

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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SECOND DISTRICT
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FOURTH 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.

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.

The applicant or any interested person may appeal all final decisions of the Planning Commission to the Board of Supervisors. 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 27, 2010

10:00

A.M.

- 1. PLEDGE OF ALLEGIANCE.**
- 2. ROLL CALL –** Roll Call to be taken by the Secretary.
- 3. PUBLIC COMMENT PERIOD –** This is the opportunity for anyone in the audience to address the Planning Commission on any planning subject that is not scheduled on the Agenda.
- 4. APPROVAL OF MINUTES –** Approval of Minutes from June 23, 2010.
- 5. GENERAL PLAN AMENDMENT #2010-04 / ZONE RECLASSIFICATION #2010-05 / TENTATIVE TRACT MAP #248 / KEMP (Public Hearing & Action Item) –** A proposal to subdivide 31 acres of a 630-acre parcel, which is located at the intersection of Indian Springs Drive & Tuttle Creek Road, adjacent to the community of Alabama Hills. The subdivision would create twelve 2.5-acre residential lots and one 1-acre lot for fire protection purposes. The remaining acreage of the parcel would be left as a “remainder” parcel that will continue to be used for cattle grazing.

**Action
Item**

**Public
Hearing
&
Action
Item**

Public
Hearing
&
Action
Item

6. **CONDITIONAL USE PERMIT #2010-04 / CRYSTAL GEYSER ROXANNE BEVERAGE BOTTLING PLANT (Public Hearing & Action Item)** – In 2005 approval was granted for Crystal Geysers to construct a beverage bottling plant on a 120-acre site located approximately three miles south of Olancho. The 2005 approvals for the plant included a General Plan Amendment, a Zone Reclassification, a Conditional Use Permit, and certification of an EIR. Although the plant project has not yet been constructed, all approvals for the project remain in effect, except for the CUP, which lapsed over the past year. This application is for approval of the CUP portion of the Beverage Bottling Plant project.

Public
Hearing
&
Action
Item

7. **AMENDMENT OF CONDITIONAL USE PERMIT #2007-03 / COSO HAY RANCH WATER EXTRACTION & DELIVERY PROJECT (Public Hearing & Action Item)** – An Amendment to the CUP approved in May 2009 that allows Coso to pump water at their Hay Ranch property, located just north of Coso Junction, and transfer it via a 9-mile pipeline to their geothermal plant located on the China Lake Naval Air Weapons base. This Amendment to the CUP would allow two new larger, deeper wells to be constructed and used as a source of project water, in place of the two existing, shallower wells.
8. **EASTERN SIERRA LAND TENURE PROJECT** – Receive a presentation from staff and project team working on the Eastern Sierra Land Tenure project, a multi-agency collaboration funded by the Sierra Nevada Conservancy (SNC) and administered by Mono County and the Sierra Business Council to explore land ownership issues in the region.

COMMISSIONERS' REPORT/COMMENTS

Commissioners to give their report/comments to staff.

PLANNING DIRECTOR'S REPORT

Planning Director, Josh Hart, will update the Commission on various projects.

CORRESPONDENCE – INFORMATIONAL