MIDPINES PLANNING ADVISORY COMMITTEE

DRAFT MEETING MINUTES

DATE: **WEDNESDAY, April 12, 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: *Heather Huppe, Candy O'Donel-Browne, Gary Francisco, Charles Lammers, Angela Heiss, Adam Ferguson, and Ed Walls (Planning Commissioner)*
   Excused: *Eileen Collins, Caroline McGrath*
   Staff: *Steve Engfer, Polina Pivak*
   Members of the Public: *None*

   Seeing quorum, the regular meeting of the Midpines Planning Advisory Committee (MPAC) was called to order at 6:20 pm by Chair Francisco.

2. Approval of Minutes:

   a. November 9, 2022

      By a unanimous vote, the committee approved the motion of Huppe, with a second by Lammers, to approve the November 9, 2022, meeting minutes with corrections.

      Note: Heiss cannot vote

   b. January 11, 2023

      By a unanimous vote, the committee approved the motion of O'Donel-Browne, with a second by Lammers, to approve the January 11, 2023, meeting minutes with corrections.

      Note: Huppe and Heiss cannot vote

3. Public comments

   None

4. Committee Business
   a. Discussion and Preparation of 2022 Annual Report to Board of Supervisors

      Staff introduced the item and explained the requirements of the report. Questions regarding the due date, format, preparation, and presentation of the report were clarified by Staff. Francisco directed Staff to prepare a draft report for completion by Francisco before the next meeting on May 10th. Francisco directed the committee members to prepare to make potential revisions and approve the draft report at the next meeting.

b. Discussion on the Revised County Committee/Commission Policy (BOS Resolution 2022-637)
*BOS Resolution 2022-637 will be handed out at meeting

Engfer introduced the item and explained the history of this Committee/Commission policy. Discussion occurred. Francisco requested more time for the Committee to review the redline version of BOS Resolution 2022-637 and tabled discussion of the item until the next meeting.

5. Updates and Activity Reports
   a. Community Plan Update

Engfer provided update and explained that Staff can proceed with the next step to prepare the environmental document for the Plan, which would likely be either a Mitigated Negative Declaration or a Supplemental Environmental Impact Report to the General Plan Environmental Impact Report. The Plan will not propose extensive growth or impacts relative to what is existing. Engfer stated that the goal is to have a draft environmental document for review by MPAC by the summer. Once the Committee accepts the document, Staff will present the document to the Board of Supervisors and conduct community engagement. Ultimately, the goal is to have the Community Plan and environmental document completed and ready for adoption by the end of the year. Discussion occurred and Engfer clarified the timeline for approval, consideration of public comments, and evaluation of potential impacts, such as ingress and egress in a fire and managing future development.

   b. Muir Lodge Site –Status Update

Engfer provided an update: the plan to demolish the last two cabins was delayed due to weather but will still occur. Issues surrounding the homeless encampment will be resolved cooperatively by the Sherriff's Department, Code Compliance, and the Southern Sierra Miwuk Nation. Additionally, there are plans to install rip-rap along the existing bridge to block off access to the Indian Allotment. Lastly, new signs were installed to discourage trespassing.

Francisco asked whether the swimming pool was filled in, Lammers stated that the pool had been filled in.

Lammers and Francisco asked how much of the homeless encampment is on the Indian Allotment and how much is on the Muir Lodge property.
Engfer stated that it is not certain, however this issue will be resolved due to multiple stakeholder interest and involvement.

Francisco expressed concerns regarding the un-demolished structures and the upcoming fire season. Francisco stated that pressure on the owner to continue clean-up on the site should continue.

Engfer assured the Committee that plans for demolition and clean-up are advancing, as well as code amendments for better code enforcement of derelict buildings in the future.

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

Lammers stated that the Committee should ask Smallcombe for an update from Public Works regarding brushing and fire prevention for future incidents.

Francisco stated that he has noticed heavy machinery pass through near Colorado Rd and plans to inspect if any work has been done. Walls believes that the machinery is likely being used to repair flood damage.
Lammers updated the Committee on a Public Works project to fix Carstens Rd and extend the road to Jerseydale to provide a secondary means of exit for the community.

Heiss asked whether repairs are being made to Sweetwater Rd. Engfer stated that this would be a requirement to ensure safe and sufficient access to the Christian camp.

d. KOA/Terramor Status Update

Engfer provided an update: no new applications for this project have been received, only a pre-application and parcel merger have been processed. Once a formal application has been submitted, the next step will be environmental review. Engfer explained the process for environmental review.

e. Whispering Pines/Bear Creek Cabins Update

Engfer provided an update: there are currently many issues with flooding and weather-related damage. Matt Larson is providing resources to those affected. A pre-application related to this project has been sent to agencies for comment. Engfer explained that extensive environmental review will be required.

Lammers asked for clarification regarding the scope of the project. Engfer explained that the project was revised to be larger than what was originally proposed, a General Plan/Zoning Amendment, environmental review, and Commercial Industrial Manufacturing Plan will be required.

Heiss asked whether a permit can be issued to a property that has not been bought yet and Engfer explained that this could occur with authorization from the current owner.

f. Oak Road Bridge Project Update

Francisco stated that last he heard, a new project is being considered with funds from the State related to flood disaster relief. The bridge may be relocated further upstream for encroachment and sight distances per CALTRANS standards, which is promoted by Francisco, however Oak trees will have to be removed for this encroachment change.

Francisco directed the Committee members to come prepared with comments when this project moves forward by Public Works.

g. CALTRANS Project/Study Update

Francisco stated that there are no new updates with Rosemarie Smallcombe not present. Lammers estimated that there should be a speed and safety study released by June.

h. Planning Commissioner Update

Walls stated that there are no new projects to report. Walls updated the Committee on the new Planning Commission Chair: John McCammon.

i. Supervisor Updates

None, with Rosemarie Smallcombe not present.

6. Future agenda items

Francisco directed Staff to keep the existing agenda items for the May 10th meeting, ensuring to include the following: Muir Lodge Update, Approval of Minutes, 2022 Annual Report to BOS draft, election of committee officers (secretary and vice-chair), update on brushing along Sherlock and Colorado Roads, and an update on signage from Public Works in relation to Oak Fire Evacuation.

7. Adjourn

There being no further business, the meeting was adjourned at 7:59 pm with unanimous approval of a motion by Lammers, and a second by Huppe.

Minutes submitted by,
Polina Pivak, Assistant Planner