

# Agenda

# County of Inyo Planning Commission

Board of Supervisors Room  
Inyo County Administrative Center  
Independence, California

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

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

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JOSHUA HART, AICP  
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JOHN VALLEJO

PLANNING DIRECTOR  
SENIOR PLANNER  
PROJECT COORDINATOR  
PUBLIC WORKS DIRECTOR  
COUNTY ADMINISTRATOR  
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).

## June 22, 2016

**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.
- 4. APPROVAL OF MINUTES –** Approval of minutes from the April 27, 2016 Planning Commission Meeting.
- 5. VARIANCE 2016-02/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.
- 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.

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Public  
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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.

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tional

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.

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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.

10. **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.

### **COMMISSIONERS' REPORT/COMMENTS**

Commissioners to give their report/comments to staff.

### **PLANNING DIRECTOR'S REPORT**

Planning Director Josh Hart, will update the Commission on various topics.

### **CORRESPONDENCE – INFORMATIONAL**