

Agenda

County of Inyo Planning Commission

Board of Supervisors Room
Inyo County Administrative Center
Independence, California

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

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

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NATE GREENBERG
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PLANNING DIRECTOR
PROJECT COORDINATOR
PUBLIC WORKS DIRECTOR
COUNTY ADMINISTRATOR
COUNTY COUNSEL

This meeting will be held in the Board of Supervisors Room in Independence California. In addition, pursuant to Government Code § 54953(b) the following teleconference locations are available to the public:

Hotel: Kimpton Sawyer Hotel - Lobby, 500 J Street, Sacramento, CA, 95814
Zoom Link:

The Audio only conference will be accessible to the public by computer, tablet or smartphone at:

<https://us02web.zoom.us/j/84727667656?pwd=L2FETWlYeGhmdDJGVUdscUd6OHVMUT09>

You can also dial in by phone at 1-669-900-6833 Meeting Id: 847 2766 7656 and then enter Passcode: 786596. 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 22, 2023

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 22, 2023 Planning Commission Meeting.
- Action Item** 5. **RENEWABLE ENERGY PERMIT-2022-01/BARKER** – The applicant, Robbie Barker, has applied for a Renewable Energy Permit located on one private parcel(APN: 038-330-46, in Trona, California). This permit would allow the applicant to construct a proposed 1.2 milliwatt (mW) photovoltaic solar facility that uses approximately 2,300 single axis tracker solar panels. The project encompasses 5-acres of pre-disturbed land.
- Action Item Public Hearing** 6. **RENEWABLE ENERGY PERMIT 2022-02/BARKER**– The applicant, Robbie Barker, has applied for a Renewable Energy Permit located on the three private parcels (038-330-32, 33, 34), in Trona California. This permit would allow the applicant to construct a proposed 3 milliwatt (mW) photovoltaic solar facility that uses approximately 6,000 single axis tracker solar panels. The project encompasses 15-acres of pre-disturbed land.
- Action Item Public Hearing** 7. **GENERAL PLAN AMENDMENT (GPA) -2023-01/INYO COUNTY – VACANT LANDS AND HOUSING OPPORTUNITY AND ZONE RECLASSIFICATION (ZR)- 2023-01/INYO COUNTY – VACANT LANDS AND HOUSING OPPORTUNITY** – With the help of HELIX Environmental Planning Inc., a vacant lands inventory and a zoning and General Plan review of properties located in the County was conducted. This information was used to identify parcels land that are appropriate for zone and General Plan designation changes to promote affordable housing opportunities primarily by increasing allowable residential density. Eight total parcels were selected: three in the Bishop area, one in Independence and four in Lone Pine. They were then evaluated under the California Environmental Quality Act (CEQA) and are now being recommended for General Plan and zoning designation changes.
- Action Item Public Hearing** 8. **2022 ANNUAL GENERAL PLAN PROGRESS REPORT** - Staff will give a presentation to the Planning Commission summarizing the Inyo County 2022 Annual General Plan Progress Report.

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.