

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

Inyo County Planning Commission
Post Office Drawer L
Independence, CA 93526
(760) 878-0263/(760) 872-2706
(760) 872-0382 FAX
inyoplanning@inyocounty.us

JOSH HART
SHARON BIRMINGHAM
TED PEDERSEN
KEVIN CARUNCHIO

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).

JUNE 23, 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.

**Action
Item**

4. APPROVAL OF MINUTES – Approval of Minutes from April 28, 2010.

**Public
Hearing
&
Action
Item**

5. MITIGATED NEGATIVE DECLARATION FOR THE TECOPA HOT SPRINGS PARK SEWAGE LAGOON REPAIR PROJECT (Public Hearing & Action Item) – The County of Inyo has renewed their lease, LA 0165129, with the United States Department of the Interior, Bureau of Land Management for the Tecopa Hot Springs County Park. The sewage lagoon associated with this lease is currently in need of repairs to address seepage of water through the western embankment into the surrounding surface and groundwater. The County is proposing to perform repairs to the lagoon to address the seepage. The County of Inyo Department of Public Works prepared a Mitigated Negative Declaration pursuant to the California Environmental Quality Act.

Public
Hearing
&
Action
Item

6. **TENTATIVE PARCEL MAP #391/CLINE (Public Hearing & Action Item)** – A proposal to subdivide a 3.18-acre parcel located at 1821 Valley View Drive, northwest of Bishop (APN 010-353-11), into four parcels (ranging in size from 9,353 sq.ft. to 21,381 sq.ft.) and a remainder (1.68 acres in size). The property is designated Residential Medium Density (RM) and zoned Residential Mobile Home, 7200 sq.ft. minimum lot size (RMH).

Public
Hearing
&
Action
Item

7. **CONDITIONAL USE PERMIT 2010-02/ST. THERESE MISSION (Public Hearing & Action Item)** – A proposal to construct an environmental park development on 17.5 acres at 881 E. Old Spanish Trail (APN's 048-514-14, 15, 18, 19, 20, 30, 31) in the far southeastern portion of Inyo County, in the community of Charleston View, approximately 20 minutes from Pahrump, Nevada area. The project site is designated Resort/Recreational (REC) under the Inyo County General Plan, and is zoned Open Space 40-acre minimum (OS-40) under the Inyo County Zoning Ordinance. A Conditional Use Permit is required in the OS-40 Zone for the uses proposed.

Public
Hearing
&
Action
Item

8. **GENERAL PLAN AMENDMENT 2010-02 and ZONE RECLASSIFICATION 2010-03/BARKER (Public Hearing & Action Item)** – A request to change the General Plan designation and zoning on a 5-acre parcel located in Trona, within Inyo County, approximately 250 feet to the west of the Wild Rose/Trona Road (adjacent to the northwest corner of Kuhlman's Auto Wrecking; APN 038-340-20, Section 32), from Residential Estate (RE) to Heavy Commercial (HC) and from Rural Residential (RR) to Heavy Commercial (C-4), respectively, to allow for storage of sand and gravel in four contained silos, with delivery of same to and from the site.

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