APPENDIX A

COASTAL PERMIT APPROVAL CHECKLIST- CDP 2014-0030 (HEIM)
FEBRUARY 26, 2015

PROJECT TITLE:	CDP 2014-0030 (Heim)
PROJECT LOCATION:	42520 Chapman Road Mendocino, California 95460
LEAD AGENCY NAME, ADDRESS AND CONTACT PERSON:	Juliana Cherry Mendocino County Planning and Building Services 120 West Fir Street Fort Bragg, California 95437 707-964-5379
GENERAL PLAN DESIGNATION:	RR5PD
ZONING DISTRICT	RR:5

DESCRIPTION OF PROJECT: The project is to drill a new water well and install a 5,000 gallon storage tank that is partially buried. The storage tank will protrude 2.25 feet above natural grade and a new water line will connect the well to the existing residential structure.

SITE DESCRIPTION AND SETTING: The 1 acre residential lot is situated on bluff top lands contiguous with the south shore of Mendocino Bay. Access to the site is from Chapman Road. The land includes existing development, mature trees, and manicured landscaping. The proposed development site does not impinge on required yards; it is adjacent to the southern property boundary and at the greatest distance from the bluff edge that is along the northern portion of the property.

DETERMINATION: The proposed project **conditionally satisfies all required findings for approval of a Coastal Development Permit**, pursuant to Section 20.532.095 and 20.532.100 of the Mendocino County Coastal Zoning Code, as individually enumerated in this Coastal Permit Approval Checklist.

- **The following is a discussion of elements of the Local Coastal Program not specifically addressed elsewhere in this checklist.**

General Plan Land Use – Rural Residential
The subject parcel is classified as Rural Residential by the Coastal Element of the Mendocino County General Plan, which is intended "*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*."

This application proposes drilling a new well and installing a partially buried 5,000 gallon water tank. A permitted Vacation Home Rental currently exists on the parcel. The existing Vacation Home Rental use is consistent with the Rural Residential classification of the Coastal Element of the Mendocino County General Plan.

Hazards

Chapter 3.4 of the Mendocino County Coastal Element addresses Hazards Management within the Coastal Zone.

Seismic Activity: The property neither lies within, nor does it adjoin a mapped Alquist-Priolo Earthquake fault zone. Figure 3-12 of the Mendocino County General Plan indicates that the subject parcel is not located in a known area of soil liquefaction.

Landslides: The subject property is a bluff top parcel, with the bluff face approximately two hundred (250) feet from the extent of the proposed development. The parcel slopes gently toward the bluff edge. There are no translational/rotational or debris slides mapped on the subject parcel.

Erosion: The proposed structure is located in a relatively flat coastal terrace area with a steep coastal bluff approximately 250 feet from the extent of the proposed development. The distance of development from the bluff edge is such that no conditions are required for compliance with County bluff hazard policies.

Flooding: There are no mapped 100 year flood zones on the subject parcel, and no conditions are necessary to ensure consistency with flood policy.

Fire: The project is located in an area that has a high fire hazard severity rating. The project application was referred to the California Department of Forestry and Fire Protection (CalFire). CalFire did not provide a response.

Visual Resources

Protection of visual resources is a specific mandate of Section 30251 of the Coastal Act, and is subsequently addressed in Chapter 3.5 of General Plan's Coastal Element and implemented by Chapter 20.504 of the MCCZC. The purpose of this section is to insure that permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas and, where feasible, to restore and enhance visual quality in visually degraded areas.

The project site is designated Highly Scenic by the Local Coastal Program. Consequently, the project is subject to Local Coastal Program Visual Resource policies relating to Highly Scenic Areas. However, the location is surrounded by mature cypress, is not visible from any public location, and the installed tank will protrude 2.5 feet above the natural grade. The proposed development is consistent with the regulations of Chapter 20.504 of MCCZC and the goals visual resource goals of the Local Coastal Program.

The following is a review of the proposed project and its compatibility with the development criteria in MCCZC Section 20.504.015(C):

(1) Any development permitted in highly scenic areas shall provide for the protection of coastal views from public areas including highways, roads, coastal trails, vista points, beaches, parks, coastal streams, and waters used for recreational purposes.

Public view sheds are not reduced by the proposed well or water storage tank, because views of the proposed development site is obstructed by existing residential development and landscaping on adjoining lots situated between the project site and Highway 1 or the sea.

(2) In highly scenic areas west of Highway 1 as identified on the Coastal Element land use plan maps, new development shall be limited to eighteen (18) feet above natural grade, unless an increase in height would not affect public views to the ocean or be out of character with surrounding structures.

The proposed maximum height of the water tank would be 2.25 feet above natural grade. The height is well below the maximum allowed height in a highly scenic area.

(3) New development shall be subordinate to the natural setting and minimize reflective surfaces. In highly scenic areas, building materials including siding and roof materials shall be selected to blend in hue and brightness with their surroundings.

The proposed well and water tank will not have reflective surfaces. The tank color will be similar to natural colors seen in adjacent environs.

(4) All proposed divisions of land and boundary line adjustments within highly scenic areas shall be analyzed for consistency of potential future development with the regulations of this Chapter, and

no division of land or boundary line adjustment shall be approved if development of resulting parcel(s) would be inconsistent with this Chapter.

Land division in not a part of the project's proposal.

(5) Buildings and building groups that must be sited in highly scenic areas shall be sited:
- *(a) Near the toe of a slope;*
- *(b) Below rather than on a ridge; and*
- *(c) In or near a wooded area.*

The proposed site for the well and water storage tank is in or near a wooded area and complies with Section 20.504.015(C)(5)(c) of MCCZC.

(6) Minimize visual impact of development on hillsides by the following criteria:
- *(a) Requiring grading or construction to follow the natural contours;*
- *(b) Resisting or prohibiting new development that requires grading, cutting and filling that would significantly and permanently alter or destroy the appearance of natural landforms;*
- *(c) Designing structures to fit hillside sites rather than altering landform to accommodate buildings designed for level sites;*
- *(d) Concentrate development near existing major vegetation; and*
- *(e) Promote roof angles and exterior finish which blend with hillside.*

The proposed site for the well and water storage tank is not along a hillside and is not subject to Section 20.504.015(C)(6).

(7) Minimize visual impacts of development on terraces by the following criteria:
- *(a) Avoiding development, other than farm buildings, in large open areas if alternative site exists;*
- *(b) Minimize the number of structures and cluster them near existing vegetation, natural landforms or artificial berms;*
- *(c) Provide bluff setbacks for development adjacent to or near public areas along the shoreline;*
- *(d) Design development to be in scale with rural character of the area.*

The proposed site for the well and water storage tank is not on a terrace and is therefore not subject to Section 20.504.015(C)(7).

(8) Minimize visual impact of development on ridges by the following criteria:
- *(a) Prohibiting development that projects above the ridgeline;*
- *(b) If no alternative site is available below the ridgeline, development shall be sited and designed to reduce visual impacts by utilizing existing vegetation, structural orientation, landscaping, and shall be limited to a single story above the natural elevation;*
- *(c) Prohibiting removal of tree masses which destroy the ridgeline silhouette.*

The proposed site for the well and water storage tank is not along a ridge and is not subject to Section 20.504.015(C)(8).

(9) In specific areas, as designated on the Land Use Maps and other circumstances in which concentrations of trees unreasonably obstruct views to and along the ocean and scenic coastal areas, tree thinning or removal shall be made a condition of permit approval.

The proposed site for the well and water storage tank is designated for tree removal. Removing trees or thinning tree canopy will not expand existing views of the sea or shoreline. Three similarly developed parcels are obscure views between the public road (Highway 1) and the project site. All of the surrounding lots have highly manicured gardens. Staff has determined that at this location the removal of tress provides no benefit, because views from Mendocino Bay and Highway 1 are obscured by vegetation on adjacent lands.

(10) Tree planting to screen buildings shall be encouraged, however, new development shall not allow trees to interfere with coastal/ocean views from public areas.

The existing trees screen views of the proposed well and water tank location and support compliance with Section 20.504.015(C)(10).

(11)Power transmission lines shall be located along established corridors where possible and where the corridors are not visually intrusive.

No power transmission lines are visible at the project site.

(12)Power distribution lines shall be placed underground in designated "highly scenic areas" west of Highway 1 and in new subdivisions. East of Highway 1, power lines shall be placed below ridgelines if technically feasible.

Power distribution lines are not visible at the project site.

(13)Access roads and driveways shall be sited such that they cause minimum visual disturbance and shall not directly access Highway 1 where an alternate configuration is feasible.

Section 20.504.015(C)(13) would not be applied to the proposed well and water tank, because the site is already developed with residential land use types.

20.532.095 Required Findings for All Coastal Development Permits	**Inconsistent**	**Consistent (With Conditions of Approval)**	**Consistent (Without Conditions of Approval)**	**Not Applicable**
(A) The granting or modification of any coastal development permit by the approving authority shall be supported by findings which establish the following:				
(1) The proposed development is in conformity with the certified local coastal program.	☐	☐	☒	☐
(2) The proposed development will be provided with adequate utilities, access roads, drainage and other necessary facilities.	☐	☐	☒	☐
(3) The proposed development is consistent with the purpose and intent of the zoning district applicable to the property, as well as the provisions of this Division and preserves the integrity of the zoning district.	☐	☐	☒	☐
(4) The proposed development will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.	☐	☐	☒	☐
(5) The proposed development will not have any adverse impacts on any known archaeological or paleontological resource.	☐	☒	☐	☐
(6) Other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed development.	☐	☐	☒	☐
(B) If the proposed development is located between the first public road and the sea or the shoreline of any body of water, the following additional finding must be made:				
(1) The proposed development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act and the Coastal Element of the General Plan.	☐	☐	☒	☐

➢ **20.532.095(A)(1) The proposed development is in conformity with the certified local coastal program.**

☒ *Consistent (without conditions of approval)*

The Local Coastal Program sets goals and policies for managing resource protection and development activity in the Coastal Zone of Mendocino County, an area that extends from the Humboldt County line to the Gualala River.

The Local Coastal Program addresses topics such as shoreline access and public trails; development in scenic areas, hazardous areas, and coastal bluff tops; environmentally sensitive habitat areas; cultural resources; transportation; public services; and more. The Local Coastal Program serves as an element of the General Plan and includes the Mendocino County Coastal Zoning Code (MCCZC), and its policies have been certified consistent with the goals of the California Coastal Act.

Various aspects of the Local Coastal Program are specifically addressed by separate required and Supplemental Findings for Coastal Development Permits, including conformity with certified LCP, utilities, zoning, CEQA, archaeological resources, public services, and coastal access.

- **20.532.095(A)(2) The proposed development will be provided with adequate utilities, access roads, drainage and other necessary facilities.**

☒ *Consistent (without conditions of approval)*

Section 20.532.095(A)(2) would not be applied to the proposed well and water tank, because the site is already developed with residential land use types.

- **20.532.095(A)(3) The proposed development is consistent with the purpose and intent of the zoning district applicable to the property, as well as the provisions of this Division and preserves the integrity of the zoning district.**

☒ *Consistent (without conditions of approval)*

Intent: The subject parcel is zoned Rural Residential. This district is intended to encourage and preserve local small scale farming in the Coastal Zone on lands which are not well-suited for large scale commercial agriculture. Residential uses should be located as to create minimal impact on the agricultural viability. This application to allow the development of a well and water storage tank does not conflict with the intent of the district.

Use: The applicant proposes new water well and water storage tank associated with a principally permitted use, Vacation Home Rental.

Density: The maximum dwelling density in the Rural Residential zoning district is one single family dwelling per 40,000 square feet for parcels. The proposed development does not conflict with the dwelling density standards of the Rural Residential zoning district since it proposes no additional dwelling units on the parcel.

Yards: The minimum required front and rear yards in the Rural Residential zoning district are twenty (20) feet, and the minimum required side yards are six (6) feet. The proposed well and tank would be sited outside of required minimum yards. The proposed development is consistent with the yard setback requirements of the Rural Residential zoning district.

Height: The maximum permitted building height in the Rural Residential zoning district is 35 feet, but in the Highly Scenic Area the height limit is reduced to 18 feet. The proposed maximum height of the water tank would be 2.25 feet above existing grade.

Lot Coverage: The maximum permitted lot coverage in the Rural Residential zoning district is twenty (20) percent. The parcel is approximately 43,560 square feet, allowing for maximum permitted lot coverage of approximately 8,712 square feet. Including the proposed well and water storage tank on the parcel, lot coverage would be less than maximum allowed. The proposed development is consistent with the lot coverage requirements of the Rural Residential zoning district.

- **20.532.095(A)(4) The proposed development will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.**

☒ *Consistent (without conditions of approval)*

The proposed project is Categorically Exempt from the provisions of CEQA, pursuant to Class 3(e) of Article 19 of the California Environmental Quality Act Guidelines. A Class 3(e) exemption finds that "*accessory structures*

including garages, carports, patios, swimming pools, and fences" meeting the criteria of Section 15303 has "*been determined to not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA*."

The proposed development meets the criteria of Section 15303, and therefore will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

- **20.532.095(A)(5) The proposed development will not have any adverse impacts on any known archaeological or paleontological resource.**

☒ *Consistent (with conditions of approval)*

The project site is developed with residential land uses, including existing septic, pavement, and well. This is a developed site; therefore, the project was not referred to NWIC or the Mendocino County Archaeological Commission. A typical condition of approval is recommended to protect any potential cultural resource discovered in the course drilling the water well or installing the water storage tank. Recommended **Condition 8** similarly advises the applicant of the Discovery Clause, which prescribes the procedures subsequent to the discovery of any cultural resources during construction of the project, and states:

> **Condition 8:** If any archaeological sites or artifacts are discovered during site excavation or construction activities, the applicant shall cease and desist from all further excavation and disturbances within one hundred (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 resource(s) in accordance with Section 22.12.090 of the Mendocino County Code.

- **20.532.095(A)(6) Other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed development.**

☒ *Consistent (without conditions of approval)*

Solid Waste: There is an existing septic system on site.

Roadway Capacity: Drilling for water or installing a water storage tank on an existing residential lot will not change traffic volumes along Highway 1.

- **20.532.095(B)(1) The proposed development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act and the Coastal Element of the General Plan.**

☒ *Consistent (without conditions of approval)*

The proposed development is located adjacent to and west of Highway 1, and contains a bluff top feature. The parcel is not designated as a potential public access trail on the certified Local Coastal Program maps. There is no evidence of prescriptive access on the developed site. The project would have no effect on public access to the coast. Coastal access is provided at Russian Gulch State park, Mendocino Town Alternative Coastal Trail, Jack Peters Creek, Big River Access and Big River Beach, and Mendocino Headlands State Park.

The proposed development is in conformity with the public access and public recreation policies of the Coastal Act and the Coastal Element of the General Plan.

20.532.100 (A) Resource Protection Impact Findings	**Inconsistent**	**Consistent (With Conditions of Approval)**	**Consistent (Without Conditions of Approval)**	**Not Applicable**
(1) Development in Environmentally Sensitive Habitat Areas. No development shall be allowed in an ESHA unless the following findings are made:				
(a) The resource as identified will not be significantly degraded by the proposed development.	☐	☐	☐	☒

20.532.100 (A) Resource Protection Impact Findings	Inconsistent	Consistent (With Conditions of Approval)	Consistent (Without Conditions of Approval)	Not Applicable
(b) There is no feasible less environmentally damaging alternative.	☐	☐	☐	☒
(c) All feasible mitigation measures capable of reducing or eliminating project related impacts have been adopted.	☐	☐	☐	☒
(1) Impact Finding For Resource Lands Designated AG, RL and FL. No permit shall be granted in these zoning districts until the following finding is made:				
(a) The proposed use is compatible with the long-term protection of resource lands.	☐	☐	☐	☒

Discussion of Findings

- **20.532.100(A)(1), et. seq. No development shall be allowed in an ESHA unless the following findings are made…**

☒ *Not Applicable*

Correspondence with the Fish and Wildlife Services informs that the developed site is unlikely to impact any environmentally sensitive habitat area.

- **20.532.100(A)(2)(a) Impact Finding for Resource Lands Designated AG, RL, and FL. No permit shall be granted in these zoning districts until the following finding is made: The proposed use is compatible with the long-term protection of resource lands.**

☒ *Not Applicable*

The project is proposed on land designated by the General Plan and Coastal Zoning Code as Rural Residential. Findings relating to impacts on agricultural land are not applicable to this application.

20.532.100 (B) Agricultural Land Impact Findings	Inconsistent	Consistent (With Conditions of Approval)	Consistent (Without Conditions of Approval)	Not Applicable
(1) Development in Agricultural Zones. No development subject to a coastal development use permit shall be issued on agricultural land until the following findings are made:				
(a) The project maximizes protection of environmentally sensitive habitat areas.	☐	☐	☐	☒
(b) The project minimizes construction of new roads and other facilities.	☐	☐	☐	☒
(c) The project maintains views from beaches, public trails, roads, and views from public viewing areas, or other recreational areas.	☐	☐	☐	☒
(d) The project ensures the adequacy of water, waste water disposal and other services.	☐	☐	☐	☒
(e) The project ensures the preservation of the rural character of the site.	☐	☐	☐	☒
(f) The project maximizes preservation of prime agricultural soils.	☐	☐	☐	☒
(g) The project ensures existing land use compatibility by maintaining productivity of on-site and adjacent agricultural lands.	☐	☐	☐	☒
(2) Conversion of Prime Agricultural or Williamson Act Contracted Lands. Conversion of prime land and/or				

land under Williamson Act Contract to non-agricultural uses is prohibited, unless all of the following findings are made. For the purposes of this section, conversion is defined as either development in the AG or RL designation not classified as a residential, agricultural or natural resource use type.				
(a) All agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable.	☐	☐	☐	☒
(b) Agricultural use of the soils cannot be successfully continued or renewed within a reasonable period of time, taking into account economic, environmental, social and technological factors.	☐	☐	☐	☒
(c) Clearly defined buffer areas are established between agricultural and non-agricultural uses.	☐	☐	☐	☒
(d) The productivity of any adjacent agricultural lands will not be diminished, including the ability of the land to sustain dry farming or animal grazing.	☐	☐	☐	☒
(e) Public service and facility expansions and permitted uses do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.	☐	☐	☐	☒
(f) For parcels adjacent to urban areas, the viability of agricultural uses is severely limited by contacts with urban uses, and the conversion of land would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development.	☐	☐	☐	☒
(3) Conversion of Non-prime Agricultural Lands. Conversion of all other agricultural lands to non-agricultural uses will be prohibited unless it is found that such development will be compatible with continued agricultural use of surrounding lands and at least one of the following findings applies:				
(a) Continued or renewed agricultural use is not feasible as demonstrated by an economic feasibility evaluation prepared pursuant to Section 20.524.015(C)(3)	☐	☐	☐	☒
(b) Such development would result in protecting prime agricultural land and/or concentrate development	☐	☐	☐	☒

<u>Discussion of Findings</u>

- **20.532.100(B)(1) No development subject to a coastal development use permit shall be issued on agricultural land until the following findings are made…**

☒ *Not Applicable*

The project is proposed on land designated by the General Plan and Coastal Zoning Code as Rural Residential. Findings relating to impacts on agricultural land are not applicable to this application.

- **20.532.100(B)(2) Conversion of prime land and/or land under Williamson Act Contract to non-agricultural uses is prohibited, unless all of the following findings are made…**

☒ *Not Applicable*

The project is proposed on land designated by the General Plan and Coastal Zoning Code as Rural Residential, and is not under Williamson Act contract. Findings relating to impacts on agricultural land are not applicable to this application.

- **20.532.100(B)(3) Conversion of all other agricultural lands to non-agricultural uses will be prohibited unless it is found that such development will be compatible with the continued agricultural use of surrounding lands and at least one of the following findings applies…**

☒ *Not Applicable*

The project is proposed on land designated by the General Plan and Coastal Zoning Code as Rural Residential. Findings relating to impacts on agricultural land are not applicable to this application.

Land Division Findings **20.532.100 (C)(1) All Coastal Land Divisions** **No coastal lands shall be divided unless the following findings are made:**	**Inconsistent**	**Consistent (With Conditions of Approval)**	**Consistent (Without Conditions of Approval)**	**Not Applicable**
(a) The new lots created have or will have adequate water, sewage, including a long term arrangement for septage disposal, roadway and other necessary services to serve them	☐	☐	☐	☒
(b) The new lots created will not have, individually or cumulatively, a significant adverse environmental effect on environmentally sensitive habitat areas or on other coastal resources	☐	☐	☐	☒
(c) The new lots created will not significantly adversely affect the long-term productivity of adjacent agricultural or timber lands	☐	☐	☐	☒
(d) Other public services, including but not limited to, solid waste and public roadway capacity, have been considered and are adequate to serve the proposed parcels	☐	☐	☐	☒
(e) The proposed land division meets the requirements of Chapter 20.524 and is consistent with all applicable policies of the Coastal Element	☐	☐	☐	☒
Land Division Findings **20.532.100 (C)(2) Land Divisions of Prime Agricultural Lands** **No land divisions of prime agricultural lands designated AG or RL shall be approved until a Master Plan is completed which shows how the proposed division would affect agricultural uses on the proposed parcel(s), and the overall agricultural operation on the residual ownership and the following findings are made:**	**Inconsistent**	**Consistent (With Conditions of Approval)**	**Consistent (Without Conditions of Approval)**	**Not Applicable**
(a) The division will protect continued agricultural use and contribute to agricultural viability	☐	☐	☐	☒
(b) The division will not conflict with continued agricultural use of the subject property and the overall operation	☐	☐	☐	☒
(c) The division is only for purposes allowed in AG or RL designations	☐	☐	☐	☒
(d) The division will not contribute to development conflicts with natural resource habitats and visual resource policies	☐	☐	☐	☒
Land Division Findings **20.532.100 (C)(3) Land Divisions of Non-Prime Agricultural Lands** **No lands designated RL or AG shall be divided or converted to non-agricultural use(s) unless at least one of the following findings are made:**	**Inconsistent**	**Consistent (With Conditions of Approval)**	**Consistent (Without Conditions of Approval)**	**Not Applicable**
(a) Continued or renewed agricultural use is not feasible	☐	☐	☐	☒

Land Division Findings **20.532.100 (C)(1) All Coastal Land Divisions** **No coastal lands shall be divided unless the following findings are made:**	**Inconsistent**	**Consistent (With Conditions of Approval)**	**Consistent (Without Conditions of Approval)**	**Not Applicable**
(b) Such conversion would preserve prime agricultural land	☐	☐	☐	☒
(c) Such conversion would concentrate development	☐	☐	☐	☒

Discussion of Findings

- **20.532.100(C)(1), et seq. No coastal lands shall be divided unless the following findings are made…**

☒ *Not Applicable*
The application proposes no division of land; therefore, the findings associated with Land Divisions in Section 20.532.100(C)(1), et seq., are not applicable to this application.

- **20.532.100(C)(2), et seq. No land divisions of prime agricultural lands designated AG or RL shall be approved until a Master Plan is completed which shows how the proposed division would affect agricultural uses on the proposed parcel(s), and the overall agricultural operation on the residual ownership and the following findings are made…**

☒ *Not Applicable*

The application proposes no division of land; therefore, the findings associated with Land Divisions in Section 20.532.100(C)(2), et seq., are not applicable to this application.

- **20.532.100(C)(3), et seq. No lands designated RL or AG shall be divided or converted to non-agricultural use(s) unless at least one of the following findings are made…**

☒ *Not Applicable*

The application proposes no division of land; therefore, the findings associated with Land Divisions in Section 20.532.100(C)(3), et seq., are not applicable to this application.