




# County of Inyo Board of Supervisors

**May 2, 2023**

The Board of Supervisors of the County of Inyo, State of California, met in regular session at the hour of 8:31 a.m., on May 2, 2023, in the Board of Supervisors Room, County Administrative Center, Independence, with the following Supervisors present: Chairperson Jennifer Roeser, presiding, Trina Orrill, Scott Marcellin, Matt Kingsley, and Jeff Griffiths. Also present: County Administrator Nate Greenberg, County Counsel John-Carl Vallejo, Assistant Clerk of the Board Darcy Ellis, and Office Technician Hayley Carter.

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| <i>Closed Session<br/>Public Comment</i>                | The Chairperson asked for public comment related Closed Session items and there was nobody wishing to speak.  |
| <i>Closed Session</i>                                   | Chairperson Roeser recessed open session at 8:31 a.m. to convene in closed session with all Board members present to discuss the following item(s): No. 2 <b>Public Employee Performance Evaluation – Pursuant to Government Code §54957</b> – Title: Health & Human Services Director; No. 3 <b>Conference with County's Labor Negotiators – Pursuant to Government Code §54957.6</b> – Regarding employee organizations: Deputy Sheriff's Association (DSA); Elected Officials Assistant Association (EOAA); Inyo County Correctional Officers Association (ICCOA); Inyo County Employees Association (ICEA); Inyo County Probation Peace Officers Association (ICPPOA); IHSS Workers; Law Enforcement Administrators' Association (LEAA). Unrepresented employees: all. County designated representatives – Administrative Officer Nate Greenberg, Assistant County Administrators Sue Dishion and Meaghan McCamman, Deputy Personnel Director Keri Oney, County Counsel John-Carl Vallejo, Senior Budget Analyst Denelle Carrington, Health and Human Services Director Marilyn Mann, and Chief Probation Officer Jeff Thomson. |
| <i>Open Session</i>                                     | Chairperson Roeser recessed closed session and reconvened the meeting in open session at 10:02 a.m. with all Board members present.   |
| <i>Pledge of Allegiance</i>                             | Chairperson Roeser led the Pledge of Allegiance.  |
| <i>Report on Closed Session</i>                         | County Counsel Vallejo reported that no action was taken during closed session that is required to be reported.   |
| <i>Public Comment</i>                                   | The Chairperson asked for public comment related to items not calendared on the agenda. Public comment was made by Lauralynn Hundley.   |
| <i>County Department Reports</i>                        | Public Works Director Mike Errante gave a status report on mountain road conditions and said that Road crews are working diligently to clear the Horseshoe Meadow, Glacier Lodge, and Onion Valley roads in preparation of the spring runoff. Errante said that the North Round Valley Bridge project completion is expected to happen by the end of the month.<br><br>Health and Human Services Director Marilyn Mann reminded attendees that the month of May is Mental Health Awareness Month and said that the theme is "More Than Enough."   |
| <i>Clerk of the Board – Approval of Minutes</i>         | Moved by Supervisor Kingsley and seconded by Supervisor Orrill to approve the minutes of the regular Board of Supervisors meetings of April 18, 2023. Motion carried unanimously.   |
| <i>CAO-Personnel – Deputy Sheriff's Association MOU</i> | Moved by Supervisor Kingsley and seconded by Supervisor Orrill to ratify and approve the July 1, 2022 - June 30, 2025 Memorandum of Understanding between the County of Inyo and the Deputy Sheriff's Association (DSA). Motion carried unanimously.  |

<p><i>Board of Supervisors – AT HOME Consideration of Support</i></p>	<p>Executive Director of California State Association of Counties (CSAC), Graham Knaus, introduced himself to the Board and provided a presentation on the “AT HOME” comprehensive plan to address homelessness in California.</p> <p>Moved by Supervisor Griffiths and seconded by Supervisor Orrill to Agree to join the AT HOME Coalition for Accountability created by the California State Association of Counties to address the homelessness humanitarian crisis and approve and authorize the Chairperson to sign Resolution No. 2023-11 in support of the AT HOME Coalition for Accountability Plan. Motion carried unanimously.</p>
<p><i>CAO-Advertising County Resources – Film Commissioner Quarterly Report</i></p>	<p>Inyo County Film Commissioner Jesse Steele provided updates on recent projects noting that recent weather events have impeded progress to some of the filming activity. Steele said that progress is being made on the website and networking pursuits with Kern and Mono County for possible future fan tours.</p>
<p><i>Veterans Service Officer – Overview Presentation</i></p>	<p>Veterans Service Officer Gordon Greene presented information on the roles of the Veteran Service Office which included information on outreach events and projects.</p>
<p><i>CAO-Information Services – LATA Grant RFP Project Update</i></p>	<p>Broadband Coordinator Scott Armstrong provided an overview of the recently awarded Local Agency Technical Assistance (LATA) grant, noting that the \$500,000 per-year funds are good from January 26, 2023 until January 25, 2025, and are earmarked for pre-construction costs only.</p> <p>Armstrong outlined each of the phases of the project and provided the Board with updates on the locations that were selected for each phase.</p>
<p><i>CAO-Public Health – EMS/Ordinance Amendment</i></p>	<p>Moved by Supervisor Marcellin and seconded by Supervisor Griffiths to Waive further reading of the proposed ordinance titled, "An Ordinance of the Board of Supervisors, County of Inyo, State of California, Amending Section 7.56.110(A) of the Inyo County Code Regarding Emergency Medical Services," and schedule enactment for May 9, 2023, in the Board of Supervisors Chambers, County Administrative Center, Independence. Motion carried unanimously.</p>
<p><i>Recess/Reconvene</i></p>	<p>The Chairperson recessed the meeting for lunch at 12:12 p.m. and reconvened the meeting at 1:02 p.m. with all Board members present.</p>
<p><i>Planning Dept. – Ordinance 1296 (ZR 2023-01/GPA 2023-01)</i></p>	<p>Planning Director Cathreen Richards provided a presentation which outlined background history, data, and resources utilized for moving forward with Zoning Reclassification (ZR) 2023-01 and General Plan Amendment (GPA) 2023-01. She noted the goal is to create additional housing opportunities in Inyo.</p> <p>Richards said the Planning Department utilized the Geographic Information System (GIS) to search for potential parcels meeting the criteria for land use designation changes and helped to identify eight total parcels for General Plan and Zone Change CEQA review. Richards provided additional information and there was discussion on what changes would need to be made to each of the eight parcels in order for them to be used for affordable housing purposes.</p> <p>Reports were also made by Robert Edgerton of Helix Environmental Planning, who was contracted with Inyo to prepare the Environmental Impact Report (EIR), and Tom Kear with Planning and Management Inc., who performed a Vehicle Mile Study and assisted with the Alternatives and Recommendations report for the EIR.</p> <p>The proposed zoning and General Plan changes as presented were:</p> <p><b>General Plan (change via resolution)</b></p> <ul style="list-style-type: none"> <li>• Bishop (APN 008-240-01) (Main and Jay Street) from Public Facilities to Central Business District;</li> <li>• Bishop (008-240-02) (Main and Jay Street) from Agriculture to Central Business District;</li> <li>• Bishop (APN 008-190-01) (East South Street) from Retail Commercial to Residential</li> </ul>

- High Density;
- Independence (APN 002-160-08) (Mazourka Canyon Road) from Residential Ranch to Residential Medium Density;
- Lone Pine (APN 005-072-07; 005-072-24; 005-072-30) (Lone Pine Avenue and Hay Street) from Public Facilities to Residential High Density; and,
- Lone Pine (APN 005-072-06) (Hay Street) Residential Medium High Density to Residential High Density.

**Zoning (locations same as above; change via ordinance)**

- Bishop (APN 008-240-01) from Light Industrial Precise Plan to Central Business;
- Bishop (APN 008-240-02) from Public to Central Business;
- Bishop (APN 008-190-01) from One Family Residential to Multiple Family Residential 3-units and above;
- Independence (APN 002-160-08) from Rural Residential to Multiple Family Residential 3-units and above;
- Lone Pine (APN 005-072-07; 005-072-24; 005-072-30) from Public to Multiple Family Residential 3-units and above; and,
- Lone Pine (APN 005-072-06) Multiple Family Residential 2-units to Multiple Family Residential 3-units and above.

*Recess/Reconvene*

The Chairperson recessed the meeting for a break at 2:19 p.m. and reconvened the meeting at 2:38 p.m. with all Board members present.

*Planning Dept. –  
Ordinance 1296  
(ZR 2023-01/GPA  
2023-01) (continued)*

The Chairperson opened the public hearing at 2:38 p.m. Public comment was made by Michael Rodman, Jerry Rodgers, Richard White, Carola Gregorich, Kenneth Gregorich, and Sarah Solnit. The Chairperson closed the public hearing at 2:56 p.m.

Discussion among Board members and with staff ensued, with Supervisor Griffiths advocating to remove the South Street, Bishop parcel from consideration for the time being due to outstanding issues and neighborhood opposition. Supervisor Kingsley asked that the density proposal for the Independence parcel be changed to Residential Low and that all Lone Pine parcels be Residential Medium High Density. Supervisor Marcellin was in agreement, while Supervisors Orrill and Roeser also advocated for the removal of the two Main Street, Bishop parcels from consideration due to a number of issues, from irrigation concerns to environmental impact. LADWP Property Manager Elsa Jimenez addressed the Board to report that current discussions with the City of Bishop about divesting property in city limits for development could result in additional land availability in the next 1-2 years. Supervisor Kingsley subsequently said he could support removing all currently proposed Bishop parcels.

Supervisor Griffiths made a motion seconded by Supervisor Marcellin to make the changes requested by Supervisor Kingsley and to remove the East South Street proposal (APN 008-190-01) from consideration at this time. The motion failed 2-3, with Supervisors Kingsley, Orrill, and Roeser voting against.

Moved by Supervisor Orrill and seconded by Chairperson Roeser to approve and certify that the Environmental Impact Report for the project was prepared in compliance with the California Environmental Quality Act, and approve Resolution No. 2023-12 approving General Plan Amendment 2023-01/Inyo County, Vacant Lands and Housing Opportunity and Ordinance 1296 approving Zone Reclassification 2023-01/Inyo County, Vacant Lands and Housing Opportunity, with the following parcels and classifications:

**General Plan**

- Independence (APN 002-160-08) Residential Ranch to Residential Low
- Lone Pine (APN 005-072-07; 005-072-24; 005-072-30) from Public to Residential Medium High

**Zone Reclassification**

- Independence (APN 002-160-08) from Rural Residential to One Family Residential 12,000-sqft minimum
- Lone Pine (APN 005-072-07; 005-072-24; 005-072-30) from Public to Multiple Family Residential 3-units and above
- Lone Pine (APN 005-072-06) Multiple Family Residential 2-units to Multiple Family

Residential 3-units and above  
Motion carried 3-2, with Supervisors Griffiths and Marcellin voting against.

*Public Comment* Chairperson Roeser asked if there was any public comment pending for items not calendared on the agenda and there was no one wishing to speak.

*Board Member & Staff Reports* There were no reports from the Board or staff members.

*Adjournment* The meeting was adjourned at 3:58 p.m. to 8:30 a.m. Tuesday, May 9, 2023, in the County Administrative Center in Independence.

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Chairperson, Inyo County Board of Supervisors

*Attest: NATE GREENBERG  
Clerk of the Board*

by: \_\_\_\_\_  
*Darcy Ellis, Assistant*