MIDPINES PLANNING ADVISORY COMMITTEE

MEETING AGENDA

DATE:	**WEDNESDAY, May 10, 2023**
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 - DRAFT

DATE: **WEDNESDAY, May 10, 2023**
TIME: **6:00 P.M. – 8:00 P.M.**
LOCATION: **Midpines Community Center**
Midpines Park, 6364 Highway 140
Midpines, CA 95345

1. Roll Call:

Present: *Gary Francisco, Charles Lammers, Candy O'Donel-Browne, Heather Huppe, Adam Ferguson, Caroline McGrath, Ed Walls (Planning Commissioner; arrived @ 6:30 pm)*
Excused: *Eileen Collins, Angela Heiss*
Staff: *Steve Engfer, Polina Pivak (arrived @ 5:25 pm)*
Members of the Public: *Nancy Clark*

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

Approval of Minutes:

a. Meeting of April 12, 2023

By a unanimous vote, the committee approved the April 12, 2023, meeting minutes as presented with a motion by Huppe and a second by Lammers.

Note: Caroline McGrath cannot vote

2. Public comments

3. Committee Business

a. Discussion and recommendation of the 2022 Annual Report to Board of Supervisors

By a unanimous vote, the committee approved the recommendation of the 2022 Annual Report of MPAC activity to the Board of Supervisors as written with a motion by Lammers and a second by Ferguson.

b. Discussion on the Revised County Committee/Commission Policy (BOS Resolution 2022-637)

Engfer explained that Agenda Item 3a was an obligation of the County Commission Policy or BOS Resolution 2022-637. Engfer stated that Commission members are welcome to attend the Board of Supervisors meeting to discuss the Annual Report.

Francisco discussed participation and contributions to the MPAC per the subject policy.

Engfer informed the committee of a new agenda system adopted by the County.

c. Election of Committee Officers: Secretary and Vice-Chair

By a unanimous vote, the committee directed staff to continue secretary duties with a motion by Huppe and a second by O'Donel-Browne.

By a unanimous vote, the committee elected Lammers as Vice-Chair of the MPAC with a nomination by O'Donel-Browne.

4. Updates and Activity Reports

a. Community Plan Update – Draft CEQA and Plan adoption schedule overview
Engfer gave an update; Staff will proceed with the negative declaration under CEQA. Staff will prepare a schedule for the adoption process in June and will have a draft environmental document ready for July.
The mitigated negative declaration will evaluate the changes that must be made in land use based on the existing General Plan policy, Midpines Planning Area, and future action. Most proposed commercial uses will still require discretionary review, therefore the CEQA document does not have to evaluate every potential impact. Community Plan does not propose extensive growth.

Lammers asked for clarification of land use and zoning and what would change under the plan. Engfer clarified how zoning implements land use and the steps in the process to establish both the land use plan and then the zoning.

Francisco explained that the Community Plan does not propose to increase density and will help keep the community rural while allowing for certain development.

Engfer explained difference between the evaluation of physical impacts and policy changes with CEQA and how that connects to the proposed Community Plan

Huppe asked whether existing businesses will be evaluated under the CEQA, even if they are non-conforming.
Engfer affirmed that each discrete impact needs to be evaluated.

1. Muir Lodge Site –Status Update
Francisco read a portion of an email from Supervisor Smallcombe stating, that the project leads hope to have the Muir Lodge site cleaned up by June. Also, Supervisor Smallcombe hopes to have more details regarding an update from CALTRANS.

Francisco told the group that he recently visited the Muir Lodge site and saw that there are 2 structures still existing for over a month now.
Francisco stated that he requested "no trespassing" signs be put up on the property and that all the buildings be removed.

Lammers stated that there used to be "no trespassing" signs up, but now there are not.

Francisco stated that there is nothing to stop people from trespassing. The existing bridge decking is in rough shape and seems unsafe. Pressure should be kept on the issue. Should continue to work with Supervisor Smallcombe.

Engfer provided an additional update from Code Compliance Technician, Corrina Miranda; the project leads did walkthrough and are now coordinating a date for demolition, removing the homeless encampment, and junk/trash removal, therefore, coordination has been difficult to ensure everything occurs at once. The project leads are attempting to complete project by the end of the month

Francisco said the Commission can revisit the topic in June.

Lammers stated that Waylon Coats with Southern Sierra Miwuk Nation also wants to remove the trash and homeless encampment. Lammers believes the plan is to remove the foundations as well and blocking access permanently.

Engfer affirmed that access will be blocked, however is unsure about pulverizing the foundation slabs.

Walls asked who owns the bridge. Lammers stated that Muir Lodge owns the bridge. Walls asked why the bridge is not just removed. Lammers stated that it is a fire safety and evacuation concern.

Walls stated that FEMA money could be utilized to repair the bridge. Engfer responded that it depends on the property owner. The tribe may be interested in purchasing the property.

Francisco transitioned and stated that the Committee will follow-up.

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

   i. Update on signage from Public Works
   Francisco asked what this topic was about and Lammers explained that it was a discussion on how to help provide clarity on evacuation routes.

   ii. Brushing along Sherlock/Colorado
   Francisco stated that no brushing has been done. Francisco stated that Sherlock Road is severely damaged from the recent storms and nothing has been done to repair the road, therefore the status of the road is a safety concern.

   Engfer explained that Public Works is currently overloaded with road repairs, flood impacts, and other concerns. Engfer explained that there was a discussion at the Board of Supervisors meeting yesterday regarding funds for fixing roads and that a request was made for more funds.

   Francisco stated that evacuation plans are not up to standard for safety, considering that the two evacuation options are not viable, because no repairs have been made to Colorado Road either, there is new water bar running across Colorado Road, and brush is overgrown.

   Engfer stated that there have been discussions with OES regarding prioritizing road repairs for evacuation and safety purposes.

   Francisco directed Staff to keep this item on the agenda.

c. KOA/Terramor Status Update
Engfer stated that there are no updates.
Pivak and Engfer provided a summary of the approved parcel merger.
No other applications have been submitted.

Francisco asked if the County has a policy for responding to misinformation and specifically cited a letter to the editor in the Mariposa Gazette.

Engfer explained that the Mariposa County Public Information Officer would oversee correcting any misinformation and that the KOA/Terramor website has been updated for the public to read.

Francisco stated that the correct information should be shared to protect the process.

Lammers asked for clarification of whether a hydrology study would be required and Engfer affirmed that a groundwater study will be required. As well as other studies like a cultural, biological, etc.

d. Whispering Pines/Bear Creek Cabins Update
Engfer stated there are no updated and that the project proponents have been trying to reconcile storm damage. The project proponents have been asking Skip Strathearn what would be needed for the required CEQA studies.

Unsure when a formal application will be submitted.

e. Oak Road Bridge Project Update
Nancy Clark was introduced. Clark has been doing research on the Oak Road Bridge project.

Clark stated that funding was originally designated to the bridge because its size is substandard for state standards.

Clark asked Engfer to check with Public Works Director, Shannon Hansen, regarding diverting funding towards the bridge.

Lammers reiterated the line-of-sight issue when locating the bridge.

The Committee discussed the importance of bridge repair for fire and general safety.

Engfer stated there have been no other updates from Shannon Hansen at Public Works.

f. CALTRANS Project/Study Update
Francisco stated that the study is intended to be released in June and tabled further discussion.

g. Planning Commissioner Update
Walls explained there have just been some variances processed by the commission in Yosemite West.

Walls stated that this is his last meeting and his last day as Commissioner is May 31st. The Committee asked about his replacement and Walls stated that replacement is in the works.

Francisco welcomed Walls to any future meetings.

h. Supervisor Updates
None

5. Future agenda items

Francisco directed Staff to keep the same items on the next agenda for the June 14th meeting.

6. Adjourn

There being no further business, the meeting was adjourned at 7:45 pm with unanimous approval of a motion by Lammers and second by McGrath.

Minutes submitted by,
Polina Pivak, Assistant Planner