

Fish Camp Planning Advisory Council
Minutes Approved with editorial
amendments-8/20/22
9:30 a.m., Saturday, April 30, 2022

Call to Order at 9:30 a.m.

Chair Harter

1. Roll Call

Secretary Rolfe

Members Present: Archer, Baxter, Bassett, Cerioni, Christian, Harter, Luther, Rolfe. Members Absent: Royse

2. Welcome Guests

Chair Harter

Greg Farley, Karen Glendenning, Gretchen Hewlett, Russ Jorgenson, Susie Keller, Bob Keller, Bill Keller, Pat Luther, Allison & Tim Casagrande, Dave Gaebel, Tim and Brenda McGinty all present. On the phone: Various members of public, most from Delaware North.

3. Resolution Due to Covid

A resolution of the Fish Camp Town Planning Advisory Council proclaiming a local emergency, ratifying the proclamation of a state of emergency by the Governor of the State of California on March 4, 2020 regarding an outbreak of respiratory illness due to a novel coronavirus (a disease now known as Covid-19), and authorizing remote teleconference meetings of the legislative bodies of the Fish Camp Town Planning Advisory Council for the period from April 30, 2022 to May 30, 2022 pursuant to Brown Act provisions. Moved Rolfe; seconded Archer. Passed.

4. Approval of Draft Minutes:

January 22, 2022 Amended 6.g. (2) change spelling of Golber to Goger. Moved Baxter, as amended Archer, passed. March 19, 2022 Moved Cerioni, seconded Bassett, passed.

5. Persons wishing to speak on a matter not on the agenda, but within the jurisdiction of the council. No action will be taken by the Council.

Bob Keller asked to speak about the per capita valuation of land and improvements of all properties in District I vs. District V. Bob presented handwritten calculations, when Fish Camp was part of District V, the total property tax assessments for land and improvements was \$425,494.800.00, now that we're part of District I, the total property tax assessments is \$745,143.816. Discussion was had, the belief for the increase was due to the inclusion of Tenaya Lodge, Wawona Hotel and Ponderosa Basin in District I.

6. Ex Officio Reports

a. USFS, District Ranger

Jennifer Christie

Not present

b. CAL FIRE & Engine Co. 33

Steve Ward

Not present

c. Sheriff's Department

Sheriff Jeremy Bries

Not present

d. NPS District Ranger

Chad Andrews

Glacier Point: Glacier Point road closed for the entirety of this year and until most likely next year when Badger opens, that includes full access closure. No vehicles, bicycles, pedestrians, etc. All roads are being improved; Sentinel Dome parking improved and bathroom added; work at Washburn Point; work on Glacier Point proper. The only access to Glacier Point is from the Valley trail.

Park Reservation System: Reservation system is implemented again for peak hours May 20 through September 30. "Peak hours" 6 am to 4pm. Overnight reservation do not need reservation. Traffic backing up from gate to FC often. They will continue with messaging outside of town so people know they need reservations.

"Local" residents, Oakhurst, Fish Camp, Ponderosa Basin, should not need reservations so long as they have a local zip code on their government issued identification card, or utility or property tax bill.

Gate manager is Denise Fairchild. Gates are still not accepting cash. Shuttles in Valley are fully operational.

Mariposa Grove: Expect to have the Grove back to more normal operations this year. They anticipate running shuttles beginning May 26 (so long as contract is in place). The shuttle hours would be 7:00 a.m. to 7:00 p.m., and only in the park; no longer running shuttle from hotels.

Wawona Waste Water Treatment Plant: The work is ongoing, may conclude this year. The work doesn't effect the golf course.

Wawona Hotel: Wawona Hotel is fully open now, including their restaurant, which serves breakfast, lunch and dinner. All facilities are open and fully booked.

Golf Course: There are 2 water holding tanks on course; one has a leak, that's the one that waters the golf course; they need to move to the other tank, which is smaller, won't be enough to water the course so the course won't be open as long this year. Additionally, the greens are currently being rehabbed and they are getting ready to sod or

seed the greens. Per Chad: Thomas Goodrow, the GM at hotel, states they are on track to open for play mid June 2022. It is unclear if need reservation to enter Park if you have a tee time reservation.

e. Caltrans-Hwy 41

Supervisor Adam Wimberley

Not much snow this year. Caltrans tried to keep on top of snow conditions by having some equipment already in Fish Camp. Most issues Caltrans encountered were people going down hill without chains; CHP helped with chain control; Caltrans also had chain control.

Caltrans rented a tractor, working on shoulder and site clearance, removal of hazard trees. They will continue to work on improving the shoulders. Caltrans is widening the southbound shoulder from Narrow Gauge Railroad down. Currently, the water sits on road, hopefully widening and including a drainage route, will help remove standing water.

Caltrans helped with clearing Mt. Raymond road to snow play area.

Guest asked if the additional signs re: slower vehicles, pull over in turn out, etc., were working. The answer was yes, but the turn out signs are limited due to actual limited turn out spaces.

f. District I Supervisor

Rosemarie Smallcombe

Supervisor Smallcombe is still interested in understanding what is important to the Fish Camp residents, and encourages anyone to reach out to her with questions/concerns.

County is currently working on the budget, and one topic continues to be the roads. County recently had a report prepared by Nicholls Consulting engineer. According to their report, the roads in Mariposa County costs \$6.8 million a year to maintain CURRENT conditions of roads, not any improvements. Residents can provide input regarding conditions of Fish Camp roads for her to take to budgeting.

There is a new permanent Public Works director, Shannon Hanson.

County continues to work on housing; a general plan; and implementation strategy. The board assigned priorities to update zoning codes, ordinances and subdivision ordinances. Consultant is focusing on how to change the Development Code to become more user friendly re: developing their own properties or others they wish to acquire. The Development Code will be available to the public in June 2022. County is looking for public input.

Additionally, County is working on a housing study with Yosemite Conservancy and Park Services. Everyone hiring is having a problem due to lack of housing. Five sites

have been identified as potential development sites by the three entities. They are in communications with the five site property owners. Information will become available in June. County wants to be a partner, rather than an obstacle, to support development activities. Cannot have a prosperous community without housing.

Supervisor Smallcombe asked if Fish Camp would like to become a Certified Fire Wise Community, Yosemite West is an example. The community would need to develop an assessment of risks within the community, put together a plan to reduce the risks, and then implement the plan. There are five different steps a community needs to undertake. Discussion was had regarding the certification and lowering risk and hopefully insurance premiums. The Council and community was interested and would like more information to proceed with certification.

County Community Wildfire Protection Plan required by every County, approved in Spring 2021. Goal to make community specific templates for each community. They'll work with Steve Ward, set up a town hall meeting to bring everyone up to speed to combine what the County has done and how to get the community involved to obtain the Certified Fire Wise Community certificate.

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| g. | District I Planning Commissioner | Ed Walls |
| | | Not present |
| h. | Department of Public Works | |

Shannon Hanson is new director, Supervisor Smallcombe will see if she will attend council meetings.

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| I. | Planning Department | Steve Engfer |
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Planning Department also working on County Community Wildfire Protection Plan. They are putting a template together for communities to use to develop their own community plan.

County continues to work on updating subdivision ordinances and Development Code. Currently under legal review, the updates should come out this summer.

Housing 2024 plan. There is a lot of progress on code compliance.

Proposal for KOA 400 units in Midpine area. Board approved. Application process of additional glamping sites.

Update on the 80 glamping sites where Yosemite Zipline was located, they are working on getting their plans finalized.

Counting working on Tara Count study to inform future climate action and resiliency.

7. **Action Item:** a. CONTINUED FROM MARCH 19, 2022 Meeting: Site Plan Review Application No. 2022-039; White Chief Mountain Lodge Use discussion and recommendation to the Planning Director; 7776 White Chief Mountain Road, Fish Camp. APN 010-390-004. DNC Parks and Resorts at Tenaya, Inc., Applicant.

It was requested to convert the existing White Chief Mountain Lodge to an employee housing use pursuant to Site Plan Review No. 2022-039, be approved, with the following findings:

An employee housing use is equivalent to a conditional multi-family use in the Resort Commercial land use classification in accordance with the provisions of Section VI(I)(5) of the Fish Camp Town Planning Area Specific Plan (FCSP), as modified to allow consideration of equivalency to a conditional use due to existing development and with no expansion proposed, and similar in nature and intensity to a conditional multi-family use in accordance with Section 17.08/120 of Title 17, Mariposa County Zoning Ordinance.

Steve Engfer provided update again, as he did at the March meeting. County has approved the similar use determination but because Fish Camp has a specific plan, this Council needs to weigh in on the similar use determination.

At the March 2022 meeting, Council was concerned about the traffic. As a result, Delaware North hired VRPA Technologies to provide a traffic analysis. The written analysis was provided in the agenda packet. The bottom line, the traffic would NOT be increased due to the conversion of White Chief Mountain Lodge to a Delaware North DN employee housing. According to the analysis, use will actually go down, rather than increase. Currently, there are 60 beds at the property, the number will not increase. Additionally, half of the employees will not have cars, and those who do, shouldn't be driving to the Tenaya for work, the Lodge will provide a shuttle for the employees.

Report also discussed condition of the road. What impacts will be born by the change of use? The response was none, due to the number of units on the property and the fact that the number of units are not being increased. Currently, the site is approved for both hotel/motel and multi family residential. Therefore, switching from hotel/motel to a multi family use is not a change.

Council member, Bassett, had various questions and concerns regarding the road useage, employees, etc. and the relation to Camp Green Meadows. Answers were provided. Additionally, Brett Archer from the Tenaya stated any future concerns, please contact him directly.

Moved: Rolfe

Seconded: Baxter

Ayes: Baxter, Bassett, Cerioni, Christian, Harter, Rolfe

Nays: None

Abstained: Archer and Luther

8. **Vacation Rentals & B & Bs in Fish Camp-** Update, Future growth, Related etc.
Steve Engfer provided this update:

In the agenda packet was a synopsis by numbers, zoning, statistics, map. Of the 211 parcels in Fish Camp, there are 37 total transient occupancy certificates, that includes 3 that are hotel/motel. There are 34 total vacation rental certificates, 2 of which are B&B.

Engfer would like to determine the number of fully developed lots vs not fully developed lots; will come back with that information.

This item was tabled for a future meeting.

8. **Fish Camp Fire Association** **Harter**

The Fire Association will have 4 days of chipping:
May 22 and 23
July 12 and 13.

The annual community picnic at the fire station will be July 2.

9. **Future Agenda Items:**
Vacation rentals will be back on the next meeting's agenda.
10. **Council Schedule:**
8/20/22; 10/22/22; and 1/21/23
11. **Adjournment:** 11:53