

EL PORTAL PLANNING ADVISORY COMMITTEE

MEETING MINUTES

DATE: TUESDAY April 12, 2022
TIME: 7:00 – 8:00 P.M.
LOCATION: El Portal Community Hall
El Portal, CA
Carroll N Clark Community Hall
5512 Foresta Road, El Portal, CA

1. Roll call:

Committee Members: Mark Abney, Pinky Collamer, Schree Barrient Ryan Kelly, Cat Fong

Supervisor Rosemarie Smallcombe

One resident

2. Persons wishing to speak on a matter not on the agenda, but within the jurisdiction of the committee. These items will be discussed after the conclusion of other items listed on the agenda. No action will be taken by the Committee. The public will also be given the opportunity to comment before or during the Committee's consideration of the items that are on the agenda.

- Responsible Recreation

3. Review, correct, and approve minutes of March 8, 2022

- Section 4 – added space between “February 8, 2022” and “AYES: 8”

A motion was duly made and seconded to approve the minutes of March 8, 2022

AYES: 8

4. County Items

- Rent & Housing Challenges in El Portal & Mariposa County
 - Supervisor Smallcombe shared the following documents:
 - “2018 Strategic Implementation Plan”
 - Task #1.5 describes the ongoing process to update zoning ordinances
 - Updates will be released by county staff by fall 2022
 - “Housing Priorities and Trends” memo by Dallin Kimble, County Administration Officer, Ben Goger, Housing Specialist

- Report to the board of supervisors on housing, goals, progress and next steps including the proposed updates to zoning ordinances
- “Update on the Integrated Mobility and Housing Strategy” by Mikey Goralnik, Community Design and Development Planner and Sarah Williams, Planning Director
 - Project has identified priority sites and working with owners to develop implementation considerations and recommendations for review in June
 - Targeting final report for January 2023
- County is also partnering with Self Help Enterprises to develop additional workforce housing
 - Partnership led to construction of Creekside Terrace (42 units) to be completed summer 2022
- Board also working to expand areas served by public utilities (water & sewer) to support new residential construction
- County also pursuing state grants to support first time home buyers and renovations.
- Committee Questions:
 - What elements from the agreement between Mariposa County and NPS could apply to El Portal?
 - It does not directly address housing but an agreement could clarify roles and responsibilities for El Portal
 - What steps can be taken to increase NPS housing?
 - YOSE has initiated a Housing Task Force
 - EPPAC open to presentation from Housing Task Force representative
 - YOSE has expressed interest in a spring/summer meeting with EPPAC
 - **Action Item: Alan & Ryan** to look at options for meeting.
 - Would home owners in El Portal be eligible for any of the state grant programs?
 - **Action Item: Supervisor Smallcombe** to investigate details
- NPS Rent Increases
 - **DRAFT MEETING NOTES ON NPS & COUNTY POLICY – this content needs to be reviewed & edited for accuracy by NPS & County Staff**
 - Residents have contacted Mariposa County staff and EPPAC regarding recent significant increases to monthly rent
 - NPS rents are based on multiple factors, including proximity to nearest Census Designated Place (CDP) with a population over 1,500 people
 - Recently, the reference CDP for YOSE switched from the Oakhurst area to the Mariposa area
 - Rent levels are adjusted up or down depending on the driving distance from the NPS Housing unit to the reference CDP
 - El Portal is the closest NPS Housing area to the Mariposa reference CDP and consequently residents there have experienced the highest rent increases
 - Why did the reference CDP change?
 - Recently, Mariposa County redrew boundary lines that increased the area of the local Census Designated Place
 - Census data indicates population of Mariposa is 1,535
 - Census data has a margin of error that could put the actual population of Mariposa below or above the threshold of 1,500 people
 - CA state law controls the maximum annual rent increases
 - Anecdotal reports indicate that the recent increases in NPS rent would exceed policies set forth by the state
 - What action can NPS renters take?

- NPS Handbook Section 7 describes process for requesting an appeal of rental charges
- Mariposa County staff can request an audit of the census data to determine if the population actually exceeds the 1,500 person threshold for a reference CDP

5. Community Topics

- Ambulance & Emergency Services in El Portal
 - Although an ambulance is not currently stationed in El Portal, Yosemite NP has a much better than average rural emergency response system.
 - Ambulance transfers are the norm and best practice for rural ambulance services; it keeps a limited ambulance fleet available for their locales. (To get a patient from Yellowstone to the nearest hospital requires 3 ambulance transfers.)
 - There are two ambulances in Yosemite Valley and response time to El Portal is about 20 minutes (not the 45 the letter writer claims--no offense). *Response in Valley averages about 10-12 minutes.
 - There actually is an El Portal ambulance stationed at the Fire Station in EP, but it's only available when EMT personnel are living in EP and available (which is more often the case during the busier summer months--paramedics may be living in EP this summer).
 - El Portal accounts for 2% of park emergency responses. The two main Valley ambulances cover the 98% inside the park.
 - Future goals: As more paramedics can be hired, the park hopes for better coverage down the road.
 - Suggestion: If the community of El Portal is interested in creating a volunteer ambulance company, the NPS could be interested in funding the EMT training, etc.
 - Basically, when one chooses to live in a remote location such as the Sierra, ours is the emergency response service that you have to expect. And again, it's a way above average rural emergency response service.
- Abandoned cars in Old EP:
 - Two at parking area for YARTS stop
 - Cars removed as of 4/12/22
 - One behind Motor Inn Cabins
 - White sedan crushed by tree fall
 - Property of NPS Fire
 - **Action Item: Alan** to contact NPS Fire to see if it will be utilized or removed soon.
- Toxic Algae Testing & Signage – planning for summer
 - CA State Waterboard has excellent benthic algae signs. Among the best in the nation.
 - **Action Items:**
 - **Alan** to inquire if NPS Safety Office can coordinate with other park divisions and/or agencies about closures, signs, and messaging
 - **Supervisor Smallcombe** to inquire if already establish multiagency workgroup can coordinate these tasks

6. Next Meeting

- Next meeting – May 10, 2022
- Agenda Items- to be determined
 - Responsible Recreation

7. Adjournment