

FISH CAMP TOWN PLANNING ADVISORY COUNCIL

MEETING AGENDA

DATE: SATURDAY, MAY 13, 2017
TIME: 9:30 A.M.
LOCATION: Tenaya Lodge
1122 Highway
41 Fish Camp,
CA

1. Roll Call: Bassett, Baxter, Brady, Cerioni, Christian, Hale, Luther, Ratchford, and Royse Hale
Excused:
2. Welcome Guests: Cerioni
3. Approval of the minutes of April 8, 2017 meeting.
4. Persons wishing to speak on a matter not on the agenda, but within the jurisdiction of the committee. No action will be taken by the Committee. The public will also be given the opportunity to comment on the items that are on the agenda.
5. **Tenaya Cabins Project -Delaware North, applicant.** A proposed two parcel Land Division (LDA 2014-165), General Plan/Specific Plan Zoning Amendment (SPZA 2014-163), and Conditional Use Permit (CUP 2014-164) on APN 010-350-010 (Formerly APN 010-350-008). PARCEL 1: Proposed 24.82 acre parcel; the SPZA proposes a Resort Commercial land use; the CUP proposes 54 pre-fabricated cabins, a 2,700+/- square foot clubhouse, an exterior patio area and access improvements. PARCEL 2: Proposed 1/2 acre parcel; the SPZA proposes a Single Family Residential 1/2-acre land use for a future single family residence. ACTION: Consider the project, Final EIR, staff report and make a recommendation to the Planning Commission. Due to large file sizes the Staff report are available at : <http://ca-mariposacounty.civicplus.com/index.aspx?NID=1460>
6. **B & B Specific Plan Amendment** –Consideration and possible request to the Board of Supervisors to initiate text amendments to Fish Camp Town Plan Specific Plan, Section VI., H., 3. (a). To increase bedroom count for bed and breakfasts to 5 maximum, as is allowed in other areas of the County.
7. **Committee and Agency Reports:**
 - a. NPS District Ranger- Eric Scott
 - b. USFS District Ranger Denise Tolmie
 - c. Sheriff’s Department Captain Jeremy Briese
 - d. Caltrans-Hwy 41 tree removal & Hwy 41 repairs Adam Wimberly
 - e. District V Supervisor Miles Menetrey
 - f. District V Planning Commissioner John McCamman
 - g. Engine Co. 33 Division Chief Curtis Jackson
 - h. Water Committee Barry Green
8. **Next Scheduled Meetings:**
 - July 22, 2017
 - October 14, 2017
 - January 20, 2018Future Agenda items –To be discussed

9. Adjournment

Note: The Council may only take action for items that appear on the agenda, however, members may briefly respond to questions or statements made by the public, other members, or County staff.

This meeting is followed by **Fish Camp Volunteer Fire Association** meeting at 11:00 AM
or as soon thereafter as possible

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please
contact the Planning Department at 209-966-5151.

**Fish Camp Town Planning Advisory Council
Draft Minutes**

9:30 AM, Saturday, April 8, 2017, Tenaya Lodge

Call to Order at 9:29 AM

Vice Chair Baxter

Because Supervisor Miles Menetrey had to leave early, he made his presentation (agenda item 5. e.) at this time. He apologized to the Council for this scheduling conflict.

The Tenaya Cabin Project EIR discussion will be held on May 13, 2017, at the Tenaya Lodge at an additional meeting of the FCTPAC. It will then go to the Planning Commission on June 2, 2017, and on to the Board of Supervisors on June 22, 2017.

A cooperation contract with CalFire has been completed and can be accessed at the Mariposa County web site, <http://www.mariposacounty.org>. The Board of Supervisors will vote on it shortly.

There is a request to install a cell phone tower in Fish Camp. Menetrey passed the request to Greg Royse of Yosemite Mountain Ranch.

Bob Basset said that the county Public Works office has been very responsive to the needs of the Camp Green Meadows Outdoor School, and expressed his appreciation.

Bob Keller asked about disaster preparedness plans, as mentioned in a recent Mariposa Gazette story. Menetrey said that FEMA grants for road improvements for escape routes applied only to county and state roads. Private homes and roads were not included. Pat O'Brien said there is a box to check on an IRS form to substantiate losses due to disasters.

1. Roll Call Secretary Hale

Members Present: Bob Bassett, John Luther, Greg Baxter, Richard Brady, Jim Hale, Greg Royse

Members Absent: Jeff Cerioni, Paul Ratchford, Jim Christian (all excused)

Ex-Officio Members and guests: Donn Harter, District V Planning Commissioner; Miles Menetrey, District V Supervisor; Capt. Jeremy Briese, Sheriff's Office; Division Chief Curtis Jackson, Fire Dept.

2. Welcome Guests Vice Chair Baxter

3. Approve Minutes of the Feb. 4, 2017, Meeting Vice Chair Baxter

Bassett moved to approve the amended minutes, Brady seconded, passed unanimously

4. Items not on agenda

Karen Glendenning asked whom to call to report public urination and defecation. Briese said you can call the Sheriff's office, but they may not be able to respond. Glendenning also said someone pushed over a barrier at the gas station and looked inside. She asked, "Is it possible to get rid of the gas station eyesore and public health issue once and for all?"

Briese said it comes under the purview of the Planning Department. Pam Salisbury said public urination also occurs when traffic on Highway 41 is backed up – a fact of life in Fish Camp.

5. Committee and Agency Reports

a. NPS District Ranger Eric Scott was not present.

b. USFS District Ranger Denise Tolmie was not present.

c. Sheriff's Department – Capt. Briese said the call load was relatively low for this time of year. There were two theft reports, and one other incident was referred to Madera County. They try to cover Fish Camp as much as possible, and are paying overtime. He hopes things are better this year. Their PIO (Public Information Office) is trying to promote respect for property and to inform the public about weather conditions. There have been as many as 400 cars in a single day at the Snow Play area. Traffic remains heavy this spring and they are trying to maintain staffing levels. The saturated watershed provides opportunity for marijuana grows. Citizens are asked to report suspicious behavior such as backpackers carrying unusual equipment like irrigation hoses, large gunnysacks, etc. It is possible that foreign-run cartels are getting involved. The phone number is 209-966-3615 or 800-774-8314. Anonymity will be respected. Bassett asked if there have been any issues in the Fish Camp area. Briese said no, but a grow of 21,250 plants had been discovered on Chowchilla Mountain. Karen Glendenning said she reported a grow on Jackson Road two years ago but no one would initially accept jurisdiction. Jon Tracy of Sierra Jeep Tours said he goes out 2 or more times a day and always reports suspicious activity. He said that there was a lot of area to cover for the few people assigned to this region by the Department of Fish and Wildlife and the Forest Service.

d. Caltrans – Adam Wimberly was not present, but Harter said that the collapsed section of Highway 41 between Fish Camp and Yosemite had been repaired quickly and well. There is a slump near the 5,000' marker that may need attention. There are still piles of dirt and rock to deal with. Some of the rocks will go to the SilverTip project. Keller said some of the rock is designated to adjacent private owners. Keller also said the Caltrans has moved the Snow Play Area sign up the highway nearer to the turnoff to the area.

e. Supervisor Menetrey (see above)

f. Planning Commissioner Harter said there had not been a Commission meeting in 5 weeks.

g. Chief Jackson said the roof on the new fire station had dropped 3 inches due to the heavy snow load caused by the snow restraints. Once the snow was removed, the roof went back to its original position. Barry Green asked if they were going to remove the restraints. Jackson said he hopes so. They have 7 volunteers on their staff and they are responding to 911 calls. Keller asked if they were having regular meetings of the staff.

Jackson said yes.

h. Barry Green had no major water news, but that we need to continue to watch our usage and well levels. Bassett said his wells were at their highest level in the several years he has been at the school, and not far below their record high. Green said the water table down in the Central Valley continues to drop.

6. New business

Baxter said that the new business for this meeting would be informational only, and that any action would require a full review and reporting to all Fish Camp property owners. Pam Salisbury said that the current Fish Camp Specific Plan restricts bed and breakfast (B&B) operations to 3 bedrooms. She currently has a 3-bedroom structure with a 1500 sq. ft. area that could be remodeled into 2 additional bedrooms. Her property has plenty of parking and a recently upgraded septic system. Because a B&B, by definition, has an owner on-site, there are fewer issues than with transient rentals that have absentee owners. The Mariposa County General Plan allows 5 bedrooms for B&B's. Salisbury request that the Fish Camp Specific Plan be modified to be the same as the General Plan. She has contributed almost \$200,000 in TOT to the county. A 40% increase in her capacity would result in a corresponding increase in TOT. Since the SilverTip and Tenaya Cabin projects are moving forward, this change would have relatively little impact on the town.

Kirk Helland said that since the county allowed 5 bedrooms for B&B's, why not Fish Camp? (He also wished a happy birthday to Donn Harter, and noted from an earlier discussion that public urination on Highway 41 was a health hazard to the town's water sources such as the Keller Meadow.)

Jacque Hale asked how many B&B's are now in Fish Camp. Salisbury said 4.

Bassett pondered whether Fish Camp was losing its soul thanks to the big projects under way. He wants to encourage the town to promote businesses run by people who live here at least as much as it supports large corporations.

Glendenning said the big projects are adding many rooms, so why shouldn't local owners be allowed to expand, too? Baxter said this change needs to have full notification for all local owners with a chance to give feedback. Brady said that even owners who do not live here full time have a stake in this decision.

Luther said we need to have a review of the Specific Plan. Jim Hale pointed out that although the latest change to the Specific was completed more than a year ago, it has not yet been finalized by the county. Bassett said that changing the Specific Plan can involve so many topics that we need to focus the discussion. Barry Green said we should limit this round of modifications to the size limit on B&B's and look at the limits on transient rentals. He also noted that the Planning Department needs to be involved.

Keller said the wording in the agenda was inappropriate. The Council is advisory only, and the phrase "Direction to the Board of Supervisors" does not reflect the situation accurately.

Salisbury again pointed out that the county allows 5 bedrooms for B&B's and 3 bedrooms for transient rentals. This change would simply reconcile Fish Camp to the county General Plan. Glendenning said the Board of Supervisors had to approve this change, so it was appropriate to mention them.

Brady expressed concern that we comply with the Brown Act.

Jon Tracy said that he lives full time in Fish Camp and wants to take part in the community as a relatively new and young resident.

Baxter said he will have Jeff Cerioni talk to Sarah Williams to get the Planning Department involved in the process. Baxter emphasized the need for official notification of property owners. Green said Harter sends the agenda to his full mailing list, which includes most, if not all, owners. Keller wondered if it was comprehensive.

Brady said that in San Diego County these issues come up on a weekly basis and are always emotional. He repeated his concern that part-time residents have concerns as well as full-time residents.

Salisbury asked that the Council get started on this process. Baxter said it should be on the agenda for the next meeting on May 13. Arline Brady asked how the committee would be assigned. Baxter said that the agenda will announce the topic and let people know that if they have an opinion about it they should attend the meeting.

7. Next Meetings

May 13, 2017
July 22, 2017
Oct. 28, 2017
Jan. 20, 2018

8. Adjourned 10:23AM

Luther moved to adjourn, Hale seconded – approved unanimously.

Respectfully Submitted, Jim Hale, Secretary



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MEMORANDUM

Date: May 13, 2017

To: Fish Camp Planning Advisory Council, Plan Amendment Subcommittee

From: Steve Engfer, Associate Planner

Topic: Agenda item 6. **B & B Specific Plan Amendment** Consideration and possible request to the Board of Supervisors to initiate text amendments to Fish Camp Town Plan Specific Plan, Section VI., H., 3. (a).

Background

The April 8, 2017 Fish Camp Planning Advisory Council (PAC) meeting included a discussion to consider amendment to the Fish Camp Town Plan Specific Plan (FCSP), Section VI., H., 3. (a) to increase bedroom count for bed and breakfasts to 5 maximum, as is allowed in other areas of the County. The item was included on the agenda, at the request of a property owner and B&B operator.

The Countywide standards for B&Bs, as well as standards in other community plans, were amended pursuant to policies established in 2006 by the General Plan. The Fish Camp Planning Advisory Council decided not to allow the increase in bedrooms for B&Bs at that time.

Options /Actions

- The PAC may decide to request the Board of Supervisors initiate this amendment.
- The PAC may decide to not pursue any changes to the Town Plan.

If the PAC decides to request the Board of Supervisors initiate this amendment, Planning Staff will prepare the documents and a Board packet for Board action. Staff notes that the Board routinely establishes priorities for staff work. If initiated, this project would have to be prioritized along with other projects.