



Mariposa County

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CODE COMPLIANCE ADVISORY COMMITTEE



GABRIEL EDWARDS
ROB FOX
FLOYD DAVIS
CL RHODES
KRIS CASTO
KEN MELTON

CHAIR
VICE-CHAIR
MEMBER
MEMBER
MEMBER
MEMBER

FINAL MINUTES OF THE CODE COMPLIANCE ADVISORY COMMITTEE

June 13, 2025 (Approved 7/11/25)

A. Call to Order and Roll Call

Chair, Gabe Edwards, opened the meeting at 2:04 P.M. and announced there was a quorum.

Members Present: Ken Melton, Gabe Edwards, Kris Casto, Floyd Davis, Robert Fox and Colleen Rhodes.

Members Excused: None.

County Staff Present: Planning Staff: Steve Engfer, Sophea Craighead, and Marcia Burton.

Code Compliance Technician - Bart Conner, Interim Building Director - Corrina Miranda, and District V Supervisor Miles Menetrey.

Public Present: Lydia Clary and Al Golub.

B. Public Comment on Non-Agenda Items

For items within the jurisdiction of the Code Compliance Advisory Committee and not on today's agenda. No action will be taken on non-agenda items.

There was no public comment received.

C. Approval of Minutes

1. Review and Approve Minutes from May 9, 2025 Meeting

Rhodes noted that she was providing a public comment via phone lines to Item B, Public Comment on Non-Agenda Items, and to include "phone lines" in the sentence so the public knew she was not present at the meeting.

Edwards noted that Item 2, Discussion and possible action regarding existing Ad-Hoc committee and existing members with the potential to appoint new members for the Code Review including the California Government Code 25845, first paragraph should state "Edwards noted that the CCAC has an Ad-Hoc committee, but the Ad-Hoc committee members have not met in a long time" instead of "Edwards noted that the CCAC didn't have an Ad-Hoc committee for some time" as that was incorrect because the CCAC had an Ad-Hoc committee.

By Motion of Casto, Seconded by Fox, The Code Compliance Advisory Committee approved May 9, 2025 minutes with amendments. 5 ayes, 0 nays, 0 excused, 1 abstained (Colleen Rhodes). Motion Passed as amended.

D. Information Items

1. Case Log Update

Bart Conner presented the Mariposa Code Compliance Case Log with a PowerPoint presentation. He provided the committee with an update on new and closed cases from 2024 to present (by category).

Rhodes shared that the public reached out to her expressing appreciation for Conner and viewed him as being fair and easy to work with.

A discussion occurred between Conner and the CCAC members regarding the type of violation assigned to certain cases, cannabis cases, and Building Without a Permit (BWOP).

Fox asked what process Conner used as he noticed that there were a lot of older cases being closed around the same time as the newer cases. Conner's response was that he included the older case to his case log when he would be in that area.

Rhodes asked Conner if he felt that his time was well spent on the older cases and if the new cases produce better results in comparison to the older cases. Then she asked a follow up question on whether the older cases were easier to work on, and if it would be helpful to eliminate the case category or age of case. Conner noted that the newer cases are easier to solve because the case is new. Conner said that he did not want the old cases to be eliminated as he enjoys staying busy. He shared an old case in Dog Town where a fine or abatement process wasn't necessary as the place needed to be cleaned.

Casto asked if Conner had any suggestion pertaining to property owners who are not willing to work with the county. Conner noted that the Administrative Hearing Board is needed and that the non-compliant property owners should be fine to recoup the cost. This is a life and health, safety issue.

Edwards asked how many closed cases were unwilling to participate in the process? Conner estimated about half a dozen were unwilling to comply and used a case as an example.

Before moving to the next agenda item E1, Edwards asked Melton and Casto if they wanted to have a discussion on Item E2 and E3 as he suggested tabling these items to the next meeting. Melton noted that Item E1 took priority. Casto noted that it was fine to table Item E3 but would like to see the committee continue to move forward.

A motion Rhodes, seconded by Melton, the CCAC approved to table Item E2 and E3 to the July 11, 2025 meeting. 6 ayes, 0 nays, 0 excused, 0 abstained. Motion Passed.

E. Discussion and Possible Action

- 1. Discussion and possible action for recommendation of Proposed Uniform Code Compliance and Enforcement Program — Draft Ordinance Adding Title 1, Chapter 1.40; Repeal and Replacement of Title 17.144; Amendments to Titles 8 and 15 in**

**accordance with Planning Commission and Code Compliance
Joint Recommendations. (Planning Staff Presentation)**

Steve Engfer, Planning Director, presented an overview of the purpose and intent of the CCAC's recommendation of the Proposed Uniform Code Compliance and Enforcement Program. Engfer noted that the Preliminary Draft Ordinance was not the final version and highlighted that today's goal was to receive feedback from the committee for staff to revise. Then bring the revised version to the Planning Commission and Code Compliance Advisory Committee on June 27, 2025 joint meeting and ultimately the final draft will go to the Board of Supervisors for final approval. Engfer stated that the date is to be determined but will provide the committee with the latest updates. Engfer then expressed that he wanted to get this right and that staff was ready for the committee's feedback.

There was no public comment received.

Rhodes commented that she has an overview and completed line edits of the draft and expressed that she has concerns. Rhodes spoke about the September 18, 2023 Joint meeting with the Board of Supervisors where she presented a document called "A California Code Enforcement Options" that she produced. Rhodes highlighted that she attempted to make clear in this document what the State law framework is for code enforcement and noted that the committee cannot come up with code that violates or disregard State law.

Rhodes noted that the draft code presented to the committee is not legal and that it disregards important laws and noted that the draft code needs to be thrown out as the structure was not right, essential components and violations were left out, then questioned the definitions.

A lengthy discussion occurred between the CCAC members and staff regarding State law, code, policy, public hearing process, the Building Appeals Board, and Government Code 25845.

Clerk of the Board, Danielle Bondshu read the Board's direction from May 14, 2025 for the CCAC regarding the Code Compliance as a whole and Code Enforcement for the Development Code.

Supervisor Menetrey introduced County Administrative Officer, Joe Lynch, who spoke about the Board of Supervisor's providing distinct directions for staff to bring a draft to this meeting for the CCAC to edit and to have the revised version presented to the Planning Commission. Lynch agreed with Rhodes and recommended going to the July 1, 2025 Board of Supervisors meeting for discussion and direction on how to move forward and for the Board to allow an Ad-Hoc committee consisting of himself, County Counsel, Walter Wall, and CCAC members to develop the Preliminary Draft Ordinance.

The CCAC members concurred with Lynch in the development of the Preliminary Draft Ordinance through the Ad-Hoc Committee pending the Board of Supervisors direction.

The Joint Planning Commission and Code Compliance June 27, 2025 meeting has been postponed until further directions have been received from the Board.

A motion Davis, seconded by Melton, the CCAC approved to accept the recommendation by Lynch, and cancel the joint Planning Commission June 27, 2025 meeting, and move forward to the Board of Supervisors July 1, 2025 meeting for direction, and table Item E1 to a future meeting. 6 ayes, 0 nays, 0 excused, 0 abstained. Motion Passed.

2. CCAC Member Ken Melton – Discussion on Recreational Vehicles and Park Trailers

It was determined that this item would be tabled to the next meeting after the committee completed Item D1.

A motion Rhodes, seconded by Melton, the CCAC approved to table Item E2 and E3 to the July 11, 2025 meeting. 6 ayes, 0 nays, 0 excused, 0 abstained. Motion Passed.

3. CCAC Member Kris Casto – Discussion on Flow Chart of the Process for violation and clean up

It was determined that this item would be tabled to the next meeting after the committee completed Item D1.

A motion Rhodes, seconded by Melton, the CCAC approved to table Item E2 and E3 to the July 11, 2025 meeting. 6 ayes, 0 nays, 0 excused, 0 abstained. Motion Passed.

F. Future Agenda Items

- CCAC Member Ken Melton – Discussion on Recreational Vehicles and Park Trailers
- CCAC Member Kris Casto – Discussion on Flow Chart of the Process for violation and clean up
- Discussion and possible action for recommendation of Proposed Uniform Code Compliance and Enforcement Program – Draft Ordinance Adding Title 1, Chapter 1.40; Repeal and Replacement of Title 17.144; Amendments to Titles 8 and 15 in accordance with Planning Commission and Code Compliance Joint Recommendations

G. Adjournment

By Motion by Rhodes, seconded by Melton, the Code Compliance Advisory Committee meeting adjourned at 4:05 pm. 6 ayes, 0 nays, 0 excused, 0 abstained. Motion Passed.