

# MIDPINES PLANNING ADVISORY COMMITTEE

## DRAFT MEETING MINUTES

**DATE:** WEDNESDAY, APRIL 10<sup>th</sup> 2024  
**TIME:** 6:00 P.M. – 8:00 P.M.  
**LOCATION:** Midpines Community Center  
Midpines Park, 6364 Highway 140  
Midpines, CA 95345

### 1. Roll Call

*Midpines Planning Advisory Committee (MPAC) was called to order by Vice Chair Huppe at 6:04 PM.*

*Present: Heather Huppe, Caroline McGrath, Charles Lammers, Adam Ferguson, Nancy Parke, Angela Heiss, Candy O'Donel-Browne (Arrived @ 6:08 PM)*

*Excused: Gary Francisco, Eileen Collins, Art Baggett (Planning Commissioner)*

*Staff: Hannah Harrison, Steve Engfer*

*Ex-Officio- Supervisor Rosemarie Smallcombe*

### 2. Approval of Minutes:

#### a. Meeting of March 13th, 2024

*By a unanimous vote, the MPAC approved a motion by O'Donel-Browne, with a second by, to approved as presented.*

### 3. Public comments

*Huppe made a comment that the Bulletin Board at the Post Office replacement by the property owner. A brief discussion occurred. Smallcombe commented regarding the Midpines Park Art installation forthcoming. And that the Board approved the artwork. Discussion occurred regarding the materials and the potential for Lammers commented regarding the upcoming Upper Merced River Watershed Council second annual film festival on Saturday to be held at the Grove House in Mariposa, 5-6 Happy Hour and film after. Discussion occurred also regarding potential community clean-up activities on Bear Creek near the confluence of the Merced River near Bear Creek.*

### 4. Committee Business

#### a. Community Plan

##### i. Discussion and Recommendation to the Planning Commission and Board of Supervisors on Midpines Community Plan Draft

*Staff presented minor edits to the Draft Plan on page 5-2 line 25 and 29, and Page 5-5 regarding adding "be" to the outdoor lighting compliance, Edits were accepted unanimously.*

*Staff provided an overview of the next step for MPAC review of the Initial Study staff draft at the next meeting for review prior to public review and adoption process.*

### 5. Updates and Activity Reports

#### a. Muir Lodge Site –Status Update

## MPAC April 10, 2024, Meeting Draft Minutes

*Lammers provided information regarding activities on the property and/or the adjacent property including an encampment including quad movement on the property. Discussion occurred regarding fire risk. Smallcombe asked clarifying questions regarding the location of encampment on BLM land or Muir Lodge property and the option to contact CALFIRE again regarding the issue. Lammers commented regarding Code Compliance effort to remove people of the encampment some months prior. Discussion occurred regarding the remaining buildings and BLM land and authorities of CALFIRE on the land.*

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

*Lammers asked regarding the evacuation route and Public Works efforts regarding signage and the NPS.. Smallcombe responded regarding the letter that was sent by MPAC. Discussion occurred regarding coordination. Smallcombe suggested she would speak with Joe Meyer regarding the coordination including Sheriff and CHP.*

### c. KOA/Terramor Status Update

*Smallcombe mentioned she and Supervisor Forsythe met with the KOA agent Brian Fulce regarding fuel load modification of the properties. Lammers mentioned Harris well drilling activities on the site. Engfer mentioned that future applications would require water quality and quantity as part of studies needed and well drilling permitting is conducted through the Health Department. Brief discussion occurred regarding water. Engfer noted that no land use entitlement application has been received and no known submittal date.*

### d. Whispering Pines/Bear Creek Cabins Update

*Discussion occurred regarding the current activities at the site including people sleeping in cars etc. and the overall situation of the people at the site including potential public nuisance. Also, discussion occurred regarding easement requirements for access including fire access for a potential project in the future as well as a lawsuit by the property owners pertaining to access and easement rights on neighboring parcel to the site. No land use entitlement application has been received at Planning to date.*

### e. Oak Road Bridge Project Update

f.

*Parke provided an update including the recent flood impact to the road itself and the design parameters and that the current design does not meet the design standards. And there may be an opportunity for another design and location upstream. Discussion occurred regarding how long it takes. Smallcombe mentioned that Public Works has prepared a matrix from all bridges that are currently on the radar and that the Oak Road Bridge as a part. That there is money left of approximately \$100, 000 still available in the preliminary engineering account and that the technical study is not complete. And that Public Works is looking into connecting with the nearby property owner to look at moving the bridge that way. Discussion occurred regarding design standards and an outstanding question whether the standards from the time of initial funding of the bridge project are applicable or current standards are applicable. Smallcombe suggested that if Parke could help with the neighboring property owner contact, that would be helpful. And after that design standards could be addressed.*

### g. CALTRANS Project/Study Update

*Discussion occurred regarding the Hwy signage and relationship to the speed study. Discussion occurred regarding eastbound turns into Autocamp and signage needs. Lammers suggested additional signage for traffic controls and potential need for left hand turn lane into Autocamp and safety issues related. Huppe also suggested more traffic control signage needs due to safety issue associated with turns into Autocamp. Smallcombe offered to check back with her CALTRANS contact.*

*Lammers commented on the Tiechert Hwy 140 striping and construction project schedule. Smallcombe mentioned she understood that the project was supposed to be completed in the spring. Discussion occurred regarding the*

construction activities. Lammers mentioned the left turn lanes and left turn arrows at the Bug Hotel encroachment because drivers on the highway have no signage indicating the left turn lanes are not available for passing. People think that it's a passing lane and that Hwy striping is needed. Smallcombe offered to include that when she contacts CALTRANS.

h. Ferguson Update

Smallcombe provide an update regarding the project including the March 20 presentation and a June California Transportation Commission meeting where the project would be considered regarding contracting for the project. An RFP may be issued in the fall on the project and possible construction spring and summer of 2025. Smallcombe offered to continue to update the committee on the project in the future and if the Committee also wants an update from Corey (sp) including a video.

i. Planning Commissioner Update

Engfer gave an update on the Planning Commission (PC) recommendations to the Board of Supervisors on the Short-Term Rental study which included a series of housing related recommendations. And on April 19, 2024 PC meeting would consider the Biomass project

j. Supervisor Updates

Smallcombe provided an update on Board items including: the landfill, Short-Term Rental Study, presentation on the Conference Center study, Community Gardens presentation by HHSA staff (which is responsive to the County Strategic Plan including potential site in North County), a Countywide organizational study is underway and a Board Code of Ethics. Discussion occurred regarding the Code of Ethics and past Board issues with meeting for lunch and Brown Act violations. Further discussion occurred regarding the landfill and the importance of landfill and its capacity/life. Also, the Board appointed Corinna Miranda as Interim Building Director and Joe Lynch as Interim CAO. Smallcombe also provided an overview of the County organizational study underway and that updates would be provided by Guidehouse (contractor conducting the study) o a regular basis until completed. Smallcombe also mentioned Dr. Eric Sergeinko's resignation. Discussion occurred about Sergeinko's professionalism and skills and that he would be missed.

Smallcombe mentioned the Midpines Firewise efforts and the past work of Gary Francisco's and John Schroeder's past work that is relevant to the Firewise efforts. Smallcombe mentioned that CALFIRE staff John Morgan and support for Firewise from CALFIRE. Additional discussion occurred regarding fire insurance, Frank Bigelow's efforts for data collection on defensible space and structure loss.

6. Future agenda items

Committee requested to include the existing updates on future agendas.

7. Adjourn

Meeting adjourned at 7:57 pm.