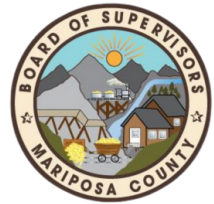




Mariposa County

CODE COMPLIANCE ADVISORY COMMITTEE

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



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

MEMBER
MEMBER
MEMBER
MEMBER
CHAIR
VICE-CHAIR

CODE COMPLIANCE ADVISORY COMMITTEE

FINAL ACTION SUMMARY MINUTES

FEBRUARY 24, 2026

A. Call to Order and Roll Call

At 2:07 P.M. Chair Casto opened the meeting and announced there was a quorum.

Members Present: Gabe Edwards, Ken Melton, Robert Fox, Colleen Rhodes, Kris Casto

Members Excused: Floyd Davis

County Staff Present: Planning Staff: Steve Engfer, Ben Goger, Bart Conner, and Monique Matlack, Justin Miesner/Building Inspector, and Sophea Craighead/Building Inspector

Public Present: Al Golub and Lisa Edelheit

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.

Steve Engfer/Planning Director noted that Ben Goger/Senior Planner will be assisting due to staffing transition in the Planning Department and as he approaches his retirement on March 20, 2026, and wanted to ensure that there was continuity for the committee.

Lisa Edelheit/Midpines Residence wanted to introduce herself as a Candidate for District 1 Board of Supervisor and noted that she was glad to be in attendance.

Chair Casto praised and thanked Engfer for all his hard work and dedication to the committee and noted that he would be missed.

C. Approval of Minutes

1. Clerk of the Board

The Code Compliance Advisory Committee – Regular Meeting – September 12, 2025

Edwards and Rhodes were excused from this meeting and abstained from voting on the minutes.

By motion of Fox, seconded by Melton, the CCAC approved the draft minutes of September 12, 2025, as presented. Motion passed. 3 Ayes, 0 Nays, 1 Excused (Floyd Davis), 2 Abstained (Edwards and Rhodes)

2. Planning

The Code Compliance Advisory Committee – Regular Meeting – November 14, 2025

Rhodes noted that the following errors were found:

- Item E.1. - Correct 2018-219 to County Code Amendment 2019-218.
- Item B. - Correct the spelling of Adam McLane.
- Item D.1. - Fourth paragraph that states “Colleen Rhodes mentioned they had also asked about engineering, and staff said they would remove it” needed more context to make sense to the reader reading the minutes.

A discussion took place regarding a paragraph located at the bottom of page 11. Rhodes noted that the information was incorrect as that was not what she said and recommended that the Acting CCAC Secretary go back and listen to the audio for accuracy.

Rhodes moved to table the minutes from November 14, 2025, and used the draft minutes as an example or test case to discover what a good solution would be to produce quality minutes.

Engfer provided clarification on the different styles of minutes and provided a summary of previous discussions the committee had with staff and the Clerk of the Board pertaining to minutes.

By motion of Rhodes, seconded by Fox, the CCAC approved to table the draft minutes of November 14, 2025, to a future meeting date after corrections have been made. Motion passed. 5 Ayes, 0 Nays, 1 Excused (Floyd Davis), 0 Abstained.

3. Planning

The Code Compliance Advisory Committee – Regular Meeting – January 09, 2026

By motion of Rhodes, seconded by Edwards, the CCAC approved the draft minutes of January 09, 2026, as presented. Motion passed. 5 Ayes, 0 Nays, 1 Excused (Floyd Davis), 0 Abstained

D. Information Items

1. Planning

Case Log Update from Code Compliance Technician – Bart Conner

Bart Conner/Code Compliance Technician provided the committee with the code case opened, expired and invoiced by type from January 1, 2026, to February 20, 2026.

Discussion ensued and the committee was pleased with the update provided by Conner.

2. Planning

Receive an update from the Ad-Hoc Committee members on the CAO-Led Code Compliance Ordinances and Program progress

Chair Casto read the staff report and noted that the update would be given by Edwards and Rhodes.

Edwards noted that he had several concerns but did not want to share; however, he did note that there had been several discussions with the Planning Commission and one of his frustration is that language kept leaking back into the process that they were trying to eliminate in the Code Compliance Ordinances and Program document. He further noted that they had completed a lot of straight forward developmental work pertaining to the Vehicle Abatement Program as a Title 1, Chapter 1.40.

Rhodes shared that the Ad-Hoc is not going well as they have not accomplished anything. She spoke in detail about discussions that occurred from the January 10, 2025, meeting with the Planning Commission and the Ad-Hoc Committee meetings and suggested that the CCAC propose to the County Administrative Officer (CAO) to give the responsibility back to the CCAC as they are the experts with the assistant of Bart Conner.

Rhodes explained that it was her understanding that the Ad-Hoc committee was created to develop the Administrative Abatement Program which consisted of building, zoning, and environmental health issues with a focus on zoning issues as the Planning Commissioner members were a part of the committee and noted that this was not the case. She noted that the CAO stated he thought this committee would discuss fire and abandon vehicle abatement which did not include building.

Rhodes further noted that the committee needed to define what they are doing, look specifically at what they are trying to abate, when will the abatements powers and authorities be utilized, which public nuisances are being referred to, as without this information the work they do will not be useful.

Melton provided a summary of his recollection of prior discussions. He stated that the Ad-Hoc Committee had been created to implement what had been presented to the Board regarding enforcement through Chapter 1.40. He noted that abatement was a separate issue that had originated with Edwards concerning the Abandoned Vehicles Abatement and was not related to fire, building or environmental health.

He further stated that the current discussion appeared to have diverged from the original intent of implementing the recommendations that the CCAC had presented to the Board of Supervisors and that the minutes reflected a direction given to bring back a separation of abandoned vehicles and enforcement that was based on code compliance.

Melton further stated that the committee's current discussion included fire and building permit issues, which had not been part of the Ad-Hoc committee's original direction. He concluded by noting that in his view, the CCAC had made no progress on the matter.

Edwards shared that the CCAC had formally raised the question of how to address code violations with those in positions of authority and had been repeatedly told that fines did not work and that abatement

was the more effective approach. He then provided a definition of the term “bad actor” and noted that there was a belief among administrative staff, as reflected in existing law and code, that some form of strict formal enforcement and a fines program were necessary. He also defined “abatement” as fixing the problem and further clarified that, when discussing vegetation management for wildfire protection, health and safety code violations were issues that should be corrected. He then stated that the goal to remove violations was through compliance and abatement.

Edwards then summarized the CCAC’s meeting with the Planning Commission in January 2025. During that meeting, the Commission agreed with the general concept that violation abatement was the preferred path forward. He further noted that the individuals with whom the CCAC had spoken with had publicly stated that they did not want to move forward with a fines program. As a result, the CCAC suggested removing Section 17.144, as it consisted of enforcement related code provisions. He emphasized that the CCAC was not attempting to remove enforcement from the process, as enforcement remained a critical component. He stated that the County was fortunate to have Corrina Miranda and Bart Conner working diligently to determine how to enforce the code in circumstances where the existing code did not adequately support enforcement efforts. The work of the CCAC, the Ad- Hoc Committee, and the Planning Commission had been focused on bringing reason and practicality to the process of abating violations. He further noted that one of the core underlying issues was that the CCAC continued to reference Resolution 2019-218, which included the framework established in Chapters 1.40 and 1.42.

Lastly, Edwards stated that, moving forward, he wanted the CCAC to remain unified in its efforts to accomplish its task. He noted that the terminology and clarity that had been intended during the Ad Hoc Committee meetings had been lacking and that the group's focus had not always been clearly articulated.

A discussion ensued regarding the summary abatement. Rhodes stated that the County needed the summary abatement and noted that she had been unable to obtain an answer from the County about the existing summary abatement. She further stated that when she raised the issue during the Ad-Hoc meeting, she later learned that there was no due process associated with it.

Rhodes further stated that she believed that was the purpose of creating the Ad-Hoc Committee, but it was not what the committee had accomplished.

Engfer provided clarification on the items that the committee highlighted and suggested having those concerns addressed at the next Ad-Hoc meeting. Engfer also noted that staff will also review the different versions of the Code Compliance Ordinances and Program document that they were developing and would bring back to the committee the version they had worked on.

Rhodes made a formal request, noting that the CCAC requested that the County Administrative Officer and the Board of Supervisors returned the responsibilities for drafting the Ordinance given back to the CCAC, where the drafting can be done in a public setting. So that the public can have confidence that they can refer to the CCAC’s meeting audio.

Engfer acknowledged that the CCAC had made a recommendation for the Board of Supervisors to consider bringing the Title 1 code writing process back to the full committee.

E. Future Agenda Items

- November 14th , 2025 Draft Minutes
- Changes to By-laws pertaining to changing the standing meetings, reducing member seats, and language pertaining to scheduling meetings
- Case Log Update from Code Compliance Technician — Bart Conner
- Recommendation that the Board of Supervisors take the necessary actions for Mariposa County to participate in the State Abandoned Vehicle Abatement Program, including adoption of code amendments to the Mariposa County Vehicle Abatement Code Section 8.32 and other related actions that are required to participate in the program
- Bring back the corrected version of the Code Compliance Ordinances and Program Draft
- Formal recommendation for the Board of Supervisors to consider bringing the Title 1 code-writing process back to the full committee.

G. Adjournment

By motion of Edwards, seconded by Fox, the CCAC meeting adjourned at 4:08 pm. Motion passed. 5 Ayes, 0 Nays, 1 Excused (Floyd Davis), 0 Abstained.

Respectfully submitted by Acting Secretary,
Sophea Craighead