

Agenda

County of Inyo Planning Commission

Board of Supervisors Room
Inyo County Administrative Center
Independence, California

INYO COUNTY PLANNING COMMISSION

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Caitlin (Kate) J. Morley
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Associate Planner
Project Coordinator
Public Works Director
Acting 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).

October 22, 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 August 27, 2025, Planning Commission Meeting.

**Action
Item /
Public
Hearing**

5. **TENTATIVE PARCEL MAP-432; ZONE RECLASSIFICATION 2025-02/Wilson** - The applicant (Dwayne Wilson) is requesting to subdivide a parcel into four parcels for existing and future residential development. This action requires a Tentative Parcel Map. This Tentative Parcel Map also requires a Zone Reclassification to create the correct land use designation for all of the proposed new parcels. The project is located at 250 Panorama Dr., Bishop, California, has a Zoning Designation of R-1 Districts – One Family Residences with a 1.0 acre minimum, with Tax Assessor Parcel Number (APN) 013-180-02. This project is exempt from CEQA under General Rule 15061(b)(3).

**Action
Item /
Public
Hearing**

6. **CONDITIONAL USE PERMIT 2025-03/VERTICAL BRIDGE – BIG PINE; TELECOMMUNICATIONS PLAN UPDATE 2025-02/Verizon; NEW TELECOMMUNICATIONS PLAN 2025-01/T-MOBILE.** The applicant, VB BTS III (“Vertical Bridge”) through Representative Assurance Development, has submitted an application to update Verizon’s existing Telecommunications Plan and approve T-Mobile’s New Telecommunications Plan and request a Conditional Use Permit to construct a 125-foot monopole tower. The tower project will be equipped with, (24) RRUs, (2) 2-foot microwave antennas, (2) GPS antenna, required antenna cabling, HCS jumpers, (4) ground mounted radio cabinets, (4) surge suppressors, (1) equipment canopy, (1) fiber box, (1) 200A ILC cabinet, (1) manual service light switch timer, (2) backup diesel generators, (4) raised concrete pads, cable ice bridge, utility backboard and multi-meter utility service mounted on H-frame contained on a 100-foot by 100-foot lease area within a 71-foot by 100-foot compound surrounded by a 6-foot chain link fence. The property is located at 1001 Count Rd., Big Pine, California, has a Zoning Designation of Public Districts (P) and is owned by the County of Inyo, with Tax Assessor Parcel Number (APN) 018-090-01. The project is a Mitigated Negative Declaration of Environmental Impact under the California Environmental Quality Act (CEQA).

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| Action
Item /
Public
Hearing | <p>7. AMENDMENT TO CONDITIONAL USE 1973-14 AND RECLAMATION PLAN 1990-03 BYK HECTORITE MINE; GENERAL PLAN AMENDMENT 2025-03 - The applicant, BYK USA Inc., requests a minor amendment to extend the term of Conditional Use Permit (CUP) No. 73-14 and associated Reclamation Plan No. 90-03 for the California Hectorite Mine (Mine ID #91-14-0013), previously operated by Industrial Mineral Ventures (IMV) and Floridin Company. The current CUP and reclamation plan are scheduled to expire on February 27, 2024. The amendment proposes a 25-year extension through February 27, 2049, with no changes to the approved scope, intensity, or methods of mining and reclamation. The project is exempt from CEQA pursuant to CEQA Guidelines §15061(b)(3) (Common Sense Exemption).</p> |
| Action
Item /
Public
Hearing | <p>8. RECLAMATION PLAN 2023-01 ZURICH PIT(MS308)CALTRANS – Approval of a 14-acre reclamation plan for the Zurich Pit with adoption of a CEQA Mitigated Negative Declaration.</p> |
| Action
Item /
Reconsi-
deration | <p>9. Reconsideration of August 27, 2025, Revocation of Hosted Short-term Rental Permit 2024-03/Foroudi - On August 27, 2025, the Commission held a hearing pursuant to Inyo County Code section 18.73.070 on the proposed modification or revocation of Hosted Short-term Rental Permit 2024-03/Foroudi. The Commission voted 3-1 (one absent) to revoke the permit. The Commission is being asked today to revisit its decision in light of a procedural issue at the hearing. The issue may be resolved during reconsideration, thereby allowing the prior decision to stand and enabling the permit holder(s) to pursue an appeal to the Board of Supervisors. However, if it is not resolved, then the Commission should vacate its prior decision and order that a new hearing be scheduled. This item is exempt from CEQA pursuant to 15061 – the common sense exemption, and pursuant to 15321 – enforcement actions by regulatory agencies.</p> |
| | <p>10. COMMISSIONERS’ REPORTS/COMMENTS</p> |
| | <p>11. PLANNING DIRECTOR’S REPORT</p> |
| | <p>12. ADJORN</p> |