

MARIPOSA COUNTY

Code Compliance Advisory Committee

MEETING #38 FINAL MINUTES

(Approved 7/12/24 with Amendments)

DATE: November 15, 2023

TIME: 2:00 - 4:00 PM

LOCATION: Board of Supervisor Chambers, 2nd Floor
5100 Bullion Street, Mariposa CA

1. Call to Order and Welcome

Gabe Edwards, Vice Chair called the meeting to order at 2:08 P.M.

2. Roll Call

Edwards welcomed members and staff and announced the presence of a quorum.

CCAC Members Present: Kris Casto, Robert Fox, Ken Melton, Colleen Rhodes, Lydia Clary, Gabe Edwards.

CCAC Members Absent/Excused: Koren Monroe, Karen Woblesky.

County Staff Present: Planning: Steve Engfer, Corrina Miranda.

Public Present: Mike Gunther, Shelly Cummings, Jim and Adriane.

3. Point of Clarification Regarding Rhodes Resignation and Rescinded Resignation

Engfer noted that Rhodes resigned at the Board of Supervisors September 18, 2023 Special meeting where the Board of Supervisors did not formally take action on Rhodes resignation; therefore, a formal re-appointment process will not be needed. However, the CCAC needed to include this on the agenda for clarification, public record and committee identification.

4. Acknowledge the resignation of Karen Woblesky and recognition of service.

Engfer stated that Chair, Karen Woblesky submitted a heartfelt resignation letter to the committee, then expressed his appreciation for her service. Engfer noted per the committee policy and procedure the Vice Chair will act as the Chair until a new Chair has been elected by the committee.

5. Election of officers in accordance with CCAC bylaws, for Chairperson, Vice Chair, and Secretary as need.

Engfer briefly explained the item with relation to the resignation of Chair Woblesky from Item 4. Edwards nominated Collen Rhodes for Chair. Rhodes accepted the nomination.

By motion of Edwards, seconded by Clary, the Code Compliance Advisory Committee elected Colleen Rhodes as the new Chair. 6 ayes, 0 nays. Motion passed.

Edwards remained as Vice Chair and stepped down from acting Chair.

New Chair Rhodes asked for nominations for the Secretary position on the committee. No nominations were given. Rhodes confirmed with Engfer regarding the CCAC By-Laws that Staff will complete the minutes on behalf of the committee until a secretary is appointed.

**6. Approve Minutes of CCAC Meeting #36, 09/20/2023
Approve Minutes of CCAC Meeting #37, 10/18/2023**

The draft minutes for September 20, 2023 and October 10, 2023 have been tabled to the next meeting.

Rhodes opened public comment for items #2 through #6. There was no public comment received.

7. Persons wishing to speak on a matter not on the agenda, but within the jurisdiction of the committee. No action will be taken by the CCAC.

Public comment was received by the residents of the Lake Don Pedro area: Mike Gunther, Jim and Adriane, and Shelly Cummings.

Mike Guenther brought photographs of an RV on undeveloped property in the Lake Don Pedro area, spoke about an individual who has been occupying the RV in their neighborhood since before May. The RV occupant is not the property owner but has been doing some building and excavation and has altered the direction of the creek that runs through the property. He doesn't use proper sanitation and runs a generator almost constantly. The problem has been reported to code compliance staff. The RV occupant claims that he has the property owner's permission to be there. He is out of compliance with the homeowners' association rules. Hostility with the community is developing. He surely is in violation of codes.

Clary asked a few clarifying questions and advised that it sounds like there are health and safety violations happening. Melton suggested that the item be placed on the agenda for fuller discussion and information be provided by staff, since complaints have already been made to the county.

[Callers named Jim and Adriane and Shelley could not be heard on the audio recording, so this portion of public comments was not available.]

Engfer recommended that the item be placed on the next agenda and that staff would communicate with these members of the public.

Both Melton and Edwards suggested adding this public comment to the next future agenda item for a more in-depth discussion.

8. Discussion potential break of meetings for the holidays - December 6, 2023, December 20, 2023; and January 3, 2023, resuming regular meetings on January 17, 2024. Ad Hoc group to continue meeting during this period.

Engfer suggested that the CCAC take a break for the Holidays. This time will allow the Ad Hoc to advance in their work, categorization case work and advancement of the code changes. Also, the BOS Chamber room will not be available on December 20th due to the room being re-carpeted.

After a discussion was held the CCAC 12/6/23, 12/20/23 and 01/03/2024 meeting dates will not be cancelled.

9. Confirmation members assigned to Ad Hoc committees.

Rhodes confirmed the membership of the two Ad Hoc committees:

1. A Case Review consisting of Casto, Edwards and Melton.
2. A Code Review consisting of Edwards, Clary and Melton.

10. (10) Case Categorization Update, Staff

Engfer introduced Corrina Miranda, Senior Planner who presented the Case Categorization Update along with a PowerPoint presentation.

Rhodes noted that item #14 will be moved forward on the agenda as Edwards would like to discuss item #14.

11. (20) Discussion and Possible Action re: CCAC Priority List

This item has been tabled for the next meeting.

12. (20) Discussion and Possible Action re: RFI Letter and Edit Recommendations

This item has been tabled for the next meeting.

13. (30) Discussion and Possible Action re: Amnesty Program Design- Discussion regarding cases, analysis for Potential Amnesty Program

This item has been tabled for the next meeting.

14. (15) Discussion/Possible Action re: Future CCAC Agenda Items and Priority Identification and Focus first quarter of 2024.

At Edwards' request, Rhodes moved item #14 forward on the agenda after item #10. Edwards reported that he and Melton met with Miranda a few weeks ago. Discussion ensued about the Tyler implementation and its impacts on case handling processes and procedures.

Edwards noted that the following items will be added to the future agenda items:

- Tyler Project – Blue Sky Workshops with staff
- Lake Don Pedro – Trailer
- Move Items #11, 12 & 13 to the top of the December 20, 2023 agenda

15. Topics may include:

Action and Discussion Items:

- ARPA funds

- **Abatement Program Development**
- **Amnesty Program Development**
- **Ad Hoc Committees**
- **Other...**

Current CCAC Member Assignments:

- **County of Sonoma Zoning and Building Changes - Colleen Rhodes**
- **Communication/Awareness/Education Policy Development – (reassignment required)**
- **Public Nuisance Abatement - Kris Casto**
- **Landfill Community Activities/Events - Colleen**
 - **Mitigation of Housing Violations - Colleen**

Item #15 was tabled to the next meeting.

16. Adjourn

By motion of Casto. Seconded by Edwards, The Code Compliance Advisory Committee adjourned the meeting at 4:04 P.M. 6 ayes, 0 nays, Motion passed.

Minutes prepared from audio recording of meeting and submitted by Sophea Craighead, Office Technician