

# 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

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THIRD DISTRICT  
FOURTH DISTRICT (CHAIR)  
FIFTH DISTRICT

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ACTING-INTERIM PLANNING DIRECTOR  
PLANNING COMMISSION SECRETARY  
INTERIM 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.

Lunch Break will be given at the Planning Commission's convenience.

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).

## JANUARY 28, 2009

10:00  
a.m.

1. **ROLL CALL** – Secretary.
2. **NOMINATION & ELECTION OF CHAIR-PERSON (Action Item)** – The Commission will accept nominations for chair-person for 2009 and hold an election.
3. **NOMINATION & ELECTION OF VICE-CHAIR PERSON (Action Item)** – The Commission will accept nominations for vice-chair person for 2009 and hold an election.
4. **APPROVAL OF MINUTES (Action Item)** – Approval of Minutes from December 3, 2008.
5. **ADDITIONS/DELETIONS TO THE AGENDA** – Opportunity for the Commission to add or delete an item on the Agenda.

6. **PUBLIC COMMENT PERIOD** – Opportunity for anyone in the audience to address the Planning Commission on any planning subject that is not scheduled on the Agenda.

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

- 10:05 a.m.**      7. **PINE CREEK MINE DECISION REGARDING CONDITIONAL USE PERMIT FOR MINING (Action Item)** – Staff was directed by the Commission at the December 3, 2008 Planning Commission meeting to determine by today whether a Conditional Use Permit is required for mining at the Pine Creek Mine.
- 10:05 a.m.**      8. **CONDITIONAL USE PERMIT #2007-03/COSO OPERATING COMPANY LLC [“COSO HAY RANCH WATER EXTRACTION, EXPORT, & DELIVERY SYSTEM”] (Public Hearing & Action Item)** - The proposed project involves pumping water from two existing wells at Coso’s Hay Ranch property in Rose Valley (adjacent to and east of Highway 395, just north of Coso Junction, and half mile south of Dunmovin) for injection into their geothermal field located within the China Lake Naval Air Weapons Center (CLNAWS). Water will be withdrawn from the wells at an average rate of 3,000 gallons per minute (gpm), or approximately 4,800 acre-feet per year. The water will be piped from the Hay Ranch property to the geothermal facility, a distance of 9 miles. The water pipeline will consist of a 20-inch diameter steel pipe, which will be buried for most of its length, and which will follow the general path of existing roads and associated rights of way. The Conditional Use Permit (CUP) is proposed for a period of 30 years.

**COMMISSIONERS’ REPORT/COMMENTS**

Commissioners to give their report/comments to staff.

**PLANNING DIRECTOR’S REPORT**

Acting-Interim Planning Director, Doug Wilson, will update the Commission on various projects.

**CORRESPONDENCE – INFORMATIONAL**