

# COUNTY OF INYO PLANNING COMMISSION

## MINUTES OF FEBRUARY 23, 2011 MEETING

### COMMISSIONERS:

WILLIAM STOLL  
CYNTHIA LITTLE  
SAM WASSON  
RICHARD WHITE  
PAUL PAYNE

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

Inyo County Planning Commission  
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### STAFF:

JOSHUA HART  
DOUG WILSON  
KEVIN CARUNCHIO  
TANDA GRETZ  
ADENA FANSLER  
CATHREEN RICHARDS  
DAN STEWART  
DANA CROM

PLANNING DIRECTOR  
INTERIM PUBLIC WORKS DIRECTOR  
COUNTY ADMINISTRATOR  
SENIOR PLANNER  
ASSOCIATE PLANNER  
ASSOCIATE PLANNER  
PLANNING COORDINATOR  
COUNTY COUNSEL

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The Inyo County Planning Commission met in regular session on Wednesday, February 23, 2011, in the Board of Supervisors Room, Administrative Center, in Independence, California. Commissioner Stoll opened the meeting at 10:00 a.m. These minutes were approved at the March 31, 2011 Planning Commission Meeting

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**ITEM 1: PLEDGE OF ALLEGIANCE** – The Pledge of Allegiance was led by Commissioner Stoll at 10:01.

**ITEM 2: ROLL CALL** - Commissioners: Bill Stoll, Paul Payne, Sam Wasson, and Richard White.

Also present were: Josh Hart, Planning Director; Dana Crom, County Counsel; Tanda Gretz, Senior Planner; Cathreen Richards, Associate Planner; and Dan Stewart, Planning Coordinator.

Absent: Cynthia Little, 2<sup>nd</sup> District Commissioner and Chair  
Kevin Carunchio, County Administrator  
Doug Wilson, Interim Public Works Director  
Adena Fansler, Associate Planner

Planning Director, Josh Hart, announced that the Renewable Energy General Plan Amendment Public Hearing had been canceled due to the Inyo Register misprinting the Public Hearing Notice for the item. Mr. Hart also stated the Renewable Energy General Plan Amendment will be rescheduled for the March Planning Commission Meeting, which is tentatively scheduled for March 30, 2011.

**ITEM 3: PUBLIC COMMENT PERIOD** – This is the opportunity to address the Planning Commission on any planning subject that is not scheduled on the Agenda.

There was no one from the audience wishing to comment.

**ITEM 4:**     **APPROVAL OF MINUTES (Action Item)** – Approval of Minutes from December 1, 2010.

**MOTION:**    Moved by Commissioner Wasson and seconded by Commissioner White to approve the Minutes from December 1, 2010.

The Motion passed unanimously with Commissioner Little absent.

**ITEM 4a:**     **NOMINATION & ELECTION OF CHAIRPERSON (Action Item)**– The Commission will accept nominations for chairperson for 2011 and hold an election.

**ITEM 4b:**     **NOMINATION & ELECTION OF VICE-CHAIRPERSON (Action Item)**– The Commission will accept nominations for vice chairperson for 2011 and hold an election.

Commissioner White nominated Commissioner Wasson for the chairperson. Commissioner Wasson nominated Commissioner Little for the chairperson. Commissioner Wasson suggested that he accept the nomination for the chairperson position and Commissioner Little accept the vice-chairperson position for the 2011 term.

**MOTION:** Moved by Commissioner White and seconded by Commissioner Payne to: accept the nomination of Commissioner Wasson as Inyo County Planning Commission Chairperson for the 2011 term.

The Motion passed unanimously with Commissioner Little absent.

**ITEM 5:**     **TENTATIVE PARCEL MAP #396/ARCULARIUS (Public Hearing & Action Item)** – The proposed subdivision of a 155-acre parcel, located at 225 North Round Valley Road (APN 009-120-16): the subdivision would create a 10-acre parcel containing an already-existing home located at 215 N. Round Valley Road, and leave a 145-acre Remainder parcel containing a home and assorted outbuildings located at 225 North Round Valley Road.

Tanda Gretz, Senior Planner, presented the Staff Report to the Commission.

Chair Wasson opened the public hearing at 10:10 a.m.

There was no one from the audience wishing to comment.

**MOTION:** Moved by Commissioner Stoll and seconded by White to: Make certain Findings with respect to, and approve, Tentative Parcel Map #396/Arcularius, subject to the Conditions of Approval as recommended in the staff report.

The Motion passed unanimously, with Commissioner Little absent.

**ITEM 6:**     **GENERAL PLAN AMENDMENT #2010-03 / INYO COUNTY RENEWABLE SOLAR AND WIND ENERGY (Public Hearing & Action Item)** – An update to the Inyo County General Plan is proposed to address renewable solar and wind energy development. The update will include a General Plan Land Use Designation Overlay, identify appropriate means to develop renewable wind and solar energy resources, work to protect military readiness, and consider conversions of lands utilized for agriculture, mining, and recreation.

Commissioner Stoll reiterated the fact that the General Plan Amendment has been canceled due to a public hearing notice error. The General Plan Amendment Public Hearing is rescheduled for the March Planning Commission Meeting, which is tentatively scheduled for March 30, 2011.

**ITEM 7:**      **INYO COUNTY 2010 GENERAL PLAN PROGRESS REPORT (Action Item)**- Staff has drafted the County's 2010 General Plan Annual Progress Report. This report is required to be presented to local legislative bodies prior to being submitted to the State.

Josh Hart, Planning Director, presented the Staff Report to the Commission. Mr. Hart indicated that the Alabama Hills Scenic Area and the Desert Renewable Energy Protection Projects were not included, but would be included for the final report before being submitted to the State.

Commissioner Stoll asked for clarification regarding the Southern California Edison (SCE) Energy Action Plan. Mr. Hart clarified that SCE submitted a Request for Proposal to Inyo County. Inyo County was then selected to prepare an Energy Action Plan.

**ITEM 8:**      **COMMISSIONERS' REPORT/COMMENTS**- Commissioner White inquired about the area behind the old service station at Death Valley Junction. Mr. Hart explained that the owners of the land were farming algae. Farming algae is consistent with the zoning and land use designation for the property.

Commissioner White inquired about reading material for solar energy production and technologies. Mr. Hart replied that he would check into the matter and distribute some useful information to the commissioners.

Commissioner Stoll inquired about actions that the Planning Department could potentially take to prevent the further deterioration of "The Arbors" on the corner of US Highway 395 and Barlow Lane. Mr. Hart replied that code enforcement is limited.

Commissioner Stoll also commented that the bathrooms at Diaz Lake are a shame to the County. He went on the state that the bathrooms are not sanitary or stocked. Mr. Hart replied that the County has selected a new concessionaire that will hopefully maintain the restrooms in an acceptable manner going forward.

Commissioner Wasson commented that he had read the article in the Inyo Register about the Coso Geothermal Water pumping report prepared by Daniel B. Stephens & Associates. He also requested that Dr. Bob Harrington, Water Department Director, give the Commission an update. Mr. Hart took note of the comment and indicated that he will schedule Mr. Harrington for an update to the Commissioners at the March Planning Commission Meeting.

Commissioner White commented that he did not hear a press release canceling the Renewable Energy General Plan Amendment Public Hearing on the local radio. Mr. Hart remarked that a press release was given to the local radio stations.

**ITEM 9:**      **PLANNING DIRECTOR'S REPORT**- Mr. Josh Hart, Planning Director, informed the Planning Commissioners that at the last DRECP (Desert Renewable Energy Conservation Plan) meeting he made a comment about the fact that Inyo County has very little private lands for economic development. A Los Angeles County representative made corresponding but opposite remark, that Los Angeles has very little public lands for open space

development. Mr. Hart suggested that mitigation measures in the DRECP could potentially find a mutually advantageous solution for both counties.

**ADJOURNMENT** - With no further business, Commissioner Wasson adjourned the meeting at 10:21 A.M. to reconvene on Wednesday, March 30<sup>th</sup> at 10:00 a.m. in the Board of Supervisors Room, Administrative Center, Independence, California.

Prepared by:  
Dan Stewart, Planning Coordinator  
Inyo County Planning Department