

MIDPINES PLANNING ADVISORY COMMITTEE

MEETING MINUTES FINAL (Approved 8/14/24)

DATE: WEDNESDAY, JULY 10th, 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 6:02 PM.

Present: Gary Francisco, Heather Huppe, Nancy Parke, Adam Ferguson, Charles Lammers, Eileen Collins

Excused: Angela Heiss, Candy O'Donel-Browne, Caroline McGrath, Rosemarie Smallcombe (Supervisor), Art Baggett (Planning Commissioner)

Staff: Polina Pivak, Steve Engfer

Guest: None

2. Approval of Minutes:

a. Meeting of June 12th, 2024

By a unanimous vote, the MPAC approved a motion by Lammers, with a second by Collins, to accept the minutes as presented.

Note: Adam Ferguson could not vote on the minutes, because he was not present at the meeting.

3. Public comments

Parke asked a question on behalf of her neighbor: who is responsible for clearing private roads?

Francisco stated it is the responsibility of the property owners who use the road and should form a road maintenance association.

Francisco made an announcement from the Upper Merced River Watershed Council: they received a significant grant to support their mission. Lammers is working with the Watershed Council to set-up another Bear Creek clean-up from Outward Bound to the bridge by the Junebug around September of 2024 or March of 2025.

4. Committee Business

a. Community Plan

i. Review and approve the Draft Initial Study with committee edits and recommend staff:

1. Proceed with public review and adoption process of the Midpines Community Plan and CEQA Initial Study Negative Declaration.

MPAC reviewed the requested edits. Francisco expressed his support to approve the final document as presented and opened up discussion.

Ferguson recommended an “and” be added after “...each Planning Area is consistent with the format of the General Plan...” to the fourth sentence of the first paragraph of page two (2) of the initial study.

Engfer explained the approval process and timeline for the document.

By a unanimous vote, the MPAC approved a motion by Collins, with a second by Ferguson, to accept the draft initial study with one correction and recommended that staff proceed with the public review and adoption process of the Midpines Community Plan and CEQA Initial Study Negative Declaration.

5. Updates and Activity Reports

a. Muir Lodge Site –Status Update

Francisco provided an update on behalf of Smallcombe; Smallcombe spoke to County Counsel and was advised to work with the property owner to evict the squatters from the property as it is the property owner’s responsibility to resolve the issue.

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

Smallcombe provided a letter from Shannon Hansen to Francisco in response to the MPAC letter of recommendations. Hansen provided a list of signage that has been added to the areas of concern and provided updates about road conditions and maintenance. Francisco had responded to Smallcombe after an inspection and expressed concern about the lack of signage that forewarns motorists about the condition of Colorado Rd/Sherlock Rd. Smallcombe spoke to Hansen and Public Works will be reviewing the continued concerns. MPAC discussed potential solutions to resolving the safety of evacuation routes, such funding sources, road designations, ownership, etc.

c. KOA/Terramor Status Update

None

d. Whispering Pines/Bear Creek Cabins Update

None

e. Oak Road Bridge Project Update

None

f. Ferguson Project Update

Francisco provided an update on behalf of Smallcombe: Corey Casey, who is the project manager, will be attending the MPAC meeting on August 14th.

g. CALTRANS Project/Study Update

Smallcombe will also work with Casey on establishing signage on Highway 140. Francisco will pull together data from past meetings regarding issues along Highway 140 that should be communicated, such as speed, left turn lanes, etc.

h. Planning Commissioner Update

Engfer provided an update to the MPAC about guidance from the state Department of Housing and Community Development about ADU law and density, which will be discussed further at an upcoming Planning Commission meeting. Engfer stated that the Biomass project will be reviewed at the next meeting as well. Engfer also stated that the Hyatt Place project is currently in the building permit stage. Pivak provided an update on the Missouri Gulch grant-funded project.

i. Supervisor Updates

Engfer provided an update: the Board of Supervisors took action to recommend that the County move forward with the recommendations of the Organizational Study to shift to a “strong County Administrative Officer” structure and other changes.

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, a discussion on the past request for speed control and signage on Highway 140, and a potential discussion with the Upper Merced River Watershed Council about a Bear Creek clean-up.*

7. Adjourn

There being no further business, the meeting of MPAC was adjourned by Chair Francisco at 7:30 PM.

Respectfully Submitted By,

Polina Pivak, Housing and Community Development Specialist