

MIDPINES PLANNING ADVISORY COMMITTEE

MEETING MINUTES *FINAL* (Approved 7/10/2024)

DATE: WEDNESDAY, JUNE 12th, 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

Seeing a quorum, the regular meeting of the Midpines Planning Advisory Committee (MPAC) was called to order by Chair Francisco at 6:06 PM.

Present: Gary Francisco, Heather Huppe, Nancy Parke, Angela Heiss, Candy O'Donel-Browne, Charles Lammers, Eileen Collins, Caroline McGrath, Rosemarie Smallcombe (Supervisor)

Excused: Art Baggett (Planning Commissioner), Adam Ferguson

Staff: Polina Pivak, Steve Engfer

Guest: None

2. Approval of Minutes:

a. Meeting of April 10th, 2024

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

- Page 2: correct numbering
- Page 2: correct first sentence of first paragraph for readability, correct BLM to BIA
- Public comment agenda item: correct for readability, missing word
- Page 2, last sentence of the first paragraph: correct misspelling “remaining”
- Page 2, item b: correct misspelling of sheriff
- Page 2, item e: correct misspelling in 3rd line
- Page 3, item j: line 5, correct grammar error; line 8, correct misspelling “on a”
- Page 3, item h: add space in first sentence
- Page 3 item j: correct “Sergienko”

Note, Francisco and Collins cannot vote on the minutes, because they were not present at the April 10th meeting.

3. Public comments

4. Committee Business

- #### a. Discussion and Planning for Working Lands, Working Artists Unveiling and Bear Creek Clean-Up Event on June 14th/15th

Francisco introduced the item and clarified that June 15th has been chosen as the date for the event. Pivak presented the schedule of events. Pivak asked for input from the MPAC on potential tasks for clean-up. McGrath suggested spraying the poison oak with vinegar, salt, and Dawn. Parke, Lammers, and Smallcombe recommended removal of yellow star thistle and mustard plants. Pivak said that Public Works gave permission to put up a bulletin board if desired. Pivak suggested potentially putting down wood chips or blowing leaves.

MPAC discussed a future clean-up of Bear Creek to handle the large pieces of trash.

MPAC completed discussion of the schedule, lunch, refreshments, preparation of the Midpines Hall, and necessary supplies.

b. Community Plan

- i. Discussion and Recommendation to the Planning Commission and Board of Supervisors on Midpines Community Plan Draft: CEQA Administrative Draft Initial Study review, edit and recommendation to staff for preparation of final public drafts of the Plan and CEQA documents for public review and adoption.

Francisco introduced the item. Collins stated that she feels that the CEQA document is complete except for a few typos. Heiss agreed.

Engfer stated that staff can prepare the final packet, including the CEQA document and Midpines Community Plan draft, for formal recommendation to the Planning Commission and Board of Supervisor at the next meeting.

Francisco and Engfer recommended that the MPAC email their edits to the Planning Department to make the necessary changes. Smallcombe asked if it would be possible to only bring the document back for final review if there are substantive edits that might change the intent of the document.

By a unanimous vote, the MPAC accepted a motion by Collins, and a second by O'Donel-Browne, to submit their edits on the CEQA document to Pivak and direct staff to bring the edited final draft to the next meeting for formal approval and advancement of the CEQA document and Midpines Community Plan draft.

5. Updates and Activity Reports

a. Muir Lodge Site –Status Update

Lammers stated that the transformer has been removed from the property, in addition to a few other structural components. There are additional trailers and encampments behind the property.

Smallcombe requested that Lammers send an email with his observations and provided an update from Corrina Miranda regarding the property owner's financial issues and inability to complete clean-up of the property. The property line between Muir Lodge and the Bureau of Indian Affairs is still not fully understood for the purposes of cleaning up the property.

MPAC discussed the history of potential development on the Muir Lodge property, which failed due to costs, and mechanisms for code enforcement in Mariposa County.

MPAC discussed the potential of litigation or if any other code compliance actions can be taken, because of the property owner's lack of action. Smallcombe stated that she would check with County Counsel.

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

Smallcombe stated that she would check with Joe Meyer about better communication between NPS and County emergency services. Lammers asked that Smallcombe also check-in about the potential for navigational signage.

c. KOA/Terramor Status Update

Engfer stated that no application has been submitted and there has been no activity. Smallcombe stated that she spoke to the applicants, and they are hoping to submit by the end of 2024 or beginning of 2025.

Lammers stated that there has been some vegetation management done on the property.

d. Whispering Pines/Bear Creek Cabins Update

No updates at this time, however, there are still outstanding issues with cleaning up the property and potential guests. There may be an Airbnb still being rented out on the property, which can be verified with the County Clerk.

e. Oak Road Bridge Project Update

Parke stated that there has been no update from the County Engineer, but some potholes have been fixed along the road. Smallcombe stated that Public Works is interested in moving the bridge away from Parke's property and requested the contact information of Parke's neighbor to discuss utilizing an existing easement.

f. CALTRANS Project/Study Update

Francisco reminded the group about requesting new signage and a speed study from Caltrans near Autocamp. Smallcombe recommended inviting Caltrans to a meeting to discuss their concerns, because there has been some miscommunication regarding the actual request from MPAC.

g. Ferguson Update

Smallcombe requested that Corey Casey be added to the July 10th MPAC agenda for a formal update from the Ferguson Slide team.

The project team expects to send out an RFP later this year and to potentially start work in the spring of 2025.

h. Planning Commissioner Update

Smallcombe provided an update on behalf of Art Baggett: Baggett requested that members of the MPAC attend the Planning Commission and Board of Supervisors meetings for approval of the Midpines Community Plan.

i. Supervisor Updates

Smallcombe presented the organizational study being conducted by Guidehouse to the MPAC, which is expected to be finalized and presented to the Board of Supervisors in July. Smallcombe requested that the MPAC attend. Smallcombe stated that she had requested that this presentation be structured like a workshop in order to listen to feedback from the public as well.

McGrath killed the fly at 7:55 PM.

Smallcombe provided an update on the County budget issues, including delays in the single audit, state funding, department budget requests, and ongoing communications. Smallcombe made progress on obtaining Firewise designation. Smallcombe was able to find a distribution list around Rancheria Creek. Bureau of Land Management (BLM) can offer expedited environmental review for clearing work in this area and other BLM properties for progress in obtaining Firewise designation.

6. Future agenda items

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

- *Same Updates and Activity Reports, including a formal update for the Ferguson Slide from the project team early on in the agenda order.*
- *Return with Final CEQA Document and Midpines Community Plan for advancement*

7. Adjourn

There being no further business, the meeting of MPAC was adjourned by Chair Francisco at 8:11 PM.

Respectfully Submitted By,

Polina Pivak, Housing and Community Development Specialist