

Agenda

County of Inyo Planning Commission

Board of Supervisors Room
Inyo County Administrative Center
Independence, California

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TODD VOGEL
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PLANNING DIRECTOR
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).

October 26, 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 August 24, 2016 Planning Commission Meeting.
- 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).

Action
Item

Action
Item/
Public
Hearing

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.
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.
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.
9. **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