

MIDPINES PLANNING ADVISORY COMMITTEE

FINAL MEETING MINUTES

DATE: WEDNESDAY, June 14, 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, Candy O'Donel-Browne, Heather Huppe, Charles Lammers, Adam Ferguson, Angela Heiss (arrived at 6:43 pm), Rosemarie Smallcombe (Supervisor)
Excused: Eileen Collins, Caroline McGrath
Staff: Steve Engfer, Polina Pivak
Guests: Nancy Parke

Seeing a quorum, the regular meeting of the Midpines Planning Advisory Committee (MPAC) was called to order at 6:23 pm by Chair Francisco.

2. Approval of Minutes:

a. Meeting of May 10, 2023

By a unanimous vote, the committee approved the May 10, 2023, meeting minutes with corrections with a motion by Lammers and a second by O'Donel-Browne.

3. Public comments

Pivak passed out a flyer regarding the June 22nd Midpines Short-Term Rental Outreach Event.

4. Committee Business

a. General Update/Review of the Mariposa County Committee Policy, ~~HSRPC~~ MPAC Orientation and Purpose Review; and Changes to the Clerk of the Board Agenda System by Steve Engfer, Planning Director

Engfer introduced the item.

Engfer stated that handouts will be provided at the next meeting and that an orientation packet will be provided to Adam.

Engfer stated that the purpose of the item was for the revitalization of adherence to County procedures.

Note: Correction to agenda item as shown above was made during the meeting.

5. Updates and Activity Reports

- a. Community Plan Update – Draft CEQA and Plan adoption schedule overview
 - i. *Handouts to be provided at the meeting*

Engfer presented the item and passed out a memo regarding the adoption timeline.

- b. Muir Lodge Site –Status Update

Smallcombe provided update from Corrina Miranda, Code Compliance Technician:

A team, including the Sheriff and Health and Human Services, have been reaching out to the homeless on the subject property. The homeless have not left, therefore demolition of the remaining structures has not occurred. The County can force homeless to leave, but the team is hoping to not have to use force. The Southern Sierra Miwuk Nation (SSMN) has been very cooperative and are still working with County employees. July 10th is a potential date for demolition. The community is very concerned with wildfire risk; therefore, July 10th has been set as a soft date for demolition.

Lammers asked why demolition must occur after homeless leave if the demolition is in a different location.

Smallcombe explained that the intention is to block off access, therefore the homeless must evacuate before demolition.

Francisco expressed concern for where the homeless will go. Smallcombe stated they may get sent to a center. The team is giving the homeless time to decide where they want to go and what possessions they want to bring or leave. Demolition contractor does not want to do the work while the homeless are still there.

Francisco and Lammers asked about the existing secondary evacuation route and asked again why demolition cannot occur now.

Smallcombe reiterated the intention to remove the homeless and demolition as soon as possible and that input from Francisco and Lammers will be considered. SSMN is also interested in getting this issue resolved as soon as possible.

Francisco asked about status of the site walk and who is responsible for removal of the trash and debris. Smallcombe stated that progress is being made. All the debris and trash is to be removed at the same time. Lammers affirmed.

Francisco expressed that the property owner needs to continue to be pushed to follow through. Lammers stated that Corrina Miranda is ensuring that the property owner complies with his responsibilities.

Discussion occurred.

Francisco explained that the highest priority is demolishing the existing structures and cleaning up the property, however the issue is sensitive due to widespread homeless issues.

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

Lammers asked Smallcombe whether she had the opportunity to check with Shannon Hansen at Public Works about clarifying the evacuation route, especially by Colorado Rd, specifically regarding signage.

Smallcombe explained that the budget was discussed yesterday, June 13th, and the Board of Supervisors (BOS) authorized a total of 4 million dollars to Public Works for road work. Shannon Hansen is going to develop a prioritization process for road work with criteria to define priority, which will be available to the public.

Francisco affirmed that this is a big step.

Smallcombe explained that brushing, bridges, road repair, are all part of the project.

Lammers expressed continued concerns about being able to pass on roads and signage clarity.

Smallcombe stated that Jeremy Briese has been contacted and they are working through a broader conversation about lessons learned with Oak Fire.

d. KOA/Terramor Status Update

Engfer passed out a presentation that was given at the last BOS meeting and reiterated the previous discussion.

Engfer stated that KOA will likely apply closer to the end of the year or next year. He heard that Terramor is likely to come in first. There will be two separate applications and two separate EIRs for both parts of the project.

Heiss asked what the purpose is of pre-application and what occurs before a formal application is submitted.

Engfer explained the pre-application is intended to provide feedback on a draft proposal through a low-cost application.

Heiss asked whether the feedback is public. Engfer said yes, it is on the County website.

Francisco asked if presentation will be published to public. Engfer stated that it has been published with Board agenda and presented to public.

The Committee discussed the public speculation that occurred. Francisco urged committee members to be careful about answering questions about this topic. There is not enough information to make real conclusions.

O'Donel-Browne asked for clarification about whether a pre-application is like an orientation process, not the meat of the project, and that the formal review process doesn't start until a formal application is submitted. Engfer affirmed and stated that it is a draft proposal.

Huppe asked about whether the MPAC community plan will impact project.

Engfer stated it will not change overall process. May impact slightly because the plan does indicate the KOA/Terramor property as a special use area. However, the existing zoning still applies. The project will have to adhere to community plan as well.

Francisco stated that MPAC will be participating in the public engagement process for KOA/Terramor.

Engfer explained that the committee will review the draft community plan as a reminder at the next meeting.

Lammers asked whether the KOA/Terramor proposal was specific or more general. Engfer stated they provided adequate information for a constructive evaluation. However, the proposal may change.

e. Whispering Pines/Bear Creek Cabins Update

Engfer said there was no update.

Smallcombe stated the project proponents are looking for money to help fix the bridge. Project may not occur if funds cannot be secured.

Engfer stated there is discussion about also securing secondary access.

f. Oak Road Bridge Project Update

Francisco re-introduced Nancy Parke.

Nancy Parke explained there is concerns about whether there are funds to fix the bridge.

Smallcombe has had conversations with Shannon Hansen and the intention is to use money from the highway bridge fund. Smallcombe stated that \$88,000 has already been used to fix up some of the bridge.

Parke stated that there are inaccuracies with the existing studies, specifically the engineering and hydrology.

Smallcombe stated that the Public Works prioritization process will also help allocate funds to fix bridges. Harris cutoff bridge is in worse shape. Shannon Hansen is figuring out what funds are available. The bridge is seen as a repair project and likely will not be moved to address line-of-sight issues. Part of a continued conversation.

Smallcombe stated she will ensure that Shannon Hansen reconnects with Parke.

g. CALTRANS Project/Study Update

Smallcombe stated the study is to be completed at the end of June. Will update the Committee as soon as she hears back. The study is just for speed with sight-line concerns.

Francisco asked whether CALTRANS plans to do an additional study about a left-hand turn lane.

h. Planning Commissioner Update

Smallcombe announced the election of a new Planning Commissioner, Art Baggett for District 1.

Francisco welcomed the new Commissioner and welcomed him to future MPAC meetings.

i. Supervisor Updates

Smallcombe stated there is a lot going on: has been going back and forth with the project manager for the Ferguson slide project. The total cost for the project is estimated at \$316 million, which is a large number for our area. The [project will be broken up into four separate projects. Last of the work will occur in 2027. Work will start next summer.

The rock wall will be built from the top-down, will start with the upper portion with an energy absorption layer and upper row of rock layer. Will remove dirt in parts. Then will build base layer in second phase.

Third work package will occur in 2024-2025. Will secure wall.

Fourth work package will finalize aesthetics and roadway.

Heiss asked when they will establish that they can reach bedrock. Smallcombe believes they have already established that they can reach bedrock to ensure that worker safety was protected. Smallcombe will reach back out regarding this question.

Francisco asked when first phase will be done. Smallcombe stated Fiscal Year (FY) 2023-2024 will be first part of first phase and FY 2024-2025 will finish first phase.

Smallcombe transitioned into updating about the 1200-acre property under contract with the County for vegetation reduction. Project to begin.

Smallcombe would like to discuss seeking fire-wise recognition at the next meeting. Smallcombe wants to gather community members for this, which will be difficult since the Midpines community is spread out. Asked about a distribution list for Midpines. Parke said the Nextdoor app can be a resource.

Lammers stated maybe this list can be created. Smallcombe stated maybe we can try this incrementally and start with neighborhoods. Will need an administrator and maintenance of this list. Will find out how Dan Dunkle was able to obtain fire-wise recognition in Greeley Hill.

Heiss asked more about fire-wise. Smallcombe explained the process. The main goal is improve communication and set-up an action plan to reduce fire risk.

Smallcombe stated that the County has access to a helicopter specifically for Midpines. Additionally, the County will support three ambulances for increased services in the County. Conversation will continue to discuss how we will support and expand ambulance services in the County.

6. Future agenda items

Next meeting is set for July 12th

The following were requested to be added to the next agenda:

Seeking fire-wise recognition

Same agenda items as current

Community Plan draft and CEQA draft discussion – potential action to establish ad-hoc

Muir Lodge update

Whispering Pines update

Ferguson Project update

Midpines Post office update

7. Adjourn

There being no further business, the meeting was adjourned at 8:20 pm with unanimous approval of a motion by Lammers and second by Huppe.

Respectfully Submitted,

Polina Pivak, Planner II