

# COUNTY OF INYO PLANNING COMMISSION

## FINAL MINUTES OF OCTOBER 26, 2016 MEETING

### COMMISSIONERS:

FRANK STEWART  
CYNTHIA WAHRENBROCK  
TODD VOGEL  
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, October 26, 2016, 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.

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

**ITEM 2: ROLL CALL** - Commissioners: Corner, Stewart, Vogel and Gentry were present, and Wahrenbrock 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 August 24, 2016 Planning Commission Meeting.

MOTION: Moved by Commissioner Corner and seconded by Commissioner Gentry to approve the Minutes from August 24, 2016 as presented.

The Motion passed 3-0-1; Commissioner Vogel, abstained

**ITEM 5:**      **VARIANCE NO. 2016-04/RANCHO COSTALOTTA PROPERTIES LLC** – The applicant, Rancho Costalotta Properties LLC requests a variance to encroach ten feet into the required 20-foot rear yard setback for a property zoned One-Family Residential (R-1), located at 807 South Barlow Lane in the community of West Bishop [Assessor Parcel No. (APN) 011-340-34]. The proposal is for an addition to a single-family home that increases the square footage and is expanding into an area where an additional residential unit and mobile home has previously been located. The project is exempt from California Environmental Quality Act (CEQA).

Ms. Cathreen Richards, Senior Planner, presented of the staff report to the Commission

Public Hearing opened at 10:17 a.m. There was no one from the public that wished to comment.

**MOTION:** By Commissioner Corner to make certain findings with respect to and approve as recommended by staff Variance No. 2016-04/Rancho Costalotta Properties LLC.

The motion was seconded by Commissioner Gentry.

The Motion passed 4-0-1; Commissioner Wahrenbrock, absent.

**ITEM 6:**      **CONDITIONAL USE PERMIT NO. 2016-03, VARIANCE NO. 2016-05, VARIANCE NO. 2016-06, VARIANCE NO. 2016-07 / SIGN DEVELOPMENT, INC.** – The applicant proposes to replace existing partially non-conforming signage at the truck stop in Pearsonville, located at 102 Pearsonville Road (APN 037-180-12). The property is zoned Highway Services and Tourist Commercial, Six-Acre Minimum Lot Size (C-2-6.0) with a General Plan Land Use Designation of Retail Commercial (RC). The existing pole sign exceeds the Zoning Code’s maximum sign area and height requirements. The pole sign and monument sign are proposed within the front-yard setback. The electronic component proposed for the pole sign is conditionally permitted. The project is exempt from CEQA.

Ms. Diane Fortney, Project Coordinator, presented the staff report to the Commission.

Public Hearing opened at 10:30 a.m. There was no one from the public that wished to comment.

**MOTION:** By Commissioner Gentry to make certain findings with respect to and approve as recommended by staff Variance 2016-07/Sign Development, Inc.

The motion was seconded by Commissioner Corner.

The Motion passed 4-0-1; Commissioner Wahrenbrock, absent.

**ITEM 7:**      **DESERT RENEWABLE ENERGY CONSERVATION PLAN RECORD OF DECISION** – The Desert Renewable Energy Conservation Plan (DRECP) is a multi-agency conservation plan for renewable energy development in areas of the Colorado/ Sonoran and Mojave Deserts. It is a landscape scale plan to provide for the siting of renewable energy projects in tandem

with habitat protection. The primary agencies responsible for the DRECP are the California Energy Commission, California Department of Fish and Wildlife, US Bureau of Land Management, and U.S. Fish and Wildlife Service. Their efforts have included the input from a multitude of agencies and local governments including Inyo County. The BLM recently issued a Record of Decision for the Plan.

Ms. Cathreen Richards, Senior Planner presented the information concerning DRECP and the Record of Decision issued by BLM.

Commissioner Vogel questioned if new ACEC designations were created by the DRECP. Director Hart confirmed that new ACEC's were created by the Plan.

**ITEM 8:**      **SIERRAN AMPHIBIANS** – Due in part to litigation from the Center for Biological Diversity, the U.S. Fish and Wildlife Service (USFWS) has been promulgating regulations regarding the Sierra Nevada Yellow-Legged Frog, the Northern Distinct Segment of the Mountain Yellow-Legged Frog, and the Yosemite Toad since 2013. Also in 2013, Sequoia and Kings Canyon National Parks issued an Environmental Impact Statement to remove non-native fish from certain lakes accessed through the County to address concerns regarding these amphibians. In 2014, USFWS listed the amphibians under the Endangered Species Act. Recently, USFWS issued a final rule designating critical habitat for the species in Inyo County, and the Parks issued a Record of Decision regarding their project. Staff will provide an update to the Commission about these developments.

Mr. Michael Draper, Associate Planner, presented the information concerning USFWS final rule designation critical habitat and the Parks issued Record of Decision.

Commissioner Vogel requested the addition of maps showing the lakes and streams that would continue to have fish.

**ITEM 9:**      **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.

Commission recessed from 11:00 a.m. to 11:12 a.m.

**COMMISSIONERS' REPORT/COMMENTS** – No reports/comments provided.

### **DIRECTOR'S REPORT-**

- Mr. Hart reported that the Tribal Consultation Policy was approved by the Board of Supervisors on October 11, 2016. A workshop on the policy will come before the Commission in the near future.

- Inyo County received 2<sup>nd</sup> place in the SolSmart County Challenge. This challenge allowed local governments to showcase the actions they have taken to encourage solar energy development.
- NRAC has two committee members with expired terms. Letters of Interest are due to the Board Clerk by November 10, 2016.

**ADJOURNMENT** - With no further business, Vice-Chair Stewart adjourned the meeting at 11:14 a.m., to reconvene in Regular Session on Wednesday, December 2nd, 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 October 26, 2016 Planning Commission Meeting.

**MOTION:** Moved by Commissioner Stewart and seconded by Commissioner Gentry to approve the Minutes from October 26, 2016 as presented.

The Motion passed 4-0