

# COUNTY OF INYO

## PLANNING COMMISSION

### DRAFT MINUTES OF JUNE 28, 2017 MEETING

**COMMISSIONERS:**

FRANK STEWART  
CAITLIN MORLEY  
TODD VOGEL  
ROSS CORNER  
SCOTT KEMP

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

Inyo County Planning Commission  
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**STAFF:**

CATHREEN RICHARDS  
CLINT QUILTER  
KEVIN CARUNCHIO  
THOMAS SCHANIEL  
RYAN STANDRIDGE  
JOHN VALLEJO

INTERM PLANNING DIRECTOR  
PUBLIC WORKS DIRECTOR  
COUNTY ADMINISTRATOR  
ASSOCIATE PLANNER  
PROJECT COORDINATOR  
COUNTY COUNSEL

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The Inyo County Planning Commission met in regular session on Wednesday, June 28, 2017, in the Administration Building, in Independence, California. Commissioner Stewart opened the meeting at 10:00 a.m.  
These minutes are to be considered for approval by the Planning Commission at their next scheduled meeting.

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**ITEM 1:**     **PLEDGE OF ALLEGIANCE** – The Pledge of Allegiance was recited by all at 10:00.  
The Chair Welcomed and Introduce new Commissioner Scott Kemp.

**ITEM 2:**     **ROLL CALL** - Commissioners: Frank Stewart, Kate Morley, Todd Vogel, Ross Corner, and Scott Kemp were present.

Staff present: Cathreen Richards, Planning Director; Ryan Standridge Project Coordinator; John Vallejo, County Counsel; Tom Schainel, Associate Planner Clint Quilter, Public Works Director.

Staff absent: Kevin Carunchio, County Administrator

**ITEM 3:**     **PUBLIC COMMENT PERIOD** – This item provides the opportunity for the public to address the Planning Commission on any planning subject that was not scheduled on the Agenda.

Cathreen Richards Planning Director introduced Ryan Standridge as the new Project Coordinator.

**ITEM 4:**     **APPROVAL OF MINUTES (Action Item)** – Approval of Minutes from April 26, 2017, meeting of the Planning Commission. The question as to whether Commissioner Kemp could vote for approval since was not present at April 26, 2017, meeting. John Vallejo County Counsel stated that any of them could vote on approval even if they were not in attendance.

**MOTION:** Moved by Commissioner Corner and seconded by Commissioner Kemp to approve the Minutes from June 28, 2017.

The Motion passed 5-0.

**ITEM 5: CALIFORNIA ENVIRONMENTAL QUALITY ACT - Inyo County Public Works South Lake Road Improvement Project Mitigated Negative Declaration** – Inyo County's proposed project involves resurfacing, rehabilitation and restoration work for 6.9 miles of South Lake Road. The Planning Commission is conducting a public hearing, to review and consider for adoption the Mitigated Negative Declaration (MND) of Environmental Impact and Mitigation, Monitoring & Reporting Program (MMRP) prepared under the California Environmental Quality Act (CEQA) and the County's CEQA Procedures for the project.

Inyo County Local Transportation Planner Courtney Smith gave a brief staff report outlining the environmental impact and mitigation program.

The Commissioner Chair opened an action for public hearing; no public present addressed the Commission and the action closed.

**MOTION:** Moved by Commissioner Corner to adopt the Mitigated Negative Declaration, subject to the Conditions of Approval as recommended by staff. Commissioner Morley seconded the motion.

The Motion passed 5-0

**ITEM 6: INYO COUNTY PUBLIC WORKS COMBINED-USE ROUTE (ADVENTURE TRAILS) STATUS REPORT** – Inyo County is in the process of opening seven routes on County maintained roads where certain non-street legal vehicles are allowed to operate in the County road right of way. Request Commission 1) receive a status report on the implementation of combined-use routes and 2) provide feedback to Public Works Department staff.

Inyo County Local Transportation Planner Courtney Smith gave a staff report updating information on the combined use road selection and of the thirty-eight routes originally reviewed only eight routes have been approved.

Commissioner Stewart expressed concerns about ATV traffic in the Round Valley area just to the south of an Adventure Trails Route. He believes that the route attracted additional illegal activities and asked who the proper contact was to report illegal activities. Courtney Smith recommended using both the website and Sheriff Department; however, both CHP and Sheriff Departments enforce the laws and maintain files on these types of illegal activities.

Commissioner Stewart asked if a carbonite post (sign) were to be posted near the school, would it help with the issue of illegal use of ATVs on the roads.

Inyo County Public Works Director Clint Quilter explained how problematic it would be for the County to enforce. He recommended repeated calling to the Sheriff's Department to enforce.

Courtney gave a brief explanation of the Combined Use Route Monitoring program at the request of Commissioner Kemp.

**ITEM 7: UPDATE ON THE NORTH SIERRA HIGHWAY CORRIDOR PLAN/SPECIFIC PLAN** - Receive a presentation on the North Sierra Highway Draft Corridor Plan from the County's consultant on the project, RRM Design Group. After the presentation there will be an opportunity for the Planning Commission to comment on the Draft Corridor Plan. The Draft Corridor Plan is available for review at <http://www.inyoplanning.org/documents/2017-04-28DraftCorridorPlan.pdf>

Tom Schaniel, Associate Planner and Jaime Williams from RRM Design Group delivered a presentation on the North Sierra Highway Draft Corridor Plan.

**COMMISSIONERS' REPORT/COMMENTS –**

None

**DIRECTOR'S REPORT-**

Ms. Richards provided the schedule for public outreach for the short term vacation rental issue.

**ADJOURNMENT** - With no further business, Chair Stewart requested a motion to adjourn the meeting at 11:45 a.m., and for the Commission to reconvene in Regular Session on July 26, 2017, at 10:00 a.m. in the Board of Supervisors Room, Administrative Center, Independence, California.

Motion by Commissioner Kemp to Adjourn.

Seconded by Commissioner Corner.

Motion passed 5-0

Prepared by:  
Ryan Standridge  
Inyo County Planning Department