



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

BRENT SCHULTZ, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

June 3, 2019

Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg
Forestry Advisor
Air Quality Management
Trails Advisory Committee

Caltrans
CalFire – Prevention
CalFire – Resource Management
Department of Fish and Wildlife
Department of Parks & Recreation
Mendocino Fire District

Mendocino Unified School District
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: UR 2019-0002

DATE FILED: 4/24/2019

OWNER: JONATHAN GREEN AND JOANNA WIGG

APPLICANT: CASPAR CREEK LEARNING COMMUNITY

AGENT: SPADE NATURAL RESOURCES CONSULTING

REQUEST: Renewal of Major Use Permit U 4-2003 to continue operations as a 40-student school educational facility land use.

LOCATION: 3.5± miles southeast of Caspar, lying on the south side of Caspar Little Lake Road (CR 409), north of Russian Gulch State Park; 1.5± miles northwest of the intersection of County Road 409 and 408; located at 41725 Caspar Little Lake Rd., Mendocino (APN: 118-510-39).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: SUSAN SUMMERFORD

RESPONSE DUE DATE: June 17, 2019

PROJECT INFORMATION CAN BE FOUND AT:

<https://www.mendocinocounty.org/government/planning-building-services/public-agency-referrals>

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- ☐ No comment at this time.
- ☐ Recommend conditional approval (attached).
- ☐ Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- ☐ Recommend denial (Attach reasons for recommending denial).
- ☐ Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- ☐ Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

CASE: UR_2019-0002 Caspar Creek Learning Community Use Permit Renewal

OWNERS:	JONATHAN GREEN AND JOANNA WIGG
APPLICANT:	HILLEARY BURGESS/CASPAR CREEK LEARNING COMMUNITY
AGENT:	TERESA SPADE/SPADE NATURAL RESOURCES CONSULTING
REQUEST:	Renewal of Major Use Permit U 4-2003 to continue operations as a 40-student school educational facility land use. (Per Section Sec. 20.048.020)
LOCATION:	3.5± miles southeast of Caspar, lying on the south side of Caspar Little Lake Road (CR 409), north of Russian Gulch State Park; 1.5± miles northwest of the intersection of County Road 409 and 408; located at 41725 Caspar Little Lake Rd., Mendocino (APN: 118-510-39).
APN:	118-510-39
PARCEL SIZE:	7.2± Acres
GENERAL PLAN:	RR10/ Rural Residential, 10 acre minimum parcel size
ZONING:	RR:10/ Rural Residential, 10 acre minimum parcel size
EXISTING USES:	Educational Facility (40 student school) and Single Family Residence
DISTRICT:	4/ Dan Gjerde
RELATED CASES:	U 4-2003 Use Permit allowed for a small school to expand to 40 students and to continue operations.

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	RR10 (Rural Residential)	R-R:L-10: ten acre min	7.11± and 17.11±	Residential
EAST:	PL (Public Lands)	TP (Timber Production)	17.11± and 176.14±	Residential and Jackson State Forest
SOUTH:	PL (Public Lands)	PF (Public Facilities)	320± acre parcel	Russian Gulch State Park
WEST:	RR10 (Rural Residential)	R-R:L-10: ten acre min	7.11± acre parcel	Residential

REFERRAL AGENCIES

<u>LOCAL</u>		
<input checked="" type="checkbox"/> Air Quality Management District	<input checked="" type="checkbox"/> Mendocino Unified School District	<input checked="" type="checkbox"/> California Dept. of Fish & Wildlife
<input checked="" type="checkbox"/> Building Division Ft Bragg	<input checked="" type="checkbox"/> Trails Advisory Council	<input checked="" type="checkbox"/> CALTRANS
<input checked="" type="checkbox"/> Department of Transportation (DOT)	<u>STATE</u>	<u>TRIBES</u>
<input checked="" type="checkbox"/> Environmental Health (EH)	<input checked="" type="checkbox"/> CALFIRE (Land Use)	<input checked="" type="checkbox"/> Cloverdale Rancheria
<input checked="" type="checkbox"/> Forestry Advisor	<input checked="" type="checkbox"/> CALFIRE (Resource Management)	<input checked="" type="checkbox"/> Redwood Valley Rancheria
<input checked="" type="checkbox"/> Mendocino Fire District	<input checked="" type="checkbox"/> Department of Parks & Recreation	<input checked="" type="checkbox"/> Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION: Subject parcel is immediately adjacent to both Jackson Demonstration State Forest and Russian Gulch State Park. The site is within Pygmy Cypress habitat.
The current proposal seeks only to renew the Use Permit in place, and proposes no expansion of the use or the site.

ENVIRONMENTAL DATA

1. MAC: <i>Not Applicable</i>	13. AIRPORT LAND USE PLANNING AREA: <i>None</i>
2. FIRE HAZARD SEVERITY ZONE: <i>High Fire Hazard Zone</i>	14. SUPERFUND/BROWNFIELD/HAZMAT SITE: <i>No</i>
3. FIRE RESPONSIBILITY AREA: <i>Mendocino County Fire Protection District</i>	15. NATURAL DIVERSITY DATABASE: <i>Yes</i>
4. FARMLAND CLASSIFICATION: <i>Not Applicable</i>	16. STATE FOREST/PARK/RECREATION AREA ADJACENT: <i>Yes, Jackson Demonstration State Forest and Russian Gulch State Park</i>
5. FLOOD ZONE CLASSIFICATION: <i>Not Applicable</i>	17. LANDSLIDE HAZARD: <i>No</i>
6. COASTAL GROUNDWATER RESOURCE AREA: <i>Not Applicable</i>	18. WATER EFFICIENT LANDSCAPE REQUIRED: <i>No</i>
7. SOIL CLASSIFICATION: <i>Western Study Soil Types including: Blacklock & Aborigine, Shinglemill-Gibney Complex, Bishop Pine</i>	19. WILD AND SCENIC RIVER: <i>None</i>
8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL: <i>Yes, within Pygmy Cypress habitat.</i>	20. SPECIFIC PLAN/SPECIAL PLAN AREA: <i>None</i>
9. WILLIAMSON ACT CONTRACT: <i>No</i>	21. STATE CLEARINGHOUSE REQUIRED: <i>No</i>
10. TIMBER PRODUCTION ZONE: <i>No, but adjacent to TP and PL.</i>	22. OAK WOODLAND AREA: <i>No</i>
11. WETLANDS CLASSIFICATION: <i>Not Applicable</i>	23. HARBOR DISTRICT: <i>None</i>
12. EARTHQUAKE FAULT ZONE: <i>None</i>	



Planning and Building
Services

Case No: UR-2019-0002
UR 2019-00052
CalFire No: —
Date Filed: 4-24-19
Fee: —
Receipt No: —
Received By: Juliana
Office use only

APPLICATION FORM

APPLICANT

Name: Hilleary Burgess, Caspar Creek Learning Community Phone: 707-964-6234

Mailing Address: PO Box 547

City: Mendocino State/Zip: CA 95460 email: hilleary@casparcreek.org

PROPERTY OWNER

Name: Jonathan Green and Joanna Wigginton Phone: —

Mailing Address: 41725 Little Lake Road

City: Mendocino State/Zip: CA 95460 email: —

AGENT

Name: Teresa Spade, Spade NRC Phone: 707-397-1802

Mailing Address: PO Box 1503

City: Mendocino State/Zip: CA 95460 email: spadenrc@gmail.com

Parcel Size: ~7.2 acres (Sq. feet/Acres) Address of Property: 41725 Little Lake Road

Assessor Parcel Number(s): #118-510-39

TYPE OF APPLICATION:

- ☐ Administrative Permit
- ☐ Agricultural Preserve
- ☐ Airport Land Use
- ☐ CDP- Admin
- ☐ CDP- Standard
- ☐ Certificate of Compliance
- ☐ Development Review
- ☐ Exception

- Flood Hazard
- General Plan Amendment
- Land Division-Minor
- Land Division- Major
- Land Division-Parcel
- Land Division-Resubdivision
- Modification of Conditions
- Reversion to Acreage

- Rezoning
- Use Permit-Cottage
- Use Permit-Minor
- X Use Permit-Major
- Variance
- X Other Renewal

I certify that the information submitted with this application is true and accurate.

Hilleary Burgess (Apr 10, 2019)

Signature of Applicant/Agent

Date

JOanna B. Wigginton (Apr 10, 2019)

Signature of Owner

Date

RECEIVED

APR 24 2019

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project please indicate "Not applicable" or "N/A".

THE PROJECT

1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

Request for renewal of Use Permit U 2003-0004. The renewal is to allow the continuation of the 40 student max school. No changes are proposed.

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input checked="" type="checkbox"/> Single Family	1				
<input type="checkbox"/> Mobile Home					
<input type="checkbox"/> Duplex					
<input type="checkbox"/> Multifamily					
<input checked="" type="checkbox"/> Other: <u>classrooms</u>	2		2,600 sf		2600 sf
<input type="checkbox"/> Other: _____					
Total Structures Paved	no paving				
Area Landscaped Area	~20,000 sf				
Unimproved Area	~85% of lot				
GRAND TOTAL (Equal to gross area of Parcel) ~7.2 acres					

3. If the project is commercial, industrial or institutional, complete the following:

Estimated employees per shift: 3
 Estimated shifts per day: 1
 Type of loading facilities proposed: n/a

4. Will the proposed project be phased? ☐ Yes ☐ No If yes, explain your plans for phasing:
n/a

5. Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ☐ No Explain:
n/a

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? ☐ Yes ☐ No If yes, explain:
n/a

7. How much off-street parking will be provided?

	Number	Size
Number of covered spaces	<u>11</u>	<u> </u>
Number of uncovered spaces	<u>10</u>	<u>9x20</u>
Number of standard spaces	<u>1</u>	<u>14x20</u>
Number of handicapped spaces	<u> </u>	<u> </u>
Existing Number of Spaces	<u>11</u>	
Proposed Additional Spaces	<u>0</u>	
Total	<u>11</u>	

8. Is any road construction or grading planned? ☐ Yes ☒ No If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

9. For grading or road construction, complete the following:

A. Amount of cut cubic yards
 B. Amount of fill cubic yards
 C. Maximum height of fill slope feet
 D. Maximum height of cut slope feet
 E. Amount of import or export cubic yards
 F. Location of borrow or disposal site

CERTIFICATION AND SITE VIEW AUTHORIZATION- SUBMIT ONLY ONE COPY

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.


JOanna B. Wigginton (Apr 10, 2019)

Owner/Authorized Agent

Apr 10, 2019

Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

Teresa Spade, Spade NRC

I hereby authorize _____ to act as my representative and to bind me in all matters concerning this application.


JOanna B. Wigginton (Apr 10, 2019)

Owner

Apr 10, 2019

Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page 1 of the application form.


Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

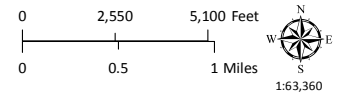

Applicant: Hilary Burgess (Apr 10, 2019)

Date: Apr 10, 2019



CASE: UR 2019-0002
 OWNER: GREEN, Jonathan
 APN: 118-510-39
 APLCT: Hilleary Burgess
 AGENT: Teresa Spade
 ADDRESS: 41725 Caspar Little Lake Road, Mendocino

- Major Towns & Places
- Major Rivers
- City Limits
- Highways
- Coastal Zone Boundary
- Major Roads



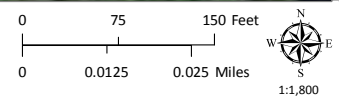
LOCATION MAP



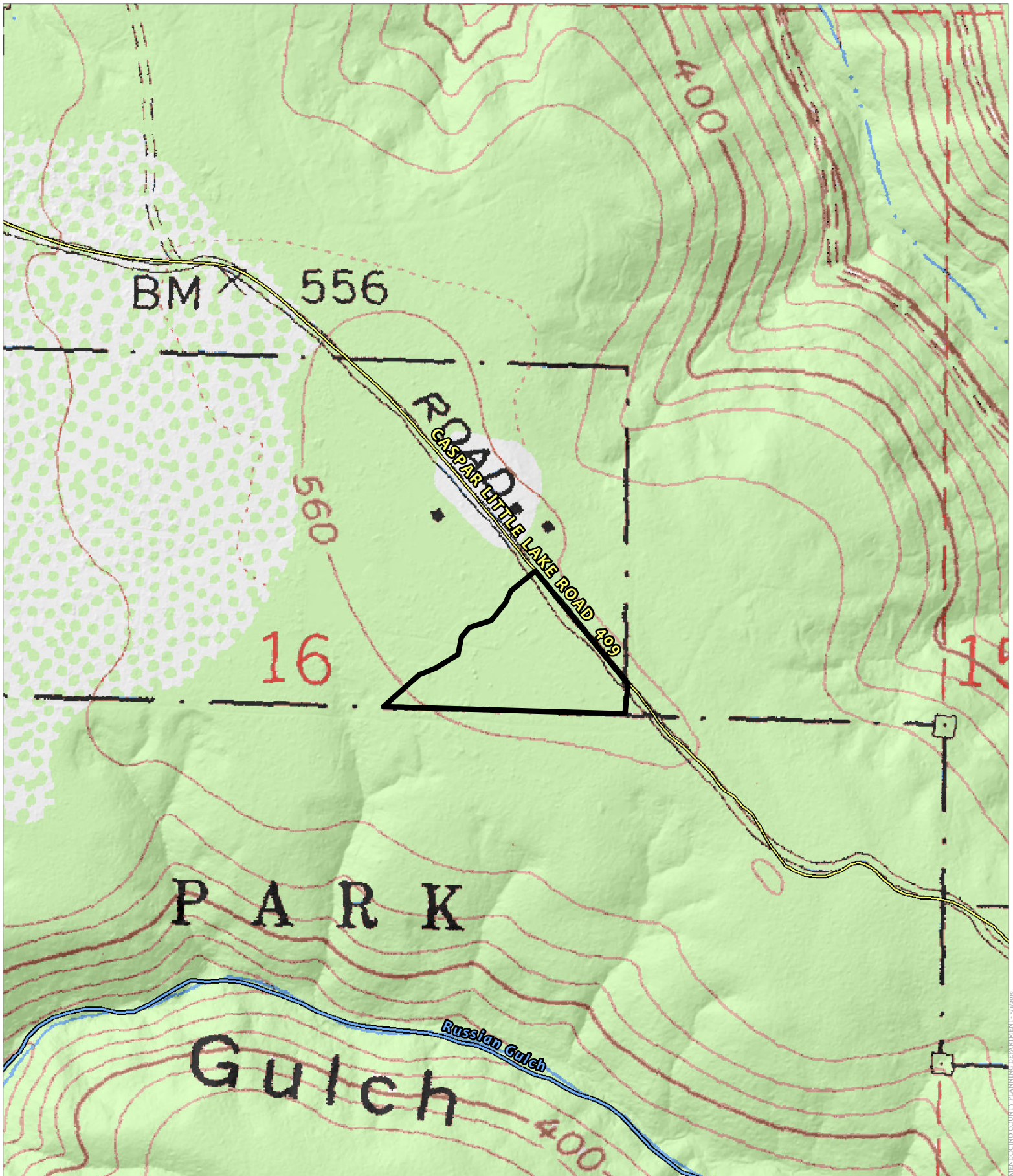
CASE: UR 2019-0002
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APN: 118-510-39

APLCT: Hilleary Burgess
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ADDRESS: 41725 Caspar Little Lake Road, Mendocino



Public Roads

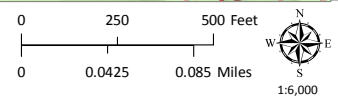


LOCATION MAP



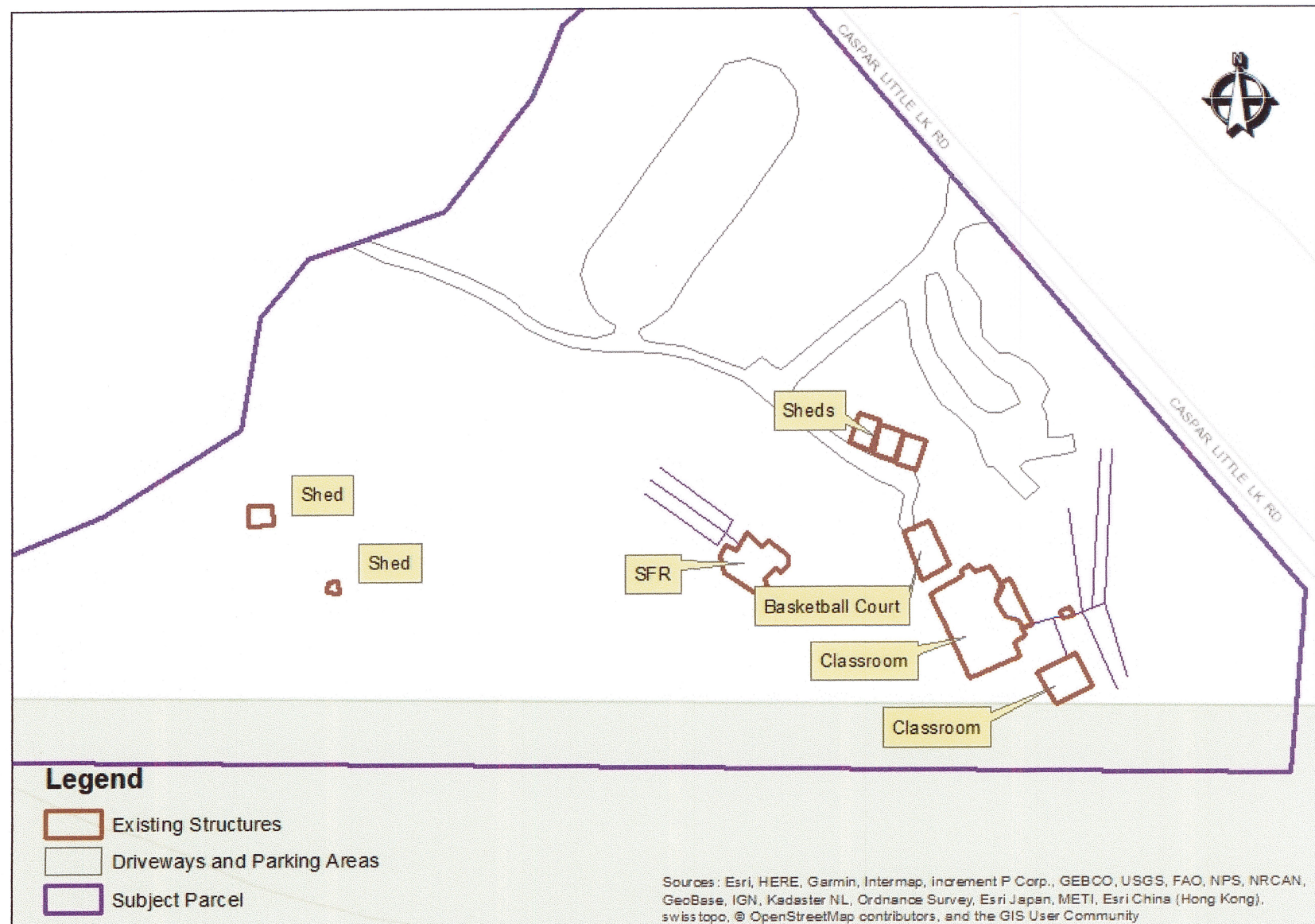
CASE: UR 2019-0002
OWNER: GREEN, Jonathan
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ADDRESS: 41725 Caspar Little Lake Road, Mendocino

 Named Rivers
 Public Roads



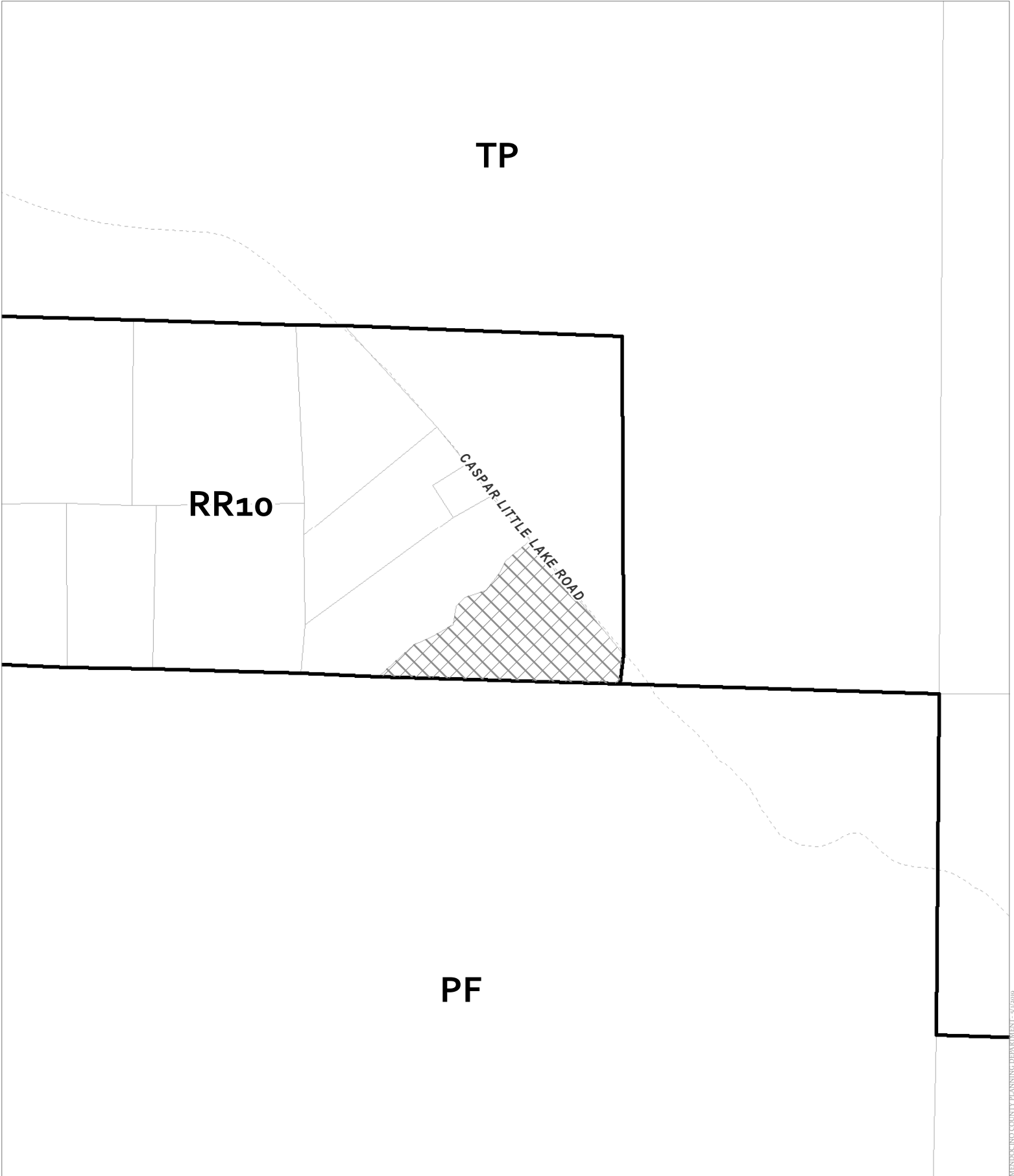
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

Site Plan



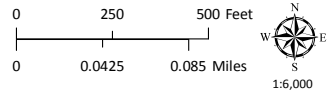
Caspar Creek Learning Community
APN 118-510-39

0 75 150 300 Feet

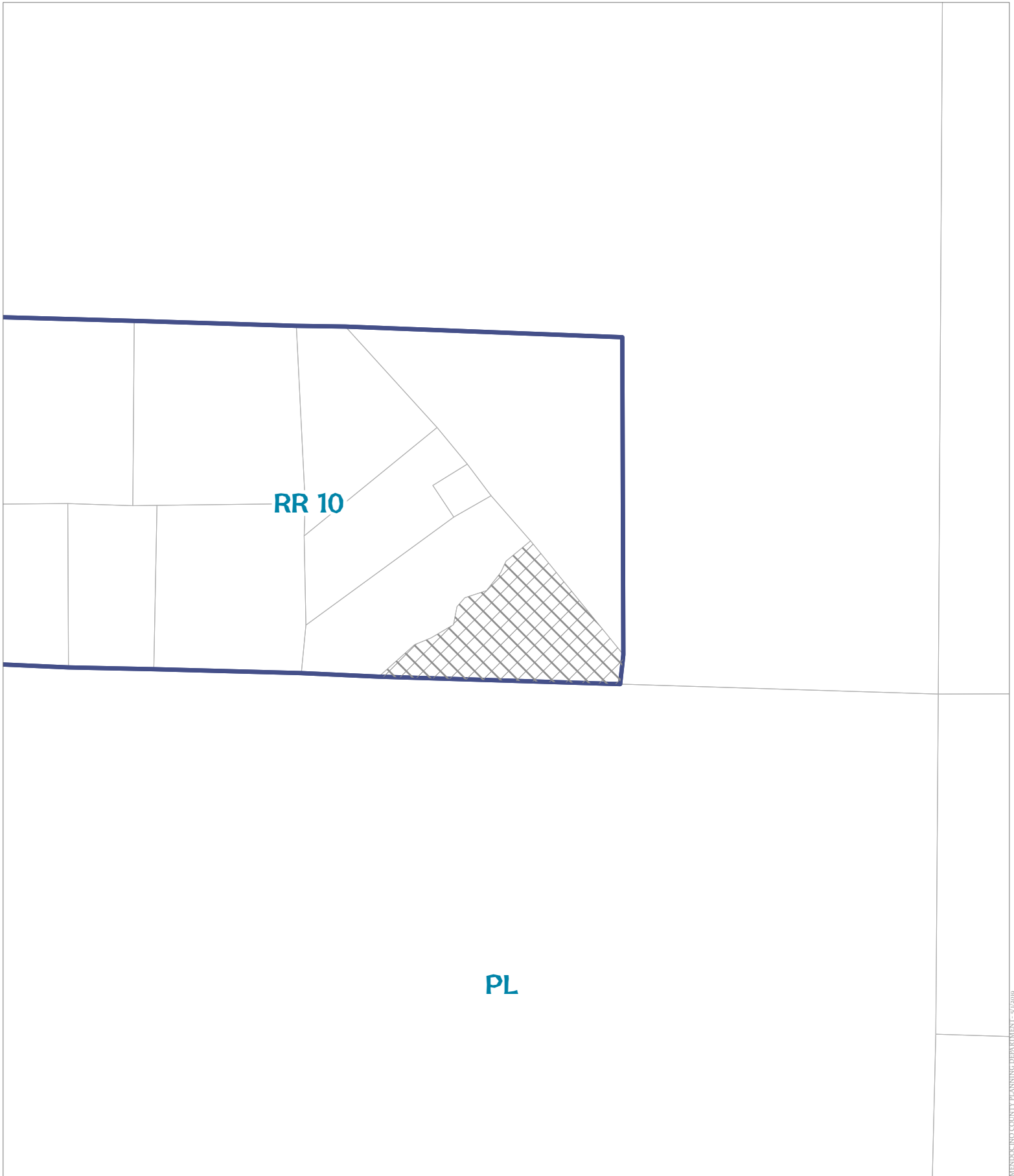


CASE: UR 2019-0002
OWNER: GREEN, Jonathan
APN: 118-510-39
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AGENT: Teresa Spade
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 Zoning Districts
 Public Roads




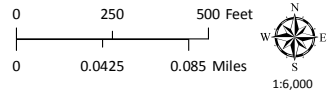
ZONING DISPLAY MAP



MENDOCINO COUNTY PLANNING DEPARTMENT - 9/1/2019

CASE: UR 2019-0002
OWNER: GREEN, Jonathan
APN: 118-510-39
APLCT: Hilleary Burgess
AGENT: Teresa Spade
ADDRESS: 41725 Caspar Little Lake Road, Mendocino

 General Plan Classes



GENERAL PLAN CLASSIFICATIONS

118-510-19
ROBERT WINEGAR
RR10 5.15 A±

118-510-15
ROBERT OSBORNE
RR10 0 A±

118-510-18
MARK MORTON
RR10 17.11 A±

118-510-20
ROBERT GORDON
RR10 5.15 A±

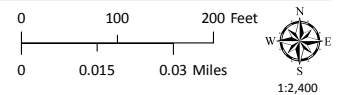
118-510-14
STATE JACKSON
TP0 176.14 A±

118-510-38
SANDRA PATTERSON
RR10 7.11 A±

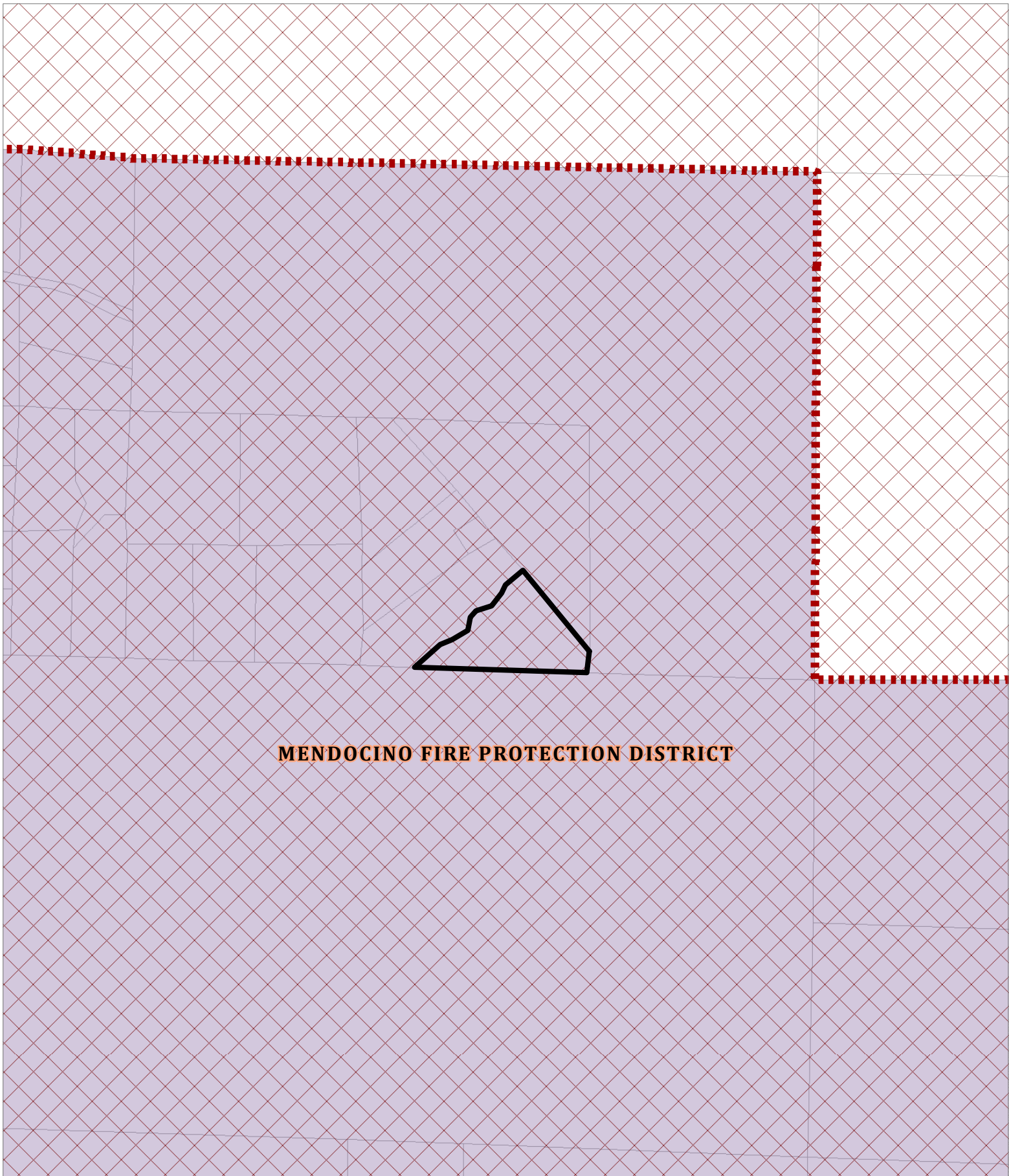
118-510-39
JONATHAN GREEN
RR10 7.2 A±

118-520-02
STATE OF CALIFORNIA
PF0 320 A±

CASE: UR 2019-0002
OWNER: GREEN, Jonathan
APN: 118-510-39
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ADJACENT PARCELS

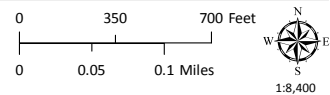


MENDOCINO FIRE PROTECTION DISTRICT

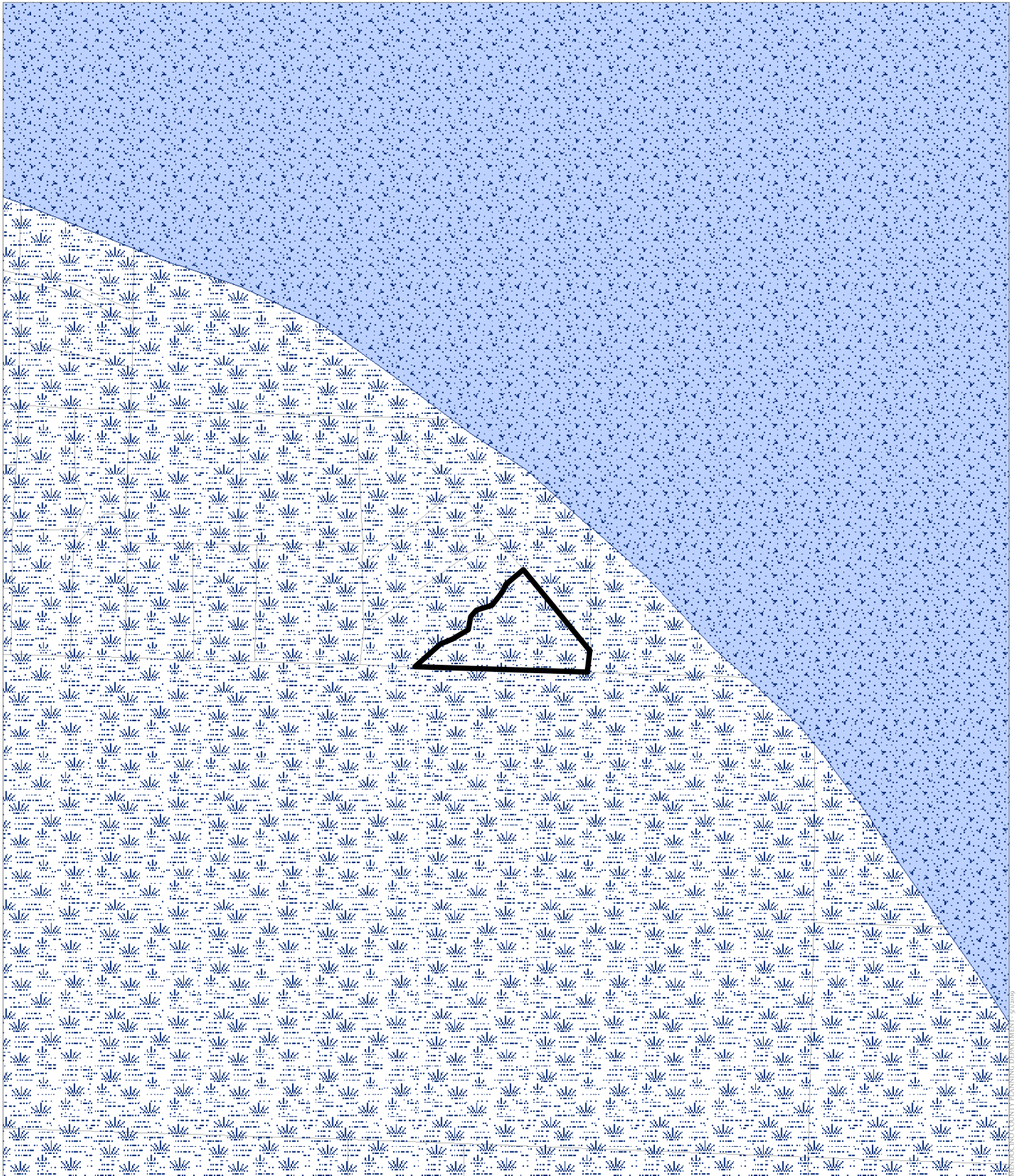
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High Fire Hazard
County Fire Districts



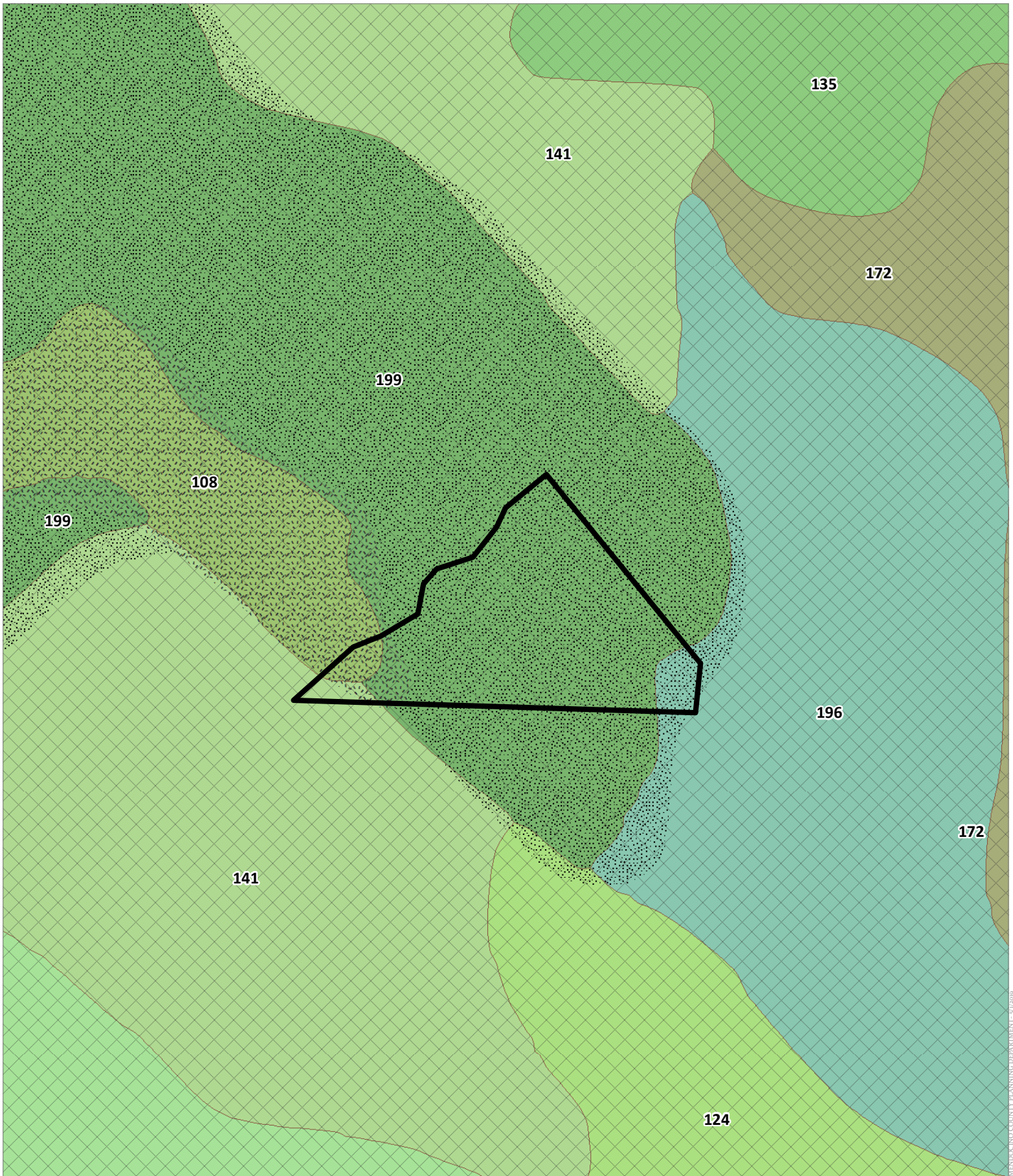
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA






CASE: UR 2019-0002
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 Marginal Water Resources
 Critical Water Resources Bedrock

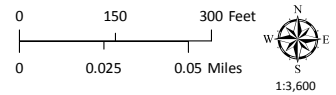
0 350 700 Feet
0 0.05 0.1 Miles
N
W E
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1:8,400
GROUND WATER RESOURCES



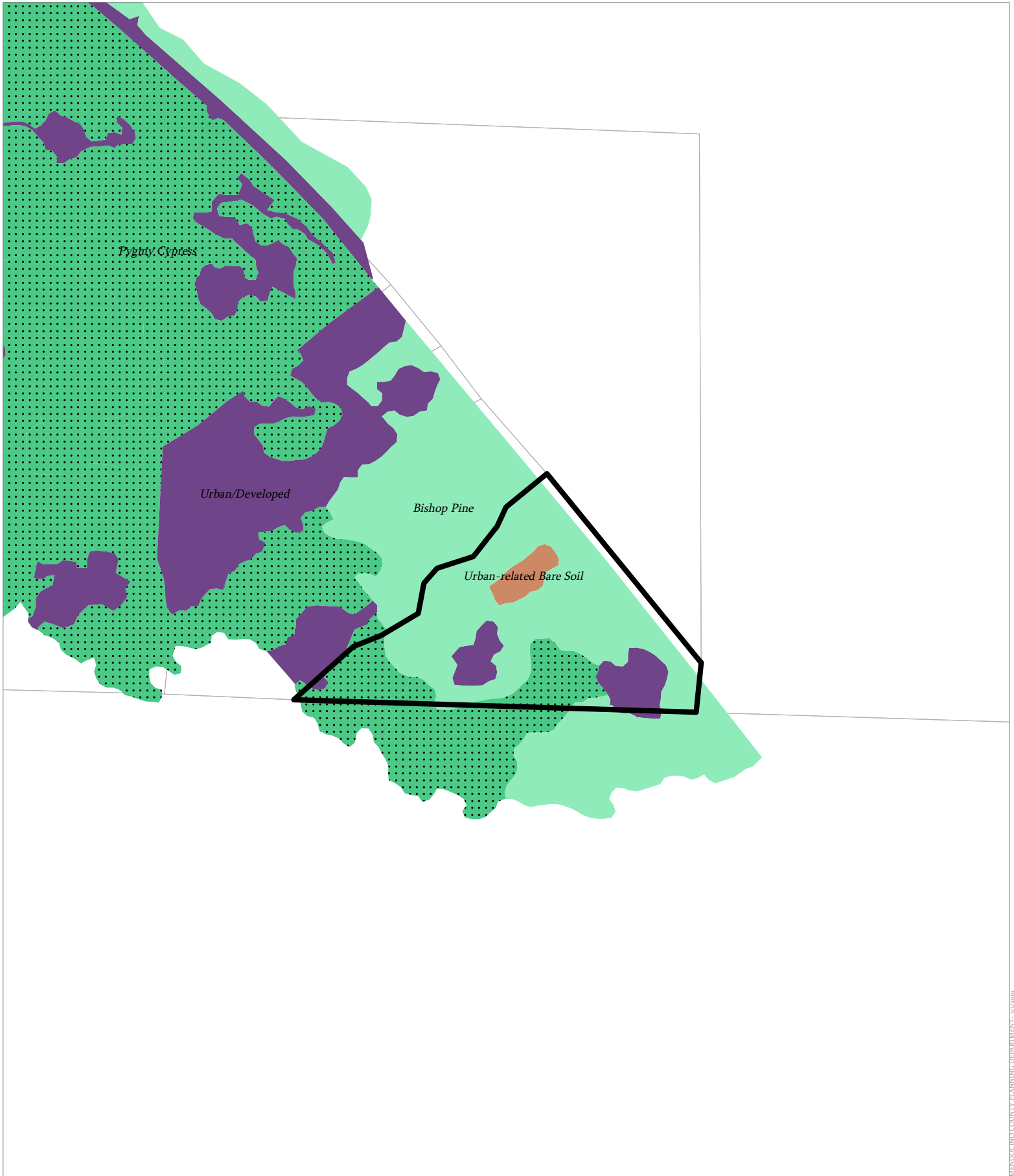
CASE: UR 2019-0002
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-  Blacklock & Aborigine
-  Shinglemill-Gibney Complex
-  Bishop Pine

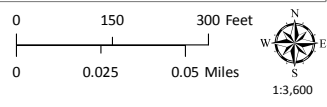
 Western Study Soil Types



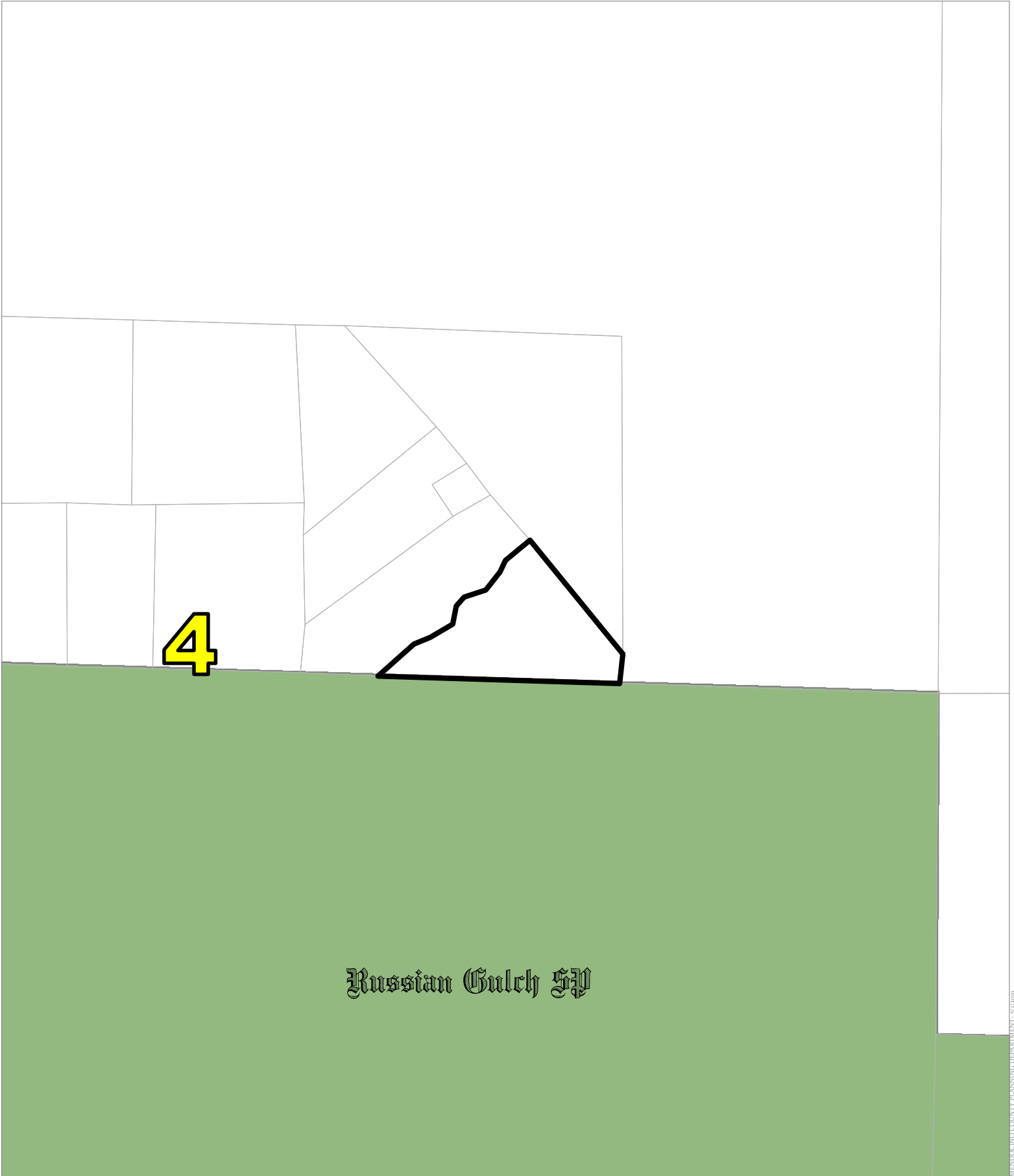
LOCAL SOILS





CASE: UR 2019-0002
OWNER: GREEN, Jonathan
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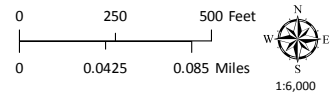


MENDOCINO CYPRESS



CASE: UR 2019-0002
OWNER: GREEN, Jonathan
APN: 118-510-39
APLCT: Hilleary Burgess
AGENT: Teresa Spade
ADDRESS: 41725 Caspar Little Lake Road, Mendocino

 Supervisorial Districts 2010
 State Parks



MISC DISTRICTS