

**Fish Camp Planning Advisory Council
FINAL Minutes
9:30 a.m., Saturday, October 28, 2023**

Call to Order at 9:48 a.m.

Chair Baxter

1. Roll Call

Secretary Rolfe

Members Present: Brett Archer, Robert Bassett, Jeff Cerioni, James Christian, William Reinhart, Margaret Rolfe and Greg Royse

Members Absent: Greg Baxter

2. Welcome Guests

Chair Baxter

Guests introduced themselves.

3. Moment of Silence followed by Discussion in honor of Robert Keller and Donn Harter

4. Approval of Draft Minutes

Minutes of the July 15, 2023 meeting. Revisions made, approved as revised. Reinhart moved approval and Archer seconded. Motion passed.

5. Persons wishing to speak on a matter not on the agenda, but within the jurisdiction of the council:

Discussion was had regarding Donn's ability to provide the entire community with email information blasts and how to continue that vital information service. As of discussion date, it was believed that Tim McGinty has the most complete email list. Others discussed the free Watchduty App, which you can register with your County of choice for notifications. Suzie Keller Lewis appreciated all that Donn did regarding email blasts to community

6. General Update

Polina Pivak

Short-Term Rental Study Report. A brief over view of the study of short term rental was provided. The study was conducted this past year. Data from a variety of sources were reviewed, all contained in this meeting's agenda packet for review. The survey has been completed, now the County is analyzing the data. No formal recommendations or actions as of this date. The October 20, 2023 planning commission meeting was discussed. They would like to have incentives for long term housing and make making permitting easier.

Concern was raised by Karen Glendenning re: Several years ago, the County conducted a study regarding secondary ADU properties, in Fish Camp. There doesn't appear to be any properties that would accommodate this. Karen raised additional concern re: when the

County allowed the Silvertip and Tenaya expansions, 60 acres of land was taken off the books, thereby further limiting long term housing solutions.

Suzie Keller Lewis asked how many vacant lots are available for building in Fish Camp? Advised the County is working on housing update and updating maps, including Fish camp.

It was noted that the Fish Camp specific plan does not allow secondary residences on lots. However, the State allows ADU, so that could override, but need to follow state ADU requirements. There appears to still be a little confusion in this area.

David Holland Moritz: He prepared a whitepaper re: short term rentals for Mariposa County. Not in our agenda packet. ADU www.motherlodeadu.org provides the “cookbook” of ADU requirements. Under state law, you cannot turn an ADU into a vacation rental.

7. Silvertip Project Update

Polina Pivak

Brian Fulce and Paulina Pivak provided update. They have been unable to get Caltrans permit in time prior to the changing weather. Therefore, Phase 2 will now start in spring. May do some tree removal in the interim and grade the new parking lot outside the general store.

Karen Glendenning noted: Fish Camp Lane is a private road, not County maintained, but its on County right of way, so there's an encroachment permit for the improvements from highway to Post Office.

Response: There is a three year time limit on permits and site plans, generally. Doesn't know if its extended on this project. Building permit has been expanded because they've shown they're trying to make progress. The issue is really traffic control on Caltrans right of way. They've received an extension from building department. Until June 7, so need to continue to show progress.

Project is no longer in the planning phase, now it's in the building phase, and that's different, the time for public hearing has passed.

8. Ex Officio Reports:

a. USFS, District Ranger

Jennifer Christie, absent

b. CAL FIRE& Engine Co. 33

Steve Ward, absent

Per William Reinhardt: Fire season extended to November 26, 2023. The on call helicopter station extended to same date. Mariposa County received 2 upgraded water

tankers, to be deployed in lower elevations. Mariposa County has a grant to replace all breathing apparatus. All volunteers will be trained. Grant allows interchangeable air bottles with Cal Fire. Tenaya has started equipping their fire brigade. It's close to what we have re: water supply. Good news, there's a lot of interchangeability. Mariposa County Volunteer need certification to run the MC equipment.

Will spoke of an incident at the diversion behind the Tenaya Lodge. Tenaya responders were at diversion within 20 minutes. Testament to commitment to support local community. At one point, there were 14 responders on site, multi regional resources. When call goes out, everyone responds.

What Memorandum of Understanding are in place for mutual support? County has agreement with Park Service for law enforcement response. Currently, there's a lapsed agreement for Fire. Smallcombe working on getting it back in place.

Law enforcement with Madera County, unaware of specific agreement, but if ever an issue on the borders, they can call and send responder.

Tenaya: Madera and Park Service will arrive first, then Mariposa, not from neglect, but due to mutual agreements.

c. Sheriff's Department

**Sheriff Jeremy Briese-
Absent**

Per William Reinhart: For snow, how much Sheriff line tape, needed during snow season. SCOPE continuing to do house checks; try to do monthly checks. They try to go out in pairs. They found last winter effective to tape it off as a crime scene. Taped off lake, meadow, across from bridge. That was the best way to keep people safe and out of the places they don't belong.

Fish Camp resident inquired what was house checking. William explained that owners can identify who is allowed on property. SCOPE also knows which cabins are rentals and which are second vacation homes. They then generally walk around rattle doors, check windows, make sure its secure, etc. If problem, will call if something doesn't look right.

Discussion was had regarding snow play being inaccessible last year due to too much snow; which then resulted in too many people on the streets of Fish Camp.

SCOPE members: Tim McGinty, Will Reinhart and Greg Royce. County provides car, uniform and gas.

d. NPS District Ranger

Chad Andrews - absent

Chad is retired. Justin Fey is the interim Ranger.

e. Caltrans-Hwy 41 Supervisor

Adam Wimberley - absent

Adam was called, it didn't appear he had notice of the meeting.

f. District I Supervisor

Rosemarie Smallcombe

Supervisor Smallcombe discussed the State Legislation which passed in 2021 "Drought Planning Small Water Suppliers, etc." Requires items which the board took action on: First, created a task force to develop a drought resiliency plan. Focus of effort is domestic wells and small State systems (wells which have 4 - 14 hookups or connections). Mariposa County has a water agency advisory board, was focused on relationship with Merced Irrigation District. Contentious relationship, lawsuit. Now the focus is: County receiving funds for the water, putting in special account as part of budget, Now: Because of the requirement of the drought resiliency plan, tasked the board to prepare the plan for Mariposa. They are planning on also looking at domestic wells, small state systems and then wells that have connections 15-1000. This should include all water systems in the County. In 2016/2017, 80 personal wells went dry. County had to work out a plan to truck water into those wells. Continued for 2-3 years until them and Self Help Enterprises worked on long term solution. Now, there will be a lot more attention paid to who are the water providers. There are 80 small scale providers, 15 of which are of a reasonable size. State's intent to insure everyone has plan in place in case their well goes dry. They will be in contact with each water district to understand whose out there, who are they supplying water to and what are the plans re: insufficient water. Water Agency Advisory Board (WAAB) meeting and will come back to Fish Camp with recommendations. The WAAB will figure out how to engage private well owners.

g. District I Planning Commissioner

Art Bagget

Art Bagget provided his report within other reports.

h. Department of Public Works, Director

Shannon Hansen

Shannon Hansen provided her report within other reports.

9. Fish Camp Annual meeting, Potluck

While Donn Harter previously spearheaded this event, it will continue through Fish Camp Volunteer Fire Association fund raiser.

10. Firewise Report. Gretchen Hewlett provided update:

Team is making progress: thanks to Brenda and Tim McGinty, Erin and Brian Johnson, Will Reinhart and Pam and Janine Roberts walking the community. Gretchen is compiling the information, there are holes to fill. Once the information is compiled, they start the application process. Gretchen is working on drafting the plan to submit to the Fire Association, then apply to Fire Wise Group. Additionally, application to the National Fire Protection Association would be in the process, along with Cal Fire. Received grant funding to hire fire mitigation coordinator, John Patton. Fire Wise is only certified for private property in Fish Camp, not Forest or Park land. However, County will work with other to secure funding for fire break. Robert Bassett discussed Camp Green Meadows, which is leased and on Forest Service Land.

Discussion was had regarding property owners who do not keep their property cleared, and what are the consequences: Cal Fire has the teeth, they provide 3 notices, then the 3rd notice states they are bringing a contractor and it goes against the tax bill of the property owner.

11. Snow Removal Update

Supervisor Smallcombe has notified Sierra National Forrest that the County will not continue to plow Mt. Raymond Road (Snow Play). There's push back with Sierra National Forrest, but the road has been removed from the snow removal contract. Per Tim McGinty: The contract should be finalized the end of this week. Final item is the insurance from Harter family to give to County to finalize the contract.

Per Shannon Hansen: The Department of Public Works is developing new snow plow policy for County, which will be discussed at the Board's November meeting.

There are 560 miles of road the Public Works Department is responsible for maintenance. The PWD is reviewing the list of roads with roads on Forrest Service Land that is part of the list. Do those roads come out of list? They're reviewing.

Discussion was had regarding roads in Fish Camp that are NOT part of the County maintained roads. Supervisor Smallcombe stated that when new roads are incorporated into the ones maintained by the County, funding needs to be secured for their maintenance. The State does not automatically provide additional funds, so have to identify funds for new roads. May need to create road maintenance associations. There are some in County which are very formal. Part of association are billed for the road maintenance with the property taxes. There's a map on the County website which identifies the County maintained roads.

Per Tim McGinty: Not County roads: D block (Fir, Pine and Cedar); all roads off shooting from White Chief Mountain. Summit not County road, but Forest Dept. Road. County has agreement with Caltrans to get to volunteer fire station and the station lot. Steep Egan is County Road.

Invoices went out for private snow removal.

Discussion was had regarding emergency services access being an issue when roads aren't plowed due to not being County Roads. Chief Ward said he'd get to them re: fire.

Per Shannon Hansen: The Public Works Department is looking to see how to include Forest Department Roads (Summit) in the snow removal contract. Reviewing all agreements for Sierra National Forrest Land.

Discussion was had regarding Snow play. The area can hold 110 cars. If its closed, those cars are back on the road. Per Supervisor Smallcombe: They're still talking to Forest Service about Mt. Raymond, still trying to work on the road. For now, it's not part of the snow removal contract.

Discussion was had regarding the up front expenses to run the equipment is a minimum of \$22-26k per year, and doesn't include maintenance costs; while the most Donn Harter ever received for private driveway clearing was \$14k. There will be new charges for private snow removal: Up to 3 times for driveways, then additional charge. The cost is \$200k for one piece of snow removal equipment; a gear box is \$10k if you hit a tree. The community needs to have a different mind set as to what it costs. Driveways that are not paved will NOT be plowed.

12. Discussion on Plans for PG&E Under Grounding Utilities in the Fish Camp Area

Per Supervisor Smallcombe: There will be 53 miles of under grounding of utilities in Mariposa County over the next 3 years.

13. Future agenda items.

- A. Discussion of non County Roads to turn over to County.
- B. Discuss what entity is responsible for the maintenance of the trail to the Diversion. It's on Forest Service Land, and part of the Madera Irrigation District. Smallcombe will talk to Jennifer Steve for next meeting.

14. Next scheduled meetings:

January 20, 2024
April 27, 2024

15. Adjournment. 12:40 p.m.