RESOLUTION - ACTION REQUESTED 2020-717

MEETING: December 8, 2020

TO: The Board of Supervisors

FROM: Sarah Williams, Planning Director

RE: Draft Midpines Community Plan Processing Initiation

RECOMMENDATION AND JUSTIFICATION:
Adopt a Resolution Initiating Processing of the Draft Midpines Community Plan.

The Midpines Planning Advisory Committee (PAC) completed preparation of the Draft Midpines Community Plan. On October 14, 2020, the PAC directed staff to present the draft plan to the Board of Supervisors for comments and commencement of processing of the draft plan. This is a draft so there may be formatting and editing work still needed, such as the table of contents. If the Board of Supervisors commences processing of the plan, the following will occur:

1) Staff will return the draft to the Midpines Planning Advisory Committee with any edits and comments suggested by the Board.

2) Staff will begin preparation of environmental review documents for the draft plan, pursuant to the California Environmental Quality Act (CEQA).

3) The draft plan and CEQA determination will be scheduled for public review and recommendation by the PAC.

4) The draft plan, CEQA determination and PAC recommendation will be scheduled for a public hearing and recommendation by the Planning Commission.

5) The draft plan, CEQA determination, PAC and Planning Commission recommendations will be scheduled for a public hearing for Board of Supervisors consideration and final action to adopt the plan.

The draft plan is the result of several years of work by the PAC and residents of the Midpines area. The Draft Midpines Community Plan is attached for BOS review and comment. Additionally, staff is summarizing several aspects of the Draft Midpines Community Plan and highlighting items that the Board may wish to discuss, and provide comment/direction to staff and the Midpines PAC as follows, however studying the complete draft plan is necessary to obtain a complete picture.
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Based on experiences with processing the Catheys Valley Community Plan, this initiation action by the Board of Supervisors is scheduled. This way, the Board has an opportunity to address any significant concerns they may have with the draft plan, prior to spending time and incurring costs with preparing the environmental review document and processing the draft plan.

**MIPDINES COMMUNITY PLANNING STUDY AREA BOUNDARIES:**

The boundaries contemplated by the Midpines Planning Advisory Committee are more expansive than the interim Planning Study Area identified by the General Plan. Maps showing the area identified by the General Plan and the area currently being considered by the plan are attached to this item. Plan area boundaries was a significant issue during processing of the draft Catheys Valley Community Plan.

**MIPDINES RURAL ECONOMIC CLASSIFICATION:**

The draft plan proposes to provide areas that can accommodate commercial uses, such as those supporting the needs of the local residents and those that support regional tourism, through two subclassifications: Community Commercial and Resort Commercial. These areas are generally along the Highway 140 corridor. This land use designation contains several development standards and maximum lot coverage standards.

**PLANNED DEVELOPMENT AREA:**

There is a large area within the Midpines community that has been identified as potentially being suitable for a variety of uses, including mixed uses. The area has been identified as one that should be comprehensively planned through a Planned Development Permit process.

**GOALS AND POLICIES OF THE DRAFT MIDPINES COMMUNITY PLAN:**

The draft Midpines Community Plan includes several goals and policies that are specific to the Midpines area. These include:

- Supporting the development of a County noise ordinance that contains standards for limiting noise impacts from high-noise equipment such as generators and off-road vehicles.

- Establishing a Fire Protection Overlay that contains additional standards for all new commercial, industrial, and subdivision development within the Midpines Community Plan area.

- Working with Public Works, CALFIRE, the Mariposa Fire Safe Council, and the Office of Emergency Services to identify safe and efficient evacuation routes for residents and tourists in the event of an emergency event.
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- Providing informational materials to potential building permit applicants regarding the structure ignition zone and information on how to fireproof homes.

- Expanding the Scenic Highway Overlay Zone to include additional standards for single-family residential development.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

General Plan Policy 5.3.01.A-I addresses preparation of Town, Community and Special Plans for various areas of the County.

Section 5.3.01.B (1) requires adoption of a Community Plan for the Midpines Planning Area.

Section 5.3.01.E. requires that the Midpines Planning Advisory Committee prepare the Midpines Community Plan for review by the Planning Commission and adoption by the Board of Supervisors.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

Alternatives: The Board of Supervisors may provide direction on changes needed to the Draft Midpines Community Plan. The draft plan would be brought back to the Board of Supervisors prior to starting to prepare the environmental review document.

Negative Action: The Board of Supervisors may direct staff to not continue to process the draft plan. This would create a conflict based on the General Plan directing the completion of area plans.

ATTACHMENTS:

DRAFT Midpines Community Plan  (PDF)
Midpines Planning Study Area Boundaries Map  (PDF)
Proposed Land Use Map  (PDF)
Proposed and Existing Planning Study Areas  (PDF)

RESULT: ADOPTED [UNANIMOUS]
MOVER: Rosemarie Smallcombe, District I Supervisor
SECONDER: Merlin Jones, District II Supervisor
AYES: Smallcombe, Jones, Long, Cann, Menetrey