

MIDPINES PLANNING ADVISORY COMMITTEE

FINAL Minutes

DATE:

WEDNESDAY January 12, 2022

TIME:

6:00 P.M. – 8:00 P.M.

LOCATION:

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

1. Roll Call *Heather Huppe, Caroline McGrath, Gary Francisco, Charles Lammers, Angie Heiss, Candy O'donel-Browne, Eileen Collins*
County Supervisor: Rosemarie Smallcombe
Planning Commissioner- Ed Walls
Staff: Steve Engfer
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 December 10, 2021 to January 9, 2021 pursuant to Brown Act provisions.

Resolution passed unanimously

3. Approval of Minutes: *Minutes of December 8, 2021 approved with minor edits*
4. Public comments *No public comments*
5. Election of officers- Chair, Vice Chair, Secretary
Officers elected as follows: Chair-Gary Francisco, Vice chair-Eileen Collins, Secretary-Staff
6. Applications
 - a. **Pre-Application No. 2021-212** KOA/Terramor APNs 014-010-710, 0830, 0840 and 014-070-0160, 0170, 0180 and 0190, Erick Kelch KOA Kamgrounds of America, Applicant. The proposal involves two distinct developments: a KOA RV Resort (400 RV unit sites with 25-50 tent sites) and a Terramor Outdoor Resort (80-90 Conditioned Glamping Units). Both would also include accessory facilities and structures. Steve Engfer, Planner. See attached and/or additional project details and preliminary plans at the following link:
<https://ca-mariposacounty.civicplus.com/DocumentCenter/Index/3097>

Chair introduced the item. Staff provided presentation and notified the committee this step is a pre-application & any future formal land-use entitlement applications would be brought to the committee. Committee discussion occurred. The following comments were made:

- *400 units seems high*
- *KOA is a good professional organization to work with*
- *Triangle Road intersection adequacy/issues*
- *Yosemite Oaks Road adequacy/issues and Hwy 140 Intersection- Hwy to Yosemite Oaks turn lanes*
- *Consider landscaping-Be sure there is a landscape plan for aesthetics and screening*

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- *Biological- Preserve -heritage oaks*
- *Generally the proposal with the workforce housing seems to meet the draft Midpines Plan PD land use.*
- *Consider transportation stops such as YARTS*
- *Transient Occupancy Tax equitability among lodging of all types is including RV/Camp spaces – TOT should be applicable*
- *Work force housing/employee housing*

Additional discussion occurred including recommendation that committee members forward any additional comments to planning staff to provide to the applicant. (Send directly to staff. Do not copy other committee members to avoid any Brown Act issues.)

7. Community Plan Update

- a. Committee consideration and potential action for recommendation to Board to proceed to next steps on Community Plan Draft as follows:
 - i. Review draft Community Plan: Discussion and Possible Recommendation (Edits reviewed from December 8, 2021 Meeting)
 - ii. Review draft land use diagram and provide direction/approve

Items were discussed and a recommendation to approve draft community plan and draft land use diagram with revisions. The revisions were on page 5-11, lines 30-36 which keeps the previously approved November version wording. (“Emphasis will be placed on locating land uses to minimize impacts on natural resources.” And also wording “Minimize public health concern and maintain rural character, and ensure compatibility among different land uses.”) Additional edit was suggested on page 5-3 line 4 to add a space between the words “to” and “or”. Motions were made for all revisions and approval of the draft plan. Motions were approved unanimously.

The draft land use diagram. The chair gave background on the land use diagram notifying the committee that the land use diagram includes all previously approved land used in appropriate color scheme. Chair requested a motion to approve the land use diagram as presented. Motion was made & seconded to approve the land use diagram map. Motion approved unanimously. Brief discussion occurred regarding the significance of the approval of the draft community plan and land use map. References were made to the hard work of the committee for reaching this milestone.

The item will be calendared for the Board of Supervisors consideration. Committee will be notified.

8. Committee Business

- a. Discussion and review and recommendation for approval of the draft appreciation/recognition statement for Alvaro Arias. Include on County Planning Letterhead or other options.

Item was discussed and thanks were given to Angie & Heather for their efforts on preparing the draft recognition for Alvaro. Committee considered whether all committee members should sign it or not due to possible logistical issues and expediency. Consensus was made to forward the draft as written. Further committee member acknowledgement of the efforts of Angie & Heather were made.

- b. Discuss and Provide Direction or Recommendation Regarding Draft Advisory Committee Guidelines (agenda packet attached)

Chair introduced the item. Committee discussion occurred. Committee topics included: Purpose establishment and duration of committees. Comments were made including the following: Clear outline of purpose, Article 4-absence language issue with automatic removal after three successive absences, it should be left up to the committee to evaluate and decide on committee member absences in conjunction with the Supervisor, could make it easier for the appointment process. There was general discussion regarding absence and appointments process for committee membership.

Committee recommended that the absence vacancy provisions in the draft be amended to allow for absence evaluation to occur at the committee level for consideration of committee member removal or not rather than automatic removal after three absences. Motion carried unanimously.

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Additional comment was made to allow for staff or committee member appointed secretary. (Discrepancy between Section A & Section D).

9. Updates and Activity Reports

- a. Oak Road Bridge Project Update- Nancy Parke Update

No new update.

- b. CALTRANS Project/Study Update

Supervisor Smallcombe notified committee that Caltrans has created a Ferguson Project coloring book for children. Supervisor Smallcombe is looking for additional opportunities to publicize availability. Brief discussion occurred regarding schools being open or closed relative to Covid. Question was raised if anyone had knowledge of road work being done near AutoCamp because there are road construction signs on the highway.

- c. Planning Commissioner Update

Ed Walls gave an update to the committee that the planning commission approved an 80 unit Glamping operation at the Yosemite Zipline site.

- d. Supervisor Updates

Supervisor Smallcombe gave update regarding progress of county & state arrangement for utilization of woody biomass. Also, a “shoutout” was given regarding reference to UCCE grant for a Master Food Preserver program. Mention was also made of the Mariposa Biomass facility and Cortus energy.

- e. COVID19 County update

10. Adjourn *Meeting Adjourned*