

**Fish Camp Planning Advisory Council
Final Minutes
9:30 a.m., Saturday, October 26, 2024**

1. Call to Order and Roll Call **Chair Baxter**

Members Present: Brett Archer, Greg Baxter, Jeff Cerioni, James Christian, Greg Farley, William Reinhart, Margaret Rolfe and Greg Royse
Members Absent: Robert Bassett, excused.

2. Welcome Guests **Chair Baxter**

Guests introduced themselves.

3. Approval of Draft Minutes

Minutes of the draft minutes of the July 27, 2024, were approved as presented.
Move: Brett Archer, Cerioni second. Rolfe abstained.

4. Persons wishing to speak on a matter not on the agenda, but within the jurisdiction of the council: None.

5. Recess for Development Code Update Workshop **Art Baggett**

Workshops have been held in various parts of the County on various dates to update the Mariposa County Development Code. After the workshops, County will start voting on various changes, updates, etc. The last update was 7 years ago, per Steven Engfer. County's goal is the receive input from community to be included in planning commission's consideration. County is encouraging community engagement. High level overview Schedule of workshops have changed, community members can check the County's website for current dates. Reviewing proposed changes and reasoning:

- A. Implementation of State law - ensure minimum zoning compliance.
- B. Where applicable, include more by-rights uses.
- C. Create standards that are flexible and accommodate shifts in the economy.
- D. Encourage housing production.
- E. Remove onerous standards and provisions that are confusing and not enforceable.
- F. Maintain and enhance the regulations for home-based businesses.
- G. Consistency with the General Plan.

A very thorough slide show presentation was made, which outlined the biggest proposed changes to the Development Code. A lengthy discussion was then had, with various members of the community presenting their concerns and questions.

Karen Glendenning: Asked about resort commercial zoning in Mariposa County, and the removal of over 50 potential housing units removed from FC due to change in residential zoning to resort commercial.

Jeff: Parking standards are that only 1 space required for ADUs. Anywhere housing is allowed, ADUs must be allowed per State law. They also cannot enforce setback requirements on ADUs.

Pat Rolfe: Asked about insurance incentives for ADU. Supervisor Smallcombe: Best path for reduced rates is Firewise recognition.

Tim Casagrande: Asked about the flood plane maps. Engfer: County doesn't participate with FEMA for flood planes. However, in Wawona, there is an overlay map of the flood planes.

Lynn Morrison: Asked if there was any language re: construction cleanup. Engfer: There are existing rules for nuisance, cleanup, etc. Issue is property has been in essence, abandoned. Engfer: Part of building process should be review the final construction. They will review from commission on enforcement side. Supervisor Smallcombe: The issue of vegetation reduction has been on their radar. They will need to work on how to implement enforcement. Once they get Firewise, they can then focus on the absentee owners for enforcement.

On the phone: Barry Perkins: Wawona resident. Was hoping someone from National Park Services was at meeting so they would work with us. Bagget: The Park and the Conservancy are engaged. Thanking for the meetings.

Rich Apple: He sent letter re: dark skies. It is in their plan to follow International Dark Skies rules and will make sure they're in the plan.

Chuck Jones, Wawona: Complementing Chuck Perkins on his lighting.

Lynn Morrison: ADUs - will there be more language re: dark skies and ADUs. Yes.

Colleen Murray: Is there a relationship with ADU and soils, sewage, etc. Engfer: They are evaluated and have site inspections. Colleen Murray: Should B&B be allowed to launder at their property. Engfer: There's no rules as to where they wash their sheets. Rather, the inspection is the size of the septic system versus bedroom numbers. That should be a specific plan issue rather than County wide.

Colleen Murray: Is there an element for pedestrian safety? Response: No. Fish Camp should look at their own level.

Karen Glendenning: Active transportation plan shows a crosswalk at Summit Road; and a sidewalk/crosswalk at White Chief Mountain Road.

Engfer: Go to the website and follow the workshops schedules. They really want everyone's input to help everyone's grandchildren. They want it to be far reaching.

Polina Pivak: The Regional Housing Need Assessment requires only two affordable housing units per Countywide.

Reconvene regular meeting.

6. Silvertip Project Update

Polina Pivak

The Highway 41 expansion and encroachment permit still on hold due to review of cultural issue. On site grading permit issued, will work on that during the fall, weather permitting.

7. Ex Officio Reports:

a. USFS, District Ranger

Daniel Tune, absent

Ranger Tune was not present, but it was reported he has a long history in our community. Ranger Tune was District Ranger Sierra National Forrest - Bass Lake Ranger District. They have been awarded 5 million grant to address fire hazards around Fish Camp and Highway 41 into the park. They will report back as to what they will be looking at for fuel reduction.

b. CAL FIRE & Engine Co. 33

Chris Bernard, absent

Chief Ward was presented. Stated there are no real updates. They still have their fire brigade here. They are working with a joint plan with Yosemite National Park re: securing automatic aid agreements with Fish Camp and Wawona.

c. Sheriff's Department

**Sheriff Jeremy Brieese,
absent**

d. NPS District Ranger

Heidi Edgecomb, absent

e. Caltrans

**Hwy 41 Supervisor Bart
Zahourek, absent**

f. Department of Public Works

**Director Shannon Hansen,
absent**

g. District I Supervisor

Rosemarie Smallcombe

Supervisor Smallcombe provided updates throughout meeting, and appear where appropriate within the Minutes.

h. District I Planning Commissioner

Art Baggett

Commissioner Baggett provided updates throughout meeting, and appear where appropriate within the Minutes.

8. Firewise Report

Tim McGinty reported: They have more properties to be evaluated. He will get together with Reinhart, Mountain Ranch (Royce) and Tenaya. Once they've been completed, the spreadsheet will be updated and then application presented to the State. McGinty explained how the evaluations are conducted. Vacant lots have different standards than lots with structures. For every house, there's a commitment of 1 hour per year of hardening. So as a community, what do we want to do with the vacant lots? Supervisor Smallcombe asked about boundaries for the Firewise plan. For example, a commercial entity cannot pursue Firewise recognition on their own. We need to either include them, or don't, but they cannot do it on their own. Foresta has been certified Firewise. One person has been able to move from Fair Plan and an insurance reduction. However, insurance only updates their database twice a year, so there's lag time between certification and the insurance carrier obtaining knowledge.

9. Snow Removal Update

Tim McGinty reported: Harter/Thunderridge is continuing snow removal for County; invoices for driveways have gone out. Invoices should be paid by November 1, 2024. Tim will start setting poles end of November, beginning of December.

10. Informational Item

Steven Engfer will provide contact information for the County to report derelict and abandoned properties.

11. Future Agenda Items

Will Reinhart asked: There are designated no parking areas in Fish Camp, he'd like to see a map for Scope enforcement. Plus, he'd like to see actual signs. For waste management - is there downstream separation.

12. Next Scheduled Meetings

January 25, 2025

TBD: April 19, 2025 or April 26, 2025?

13. Adjournment 11:32 a.m.