

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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INTERIM-ACTING 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.

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).

MARCH 25, 2009

**10:00
a.m.**

- 1. ROLL CALL** – Secretary.
- 2. APPROVAL OF MINUTES (Action Item)** – Approval of Minutes from January 28, 2009 and February 25, 2009.
- 3. ADDITIONS/DELETIONS TO THE AGENDA** – Opportunity for the Commission to add or delete an item on the Agenda.
- 4. 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.
- 5. TIME EXTENSION TENTATIVE TRACT MAP NO. 243/VALLEY HOMESTEAD LAND & LIVESTOCK, INC (BARLOW)** – Applicant is requesting a one year time extension.

Consent
Item
Only

- 6. ADMINISTRATIVE REVIEW OF PLANNING RESOLUTION 2009-02** – Administrative review and approval of the draft Planning Resolution No. 2009-02 (Conditional Use Permit #2007-03/Coso Operating Company, LLC), adopted by the Commission on March 11, 2009.

Consent
Item
Only

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

- 10:05 a.m.** **7. GENERAL PLAN AMENDMENT NO. 2009-01/KEMP and ZONE RECLASSIFICATION NO. 2009-02/KEMP (Public Hearing and Action Item)-** a Lot Line Adjustment has been requested to relocate property boundaries on several parcels on the Kemp/Lubken Ranch in Alabama Hills located in Lone Pine. Changes to the County’s Zoning Map and General Plan Land Use Diagram are requested to make three of the subsequent lots meet the Zoning Ordinance’s minimum parcel size and the General Plan’s density requirements. The requested changes are as follows: (1)General Plan designation from Agriculture to Rural Residential Medium Density and (2) the zoning from Open Space with a 40-acre minimum parcel size to Rural Residential with a 2.5-acre minimum parcel size. The applicant has indicated that the future home sites are intended for these areas. No other changes to the zoning or General Plan designations for the Ranch are proposed at this time.
- 10:05 a.m.** **8. GENERAL PLAN HOUSING ELEMENT UPDATE (Public Hearing and Action Item) –** Inyo County is in the process of updating its General Plan Housing Element. The update will incorporate the requirements of new relevant legislation, the Regional Housing Needs Assessment (RHNA) stipulated by the State, and new demographic information. A draft updated Housing Element has been provided for the Planning Commission’s review and comment.
- 10:05 a.m.** **9. TENTATIVE TRACT MAP #239/WALTERS (Whitney Portal Preserve) (Public Hearing and Action Item) –** In April, 2005, the Inyo County Planning Commission approved this tract map and certified the Final Environmental Impact Report (FEIR) and upon appeal, the project went to the Inyo County Board of Supervisors, and was approved in July, 2005. The project was challenged in court by the Save Round Valley Alliance (SRVA) organization and, on December 17, 2007, the Fourth District Court of Appeals directed that “a legally adequate EIR with respect to the analysis of the feasibility of the alternative of a land exchange with the Bureau of Land Management (BLM) should be prepared, circulated, and certified before any further action is taken on the project. In 2008, Planning Staff prepared and circulated the portion of the EIR relating to a land trade with the BLM as the Re-circulated EIR (REIR), and subsequent to additional information, as the Revised Re-circulated EIR (RREIR). The Commission will now consider both the EIR and Tentative Tract Map #239/Walters.

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 to include the acceptance by staff of the Amended Reclamation Plan for the Pine Creek Mine.

CORRESPONDENCE – INFORMATIONAL

There is none.