

Agenda

County of Inyo Planning Commission

Board of Supervisors Room
Inyo County Administrative Center
Independence, California

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/81212612610?pwd=NkZRcUlldE9jbWdxTUQrMUxPY3JLZz09> You can also dial in by phone at 1-669-900-6833 and then enter Access Code: 812 1261 2610 Passcode: 426701. 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

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TODD VOGEL
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PROJECT COORDINATOR
PUBLIC WORKS DIRECTOR
COUNTY ADMINISTRATOR
DEPUTY COUNTY COUNSEL

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 27, 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 September 23, 2020 Planning Commission Meeting.
- Action Item 5. **NOMINATION & ELECTION OF CHAIR PERSON** – The Commission will accept nominations for chair-person for 2021 and hold election.
- Action Item 6. **NOMINATION & ELECTION OF VICE CHAIR PERSON** – The Commission will accept nominations for vice-chair-person for 2021 and hold election
- Action Item Public Hearing 7. **CONDITIONAL USE PERMIT-2019-16 /INYO FACE – CULTIVATION** - The applicant is requesting a CUP for the cultivation of cannabis on an approximate 2.5-acre parcel located along the Old Spanish Trial Highway in the community of Charleston View, in southeast Inyo County. The project includes the construction of an 18,504-sqft building for the growing, harvesting, dry and curing of cannabis plants. This project has been applied for concurrently with a retail cannabis business to be located on a parcel directly north of the cultivation project.
- Action Item Public Hearing 8. **CONDITIONAL USE PERMIT-2019-17/INYO FACE –DISPENSARY** - The applicant is requesting a CUP to establish a retail cannabis store on an approximate 2.5-acre parcel located along the Old Spanish Trial Highway in the community of Charleston View, in southeast Inyo County. The project includes the construction of a 1,355-sqft building to house the store. This project has been applied for concurrently with a cannabis cultivation business to be located on a parcel directly south of the retail project.
- Action Item Public Hearing 9. **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 10. **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**

11. **ZONE TEXT AMENDMENT-2020-02 ICC-RESCIND 18.78.340/SECOND UNITS** - Inyo County Code, is currently out of compliance with State Laws related to Accessory Dwelling Units. Staff has drafted a proposed ordinance to Amend the Inyo County Zoning Code's Title 18.78.340 General Regulations - Second Units, to bring the County into compliance with State regulations. This item is being brought back to the Planning Commission with staff recommended changes.

**Action
Item
Public
Hearing**

12. **AMENDMENT TO RECLAMATION PLAN 96-12** - The applicant has applied for an amendment to Reclamation Plan 96-12. The project proposes to expand mining operations at Keeler Pit MS #300 for continued maintenance of dirt shoulders in Inyo County. Approximately 300,000 cubic yards of material will be extracted from the site, over a 30 to 50-year timespan, in an 8.1 acre-expansion area. A Mitigated Negative Declaration of Environmental Impact has been prepared and publicly noticed pursuant to the California Environmental Quality Act.

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