



Mariposa County

Mariposa County AGENDA of the Planning Commission

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ART BAGGETT, CHAIR
WARREN GRAY
MICK HERMAN
DENI SMITH, VICE CHAIR
JOHN MCCAMMAN

DISTRICT I
DISTRICT II
DISTRICT III
DISTRICT IV
DISTRICT V

PLANNING COMMISSION ACTION SUMMARY MINUTES - FINAL MAY 17, 2024

A. Call to Order and Roll Call

Chair Baggett called the meeting to order at 9:03 AM.

Attendee Name	Title	Status	Arrived
Art Baggett	District I	Present	9:00 AM
Warren Gray	District II	Present	9:00 AM
Mick Herman	District III	Present	9:00 AM
Deni Smith	District IV	Present	9:00 AM
John McCamman	District V	Present	9:00 AM

B. Pledge of Allegiance

Commissioner McCamman led the pledge.

C. Public Comment on Non-Agenda Items

Persons wishing to speak on any item of interest within the subject matter or jurisdiction of the Commission that is not on the agenda.

There was no public comment received.

D. Approval of Minutes

1. Planning

Planning Commission - Regular Meeting - March 15, 2024

By motion of Commissioner McCamman, seconded by Commissioner Herman, the Planning Commission approved the minutes of March 15, 2024 as presented. Motion passed.

RESULT: APPROVED

AYES: Commissioner Baggett, Commissioner Gray, Commissioner Herman, Commissioner Smith, Commissioner McCamman

NOES: None

ABSTAIN: None.

EXCUSED: None.

2. Planning

Planning Commission - Regular Meeting - April 19, 2024

By motion of Commissioner Smith, seconded by Commissioner Gray, the Planning Commission approved the minutes of April 19, 2024 as presented. Motion passed.

RESULT: APPROVED

AYES: Commissioner Gray, Commissioner Smith, Commissioner McCamman

NOES: None

ABSTAIN: Commissioner Baggett, Commissioner Herman

EXCUSED: None

E. Action Items

1. Planning

ACTION ITEM: Resolution of Approval for Conditional Use Permit No. 2024-052, Richard F. Roesch, Applicant. Assessor Parcel Number (APN) 012-050-070

Chair Baggett opened the item and introduced Planning Director, Steve Engfer, who announced that the applicant had requested a continuance to June 7, 2024 meeting, as they provided the revision of the project to include additional storage space and to allow for adequate staff time to evaluate the project.

By motion of Commissioner Herman, seconded by Commissioner McCamman, the Planning Commission approved the continuance of Resolution of Approval for Conditional Use Permit No. 2024-052, Richard F. Roesch Applicant, Assessor Parcel Number 012-050-0700 to a date and time certain, June 7, 2024 at 9 AM or as soon thereafter. Motion passed.

RESULT: APPROVED

AYES: Commissioner Baggett, Commissioner Gray, Commissioner Herman, Commissioner Smith, Commissioner McCamman

NOES: None

ABSTAIN: None

EXCUSED: None

F. Public Hearing

1. Planning

CONTINUED PUBLIC HEARING: Resolution of Approval for Amended Conditions Amended Site Plan Application No. 2023-005 (CUP 2017-117 Mariposa Biomass Project), West Biofuels, LLC, Applicant. Assessor Parcel Numbers (APNs) 012-050-066 and 012-050-067

Prior to presenting the project along with a PowerPoint presentation, Engfer announced that additional public comments were received this morning at 8 AM which has been provided to the Planning Commissioners and available in the back of the room for the public. Also, Engfer will address the public comments received during the presentation. He then introduced Jay Johnson and Matt Summers from the project team and Ray Kapahi who represents Mariposa County Air Pollution Control District.

Ray Kapahi provided a response to the public comments received regarding the air emission and toxic pollution as part of the presentation by Engfer.

Clarifying questions were asked by the Commission regarding the air quality reports, gas emission, cancer risk and State PM standards.

Baggett called a recess at 10:16 AM and reconvened at 10:31 AM.

Public comment was received by:

The following comments in opposition to the project were received by the public:

Tom Archibald and Brenda Archibald (Owners within the Mariposa Industrial Park), John Ward (Energy Distribution Partners out of Boston, Property Owner), Curtis Vincent (District 5 resident), Wendy Brown (Resident), Ruth Sellers (Resident), Kevin Barry (Resident), Kelly White (Resident), Greg Wass (Resident), Dennis Buck (Resident),

Jay Johnson (CEO for the Biomass Project) shared a story of how he got involved with the Biomass project, grant funding, finding the location and the purpose for this project and how this project would benefit the community. Then introduce his colleges that were present at the hearing and on the phone.

The following comments in support for the project were received by the public:

Barbara Cone (Fire Safe Council) read a comment from Jerry Lynch (Lynch Excavation) before providing her public comment. John Carrier (Resident) and Melinda Barrett (Mariposa County Resource Conservation District).

The following comments were received by the public who did not voice opposition or support for the project but voiced other concerns: Ed Broughtan, Bob Lang (Resident) and Paul Jarvie.

Matt Summers (Chief Operating Officer for West Biofuel) who addressed the public comments and the commission.

Baggett closed public comment.

During deliberation Staff, Kapahi and team members from the Mariposa Biomass project responded to the public comments received.

By Motion of Commissioner Smith, seconded by Commissioner McCamman, the Planning Commission adopted a resolution approving the requested tolling provision language applicability to surety agreement (bond) agency and related county processing time, pursuant to Condition of Approval No. 4 for CUP No. 2017-117; Site Plan Conformance pursuant to Condition No. 1 for CUP 2017-117; and Directing Staff to file in the Project record a California Environmental Quality Act (CEQA) Addendum pursuant to CEQA Guidelines 15164 for Conditional Use Permit (CUP) No. 2017-117; Amended Conditions Amended Site Plan Application No. 2023-005 (CUP 2017-117 Mariposa Biomass Project), West Biofuels, LLC, Applicant. Assessor Parcel Numbers (APNs) 012-050-066 and 012-050-067, 5673 Copper Leaf Dr., Mariposa, CA 95338. Motion passed. PC Reso No. 2024-006

RESULTS: APPROVED

AYES: Commissioner Baggett, Commissioner Gray, Commissioner Smith, Commissioner McCamman

NOES: Commissioner Herman

ABSTAIN: None

EXCUSED: None

2. Planning

PUBLIC HEARING: Adopt a resolution recommending that the Board of Supervisors accept the 2023 General Plan Annual Report and direct staff to forward the final resolution for the

2023 General Plan Annual Report to the State Department of Housing and Community
Development and the State Office of Planning and Research, County Project No. 2024-015

Engfer stated that due to time constraint from the presenters, Planning Staff has requested a continuance to June 7, 2024 meeting at 9 AM or as soon thereafter.

By Motion of Commissioner Smith, seconded by Commissioner Herman, the Planning Commission approved the continuance to adopt a resolution recommending that the Board of Supervisors accept the 2023 General Plan Annual Report and direct staff to forward the final resolution for the 2023 General Plan Annual Report to the State Department of Housing and Community Development and the State Office of Planning and Research, County Project No. 2024-015. Motion passed.

RESULTS: APPROVED

AYES: Commissioner Baggett, Commissioner Gray, Commissioner Herman, Commissioner Smith,
Commissioner McCamman

NOES: None

ABSTAIN: None

EXCUSED: None

G. Commissioner Reports

There was no information received by the commission.

H. Information Items

Information received by Engfer.

I. Future Agenda Items

None.

J. Adjournment

There being no further business the meeting was adjourned at 12:00 PM.

Respectfully submitted,

ART BAGGETT, Chair
Mariposa County Planning Commission

SOPHEA CRAIGHEAD, Secretary
Mariposa County Planning Commission