

Catheys Valley Community Planning Advisory Committee Approved Meeting Minutes

July 22, 2021 (approved at January 20, 2022 meeting)
6:00 p.m. · McCay Hall · Catheys Valley

Chair: Charli McCord · Vice Chair: Ken Davis

Agenda Item 1 – Call Meeting to Order and Roll Call

The meeting was called to order at 6:00 p.m. by Chair McCord.

In attendance: Committee members Casey Archer, Ken Davis, Joshua Evans, Charli McCord, Brian Peters and Ken Wagner.

Mariposa County Representatives: Marshall Long, Supervisor District 3; Mick Herman, Planning Commissioner District 3; Alvaro Arias, Deputy Planning Director and Sarah Williams, Planning Director.

Public members were also in attendance.

Agenda Item 2 – Election of Officers

On motion by Archer, seconded by Evans, nominate McCord as Chair.

Motion passed:

Ayes – 6 (Archer, Davis, Evans, McCord, Peters and Wagner)

Noes – None

On motion by Evans, seconded by Peters, nominate Davis as Vice Chair.

Motion passed:

Ayes – 6 (Archer, Davis, Evans, McCord, Peters and Wagner)

Noes – None

On motion by Archer, seconded by Davis, nominate Evans as secretary.

Motion passed:

Ayes – 6 (Archer, Davis, Evans, McCord, Peters and Wagner)

Noes – None

Agenda Item 3 – Major Subdivision Application No. 2009-052, applicant JCS Capital Resources. The major subdivision project proposes the division of a 114.84 acre parcel (APN 016-110-049) into 27 lots ranging in size from 2.50 acres (net) to 16.87 acres (gross). Property is located at 2748 Highway 140 in Catheys Valley.

Arias gave a presentation on the project.

The following was noted, in response to questions and in discussions:

- All project roads will be privately maintained.
- The through road and one of the cul-de-sac roads will be offered for dedication for public use, however the roads will not be owned by the county. The others will be created for use and benefit of the subject properties.
- There will be no cost to the county to construct or maintain any of the project roads.
- The county does not have information about how many wells have gone dry in Catheys Valley.
- Shared wells are okay for this project, but there is a maximum of 4 connections allowed per well, pursuant to the Catheys Valley Community Plan.
- The Chinese rock wall on the property is not a property line.
- The water studies were done for this project in August of 2018. This followed a highwater year in 2017. What would a water study would show now?
- The basis for staff's conclusions about the project impacts is included in the CEQA document. Staff requires objective documentation to support findings of no significant impacts.
- The Mariposa County Fire Department was provided an opportunity to comment on the project. There were no concerns expressed about impacts to the department from the growth in housing resulting from this project.
- The time it has taken to process this project is not typical. There were four versions of the map prepared, in response to agency comments. Environmental review studies also took time to prepare and modify.
- There was another land division processed and approved for this parcel for the Dinnels. That map would've been brought to the CPAC too; it has now expired.
- The minimum parcel size for this parcel was discussed, including how it changed over the years with amendments to the General Plan.

Will Stuart, the applicant, talked about his project, including its visibility and surrounding uses. He also talked about on-site development, and the studies done for the CEQA document. He talked about changes to the minimum parcel size with the 2006 General Plan.

On motion by Archer, seconded by Davis, recommend the Planning Commission approve the project.

Motion passed:

Ayes – 6 (Archer, Davis, Evans, McCord, Peters and Wagner)

Noes – None

Agenda Item 4 – Approval of minutes of October 24, 2019 meeting

There was a needed correction noted.

*On motion by Evans, seconded by Davis, approve the minutes of October 24, 2019 meeting with the following correction: The vote for action on Agenda Item 4, to initiate Option 3, was not unanimous; it was a 5 to 4 vote. The word **unanimous** needs to be removed from the Motion passed statement.*

Motion passed:

Ayes – 6 (Archer, Davis, Evans, McCord, Peters and Wagner)

Noes – None

Agenda Item 5 – Information Items:

Board of Supervisors activities (Marshall Long):

- Industrial hemp ordinance –waiting for CA and Federal laws to coincide before moving forward with local ordinance.
- COVID virus – Delta variant – the situation in CA is deteriorating quickly.
- Staff and consultant are still working on updating the development code to implement the general plan. Work includes zoning issues.
- The county is continuing to work on housing issues to get more housing for people. Addressing homeless situation, high rates of rent and high costs of housing.
- The contractor is working on foundation construction now, for a new housing project called Creekside Terrace. The project is being provided by Self Help Enterprises. The project includes some infrastructure upgrades for Mariposa Public Utility District (MPUD) and will provide 42 apartment units. Will be affordable housing and some transitional units.
- LAFCo is working on a project with MPUD to expand the boundaries of the service area and expand the sphere of influence toward Mount Bullion.

In response to a question, Long responded that Self Help Enterprises is a non-profit organization out of Visalia. They also coordinated the dry well program for the county a few years ago.

Planning Commission activities (Mick Herman):

- No report

Planning Department activities (Sarah Williams)

- Redistricting – the next public hearing is Wednesday 9/15 at 2 p.m. Two public hearings have been conducted already. The county is currently receiving comments on “Communities of Interest” or COIs.
- The Code Compliance Advisory Committee is being organized, to help the county with recommendations to update codes for a more effective code compliance process
- The county is working on the Williamson Act Biennial Review process now.
- There will be a Board of Supervisors public hearing on code amendments to establish provisions for Special Event Facilities on 7/27 at 2 p.m.

Agenda item 6 - Persons wishing to speak on a matter not on the agenda, but within the jurisdiction of the committee.

Question about permitting to Peters, from Mitch Boze. Williams stated if a person has a question about permitting, they can always contact Code Compliance staff to see if a property has obtained building permits.

Agenda Item 7 – Correspondence

None

Agenda Item 8 – Set Next Meeting (if needed)

Will set meeting as and if needed.

Agenda Item 9 - Adjournment

Chair McCord adjourned the meeting at 6:50 p.m.

Minutes prepared by Sarah Williams

Full audio recording of the meeting is available from the Planning Department by request.