

MENDOCINO COUNTY DEPARTMENT OF PLANNING AND BUILDING SERVICES

STAFF REPORT FOR MINOR SUBDIVISION

**MS 2012-0003
FEBRUARY 19, 2015
PAGE PC-1**

OWNER/APPLICANT: SNOW MOUNTAIN TREE FARM INC
235 SHERMAN ST
HEALDSBURG, CA 95448

AGENT: RON FRANZ
2335 APPOLINARIS DRIVE
UKIAH, CA 95482

REQUEST: Minor Subdivision to create four (4) parcels containing 4.1± acres, 5.1± acres, 5.7± acres, 6.5± acres and a remainder parcel containing 75.9± acres.

DATE DEEMED COMPLETE: 12/20/2012

LOCATION: 3.9± miles north of Potter Valley town center, lying on the north side of Eel River Road (CR 240B) 0.1± miles east of its intersection with Van Arsdale Road (CR 242), located at 17200 Eel River Road; APN's 171-200-14 & 171-210-11.

TOTAL ACREAGE: 97.30± acres

GENERAL PLAN: RR-10

ZONING: RR-10 + FP + C

SUPERVISORIAL DISTRICT: 1

ENVIRONMENTAL DETERMINATION: Negative Declaration

RECOMMENDATION: Approve the request

BACKGROUND

PROJECT DESCRIPTION: The applicant is requesting a Minor Subdivision to create four (4) parcels containing 4.1± acres, 5.7± acres, 6.5± acres and a remainder parcel containing 75.9± acres. Future residential development on the subdivided parcels will be served by new wells and on-site septic systems. Access will be provided by an existing driveway off Eel River Road (CR 240B) to be improved to meet County road standards.

RELATED APPLICATIONS:

On-Site

- Boundary Line Adjustment #B 2006-0030 was approved on June 15, 2006 creating the current property configuration.
- Rezone #R 2009-0011 was approved by the Board of Supervisors on May 11, 2010 rezoned the subject property from (FL-160) Forestland-160 acre minimum parcel size and (I-2 40k) General Industrial- 40,000 square foot minimum to (RR-10) Rural Residential-10 acre minimum parcel size and (C) Cluster combining district.

PROJECT SETTING

SITE CHARACTERISTICS: The property is relatively flat and void of any significant vegetation. The property was previously used to support a large lumber mill operation and is currently vacant. The property is adjacent to the Eel River. As shown on the tentative map, approximately half of the property is in the Flood Plain as determined by the Federal Emergency Management Agency (FEMA) due to its proximity to the Eel River.

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	FL-160	FL-160 + FP	135.71± acres	Eel River/Vacant
EAST	RR-10	RR-10 + FP + C	6.69± acres	Residential
SOUTH	I	I-2 40k	38.0± to 78.5± acres	Vacant
WEST	PS	PF + FP	16.8± acres	Residential

SERVICES:

Access: Private road connecting to Eel River Road (CR# 240B)
 Fire District: Potter Valley, CalFire
 Water District: None
 Sewer District: None
 School District: Potter Valley Unified School District

REFERRAL AGENCY COMMENTS:

Agency comments relevant to this application are listed within the Issues Section of this report and are noted within the Conditions of Approval. Otherwise, most of the reviewing agencies had no comment regarding the proposed project. As noted by Regional Water Quality Control and the Pacific Gas and Electric Company and as described in the key issue number 3 below, before recordation of the final map, the applicant will need to provide a clearance letter from PG&E and a copy of an updated deed declaring that the existing residential use restriction on the property deed has been removed.

REFERRAL AGENCIES	NOT RETURNED	"NO COMMENT"	COMMENTS
Department of Transportation			X
Environmental Health-Ukiah			X
Building Services-Ukiah PBS		X	
Assessor	X		
County Water Agency	X		
Air Quality Management District		X	
Sonoma State University-NWIC			X
Archaeological Commission			X
Potter Valley CSD	X		
Regional Water Quality Control			X
Dept. of Fish & Wildlife	X		
Army Corp. of Engineers	X		
PG&E - Ukiah			X
CalFire			X
Cal EPA – DTSC	X		
FEMA			X

KEY ISSUES:**Key Issue #1 General Plan and Zoning Consistency:**

The project is consistent with the General Plan designation Rural Residential-10 acre minimums. The Land Use Section Policy DE-14 of the General Plan states the following for the intent of Rural Residential:

The RR classification is intended to encourage local small scale food production (farming) in areas which are not well suited for large scale commercial agriculture, defined by present or potential use, location, mini-climate, slope, exposure, etc. The Rural Residential classification is not intended to be a growth area, and residences should be located as to create minimal impact on agricultural viability

The property is also designated with the Cluster combining district which allows for subdivided parcels to be smaller than 10 acres provided the overall property does not exceed the maximum allowed density within the General plan. The applicant is proposing to cluster the proposed 4 parcels at the southeast portion of the 97.3± acres property and away from the Eel River. The subdivision is consistent with the allowed density provided by the zoning. Discussion of additional applicable regulations for the Cluster combining district are as follows.

Section 20.116.010(D)(1) states,

Residential development shall be limited to twenty-five percent (25%) of the area of the property.

The subdivided parcels contain 21.4± acres of the 97.3 acres property or 22± percent of the total property. The applicant may identify additional lands to include up to 25 percent of the total property. The project is consistent with this standard.

Section 20.116.010(D)(2) states,

Open Space easements or other methods will be required on all open space not included within the residential development area on both parcel groups and dwelling groups.

The "parcel group" or cluster of parcels includes the 4 subdivided parcels which may include residential development. Consistent with Section 20.116.010(D)(2), at least 75 percent of the property, shall be placed in a deed restriction. Condition Number 15 requires the applicant to record a deed restriction on the property, consistent with this regulation and the intent of the Cluster combining district.

Further, Section 20.116.010(E)(5) states,

If clustering is accomplished by the filing of a parcel or final map, the Open Space parcel shall be noted on said map as "Not a Residential Building Site."

Condition Number 18 requires a note be placed on the parcel map stating the portion of property subject to the deed restriction is not a residential building site.

County General Plan Resource Management Policy RM-109 states in part,

Building envelopes, clustered development, and commercial, industrial, civic, and sensitive uses shall be designed with buffers or setbacks from lands classified Agricultural Lands or Range Lands. Buffers are defined generally as a physical separation of 200 - 300 feet (depending on pesticide application impacts) with the potential for a reduced separation when a topographic feature, substantial tree-stand, landscaped berm, watercourse, or similar existing or constructed feature is provided and maintained.

The adjacent parcel to the east, identified as assessor parcel number (APN) 171-210-07, has a General

Plan classification of Rangeland. To be consistent with Policy RM-109, Condition Number 19 requires a 200 foot buffer be established within the subdivided parcels as measured from the property boundaries of APN 171-210-07. No residential uses may be established within the buffer area. The purpose of the buffer is to minimize potential conflicts that may arise between residential and resource land activities. Staff determined that adequate area remains on all subdivided parcels to support a single-family residence.

County General Plan Resource Management Policy RM-109 also states,

Residential uses and subdivisions shall maintain a ten (10) acre minimum parcel size adjacent to lands under active Williamson Act contracts which are classified Agricultural or Range Lands. Parcels classified with a smaller minimum parcel size, or zoned Planned Development or Clustering, may exceed these densities, provided that the criteria in policies RM-98 to RM-109 are also employed to reduce impacts.

The adjacent property (APN 171-210-07) with the Rangeland classification is also within a Type II Agricultural Preserve under a Williamson Act contract; however, it should be noted that County determined that the property was not in compliance with the terms of the contract and therefore placed the contract into roll out. The property is near its 5th year of a 9 year rollout period. Policy RM-109 does allow for parcels to be smaller than 10 acres provided they are consistent with Policy RM-109 and RM-98. Condition Number 19 is required ensuring project consistency with Policy RM-109 as discussed above. Policy RM-98 is relevant to water development projects and is not applicable to this subdivision. Staff finds that the proposed subdivision is consistent with Policy RM-109.

Key Issue #2- Division of Land Regulations:

The project was reviewed by County staff to identify applicable County standards related to road standards as well as water and septic requirements.

The County Division of Environmental Health is recommending standard Condition Numbers 8 and 9 requiring the applicant to complete soil testing and a site evaluation report demonstrating a septic design that meet applicable State and County standards for on-site septic systems. Condition Numbers 10 and 11 requires a water quality evaluation be submitted and approved demonstrating adequate water is available to serve the subdivided parcels as well as a standard mineral analysis of the proposed water source.

The County Department of Transportation is recommending Condition Numbers 24 through 32 which identify applicable County road standards for the subdivision. The project is consistent with County Chapter 17 Division of Land Regulations.

Staff is further recommending that the applicant create an organization or association to maintain the private road serving the subdivided parcels. See Condition Number 34.

Condition Number 21 notes that no subdivided lot shall have a depth of greater than three times the average width of the lot.

Key Issue #3- Environmental Protection:

An Initial Study for the proposed project was completed in accordance with the California Environmental Quality Act (CEQA). Staff did not identify any significant impacts to the environment which would occur as the result of the project. Some earthmoving will be required to complete road improvements as well as future building pads which could result in impacts to water quality in the Eel River from erosion. Standard Condition Numbers 3 and 4 requiring erosion control measures are to be established prior to earth moving activities to address immediate and short-term impacts from grading activities.

The property has a deed restriction prohibiting the use of the property for residential purposes. The property was historically used to support a sawmill operation and according to Regional Water Quality

Control Board (RWQCB) in a letter to staff dated March 12, 2013, activities resulted in petroleum hydrocarbons, wood treatment chemicals pentachlorophenol and tetrachlorophenol, semivolatile organic compounds, and dioxins and furans being discharged to soil and groundwater. RWQCB determined that further assessment of the property was warranted before determining the property's suitability to support residential use.

The applicant contracted the services of PES Environmental, Inc. whom completed a Phase I Environmental Site Assessment, dated August 29, 2013, of the property to assess whether the property may be suitable for residential development. The Assessment concluded that no current or recognized environmental conditions (REC) exist on the property. The American Society for Testing and Materials (ASTM) defines REC as,

The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

RWQCB reviewed the Assessment and provided a letter to staff dated September 9, 2014 stating that they had no objection to the project proposal. Pacific Gas and Electric (PG&E), whom placed the residential use restriction on the deed prepared a letter to the owner dated October 16, 2002, stating that PG&E agrees to remove the residential restriction once the owner receives written verification from appropriate environmental agencies, including RWQCB, confirming the property is suitable for supporting residential purposes. Condition Number 7 requires the residential restriction be removed from the deed prior to recording of the parcel map.

Staff determined that the environmental impacts identified in the Initial Study for the project can be adequately mitigated through the conditions of approval or features of the project design, so that no significant impacts will result from this project. Therefore, the project qualifies for a Negative Declaration.

RECOMMENDATION:

Adopt a Negative Declaration and approve the request for Minor Subdivision #MS 2012-0003 based on the following findings, and subject to the recommended conditions of approval.

FINDINGS:

Environmental Findings: The Planning Commission finds that the environmental impacts identified for the project can be adequately addressed through the conditions of approval or features of the project design so that no significant adverse environmental impacts will result from this project; therefore, a Negative Declaration is adopted.

Project Findings: The Planning Commission, making the above finding, approves minor subdivision #MS 2012-0003 subject to the following conditions of approval, further finding,

Pursuant to California Government Code Section 66445(e), the Planning Commission finds that subdivision of the property in the manner set forth on the approved or conditionally approved tentative map will not unreasonably interfere with the free and complete exercise of the public entity or public utility right-of-way or easement.

The proposed minor subdivision complies with all requirements of the Subdivision Map Act and the Mendocino County Code, specifically with respect to lot area, improvement and design, flood, and water drainage control and that it includes, appropriate improved public roads, sanitary disposal facilities, water supply availability and environmental protection.

CONDITIONS OF APPROVAL:Aesthetics

1. The following note shall be placed on the **Parcel Map**:

“All future 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.”

Air Quality

2. A note shall appear on the **Parcel Map** that the access road, driveway and interior circulation routes be maintained in such a manner as to insure minimum dust generation subject to Air Quality Management District Regulation 1 Rule 430. All grading must comply with Air Quality Management District Regulations Rule 430. Any rock material, including natural rock from the property, used for surfacing must comply with Air Quality Management District regulations regarding asbestos content.

Biological Resources

3. The subdivider shall acknowledge in writing to the Department of Planning and Buildings Services that all grading activities and site preparation, at a minimum, shall adhere to the following “Best Management Practices”. The applicant shall submit to the Department of Planning and Building Services an acknowledgement of these grading and site preparation standards.
 - a. That adequate drainage controls be constructed and maintained in such a manner as to prevent contamination of surface and/or ground water, and to prevent erosion.
 - b. The applicant shall endeavor to protect and maintain as much vegetation on the site as possible, removing only as much as required to conduct the operation.
 - c. All concentrated water flows, shall be discharged into a functioning storm drain system or into a natural drainage area well away from the top of banks.
 - d. Temporary erosion and sediment control measures shall be established and maintained until permanent protection is established.
 - e. Erosion control measures shall include, but are not limited to, seeding and mulching exposed soil on hill slopes, strategic placement of hay bales below areas subject to sheet and rill erosion, and installation of bioengineering materials where necessary. Erosion control measures shall be in place prior to October 1st.
 - f. All earth-moving activities shall be conducted between May 15th and October 15th of any given calendar year unless wet weather grading protocols are approved by the Department of Planning and Building Services or other agencies having jurisdiction.
 - g. Pursuant to the California Building Code and Mendocino County Building Regulations a grading permit will be required unless exempted by the Building Official or exempt by one of the following:
 1. An excavation that (1) is less than 2 feet (610 mm) in depth or (2) does not create a cut slope greater than 5 feet (1524 mm) in height and steeper than 1 unit vertical in 1½ units horizontal (66.7% slope).
 2. A fill less than 1 foot (305 mm) in depth and placed on natural terrain with a slope flatter than 1 unit vertical in 5 units horizontal (20% slope), or less than 3 feet (914 mm) in depth, not intended to support structures, that does not exceed 50 cubic yards (38.3 m³) on any one lot and does not obstruct a drainage.

4. A notation shall be recorded on the **Parcel Map** stating that, "Future development of building site(s), access roads or driveways may be subject to the grading requirements and drainage control measures identified in the Conditions of Approval.
5. This entitlement does not become effective or operative and no work shall be commenced under this entitlement until the California Department of Fish and Wildlife filing fees required or authorized by Section 711.4 of the Fish and Game Code are submitted to the Mendocino County Department of Planning and Building Services. Said fee of \$2,260.00 (or current fee) shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services prior to March 6, 2015 (within 5 days of the end of any appeal period). Any waiver of the fee shall be on a form issued by the Department of Fish and Wildlife upon their finding that the project has "*no effect*" on the environment. If the project is appealed, the payment will be held by the Department of Planning and Building Services until the appeal is decided. Depending on the outcome of the appeal, the payment will either be filed with the County Clerk (if the project is approved) or returned to the payer (if the project is denied). Failure to pay this fee by the specified deadline may result in the entitlement becoming null and void. **The applicant has the sole responsibility to insure timely compliance with this condition.**

Cultural Resources

6. A note shall be recorded on the **Parcel Map** that in the event that archaeological resources are encountered during development of the property, work in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.

Hazards and Hazardous Materials

7. Prior to recordation of the **Parcel Map**, the residential use restriction on the property deed shall be removed. The applicant shall provide written verification from Pacific Gas and Electric Company to the Department of Planning and Building Services verifying that the residential use restriction has been removed from the property deed. A copy of the new deed shall be provided to the Department.

Hydrology and Water Quality

8. The applicant shall provide the Division of Environmental Health adequate advance written notice (minimum of 15 days) of the date and time any field soil testing procedures for any proposed on-site sewage systems to allow the Division of Environmental Health staff to be present for soil testing.
9. The applicant shall submit to the Division of Environmental Health an acceptable site evaluation report (DEH FORM # 42.04) for parcels 1 through 4 and the remainder parcel, completed by a qualified individual demonstrating compliance with the North Coast Regional Water Quality Control Board's Basin Plan Policy for On-site Waste Treatment and Disposal and Mendocino County Division of Environmental Health's Land Division Requirements (DEH FORM # 26.09).
10. The applicant shall submit to the Division of Environmental Health an acceptable water quantity evaluation (DEH FORM # 26.05) completed by a qualified individual of a water source located on any parcel of the subdivision demonstrating an adequate water supply in compliance with the Division of Environmental Health's Land Division Requirements (DEH FORM # 26.09).
11. The applicant shall submit to the Division of Environmental Health an acceptable standard mineral analysis performed by a certified public health laboratory from a source of water on the subdivision.
12. All areas within the subdivision subject to flooding as defined by the Federal Emergency Management Agency shall be clearly identified on the **Parcel Map**.

The area of the subdivision with the "floodway" as defined by the Federal Emergency Management Agency and on file with the Mendocino County Planning and Building Services Department shall be delineated as a drainage easement on the **Parcel Map**.

13. A note shall be recorded on the **Parcel Map** that "Development within the flood plain as identified on this map, is subject to those restrictions in the Flood Plain Regulations of the Mendocino County Code."
14. A note shall be recorded on the **Parcel Map** that "No toxic, hazardous or contaminated materials or waste shall be stored in a designated buffer area or clearly identified flood plain or floodway"

Land Use Planning

15. A deed restriction shall be recorded to the satisfaction of Mendocino County Counsel and the Department of Planning and Building Services on the property deed(s) for all land located within the floodplain and floodway as defined by the Federal Emergency Management Agency as well as additional lands to include at least 75 percent of the total property acreage consistent with Section 20.116.010(D)(1) of the County Inland Zoning Code. Such restriction shall carry the following limitations.
 - a. The following Agricultural Use Types as found in the Inland Zoning Code are permitted to occur within the deed restriction: All other use types are restricted.
 - i. Row and Field Crops
 - ii. Tree Crops
 - b. No buildings or structures of any description shall be erected.
 - c. No leachfields or on-site septic systems shall be located within the easement.
 - d. No fill of any kind shall be permitted, except as may be required to build a road, and then only after the Department of Planning and Building has approves the design.
 - e. No riparian vegetation along the Eel River will be removed.
16. The area of the subdivision to include the deed restriction shall be delineated as a "*deed restriction*" on the **Parcel Map**.
17. A note shall be recorded on the **Parcel Map** that "*Development within the deed restriction as identified on this map, is subject to those restrictions identified in Condition Number 14 of Minor Subdivision #MS 2012-0003 on file with the Department of Planning and Building Services.*"
18. A notation shall be recorded on the **Parcel Map** stating that "*Land within the deed restriction as delineated on this map is not a Residential Building Site*"
19. A notation shall be recorded on the **Parcel Map** stating that "*Residential Development is prohibited within 200 feet of any adjoining lands designated with the Rangeland classification.*"
20. Pursuant to Mendocino County Code Chapter 10A.13 (Nuisance and Consumer Disclosure), a notation shall appear on the that the property is adjacent to or within 300 feet of Agricultural Preserve and Timber Production Zoning and may be subject to inconvenience or discomfort arising from agricultural practices which occasionally generate dust, noise, smoke, and odors.
21. No subdivided lot shall have a depth of greater than three times the average width of the lot.

Population and Housing

22. The subdivider shall pay into the County Affordable Housing Trust Fund (per County Code Section 20.238.035) an amount equaling 5% of the County-wide median sales price of a single family residence as determined by the County Assessor. Said fee shall be collected prior to the recording of the Parcel Map.

Public Services

23. The subdivider shall comply with those recommendations in the California Department of Forestry and Fire Protection (CalFire) letter of November 29, 2012 (CalFire # 197-12) or other alternatives as acceptable to CalFire. Written verification shall be submitted from CalFire to the Department of Planning and Building Services that this condition has been met to the satisfaction of CalFire.

Transportation/Traffic

24. There shall be provided an access easement of 60 feet in width (as per tentative map) from a publicly maintained road to each parcel being created. Documentation of access easement(s) shall be provided to the Mendocino County Department of Transportation for their review prior to final approval.
25. If a Parcel Map is filed, all easements of record shall be shown on the parcel map. All utility lines shall be shown as easements with widths as shown of record or a minimum of ten (10) feet, whichever is greater.
26. If approval of the tentative map is conditioned upon certain improvements being made by the subdivider, the subdivider shall notify the Mendocino County Department of Transportation when such improvements have been completed.
27. Access shall be restricted along Eel River Road (CR 240B) except at the opening at John Day Road (private).
28. All natural drainage and water courses shall be considered as easements. Minimum width shall be twenty (20) feet, or to the high water level plus five (5) feet horizontal distance, whichever is greater. If a Parcel Map is filed, such easements shall be shown on the final parcel map. (All parcels 5 acres and less.)
29. Construct a twenty-two (22) foot wide road from Eel River Road (CR 240B) to Parcel 1 of the proposed subdivision within the access easement including eight (8) inch minimum rock base. New or replaced culverts shall be a minimum of 18 inches in diameter.
30. A standard private road approach shall be constructed to a minimum width of twenty-two (22) feet, area to be improved twenty (20) feet from the edge of the County Road, to be surfaced with asphalt concrete.
31. Any proposed work within County rights-of-way requires obtaining an encroachment permit from the Mendocino County Department of Transportation.
32. A 40 foot radius turnaround shall be constructed within a 50 foot radius easement at terminus of access easement to the satisfaction of the Mendocino County Department of Transportation.
33. The applicant and/or subsequent grantees shall create to the satisfaction of Mendocino County Counsel and the Department of Planning and Building Services an organization or association for the maintenance of the private roads within the subdivision.

34. A Private Road Naming Petition along with the appropriate fees shall be filed with the Department of Planning and Building Services to name the private roadway serving this division. It shall be the responsibility of the subdivider to provide a street sign for the newly named private roadway. The sign shall conform to the county standards for signs. Site addresses shall be posted for each of the proposed parcels in conformance with Mendocino County Code Section 18.16.

Standard/Special Conditions

35. Pursuant to Government Code Section 66492 & 66493, prior to recordation of the Parcel Map, the subdivider must: (1) Obtain a Certificate from the Mendocino County Tax Collector stating that all current taxes and any delinquent taxes have been paid and; (2) Pay a security deposit (or bond) for taxes that are a lien, but not yet due and payable.

THIS DIVISION OF LAND IS DEEMED COMPLETE WHEN ALL CONDITIONS HAVE BEEN MET, AND THE APPROVED PARCEL MAP IS RECORDED BY THE COUNTY RECORDER.

DATE

DUSTY DULEY

DD/hm

Negative Declaration
Appeal Fee - \$910.00
Appeal Period - 10 days

EXHIBIT

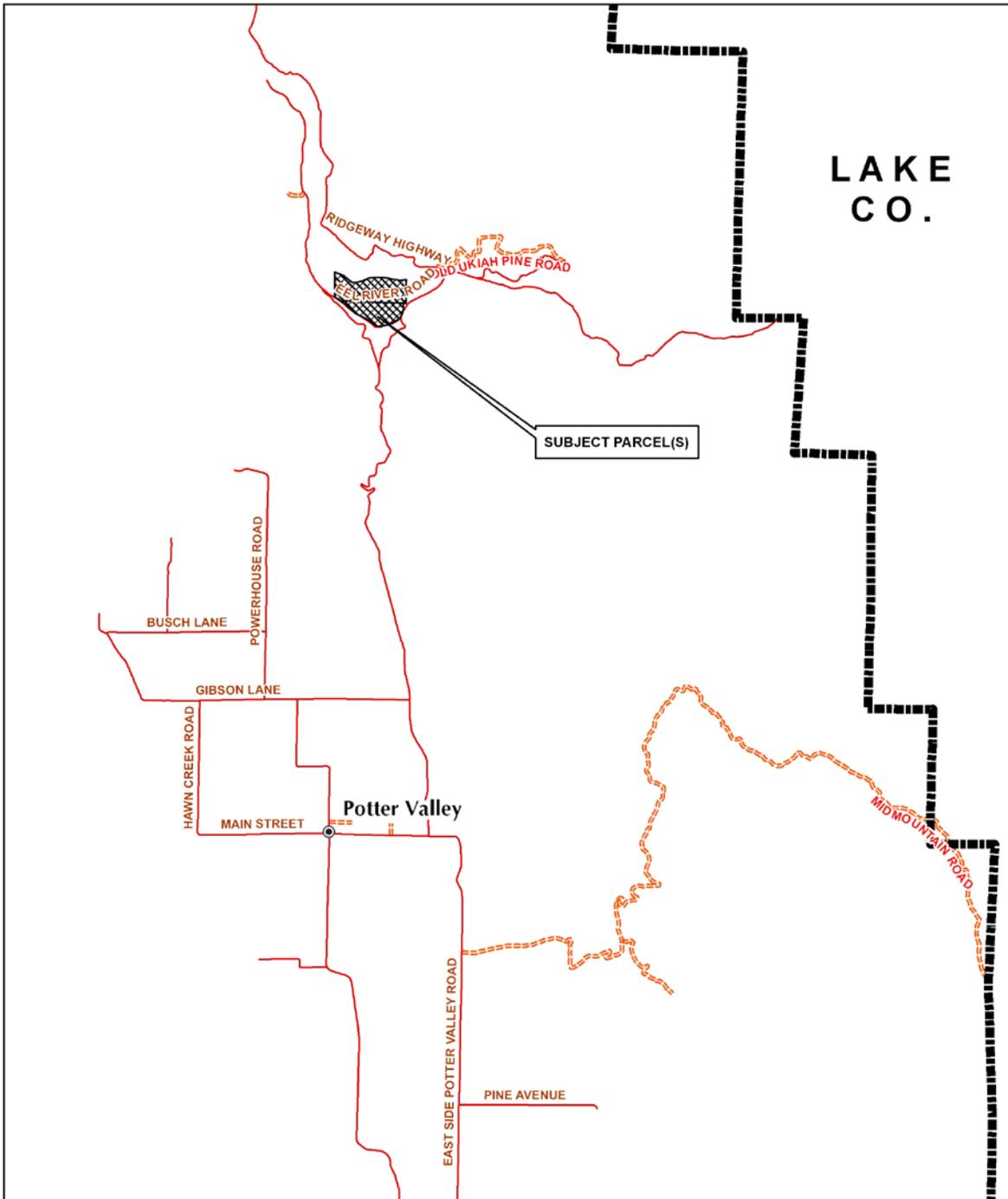
Exhibit A – Environmental Review/Initial Study

LIST OF ATTACHMENTS:

A –Location Map
B –Aerial Map
C –Tentative Map
D –Zoning Map
E –Adjacent Parcels
F –Fire Hazard Zones
G –Flood Zones
H –Williamson Act

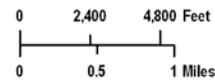
ATTACHMENTS

MS 2012-0003



OWNER: Snow Mountain Tree Farm
APN: 171-200-14, 171-210-11
CASE: MS 3-2012
AGENT: Ron Franz
ADDRESS: None Assigned

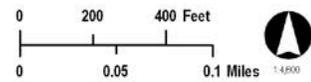
LOCATION MAP

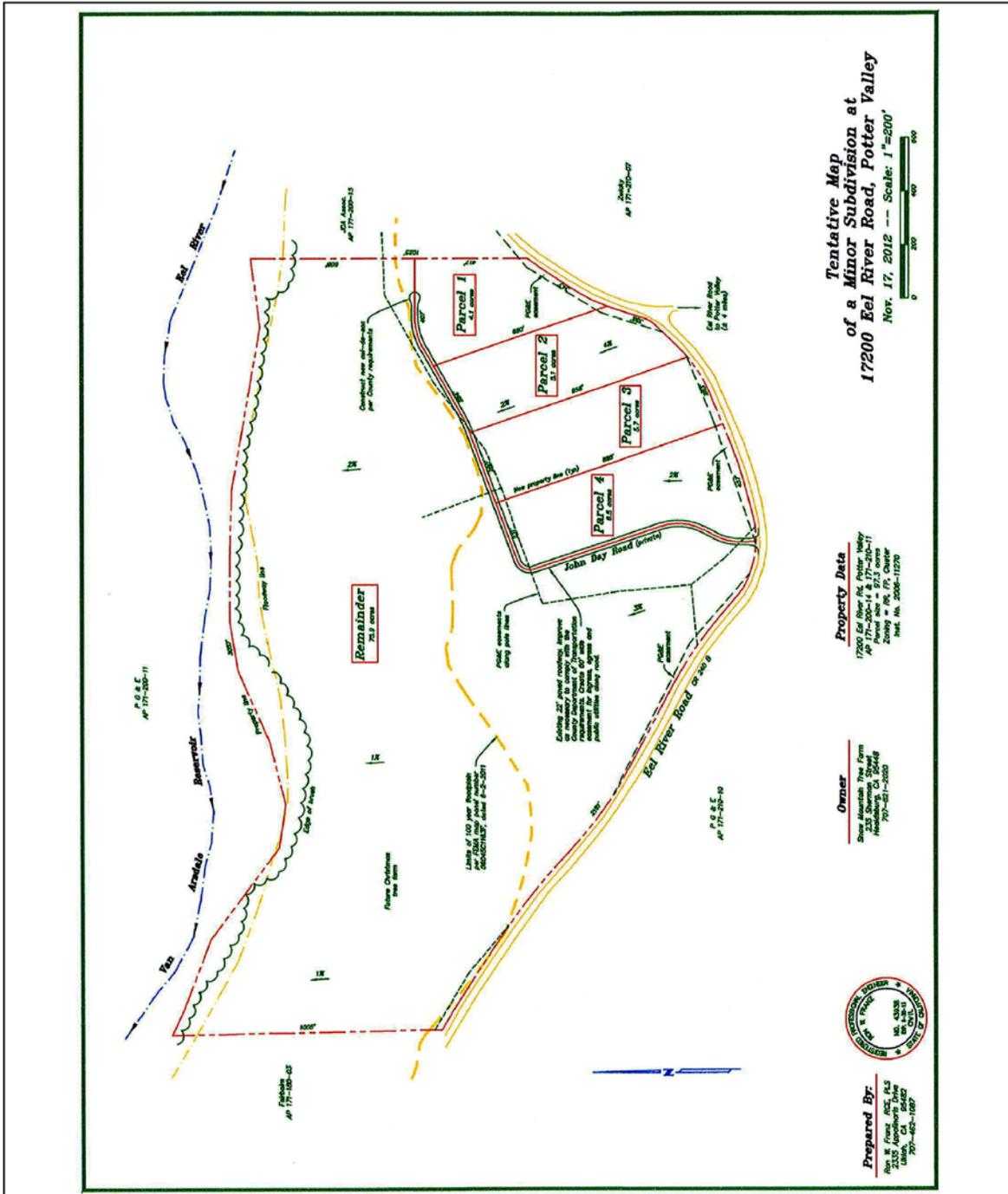




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APN: 171-200-14, 171-210-11
CASE: MS 3-2012
AGENT: Ron Franz
ADDRESS: None Assigned

2012 NAIP AERIAL ORTHOPHOTO

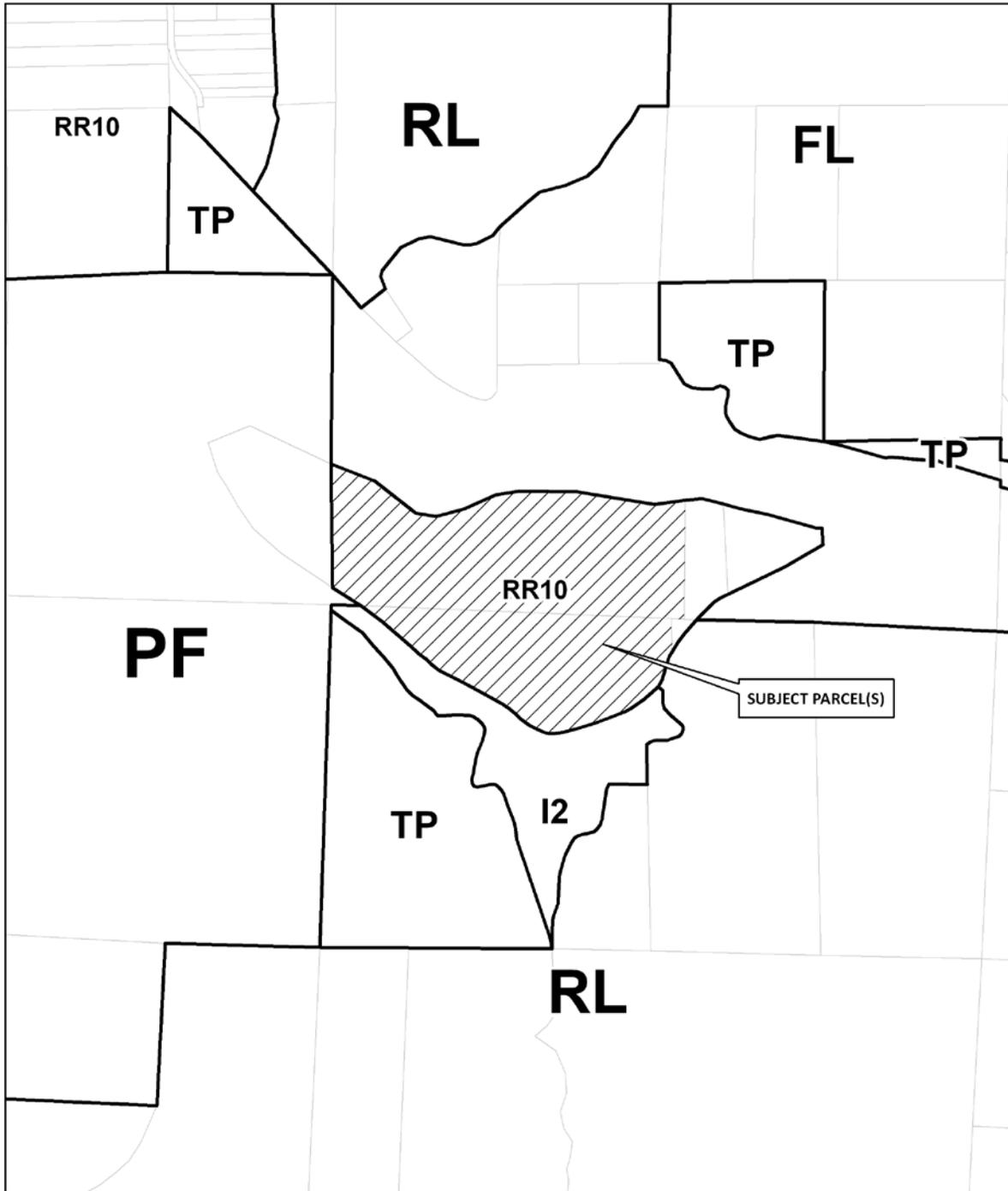




OWNER: Snow Mountain Tree Farm
 APN: 171-200-14, 171-210-11
 CASE: MS 3-2012
 AGENT: Ron Franz
 ADDRESS: None Assigned

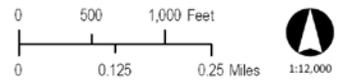
EXHIBIT (TENTATIVE MAP)

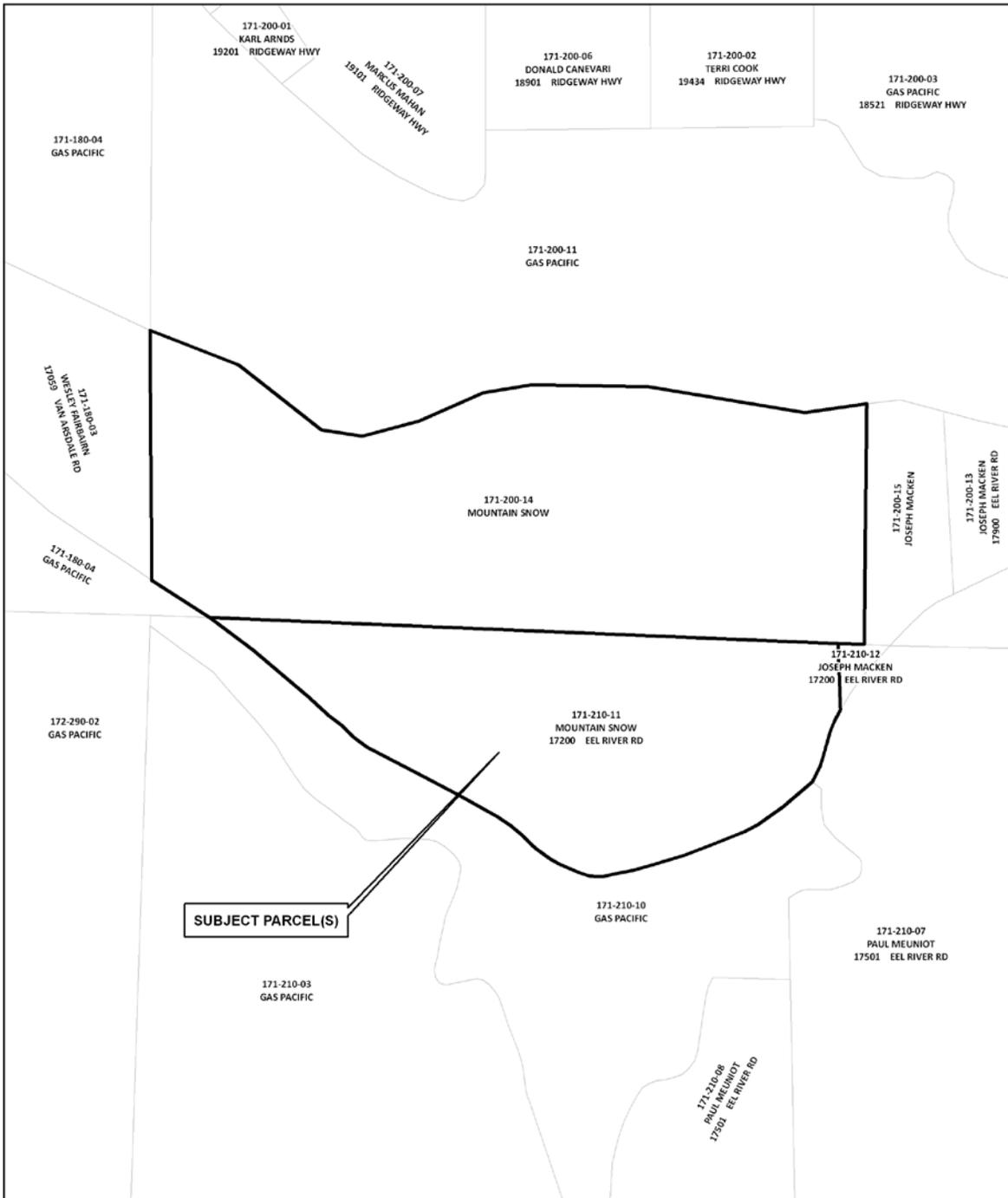
NO SCALE



OWNER: Snow Mountain Tree Farm
APN: 171-200-14, 171-210-11
GP: RR10
ZONE: RR
ADDRESS: None Issued

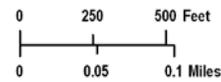
ZONING DISPLAY MAP

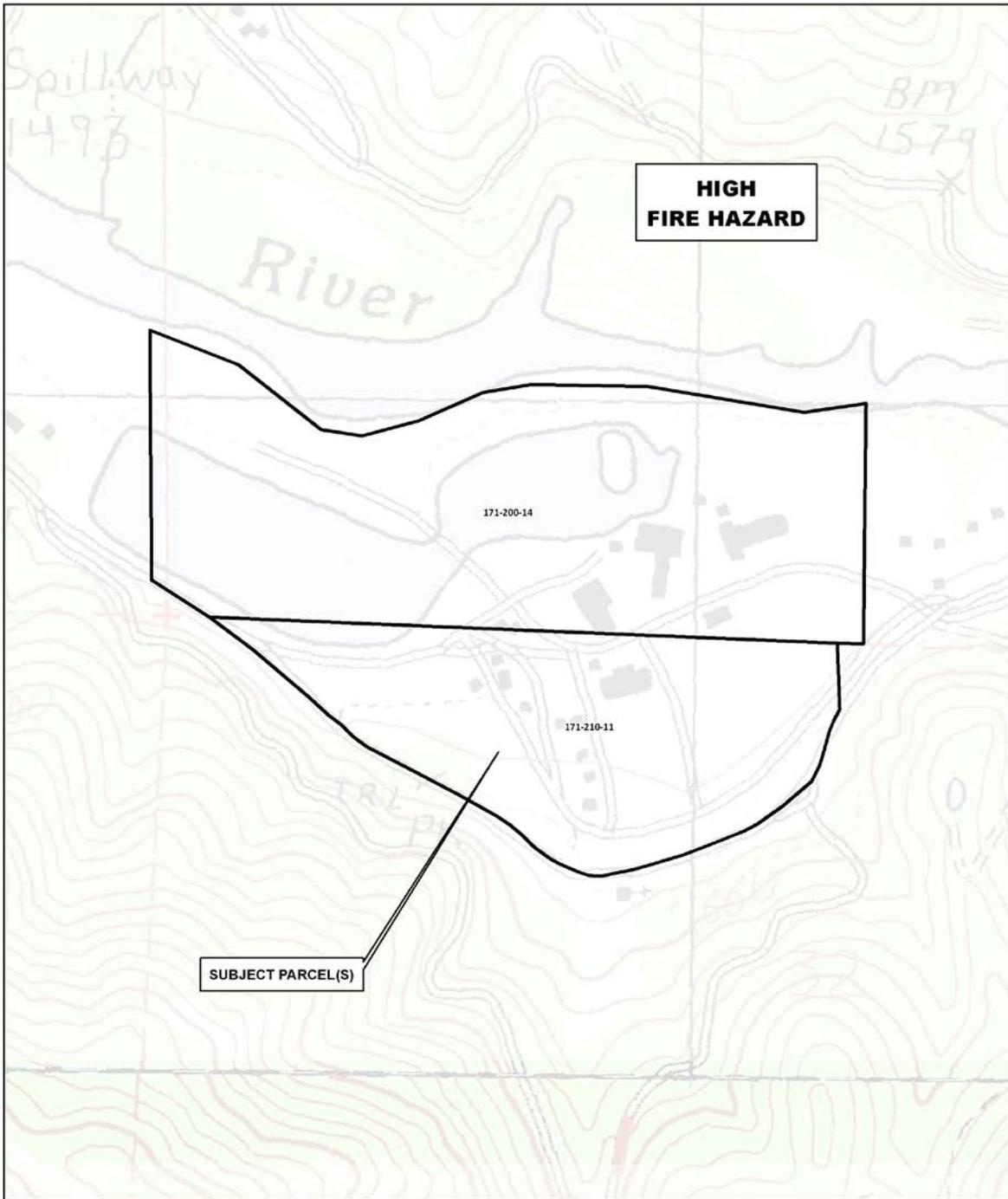




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ADDRESS: None Assigned

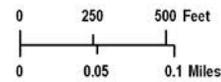
ADJACENT PROPERTY OWNERS

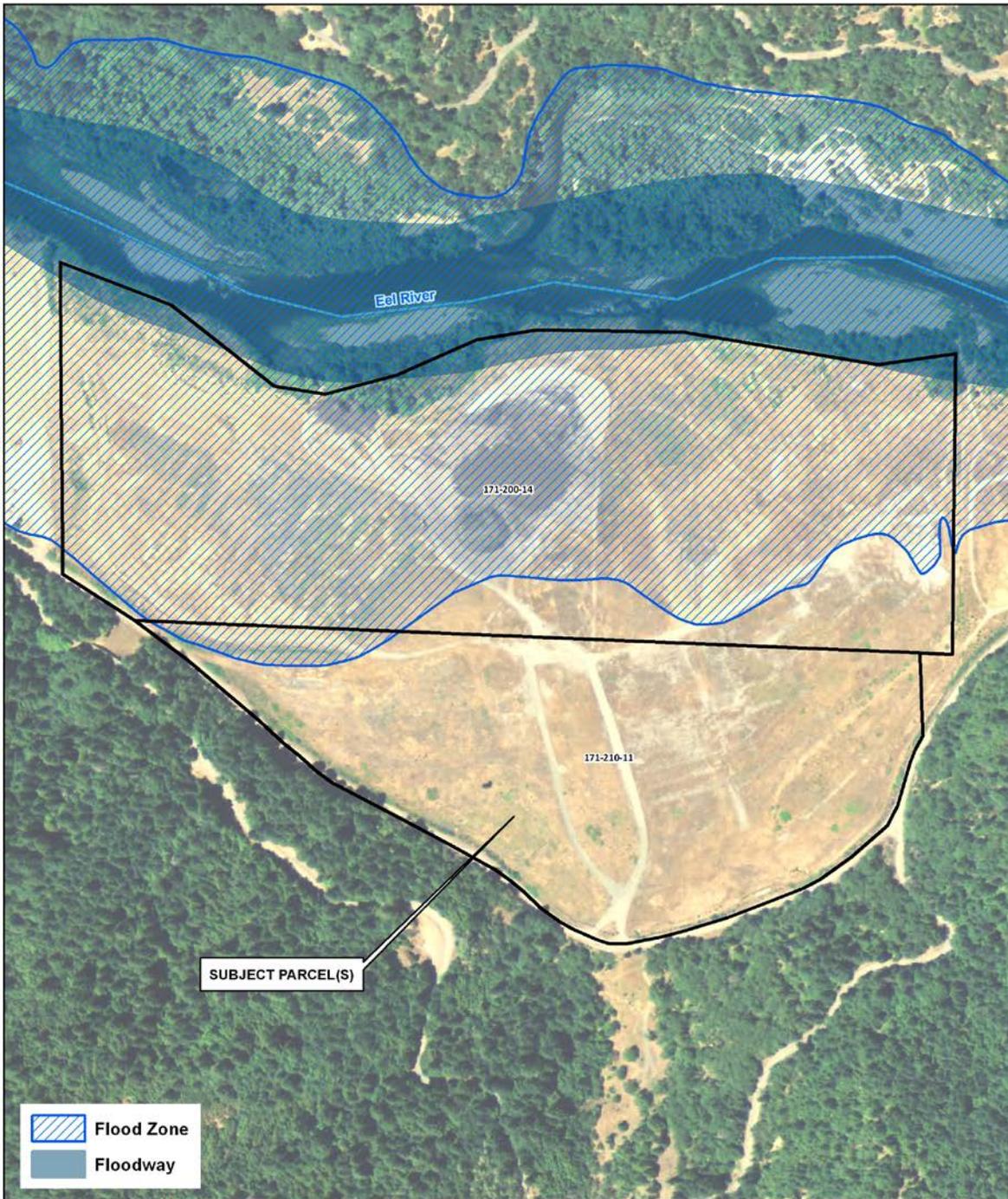




OWNER: Snow Mountain Tree Farm
APN: 171-200-14, 171-210-11
CASE: MS 3-2012
AGENT: Ron Franz
ADDRESS: None Assigned

FIRE HAZARD SEVERITY ZONES
POTTER VALLEY CSD

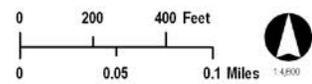


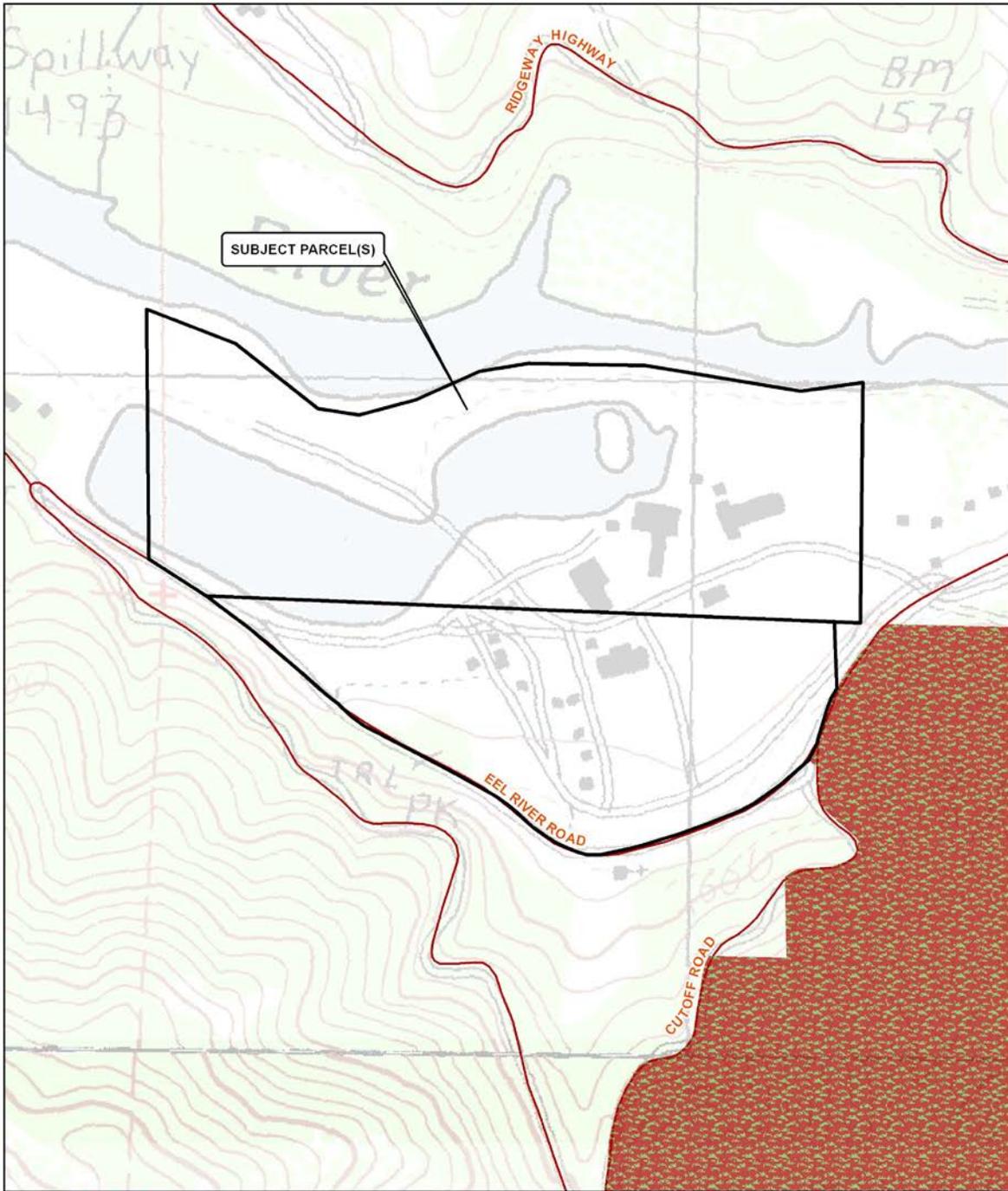


SUBJECT PARCEL(S)

OWNER: Snow Mountain Tree Farm
APN: 171-200-14, 171-210-11
CASE: MS 3-2012
AGENT: Ron Franz
ADDRESS: None Assigned

FEMA FLOOD ZONE
NFIP MAPS, JUNE 2 2011





CASE: MS 3-2012
OWNER: Snow Mountain Tree Farm
APN: 171-20014, 171-210-11
AGENT: Ron Franz
ADDRESS: None Assigned

LANDS IN WILLIAMSON ACT CONTRACTS

