

# Agenda

# County of Inyo Planning Commission

Board of Supervisors Room  
Inyo County Administrative Center  
Independence, California

**FRANK STEWART**  
**CAITLIN (KATE) J. MORLEY**  
**TODD VOGEL**  
**VACANT**  
**SCOTT KEMP**

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

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JOHN VALLEJO

PLANNING DIRECTOR  
PROJECT COORDINATOR  
PUBLIC WORKS DIRECTOR  
COUNTY ADMINISTRATOR  
ASSISTANT 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).

## April 25, 2018

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 28, 2017 Planning Commission Meeting.

Action  
Item

**5. CONDITIONAL USE PERMIT 2018-02/WHITE MOUNTAIN RESEARCH CENTER**– The applicant has applied for a conditional use permit to replace a non-conforming building and to continue the research center's use of the property in compliance with the County's zoning code. The building will replace and continue to be used for temporary residency for visiting students, professors, researchers and military personnel. The project is Exempt from CEQA.

Action  
Item

**6. CONDITIONAL USE PERMIT 2017-03/F.W. AGGREGATE, INC., DURABILITY**

**MINE; RECLAMATION PLAN 2017-01/ F.W. AGGREGATE, INC., DURABILITY MINE** – F.W. Aggregate, Inc. has applied for a Conditional Use Permit and submitted a Surface Mine and Reclamation Act (SMARA) Reclamation Plan to expand the existing Durability Mine from 64 acres to 249 acres on a 480 acre parcel owned by F.W. Aggregate, Inc. and located approximately 2 miles north of the community of Keeler, adjacent to State Route 136. The project is subject to CEQA and a Mitigated Negative Declaration has been prepared.

Action  
Item

7. **AMENDMENT TO CONDITIONAL USE PERMIT 2007-04/PROJECT DARWIN, LLC.** – Project Darwin LLC has applied to amend Conditional Use Permit 2007-04 which allows for mining of the Darwin Mine. The amendment will allow for crushing on site utilizing a portable crusher and processing (separating) of the ore in a new pilot plant to be located in a repurposed building near the mine portal. The project site is located approximately a half mile north of the community of Darwin. The project is subject to CEQA and an addendum to the Negative Declaration for the original Use Permit has been prepared.

- Workshop 8. **2017 ANNUAL PROGRESS REPORT-** Staff will hold a Workshop with the Planning Commission on the summary of the Inyo County 2017 Annual 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.

### **CORRESPONDENCE – INFORMATIONAL**