

# COUNTY OF INYO PLANNING COMMISSION

## FINAL MINUTES OF JUNE 22, 2016 MEETING

### COMMISSIONERS:

FRANK STEWART  
CYNTHIA WAHRENBROCK  
ANNETTE SWITZER  
ROSS CORNER  
JOHN (JIM) GENTRY

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

Inyo County Planning Commission  
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### STAFF:

JOSHUA HART  
CLINT QUILTER  
KEVIN CARUNCHIO  
DIANE FORTNEY  
JOHN VALLEJO

PLANNING DIRECTOR  
PUBLIC WORKS DIRECTOR  
COUNTY ADMINISTRATOR  
PROJECT COORDINATOR  
COUNTY COUNSEL

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The Inyo County Planning Commission met in regular session on Wednesday, June 22, 2016, in the Administration Building, in Independence, California. Commissioner Corner 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.

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**ITEM 1: PLEDGE OF ALLEGIANCE** – The Pledge of Allegiance was led by Commissioner Corner at 10:00 a.m.

**ITEM 2: ROLL CALL** - Commissioners: Corner, Stewart and Switzer were present.  
Commissioners: Gentry and Wahrenbrock were absent.

Staff present: Joshua Hart, Planning Director; Cathreen Richards, Senior Planner; Diane Fortney, Project Coordinator; Tom Schaniel, Associate Planner and John Vallejo, County Counsel.

Staff absent: Clint Quilter, Public Works Director; Kevin Carunchio, County Administrator.

**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.

**ITEM 4: APPROVAL OF MINUTES (Action Item)** – Approval of Minutes from the April 27, 2016 meeting of the Planning Commission.

There was no action taken, quorum of members that attended April 27, 2016 meeting were not present.

**ITEM 5: VARIANCE 2016-01/ENSMINGER-** The applicant is requesting a variance to encroach, 5-feet into the required 25-foot front yard setback for a property zoned Single Residence or

Mobile Home Combined (RMH), and located 211 Mountain View Street, in the community of Lone Pine. The project is exempt from CEQA under the Class 5 exemption.

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

Commissioner Corner confirmed public noticing was completed.

Commissioner Stewart confirmed “no comments” from the public notice were received.

**Public Comment:** Mr. Stark, Tumbleweed Manufactured Homes, commented that the installation of a new manufactured home on the lot required the variance due to the location of an accessory structure. The new home would provide a quality energy efficient home for Mrs. Ensminger and allow her to move to the new home prior to demolition of the existing home located on the lot.

**MOTION:** By Commissioner Switzer to approve VARIANCE 2016-01/ENSMINGER as presented.

The motion was seconded by Commissioner Stewart.

The Motion passed 3-0

**ITEM 6: MINING WORKSHOP** – A presentation by staff on the Surface Mining and Reclamation Act (SMARA), the County’s roll as Lead Agency in the enforcement of SMARA, and recent changes in SMARA and how they will be affecting Inyo County.

Mr. Tom Schaniel, Associate Planner, presented the workshop to the Commission.

**ITEM 7: NORTH SIERRA HIGHWAY** – A brief update on the North Sierra Highway Corridor and Specific Plan and EIR project, and a request for a Planning Commissioner to participate in an Advisory Committee for the project. The project started as a Caltrans grant for a Corridor Plan that was awarded in April of 2015. In July of 2015, the Planning Department approached the Board of Supervisors and was authorized to proceed with expanding the project to include a Specific Plan and an EIR. The Planning Department began at that time an outreach program to involve other government entities as participants in the project, including the City of Bishop and the Paiute Tribe. In April of 2016 the Board approved the awarding of a contract to RRM Design Group as the consultant on the project and a Kick-Off meeting was held in May.

Mr. Tom Schaniel, Associate Planner, presented the staff report to the Commission. Mr. Schaniel added that the Advisory Committee, upon Inyo County Board of Supervisors approval, would meet quarterly with the first meeting tentatively scheduled for July 21, 2016. This committee would provide comment on the project and be in addition to public outreach.

**MOTION:** By Commissioner Switzer to approve appointment of Commission Stewart to the Advisory Committee.

The motion was seconded by Commissioner Corner.

The Motion passed 3-0

**ITEM 8: FOREST PLAN** - The Inyo National Forest (INF) was selected to be an early adopter of the 2012 Forest Service Planning Rule, and has been working to update the INF Land Management Plan. Inyo County and the Forest Service entered into a Cooperating Agency Agreement, and the County has been working with the Forest Service in developing the Plan. The Forest Service recently issued the draft Revised Plan and associated Environmental Impact Statement (EIS) for public review. Staff will provide an overview of the Plan and EIS, and receive preliminary feedback. It is anticipated that the Planning Commission will provide formal recommendations to the Board of Supervisors at its July 27 meeting.

Ms. Cathreen Richards, Senior Planner, presented the information to the Commission.

**BREAK:** Break was requested at 11:30 a.m. by Chair Corner, meeting reconvened at 11:40 a.m.

**ITEM 9: NATURAL RESOURCE ADVISORY COMMITTEE** - The Natural Resource Advisory Committee (NRAC) acts as a technical committee on natural resource matters with the goal providing pertinent information and making recommendations to the Board of Supervisors and Planning Commission. Several of the Committee's positions have been vacant, and two Requests for Appointment have been received in response to the County's Notice of Vacancy to recruit new members. The Planning Commission will consider making recommendations regarding the appointments to the NRAC to the Board of Supervisors.

Mr. Josh Hart, Planning Director, presented the staff report to the Commission.

**MOTION:** By Commissioner Stewart to recommend that the Board of Supervisors Appoint Doug Thompson and Linda Emerson to the Natural Resource Advisory Committee.

The motion was seconded by Commissioner Switzer.

The Motion passed 3-0

**ITEM 6: 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.

There was no one from the public that wished to comment on any planning subject that was not scheduled on the Agenda.

**COMMISSIONERS' REPORT/COMMENTS** –

- Commissioner Switzer commented on the improvement of the Arbors Project.

**DIRECTOR'S REPORT-**

- Mr. Hart reported that the Sequoia Kings Canyon Final Plan has been released and the 30 day comment period has been begun.

**ADJOURNMENT** - With no further business, Chair Corner adjourned the meeting at 11:43 a.m., to reconvene in Regular Session on Wednesday, July 27, 2016 at 10:00 a.m. in the Board of Supervisors Room, Administrative Center, Independence, California.

Prepared by:   
Diane Fortney  
Inyo County Planning Department

**APPROVAL OF MINUTES (Action Item)** – Approval of minutes from the June 22, 2016 & July 27, 2016 Planning Commission Meeting.

**MOTION:** Moved by Commissioner Stewart and seconded by Commissioner Gentry to approve the Minutes from June 22, 2016 and July 27, 2016 as presented.

The Motion passed 4-0