

# Agenda

## County of Inyo Planning Commission

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### INYO COUNTY PLANNING COMMISSION

Howard Lehwald  
Caitlin (Kate) J. Morley  
Todd Vogel  
Callie Peek  
Scott Kemp

First District  
Second District  
Third District (Chair)  
Fourth District (Vicechair)  
Fifth District

#### STAFF

Cathreen Richards  
Ryan Standridge  
Danielle Visuano  
Cynthia Draper  
Michael Errante  
Nate Greenberg  
Christian Milovich

Planning Director  
Associate Planner  
Associate Planner  
Assistant Planner  
Public Works Director  
County Administrator  
Assistant County Counsel

**This meeting will be held in the Board of Supervisors Room located at 224 N. Edwards Street, in Independence California, beginning at 10:00 a.m.**

- 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 per ICC Chapter 15 [California Environmental Quality Act (CEQA) Procedures] and Chapter 18 (Zoning), and 10 calendar days per ICC Chapter 16 (Subdivisions), 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 72 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 24, 2024**

**10:00 A.M.**

1. **PLEDGE OF ALLEGIANCE.**

2. **ROLL CALL** – Roll Call to be taken by staff.
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. **NOMINATION & ELECTION OF CHAIRPERSON** (Action Item) – The Commission will accept nominations for Chairperson for 2024 and hold an election.
5. **NOMINATION & ELECTION OF VICE CHAIRPERSON** (Action Item) – The Commission will accept nominations for Vice-Chairperson for 2024 and hold election
6. **RENEWABLE ENERGY PERMIT-2023-01/SBC** (Action Item/Public Hearing) – The applicant, SBC Investment LLC, has applied for a Renewable Energy Permit located on two 5-acre parcels (APN’s 038-340-20 and 038-340-21) in Trona, California. This permit would allow the applicant to construct a 2.0 megawatt (MW) commercial scale photovoltaic solar facility. The project proposes approximately 4,625 single axis tracker solar panels, encompassing 10-acres of mostly disturbed land. The project is a Mitigated Negative Declaration of Environmental Impact under the California Environmental Quality Act (CEQA).
7. **CONDITIONAL USE PERMIT 2023/BPCSD** (Action Item/Public Hearing) – The applicant, Big Pine Community Service District, has applied for a Conditional Use Permit located on parcel (APN: 018-090-19), in Big Pine, California. This permit would allow the applicant to construct a new rapid infiltration basin as an expansion to the current existing wastewater treatment facility. The project encompasses 5-acres of pre-disturbed land to be an expansion to the existing 10.3-acres wastewater treatment facility. This project is a Mitigated Negative Declaration pursuant to CEQA.
8. **APPROVAL OF MINUTES** – Approval of minutes from the October 25, 2023, Planning Commission Meeting.
9. **APPROVAL OF MINUTES** – Approval of minutes from the November 15, 2023, Special Planning Commission Meeting.
10. **COMMISSIONERS’ REPORTS/COMMENTS**
11. **PLANNING DIRECTOR’S REPORT**
12. **ADJORN**