

MIDPINES PLANNING ADVISORY COMMITTEE

MEETING AGENDA

DATE: WEDNESDAY, MARCH 13, 2024
TIME: 6:00 P.M. – 8:00 P.M.
LOCATION: Midpines Community Center
Midpines Park, 6364 Highway 140
Midpines, CA 95345

Members of the public who wish to participate in the meeting are invited to do so by submitting written comments (instructions follow) or by joining the meeting in-person.

WRITTEN COMMENTS: Written comments may be submitted via U.S. Postal Service, email or may be dropped off at the Planning Department. In your written communication please note in the subject line: Which Planning Advisory Committee you are commenting to and indicate which “PUBLIC COMMENT ITEM #” (insert the item number relevant to your comment) or “PUBLIC COMMENT NON-AGENDA ITEM” that you are commenting on.

1) Mail • Send written communication to:

Mariposa County Planning Department
PO Box 2039
Mariposa CA 95338

2) Email • Send an email to the planningdept@mariposacounty.org

3) Drop Off: • Written communication can be dropped off at:

Mariposa County Planning Department
5100 Bullion Street, 1st Floor
Mariposa, CA 95338

No matter which of these formats you choose to use for written communication (Mail, Email or Drop Off) please know that in order to ensure distribution to the committee prior to their consideration of the agenda, and in order for your written comments to be placed into the record it must be received no later than 8:00 a.m. on the day of the meeting.

MIDPINES PLANNING ADVISORY COMMITTEE

MEETING MINUTES FINAL (APPROVED 6/12/24)

DATE: WEDNESDAY, MARCH 13, 2024
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LOCATION: Midpines Community Center
Midpines Park, 6364 Highway 140
Midpines, CA 95345

1. Roll Call

Seeing a quorum, the regular meeting of the Midpines Planning Advisory Committee (MPAC) was called to order by Chair Francisco at 6:07 PM.

Present: Gary Francisco, Heather Huppe, Nancy Parke, Angela Heiss, Candy O'Donel-Browne, Charles Lammers (arrived @ 6:11 PM)

Excused: Rosemarie Smallcombe (Supervisor), Art Baggett (Planning Commissioner), Eileen Collins, Caroline McGrath, Charles Lammers, Adam Ferguson

Staff: Polina Pivak, Steve Engfer

Guest: Erin Stacy

2. Approval of Minutes:

a. Meeting of February 14, 2024

By a unanimous vote, the MPAC approved a motion by Huppe, with a second by Heiss, to accept the minutes with corrections:

- 3rd page, 6b., “sated” should be “stated”
- “council” should be “committee”
- Correct motion for item 5c1. “committee directed staff to obtain more information.” At end of first paragraph.
- 5c1. Reference “near whitlock and hwy 140” at end of “parcels” at beginning of second paragraph.
- Item 6e. no funding available until after FY 27/28, no plans to advance the project until after this date.

3. Public comments

None

4. Committee Business

a. Approve Final MPAC 2023 Annual Report to the Board of Supervisors

Huppe and Francisco recommended correcting items D.b. And D.c. to “follow-up” on those projects rather than “complete,” due to an inability to complete project themselves, especially with a lack of funding for the Oak Bridge project.

Francisco also recommended that item D.e. be changed from “seek” to “support,” due to MPAC not having capacity to complete the project themselves and instead would like other community members to lead project.

By a unanimous vote, the MPAC approved a motion by Huppe, with a second by Lammers, to approve the final MPAC 2023 Annual Report to the Board of Supervisors with corrections.

b. Community Plan

i. Discuss 12/13/2023 Workshop and Public Comments Received

1. Reconvene Discussion from 2/14/2024 and Consider Any Potential Edits to the Plan due to Public Comments

Francisco provided a summary of the discussion on this item at the previous meeting.

Engfer gave confirmation that no additional information was provided by the Fischers. Heiss asked what would occur if MPAC approved a change in land use and the property was sold to someone else. Huppe stated that without additional information MPAC cannot make a decision and should not be speculating.

By a unanimous vote, the MPAC approved a motion by Lammers, and a second by Huppe, to deny changes to the land use for the Octagon parcel based on the current information provided by Joshua Fischer, pending MPAC review of any additional information provided before the CEQA process is complete.

Lammers reiterated his public comment, to change the wording at the top of page 5-5 to state, “International Dark Sky Standards,” with a reference to the General Plan requirement. Additionally, Lammers recommended that a reference be added at the end of Section 1.6 for readers to review the General Plan and Mariposa County Codes on the County website for any definitions. Lastly, Lammers recommended the addition of an explanation between land use and zoning at the end of Section 1.5.

MPAC unanimously accepted Lammers’ edits.

ii. Discuss and Vote on Next Step in Engagement Process

1. Hold Another Workshop or Direct Staff to Finalize Community Plan and CEQA Document (inclusive of any edits per preceding agenda item), and to Begin Adoption Process

By a unanimous vote, the MPAC approved a motion by Heiss, with a second by O’Donel-Browne, to not hold another workshop and to direct staff to finalize community plan and CEQA document inclusive of any edits per preceding agenda item and to begin adoption process.

Engfer provided a summary of the adoption process timeline.

5. Updates and Activity Reports

a. Muir Lodge Site –Status Update

Lammers stated that PG&E removed a transformer on the property. Engfer stated that he was not aware of any further updates.

b. Oak Fire – Update, Evacuation Routes and Lessons Learned Discussion

i. Review, Discuss, and Potentially Take Action on Oak Fire Recommendations Letter Responses

Engfer did not have the opportunity to speak to Shannon Hansen, Director of Public Works, regarding the addition of signage.

c. KOA/Terramor Status Update

Engfer thinks that an application may be submitted later this year or next year. The project proponent is conducting background research for the project. Engfer stated that the applicant will be conducting fuel reduction at their property, however no permit is required by the Planning Department, and this would be under the jurisdiction of CALFIRE.

d. Whispering Pines/Bear Creek Cabins Update

None

e. Oak Road Bridge Project Update

Parke stated that it is up to Public Works to develop a plan for the bridge and request the necessary funds from Caltrans. Potholes in the vicinity have been patched and the bridge is in okay condition but does not currently meet Caltrans standards. Parke said she plans to reach out to the County Engineer, Matt Hespenheide, regarding the existing conditions of the road and bridge in this area to understand the intentions of Public Works.

f. CALTRANS Project/Study Update

The study is due this summer, therefore there are no updates at this time.

g. Ferguson Update

None

h. Planning Commissioner Update

None

i. Supervisor Updates

None

Francisco asked about the homeless encampment near the Health and Human Services building. Engfer stated that they are installing pallet structures at the same site to house people there by the adoption of an emergency building code provision, which is currently in the 30-day review period. The pallet structures will be delivered over the next 60 days with plans to close the encampment.

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6. Future agenda items

The MPAC directed staff to include the following items on the next agenda:

- *Same Updates and Activity Reports*
- *Return with the Community Plan updates*

7. Adjourn

There being no further business, the meeting of MPAC was adjourned by Chair Francisco at 7:47 PM.

Respectfully Submitted By,

Polina Pivak, Housing and Community Development Specialist