

Agenda

County of Inyo Planning Commission

SPECIAL MEETING

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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Independence, CA 93526
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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 \$1,300.00. Appeals and accompanying fees must be delivered to the Clerk of the Board Office at County Administrative Center Independence, California. Please make two separate payments, one payment of \$1,000.00 to Inyo County Planning, and one payment of \$300.00 to Inyo County Board of Supervisors. 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).

DECEMBER 14, 2006

- 11:00 a.m.**
1. **ROLL CALL** – Secretary.
 2. **APPROVAL OF MINUTES (Action Item)** – Approval of Minutes from October 25, 2006.
 3. **DELETIONS TO THE AGENDA** – Opportunity for Commission to 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

- 11:05 a.m.**
5. **TENTATIVE PARCEL MAP No. 381/SANTA ROSA CATHOLIC CHURCH (Public Hearing and Action Item)** - The applicant, Santa Rosa Catholic Church is requesting to subdivide a 238.06-acre property owned by Susan Sorrells into a 4.35-acre parcel developed with the Catholic Church; a 5.00-acre vacant parcel; and a remainder parcel of 228.71-acres with various land uses and General Plan designations constituting most of the community of Shoshone. The smaller parcels are located on the west side of State Route 127 approximately 1,950 feet south of intersection State Route 127 and State Route 178 in the community of Shoshone.

- 11:10
a.m.
6. **RECLAMATION PLAN No. 2006-01/CALIFORNIA LIGHTWEIGHT PUMICE, INC. (Public Hearing and Action Item)** - California Lightweight Pumice, Inc. is proposing to explore for pumice at the Makayla Two Mine that will disturb approximately 9.67 acres. The property is under the jurisdiction of the Bureau of Land Management (BLM) and located on Pumice Mine Road in Inyo County, approximately five miles northeast of U.S. Highway 395 at Coso Junction and north of Gill Station/Coso Road. The property has a General Plan designation of State and Federal Lands (SFL) and is zoned Open Space .40 acre minimum (OS-40).
- 11:15
a.m.
7. **CONDITIONAL USE PERMIT No. 2006-06/BRANSON (Public Hearing and Action Item)** - This is an application to place a 35-foot tall three-pole tower at the existing cable television facility located on a residential lot in Lone Pine, and also a 30-foot tall three-pole tower at the existing cable television facility that is located on a rural residential lot in the Alabama Hills. The Lone Pine parcel is located at 125 North Lakeview Street. The Alabama Hills parcel is located at 585 Alabama Drive. An Initial Study and Draft Mitigated Negative Declaration was prepared and released for a 20-day review period pursuant to the requirements of the California Environmental Quality Act.
- 11:20
a.m.
8. **TENTATIVE PARCEL #357/CORE-TIME EXTENSION (Action Item, NOT a Public Hearing Item)** – An application by James and Mary Core to extend filing of the final map for Tentative Parcel Map #357/Core, from December 1, 2006 to November 30, 2007.
- 12:00
- LUNCH BREAK-Time is approximate**
- 1:30
p.m.
9. **CONDITIONAL USE PERMIT NO. 2005-03/COSO OPERATING COMPANY, LLC (Coso Hay Ranch Water Extraction and Delivery System) (Public Hearing and Action Item)** - This project is a proposal by Coso Operating Company, LLC for the the development of a 9 linear-mile long pipeline and other supporting structures 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 properties involved have a General Plan designations of Rural Protection (RP), and State and Federal Lands (SFL), and all properties are zoned Open Space, 40-acre minimum. This is a continued public hearing from October 25, 2006, due to the need for additional information and analysis.
- 2:00
p.m.
10. **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, and 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.

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 November 28, 2006 Planning Commission Agenda;
- b.* Winter 2006 Forest Life magazine;
- c.* Planning Commissioners Journal Order Form.

ADJOURNMENT