

# Agenda

# County of Inyo Planning Commission

Board of Supervisors Room  
Inyo County Administrative Center  
Independence, California

**FRANK STEWART**  
**CAITLIN (KATE) J. MORLEY**  
**TODD VOGEL**  
**SCOTT STONER**  
**SCOTT KEMP**

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

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PLANNING DIRECTOR  
PROJECT COORDINATOR  
PUBLIC WORKS DIRECTOR  
COUNTY ADMINISTRATOR  
ASSISTANT 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).

## February 27, 2019

**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.

**Action**     **4. APPROVAL OF MINUTES** – Approval of minutes from the November 28, 2018 Planning Commission Meeting.

**Action**     **5. APPROVAL OF MINUTES** – Approval of minutes from the January 23, 2019 Planning Commission Meeting.

**Action**     **6. NOMINATION & ELECTION OF VICE CHAIR PERSON** – The Commission will accept nominations for the vice chair-person for 2019 and hold an election.

**Action Public Hearing** 7. **APPROVAL OF THE MITIGATED NEGATIVE DECLARATION FOR THE WALKER CREEK ROAD BRIDGE REPLACEMENT PROJECT** - The Inyo County Planning Commission will consider approval of a Mitigated Negative Declaration/Initial Study (MND/IS) for the proposed Walker Creek Road Bridge Replacement Project. Which would involve the replacement of County Bridge 48C0039 with a new bridge and would close the existing bridge to public vehicular traffic. The proposed project would also include the realignment of Walker Creek Road as it approaches the bridge in either direction. The bridge is located approximately 1.5 miles south of Olancha, California.

**Action Item Public Hearing** 8. **APPROVAL OF THE MITIGATED NEGATIVE DECLARATION FOR THE CARROLL CREEK ROAD BRIDGE REPLACEMENT PROJECT** - The Inyo County Planning Commission will consider approval of a Mitigated Negative Declaration/Initial Study (MND/IS) for the proposed Carroll Creek Road Bridge Replacement Project. Which would involve the replacement of County Bridge 48C-0011 with a new bridge and would decommission the existing bridge. The proposed project would also require the realignment of Carroll Creek Road as it approaches the new bridge in either direction. The bridge is located approximately 9 miles south of Lone Pine, California.

**Action Item Public Hearing** 9. **NON-HOSTED SHORT-TERM RENTAL PERMIT NO. 2018-13/ARY** -The applicant has applied for a Non-hosted Short-Term Vacation Rental permit, located at 650 School Street, in Lone Pine. This permit is required for the applicant to begin renting residential space for periods of 30-days or less, and to achieve compliance with Inyo County Code Chapter 18.73.

**Action Item Public Hearing** 10. **CONDITIONAL USE PERMIT (CUP) 2019-01/SHADE GROWN FARMS** - The applicant has applied for a CUP to operate a commercial cannabis cultivation, under 5,000 square-feet, establishment located at 140 Agate Street in the community of Stewart Valley. The applicant has been approved by the Board of Supervisors for a ‘Cannabis Cultivation, under 5,000-square-feet’ License. The proposed project location is currently developed with a single-family home; stables; a horseback riding arena; driveways; and, greenhouses. The project is Exempt form CEQA per the General Rule.

**Informational Item** 11. **2018 ANNUAL PROGRESS REPORT** - Staff will hold a Workshop with the Planning Commission on the summary of the Inyo County 2018 Annual Progress Report.

**Workshop** 12. **DARK SKIES POLICY DEVELOPMENT** – Staff will conduct a workshop with the Planning Commission regarding issues related to night time light pollution and potential regulation of exterior lighting.

**COMMISSIONERS' REPORT/COMMENTS**

Commissioners to give their report/comments to staff.

**PLANNING DIRECTOR'S REPORT**

Planning Director, Cathreen Richards, will update the Commission on various topics.

**CORRESPONDENCE – INFORMATIONAL**