

MIDPINES PLANNING ADVISORY COMMITTEE

FINAL MEETING MINUTES

DATE: WEDNESDAY, September 13, 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

Seeing a quorum, the regular meeting of the Midpines Planning Advisory Committee (MPAC) was called to order at 6:04 p.m. by Chair Francisco.

Present: Gary Francisco, Charles Lammers, Eileen Collins, Angela Heiss, Candy O'Donel-Browne, Adam Ferguson, Heather Huppe, Rosemarie Smallcombe (Supervisor), Art Baggett (Planning Commissioner)

Excused: Caroline McGrath

Staff: Polina Pivak, Steve Engfer

Guests: Nancy Parke, Tracy Greenwood, Jan Casado, Mark Casado, David Greenwood, Ferol Conklin, Jeannie Pine

2. Approval of Minutes:

a. Meeting of August 9, 2023

By a unanimous vote, the MPAC approved the motion of Huppe, and second by Lammers, to approve the minutes as written.

3. Public comments

Pivak stated that the survey link to comment on the Agriculture Working Landscape Conservation Plan is available on the Planning Department website.

4. Committee Business

a. Community Plan

i. Draft Community Plan Final Edits Review

Francisco introduced the item.

Heiss indicated that former members and staff were not acknowledged at the bottom of the introduction page as agreed upon at the previous meeting. Additionally, the Census data was not updated.

Engfer stated that Planning staff is working with GIS staff to correct all Census data to the current. Most current referencing will be updated throughout the document in the final draft. Engfer stated that the density standard must be included in the Community Plan, because it is a General Plan requirement, so this was not changed as previously

discussed. The final Community Plan will also be checked for consistency with the General Plan.

Heiss asked about the accuracy of the density calculation and how it was calculated. Francisco pointed to Page 5-10, line 3 for the explanation. Engfer stated that this number should be recalculated based on current Census data.

Collins stated that the Scenic Highway Overlay standards should become an appendix to the Community Plan, because it is an integral part of the Community Plan. Engfer stated that it might be more efficient to include referencing language to the online code so that the Community Plan does not have to be amended every time the code is updated. Heiss recommended including a link. MPAC reached a unanimous consensus to include this edit in the final Community Plan.

Engfer noted that a map of the Scenic Highway Overlay can be included as an appendix within the Community Plan as well.

Francisco directed staff to include these changes for presentation at the October 11th meeting.

ii. *Discussion and Potential Action to Create Ad-Hoc for review of the Community Plan CEQA Document and Engagement Schedule*

Francisco introduced the item and stated that it would be most efficient to create an ad-hoc committee to review the CEQA document for the Community Plan. Francisco asked for volunteers.

Francisco appointed Huppe, Heiss, and himself. They scheduled a meeting for September 20th and 26th at 6 p.m. at either the Midpines Community Hall or the Planning Department Conference Room.

Engfer showed the MPAC how to access agendas and minutes with the new system.

5. Updates and Activity Reports

a. Muir Lodge Site –Status Update

Smallcombe stated that the project team had planned to evict those who are residing on the site on 9/11 but will now be aiming for 9/18. After this, the Southern Sierra Miwuk Nation will be installing new gates to prevent access and demolition will occur shortly after.

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

Francisco introduced the item and explained that Lieutenant Charman had attended the previous meeting to discuss the quality of existing evacuation routes. Francisco repeated portions of the discussion and explained the idea of constitutional right to access properties not under an evacuation order.

Francisco stated that using Colorado Rd as a detour is still a concern.

Guest, Ferol Conklin, stated that there was a steady stream of vehicles from Yosemite National Park, which made Colorado Rd impassable, because it is one lane at many points. No changes or mitigation has occurred to improve the quality of the roads.

Smallcombe stated that Public Works is improving their funding and process of repairing County-Maintained roads by preparing a current list and evaluating that list. Smallcombe stated that Public Works oversees over 560 miles of roads in the County. Smallcombe and Baggett also explained the difficulty of maintaining easements, especially on federal land.

Lammers said that the first call at the time of a Highway 140 shutdown should be to the National Park Service to stop any traffic coming out of the park. This is a suggestion that was made at the last meeting, in addition to brushing and road improvements.

Smallcombe reiterated her recommendation to prepare a list of concerns for County and State agencies.

Heiss presented a hypothetical situation to the group to discuss what would be the evacuation route with all the current road closures. Smallcombe stated that this is very subjective and would be thoroughly discussed based on the conditions.

Huppe emphasized that better planning and communication needs to be implemented.

Guest, David Greenwood, stated that anyone who lives in the foothills should have a plan for evacuation. Greenwood recommended that the County-Maintained roads list should detail the road conditions, such as whether the road is paved.

Smallcombe repeated the suggestion to create a list of concerns, so it can be factored into future disaster planning.

Francisco directed the group to the Community Plan for a future safety planning reference on page 5-20 and 21. Lammers suggested adding the Sheriff's Office to the section. Smallcombe recommended adding the Mariposa County Fire Advisory Committee (MCFAC) to this section, as well.

Smallcombe and Baggett recommended that the MPAC put together a list of recommendations. Smallcombe is willing to send the list to the appropriate contacts.

c. KOA/Terramor Status Update

Guest, Mark Casado, asked whether the KOA/Terramor project has a permit.

Engfer explained that the pre-application is not a permit but provides the applicant with information on how to reach their objective and the permitting requirements. Engfer directed Casado to the Planning Department webpage for further information.

Casado asked if there would be any public input. Engfer affirmed. Francisco explained the process.

Engfer collected contact information for anyone interested in the Board of Supervisors presentation regarding the KOA/Terramor project and process. Lammers reiterated that a lot of work still has to be done to allow the project to proceed.

David Greenwood asked for an overview of KOA/Terramor project. Engfer stated that the Terramor project proposed approximately 80 glamping units with support facilities and conveniences on the northwestern portion of the property and the KOA project proposes approximately 400 Recreational Vehicle spaces on the southern portion of the property.

Francisco reiterated that this is only a proposal and may be modified as review occurs and constraints are revealed.

O'Donel-Browne added that no experts have commented on the project, therefore it has not been professionally evaluated. For example, a hydrologist has not presented findings on the project.

Engfer explained that staff and MPAC members must stay objective regarding the new development. Smallcombe and Baggett affirmed.

Francisco stated for the record that MPAC has not discussed the merits of the project and will continue to remain objective.

Heiss mentioned that there is a vacancy on the MPAC if anyone is interested in becoming more involved. Guest, Nancy Parke, stated that she submitted an application this morning.

d. Whispering Pines/Bear Creek Cabins Update

Smallcombe stated that property owner, Matt Larson, has applied for FEMA assistance to demolish and clean-up the site and is waiting for FEMA to respond. All tenants are no longer on-site, except for a caretaker.

e. Oak Road Bridge Project Update

Smallcombe indicated that she met with Public Works Director, Shannon Hansen, and County Engineer, Matt Hespenheide, and they discussed another option, which is to keep the baseline design and move the bridge location. The property owner needs to be consulted.

Nancy Parke expressed that she hopes that Public Works considers the sight lines on the existing design.

Smallcombe assured the group that a community meeting will be called to go through the proposal in detail.

f. CALTRANS Project/Study Update

No new updates.

g. Ferguson Update

Smallcombe reported that the project team is working on installing drains to redirect any water as the project proceeds.

h. Planning Commissioner Update

Baggett stated that the results of the Accessory Dwelling Unit (ADU) project will be presented at the upcoming Planning Commission meeting.

Rosemarie explained that Supervisor Poe and Commissioner Baggett will be working on preparing pre-approved construction plans to reduce the costs of building ADUs.

Lammers asked to see the ADU workbook and any additional updates. Rosemarie stated that she would send a link to the website that provides a lot of information on the County project.

i. Supervisor Updates

Rosemarie said that the community survey results will be discussed with the community to work on improving County services. The meetings in Mariposa Town will happen on September 16th at 9 a.m. and October 3rd at 6 p.m.

6. Future agenda items

MPAC directed staff to keep the current agenda items on the next agenda for the October 11th meeting, and to include an action item on the agenda to prepare a letter of recommendations/concerns regarding the Oak Fire, and the review of ad-hoc committee edits of the CEQA document.

Francisco asked which MPAC members will be able to attend the October 11th meeting. Adam Ferguson, Heather Huppe are unable to attend. Charles Lammers, Angela Heiss, and Gary Francisco are able to attend. Candy O'Donel-Browne and Eileen Collins may be able to attend.

7. Adjourn

There being no further business, the MPAC approved a motion by Lammers, and a second by Collins to adjourn the meeting at 7:59 p.m.

Respectfully Submitted By,

Polina Pivak, Planner II