda for January 29, 2008;

ADJOURNMENT