

COUNTY OF INYO

PLANNING COMMISSION

MINUTES OF APRIL 25, 2018 MEETING

COMMISSIONERS:

FRANK STEWART
CAITLIN MORLEY
TODD VOGEL
SCOTT STONER
SCOTT KEMP

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

Inyo County Planning Commission
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STAFF:

CATHREEN RICHARDS
CLINT QUILTER
KEVIN CARUNCHIO
RYAN SMITH-STANDRIDGE
JOHN VALLEJO

PLANNING DIRECTOR
PUBLIC WORKS DIRECTOR
COUNTY ADMINISTRATOR
PROJECT COORDINATOR
COUNTY COUNSEL

The Inyo County Planning Commission met in regular session on Wednesday, April 25, 2018, in the Administration Building, in Independence, California. Commissioner Stewart opened the meeting at 10:00 a.m.

These minutes are to be considered for approval by the Planning Commission at their next scheduled meeting.

ITEM 1: **PLEDGE OF ALLEGIANCE** – All recited the Pledge of Allegiance at 10:00.

ITEM 2: **ROLL CALL** - Commissioners: Frank Stewart, Caitlin Morley and Scott Stoner were present.

Staff present: Cathreen Richards, Planning Director;; Ryan Standridge, Project Coordinator; Josh Dan, Assistant Planner, John Vallejo, County Counsel. Kevin Carunchio, County Administrator; Clint Quilter, Public Works Director

ITEM 3: **PUBLIC COMMENT PERIOD** – This item provides the opportunity for the public to address the Planning Commission on any planning subject that was not scheduled on the Agenda.

There was no one from the public that wished to comment on any planning subject that was not scheduled on the Agenda. Chair Stewart closed the public comment period at 10:01 A.M.

ITEM 4: **APPROVAL OF MINUTES** – Approval of minutes from the February 28, 2018 Planning Commission Meeting

MOTION: Moved by Commissioner Frank Stewart and seconded by Commissioner Caitlin Morley to approve the Minutes from February 28, 2018.

The Motion passed 3-0.

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 be replaced and continue to be used for temporary residency for visiting students, professors, researchers and military personnel. The project is Exempt from CEQA.

Cathreen Richards, Inyo County Planning Director, presented the staff report to the Commissioners explaining that the open space zone has a fifty foot setback requirement on all sides. The existing dilapidated structure did not meet the requirement and previously was grandfathered in. The Zoning code 18.78.250 requires any non-conforming building that is being changed, obtain a conditional use permit form the Planning Commission to be in compliance.

Chair Stewart opened the Public Hearing at 10:04 a.m.

No one from the Public wished to speak on 2018-02/White Mountain Research and the hearing closed at 10.04 a.m.

MOTION:

Moved by Commissioner Frank Stewart and seconded by Commissioner Caitlin Morley to approve CUP 2018-02/White Mountain Research Center with the Findings and Conditions of Approval as presented by staff.

The Motion passed 3-0.

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.

Mr. Schaniel, Associate Planner, presented the staff report to the Commission along with a revision to his staff report. Mr. Schaniel explained that Lahontan Regional Water Quality Control Board responded after the project noticing period that resulted in a revision to the Conditions of Approval regarding the operation of the Durability quarry, allowing for a fifty year period. Also, obtaining all required permits and certificates as required by Lahontan, and to prepare a storm water pollution prevention plan were added.

Chair Stewart asked who keeps track of the archeological site mention in the report. Mr. Schaniel explained that it would be included in the annual inspections required by

SMARA. Commissioner Stewart expressed appreciation for including the concerns of Lahontan after the deadline. The Director confirmed that Condition number seven addresses the procedure if an archeological site is discovered.

Commissioner Morley asked about the Timbasha Tribe withdrawing their consultation request. Mr. Schaniel explained that previous archeological sites in the area were discovered seventy years ago and recent studies done during Caltrans project no longer found the sites and number seven of the Conditions would handle the circumstance. The Tribe was satisfied with the Condition.

Commissioner Stoner asked if the Dynamite Blasting could be restricted. Mr. Schaniel explained the use of dynamite is not every day and usually conducted around midday because the whole mining operation is under restriction that does not allow for mining operations to occur at night time.

Chair Stewart requested the approximate distance from the community. Mr. Schaniel believed the distance was two miles and at the distance the noise will travel would cause it to be no louder than a typical conversation.

Chair Stewart opened the Public Hearing at 10:25 a.m. There was no one from the public that wished to comment Chair Stewart closed the public comment period at 10:25 a.m.

Moved by Commissioner Frank Stewart and seconded by Commissioner Scott Stoner to approve CUP **2017-03/F.W. Aggregate, Inc., Durability Mine** with the Findings and Conditions as presented by staff.

Motion Passed 3– 0.

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 at the Darwin Mine. The amendment will allow for crushing on site, utilizing a portable crusher and processing (separating) 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.

Mr. Schaniel, Associate Planner, presented the staff report to the Commission.

Commissioner Morley expressed concern with the crushing facility effecting air quality. Mr. Schaniel explained Great Basin air pollution will handling the monitoring.

Chair Stewart opened the Public Hearing at 10:36 a.m. There was no one from the public that wished to comment, Chair Stewart closed the public comment period at 10:36 a.m.

Moved by Commissioner Frank Stewart and seconded by Commissioner Scott Stoner to approve the **Amendment to Conditional Use Permit 2007-04/Project Darwin, LLC. with the Findings and Conditions of Approval as presented by staff.**

Motion Passed 3 – 0.

ITEM 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.

Ryan Smith-Standridge, Project Coordinator presented the annual progress report. Commissioner Stewart commented on the large amount of work that had been accomplished in 2017.

COMMISSIONERS' REPORT/COMMENTS –

Commissioner Stewart relayed the Road department's staff estimates on the bridge repair at North Round Valley being scheduled two years out. The road department has created a fire egress, and is cleaning up the dead Trees.

DIRECTOR'S REPORT-

The director anticipates a very busy spring and summer with the short term rentals, West Mojave route plan, and a possible dark skies ordinance that will likely be presented to the commission.

ADJOURNMENT –

With no further business, Commissioner Stewart made a motion to adjourn the meeting at 10:45 a.m., and for the Commission to reconvene at the June meeting, at 10:00 a.m. in the Board of Supervisors Room, Administrative Center, Independence, California.

Motion by Commissioner Stewart to Adjourn.

Seconded by Commissioner Morley.

Motion passed 3-0

Prepared by:
Ryan Smith-Standridge
Inyo County Planning Department