

COUNTY OF INYO PLANNING COMMISSION

MINUTES OF MARCH 24, 2010 MEETING

COMMISSIONERS:

WILLIAM STOLL	FIRST DISTRICT (CHAIR)	Inyo County Planning Commission
CYNTHIA LITTLE	SECOND DISTRICT	Post Office Drawer L
SAM WASSON	THIRD DISTRICT (VICE-CHAIR)	Independence, CA 93526
RICHARD WHITE	FOURTH DISTRICT	(760) 878-0263 / (760) 872-2706
PAUL PAYNE	FIFTH DISTRICT	(760) 872-0382 FAX

STAFF:

MIKE CONKLIN	PLANNING DIRECTOR
TED PEDERSEN	PUBLIC WORKS DIRECTOR
KEVIN CARUNCHIO	COUNTY ADMINISTRATOR
SHARON BIRMINGHAM	PLANNING COMMISSION SECRETARY
TANDA GRETZ	SENIOR PLANNER
JOSHUA HART	SENIOR PLANNER
ADENA FANSLER	ASSOCIATE PLANNER

The Inyo County Planning Commission met in regular session on Wednesday, February 24, 2010, in the Board of Supervisors Room, Administrative Center, in Independence, California. Chair Stoll opened the meeting at 10:00 a.m.

These minutes are to be considered for approval by the Planning Commission at their next regularly scheduled meeting.

ITEM 1: PLEDGE OF ALLEGIANCE – The Pledge of Allegiance was led by Chair Stoll.

ITEM 2: ROLL CALL - Commissioners: Paul Payne, William Stoll, Sam Wasson, Cynthia Little, and Richard White.

Also present were: Mike Conklin, Planning Director; Randy Keller, County Counsel; Tanda Gretz, Senior Planner; Adena Fansler, Associate Planner; and Sharon Birmingham, Secretary.

Absent: Kevin Carunchio, County Administrator
Ted Pedersen, Public Works Director
Josh Hart, Senior Planner

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 February 24, 2010.

MOTION: Moved by Commissioner White and seconded by Commissioner Wasson to approve the Minutes from February 24, 2010.

The Motion passed. (4-0-1) Commissioner Payne abstained, as he was absent.

ITEM 5: ZONE RECLASSIFICATION NO. 2010-01/CALVARY BAPTIST CHURCH (Public Hearing & Action Item) – An application to rezone the southern portion of the Calvary Baptist Church property, located at 1100 W. Line Street, Bishop, from Open Space, 40-acre minimum (OS-40) to Highway Services & Tourist Commercial (C-2). The northern portion of the church property is already zoned C-2; rezoning the southern portion to C-2 would result in uniform zoning for the entire property, in preparation for a future expansion project.

Tanda Gretz, Senior Planner, presented the Staff Report to the Commission. Correspondence between the Department of Fish and Game and Tanda Gretz was presented to the Commission for their review regarding removal of trees. This issue had been addressed to the satisfaction of the Department of Fish and Game and the applicant and was no longer an issue for the Commission.

Chair Stoll opened the public hearing at 10:05 a.m. There being no one from the audience wishing to speak on this item, Chair Stoll closed the public hearing at 10:06 a.m.

MOTION: Moved by Commissioner Wasson and seconded by Commissioner White to:

Adopt the Resolution within the Staff Report recommending that the Board of Supervisors:

1. Adopt the Draft Negative Environmental Impact and certify that the provisions of the California Environmental Quality Act have been met;
2. Make certain Findings with respect to, and approve Zone Reclassification No. 2010-01/Calvary Baptist Church, subject to the Conditions of Approval as recommended with the modification to Condition of Approval #4;

The Motion passed unanimously.

ITEM 6: CONDITIONAL USE PERMIT NO. 2009-07/BISHOP TUNGSTEN DEVELOPMENT, LLC. (Public Hearing & Action Item) – The applicant, Bishop Tungsten Development, LLC (Doug Hicks) proposed to replace an existing island type electrical service connection with a parallel type electrical service connection. The proposed project consisted of approximately 200 acres of patented mining claims which is designated as Natural Resource (NR) in the Inyo County General Plan and is zoned Open Space, 40-acre minimum (OS-40). The project is located at the former Pine Creek Tungsten Mill approximately 7 miles west of the community of Rovana in Inyo County, Section 8, Township 7 South, Range 30 East M.D.B.&M. (APN: 009-300-02, 04, 05, and 06).

Adena Fansler, Associate Planner and Mine Inspector for Inyo County, presented the Staff Report to the Commission.

Chair Stoll opened the public hearing at 10:09 a.m. There being no one from the audience wishing to speak on this item, Chair Stoll closed the public hearing at 10:10 a.m.

MOTION: Moved by Commissioner White and seconded by Commissioner Little to:

- A. Find that the proposed Conditional Use Permit No. 2009-07/Bishop Tungsten Development, LLC is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15302(c) (categorical exemption) and Section 16061(b)(3) of the CEQA Guidelines (general rule);

- B. Approve Conditional Use Permit No. 2009-07/Bishop Tungsten Development, LLC subject to the following conditions:
1. Authorization of this Conditional Use Permit shall be for a period of two years and be void unless the use is established or construction necessary and incident to its establishment is started within two years of the date of its approval;
 2. All appropriate building permits, including electrical permits, shall be obtained prior to any modification to the existing electrical system;
 3. Upon completion of interconnection agreement with Southern California Edison (SCE) a copy of the agreement shall be filed with the Inyo County Planning Department to be placed in the Conditional Use Permit file. Any proprietary information may be omitted;
 4. Generation facilities, equipment and capacity shall not be expanded.

The Motion passed unanimously.

ITEM 7: TENTATIVE PARCEL MAP NO. 392/WILLIAMS (Public Hearing & Action Item) – A lot split for 0.92 acres of residentially zoned property at 1636 Valley View Drive, Bishop. Two lots were proposed: one at the front of the parcel, which is adjacent to Valley View Drive, and one at the rear of the parcel, which would be accessed from Valley View Drive via an easement over the front lot.

Tanda Gretz, Senior Planner, presented the Staff Report to the Commission. Comments received from Robert and Nancy Lowthorp dated March 12, 2010 was provided to the Commission for their review.

The Commission had concerns relating to flag lots and it was explained by Planning Director, Mike Conklin. Also, mentioned was access for fire vehicles.

Chair Stoll opened the public hearing at 10:15 a.m. There being no one from the audience wishing to speak on this item, Chair Stoll closed the public hearing at 10:16 a.m.

MOTION: Moved by Commissioner Wasson and seconded by Commissioner Little to:

1. Make certain Findings with respect to, and approve, Tentative parcel Map #392/Williams subject to the Conditions of Approval as recommended in the Staff Report;
2. Waive the requirement for 40-foot wide off-site easement for road purposes (Section 16.16.180.C), as allowed by Section 16.56.010 of the Inyo County Zoning Ordinance (“Modifications”).

The Motion passed unanimously.

ITEM 8: COMMISSIONERS’ REPORT/COMMENTS – The Commission reported on their activities for the month. Commissioner Wasson attended a meeting with the Great Basin Air Pollution Control District and the Department of Water and Power.

ITEM 9: PLANNING DIRECTOR’S REPORT – Mike Conklin, Planning Director, reported on the status of the Pine Creek Village project. Mr. Conklin also informed the Commission on the correspondence provided by Staff regarding the California Desert Protection Act.

ITEM 10: CORRESPONDENCE-INFORMATIONAL – There were none.

ADJOURNMENT - There being no further business, Chair Stoll adjourned the meeting at 10:45 a.m. to reconvene in regular session on Wednesday, April 28, 2010 at 10:00 a.m. in the Board of Supervisors Room, Administrative Center, Independence, California.

Prepared by:

Approved: April 28, 2010

Sharon M. Birmingham

Sharon M. Birmingham,
Secretary To
Inyo County Planning Commission