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**MENDOCINO HISTORICAL REVIEW BOARD  
STAFF REPORT**

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**MHRB\_2018-0007  
MAY 7, 2018**

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**APPLICANT:** BLAZE BIRGE  
PO BOX 111  
MENDOCINO, CA 95460

**OWNER:** MENDOCINO UNIFIED SCHOOL DISTRICT  
JASON MARSE, SUPERINTENDENT  
PO BOX 1154  
MENDOCINO, CA 95460

**AGENT:** COMMUNITY CENTER OF MENDOCINO  
PO BOX 551  
MENDOCINO, CA 95460

**PROJECT DESCRIPTION:** A request to hold seven performances displaying the circus arts over five days (July 2-7, 2018) and to conduct a children's circus camp (June 27<sup>th</sup> through July 1<sup>st</sup>). The performances and the children's camp would be held at Friendship Park in a 120' by 80' tent. Tent build-up would begin on Monday June 25<sup>th</sup> at 9:00 a.m. Tent pull down would be completed no later than Monday July 8<sup>th</sup>.

Performances would run for approximately 2 hours. The seven performances would be held at the following dates and times: Monday, (7/2) at 7:00 p.m., Tuesday (7/3) at 4:00 and 7:00 p.m., Wednesday (7/4) at 1:30 p.m., Thursday (7/5) at 7:00 p.m., Friday (7/6) at 7:00 p.m., and Saturday (7/7) at 2:00 p.m.

Power would be provided by a 25k generator and the Friendship Park bathrooms will be open to the public. Two promotional signs reading "Flynn Creek Circus" and measuring 10' by 4' will be fixed onto each side of the tent. A freestanding sandwich board measuring 2'6" will post show times at the main entrance. Dim outdoor string lights (120') will be on from dusk until 10:00 p.m. Entrance lighting will be on after dark while the public is present.

The applicant is requesting approval for the same event and camp in 2019. In 2019, there would be eight total shows (evening shows on Thursday and Friday, and two shows per day on Saturday, Sunday and Monday).

**STREET ADDRESS:** Located at Friendship Park at 10525 School Street (aka 988 School Street) (APN: 119-140-19).

**PARCEL SIZE:** 4.19 acres

**ENVIRONMENTAL DETERMINATION:** A Class 11(c) Categorical Exemption, pursuant to Section 15311 for placement of seasonal or temporary use items, like a tent.

**HISTORIC STRUCTURES:** Former site of the Mendocino Grammar School

**ADJACENT HISTORIC STRUCTURES:** North: Joshua Grindle House, Category I; Spencer Hills house, Category I  
 South: Dwelling, Category IIb; Packard-Gibbs House Category I  
 East: State Highway 1  
 West: Dwelling, Category IIa; Henry Gorden House, Category I; Jasperson House, Category IIa

**RELATED PROJECTS:** 86-17 Mendo Music Festival signs and banner; 2000-15 Watershed Festival temporary event; 2001-22 MUSD AmeriCorps temporary event, 2008-10 MUSD Summer Program - temporary tent; 2014-06 four day/six performances circus event, 2015-15 five days/seven performances, 2016-06 five days/seven performances and camp in 2016 and 2017.

**HISTORIC ORDINANCE STANDARDS:** The Mendocino Historical Preservation District Ordinance provides standards for the MHRB to consider when reviewing applications. Relative to this application, the following issues are raised and should be addressed:

Building Size, Height, Proportions and Form	Roof Shape
Relationship of Building Masses and Open Spaces	Color(s)
Relationship to Surrounding Structures	✓ Sign Size
Materials and Textures	✓ Number of Signs
Architectural Details and Style	✓ Placement/Location
Facade Treatment	✓ Lighting
Proportions of Windows and Doors	Paving/Grading
Landscaping	

**APPLICABLE SECTIONS OF MHRB GUIDELINES:** Other Structures (page 10); Signs and Lighting (page 10)

**REQUIRED FINDINGS:** The Review Board shall not approve or conditionally approve any application for proposed work unless it affirmatively makes the following findings:

- (a) The exterior appearance and design of the proposed work is in harmony with the exterior appearance and design of the existing structures within the District and with that of existing subject structure, if any; and
- (b) The appearance of the proposed work will not detract from the appearance of other property within the District.

**STANDARD CONDITIONS:**

1. This action shall become final and effective on the 11<sup>th</sup> day following the decision unless an appeal is filed pursuant to Section 20.760.072 of the Mendocino County Code. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and or use of the property in reliance on such permit has been completed prior to its expiration.
2. The application along with supplemental exhibits and related material shall be considered elements of this permit, and compliance therewith is mandatory.
3. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction. The applicant shall secure all required building permits for the proposed project as required by the Building Inspection Division.
4. This permit shall be subject to revocation or modification upon a finding of any one (1) or more of the following:

- 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. A final judgment of a court of competent jurisdiction has declared one (1) or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one (1) or more such conditions.
- 

The Review Board's action and this permit will not be final and effective and work may not commence on the project until after a ten-day appeal period has ended. You will be notified if a timely appeal is filed.

Appeal Fee: \$1,616.00 (Check payable to County of Mendocino)

Appeal Period: Appeals must be received within 10 days of Review Board Action.

*Friendship Park*

<p><b>COUNTY OF MENDOCINO                  DEPT. OF PLANNING &amp; BUILDING                  SERVICES</b></p> <p>120 WEST FIR STREET                  FORT BRAGG, CA 95437                  Telephone: 707-964-5379                  Fax: 707-961-2427</p>	<p>Case No(s) <u>MHRB 2018-0007</u></p> <p>Date Filed <u>3-21-2018</u></p> <p>Fee \$ _____</p> <p>Receipt No. _____</p> <p>Received by <u><i>Juliana</i></u></p> <p style="text-align: center;"><u>Office Use Only</u></p>
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**MHRB APPLICATION FORM**

Name of Applicant Blaze Birge	Name of Property Owner(s) MUSD, Jason Marse, Superintendent	Name of Agent Community Center of Mendocino
Mailing Address p.o. box 1111, Mendocino, CA 95460	Mailing Address 44141 Little Lake Rd, Mendocino, CA 95460	Mailing Address p.o. box 551, Mendocino, CA 95460
Telephone Number <b>707 684-9389</b>	Telephone Number <b>707 937-5868</b>	Telephone Number <b>707 937-4133</b>
Assessor's Parcel Number(s) <b>119-140-19</b>		
Parcel Size 4.19 <input type="checkbox"/> Square Feet <input checked="" type="checkbox"/> Acres	Street Address of Project Friendship Park 10525 School St (998 School Street) Mendocino, CA 95460	

**TYPE OF DEVELOPMENT**  
 (Check appropriate boxes)

- Demolition. Please indicate the type and extent of demolition. (see next page)
- Construction of a structure.
- Addition to a structure.
- Alteration of exterior of structure.
- Construction, installation, relocation or alteration of outdoor advertising sign.
- Outdoor lighting.
- Walkways, driveways, parking areas, and grading.
- Exterior painting of a structure.
- Other.

## PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information to the Planning & Building Services Department and the MHRB. Please answer all questions. For those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A". **NOTE: The more complete and clear the submitted information, the more quickly your application can be processed.**

**1. Describe your project in detail.**

- **For demolition**, identify the items to be demolished, the percentage of the structure(s) to be demolished, and explain reason for demolition.
- **For new signs**, provide scaled drawings, describe wording, dimensions, materials, colors, and mounting detail. Indicate specific location on site plan.
- **For new copy on existing signs**, provide wording, graphics, font style, colors, and photographs of existing sign(s).
- **For exterior painting**, describe existing and proposed colors. Provide paint chips for proposed colors.
- **For exterior lighting**, include description/detail of fixtures and indicate locations on the site plan.
- **For new construction**, additions or architectural alterations, include plans, elevations, dimensions, height(s), materials, colors, finishes, trim and window details, walkways and paving locations.
- **For walkways, driveways, paving and grading**, provide dimensions, location and materials.

PLEASE SEE INCLUDED DOCUMENTS

- PROJECT DESCRIPTION
- CHILDREN'S CAMP
- EXHIBIT B
- TEMPORARY SIGNS AND LIGHTING
- LETTER TO NEIGHBORS
- LOT LAYOUT DETAIL

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**2. If the project includes new construction, please provide the following information:**

- What is the total lot area presently covered by building(s), decks, walkways, water tanks, and other structures? n/a sq. ft.
- What is the total floor area (internal) of all structures on the property? n/a sq. ft.
- If located within the Mendocino Mixed Use (MMU) zoning district, What is the total floor area on the parcel that is devoted to residential use? n/a sq. ft.

*If you need more room to answer any question, please attach additional sheets*

**Project Description and Questionnaire**

- Applicant seeks to hold an annual multi-day event offering circus summer camp and displaying circus arts by prominent local, national and international performers at Heidegger Field with a backup location of Friendship Park.
- Applicant wishes to hold the annual event orbiting the July 4<sup>th</sup> holiday. For this year the date requested for the event is from July 2-7, 2018. Future dates are not yet determined. The permit doesn't need to specify dates.
- Shows will run for approximately two hours on and are variable on dates depending on the July 4<sup>th</sup> holiday. For 2018, show time proposal is Monday, July 2, 7pm, Tuesday, July 3 at 4pm and 7pm, Wednesday, July 4 at 1:30pm, Thursday July 5<sup>th</sup> at 7pm, Friday, July 6 at 7pm and Saturday, July 7 at 2pm. Additional dates are requested before and after the show dates to accommodate set up and clean up.
- Events will be held in a circus tent.
- Tent build up will start on 2 days prior to of each camp week at 9:00am. The tent pull-down will start immediately following the last show and will be finished the next day. For 2018, the tent will be built June 25 with removal complete on July 8.
- A 25kw ultra silent generator will provide power for the duration of the event. Friendship Park bathrooms will be open to the public.
- Two promotional signs (10'x4') will be fixed onto each side of the tent. Wording will be "Flynn Creek Circus". A free-standing sandwich board (2'6"x4') will post show times at the main entrance.
- 24 hour security will be on-site.
- 120' dim outdoor string lights will be on from dark (8:30) till 12:00. Entrance lighting will be on after dark while public is present.

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### **Children's Enrichment Camp**

Flynn Creek Circus would like to offer an annual children's circus camp June 27 – July 1st, 2018 with similar dates for following years.

Flynn Creek Circus has presented successful camps for 4 years and requests permits to continue the offering for Mendocino and South Coast communities on an annual basis. Previous programs have been well attended with an overwhelmingly positive community response. Children are exposed to several different circus disciplines taught by professional and world re-known circus artists. This opportunity is a rare experience and adds to the unique characteristics of Mendocino living.

The expected attendance will be approximately 50 children from 10-3. Amplified sound and outside lighting is not necessary for the general activities, except in the closing recital ending before 5pm July 1, 2018. We are requesting approval for the camp to be held in following years with the date corresponding to the 4<sup>th</sup> of July Flynn Creek Circus Shows at Heidegger Field with our backup location as Friendship Park.

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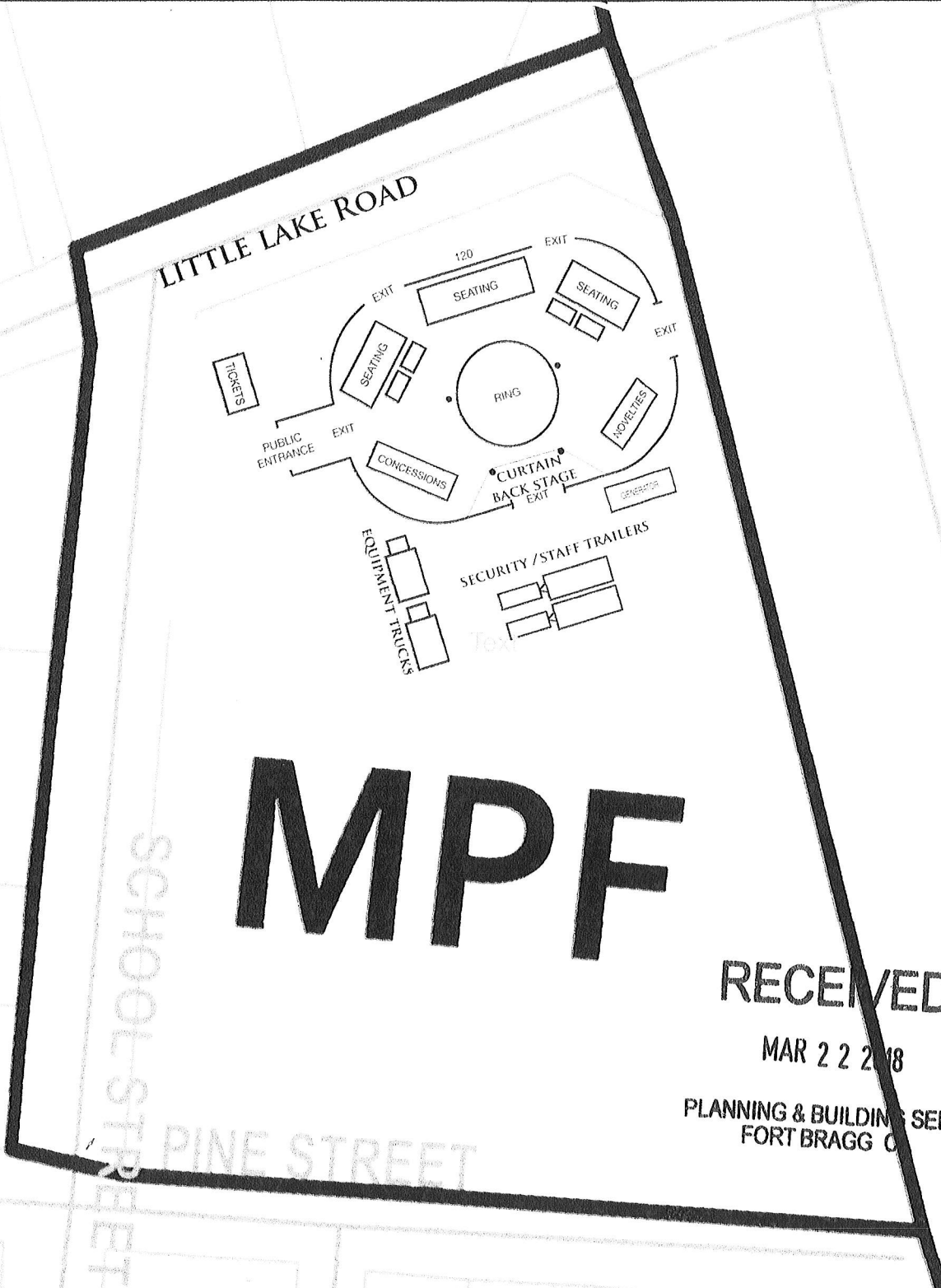


WWW.FLYNNCREEKCIRCUS.COM

# FRIENDSHIP PARK PROPOSED LOT LAY-OUT

FLYNN CREEK CIRCUS  
P.O. BOX 1111  
MENDOCINO, CA 95460  
+001 (510) 381-4004

Tent presence from 6/24-7/7 2018



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NORTH



\*FINAL LOT LAYOUT WILL BE DETERMINED BY LOCATION OF UNDERGROUND IRRIGATION. ACTUAL LAYOUT MAY BE SLIGHTLY ALTERED DUE TO LOCATION OF NON-STAKE-ABLE AREAS.



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## Flynn Creek Circus 2018

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### Exhibit B

*This exhibit has been created to address items not addressed in the general proposal. We hope this will anticipate any concerns that the Board may have and facilitate a positive vote. Flynn Creek Circus is looking forward to bringing world-class performing artists to the village of Mendocino both to inspire our community and to share the beauty of Mendocino as host to these circus elites.*

### Waste Water:

Circus waste water is generated in two ways:

- 1.) Travel trailer (dish washing, showers, etc.)- *This water drains directly into holding tanks sufficiently large for the planned stay. The water is emptied at a designated RV sewage dump location after the trailer is removed from the site.*
- 2.) Hand and utensil washing station as required by Environmental Health Dept. in concession area.- *This water is typically less than 5 gallons. It is caught with a bucket and emptied into the travel trailer tanks.*

### Garbage:

Circus garbage is generated in two ways:

- 1.) Artist's household waste- *This is minimal and collected at the end of the stay to be taken to dump stations..*
- 2.) Public waste from concessions- *Flynn Creek Circus prides itself on a high environmental standard. All concession waste is recyclable. Recycling cans are placed throughout the big top and all waste is collected nightly. Recycling is taken to dump stations.*

### Parking:

Flynn Creek Circus shows anticipate between 30-70 vehicles at any given performance. Both of our location options have ample parking. This will accommodate approximately 135 vehicles. Overspill street parking is widely available in the areas surrounding the event. The parking impact has proven negligible over the previous year's events. Anticipated parking impact to Mendocino residences and businesses is minimal and considerably less than similar summer events.

### Annual Permit:

Flynn Creek Circus is actively engaged in generating economic growth and opportunity for performing arts in Mendocino County. We ask the Board to consider granting an annual standing permit for this event. Understanding that communities change, we suggest that the standing permit be petition-able for revocation by community members given a petition is submitted at least 3 months in advance of the event and a MHRB vote is held. Furthermore, the standing permit would only allow the event as described in the application except with the minimal allowance in differing dates based on calendar year drift. We thank you in advance for your consideration.

**Temporary Sign and light Specifics**

2 vinyl banners (10'x4') black, burgundy, white and a beige. Signs will be fixed to tent with zip ties. One sign will face north to Little Lake rd. and the other will face out from the main entrance to the west. Banners will say "Flynn Creek Circus".

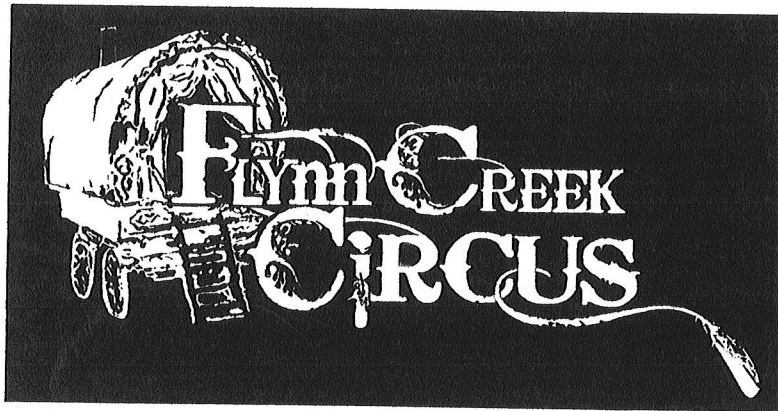
1 sandwich board, (2'6"x4') black and white: Folding sign will stand alone at the front of the tent and will state the show times and ticket prices.

String lights (120') will consist of less than 120, soft white, low wattage bulbs. Lights will be clipped to tent structure.

Entrance lighting will consist of outdoor par lights, as many as is necessary to light pathways for public safety. Lights will be clamped to tent.

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BANNER IMAGE



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April, 2018

RE: Repeat event, Flynn Creek Circus

To: MHRB board members and greater community of Mendocino Village,

Flynn Creek Circus is applying for an annual event permit. In 2018, we are asking the board to grant a 2 year permit for this event in consideration of the increased application fees as well as to be consistent with the previous approval of the 2 year permit for 2016 and 2017. While the event has been held successfully for 4 years in a row, Flynn Creek Circus is additionally asking the MHRB Members for permission to move the event to a new location, Heidegger Field.

Understanding the time constraints of our application and the sensitive nature of activities in Mendocino Village, we are submitting this application with Heidegger Field as our preferred location, but also including our previous location of Friendship Park as 'back up' option. In this application, you will find cite authorizations and parcel # information from both locations.

We have secured in advance, approval from both location property owners and agents. We feel that, ultimately, Heidegger Field is a better location for our activities, will impact the residents less and will be a more sustainable location as we look to the future. While our wish is to move the location to Heidegger Field, we understand that MHRB must balance the positions of many entities when granting approvals. For this reason, we have included our former location as a second choice should the board discover objections that we may have overlooked.

We thank you for your consideration and service to the community. Flynn Creek Circus has an incredible show planned for 2018 and sincerely hope bring enrichment to the community.

Respectfully,

A handwritten signature in black ink, appearing to read "Blaze Birge".

Blaze Birge  
Artistic Director  
[www.flynncreekcircus.com](http://www.flynncreekcircus.com)

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April, 2018

RE: Planned event, Friendship Park

Dear Neighbors of Friendship Park,

This letter is to notify you of events to take place between June 25 and July 8, 2018 in Heidegger Field. These events are held by Flynn Creek Circus and Circus Mentors Inc and are meant to enrich the community experience. The Mendocino Historical Review Board has reviewed and approved the event application which will include the following activities:

June 25-27: Circus tent set up

June 27- July 1: Circus summer camp daytime activities

July 2-7: Flynn Creek Circus day and early evening show presentations

July 8: Event clean up

We recognize that events in the park can have an impact on the surrounding households and make every effort to minimize noise and traffic issues. Please contact us if you experience conflicts during the event at:

Blaze Birge, Nicole Laumb or David Jones (707) 684-9389

You can also reach us in advance of the event with concerns at [circus@flynncreekcircus.com](mailto:circus@flynncreekcircus.com).

Thank you from the entire Flynn Creek Circus team for being such a welcoming community! We have an incredible show planned for 2018 and sincerely hope you will enjoy the offering.

Respectfully,

Blaze Birge  
Artistic Director  
[www.flynncreekcircus.com](http://www.flynncreekcircus.com)

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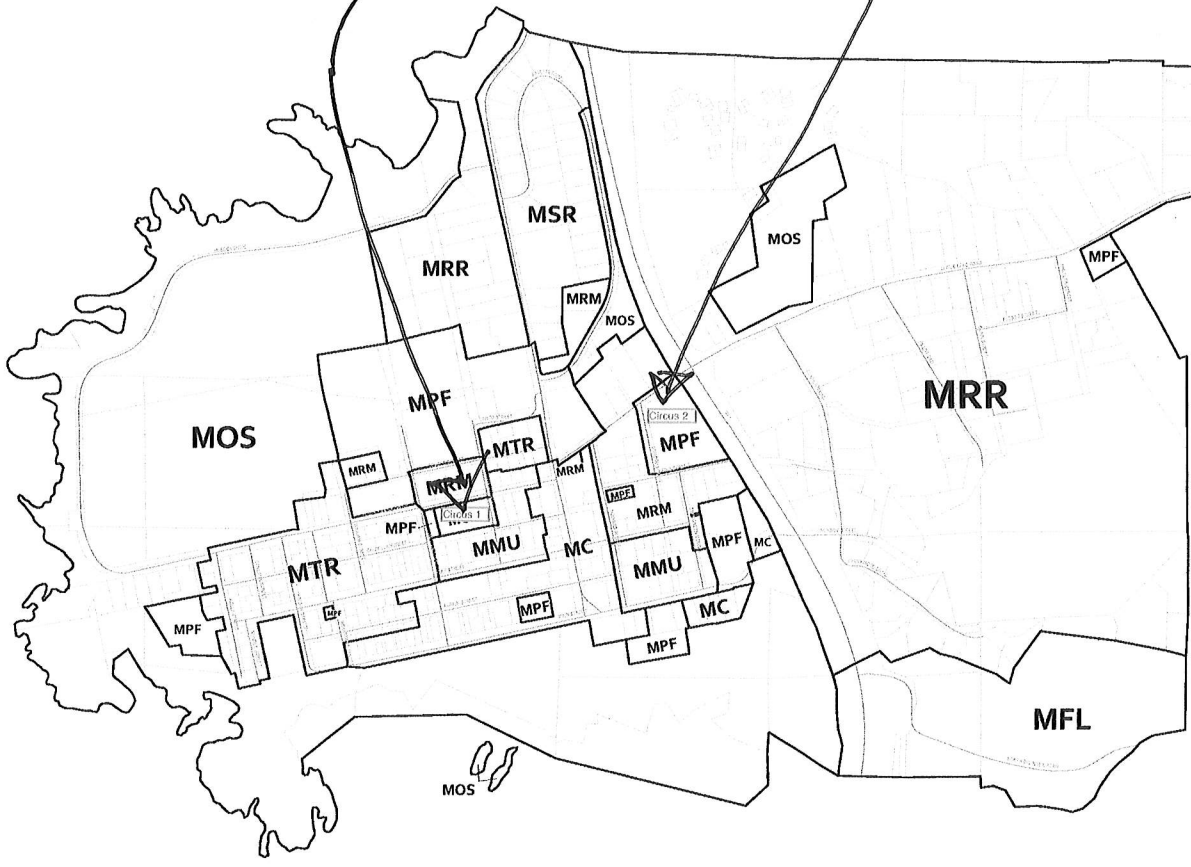
**MAR 22 2018**

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# ZONING DISPLAY MAP

Circus Location 1 - Hittleggy Field  
Circus Location 2 - Friendship Park

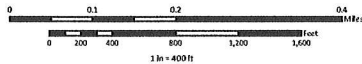
Preferred location  
Alternative location



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### ABBREVIATION KEY

ZONING DISPLAY MAP



PRODUCED 2013  
MENDOCINO COUNTY  
PLANNING & BLDG. SVCS.  
THIS IS NOT AN ADOPTED MAP  
FOR DISPLAY PURPOSES ONLY  
Print Date: 6/3/2013

- AG Agricultural Lands
- AG-CR Agricultural (Contract Rezone)
- AV Airport District
- C Coastal Commercial
- CPD Coastal Commercial (Planned Development)
- Ca Inland Limited Commercial
- Ca-CR Inland Limited Commercial (Contract Rezone)
- Ca Inland General Commercial (Contract Rezone)
- Ca-GR Inland General Commercial (Contract Rezone)
- Ca-IR Inland General Commercial (Isolated Service)
- FL Forestland
- FV Fishing Village
- I Coastal Industrial
- I Inland Limited Industrial
- Iu-CR Inland Limited Industrial (Contract Rezone)
- Ia Inland General Industrial
- OS Open Space
- OS-CR Open Space (Contract Rezone)
- PI Pinnacled Industrial
- PF Public Facility
- PF-PD Public Facility (Planned Development)
- RC Rural Community
- RC-CR Rural Community (Contract Rezone)
- RL Rangeland
- RL-PD Rangeland (Planned Development)
- SR Suburban Residential
- TP Timberland Production
- U Inland Residential
- UR-CR Upland Residential (Contract Rezone)
- UR-PD Upland Residential (Planned Development)
- Ra Single Family Residential
- R2 Two Family Residential
- R3 Multi-Family Residential
- RMR Remote Residential
- RMR-DL Remote Residential (Development Limitation)
- RMR-PD Remote Residential (Planned Development)
- RR Rural Residential
- RR-CR Rural Residential (Contract Rezone)
- RR-DL Rural Residential (Development Limitation)
- RR-PD Rural Residential (Planned Development)
- RR-PD-DL Rural Residential (Planned Development Limitation)
- RV Rural Village
- MC Mendocino Commercial
- MFL Mendocino Forestland
- MMU Mendocino Mixed-Use
- MDS Mendocino Open Space
- MPF Mendocino Public Facility
- MRM Mendocino Multi-Family Residential
- MRR Mendocino Rural Residential
- MSR Mendocino Suburban Residential
- MTR Mendocino Town Residential
- MPD Mendocino Planned Development
- GMU Guadalupe Highway Mixed-Use
- GI Guadalupe Industrial
- RR\_UR\_1 Variable Density Zone (see note below)

MENDOCINO DETAIL  
USGS QUADRANGLE BASE



Zoning designations shown in brackets (coastal zone only) indicate variable density zoning. Per county code Sec. 3-8-10 no lot shall be developed to the gross parcel size, as indicated on the map as having a variable density zoning classification shall be required to be served by a public water system which utilizes surface water, and which does not impact upon the ground water resources, only the completion of a hydrological study which supports these greater densities.

*ALT Heidegger Field*

<p><b>COUNTY OF MENDOCINO                  DEPT. OF PLANNING &amp; BUILDING                  SERVICES</b></p> <p><b>120 WEST FIR STREET                  FORT BRAGG, CA 95437                  Telephone: 707-964-5379                  Fax: 707-961-2427</b></p>	<p>Case No(s) <u>MHRB 2018-0007</u></p> <p>Date Filed <u>3-21-2018</u></p> <p>Fee \$ <u>\$890</u></p> <p>Receipt No. _____</p> <p>Received by <u><i>Juliana</i></u></p> <p style="text-align: center;"><u>Office Use Only</u></p>
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**MHRB APPLICATION FORM**

Name of Applicant Blaze Birge	Name of Property Owner(s) CA State Parks	Name of Agent Sarah Bradley
Mailing Address p.o. box 1111, Mendocino, CA 95460	Mailing Address 12301 N. Hwy 1 Mendocino, CA 96560	Mailing Address
Telephone Number <b>707 684-9389</b>	Telephone Number 707 937-3118	Telephone Number 707 937-9172
Assessor's Parcel Number(s) 119 16 012		
Parcel Size <input checked="" type="checkbox"/> Square Feet 41,250 square feet _1.25acres_ <input type="checkbox"/> Acres	Street Address of Project Heidegger Field 45150 Little Lake St Mendocino, CA 95460	

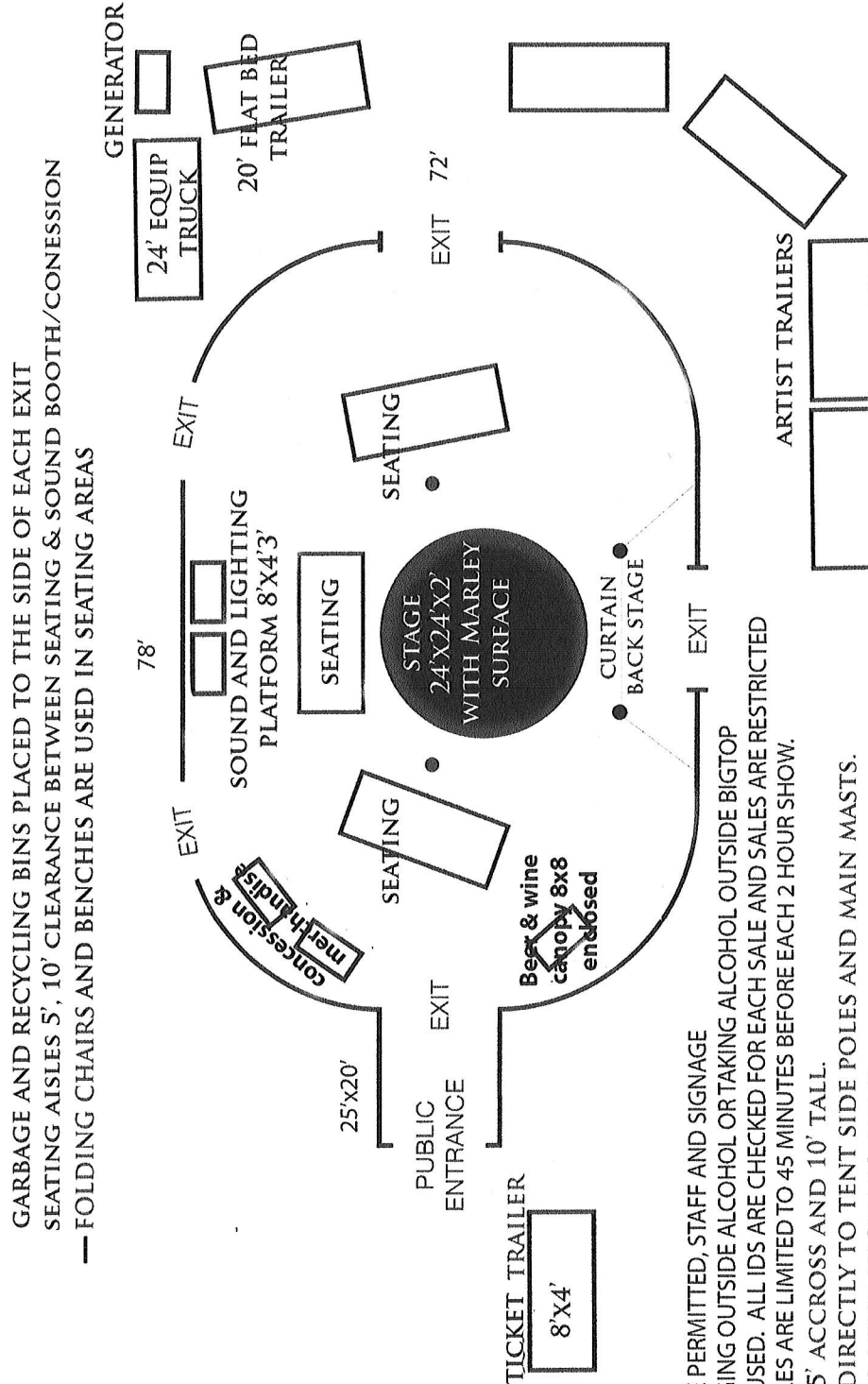
**TYPE OF DEVELOPMENT**  
(Check appropriate boxes)

- Demolition. Please indicate the type and extent of demolition. (see next page)
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- Exterior painting of a structure.
- Other.

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GARBAGE AND RECYCLING BINS PLACED TO THE SIDE OF EACH EXIT  
 SEATING AISLES 5', 10' CLEARANCE BETWEEN SEATING & SOUND BOOTH/CONSESSION  
 — FOLDING CHAIRS AND BENCHES ARE USED IN SEATING AREAS

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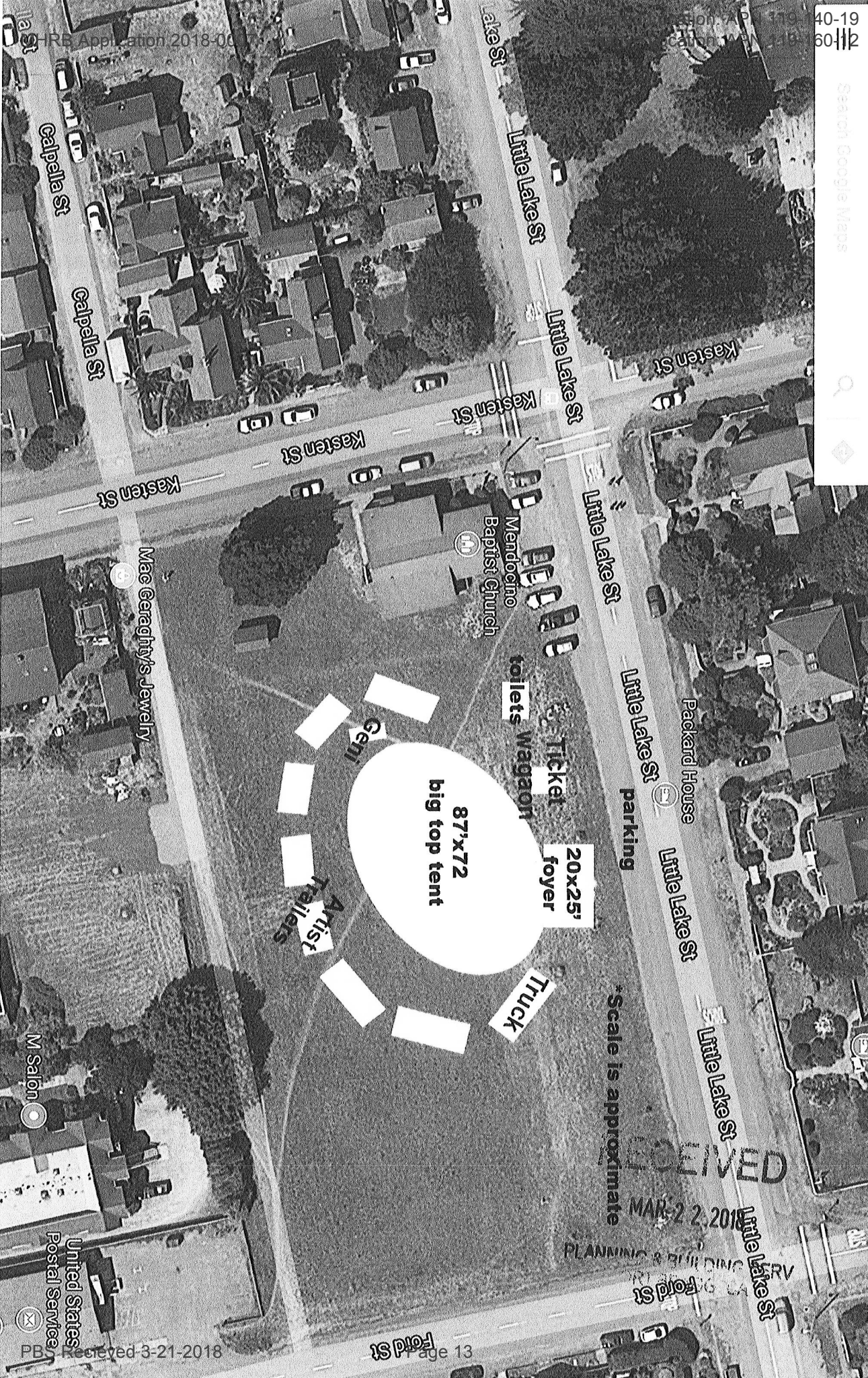
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 FORT BRAGG CA

WHEN BEER & WINE SALES ARE PERMITTED, STAFF AND SIGNAGE PREVENT GUESTS FROM BRINGING OUTSIDE ALCOHOL OR TAKING ALCOHOL OUTSIDE BIGTOP QUALIFIED BARTENDERS ARE USED. ALL IDS ARE CHECKED FOR EACH SALE AND SALES ARE RESTRICTED TO 2 DRINKS PER PATRON. SALES ARE LIMITED TO 45 MINUTES BEFORE EACH 2 HOUR SHOW. EXITS ARE BETWEEN 10-15' ACCROSS AND 10' TALL. LIGHTING IS MOUNTED DIRECTLY TO TENT SIDE POLES AND MAIN MASTS. TENT STAKES ARE PAINTED WITH HIGH VIS PAINT. CABLES RUN FROM GENERATOR TO SOUND DESK AND ARE BURIED. LIGHTING CABLES ARE RUN ALONG THE CANTINARY WIRE OF THE TENT AND DO NOT POSE A TRIPPING HAZZARD. RISK ASSESSMENTS AND FLAMMABILITY CERTS HAVE BEEN PROVIDED CABLES AND STRAPS ARE FLAGGED IN PUBLIC AREAS TOILETS ARE PROVIDED BY FACILITY OR BY PORTABLES OUTSIDE TENT FIRE EXTINGUISHERS PLACED AT SOUND DESK, BEHIND CURTAIN AND EACH EXIT

WWW.FLYNNCREEKCIRCUS.COM



FLYNN CREEK CIRCUS  
 P.O. BOX 1111  
 MENDOCINO, CA 95460  
 +001 (510) 381-4004



Search Google Maps

big top tent  
87'x72'

20x25'  
foyer

Artist  
Trailers

Geni

toilet  
waggon

Ticket

Mendocino  
Baptist Church

Packard House

parking

Scale is approximate

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PLANNING & BUILDING DEPT





April, 2018  
RE: Planned event, Heidegger Field

Dear Neighbors of Heidegger Field,

This letter is to notify you of events to take place between June 25 and July 8, 2018 in Heidegger Field. These events are held by Flynn Creek Circus and Circus Mentors Inc and are meant to enrich the community experience. The Mendocino Historical Review Board has reviewed and approved the event application which will include the following activities:

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Blaze Birge  
Artistic Director  
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