

Agenda

County of Inyo Planning Commission

Board of Supervisors Room
Inyo County Administrative Center
Independence, California

FRANK STEWART
CAITLIN (KATE) J. MORLEY
TODD VOGEL
CALLIE PEEK
SCOTT KEMP

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

Inyo County Planning Commission
Post Office Drawer L
Independence, CA 93526
(760) 878-0263
(760) 872-2712 FAX
inyoplanning@inyocounty.us

CATHREEN RICHARDS
PAULA RIESEN
MICHAEL ERRANTE
CLINT QUILTER
GRACE CHUCHLA

PLANNING DIRECTOR
PROJECT COORDINATOR
PUBLIC WORKS DIRECTOR
COUNTY ADMINISTRATOR
DEPUTY COUNTY COUNSEL

NOTICE TO THE PUBLIC: In order to minimize the spread of the COVID-19 virus, Governor Newsom has issued Executive Orders that temporarily suspend certain requirements of the Brown Act. Please be advised that the Planning Commission will be conducting its hearing exclusively via videoconference by which Planning Commission Members and staff will be participating. The videoconference will be accessible to the public by computer, tablet or smartphone at:

<https://us02web.zoom.us/j/87367660103?pwd=eEE1YWJ0bXd5Z0JFTUdlYjFrV0kydz09>

You can also dial in by phone at 1-669-900-6833 Meeting Id: 873 6766 0103 and then enter Passcode: 563573. Public Comment may be provided by emailing the comments prior to the meeting. All emailed comments will be read into the record, and the Planning Commission will take that feedback into consideration as it deliberates. Please send comments to: inyoplanning@inyocounty.us

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).

March 24, 2021

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.

Action
Item

4. **APPROVAL OF MINUTES** – Approval of minutes from the February 24, 2021 Planning Commission Meeting.

Action
Item
Public
Hearing

5. **CONDITIONAL USE PERMIT-2020-10/DESERT GREEN - DISTRIBUTION** - The applicant has applied for a Conditional Use Permit. The applicant has met the application requirements for a CUP in Charleston View, in southeast Inyo County, and is seeking approval for a cannabis distribution facility, which is permitted as a conditional use for the property, following approval from the Inyo Planning Commission.

Action
Item
Public
Hearing

6. **CONDITIONAL USE PERMIT-2020-11/DESERT GREENS - CULTIVATION** - The applicant has applied for a Conditional Use Permit. The applicant has met the application requirements for a CUP in Charleston View, in southeast Inyo County, and is seeking approval for a cultivation site, which is permitted as a conditional use for the property, following approval from the Inyo Planning Commission.

Action
Item
Public
Hearing

7. **RENEWABLE ENERGY PERMIT-2021-01/BARKER** - The applicant is applying for a Renewable Energy Permit to construct a 2 megawatt (MW) photovoltaic solar facility using 5,400 fixed tilt or single-axis tracker solar panels. The project site is located on two 5-acre parcels that are highly disturbed with no natural vegetation or structures on site.

Public
Workshop

8. **Workshop** - The Planning Commission is hosting a public workshop for the County's 2021 Housing Element Update. Every jurisdiction in the State of California is required to have a General Plan. It is a jurisdiction's road map for land use development. Each general plan must have 7 mandatory elements. These are: Land Use, Open Space, Conservation, Circulation, Noise, Safety and Housing. The Housing Element is the only element in the General Plan that must be regularly updated, per State law. This is because all local governments must adequately plan to meet the housing needs of the community. Inyo County's Housing Element is on an 8-year cycle and is scheduled to be updated this year 2021.

COMMISSIONERS' REPORT/COMMENTS

Commissioners to give their report/comments to staff.

PLANNING DIRECTOR'S REPORT

Planning Director, Cathreen Richards, will update the Commission on various topics.

CORRESPONDENCE – INFORMATIONAL