



Mariposa County

Mariposa County MINUTES of the Planning Commission

<http://www.mariposacounty.org/>



ART BAGGETT, CHAIR
WARREN GRAY
MICK HERMAN
DENI SMITH, VICE CHAIR
JOHN MCCAMMAN

DISTRICT I
DISTRICT II
DISTRICT III
DISTRICT IV
DISTRICT V

PLANNING COMMISSION FINAL ACTION SUMMARY MINUTES (Approved 8/22/25) AUGUST 8, 2025

A. Call to Order and Roll Call

Chair Baggett called the meeting to order at 9:03 A.M.

Attendee Name	Title	Status	Arrived
Art Baggett	District I	Present	9:00 AM
Warren Gray	District II	Present	9:00 AM
Mick Herman	District III	Present	9:00 AM
Deni Smith	District IV	Present	9:00 AM
John McCamman	District V	Present	9:00 AM

B. Pledge of Allegiance

Commissioner Smith led the pledge.

C. Public Comment on Non-Agenda Items

Persons wishing to speak on any item of interest within the subject matter or jurisdiction of the Commission that is not on the agenda.

There was no public comment received.

D. Approval of Minutes

1. Approve the July 18, 2025 Planning Commission Minutes

By motion of Commissioner McCamman, seconded by Commissioner Smith, the Planning Commission approved the minutes of July 18, 2025, as presented. Motion passed.

RESULTS: APPROVED

AYES: Commissioner Baggett, Commissioner Gray, Commissioner Smith, Commissioner McCamman

NOES: None

ABSTAIN: Commissioner Herman

EXCUSED: None

E. Public Hearing

- 1. PUBLIC HEARING: Resolution to approve Amended Conditions Application No. PLAN-DIS-2025-00022, to amend the conditions of approval and site plan for Conditional Use Permit No. 231; Brian Fulce, Applicant and Hardick Mahant, Owner; Assessor Parcel Number 013-130-028.**

Engfer introduced the project and presented the project with a PowerPoint presentation. Engfer noted that the applicant was requesting to amend the conditions of a conditional use permit number 231 (approved in 1992) to allow for the addition of a 2,000 sq. ft. area for residential use that consisted of a concrete patio, pergola, turf area, hot tub, and retaining wall at property address 5001 County Park Road, Mariposa. No other changes were proposed to the conditions, except memorializing the existing decks. Engfer then recommended that the Commission adopt a resolution approving Amended Conditions Application No. PLAN-DIS-2025-00022 with findings and conditions, including a finding that the project is exempt from environmental review.

By motion of Commissioner Smith, seconded by Commissioner McCamman, the Commission adopted a resolution to approve Amended Conditions Application No. PLAN-DIS-2025-00022 with findings and conditions, including a finding that the project is exempt from environmental review to amend the conditions of approval and site plan for Conditional Use Permit No. 231; Brian Fulce, Applicant and Hardick Mahant, Owner; 5001 County Park Road, Mariposa, CA 95338; Assessor Parcel Number 013-130-028. Motion Passed.

RESULTS: ADOPTED

AYES: Commissioner Baggett, Commissioner Gray, Commissioner Herman, Commissioner Smith, Commissioner McCamman.

NOES: None.

ABSTAIN: None.

EXCUSED: None.

F. Discussion and Actions

- 1. Discussion and Action on the Draft Development Code Update, Articles 6, 7, 8 and 9, Zoning Ordinance Articles**

Engfer informed the Commission that public comments were received regarding yurts and alternative housing types and that those comments have been provided to the Commission and were available to the public at the back table. Engfer also shared that during communication with the public commentor, a recommendation was made to consider local adoption of Title 25, which would permit alternative housing types. Engfer noted that the 2025 Building Code Update draft is currently underway, which included a recommendation to adopt Title 25, per the Interim Building Director Corrina Miranda. Engfer noted that the draft should be available October 2025.

Baggett proposed including the 2025 Building Code Update draft as a presentation or information item in the October agenda, noting its relevance to the Commission's purpose and housing related goals.

McCamman stated that there was no reason why yurts should not be included in the list of housing types. Engfer explained the criteria planners consider when reviewing plans from a zoning perspective and noted that staff has an opportunity to develop language that aligns consistently throughout the zoning code in support of this purpose.

Before the Commission began reviewing the Articles, Baggett offered a general comment noting that "workforce housing" has a definition but could not locate it through a standard search. He proposed using the language provided by the Yosemite Conservancy in its January 2025 public comment to define workforce housing and suggested applying the zoning code to areas within a Town Planning Area (TPA) without an adopted area plan, such as El Portal, Midpines, Yosemite West, Wawona, Fish Camp, etc.

There was a consensus from the Commission to approve Baggett's proposal to include language from the Yosemite Conservancy to workforce housing definition and apply that zoning code to areas with a Town Planning Area.

Engfer responded to Baggett's proposal, noting that workforce housing is referenced in the PUD (Public Use Development), but regarding the additional code language recommended by the Yosemite Conservancy, staff will review and bring forward applicable code amendments for the specific planning areas and County wide. Engfer also provided further information on special plan areas, community plan areas, and town plan areas, including current code provisions and zoning related to Town Planning Area zones (TPAZ).

The commission addressed Article 6 – Nonconforming Uses, Structures, and Paracels:

Page 58, Chapter 17.90 – General Nonconforming Provision, 17.90.010 – Purpose and Intent: Baggett noted that language in Item A – "Purpose" and Item B – "Intent" was confusing to read as the language was vague and expressed that he did not understand why the language was needed. Baggett proposed striking Item A – "Purpose" and Item B – "Intent". After discussion, Engfer noted that staff will review the content for consistency and develop clearer language.

Page 62, Chapter 17.94 – Nonconfining Structures, 17.94.010 – Continuation of Legal Nonconforming Structures, Item A – Changes to a Nonconforming Use: McCamman recommended to strike #2 paragraph from Item A as the Commission's purpose and intent was to increase housing. Baggett concurred with McCamman and questioned where the 50% noted in the sentence came from. Engfer clarified that the goal was to provide opportunity for expansion, allowing additional density but when at the max density then it would fall under nonconformity. After discussion, Engfer noted that staff will review the language for the housing units and revised the language.

Page 59, Chapter 17.90, 17.90.020 – Establishment of Legal Nonconforming Status, Item C – Director's Determination, item 5: Baggett provided an editorial comment regarding the Commission being consistent regarding fees for appeals and wanted to ensure consistency was met.

Page 62, Chapter 17.94 – Nonconfining Structures, 17.94.020 – Destruction of Legal Nonconforming Structures, Item A – May be Restored: Baggett raised a question about the 36-month timeframe referenced in the statement: "Any restoration or rebuilding which occurs after 36 consecutive months of the destruction date, or after an extension date, shall comply with existing Development Code requirements," noting that the permitting process can sometimes take longer. Engfer clarified that the 36 months period is part of the current code and explained the rationale behind it. Engfer also advised that the Commission has the option

to propose a code amendment. Following discussion, McCamman suggested extending the timeframe to 5 years instead of 3 years and emphasized that the key issue was whether there should be any limitation at all. Baggett noted that on Page 63, 17.94.404 – Discontinuance of Legal Nonconforming Structures, Item A and Item B, have 36 consecutive months as well and suggested changing to 5 years to be consistent with Legal Nonconforming Structures on page 62.

Engfer acknowledged the Commission direction to amend from 36 consecutive months to 5 years and highlighted that there was restrictive nonconforming language in current code in the Scenic Highway Overlay that will limit to a lesser timeframe and suggested to amend to 5 years as well.

Resident, Ken Melton provided the following public comments to Article 6:

- Page 64, Chapter 17.96, 17.96.020 – Modification of Legal Nonconforming parcels, Item A – Subdivision of Legal Nonconforming Parcels and Item B – Development Standards: Melton suggested to strike Item A but keep Item B.
- Page 65, Chapter 17.96, 17.96.020 – Modification of Legal Nonconforming Parcel, Item C – Minimum Parcel Size Standards, #1: Melton suggested striking a part of the sentences that's in purple that states, "or the modification of an existing substandard parcel to increase its nonconformity." After discussion, Engfer noted that staff will amend the sentence and add additional language instead of striking the language proposed by Melton.
- Page 65, Chapter 17.96, 17.96.020 – Modification of Legal Nonconforming Parcel, Item C – Minimum Parcel Size Standards, #2: Melton questioned what code this paragraph was referencing and suggested that this paragraph should be removed.
- Page 60, Chapter 17.92 – Nonconforming Uses, 17.92.010 – Legal Nonconforming Uses, Item D – Abandoned or Discontinued: Melton noted that this item was a duplicate.

Page 65, C – Minimum Parcel Size Standards, Item 4: Baggett expressed disapproval of special districts being exempt from zoning regulations, stating that public entities should be held to the same zoning standards as a private sector. Engfer provided clarification, then noted that staff will review for clarity and seek relevant state law to reference.

Resident, Ken Melton continued providing the following public comments to Article 6:

- Page 61, Chapter 17.92, 17.92.030 – Continuation and Maintenance, Item A – Existing Uses: Melton noted that Existing Uses was a duplication of page 60, 17.92.010, Item D and Item F1.
- Page 63, Chapter 17.94, 17.94.040 – Discontinuance of Legal Nonconforming Structures, Item A and Item B: Melton noted that this was the same scenario as his previous comment regarding duplication.

Baggett called the meeting to recess at 10:08 A.M. and reconvened at 10:16 A.M.

Before addressing Article 7 – Permit Processing Procedures, the Commission and staff discussed the turnaround time for the new Tyler Permitting System as McCamman wanted to ensure that this comports with the Tyler System process and that the timelines are consistent with existing timelines requiring actions within 30 days. Engfer confirmed that the initial application processing takes 30 days and explained the timing of public hearings. McCamman asked if the process was fair, prompting Engfer to provide examples and explain CEQA code criteria pertaining to applications. Baggett inquired about an appeal process for application completeness, and Engfer clarified that technical completeness is reviewed within 30 days, with a six-month goal for the initial study. Baggett expressed frustration with delays in obtaining building permits and called for a more efficient process.

McCamman provided a general comment noting that the goal in going through this process has been to enhance the applicability of plan development permits to allow for workforce housing, temporary housing, and mechanisms for people to get things done; specifically, in planned unit development or planned development permits for providing conservation lands the ability to conserve while developing.

Page 92, Chapter 17.106, 17.106.020 – Applicability, E – Modify Standards, #1: The last sentence in the paragraph that states: “Changes to the allowed density or intensity of the property shall require a General Plan and/or Zoning Map Amendment”, McCamman stated that he was unsure if this sentence was consistent with the Commission’s goal of having a plan development permit.

Baggett recommended removing the term “shall” from the sentence and highlighted that what was written doesn’t match Engfer’s explanation. Engfer noted that staff will review language to make it clearer, then referenced the California Government Code Section 65915 that meets the density bonus allowances on item #3.

Page 92, Chapter 17.106, 17.106.020 – Applicability, E – Modify Standards, #3: McCamman recommended that staff include fire safe standards to the paragraph.

Page 83, Chapter 17.102, Item 1e – Application Filing and Determination, Gray noted that this sentence “There are no outstanding violations on the property which need to be corrected prior to application acceptance” should be stricken.

Page 97, Chapter 17.108 – Reasonable Accommodation, 17.108.020 – Applicability: Baggett discussed the concept of reasonable accommodation and recommended that staff include language that extends beyond disabilities to also encompass low-income individuals.

Page 107, Chapter 17.110, 17.110.404 – Issuance of Other Required Permits and Approvals, Item D: Baggett questioned whether the term “Building Official” should be replaced with :Planning Director” in the sentence stating that “the Building Official shall make a determination that the proposed structure(s) is in compliance with the approved Design Review.”

Under application filing and process, McCamman addressed challenges related to temporary use for workforce housing, specifically the inability to provide seasonal housing for employees in concentrated areas. He recommended that workforce housing be explicitly included as an allowed temporary use. Engfer responded that staff can refer to Article 4 to support this request, as workforce housing is already addressed there, and therefore does not need to be added to Article 7.

Resident, Ken Melton provided the following public comments to Article 7:

- Page 81, Chapter 17.102, 17.102.070 – Filing Fees and Requirements, C – Refunds and Withdrawals, #1: Melton addressed the use of the term “consultant time” in the sentence, questioning its inclusion since consultants are hired by the applicant, not the County. He recommended removing the term, noting that it is too vague.
- Page 87, Chapter 17.104, 17.104.060 – Findings and Decision, Item B – Conditional Use Permit Findings, #1: Melton noted that the sentence was undefined and expressed concerns about the County potentially infringing on property rights and use. He recommended that the sentence be removed. Engfer noted that staff will review the General Plan for language.

- Page 91, Chapter 17.106, 17.106.010 – Purpose and Intent, Item C – Meet County Expectations: Melton recommended that this sentence be removed as it was too vague. The Commission concurred with Melton.
- Page 93, Chapter 17.106, 17.106.060 – Finding and Decision, Item #2: Melton recommended removing the language, stating that it included too many unnecessary items. Engfer responded that staff would review the list and retain only what is appropriate.
- Page 101, Chapter 17.110 – Design Review, 17.110.010 – Purpose and Intent, Item B – Intent, #2 and 4: Melton noted that the sentence for #2 and #4 cannot be defined and should be removed.

After discussion, the Commission's consensus was to keep Item B – Intent, but move the language in #1 to Item B – Intent sentence, and remove #2 to #5.

- Page 104, Chapter 17.110, C- Scenic Highway Overlay Zone (SH): Melton called attention to this section without referencing a specific item and expressed interest in reviewing a copy of the Scenic Highway Law as enacted by the State. Engfer responded that the local adoption would be applied at the county level and that staff would review the State law for any differences, giving the Commission an opportunity to propose amendments if needed.
- Page 105, Chapter 17.110, Item D – Rural Economic Land Use Classification Design, 3 – Application Processing Procedures, #b: Melton questioned the sentence used as the Planning Director makes the determination. Engfer provided clarification regarding the Design Review process and noted that the procedural steps can be removed.

After discussion, the Commission's consensus was to remove the procedural steps ("a" through "e") from Item D3 – Application Processing Procedures.

- Page 107, Chapter 17.110, Item d – Landform Grading: Melton recommended removing the second sentence in the paragraph as there was not a definition for it. Baggett noted that there was a definition for this in Article 9.

After discussion, the Commission's consensus was to remove the second sentence from the paragraph.

- Page 110, Chapter 17.112, 17.112.020 – Definitions and 17.112.030 – Applicability, Item A – Short-Term Activities: Melton noted that the sentences in Item A, was redundant as it was used in 17.112.020 – Definitions and recommended for staff to remove the sentence from one of the items to reduce redundancy.
- Page 111, Chapter 17.112, Item 2 – Allowed Temporary Uses: Melton asked for clarification regarding Non-exempt temporary uses from staff and recommended for staff to use the term "allowed" instead of "non-exempt".
- Page 115, Chapter 17.112, 17.112.090 – Conditions of Approval, Item B – May Impose Conditions: Melton recommended adding the term "allowed" before Temporary Use Permit application.
- Page 118, Chapter 17.114, 17.114.010 – Purpose and Intent, Item A – Purpose: Melton recommended to include "is substantially conforms to the Development Code of the particular zone" in place of "where it is found that practical difficulties." After discussion regarding a variance, no changes were made.
- Page 120, Chapter 17.114, Item C – Required Findings, #1: Melton noted that the same language used for Item A – Purpose, on page 118 should be used to #1 regarding a variance.
- Page 122, Chapter 17.116, 17.116.020 – Applicability /Permit Requirement, Item C – Zoning Clearance Process Procedures, #1: Melton raised the topic of zoning clearance and stated that he was unfamiliar with what a zoning clearance application entails. Engfer clarified that a Planning application for Zoning

Verification exists and requires staff time to process. Melton suggested including clarifying language. Engfer agreed, noting that staff will provide it.

- Page 124, Chapter 17.118, 17.118.020 – Application and Processing Procedures, Item A – Pre-application Meeting: Melton noted that the sentence was not clear.
- Page 125, Chapter 17.118, 17.118.030 – Demolition Permit Findings: Melton spoke about the Design Review and noted that this term should not be used in demolition. Staff will include HSRPC (Historic Sites & Records Preservation Commission) in the language in place of Design Review.
- Page 132, Chapter 17.120, 17.120.110 – Notifying County Assessor-Recorder: Melton asked for clarification regarding notification of the County Assessor-Recorder's Office. Engfer explained that the office is notified when there is a change in zoning use, as tax requirements vary depending on the type of zoning applied to a parcel

Baggett noted that Article 8 will be reviewed at the August 22, 2025 meeting.

The commission addressed Article 9 – Definitions:

Resident, Ken Melton provided the following public comments:

- Page 170, Ken noted that the Commission had previously directed staff to remove the term "Approach Surface" from the definitions, but it was not removed.
- Page 188 – Park Model Trailers: Ken recommended to remove the term "Model" from Park Trailer

McCamman recommended using the definition from the State law for Park Trailer.

- Page 189: Melton noted that the term "Primary Surface" should have been removed from the definitions, but it was not removed.
- Page 190 – Public Street: Ken noted that the term "Public Street" should be changed "Public Road" as it covers all types of roads in the definitions.
- Page 198: Melton noted that the term "Transition Surface" should be removed. Engfer noted that staff will review and if the term isn't required for land use, then the term can be removed.

Marilyn Saunders, a resident in a town planning area, expressed concerns raised to her after the French Fire, emphasizing the need for a plan requiring more than one evacuation route for any subdivision. She noted that the Campbell Tract currently has only one exit

G. Commissioner Reports

None.

H. Information Items

None.

I. Future Agenda Items

- 2025 Building Code Update Draft (October 2025)
- August 22, 2025 - Information Item presented by Sarah Dasilva (public commentor regarding yurts and alternative housing options)
- August 22, 2025 – Review Article 8
- August 22, 2025 – Include Marilyn Saunders public comment to the Subdivision discussion

J. Adjournment

There being no further business the meeting was adjourned at 12:02 P.M.

Respectfully submitted,

ART BAGGETT, Chair
Mariposa County Planning Commission

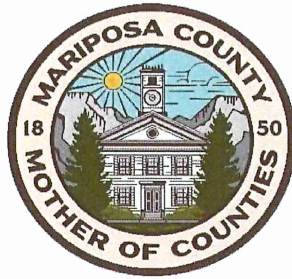
SOPHEA CRAIGHEAD, Secretary
Mariposa County Planning Commission

Note: Full audio recordings of the minutes are available from the Planning Department by request or online: [Agendas & Minutes | Mariposa County, CA - Official Website](#)



**Items that came in
after the Agenda and
packet was prepared
and publicly posted.**

Mariposa County
Planning Department



Steve Engfer
Planning Director

5100 Bullion Street
PO Box 2039
Mariposa, CA 95338
209-966-5151 FAX 209-742-5024
www.mariposacounty.org

sengfer@mariposacounty.org

MEMORANDUM

Date: August 8, 2025
To: Planning Commission
From: Steve Engfer, Planning Director
Topic: Public Comments Received After Packet Distribution

Public comments were received from the following:

- Genny Goldsher
- Julia Wignall
- Jennifer Han-Holbrook
- Joy Baccei
- Sara Dasilva

From: Genny Goldsher <gennygoldsher@yahoo.com>

Subject: Rigid Wall Yurts

Date: August 2, 2025 at 10:04:53 AM PDT

To: rsmallcombe@mariposacounty.org

Hi there,

I wanted to suggest that Mariposa County take a look at pre-approving Living Intent Yurts as an ADU option. Their Rigid Wall Yurts are already approved in places like Nevada, Napa, Mendocino, Santa Clara, and Humboldt counties, and they meet all the necessary codes for energy, structure, and wildfire safety.

These yurts are a cool mix of solid, stick-built durability and the simple setup you'd expect from a yurt. With ready-to-go engineering plans and a cost around \$50,000, they're a great alternative to mobile homes—especially for folks with lower incomes who still want something safe and long-lasting on their land.

Hope you'll consider adding them to the list of approved ADU types in Mariposa!

RECEIVED

AUG 04 2025

Mariposa County Planning Department

From: Julia Wignall <nishjulia@gmail.com>

Subject: Yurts as an ADU option

Date: August 2, 2025 at 8:22:24 AM PDT

To: rsmallcombe@mariposacounty.org, jkiser@mariposacounty.org

I am in support of allowing Mariposa County to pre-approve Living Intent Yurts as an ADU option. Their Rigid Wall Yurts are already permitted in counties such as Nevada, Napa, Mendocino, Santa Clara, and Humboldt, and meet all relevant energy, structural, and WUI fire safety codes.

These code-compliant structures combine the durability of stick-built homes with the simplicity of yurt assembly. With pre-approved engineering plans and a price point around \$50K, they offer an affordable, high-quality alternative to mobile homes—especially for low-income landowners.

With housing crises issues in this county adding Yurts will help offer additional housing options for employees of Mariposa county to live in. They are great for adding additional space for a property as an office to work out of, make into a hobby room or use as an extra guest room. These Yurts not only function well but are also aesthetically pleasing in fitting in with the look and feel of our outdoorsy Mariposa/Yosemite community. Your neighbor will not be embarrassed to live next door to you.

Please consider including this proven option in Mariposa's pre-approved ADU types.

Thank You - Julia Wignall

RECEIVED

AUG 04 2025

Mariposa County Planning Department

From: Jennifer Hahn-Holbrook <jhahnholbrook@gmail.com>

Subject: Pre-approval for AUD yurt

Date: August 1, 2025 at 9:30:37 PM PDT

To: rsmallcombe@mariposacounty.org, jliser@mariposacounty.org

Hello,

I'm a resident of Mariposa and I wanted to write to ask Mariposa County to include Living Intent Yurts as a preapproved ADU option. These structures are very nice, safe and a more affordable option for people wanting to increase the livable housing on their property.

Thanks so much for your time and please let me know if you have any questions.

Jennifer Holbrook

RECEIVED

AUG 04 2025

Mariposa County Planning Department

Sophea Craighead

From: Sara Dasilva <sara@livingintentyurts.com>
Sent: Thursday, August 7, 2025 10:00 AM
To: Steve Engfer
Cc: Joy Baccej; Ben Goger; Sarah.Williams; Art Baggett; Rosemarie Smallcombe; Jennifer Kiser; Genny Golsher; Julia Wignall; jhahn-holbrook@ucmerced.edu; Ninette Daniele-Castillo; Sophea Craighead
Subject: Re: Follow-Up Public Comments for Upcoming Planning Commission Meeting

You don't often get email from sara@livingintentyurts.com. [Learn why this is important](#)

Hello Steve,

Thank you for confirming you will include Joy's comments in the meeting tomorrow and to Joy for the introduction.

We have paved the way to an affordable, financeable + permit ready prefabricated home option here at Living Intent. If you were able to include our structure on your Pre approved roster for habitable dwellings, that would be great! I do not think it would be 100% necessary to have our units approved in your county, however. As you can see in the attached links, we provide a generic set that offers the structural information for each diameter as well as the foundation. The title 24 information has already been evaluated as well. Nevada county has issued permitting for our structure for a habitable dwelling already and can be used as reference to what is possible.

We have an inhouse drafts person that works with each client to customize the habitable structure's interior build out and site specific planning elements to submit to the county for review. We also are building a library of layouts / pre approved plan sets to offer to new clients. These designs can be used for primary and auxiliary dwelling units. We offer designs and upgrades to support seismic, wind and snow load for most all locations in CA.

It is my recommendation that Mariposa county adopt title 25 to pave a smoother path for community members to complete a more affordable "owner build" to permit with the county's approval.

If you would like for me to schedule a time to present the information to your group tomorrow during the meeting, please let me know the best time to call in and if you would like to present a quick set of slides to illustrate the information. I can provide a few images of the finished product to add to that presentation.

If a standard short public comment is all that is available, I would be happy to be on the record in that way, but believe there may be follow up questions from your group that this would not allow time for, so scheduling in time for me at the next meeting may be best.

Thank you,

On Thu, Aug 7, 2025 at 8:29 AM Steve Engfer <sengfer@mariposacounty.org> wrote:

Hello,

Thank you for the comments.

We will be sure that the Planning Commission receives the comments for their meeting tomorrow.

Steve Engfer, Planning Director

LAFCo Executive Officer
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ONLINE PERMITTING SYSTEM NOW AVAILABLE

Effective 12/9/24 all Mariposa County Building Permits, Environmental Health Well & Septic Permits, Planning Applications will be processed using the new Mariposa Development Services Permit Center System.

You can submit applications online from wherever you are! OR You can submit at Development Services front counter and we will help you submit your permit applications with the new system.

We are here to help! If you have questions, just give us a call or e-mail using the contact information below.

We encourage appointments to assist you better so just let us know if you would like to set an appointment.

Applicants may experience processing delays in the first few weeks after initial implementation.

Thank you for your patience during this time.

[CLICK HERE TO GET STARTED!](#)

If you need assistance using the system, please contact:

Building Department 209-966-3934 building@mariposacounty.org

Environmental Health Department 209-966-2220 eh@mariposacounty.org

Planning Department 209-966-5151 planningdept@mariposacounty.org

From: Joy Baccei <joy.baccei@gmail.com>

Sent: Thursday, August 7, 2025 7:41 AM

To: Steve Engfer <sengfer@mariposacounty.org>; Ben Goger <bgoger@mariposacounty.org>; Sarah Williams <sarahwilliams@mariposacounty.org>; Art Baggett <baggett.art@gmail.com>; Rosemarie Smallcombe <rsmallcombe@mariposacounty.org>; Jennifer Kiser <jkiser@mariposacounty.org>

Cc: Sara Dasilva <sara@livingintentyurts.com>; Genny Golsher <gennygoldsher@yahoo.com>; Julia Wignall <nishjulia@gmail.com>; jhahn-holbrook@ucmerced.edu; Ninette Daniele-Castillo <ninettedaniele@gmail.com>

Subject: Follow-Up Public Comments for Upcoming Planning Commission Meeting

Hello All,

Unfortunately, I will be unable to attend this Friday's 8/8 Planning Commission meeting. However, I wanted to follow up with more information and comments for your consideration.

Those of us who submitted public comments (cc'd) are united in the shared goal of increasing access to affordable, permitted dwelling options in Mariposa County that are also aesthetic and in line with our mountain community. To that end, we are advocating for two key actions:

1. **Pre-approval of stick-built prefab round houses** as a permitted Accessory Dwelling Unit (ADU) option.
2. **Adoption of Title 25 amendments in Mariposa County**, allowing these dwellings to serve as an affordable and code-compliant housing solution for residents.

Sara DaSilva from Living Intent Yurt Company (cc'd) has kindly offered to join the meeting virtually to briefly present and answer questions about the prefab "round houses" (also referred to as "round cabins"). These homes are designed to meet California Title 24 habitable space code requirements and are currently code-compliant in counties across the state.

Attached are several supporting documents that demonstrate how these homes have already been permitted elsewhere, such as in **Nevada County** under Title 25, without the need for additional stamped structural calculations:

- Sample plan sets for:
 - **24' unit** – commonly used as an ADU
 - **32' unit with loft** – often used as a primary residence
- Title 24 vs. Title 25 comparison information
- Title 25 submittal checklist

These materials highlight that these prefab round homes are not only structurally sound but also energy-efficient and suitable for a wide range of California locations.

Thank you for your time and consideration. I look forward to hearing the outcomes of the meeting and continuing this important conversation.

Respectfully,

Joy Baccei

Midpines, CA

On Thu, Jul 24, 2025 at 11:32 AM Steve Engfer <sengfer@mariposacounty.org> wrote:

Hello,

We have received your public comment and will provide to the Planning Commission.

The next Planning Commission meeting for the Development Code is on August 8, 2025 at 9 am.

The Planning Commission agendas are typically published a week preceding the meeting date here:
<https://www.mariposacounty.org/2792/Agendas-Minutes>

Also, for additional information on the Development Code project here is the web page link:

<https://www.mariposacounty.org/2904/Development-Code-Update-Project>

Thank you.

Steve Engfer, Planning Director

LAFCo Executive Officer
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www.mariposacounty.org/planning

----- Forwarded message -----

From: **Joy Baccei** <joy.baccei@gmail.com>

Date: Thu, Jul 24, 2025 at 8:42 AM

Subject: Public Comment: Support Pre-Approval of Living Intent Yurts as ADUs in Mariposa County

To: Art Baggett <baggett.art@gmail.com>

Hello,

I'm writing to urge Mariposa County to pre-approve Living Intent Yurts as an ADU option. Their Rigid Wall Yurts are already permitted in counties such as Nevada, Napa, Mendocino, Santa Clara, and Humboldt, and meet all relevant energy, structural, and WUI fire safety codes.

These code-compliant structures combine the durability of stick-built homes with the simplicity of yurt assembly. With pre-approved engineering plans and a price point around \$50K, they offer an affordable, high-quality alternative to mobile homes—especially for low-income landowners.

Please consider including this proven option in Mariposa's pre-approved ADU types.

Sincerely,

Joy Baccei

Steve Engfer, Planning Director

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Mariposa • CA • 95338
(209) 742-1250 • FAX (209) 742-5024
www.mariposacounty.org/planning

ONLINE PERMITTING SYSTEM NOW AVAILABLE

Effective 12/9/24 all Mariposa County Building Permits, Environmental Health Well & Septic Permits, Planning Applications will be processed using the new Mariposa Development Services Permit Center System.

You can submit applications online from wherever you are! OR You can submit at Development Services front counter and we will help you submit your permit applications with the new system.

We are here to help! If you have questions, just give us a call or e-mail using the contact information below.

We encourage appointments to assist you better so just let us know if you would like to set an appointment. Applicants may experience processing delays in the first few weeks after initial implementation.

Thank you for your patience during this time.

[CLICK HERE TO GET STARTED!](#)

If you need assistance using the system, please contact:

Building Department 209-966-3934 building@mariposacounty.org

Environmental Health Department 209-966-2220 eh@mariposacounty.org

Planning Department 209-966-5151 planningdept@mariposacounty.org

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"Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever has"

Margaret Mead

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Sara Dasilva | General Manager

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