

# COUNTY OF INYO PLANNING COMMISSION

## APPROVED MINUTES OF JUNE 23, 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:

JOSHUA HART	PLANNING DIRECTOR
TED PEDERSEN	PUBLIC WORKS DIRECTOR
KEVIN CARUNCHIO	COUNTY ADMINISTRATOR
SHARON BIRMINGHAM	PLANNING COMMISSION SECRETARY

TANDA GRETZ	SENIOR PLANNER
ADENA FANSLER	ASSOCIATE PLANNER

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The Inyo County Planning Commission met in regular session on Wednesday, June 23, 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.

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**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: Josh Hart, Planning Director; Susanne Rizo, County Counsel; Tanda Gretz, Senior Planner; and Sharon Birmingham, Secretary.

Absent:            Kevin Carunchio, County Administrator  
                      Ted Pedersen, Public Works Director

**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 April 28, 2010.

**MOTION:**      Moved by Commissioner Payne and seconded by Commissioner White to approve the Minutes from April 28, 2010.

The Motion passed unanimously.

**ITEM 5: MITIGATED NEGATIVE DECLARATION FOR THE TECOPA HOT SPRINGS PARK SEWAGE LAGOON REPAIR PROJECT (Public Hearing & Action Item)**

– The County of Inyo has renewed their lease, LA 0165129, with the United States Department of the Interior, Bureau of Land Management for the Tecopa Hot Springs County Park. The sewage lagoon associated with this lease is currently in need of repairs to address seepage of water through the western embankment into the surrounding surface and groundwater. The County is proposing to perform repairs to the lagoon to address the seepage. The County of Inyo Department of Public Works prepared a Mitigated Negative Declaration pursuant to the California Environmental Quality Act.

Lynn Flanigan, Senior Civil Engineer, for the Inyo County Public Works Department presented the Staff Report to the Commission.

**MOTION:** Moved by Commissioner Payne and seconded by Commissioner White to follow the staff recommendations to: Conduct a public hearing and adopt the Proposed Resolution adopting the IS/MND and MMRP and certifying that the requirements of CEQA have been met

Chair Stoll opened the public hearing.

There was no one in the audience that wished to comment.

The Motion passed unanimously.

**ITEM 6: TENTATIVE PARCEL MAP #391/CLINE (Public Hearing & Action Item)**

– A proposal to subdivide a 3.18-acre parcel located at 1821 Valley View Drive, northwest of Bishop (APN 010-353-11), into four parcels (ranging in size from 9,353 sq.ft. to 21,381 sq.ft.) and a remainder (1.68 acres in size). The property is designated Residential Medium Density (RM) and zoned Residential Mobile Home, 7200 sq.ft. minimum lot size (RMH).

Josh Hart, Planning Director, informed the Commission that the California Department of Fish and Game submitted a letter of concern. The letter stated that additional information and a biological study should be conducted.

**MOTION:** Moved by Commissioner White and seconded by Chair Stoll to: continue the public hearing under the understanding that the applicant will have a biological study conducted to address the concerns raised by the California Department of Fish and Game. Tentative Parcel Map #391/Cline (Public hearing and Action Item) will be readdressed after the biological study is conducted.

The Motion passed unanimously.

**ITEM 7: CONDITIONAL USE PERMIT 2010-02/ST. THERESE MISSION (Public Hearing & Action Item)**

– A proposal to construct an environmental park development on 17.5 acres at 881 E. Old Spanish Trail (APN's 048-514-14, 15, 18, 19, 20, 30, 31) in the far southeastern portion of Inyo County, in the community of Charleston View, approximately 20 minutes from Pahrump, Nevada area. The project site is designated Resort/Recreational (REC) under the Inyo County General Plan, and is zoned Open Space 40-acre minimum (OS-40) under the Inyo County Zoning Ordinance. A Conditional Use Permit is required in the OS-40 Zone for the uses proposed.

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

Commissioner White and Stoll commented on the large crowds that travel to the Dumont Dunes to use OHVs, especially during the winter holiday weekends.

Commissioner Little commented on the additional needs for law enforcement in the area due to the increase in visitation. Tanda Gretz indicated that the Sheriffs Office is aware of the increase in traffic and recreational visitors.

Chair Stoll opened the public hearing.

There was no one in the audience that wished to comment.

**MOTION:** Moved by Commissioner Payne and seconded by Commissioner Little to follow the staff recommendations:

1. Adopt the Draft Mitigated Negative Declaration of 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 Tentative Conditional Use Permit #2010-02/St. Therese Mission, subject to the Conditions of Approval as recommended in this Staff Report.

The Motion passed unanimously.

**ITEM 8: GENERAL PLAN AMENDMENT 2010-02 and ZONE RECLASSIFICATION 2010-03/BARKER (Public Hearing & Action Item)** – A request to change the General Plan designation and zoning on a 5-acre parcel located in Trona, within Inyo County, approximately 250 feet to the west of the Wild Rose/Trona Road (adjacent to the northwest corner of Kuhlman's Auto Wrecking; APN 038-340-20, Section 32), from Residential Estate (RE) to Heavy Commercial (HC) and from Rural Residential (RR) to Heavy Commercial (C-4), respectively, to allow for storage of sand and gravel in four contained silos, with delivery of same to and from the site.

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

Commissioner Wasson expressed concern about the silos maintenance and appearance. Tanda Gretz informed the Commission of the appearance and maintenance.

Commissioner Wasson expressed concern with the additional traffic damaging the road system in a similar manner as the LADWP dry lake bed construction project. Commissioner White and Commissioner Payne informed the Commission that the roads are currently heavily used by similar traffic and there should be little concern about the additional traffic damaging the roads.

Chair Stoll opened the public hearing.

Richard Foster, a representative of Shawn Barker Construction, agreed that the roads are currently heavily used by similar traffic and there is little concern about the additional traffic damaging the roads as stated by Commissioner White and Commissioner Payne.

Chair Stoll closed the public comment period.

**MOTION:** Moved by Commission Payne and seconded by Commissioner Wasson to follow the staff recommendations and that the Board:

1. Adopt the Draft Mitigated Negative Declaration of 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 General Plan Amendment #2010-02/Barker & Zone Reclassification #2010-02/Barker, subject to the Conditions of Approval as recommended in this staff report.

The Motion passed unanimously.

**ITEAM 9: COMMISSIONERS' REPORT/COMMENTS-** Commissioner Wasson inquired about the Inyo County Residential Building Code stating that new residential buildings and new additions requiring fire suppression sprinklers to be installed. Susanne Rizo, County Council, stated that Inyo County had adopted the 2007 California Uniform Building Code, which did not include the requirement to install fire suppression sprinklers in new residential buildings. However the 2010 State of California Uniform Building Code may include that requirement, but Inyo County has not yet adopted the 2010 State of California Uniform Building Code.

Chair Stoll commented on the appearance of the Arbour Condominium Project and the presences of weeds and debris. Susanne Rizo informed the Commission of the options to enforce county codes.

Commissioner Wasson and Chair Stoll inquired about the status of the property West of Value Sports and Rite Aid (The Arbours Condominium Project). Josh Hart informed the Commission of the status of the project.

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

Prepared by:

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