



# MARIPOSA PLANNING

COUNTY OF MARIPOSA  
5100 BULLION STREET • POST OFFICE BOX 2039  
MARIPOSA, CALIFORNIA 95338-2039  
209. 966. 5151 • FAX 209. 742. 5024

Sarah Williams, Director  
swilliams@mariposacounty.org  
Alvaro Arias, Deputy Director  
aarias@mariposacounty.org

January 18, 2019

## Notice of Public Hearing

**Project name and number:** Time Extension No. 2018-231 (Conditional Use Permit No. 2012-120)  
**Applicant's name:** Lynn Ferry  
**Property address:** 8651 Bull Creek Road, Coulterville  
**Assessor's Parcel Number:** APN 005-140-011

**PROJECT DESCRIPTION SUMMARY:** A Time Extension of 18-months for Conditional Use Permit No. 2012-120. The 18-month extension would allow for more time to complete the full project. Conditional Use Permit No. 2012-120 was approved for:

A Guest Ranch to educate visitors in such issues as small scale vegetable farming, sustainable timber management, traditional arts related to the farming communities in the history and stewardship of the region, and other similar activities. There are 2 proposed phases: Phase 1 is to add to the existing 2 bedroom, 1 bath house of approximately 750 sq feet creating a 4 bedroom, 3 bath house of approximately 2000 sq feet and accommodating up to 10 visitors. Gravel parking is proposed for up to 10 vehicles. The operation will run 200 days per year (or less) and serve 3 meals a day and will be primarily used during late spring through early fall. If Phase 1 is successful, Phase 2 will be implemented (all permits issued) within 6 years and will be a separate lodging facility of similar size with necessary infrastructure (up to 1,999 square feet lodge structure with a gravel parking lot) for a maximum of 10 additional guests. In addition to the owners, a maximum of 2 employees are anticipated (based on the expansion). (Approved Project Description)

Pursuant to Condition No. 4 of the CUP, project approval expires on January 25, 2019. Condition No. 4 allows the applicant to request one 18 month extension. The extension request was submitted prior to approval expiration. Per the applicant Phase 1 was completed and is in operation. The owner wishes to sell the property and the extension would allow a buyer more time to complete the project if they wish.

The Planning Commission will consider the project (time extension), finding that the time extension is exempt from CEQA and approval, conditional approval or denial of the project.

This matter requires a public hearing and on **February 8<sup>th</sup> 2019**, the Mariposa County Planning Commission will consider **Time Extension 2018-231**.

**Hearing Time:** 9:00 a.m. or as soon thereafter as possible. The order in which projects will be heard on **Friday, February 8<sup>th</sup> 2019** 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 project and approval, conditional approval or denial of the project.

**Planning Commission Hearing February 8 2019, Time Extension No. 2018-231  
Lynn Ferry, Applicant.**

You are receiving this notice as required by State law and County code because (1) you own property within 600 feet of the project parcel); (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:** Project (time extension) is exempt from environmental review

Written comments on the project may be submitted now, and at any time during the public review period up to, and including, the public meeting time. Comments received prior to January 30<sup>th</sup> 2019, will be included in the staff report packet and comments received up to February 5<sup>th</sup> 2019 will be provided to the Planning Commission at the meeting. Written comments may be submitted to Alvaro Arias, Deputy Director, 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 [aarias@mariposacounty.org](mailto:aarias@mariposacounty.org). The staff report for the project will be available at least one week prior to the meeting at [www.mariposacounty.org/planning](http://www.mariposacounty.org/planning) and at the Planning Counter of the Mariposa County Planning Department. The Planning Counter is located at 5100 Bullion Street, Mariposa, CA 95338.

*The Planning Commission is the final action authority for this project.*

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. Information regarding the Appeals process is available at Mariposa Planning, 209-966-5151.

For further information, contact Alvaro Arias, Deputy Director, at (209)966-5151 or by email at [aarias@mariposacounty.org](mailto:aarias@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,



Alvaro Arias  
Deputy Director

Mailed: 01/18/2019- Posted: 01/28/2019

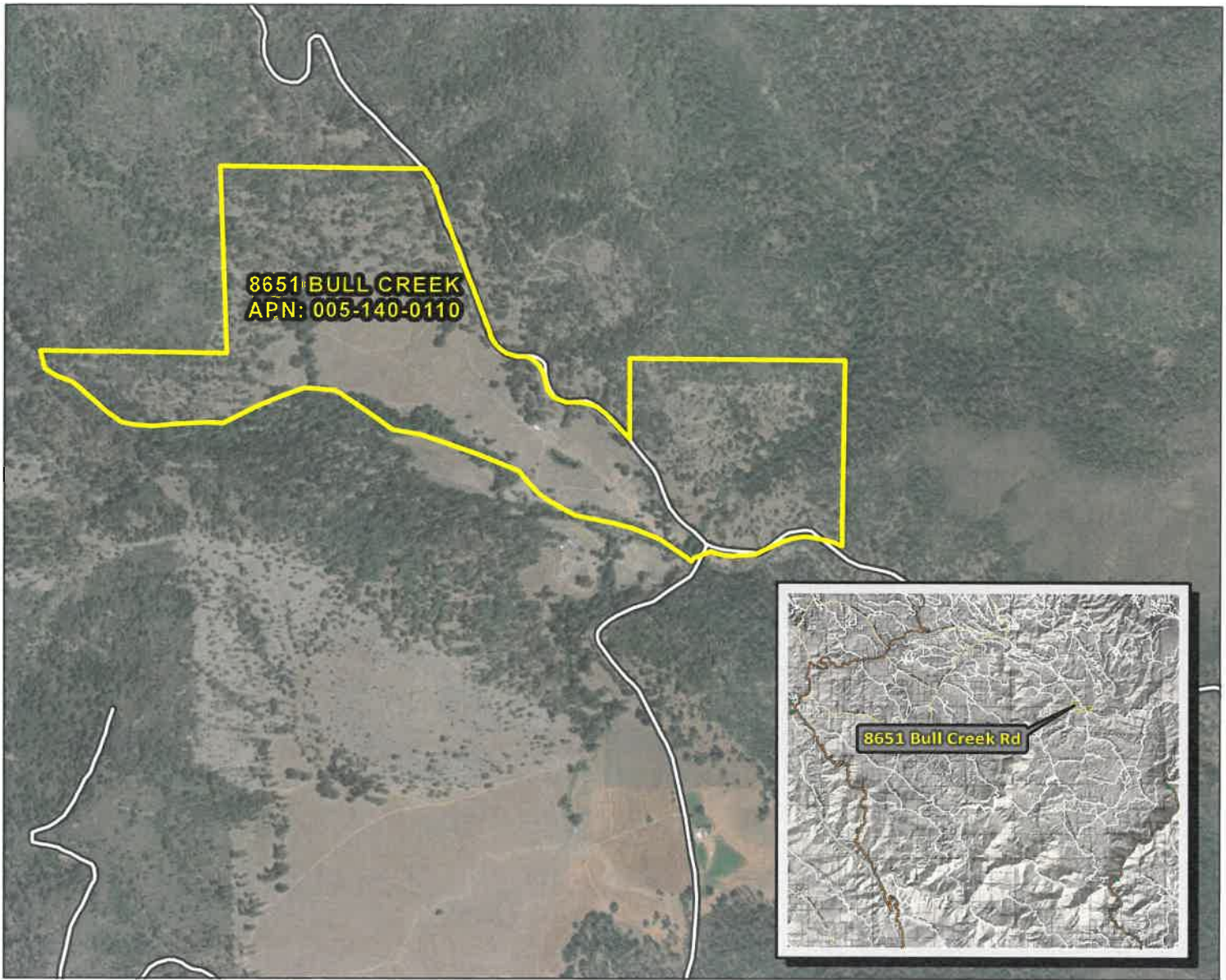
Posting Locations: Mariposa County Clerk's Office  
Mariposa County Courthouse  
Mariposa County Planning Department  
Greeley Hill Market  
[www.mariposacounty.org/planning](http://www.mariposacounty.org/planning)

Please leave posted until 5pm-02/08/2019

**Attachments:**

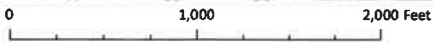
Project Vicinity Map  
Reduced Site Plan

# Mariposa County Planning Department Project Vicinity Map




**8651 BULL CREEK  
APN: 005-140-0110**

**8651 Bull Creek Rd**



1:12,500

**Legend**

 8651 Bull Creek Rd

**PROJECT TYPE: Time Extension 2018-231**

**APPLICANT: Lynn Ferry**

**APN: 005-140-0110**

**SITE ADDRESS: 8651 Bull Creek Road**

Coordinate System: NAD 1983 StatePlane California III FIPS 0403 Feet

Date: Monday, November 26, 2018

Data Source: Mariposa County Planning Department GIS;

Assessor's Parcel Map Update: 02/2018

Map Credit: J.W.



**Mariposa County Planning Department**  
PO BOX 2039 5100 Bullion Street  
Mariposa, California 95338-2039  
209.966.5151 FAX 209.742.5024  
mariposaplanning@mariposacounty.org  
<http://www.mariposacounty.org/planning>



**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.  
S:\Departments\Planning\VicinityMaps\2018\TimeExtension\_2018\_231.mxd





**VICINITY MAP**



**OWNER INFORMATION**

**RICHARD & LYNN FERRY**

**PROJECT INFO: 8692 BULL CREEK RD  
COULTERVILLE, CALIFORNIA  
APN: 005-140-011-0**

**CUSTOMER INFO:  
8651 BULL CREEK RD  
COULTERVILLE, CALIFORNIA**

**PROJECT NOTES:**

1. PRELIMINARY SITE PLAN FOR A PROPOSED GUEST RANCH. THIS SITE PLAN WAS DRAWN FROM AN ACCURATE RECORD OF SURVEY COMPLETED BY FRANK WALTERS & ASSOCIATES ON 7/7/2008.
2. F. STRUCTURE LOCATIONS ARE IN QUESTION, OWNER SHALL CONSULT A LAND SURVEYOR. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO COMMENCING WORK.
3. THIS PROJECT DOES NOT HAVE ANY EASEMENTS ON THE PROPERTY IN QUESTION.
4. NO GRADING IS PROPOSED FOR THIS PROJECT.
5. NO LANDSCAPING WILL BE PERFORMED OTHER THAN RE-SEEDING BARE SOIL. (CHECKLIST #18)
6. NO OUTSIDE WORK AREAS ARE PLANNED AT THIS TIME. (CHECKLIST #19)
7. OUTSIDE LIGHTING WILL BE PROPOSED UNDER THE BUILDING PERMIT (CHECKLIST #20)

**DESCRIPTION OF WORK**

SITE PLAN PROVIDED FOR AN APPLICATION FOR A CONDITIONAL USE PERMIT.

**ZONING**  
GENERAL FOREST  
**ACREAGE**  
169 ±



**RESIDENTIAL  
DESIGN & DRAWING**

80705 WILLOW AVENUE SUITE 100  
DUBLIN, CA 94568  
WWW.VIEWARCHITECTURE.COM

**RECEIVED**

JUL 30 2012

Meripossa County Planning Dept

**OWNER: JONNY  
RICHARD & LYNN FERRY  
8651 BULL CREEK RD  
COULTERVILLE, CALIFORNIA**

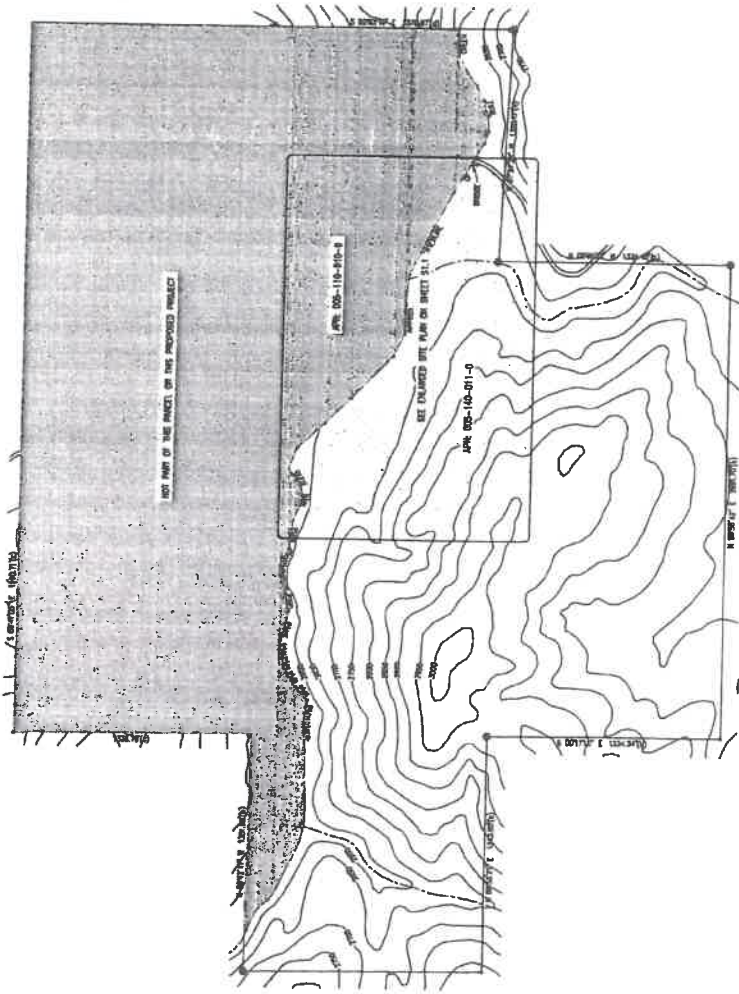
**OWNER: JONNY**

**CONDITION: USE PERMIT  
8692 BULL CREEK RD  
COULTERVILLE, CALIFORNIA**

| NO. | REV. | DATE     | BY | DESCRIPTION      |
|-----|------|----------|----|------------------|
| 1   | 1    | 07/27/12 | JW | ISSUE FOR PERMIT |

|         |                    |
|---------|--------------------|
| DATE    | 07/27/12           |
| BY      | JW                 |
| PROJECT | 8692 BULL CREEK RD |
| SCALE   | AS SHOWN           |
| DATE    | 07/27/12           |

**S1.0**



**SITE PLAN**  
SCALE: 1" = 300'

1:1186 C:\Users\jw\Documents\Projects\8692 Bull Creek Rd\8692 Bull Creek Rd.dwg, 11/15/2012 10:09 AM