

# Agenda

# County of Inyo Planning Commission

Board of Supervisors Room  
Inyo County Administrative Center  
Independence, California

**FRANK STEWART**  
**VACANT**  
**TODD VOGEL**  
**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) 872-2712 FAX  
inyoplanning@inyocounty.us

**CATHREEN RICHARDS**  
**VACANT**  
**DIANE FORTNEY**  
**CLINT QUILTER**  
**KEVIN CARUNCHIO**  
**JOHN VALLEJO**

**INTERIM 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).

## January 25, 2017

**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.

**Action  
Item**

**4. APPROVAL OF MINUTES** – Approval of minutes from the October 26, 2016 Planning Commission Meeting.

**Action  
Item**

**5. NOMINATION & ELECTION OF CHAIR PERSON** – The Commission will accept nominations for chair-person for 2017 and hold an election.

**Action  
Item**

**6. NOMINATION & ELECTION OF VICE-CHAIR PERSON** – The Commission will accept nominations for vice-chair-person for 2017 and hold an election.

Public  
Hearing  
&  
Action  
Item

7. **CONDITIONAL USE PERMIT (CUP) NO. 2016-02 – 7/11 MATERIALS, INC. - 7/11** Materials, Inc. has applied for a CUP to locate a portable Portland Cement Concrete (PCC) plant near Swansea east of Lone Pine, primarily to furnish materials to the City of Los Angeles Department of Water and Power (DWP) Owens Lake Dust Mitigation Project, along with providing materials to other potential projects requiring similar materials. The Plant will process materials into a finished project for delivery. The project site is relatively disturbed by past similar operations, and the proposal will result in minimal environmental impacts as well as beneficial economic development and dust mitigation activities. The project is consistent with the General Plan and Zoning Ordinance.

Public  
Hearing  
&  
Action  
Item

8. **AMENDED CONDITIONAL USE PERMIT (CUP) 2014-01-7/11 MATERIALS INC.** On February 26, 2014, the Commission approved Conditional Use Permit (CUP) No. 2014-01/711 Materials, Inc., which allowed the applicant to *temporarily* locate a portable concrete plant to furnish materials to the Los Angeles Department of Water and Power (LADWP) Owens Lake Dust Mitigation Project, along with any other potential projects in the area that might need similar materials. On February 24, 2016 the Commission extended the CUP for an additional year. The applicant has submitted a request, dated December 8, 2016, to extend CUP No. 2014-01 until May 28, 2017. Continued need to provide materials to the LADWP Owens Lake Dust Mitigation Project and other regional constructions projects has made it apparent that a batch plant will be required in the future. The applicant is working on entitling an alternative location for the batch plant, and this extension is necessary to complete that process in a timely manner and in coordination with Great Basin Unified Air Pollution Control District.

Action  
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 a Request for Appointment has been received in response to the County's Notice of Vacancy to recruit new members. The Planning Commission will consider making a recommendation regarding the appointment to the NRAC to the Board of Supervisors.

## **COMMISSIONERS' REPORT/COMMENTS**

Commissioners to give their report/comments to staff.

## **PLANNING DIRECTOR'S REPORT**

Interim Planning Director, Cathreen Richards, will update the Commission on various topics.

## **CORRESPONDENCE – INFORMATIONAL**