

Agenda

County of Inyo Planning Commission

Board of Supervisors Room
County Administrative Center
224 North Edwards
Independence, California

WILLIAM STOLL
ROSEMARY CLELAND
SAM WASSON
RICHARD WHITE
PAUL PAYNE

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

Inyo County Planning Commission
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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).

OCTOBER 25, 2006

**10:00
a.m.**

1. **ROLL CALL** – Secretary.
2. **APPROVAL OF MINUTES (Action Item)** – Approval of Minutes from September 27, 2006.
3. **ADDITIONS/DELETIONS TO THE AGENDA** – Opportunity for 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.

PUBLIC HEARING & ACTION ITEMS ONLY

**10:05
a.m.**

5. **TENTATIVE PARCEL MAP #380/DELANEY (Public Hearing and Action Item)** – A request to subdivide a 3.0-acre property into parcels of 1.73-acre and 1.27-acres (a total of 0.41 acres will be offered for dedication to the County for roadways). Parcel 1 will have direct access off of Panorama Drive, a County maintained road. Parcel 2 will have direct access off of Collins Road, also a County maintained road. Individual wells and septic systems will be used for development. The property has a General Plan designation of Residential Rural High, 1 dwelling unit per acre (RRH), and zoned Single Residence or Mobilehome Combined, 1.0-acre minimum (RMH-1.0).

**10:10
a.m.**

6. **CONDITIONAL USE PERMIT NO. 2005-03/COSO OPERATING COMPANY, LLC (Public Hearing and Action Item)** – Coso Operating Company, LLC is proposing a water extraction and delivery system via two storage tanks, an electric substation, and a 9 mile long pipeline which will carry well water from the Coso Hay Ranch in Rose Valley to the Coso Geothermal Field located in the northwest area of the China Lake Naval Air Weapons Station. The water

will supply supplemental injection waters from the two Hay Ranch water wells to the Coso geothermal reservoir to help minimize annual reservoir decline due to evaporation through the plant's cooling towers. The properties involved have General Plan designations of Rural Protection (RP), and State and Federal Lands (SFL), and all properties are zoned Open Space, 40-acre minimum.

10:15
a.m.

7. **ZONE RECLASSIFICATION #2006-02/INYO COUNTY [CENTRAL BUSINESS ZONE] (Public Hearing and Action Item)** – The proposed project will create a new commercial zone district, Central Business (CB). This new zone district will correspond with, and implement, the already-existing General Plan Land Use Designation of Central Business District (CBD). All parcels within the identified Central Business Districts – which currently are confined to areas in Big Pine, Independence, Lone Pine, and Keeler, consists of approximately 200 parcels total. These parcels will be rezoned from their current zoning to the proposed Central Business (CB) designation, which will allow the zoning to be consistent with the General Plan designation of the properties.

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

COMMISSIONERS' REPORT/COMMENTS

Commissioners to give their report/comments to staff.

PLANNING DIRECTOR'S REPORT

Interim Planning Director, Ron Juliff, will update the Commission on various projects.

CORRESPONDENCE – INFORMATIONAL

- a. *City of Bishop Planning Commission Minutes from September 26, 2006;*
- b. *Correspondence from Office of Planning and Research, re: Joint Land Use Study.*

ADJOURNMENT