



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482

120 WEST FIR STREET • FORT 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

July 23, 2019

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Mendocino County Planning Commission at its regular meeting on Thursday, August 15, 2019, at 9:00 a.m., to be held in the Board of Supervisors Chambers, 501 Low Gap Road, Ukiah, California, will conduct a public hearing on the following project at the time listed or as soon thereafter as the item(s) may be heard.

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.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 3.5+ miles southeast of Caspar town center, 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 Caspar Lake Rd., located at 41725 Caspar Little Lake Rd. (APN: 118-510-39).

SUPERVISORIAL DISTRICT: 4

STAFF PLANNER: SUSAN SUMMERFORD

The staff report and notice will be available for public review 10 days prior to the hearing at 860 North Bush Street, Ukiah, California and on the Department of Planning and Building Services website at

<https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>.

Your comments regarding the above project(s) are invited. Written comments should be submitted to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah, California, 95482, no later than August 14, 2019. Oral comments may be presented to the Planning Commission during the public hearing.

The Planning Commission's action regarding this item shall be final unless appealed to the Board of Supervisors. The last day to file an appeal of the Planning Commission's decision is the 10th day after the hearing. To file an appeal, a written statement must be filed with the Clerk of the Board with a filing fee prior to the expiration of the above noted appeal period. If you challenge the project 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 Department of Planning and Building Services at, or prior to, the public hearing. All persons are invited to appear and present testimony in this matter.

Additional information regarding the above noted item(s) 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's 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.

BRENT SCHULTZ, Director of Planning and Building Services



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DEPARTMENT OF PLANNING AND BUILDING SERVICES
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July 23, 2019

TO: Mendocino Coast Beacon
FROM: James F. Feenan, Commission Services Supervisor
SUBJECT: Publication of Legal Notice.

Please publish the following notice one time on August 1, 2019 in the Legal Notices Section of the Mendocino Coast Beacon.

NOTICE OF PUBLIC HEARING

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APPLICANT: CASPAR CREEK LEARNING COMMUNITY

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ENVIRONMENTAL DETERMINATION: Categorically Exempt

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SUPERVISORIAL DISTRICT: 4

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BRENT SCHULTZ, Director of Planning and Building Services



**PLANNING COMMISSION
STAFF REPORT- USE PERMIT RENEWAL**

**AUGUST 15, 2019
UR_2019-0002**

SUMMARY

OWNER: JONATHAN GREEN AND JOANNA WIGG
PO BOX 1642
MENDOCINO, CA 95460

APPLICANT: CASPAR CREEK LEARNING COMMUNITY
PO BOX 547
MENDOCINO, CA 95460

AGENT: SPADE NATURAL RESOURCES CONSULTING
PO BOX 1503
MENDOCINO, CA 95460

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

DATE DEEMED COMPLETE: 4/26/2019

LOCATION: 3.5± miles southeast of Caspar town center, 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 Caspar Lake Rd., located at 41725 Caspar Little Lake Rd. (APN: 118-510-39)

TOTAL ACREAGE: 7.2± Acres

GENERAL PLAN: RR10/ Rural Residential, 10 acre minimum parcel size

ZONING: RR:10/Rural Residential, 10 acre minimum parcel size

SUPERVISORIAL DISTRICT: 4th District (Gjerde)

ENVIRONMENTAL DETERMINATION: Categorically Exempt; 15301 – Existing Facilities; Class 1(a).

RECOMMENDATION: APPROVE WITH CONDITIONS

STAFF PLANNER: SUSAN SUMMERFORD

BACKGROUND

PROJECT DESCRIPTION: The Applicant is requesting a Use Permit renewal to continue operating as an educational facility in a Rural Residential zone with no proposed changes to the site or operating procedures. The project is a charter school that educates approximately 40 students (Kindergarten-Grade 5). A previous Use Permit (#U 17-87) for a small school (defined as 25 students or less by Mendocino County Code §20.020.040) was approved by the Zoning Administrator June 11, 1987. The permit was approved for a period of five (5) years, and expired in 1992. Subsequent Use Permit #U 4-2003 allowed the Applicant to continue the previously entitled use and expand the project to meet the definition of an 'educational facility' (as defined by MCC §20.020.045), adding 15 students, for a total of 40 students.

Existing on the subject parcel is a single-family residence; two (2) classroom buildings that total 2,600 ft²; various out buildings utilized by both the residence and school, two (2) on-site septic systems that serve the school and residence, respectively; a permitted on-site well; a 6,000 gallon water storage tank; various outdoor recreational activity areas to support the school; and eleven (11) parking spaces. All buildings have been appropriately permitted for their use and the existing parking is sufficient to satisfy County parking requirements for the the subject property.

The site is located adjacent to Jackson State Forest, just north of Russian Gulch State Park, with access provided by Caspar Little Lake Rd (CR# 409).

STAFF DISCUSSION: At the use permit hearing on August, 7, 2003, the Mendocino County Planning Commission modified several conditions of approval for #U 4-2003, including adding a term limit of fifteen (15) years to the entitlement. Therefore, #U 4-2003 expired August 7, 2018. On April 24, 2019, the Applicant submitted an application to the Mendocino County Planning and Building Services to begin the process of use permit renewal.

A review of the minutes from the August 7, 2003 hearing indicates that the Planning Commission based the time limit of the previous use permit because of the following; the continued use of the site as a small school, despite the permit expiring more than a decade previous, and the occupation of buildings on the site that had not yet been cleared for final inspection from the County Building Department. The Planning Commissioners, it appears, wanted the Applicant to demonstrate the ability to adhere to all conditions and provisions set forth in the previous entitlement prior to approving the use permit without expiration. It has subsequently been determined by staff, and evidenced by comments received from jurisdictional agencies, that the project has been in conformance with all previously adopted conditions of approval since the last entitlement hearing and that the setting and operation of the school is not in conflict with any activities typical to the use or in conflict with the site location.

APPLICANT'S STATEMENT: The Applicant states that the renewal request is to continue operations at the site as it, with no changes being proposed.

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	RR10	R-R:L-10	7.11+/- and 17.11+/- Acre parcels	Residential
EAST	PL	TPZ	17.11+/- and 176.14+/- Acre parcels	Residential; Jackson State Forest
SOUTH	PL	PF	320+/- Acre parcel	Russian Gulch State Park
WEST	RR10	R-R:L-10	7.11+/- Acre parcel	Residential

PUBLIC SERVICES:

Access: Caspar Little Lake Road (CR 409)
Fire District: Mendocino Fire Protection District
Water District: None
Sewer District: None
School District: Mendocino Unified School District

AGENCY COMMENTS: On May 21, 2019 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. A summary of the submitted agency comments are listed below:

REFERRAL AGENCIES	COMMENT	DATE
Department of Transportation	No Comment	6/5/19
Forestry Advisor	Comment	6/4/19
Environmental Health-Ukiah	Comment	6/11/19
Mendocino Fire Protection District	No Response.	N/A
Mendocino Unified School District	No Response.	N/A
Trails Advisory Council	No Response.	N/A
Building Services-FB/PBS	No Comment	6/13/19
Air Quality Management District	No Comment	6/14/19
Cal Fire (Land Use)	No Comment	6/10/19
Cal Fire (Resource Management)	No Comment	6/10/19
State Department of Parks & Recreation	No Response.	N/A
State Water Resources Control Board	Comment	6/21/19
State Dept. of Fish & Wildlife	No Comment.	7/3/19
CALTRANS	No Response.	N/A
Cloverdale Rancheria	No Response.	N/A
Redwood Valley Rancheria	No Response.	N/A
Sherwood Band of Pomo Indians	No Comment	6/5/19

KEY ISSUES

1. General Plan and Zoning Consistency: Mendocino County General Plan (MCGP) Development Element **Policy DE-35** states:

- *“Encourage compact development patterns, infill, redevelopment and reuse in community areas to protect natural resources and maximize the efficient use of infrastructure and services.*
- *Land use and development standards shall encourage intensive uses, infill and reuse projects within community areas.*
- *Encourage and facilitate mixed-use development in appropriate zoning designations.*
- *Maintain compact development patterns and limit sprawl by directing commercial, residential and community use into community areas.”*

MCGP Development Element **Policy DE-174** states:

- *“Promote multiple-use of parks, school facilities and recreational areas.”*

The project is located in a Rural Residential zoning and general plan designated parcel that is under the 10 acre minimum parcel size, and is considered legal non-conforming. The site is in conformance with applicable goals and policies of the General Plan, specifically as they relate to co-location of compatible uses and promoting thoughtful use of common spaces and educational facilities. An elementary school

being located in an area of unique natural resources promotes environmental awareness and stewardship in a way that is inherent to the learning process. As well, the zoning of Rural Residential allows for an educational facility to be located within its' borders, with the benefit of a Conditional Use Permit. Therefore, the project and location is in conformance with applicable policies of the Mendocino County Zoning Code, Division I.


As the project is a renewal of an existing entitled use, and all previous Conditions of Approval have been satisfied, or are being complied with concurrently, staff recommends the approval be awarded without a limit on time of operation. There are sufficient allowances within the MC Zoning Code for revocation of use permits, should the Applicant be found to be in violation, as per §20.196.055.

2. Environmental Protection: The project is categorically exempt from the California Environmental Quality Act (CEQA), Class 1a, Section 15301(a). This exemption covers the "operation" of existing public or private facilities involving negligible or no expansion of use. The project, as proposed, does not include any major alterations, expansion of use, or change of use, other than to renew the previously approved conditional use permit for continued operation, and therefore qualifies for this exemption.

RECOMMENDATION

By resolution, grant Use Permit renewal UR_2019-0002, for the Project, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval.

7-23-19
DATE

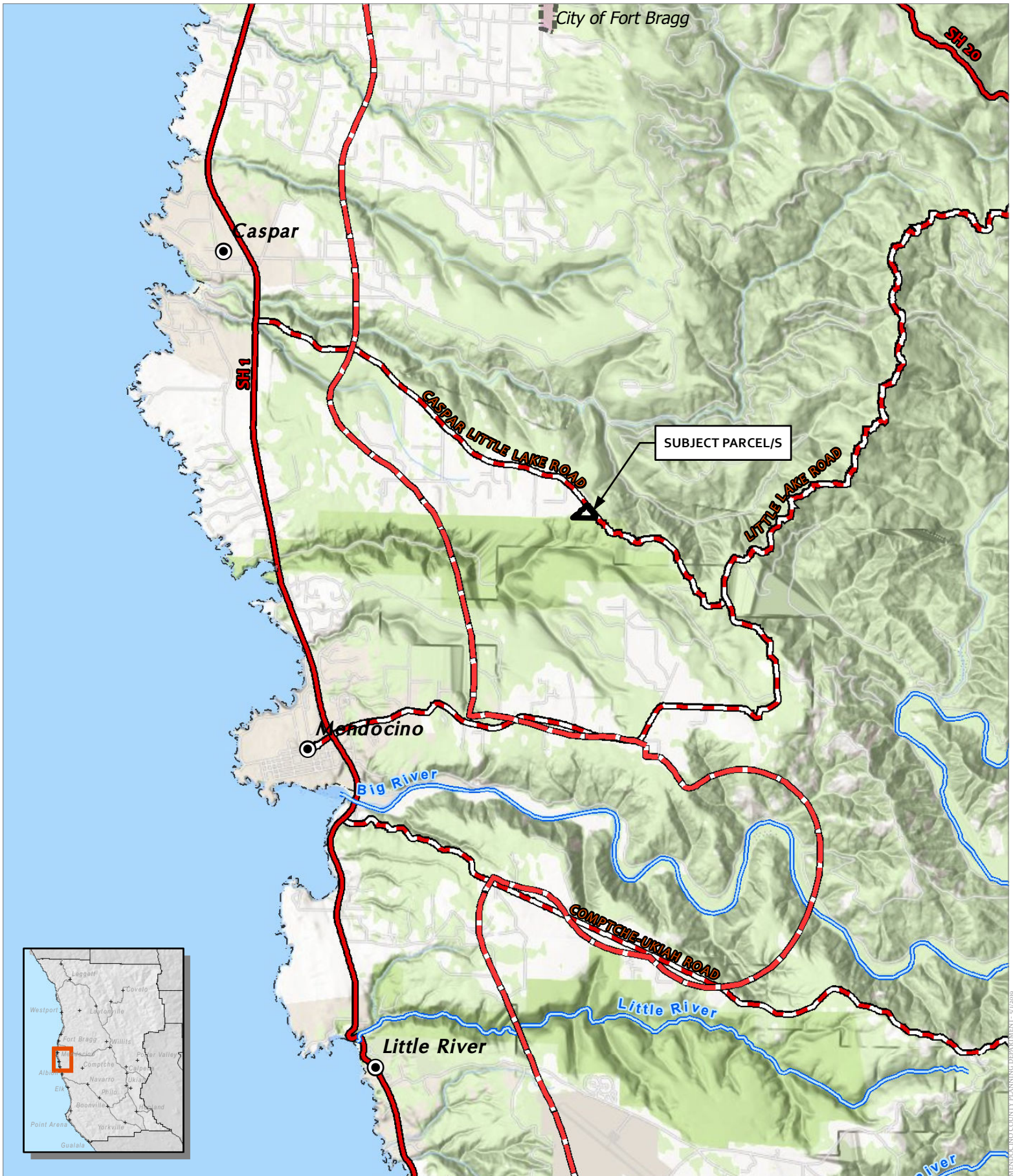

SUSAN H. SUMMERFORD
PLANNER III

Appeal Period: 10 Days
Appeal Fee: \$1616.00

ATTACHMENTS:

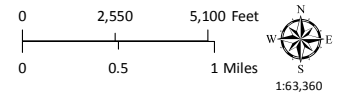
- A. Location Map
- B. Aerial Map
- C. Topographic Map
- D. Site Plan
- E. Zoning Map
- F. General Plan Classifications Map
- G. Adjacent Map
- H. FHZ Map
- I. CGWRA Map
- J. Soils Map
- K. Mendocino Cypress Map
- L. Misc. Map

RESOLUTION AND CONDITIONS OF APPROVAL (Exhibit A):



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

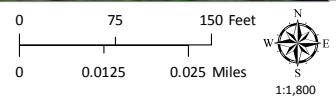


LOCATION MAP
 ATTACHMENT A

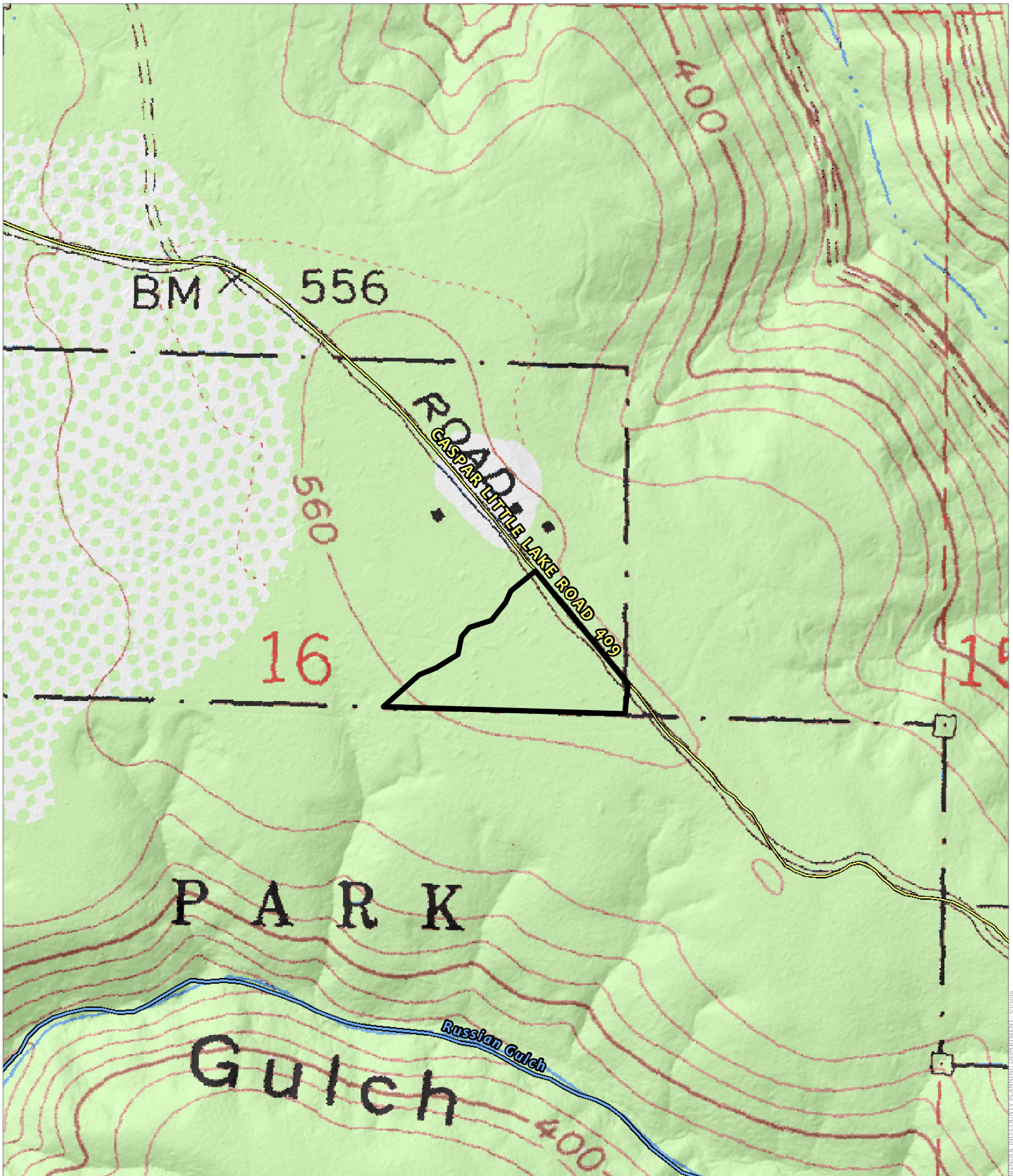


CASE: UR 2019-0002
OWNER: GREEN, Jonathan
APN: 118-510-39
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AGENT: Teresa Spade
ADDRESS: 41725 Caspar Little Lake Road, Mendocino



Public Roads

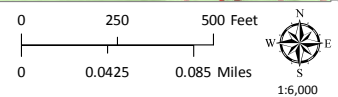


AERIAL MAP
ATTACHMENT B



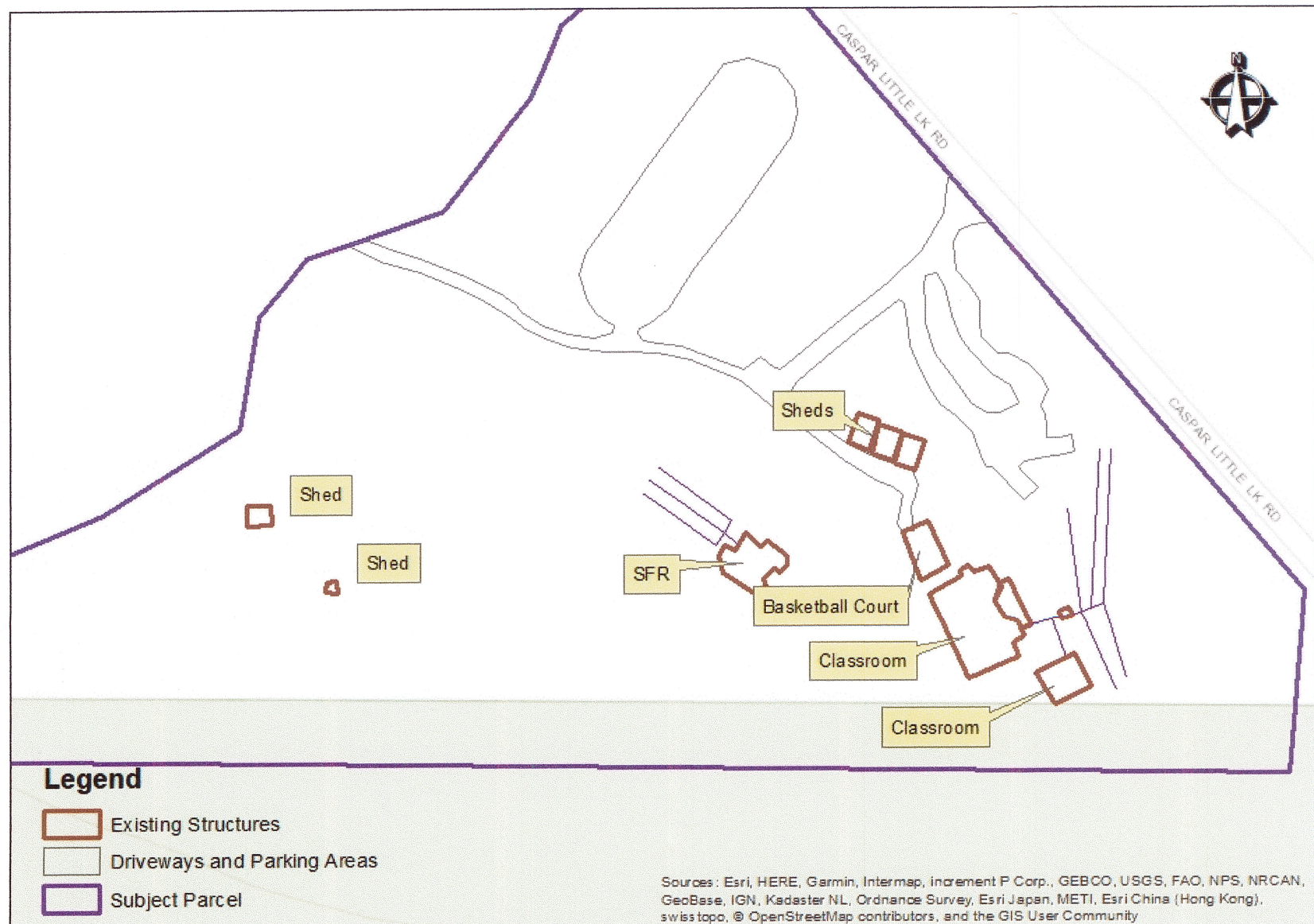
CASE: UR 2019-0002
OWNER: GREEN, Jonathan
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APLCT: Hilleary Burgess
AGENT: Teresa Spade
ADDRESS: 41725 Caspar Little Lake Road, Mendocino

 Named Rivers
 Public Roads



TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET
ATTACHMENT C

Site Plan



Caspar Creek Learning Community
APN 118-510-39

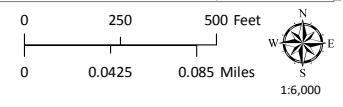
0 75 150 300 Feet

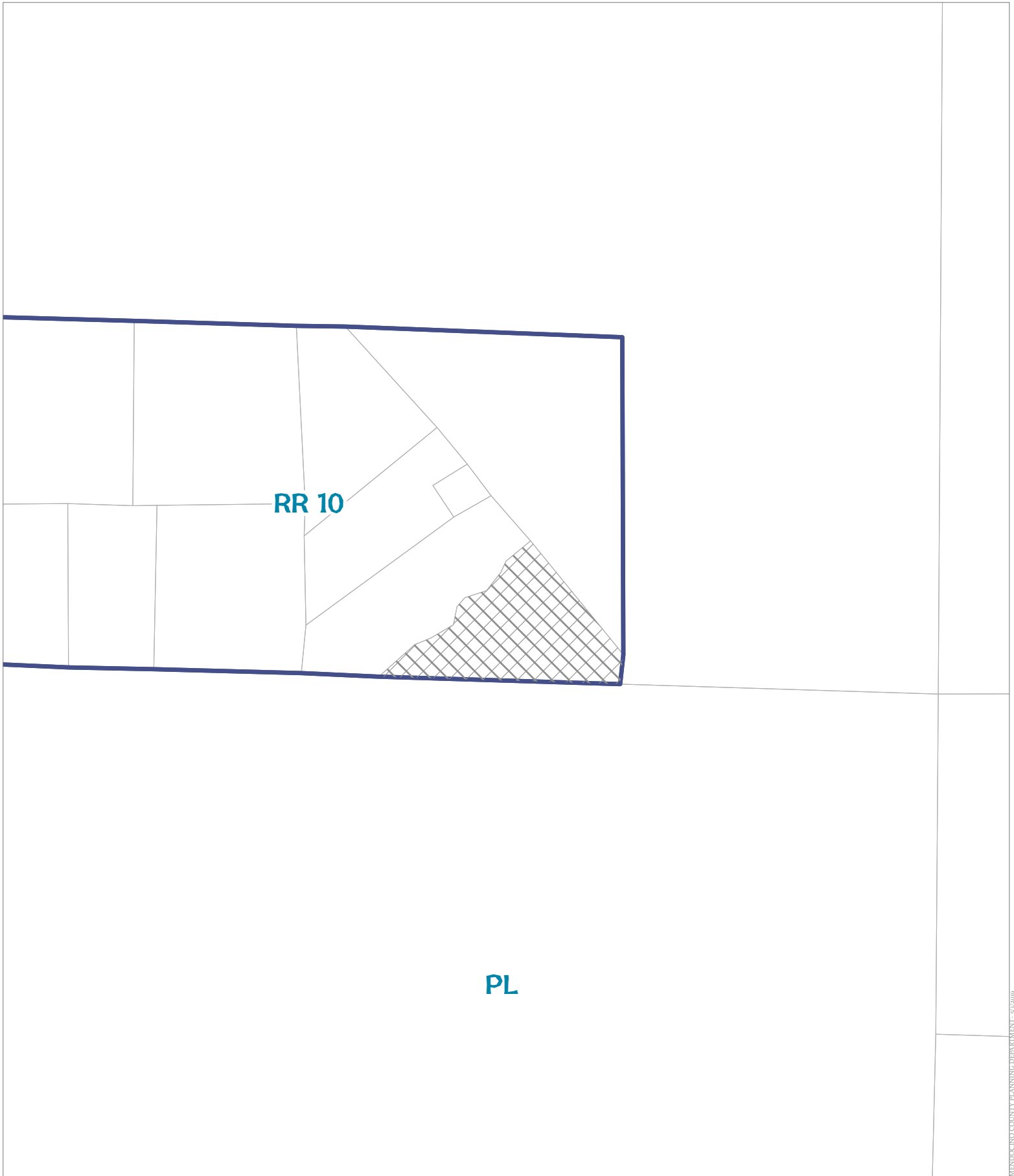
ATTACHMENT D



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


 Zoning Districts
 Public Roads

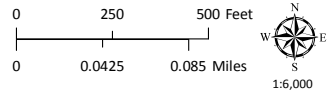




MENDOCINO COUNTY PLANNING DEPARTMENT - 5/1/2019

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



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±

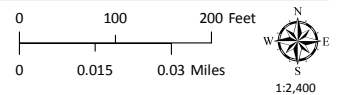
118-510-14
STATE JACKSON
TPO 176.14 A±

118-510-38
SANDRA PATTERSON
RR10 7.11 A±

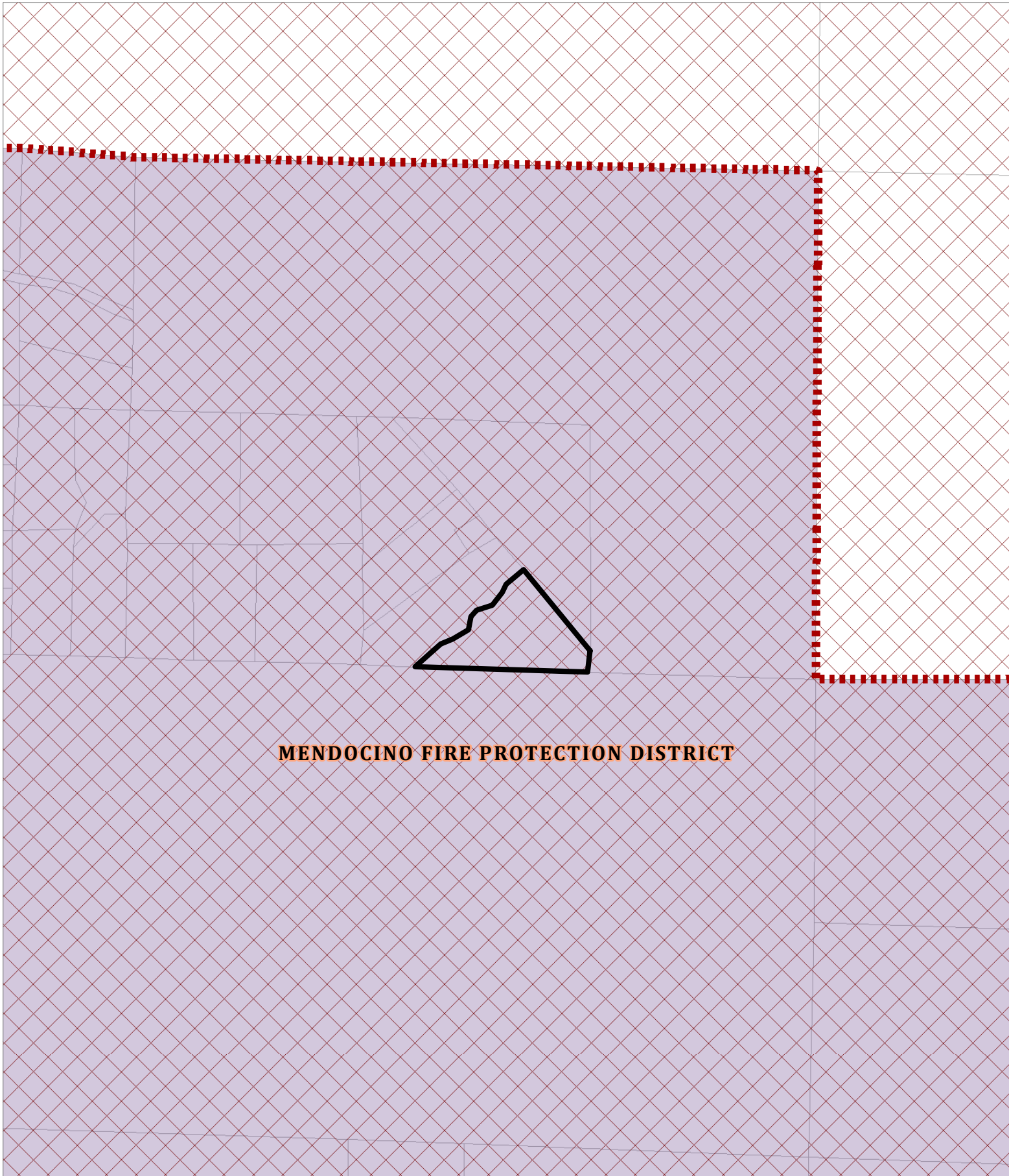
118-510-39
JONATHAN GREEN
RR10 7.2 A±

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

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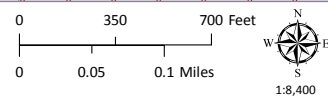
ADJACENT PARCELS
ATTACHMENT G



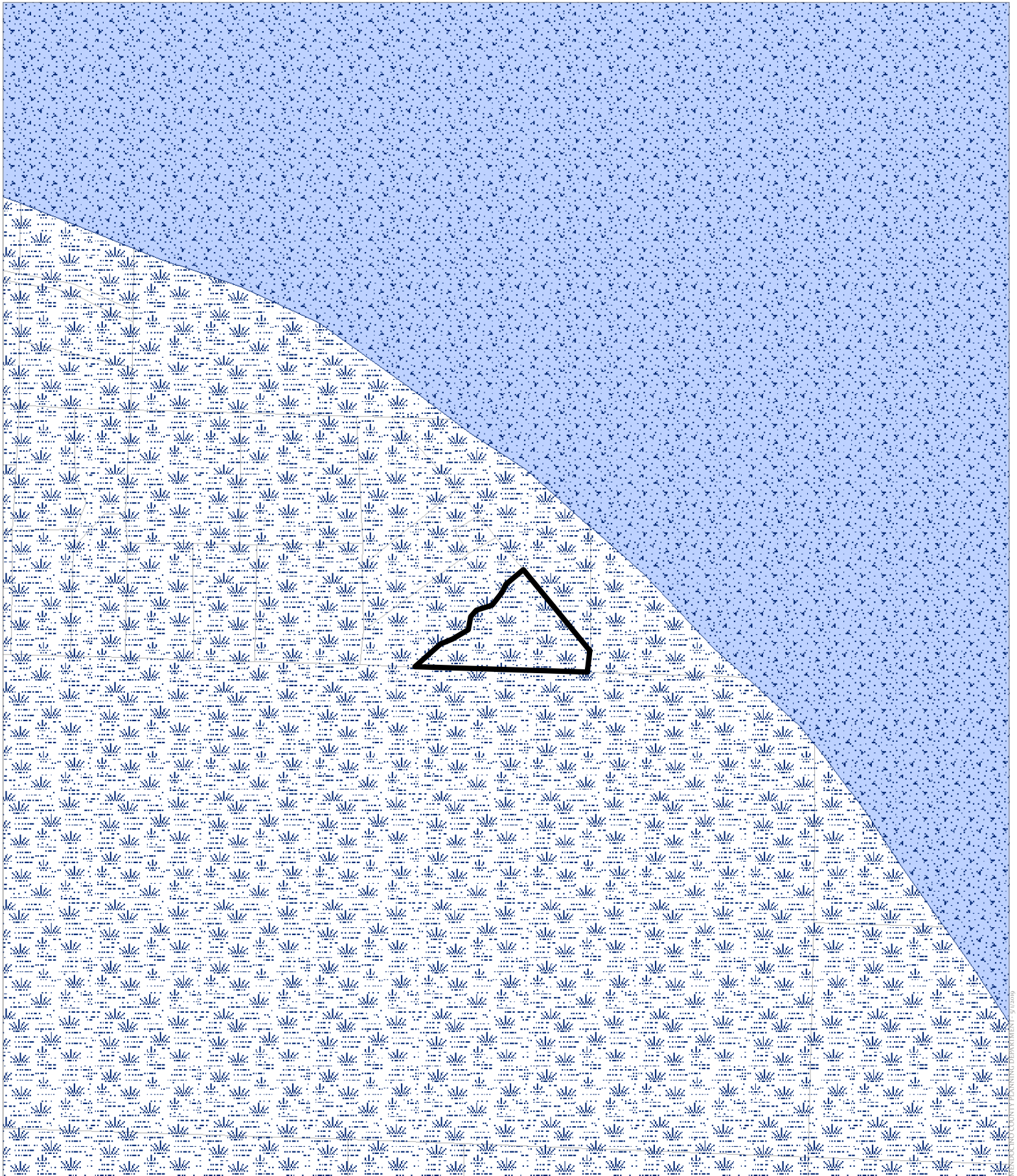
CASE: UR 2019-0002
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High Fire Hazard
County Fire Districts

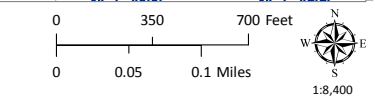


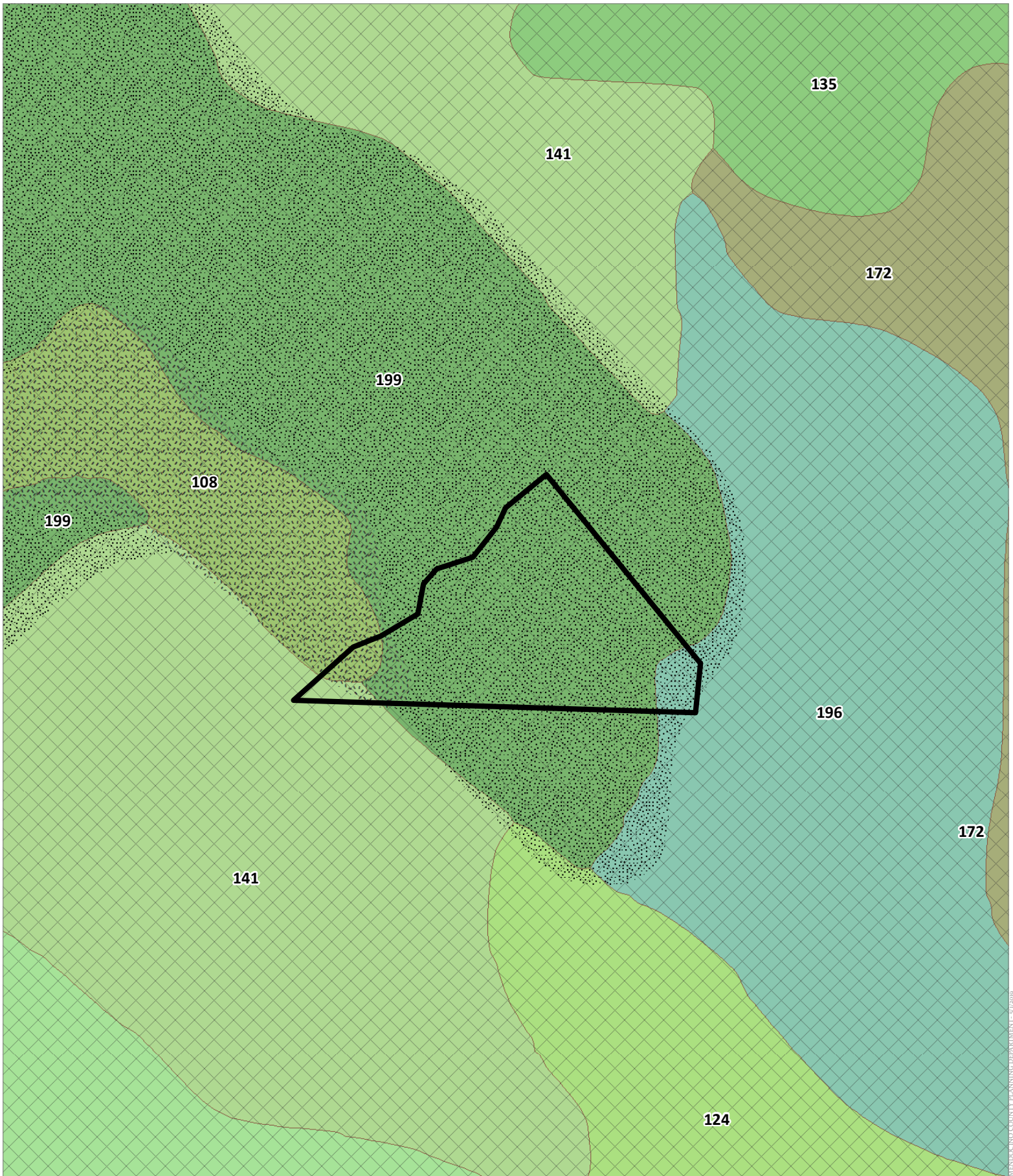
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA



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

 Marginal Water Resources
 Critical Water Resources Bedrock





CASE: UR 2019-0002
 OWNER: GREEN, Jonathan

APN: 118-510-39

APLCT: Hilleary Burgess

AGENT: Teresa Spade

ADDRESS: 41725 Caspar Little Lake Road, Mendocino



Blacklock & Aborigine



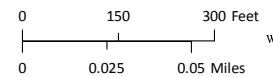
Shinglemill-Gibney Complex

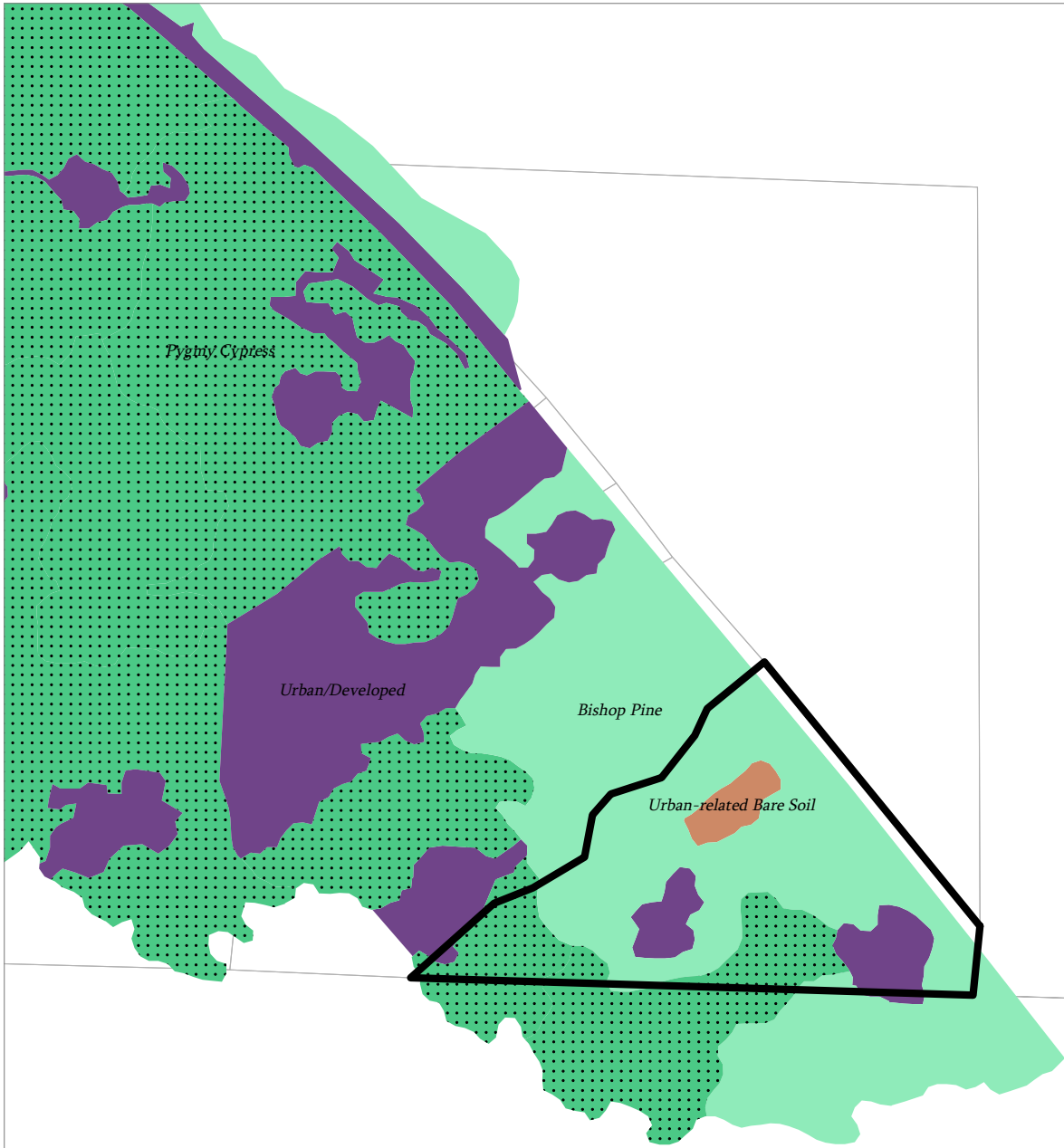


Bishop Pine



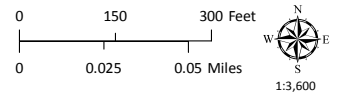
Western Study Soil Types

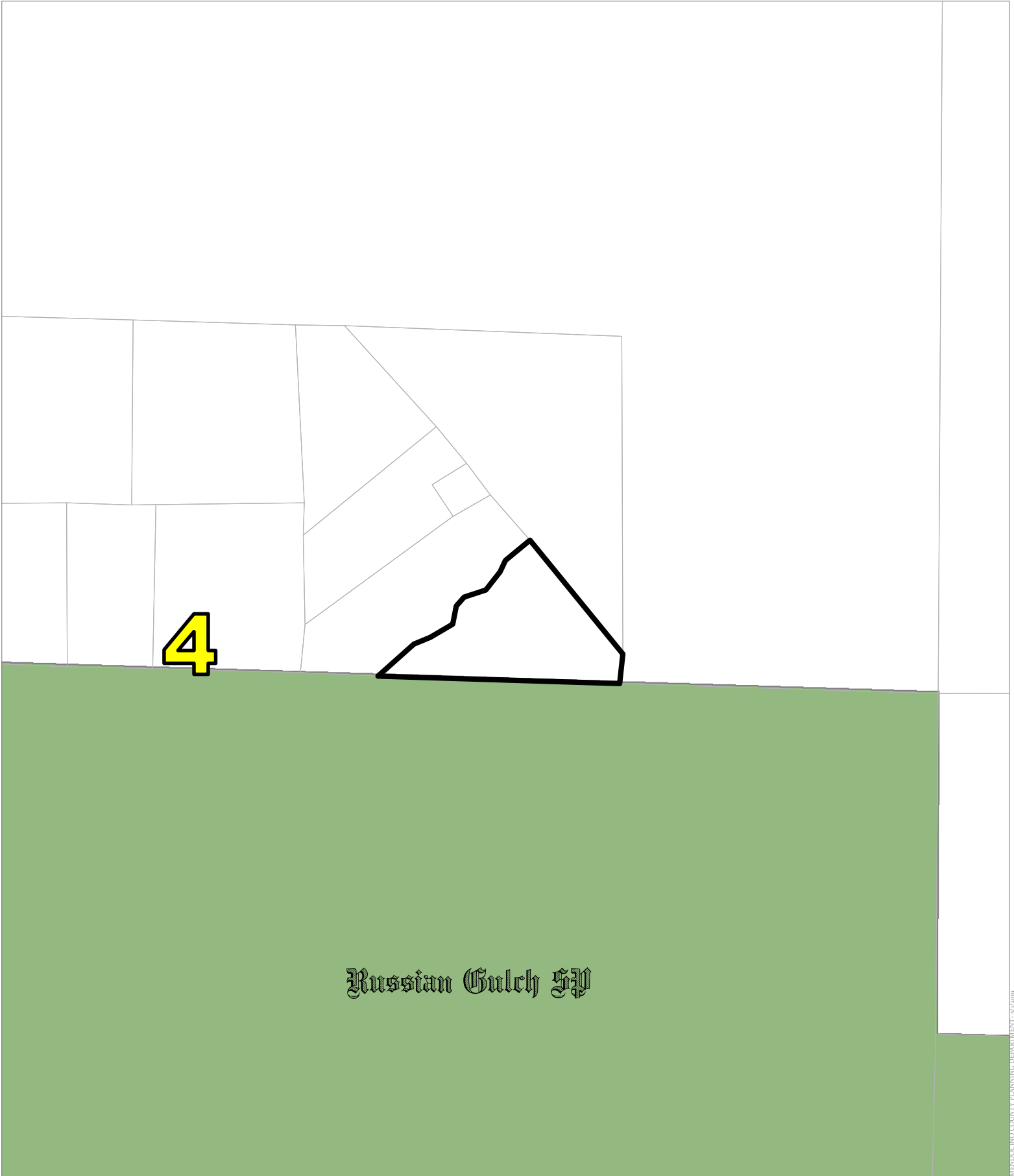




MENDOCINO COUNTY PLANNING DEPARTMENT - 5/1/2019



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

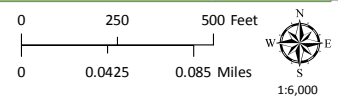




MENDOCINO COUNTY PLANNING DEPARTMENT - 9/1/2019

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

 Supervisorial Districts 2010
 State Parks



MISC DISTRICTS
ATTACHMENT L

Resolution Number _____

County of Mendocino
Ukiah, California

AUGUST 15, 2019

UR_2019-0002 CASPAR CREEK LEARNING COMMUNITY

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF
MENDOCINO, STATE OF CALIFORNIA, GRANTING A USE PERMIT
RENEWAL FOR AN EDUCATIONAL FACILITY SERVING NO MORE
THAN 40 STUDENTS.

WHEREAS, the applicant, HILLEARY BURGESS, filed an application for a Use Permit renewal with the Mendocino County Department of Planning and Building Services to continue operations as an Educational Facility/Large School located 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 Road. (APN 118-510-39); Supervisorial District 5; hereafter referred to as "the Project"; and

WHEREAS, the Secretary for Resources has found that certain classes of projects have been determined not to have a significant effect on the environment and are therefore exempt from the requirement for the preparation of environmental documents, and the Project was determined to meet the criteria for a Categorical Exemption from the California Environmental Quality Act (CEQA) under Class 1(a); and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on August 15, 2019, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Project. All interested persons were given an opportunity to hear and be heard regarding the Project; and

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Planning Commission regarding the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission makes the following findings;

1. General Plan Findings: The subject property is classified Rural Residential (RR) under the General Plan. An Educational Facility use is consistent with the intent of the General Plan.
2. Zoning Findings: The subject property is zoned Rural Residential, 10 acre minimum parcel size (RR:10). The project is consistent with the Rural Residential District provisions of §20.048.020(B) of the Mendocino County Code.
3. Project Findings: The Planning Commission approves UR_2019-0002 subject to the conditions of approval recommended by staff, and further finding:

(A) That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided. The Project is located in existing buildings that are well served by local utilities, is located on a county maintained road with an established access point and will require no new construction.

(B) That such use will not, under the circumstances of that particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons

residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county; provided, that if any proposed building or use is necessary for the public health, safety or general welfare, the finding shall be to that effect. The Project, as proposed, is allowable pursuant to the County Code, and proposes to continue serving a need in the community utilizing existing buildings for a compatible use type.

(C) That such use preserves the integrity of the zoning district. The Rural Residential zoning designation values uses that provide services to the local population, with the understanding that the zoning district doesn't typically enjoy urban levels of service.

BE IT FURTHER RESOLVED that the Planning Commission hereby grants the requested Major Use Permit Renewal, subject to the Conditions of Approval in Exhibit "A", attached hereto.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary as the custodian of the document and other material which constitutes the record of proceedings upon which the Planning Commission decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah, CA 95482.

BE IT FURTHER RESOLVED that the Planning Commission action shall be final on the 11th day after the date of the Resolution unless an appeal is taken.

I hereby certify that according to the Provisions of Government Code Section 25103 delivery of this document has been made.

ATTEST: JAMES F. FEENAN
Commission Services Supervisor

By:_____

BY: BRENT SCHULTZ
Director

BY: MARILYN OGLE, Chair
Mendocino County Planning Commission

EXHIBIT A

CONDITIONS OF APPROVAL UR_2019-0002 - CASPAR CREEK LEARNING COMMUNITY

AUGUST 15, 2019

APPROVED PROJECT DESCRIPTION: Major Use Permit Renewal to continue the operations of an established Educational Facility at an existing site pursuant to Mendocino County Code §20.048.020(B)

CONDITIONS OF APPROVAL:

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to §20.196.035 of the Mendocino County Code. The permit shall become effective after the ten (10) working day appeal period has expired and no appeal has been filed. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.
2. The applicant shall continue to comply with all previous conditions of approval for the project and shall continue to operate the educational facility in conformance with all applicable approvals and limitations that previously encumbered the site.
3. If any archaeological sites or artifacts are discovered during any future site excavation or construction activities, the property owner shall cease and desist from all further excavation and disturbances within 100 feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with §22.12.090 of the Mendocino County Code.
4. This permit shall become effective after all applicable appeal periods have been expired or appeal processes exhausted. Failure of the applicant to make use of this permit within one (1) year or failure to comply with payment of any fees within specified time periods shall result in the automatic expiration of this permit.
5. In the event that the use of the facility should cease operation for a period exceeding one (1) year or more, the use shall be deemed invalid and a new use permit will be required for the operation as approved by UR_2019-0002.
6. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Title 20 of the Mendocino County Code unless modified by conditions of the use permit.
7. The application along with supplemental exhibits and related material shall be considered elements of this entitlement and that compliance therewith is mandatory, unless a modification has been approved by the Planning Commission.
8. This permit shall be subject to revocation or modification by the Planning Commission upon a finding of any one (1) or more of the following grounds:
 - a. That such permit was obtained or extended by fraud.
 - b. That one or more of the conditions upon which such permit was granted have been violated.

- c. That the use for which the permit was granted is so conducted as to be detrimental to the public health, welfare or safety, or as to be a nuisance.

Any such revocation shall proceed as specified in Title 20 of the Mendocino County Code.

9. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
10. The applicant shall obtain all authorizations required by and comply with all conditions established by agencies having jurisdiction over the project.
11. It shall be the responsibility of the applicant to ensure that contractors engaged to perform work on the site are aware of the conditions of this permit and that all work performed is in compliance with applicable conditions.
12. The applicant shall continue to comply with all applicable requirements set forth by the California Department of Forestry and Fire Protection in letters CDF#228-03 and CDF#241-03 dated May 16 and May 30, 2003, and shall continue to provide for and maintain defensible space for the entire site.
13. There shall continue to be established a minimum 60 foot setback from the adjacent State Park lands. Vegetation removed shall be kept to a minimum in all activities. Additionally, a 30 foot buffer area (No tree or vegetation removal) shall be maintained along the property line to the southeast.

EDUCATIONAL FACILITIES

14. Noise levels related to the educational facility shall continue to not exceed those customarily generated by other uses in the neighborhood.
15. All external lighting, whether installed for security, safety or landscape design purposes, shall be shielded, downcast or shall be positioned in a manner that will not shine or allow light glare to exceed the boundaries of the parcel on which it is placed.

USE PERMIT CONDITION ACKNOWLEDGEMENT:

16. To ensure the terms and conditions of this use permit are understood by the applicant, an acknowledgement form shall be submitted to the Department of Planning and Building Services. TIMING AND REQUIREMENTS: Prior to commencement of use authorized under Use Permit UR_2019-0002 or issuance of any building permits associated with said use permit, the applicant shall submit a signed statement (attached) acknowledging the review and full understanding of all terms and conditions associated with project approval and ongoing condition compliance.