

**Mariposa County**  
**Planning Department**



5100 Bullion Street  
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www.mariposacounty.org

**SARAH WILLIAMS**  
Planning Director

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Assistant Planner

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September 30, 2022

## Notice of Public Hearing

**Project name and number:** Conditional Use Permit (CUP) Application No. 2022-072  
**Applicant's name:** William Brandle  
**Property address:** 3086 Wass Road, Mariposa, CA.  
**Assessor's Parcel Number:** 015-200-0170

**PROJECT DESCRIPTION SUMMARY:** This is a reconsideration of Conditional Use Permit Application No. 2022-072 that was previously approved at the July 15, 2022 Planning Commission Meeting. Project proposes an increase in bedroom count from 3-bedroom to 4-bedroom for an existing vacation rental (VR 2018-021) known as the historic "Tip Top Inn", a former stagecoach stop that was deemed to be eligible to be on the list of Historical Resources in Mariposa County by the Historic Sites and Records Preservation at the May 9<sup>th</sup>, 2022 meeting. No additional development is proposed at this time. If the conditional use permit is approved, the owner will be required to obtain an amended TOT certificate through the vacation rental application process. The Planning Commission will consider adoption of a resolution finding the project exempt from environmental review (Notice of Exemption) and approving Conditional Use Permit Application No. 2022-067 with findings & conditions.

This matter requires a public hearing and on **Friday, October 21, 2022**, the Mariposa County Planning Commission will reconsider **Conditional Use Permit Application No. 2022-072, William Brandle, Applicant.**

**Hearing Time:** 9:00 a.m. or as soon thereafter as possible. The order in which projects will be heard on **Friday, October 21, 2022** 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 adoption of a resolution finding the project exempt from environmental review (Notice of Exemption) and approving Conditional Use Permit Application No. 2022-072 with findings & conditions.

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.

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 **October 14, 2022** will be included in the staff report. Comments received after that date will be copied and given to the Commission prior to the hearing. The staff report for the project will be available one week prior to the hearing.

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, Assistant Planner, at (209) 966-5151 or by email at [kcasner@mariposacounty.org](mailto:kcasner@mariposacounty.org). 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  
Assistant Planner

Mailed: 9/30/2022- Posted: 9/30/2022

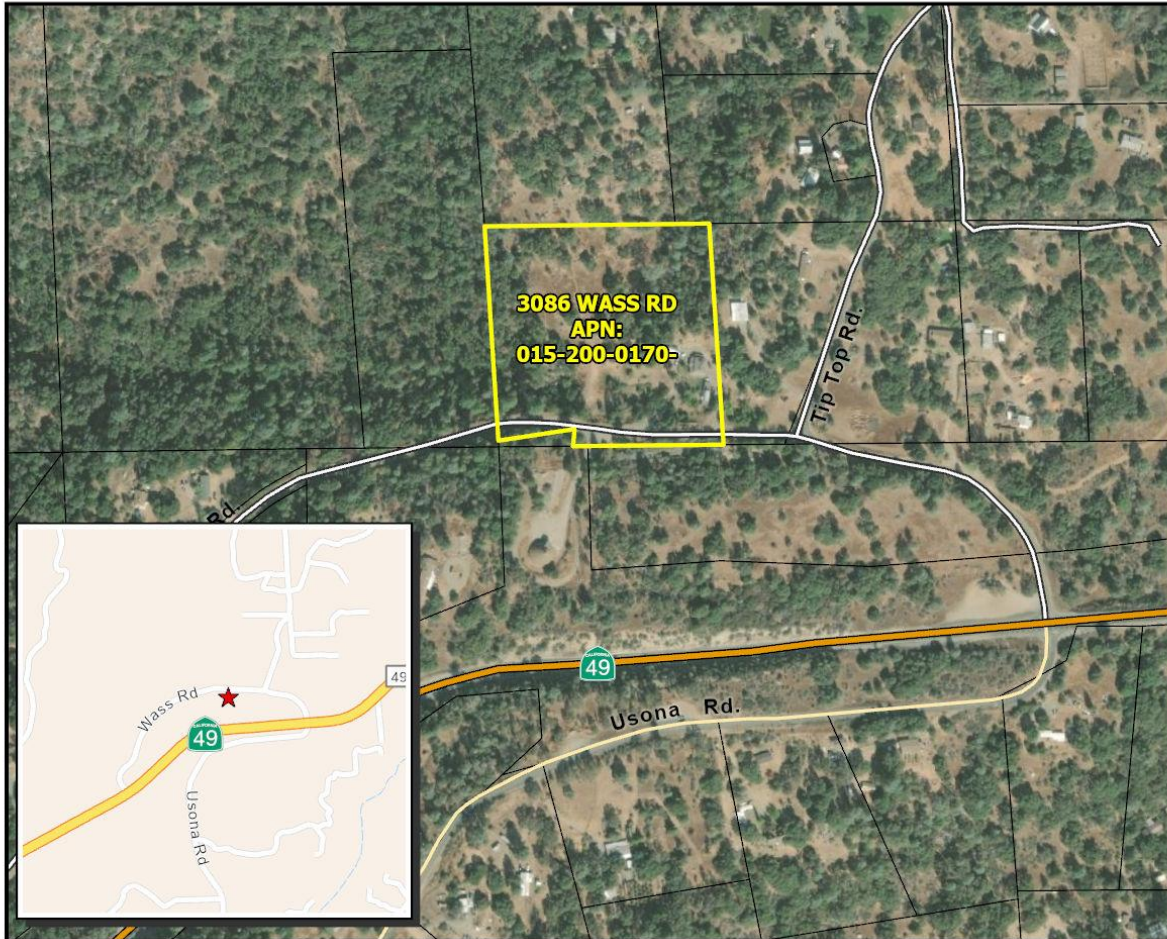
Posting Locations: Mariposa County Clerk's Office  
Mariposa County Courthouse  
Mariposa County Planning Department  
Woodland Gas, Food & Liquor  
[www.mariposacounty.org/planning](http://www.mariposacounty.org/planning)

Please leave posted until 5pm October 21, 2022

**Attachments:**

Project Vicinity Map  
Reduced Site Plan & Floor Plan

# Mariposa County Planning Department Project Vicinity Map



0 400 800 Feet

1:5,024

**PROJECT TYPE:** Conditional Use Permit 2022-072

**APPLICANT/OWNER:** William Brandle, Trust

**SITE ADDRESS:** 3086 Wassa Road

**APN:** 015-200-0170

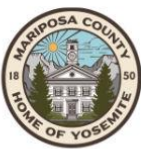
Coordinate System: NAD 1983 State Plane California III FIPS 0403 Feet

Date: Friday, April 15, 2022

Data Source: Mariposa County Planning Department GIS;

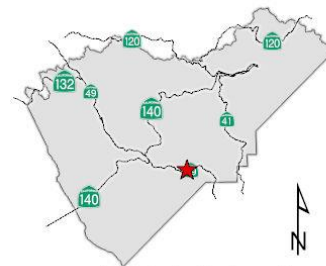
Assessor's Parcel Map Update: 08/2021

Map Credit: jwhite

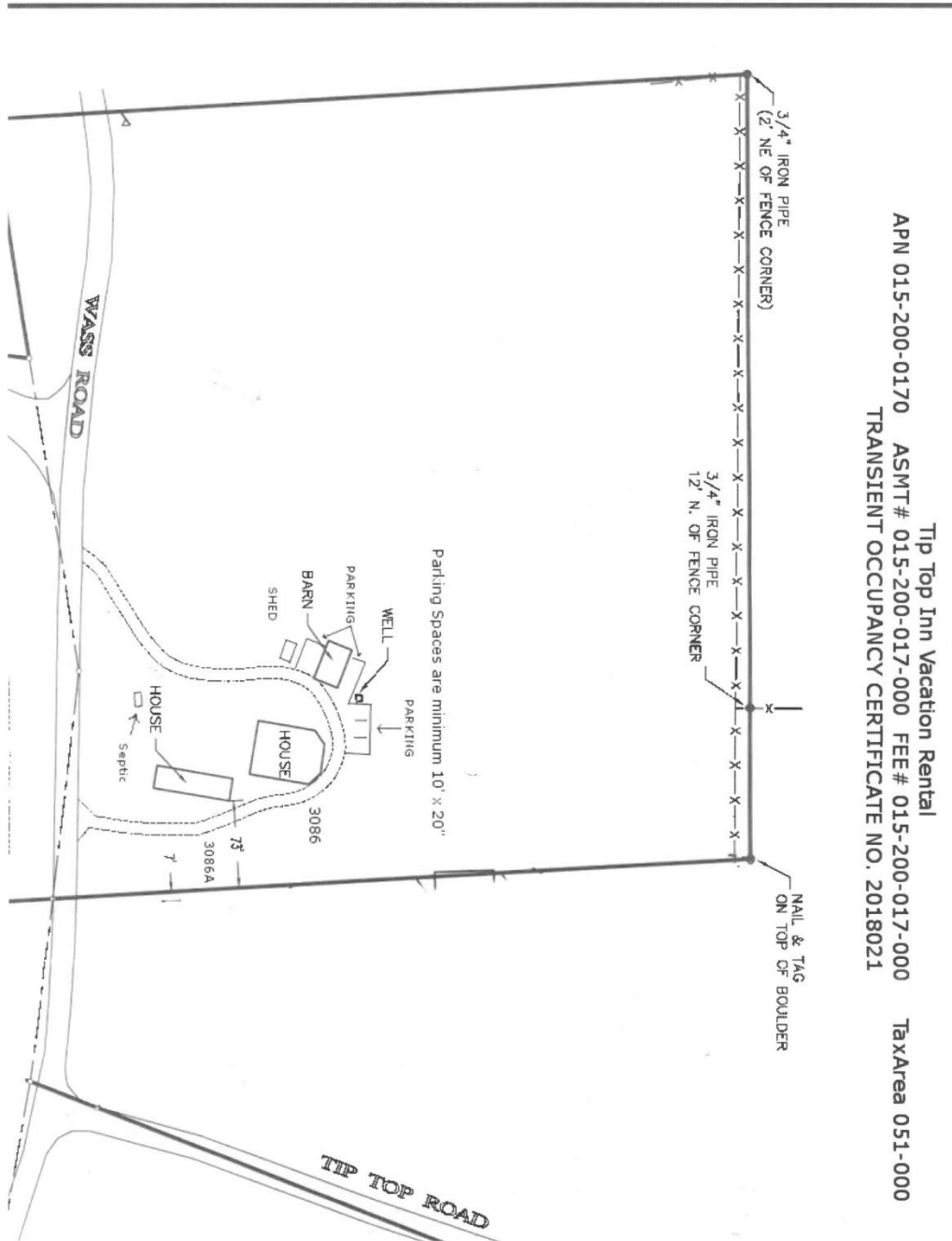


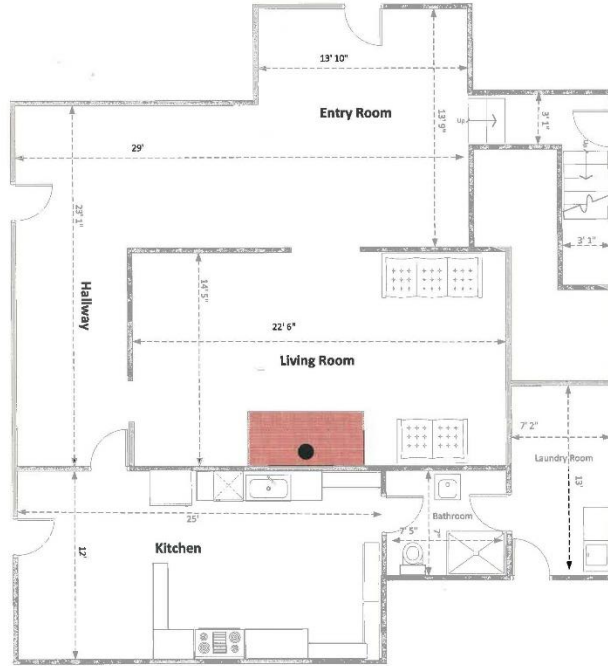
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mariposaplanning@mariposacounty.org  
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Assessor's Parcel Map  
Site

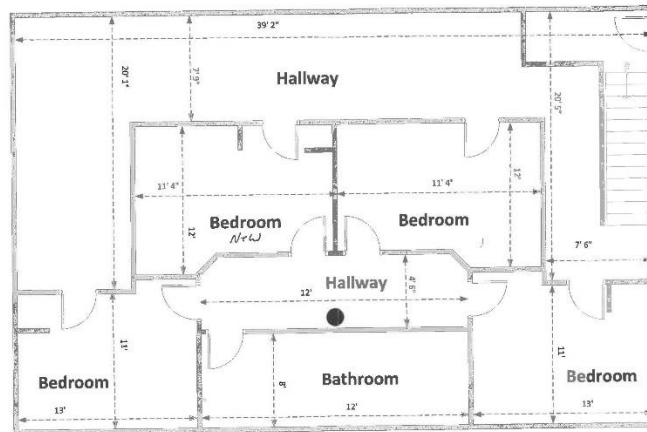


Mariposa County makes no warranty regarding the accuracy of the GIS or the analysis and conclusions resulting from using our GIS data. Location in Mariposa County





**Tip Top Inn First Floor**



**Tip Top Inn Second Floor Plan**