

# COUNTY OF INYO PLANNING COMMISSION

## FINAL MINUTES OF JULY 27, 2016 MEETING

### COMMISSIONERS:

FRANK STEWART  
CYNTHIA WAHRENBROCK  
VACANT  
ROSS CORNER  
JOHN (JIM) GENTRY

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

Inyo County Planning Commission  
Post Office Drawer L  
Independence, CA 93526  
(760) 878-0263 / (760) 872-2706  
(760) 872-2712 FAX

### STAFF:

JOSHUA HART  
CLINT QUILTER  
KEVIN CARUNCHIO  
DIANE FORTNEY  
JOHN VALLEJO

PLANNING DIRECTOR  
PUBLIC WORKS DIRECTOR  
COUNTY ADMINISTRATOR  
PROJECT COORDINATOR  
COUNTY COUNSEL

---

The Inyo County Planning Commission met in regular session on Wednesday, July 27, 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.

---

**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 Gentry were present.  
Commissioner: Wahrenbrock was absent.

Staff present: Joshua Hart, Planning Director; Cathreen Richards, Senior Planner; Diane Fortney, Project Coordinator; Michael Draper, 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 Planning Commission Meeting.

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

The Motion passed 3-0-1, Commissioner Wahrenbrock absent.

**ITEM 5: APPROVAL OF MINUTES (Action Item)** – Approval of minutes from the June 22, 2016 Planning Commission Meeting.

There was no action taken, quorum of members that attended June 22, 2016 not possible due to resignation of Commissioner Switzer. Counsel to research and advise Committee of options concerning the minutes at the next Commission meeting.

**ITEM 6: 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 the Planning Commission will provide formal recommendations to the Board of Supervisors.

Ms. Cathreen Richards, Senior Planner, presented of the Forest Plan and EIS to the Commission.

Planning Commissioners provided the following recommendations.

Commissioner Stewart - he is hearing, from his constituents, support for Alternative B and the argument that over 60% of the County being designated wilderness is good for the County's tourist based economy. Mr. Stewart encourages your Board to support Alternative B.

Commissioner Corner - has heard from his constituents that Americans with Disability Act access is being taken away by additional wilderness designations. People who want access to hunt are limited to areas at the end of cherry stemmed roads and that the prime animals are usually located further in. Mr. Corner would like the Board to keep commenting that no new wilderness should be added.

Commissioner Gentry - Mr. Gentry would like your Board to convey a desire to keep access open to everything and preserve all of the historic uses on the Forests for the next generation. He thinks the historic balance of mining/industry, agriculture and tourism should stay as it is.

**ITEM 7: TENTATIVE PARCEL MAP #386/POOL** - The applicant proposes to subdivide a 6-acre parcel of land into 2 parcels, one consisting of 0.75-acres and the other 5.25-acres. The subject property is located at 2290 Dixon Lane, in the northern area of the County within the Bishop community. No new development is proposed. This project is exempt from CEQA under General Rule (Sec. 15061(b)(3)).

Mr. Michael Draper, Associate Planner, presented the staff report to the Commission.

**MOTION:** By Commissioner Gentry to make certain findings with respect to and approve Tentative Parcel Map 386/Pool, subject to Conditional of Approval; Waive street improvements and utility installations required by Inyo County Code Section 16.40.10, as permitted.

The motion was seconded by Commissioner Stewart.

The Motion passed 3-0-1, Commissioner Wahrenbrock absent.

**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** –

No Commissioner reports or comments given.

**DIRECTOR'S REPORT-**

- Mr. Hart reported that Public Meetings would be held October 5<sup>th</sup> & 6<sup>th</sup>, 2016 in Tecopa, Shoshone and Charleston View concerning the South East County Specific Plans.
- Work on the North Sierra Highway continues. Public Kick-Off meeting was held July 21, 2016 and was well attended. The next Public Meeting/Charrette is tentatively scheduled for Oct 19, 2016

**ADJOURNMENT** - With no further business, Chair Corner adjourned the meeting at 10:59 a.m., to reconvene in Regular Session on Wednesday, August 24, 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