

**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

2550 VENTURA AVENUE, SANTA ROSA, CA 95403-2829  
(707) 565-1900 FAX (707) 565-1103

**Application Fees / Invoice for: UPE11-0034**

**Project Address:** 16101 NEELEY RD FOR

**Cross Street:** MAYS CANYON

**APN:** 071-290-030

**Description:** USE PERMIT FOR CAMPGROUND

**Printed:** Thursday, April 25, 2013

**Initialized by:** SSWEDENB

**Activity Type:** C-USE 1001

**PCAS #:** JU713700

**Owner:** SKAGGS MICHAEL AND TRACIE  
16100 NEELEY RD  
GUERNEVILLE CA  
95446  
707 869 3102

**Applicant:** SKAGGS MICHAEL  
16101 NEELEY RD  
GUERNEVILLE CA  
95446  
707 869 3102

**Fees:**

Item#	Description	Account Code	Tot Fee	Prev. Pmts	Cur. Pmts
119	FIRE COMM'L REVIEW	649129-3661	318.00	318.00	.00
334	EH REVIEW PUB SEW & WAT	025015-3355	184.00	184.00	.00
435	PLNG REF TO SANITATION	025015-1465	257.00	257.00	.00
1011	APPEAL (ALL OTHERS)	025015-3803	1,079.00	.00	.00
1055	ENV REV NO SPEC STUDIES	025015-3811	2,521.00	2,521.00	.00
1131	USE PERMIT LEVEL II	025015-3823	5,805.00	5,805.00	.00
3600	AT COST BLNG - PLANNING	025015-3600	4,657.80	4,657.80	.00
3805	DTPW - PROJ REF AT CST	025015-3140	650.00	650.00	.00

\$15,471.80    \$14,392.80

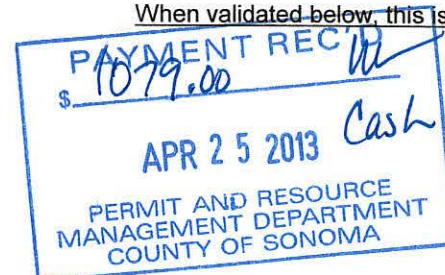
**Total Fees:** \$15,471.80

**Total Paid:** \$14,392.80

**Balance Due:** \$1,079.00

**Refunds** will not be authorized unless circumstances  
comply with established PRMD refund policy provisions.

When validated below, this is your receipt.



**Planning Commission/Board of Zoning Adjustments  
Appeal Form**

PJR-021

To: Board of Supervisors  
County of Sonoma, State of California

File # UPZ11-0034

Appeal is hereby made by: MICHAEL SKAGGS  
Please Print

Mailing Address: 16101 NEELEY RD GUERNVILLE

Phone: 707-869-3102 Email: DODOSKAGGS@gmail.com

The Sonoma County Planning Commission / Board of Zoning Adjustments (circle one) on

APRIL 18, 20 13, approved / denied (circle one) a request by

PRMD for USE PERMIT

20 CAMPSITE 80 PEOPLE 10 SPECIAL EVENT

located at 16101 NEELEY RD GUERNVILLE

APN D71290030 Zoned K Supervisorial District 5

This appeal is made pursuant to Sonoma County Code Chapter 26 Section 26-92-160 for the following specific reasons:

SEE ATTACHMENT

Date: APRIL 25, 2013

Appellant:

  
Signature

**Appeal Fee:** See current PRMD Project Review Fee Schedule

----- DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff -----

This appeal was filed with the Permit and Resource Management Department on the 25<sup>th</sup> day of April, 20 13, receipt of which is hereby acknowledged.

Scott D. Hunsperger  
PRMD Staff

Attention: Sonoma County Board of Supervisors

4/25/2013

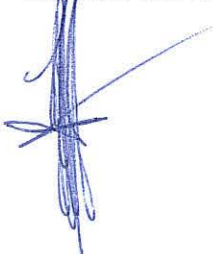
We feel we have proven that we have a historically vested use of our campground, which we have operated in conjunction with our former business, J's Amusement Park. We have been successfully operating our business under current conditions and the conditions set forth by the BZA would create a financial hardship that would close down our camp. We have already exhausted our resources in trying to comply. Between permit fees, violation fees, increased at cost fees and becoming current with TOT combined with our lawyer's cost have exceeded what we thought to complete this process. Our attorney has been doing much of this project pro bono, for which we are grateful, but now he has said that he is unable to continue with the process.

The items of most concern are increased sewer hook-up fees and annual usage fees, the building of additional restrooms in the F1 flood zone and designating as unsafe structures on my property. We hope we have presented the necessary groundwork to provide you with the information you need to make a favorable decision in this matter. A decision that will benefit not only ourselves but our community and the people who come to visit Sonoma County.

We sincerely hope that this can happen, I have spent my whole life working this property, beginning with digging the first hole with grandfather when I was 4 years old to coming full circle and sharing the love of this place with my grandchildren. An unfavorable outcome in this long term historical use of Camp Outback would be a travesty, ending 30+ years of devoted work and greatly jeopardize my ability to provide the care my wife needs to continue her dialysis and find a viable kidney. Your consideration in this matter is greatly appreciated.

Thank you.

Michael and Tracie Skaggs

A handwritten signature in blue ink, appearing to be "Michael and Tracie Skaggs", with a stylized, looped flourish at the end.