



**PLANNING COMMISSION
AGENDA**

**JULY 21, 2016
9:00 A.M.**

**MENDOCINO COUNTY ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
501 LOW GAP ROAD, UKIAH, CALIFORNIA**

ORDER OF AGENDA

1. **Roll Call.**
2. **Planning Commission Administration**
 - 2a. Determination of Legal Notice.
3. **Director's Report.**
4. **Matters from the Public.** The Planning Commission welcomes participation in Commission meetings. This item is limited to matters under the jurisdiction of the Commission that are not on the posted agenda and items which have not already been considered by the Commission. No action will be taken.
5. **Consent Calendar.**

Approval of June 2, 2016 Planning Commission Minutes.
6. **Regular Calendar.**
 - 6a. **CASE#:** U_2013-0008
DATE FILED: 4/17/2013
OWNER: PATHWAYS IN EDUCATION
APPLICANT: BLACKBIRD FARM
AGENT: TROY SCHLERETH
PROJECT COORDINATOR: ADELE PHILLIPS
REQUEST: Major Use Permit for the expansion of a permitted transient habitation (resort and recreational) facility, previously known as Highland Ranch. The proposed expansion would increase the number of guests and employees from 36 to a maximum of 292 over a 7 year development time line.
ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration.
LOCATION: 2± miles southwest of Philo, lying off of Van Zandt Resort Rd (private) which is accessed off of Rays Rd (CR 131). Located at 18601 Van Zandt Resort Road, Philo; APN's 026-392-21, -22, -23, -24, -25, -29, -30, and -31.



7. Matters from Staff.

7a. Cancellation of the August 4, 2016 Planning Commission Meeting.

8. Matters from Commission.

9. Adjournment.

ADDITIONAL INFORMATION/REPORT AVAILABILITY. The staff report and notice are available on the Department of Planning and Building Services website at www.co.mendocino.ca.us/planning. Additional information regarding the above noted items may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

APPEAL PROCESS. Persons who are dissatisfied with a decision of the Commission may appeal the decision to the Board of Supervisors. An appeal must be made in writing along with a fee to the Clerk of the Board within 10 days of the Commission's decision. The appeal will be placed on the next available Board agenda and the appellant will be notified of the time and date. Appeals to the Board do not guarantee that the Commission's decision will be overturned. In some cases, the Board may not have the legal authority to overturn the decision.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 at least five days prior to the meeting.

<http://www.co.mendocino.ca.us/planning>