

Mariposa County
Planning Department



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

STEVEN ENGFER
Planning Director

sengfer@mariposacounty.org

February 14, 2025

Notice of Public Hearing and Intent to Adopt a Mitigated Negative Declaration

Project name and number: Conditional Use Permit (CUP) No. 2023-078
Applicant's name: Happy Goat, Inc.
Property Owner: ECO EXTREME HOLDINGS, LLC.
Property address: 5030 CYA Road
Assessor's Parcel Numbers: 012-041-002

PROJECT DESCRIPTION SUMMARY: Conditional Use Permit Application No. 2023-078 proposes a "Special Events Facility". The Proposed Project includes daily public farm tours, bi-weekly outdoor education schools, and occasional special events and workshops. The bi-weekly outdoor education schools would include up to 50 guests per group. Up to 175 guests are anticipated on a daily basis, and up to 300 guests during special events. The applicant proposes to permit their events pursuant to Mariposa County Code Title 17.108.220 Special Events Facilities. Based on the proposed duration and proposed number of attendees for special events, a Conditional Use Permit (CUP) is required.

The Project site is improved with a 108'X65' "big barn," six (6) greenhouses, a 70'X84' goat/work barn. The existing "big barn" on-site is 6,912 square feet. The existing goat/work barn on-site is 5,880 square feet. The 6 existing greenhouses on-site are located on a 250'X115' pad and have a combined square footage of approximately 18,000 square feet. The only permanent structure being proposed under the Proposed Project is the container bathrooms. The proposed bathrooms would be approximately 8'X20' for a total of 160 square feet. Including the proposed container bathrooms, the total square footage of all permanent structures on the 29-acre project site would be approximately 30,952 square feet.

This matter requires a public hearing and on **Friday, March 21, 2025** the Mariposa County Planning Commission will consider **Conditional Use Permit Application No. 2023-078, Happy Goat, LLC, Applicant.**

Hearing Time: 9:00 a.m. or as soon thereafter as possible. The order in which projects will be heard on **Friday, March 21, 2025** will be available from this office one week prior to the hearing.

Hearing Location: Mariposa County Government Center (upper floor)
5100 Bullion Street, Mariposa California

Action: The Planning Commission will consider the adoption of a resolution adopting a Mitigated Negative Declaration and approving the project with findings, conditions, and mitigation measures.

You are receiving this notice as required by State law and County code because (1) you own property within 600 feet of the subject property; (2) your property is on an easement providing access to the subject property, (3) you have previously asked us to inform you about projects associated with this property, or (4) you are an affected/reviewing state or local agency.

ENVIRONMENTAL REVIEW: Based on the Initial Study prepared for the project, the project would have a less than significant effect on the environment when mitigation measures are incorporated. Although the project has the potential to significantly impact biological resources, cultural resources, and geology/soils, there will not be significant impacts because proposed mitigation measures will reduce these potentially significant impacts to less than significant levels. The County of Mariposa proposes to adopt a Mitigated Negative Declaration. Public review of the Initial Study will commence on February 14, 2025, and will continue until 5:00 p.m. on March 17, 2025. Those wishing to comment specifically on the Initial Study/proposed Mitigated Negative Declaration must do so before 5:00 p.m. on March 17, 2025. Written comments on the Initial Study and on the proposed adoption of a Mitigated Negative Declaration are to be submitted during the public review period to Kaitlyn Casner, Planner III, Mariposa County Planning Department, to mail to PO Box 2039, Mariposa, CA 95338 or hand delivery to 5100 Bullion Street, Mariposa, CA 95338 or by email planningdept@mariposacounty.org. The proposed Mitigated Negative Declaration and Initial Study will also be available for review at the Mariposa County Planning Department projects web page <https://www.mariposacounty.org/1129/Current-Projects>. Should you require a physical copy of the proposed Mitigated Negative Declaration and Initial Study and all documents referenced in the Initial Study contact the Mariposa County Planning Department during normal business hours.

PROJECT REVIEW: Written comments on the project itself may be submitted now, and at any time during the public review period up to, and including, the public portion of the public hearing time. Comments received prior to March 14, 2025, will be included in the staff report. Comments received after that date will be provided to the Planning Commission prior to the hearing. The staff report for the project will be available one week prior to the hearing at: <https://www.mariposacounty.org/>

All actions of the Planning Commission may be appealed to the Board of Supervisors in accordance with County regulations. Please be advised that any concerns or issues relating to the project must be raised during the public review process described in this notice, if those issues are to be used for the basis of an appeal or a future court challenge. If you appeal the action of the Planning Commission to the Board of Supervisors or challenge the action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Information regarding the Appeals process is available at Mariposa Planning, 209-966-5151.

For further information, contact Kaitlyn Casner, Planner III, at (209) 966-5151 or by email at planningdept@mariposacounty.org.

February 14, 2025

You may also write us at P.O. Box 2039 Mariposa CA 95338, or drop by the office at 5100 Bullion Street (lower floor), Mariposa to review available information.

Sincerely,



Kaitlyn Casner
Planner III

Mailed: February 14, 2025 – Posted February 14, 2025

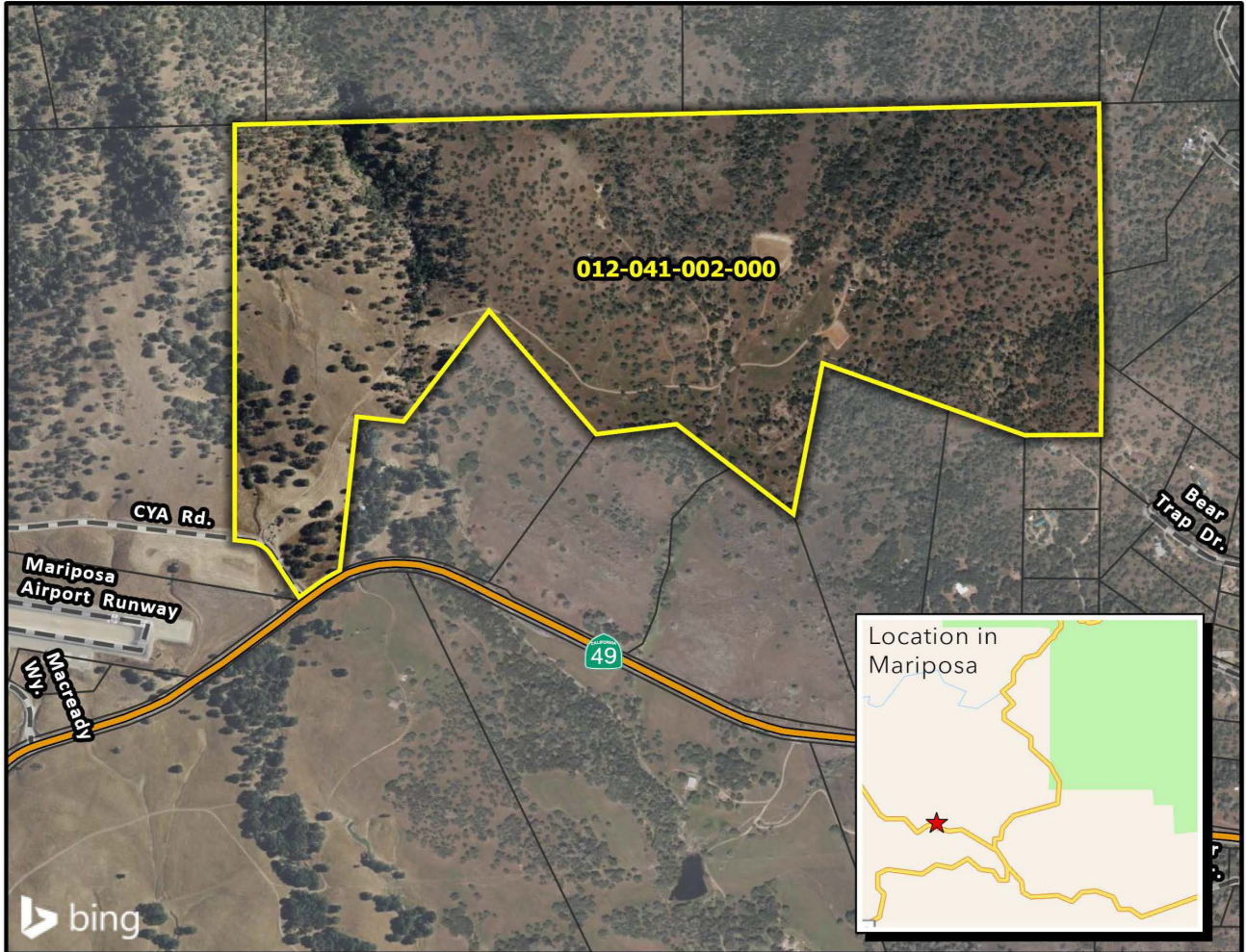
Posting Locations: Mariposa County Clerk's Office
Mariposa County Courthouse
Mariposa County Planning Department
www.mariposacounty.org/planning

Please leave posted until 5pm March 21, 2025

Attachments:

Project Vicinity Map
Reduced Site Plan

Mariposa County Planning Department Project Vicinity Map



0 500 1,000 Feet
1:12,000

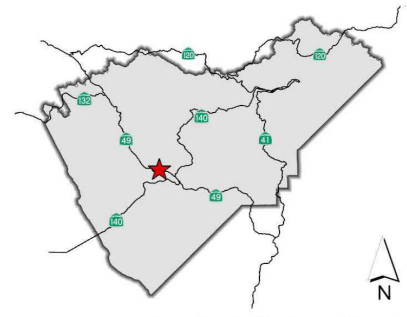
	Site
	Assessor's Parcels

PROJECT TYPE: CONDITIONAL USE PERMIT 2023-078
APPLICANT: ECO EXTREME HOLDINGS, LLC
APN: 012-041-002-000
SITE ADDRESS: 5030 CYA ROAD, MARIPOSA, CALIFORNIA 95338

Coordinate System: NAD 1983 State Plane California III FIPS 0403 Feet
Map Date: Thursday, June 15, 2023
Data Source: Mariposa County Planning Department GIS; Assessor's Parcel Map Update: 01/2023
Map Credit: BEN OGREN, Sr. GIS Specialist



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Location in Mariposa County

Mariposa County makes no warranty regarding the accuracy of the GIS or the analysis and conclusions resulting from using our GIS data.

