

MIDPINES PLANNING ADVISORY COMMITTEE

FINAL MEETING MINUTES

DATE: WEDNESDAY March 9, 2022

TIME: 6:00 P.M. – 8:00 P.M.

LOCATION: *TELECONFERENCE MEETING- (See above for participation information)

1. Roll Call Gary Francisco, Charles Lammers, Eileen Collins, Adam Ferguson, Candy O'Donel-Browne, Angie Heiss.

Guest: Matt Larson, Nancy Parke

County Supervisor: Rosemarie Smallcombe

Planning Commissioner- Ed Walls

Staff: Steve Engfer, Steve Ward County Fire Chief

2. A resolution of the Midpines Planning Advisory Committee proclaiming a local emergency, ratifying the proclamation of a state of emergency by the Governor of the State of California on March 4, 2020 regarding an outbreak of respiratory illness due to a novel coronavirus (a disease now known as Covid-19), and authorizing remote teleconference meetings of the legislative bodies of the Midpines Planning Advisory Committee for the period from March 9, 2022 to April 8, 2022 to pursuant to Brown Act provisions. Candy 1st, Angie 2nd. Unanimously approved.

3. Approval of Minutes: Meeting of February 9, 2022 Eileen. 1st Adam 2nd. Minutes passed as written unanimously. Candy abstained (Not at meeting).

4. Public comments None

5. Presentation/Informational items

- a. County Fire Department- Chief Steve Ward

Chair introduced the Fire Chief. Direction was given on discussion questions and answers.

Overview of Fire Department and CALFIRE relationship was described. Including that the Fire Departments are all volunteer, excluding administration and oversight including MPUD as of July 1, 2022. Description of volunteer's activities were described. Declining volunteer numbers, especially with COVID situation was brought up. Description of volunteer assignment as stations where 1 or none are stationed at Greeley Hill, Catheys Valley, Mt. Bullion and Coulterville to name a few. Fire assessments description was presented. About 1.5 million towards Fire activities, Amador agreement CALFIRE County Fire Administration, dispatch agreement, command, and control etc. Other financial resources were described.

Description of the position of the Community to have a broader conversation as to what Fire services the County wants in the future. Keep existing situation? A combination CALFIRE County agreement (Many jurisdictions use that model such as Merced, Madera nearby). Or County Staffing for all services. A brief description of Pros and Cons was presented. Options for funding sources development such as TOT percentages, restructure tax assessments for Fire, development impact fees are all options that could be looked at.

Chief Ward completed the discussion and Chair informed the committee this is informational only, no action at this time.

Discussion occurred regarding ISO/insurance rating and staff relationships. Volunteer commitment levels and training were described.

Staffing levels at the Midpines Station were described.

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Inspections for CALFIRE 4290 and 91, Are those County Fire or CalFire inspectors? CALFIRE is who inspects. Typically, at least once every 3 years. BOF is pushing 100% compliance where locals may have some responsibilities.

Further input from the Committee recommending impact fees or TOT's percentage for additional revenue for Fire services is warranted. Discussion about how development is handled presently for Fire services occurred. Discussion also about the recent 2021 Fire presentation at the Board

b. Matt Larson- Potential Project - Whispering Pines

Matt Larson gave a brief overview of his proposal.

Discussion occurred about low- income housing loss. Requirement of notification to tenants by state law. Notifications with as much lead time would be best to relocate.

Tenants have been noticed that subsidies will not be continued. And it won't be until 60 days after December 2022. No formal notice that housing will not be available after December 2022 yet. Notices that the housing subsidy is no longer in place was given and will be again in June by the current owner. After closing when ownership is transferred, then as soon as possible after closing that makes sense the new owner (Matt) can give a notice of his own.

Discussion about second floor additional expanding overall floor areas to approximately 700 sf.

Also, questions were raised about separate parcel interests, next to the Whispering pines parcel will you be buying that as well? Yes, and, the adjacent parcel was the response. Those are separate transactions, not a part of the project currently. No firm plans for development on nearby other parcels are underway.

Questions about water quality were raised. Water Board drinking water third party reporting is done. Mr. Lawson responded that he has checked into that and there are currently no violations.

Access to the site including emergency access was brought up. Mr. Lawson was

Will there be an on-site property manager? Yes.

CALFIRE review of bridge will that occur? It's being investigated.

6. Community Plan Update

a. Discussion on next steps for Community Plan Draft as follows:

i. BOS Update March 22, 2022, 2pm.

Brief discussion occurred about the forthcoming Board item for the Draft Community Plan. The chair encouraged MPAC member attendance. Staff notified the MPAC that the item would be at 2 pm. In person or on phone.

7. Committee Business

a. COVID19- Discussion and decision for shift from teleconference to in-person MPAC meetings

Discussion occurred regarding in person meetings. Hybrid meetings would be allowed, per County Council. IE Call-in and in person.

Quorum of voting members approved in-person meetings.

Staff will advise the MPAC of option for members to call-in or in person attendance prior to next meeting.

b. Board Clerk -Uniform Advisory Committee Guidelines

i. Consideration of establishing an Ad-Hoc committee to review and make recommendations to full MPAC on any potential required amendments to existing Midpines PAC Resolution and Bylaws for conformance to Uniform guidelines.

Discussion occurred regarding review the current MPAC by-laws, the new Uniform Advisory Committee Guidelines. Chair polled the MPAC members to determine if there were any needed changes. Staff notified the committee that they have 90-day grace period from the date of this meeting (March 9, 2022) in order for the MPAC to determine if there are any needed changes due to conflicts between the old and new by-laws. Specific items that may be in conflict were discussed such as termination of a member after 3 meetings of absence and

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reasonable cause, etc. Motion was made by Eileen Collins, seconded by Charles Lammers to table this item to the next meeting (April) due to time constraints this evening. Motion carried unanimously. A copy of the current by-laws for the meeting was requested for the next meeting agenda.

8. Updates and Activity Reports

- a. Oak Road Bridge Project Update- Nancy Parke Update
- b. CALTRANS Project/Study Update
- c. Planning Commissioner Update
- d. Supervisor Updates

No reports due to time constraints as it was already 8:15 pm.

9. Future agenda items

10. Adjourn *Meeting adjourned at 8:21pm*