

# Agenda

# County of Inyo Planning Commission

Board of Supervisors Room  
Inyo County Administrative Center  
Independence, California

**LANIE SOMERS**  
**CAITLIN (KATE) J. MORLEY**  
**TODD VOGEL**  
**CALLIE PEEK**  
**SCOTT KEMP**

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

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CATHREEN RICHARDS  
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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/87489559305?pwd=ajdtWU8va2x0MWlwRTd4cG5HQW9WQT09>

You can also dial in by phone at 1-669-900-6833 Meeting Id: 874 8955 9305 and then enter Passcode: 222445. 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](mailto: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).

## January 26, 2022

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 October 27, 2021 Planning Commission Meeting.
- Action Item
5. **APPROVAL OF MINUTES** – Approval of minutes from the November 10, 2021 Special Planning Commission Meeting.
- Action Item  
Public Hearing
6. **CONSIDERATION OF A RESOLUTION** - The Planning Commission to meet remotely pursuant to AB 361.
- Action Item  
Public Hearing
7. **NOMINATION & ELECTION OF CHAIR PERSON** – The Commission will accept nominations for Chairperson for 2022 and hold election.
- Action Item  
Public Hearing
8. **NOMINATION & ELECTION OF VICE CHAIR PERSON** – The Commission will accept nominations for Vice-Chairperson for 2022 and hold election.
- Action Item  
Public Hearing
9. **CONDITIONAL USE PERMIT-2021-09/COSO STORE** - The applicant has applied for a CUP to continue to operate a non-conforming truck stop at the property located at 20 Gills Station Road, at Coso Junction. The truck stop has been operating at the site for many years. The applicant has demolished the gas station and store to rebuild a larger facility with a store and food outlets. The truck parking area is also being expanded on the site and will allow for overnight parking. This project is exempt from the provisions of the California Environmental Quality Act (CEQA).
- Action Item  
Public Hearing
10. **CONDITIONAL USE PERMIT-2021-05/NANO FARMS CANNABIS** - The applicant has applied for a fence height variance for up to 10-feet on a property zoned Open Space (OS) that is located at 377 Rosemary Lane, in the community of Sandy Valley. The applicant is requesting the fence height variance to provide extra security for a cannabis cultivation business located on the property. This project is exempt from the provisions of the California Environmental Quality Act (CEQA).
- Closed Session
11. **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION** – Pursuant to paragraph (1) of subdivision (d) of Government Code §54956.9 – Name of case: Appeal to the Inyo County Board of Supervisors by Bush Management Company of the December 1, 2021 Inyo County Planning Commission Decision to Revoke CUP 2007/05 Pruet Ballarat, Inc.; Appeal no. 2021/02
- Open Session
12. Report on closed session

**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**