

# Agenda

# County of Inyo Planning Commission

Board of Supervisors Room  
Inyo County Administrative Center  
Independence, California

**FRANK STEWART**  
**CAITLIN (KATE) J. MORLEY**  
**TODD VOGEL**  
**ROSS CORNER**  
**JOHN (JIM) GENTRY**

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

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JOHN VALLEJO

INTERIM PLANNING DIRECTOR  
ASSOCIATE 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).

## April 26, 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.
4. **APPROVAL OF MINUTES** – Approval of minutes from the February 22, 2017 Planning Commission Meeting.
5. **TENTATIVE PARCEL MAP NO. 409/STEWARD & STEWARD** – The applicant proposes to subdivide a 159.3-acre parcel (APN 018-070-05 & 018-100-03) into four parcels plus a remainder. The new parcels and remainder will range from 18.54 acres to 39.82 acres. The property is known as Steward Ranch and is located at 120 Death Valley Road and 125 Steward Ranch Road and is approximately 2.8 miles east of the community of Big Pine. The proposed parcels and remainder are zoned Rural Residential with a 2.5-acre minimum (RR-2.5) and are designated by the General Plan Land Use Element as Rural Residential Medium Density (RRM). The Commission will consider adopting a Mitigated Negative Declaration for the project pursuant to CEQA.

Action  
Item

Public  
Hearing  
&  
Action  
Item

- Action Item**
6. **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.
- Work-shop**
7. **WORKSHOP – SHORT TERM VACATION RENTALS** – The Commission requested additional information/research regarding Short Term Vacation Rentals.

**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**