

Agenda

County of Inyo Planning Commission

Board of Supervisors Room
Inyo County Administrative Center
Independence, California

INYO COUNTY PLANNING COMMISSION

Howard Lehwald
Caitlin (Kate) J. Morley
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Associate Planner
Project Coordinator
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).

April 23, 2025

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. **APPROVAL OF MINUTES** – Approval of minutes from the February 26, 2025, Planning Commission Meeting.

**Action
Item /
Public
Hearing**

5. **CONDITIONAL USE PERMIT (CUP) 2023-02/LEON7FARMS**
The applicant has requested a Conditional Use Permit (CUP) to cultivate cannabis on a 2.5-acre parcel at 631 Ruby Lane, Charleston View, CA, in unincorporated Inyo County (APN 048-364-070). The project includes approximately 3,000 square feet of cannabis cultivation within two greenhouses, as well as five shipping containers for seed processing, drying, employee breaks, and equipment storage. The site is surrounded by vacant land, with the nearest town, Pahrump, NV, about 30 miles to the north. This project is classified as a Mitigated Negative Declaration under the California Environmental Quality Act (CEQA).

**Action
Item /
Public
Hearing**

6. **TENTATIVE PARCEL MAP No. 433/ESLS-BALTAZAR**
The applicant is seeking approval to subdivide a 5 acre parcel into two equal parcels of 2.5 acres each. Both proposed parcels currently do not contain any structures and there are no plans for new construction. The subdivision will not create any setback issues for any future development of dwellings or accessory structures. The property is located at 1990 Indian Springs Dr. Alabama Hills, California. Both proposed parcels are zoned Rural Residential (RR-2.5), which requires a minimum lot size of 2.5-acres, and are designated as Rural Residential Medium (RRM) use in the General Plan. This project is exempt from CEQA under General Rule 15061(b)(3).

**Action
Item /
Public
Hearin**

7. **CONDITIONAL USE PERMIT 2019-06/GROW4GOLDVIOLATION HEARING** – On August 28, 2019 the Planning Commission, upon the recommendation of staff, approved a CUP for the applicant to operate a commercial cannabis cultivation operation located approximately 26-miles southeast of the community of Charleston View in Sandy Valley on Long Rd. The project proposal included drying and packaging the cultivated product at the project site. The CUP was conditioned with, among other things, a requirement to conform to all applicable provisions of the Inyo County Code and State Regulations. The applicant has failed to meet these conditions as the operation is being conducted with no building, electrical or plumbing permits, therefore, staff is recommending the revocation of the CUP. This action is exempt from CEQA under 15321 – Enforcement Actions by Regulatory Agencies.

**Action
Item /
Public
Hearing**

8.

ZONE TEXT AMENDMENT 2024-03 / MAINTENANCE OF ANIMALS

Staff is reintroducing this item that was originally presented to the Planning Commission on July 24, 2024. It includes an updated proposed ordinance to update Section 18.78.310 – Maintenance of Animals; and Subsections 18.12.020 (D) and 18.12.040 (J) Open Space, of the Inyo County Code to:

- identify prohibited nuisances;
 - add stream buffer language; and,
 - include a requirement for kennels in the Open Space zone to obtain a Conditional Use Permit (CUP).

The project is Exempt from the California Environmental Quality Act by the Common Sense Rule 15061(b)(3). Subsequent CUPs for kennels will require project specific CEQA evaluations.
9.

COMMISSIONERS’ REPORTS/COMMENTS
10.

PLANNING DIRECTOR’S REPORT
11.

ADJORN