

# 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**

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

Inyo County Planning Commission  
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JOSH HART  
DAN STEWART  
DOUG WILSON  
KEVIN CARUNCHIO

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.

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).

## June 1, 2011

**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.

**Action  
Item**

- 4. APPROVAL OF MINUTES –** Approval of Minutes from April 27, 2011.
- 5. APPEAL CONDITIONAL USE PERMIT (CUP) 2007-003/Coso (Public Hearing & Action Item) –** In May 2009, the Inyo County Board of Supervisors approved Conditional Use Permit (CUP) 2007-003 and certified an associated Environmental Impact Report (EIR), which permitted the Coso Operating Company (Coso) to extract groundwater from two existing wells on its Hay Ranch in the Rose Valley and transport it via pipeline to Coso's geothermal plant at China Lake Naval Air Weapons Station nine miles east. Conditions of approval included a Hydrologic Mitigation Monitoring Plan (HMMP), which provides a mechanism to monitor groundwater levels in the Rose Valley and to regulate Coso's groundwater pumping to ensure less than significant impacts. As required by the CUP, EIR, and HMMP, the Water Department issued an Addendum to the HMMP on April

**Public  
Hearing  
&  
Action  
Item**

1, 2011, which describes the baseline groundwater levels and the changes to the groundwater level triggers, pumping rate, and duration of pumping approved by the Water Department. Mr. Thomas Schneider appealed the Water Department's issuance of the HMMP Addendum to the Planning Commission, pursuant Inyo County Code Section 18.81.030.

### **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**