

MARIPOSA COUNTY

Code Compliance Advisory Committee

MEETING #34 FINAL MINUTES (Approved 09/06/23)

DATE: August 16, 2023

TIME: 2:00 - 4:00 PM

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

1. Call to Order and Welcome at 2:10 p.m. by Vice Chair Edwards.

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

CCAC Members Absent/Excused: Lydia Clary, Cassandra Beth Scaffidi, Karen Woblesky.

County Staff Present: Steve Engfer (Planning), Corrina Miranda (Planning), Raider Fowler (HHS).

Public Present: Al Golub, Madison Kirkpatrick (Mariposa Gazette).

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

2. Approve Minutes of CCAC Meeting #33, 8/2/2023

Members reviewed the minutes and suggested no change.

Motion by Rhodes to approve the minutes as presented.

Second by Casto.

Motion passed: 5 ayes, 0 nays, unanimous.

3. Persons wishing to speak on a matter not on the agenda, but within the jurisdiction of the committee.

Chair Edwards invited public comment. There was none.

4. Informational Presentation – Risk Quantification – Rob Fox, Presenter.

Fox presented an overview of “The Risk of Uncertainty on Objectives: Risk Management for Lay People” along with PowerPoint slides illustrating the concepts. *The following is a summary. Interested persons are encouraged to review the audio recording and PowerPoint for more detailed information.*

Fox defined terms and oriented the group to the concepts that underly the analysis of risk. He stated that risk is the effect of uncertainty on objectives. Most people rely on gut feelings to manage and assess risk. For insurance companies, actuaries determine risk and policy prices. Risk acuity, which is

similar to situational awareness, is an assessment of risk. Risk tolerance is a function of how daring or risk tolerant we are. Risk assignment does not mitigate risk, but instead reassigns the cost. Risk management is a system for evaluating risk on several bases. There are three categories of things that are exposed to risk: personal, things, and intangible assets. There are three main parts to risk: severity of damage, chance of occurrence, and a time factor (time effect).

Fox created a PowerPoint Table or Matrix that illustrates varying risk levels from one to twenty-five, and also shows them as a percentage (using a factor of four to make the conversion). This risk matrix assists in determining which violations are of greatest concern. Fox applied these risk factors to a variety of code enforcement violations: nonfunctional septic systems (health and environmental risks, which may be time sensitive), old residential buildings with significant structural damage, BWOP of a deck, a 120 square-foot shed with electrical, an oversized chicken coop, and unsafe electrical connections. These calculations can assist in defining the “top ten” or “top twenty” code violations.

Fox hopes to provide a tool so that staff can apply some evaluations of risk level. Fox believes there is a certain amount of subjectivity in assigning the risk level and that whoever is going to act upon it should have some buy-in. Edwards asked if there is currently any kind of data-driven process that assigns the risk level. Engfer indicated that there is a system and that it is part of agenda item #6. The discussion then moved on to agenda item #6, skipping item #5 for the moment.

5. Informational Update from Vice Chair Gabe Edwards re: upcoming Board of Supervisors’ Roundtable with the CCAC.

Vice Chair Edwards explained that the September 12th Board of Supervisors’ meeting may have such a packed agenda that the roundtable with the CCAC could be negatively impacted. Engfer will work with the Clerk of the Board to reschedule.

6. Informational Presentation – County Code Compliance Team – Categorization of Cases – Corrina Miranda Presenter.

This item was moved ahead of agenda item #5. Miranda stated that this was not a formal process until now. Staff is going to engage in social media and work with the PIO and will hold workshops in September and October. Engfer clarified that there is a code group, including Health, Building, Fire, Sheriff, and others that goes over alleged violations and considers risk and meets on an as-needed basis. *Please also refer to agenda packet documents provided for further information.* Miranda stated that the departments involved in the code team or code group include Environmental Health, Building, Planning, Sheriff, District Attorney, CalFire, Mariposa Fire, HHSA (housing placement and behavioral health).

Engfer responded to a question (about the amount of staff time that the code team and other staff utilize to some extent as a result of changes recommended by the CCAC), that the CCAC does not require excessive time. Engfer’s professional opinion is that the Board likes to see recommendations from the committee and that the CCAC provides directly beneficial ideas and is valuable. Miranda added that the CCAC has been beneficial; many of the committee’s ideas have been implemented; staff has gotten value from the CCAC and some great ideas have come through. Miranda said that the county is pursuing vacation rental violations and is putting them through much faster. Miranda stated that staff will roll about five of those to County Counsel within a month.

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Miranda stated that the FEMA funding is going to be a “test” because the excuse that there is no money to make the repairs is going away. Miranda added that now, people can afford their repairs and that the question of whether they will make the repairs when county staff knows they have the funds will be answered.

Melton praised Fox for an excellent presentation about risk. Melton also expressed some concerns about getting sidetracked from the important health and safety concerns that should be our primary focus. Melton emphasized the importance of developing the amnesty program.

7. Presentation from CCAC Member Colleen Rhodes re: California Code Enforcement Options – Focus on County (local) codes and ordinances.

Rhodes stated that the presentation is intended to be informal and casual so that people’s needs can be met. She then accessed Mariposa’s County Codes on the internet. The website url was mariposa.municipalcodeonline.com, also accessible through Mariposa County’s web pages under mariposa-county.org by clicking Government and scrolling down to County Codes and clicking there.

Rhodes stated that Titles 1, 8, 15, and 17 of the Mariposa County Code are the most important for the work of the CCAC. Related but less important is Title 3 (3.36 Transient Occupancy Tax). Vehicle Abatement is under MCC Chapter 8.32. Engfer stated that many counties use the municode online interface. Rhodes noted the importance of knowing the history of any relevant code section and pointed out the highlighted link to the enabling ordinance. She also noted that there is no history shown for MCC 17.144. Miranda stated she will find the history and provide it.

Rhodes also gave some basic information regarding California State Statutes and Codes that are accessible through [leginfo.legislature.ca.gov](http://leginfo.ca.gov) and discussed their significance in understanding our local codes.

8. Discussion/Possible Action re: Future CCAC Agenda Items and Priority Identification and Focus for Remainder of 2023. Next CCAC Meeting is scheduled for September 6, 2023. (Meeting #35)

Vice Chair Edwards reviewed some of the potential agenda items for our next meeting.

9. Adjourn 4:17 P.M.

Motion by Melton to adjourn.

Second by Casto.

Motion passed: 5 ayes, 0 nays, unanimous.

Minutes submitted by Colleen Rhodes, CCAC Secretary