

COUNTY OF INYO PLANNING COMMISSION

MINUTES OF SEPTEMBER 27, 2006

WILLIAM STOLL
ROSEMARY CLELAND
SAM WASSON
RICHARD WHITE
PAUL PAYNE

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

Inyo County Planning Commission
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The Inyo County Planning Commission met in regular session on Wednesday, September 27, 2006, in the Board of Supervisors Room, Administrative Center, 224 N. Edwards Street, Independence, California. Chair Wasson 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: ROLL CALL - Commissioners: William Stoll, Sam Wasson, Rich White, and Paul Payne.

Also present were: Interim Planning Director, Ron Juliff; Assistant County Counsel, Randy Keller; Senior Planner, Jan Larsen; Senior Planner, Tanda Gretz; Assistant Planner, Adena Fansler; Planning Technician, Courtney Smith; and Secretary, Sharon Birmingham.

ABSENT: Commissioner Rosemary Cleland.

ITEM 2: APPROVAL OF MINUTES (Action Item) – Approval of Minutes for July 26, 2006.

MOTION: Moved by Commissioner Payne and seconded by Commissioner White to approve the Minutes for July 26, 2006 and that they be entered into the Administrative Record.

The Motion carried (4-0-1). Commissioner Cleland Absent.

ITEM 3: ADDITIONS/DELETIONS TO THE AGENDA – Opportunity to add or delete any item to the agenda with the approval of the Commission.

Item 9: Zone Reclassification #2006-02/Inyo County (Central Business Zone) was deleted from the Agenda.

ITEM 4: PUBLIC COMMENT PERIOD - Opportunity for anyone in the audience to address the Planning Commission on any subject pertaining to planning that is not scheduled on the Agenda.

There were none.

ITEM 5: TIME EXTENSION FOR FINAL MAP FILING: TPM#358/SCHAIN (Action Item) - Eileen Schain requested a time extension of one year to file the Final Map for the project, as allowed under Section 16.20.110 of the Subdivision Ordinance.

Senior Planner Gretz presented the Staff Report to the Commission.

MOTION: Moved by Commissioner White and seconded by Commissioner Stoll to approve a one-year extension for the filing of TPM #358/Schain, as recommended by Staff.

Motion carried (4-0-1). Commissioner Cleland absent.

ITEM 5a: CHANGE OF APPLICANT FOR RECLAMATION PLAN NO. 97-6/INDEPENDENCE PIT #118/CALIFORNIA STATE DEPARTMENT OF TRANSPORTATION (Action Item) – CALTRANS proposed to mine 37 acres of an existing 80-acre site on Bureau of Land Management (BLM) lands (Independence Pit) located on the west side of U.S. Highway 395, approximately 1.2 miles northwest of Independence. CALTRANS proposed to remove 555,000 cubic yards of material over the next 5 years. The material will be used for road construction on State Highways in the Owens Valley. After mining is completed, the site will be reclaimed to open space and wildlife habitat.

Assistant Planner Fansler presented the Staff Report to the Commission. A correction was made to page 16 of the Staff Report to change condition number 17 and replace the word “minimum” with maximum.

MOTION: Moved by Commissioner White and seconded by Commissioner Payne to approve the change of applicant for Reclamation Plan No. 97-6 from Jaxon Enterprises to CALTRANS with the original conditions, and to re-instate the terms of financial assurances, as set forth in the Staff Report.

The Motion carried (4-0-1). Commissioner Cleland absent.

ITEM 5b: RECORDATION OF “NOTICE OF VIOLATION” FOR ILLEGALLY CREATED PARCEL: GARY WESTON [APN 18-280-26] (Action Item) – Staff became aware of an illegally created parcel of land off Glacier Lodge Road, west of Big Pine. This illegality affected an upcoming project on the adjacent land, and staff followed the official “Notice of Violation” procedure in order to get the issue resolved with the landowner.

Senior Planner Gretz presented the Staff Report to the Commission. After a brief discussion the Commission made a motion.

MOTION: Moved by Commissioner Stoll and seconded by Commissioner White to approve the Notice of Violation and direct staff to file the Notice with the County Recorder’s office.

The Motion carried (4-0-1). Commissioner Cleland absent.

ITEM 6: TENTATIVE PARCEL MAP #385/STOW (Public Hearing and Action Item) – An application to subdivide a one-acre site, located at 2521 West Street (northwest of Bishop), into four lots ranging in size from 9, 162 sq. ft. to 14,275 sq. ft. The site was previously a five-unit mobile home park. The proposed lots will be served by individual (or shared) water wells, with the community sewer. Access to the site will be via a roadway easement off West Street.

The site is designated Residential Medium Density (RM), 4.6-7.5 dwelling unit per acre, under the Inyo County General Plan; and zoned Single Residence or Mobile Home Combined (RMH), 7,200 sq. ft. minimum parcel size, under the Inyo County Zoning Ordinance.

Senior Planner Gretz presented the Staff Report to the Commission. A revised set of Conditions of Approval was given to the Commission for review and an addition to the Recommended Actions was proposed. The revised Conditions of Approval was marked as Exhibit A. Commissioner White asked about access to parcels 3 and 4. Senior Planner Gretz informed the Commission that the access was not an issue with the Fire Department.

Chair Wasson opened the public hearing at 10:29 a.m.

Andy Holmes, with Triad Holmes & Associates, represented the Applicant in support of the proposed project. Mr. Holmes proposed an addition to Condition No. 8. as follows:

The existing secondary/irrigation well, which has been used as a source for surface irrigation water, shall be abandoned or otherwise maintained to the satisfaction of the Inyo County Environmental Health Services Department, prior to recordation of the Final Map.

Chair Wasson inquired as to the electrical wiring being underground and other wiring.

Chair Wasson closed the public hearing at 10:35 a.m.

MOTION: Moved by Commissioner White and seconded by Commissioner Stoll to adopt the Draft Negative Declaration of Environmental Impact and certify that the provisions of the California Environmental Quality Act have been met; make certain findings with respect to, and approve, Tentative Parcel Map #385/Stow, subject to the revised Conditions of Approval as recommended by Staff, to include Andy Holmes' recommended additional wording as noted above; and waive the 60-foot road with requirement, as allowed by Section 16.16.180B of the Inyo County Zoning Ordinance.

The Motion carried (4-0-1). Commissioner Cleland absent.

ITEM 7: There was no Item 7.

ITEM 8: CONDITIONAL USE PERMIT NO. 2006-02/McCLINTON (Public Hearing and Action Item) – The McClinton's applied to operate a dog kennel. The dogs would be housed in enclosures on a concrete slab outside and inside two existing outbuildings. The project site is designated Residential Rural High Density (RRH), 1.0 dwelling units per acre and zoned Rural Residential (RR), 1-acre minimum. The project site, Assessor's Parcel Number 11-100-06, is located at 751 Brockman Lane approximately ¼ mile south of North Sierra Highway (U.S. Highway 395) in an unincorporated part of Bishop.

Planning Technician Smith presented the Staff Report to the Commission, and gave a handout of 7 pages with various pictures for the Commission to review. The 7 pages were marked as Exhibit A.

Commissioner Stoll inquired as to the bark collars being used on the dogs and issues with possible noise.

Chair Wasson opened the public hearing at 10:44 a.m.

Glenn McClinton, applicant, spoke in support of the proposed project. Mr. McClinton addressed the issue of barking dogs and barking collars being used, as his desire is not to disrupt peace and harmony of his neighbors.

Chair Wasson closed the public hearing at 10:47 a.m.

MOTION: Moved by Commissioner Stoll and seconded by Commissioner Payne to approve Conditional Use Permit No. 2006-5/McClinton.

The Motion carried (4-0-1). Commissioner Cleland absent.

COMMISSIONER'S REPORTS – Commissioner Stoll requested input from the Commission as to attendance to the Annual CCPCA Conference. Commissioner Payne addressed the issue of rundown buildings and the displeased appearance within Inyo County and what could be done. The Commission directed to staff to research the property owners if the buildings were a health and safety issue.

PLANNING DIRECTOR'S REPORT – Interim Planning Director, Ron Juliff, directed Senior Planner, Jan Larsen to present the report to the Commission. Ms. Larsen updated the Commission on current and upcoming projects to include several mining projects.

Assistant County Counsel Keller updated the Commission on the litigation concerning the Planning Department.

Interim Planning Director Juliff updated the Commission on Yucca Mountain issues.

CORRESPONDENCE - INFORMATIONAL – There were none.

ADJOURNMENT - There being no further business, Chair Wasson adjourned the meeting at 11:10 a.m. to reconvene in regular session on Wednesday, October 25, 2006 at 10:00 a.m. in the Board of Supervisors Room, Administrative Center, Independence, California.

Prepared & Recorded by:

Sharon M. Birmingham,
Secretary To
Inyo County Planning Commission