



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

IGNACIO GONZALEZ, INTERIM DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
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pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

March 6, 2018

Planning – Ukiah
Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Assessor

Farm Advisor
Agriculture Commissioner
Forestry Advisor
Airport Land Use Commission
US Fish & Wildlife Service

Resource Lands Protection Committee
Department of Forestry/ CalFire
Department of Fish and Wildlife
Department of Conservation
Anderson Valley Fire District

CASE#: A_2018-0001

DATE FILED: 2/6/2018

OWNER: EAGLE CREEK PACIFIC LLC.

APPLICANT: ERIK C. ROGET, VICE PRESIDENT

REQUEST: Creation of a new 80± acre Williamson Act contract on two separate 40± acre parcels.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: Parcels are on the north side of St. Hwy. 128, 0.75± miles from its intersection with St. Hwy. 253.

Located at 13989 Hwy. 128, Boonville (APNs: 029-060-15, 16, 029-070-25, 029-080-01, 029-100-11, 029-120-13 & 029-620-11).

STAFF PLANNER: Russell Ford

RESPONSE DUE DATE: March 20, 2018

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

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

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

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

REVIEWED BY:

Signature _____ Department _____ Date _____

OWNER:

Eagle Creek Pacific, LLC

APPLICANT:

Erik C. Roget, Vice President

AGENT:

REQUEST:

Creation of a new 80± acre Williamson Act contract on two separate 40± acre parcels

LOCATION:

Hopland area. Parcels are on the north side of State Highway 128, .75± miles from its intersection with State Highway 253. APNs: 029-060-15, 16, 029-070-25, 029-080-01, 029-100-11, 029-120-13, 029-620-11.

ACREAGE:

80± total

GENERAL PLAN:

AG40

ZONING:

AG:40

COASTAL ZONE:

NO

EXISTING USES:

Agricultural (vineyard)

SUPERVISORIAL DISTRICT:

5

TOWNSHIP:

13N

RANGE:

14W

SECTION:

1 & 2

USGS QUAD#:

59

RELATED CASES ON SITE: CC 42-89, GP 17-91, R 14-91, B 48-93
RELATED CASES IN VICINITY:

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	AG 40	AG 40	40, 80	Agricultural
EAST:	RL 160	RL 160	40	Agricultural
SOUTH:	RC/AG/RL	RC/AG	30, 2	Agricultural & Residential
WEST:	AG	RC	5, 35	Agricultural

REFERRAL AGENCIES:

☐Planning (FB - MHRB)
☒Department of Transportation
☒Environmental Health (Ukiah - FB)
☒Building Inspection (Ukiah - FB)
☐Emergency Services
☒Assessor
☒Farm Advisor
☒Agriculture Commissioner
☒Forestry Advisor
☐Air Quality Management District
☒ALUC
☐County Water Agency
☐Archaeological Commission
☐Sonoma State University
☒US Fish & Wildlife Service
☒Resource Lands Protection Committee
☐Russian River Flood Control/Water Conservation Improvement District

☐Trails Advisory Council
☐Native Plant Society
☐State Clearinghouse
☐Caltrans
☒CalFire
☒Department of Fish & Wildlife
☐Coastal Commission
☐RWQCB
☐Division of Mines & Geology
☐Department of Health Services
☐Department of Parks & Recreation
☒Department of Conservation
☐Soil Conservation Service
☐Army Corps of Engineers

☐CHP
☐MTA
☐County Addresser
☐LAFCO
☐Gualala MAC
☐Laytonville MAC
☐Westport MAC
☐Sierra Club
☐School District
☐Sewer District
☐Water District
☒Anderson Valley Fire District
☐Community Svcs
☐City Planning

ADDITIONAL INFORMATION:

ASSESSOR'S PARCEL #: 029-060-15, 16, 029-070-25, 029-080-01, 029-100-11, 029-120-13, 029-620-11

PROJECT COORDINATOR: RUSSELL FORD PREPARED BY: RUSSELL FORD DATE: 2/26/2018

ENVIRONMENTAL DATA
(To be completed by Planner)

COUNTY WIDE		
Yes	No	
	NO	1. Alquist-Priolo Earthquake Fault Zone – Geotechnical Report #GS_____
YES		2. Floodplain/Floodway Map –Flood Hazard Development Permit #FP_____
YES		3. Within/Adjacent to Agriculture Preserve / Timberland Production
NO		4. Within/Near Hazardous Waste Site
NO		5. Natural Diversity Data Base
YES		6. Airport CLUP Planning Area – ALUC#_____
☐	☒	7. Adjacent to State Forest/Park/Recreation Area.
☐	☒	8. Adjacent to Equestrian/Hiking Trail.
☐	☒	9. Hazard/Landslides Map
☐	☒	10. Require Water Efficient Landscape Plan.
☐	☒	11. Biological Resources/Natural Area Map.
☐	☐	12. Fire Hazard Severity Classification: ☐ LRA ☒ SRA-CDF#
☐	☐	Moderate
☐	☐	13. Soil Type(s)/Pygmy Soils.
☐	☐	109, 193, 242 (Western)
☐	☒	14. Wild and Scenic River.
☐	☒	15. Specific Plan Area.
☐	☒	16. State Permitting Required/State Clearinghouse Review
☐	☒	17. Oak Woodland Area

COASTAL ZONE		
Yes	No	
	NO	16. Exclusion Map.
	NO	17. Coastal Groundwater Study Zone.
	NO	18. Highly Scenic Area/Special Communities.
☐	☐	19. Land Capabilities/Natural Hazards Map.
☐	☐	20. Habitats/ESHA/Resources Map.
☐	☐	21. Appealable Area/Original Jurisdiction Map.
☐	☐	22. Blayney-Dyett Map.
☐	☐	23. Ocean Front Parcel (Blufftop Geology).
☐	☐	24. Adjacent to beach/tidelands/submerged land/Public Trust Land.
☐	☐	25. Noyo Harbor/Albion Harbor.



Planning and Building
Services

Case No: A-2018-0001
CalFire No: _____
Date Filed: 2/10/2018
Fee: 3,393.00
Receipt No: 19342
Received By: JA

Office use only

APPLICATION FORM

APPLICANT

Name: Erik C. Roget, Vice President

Phone: 209-368-8874

Mailing
Address: 1920 Tienda Drive, Suite 204

City: Lodi State/Zip: CA, 95242 email: Erik.Roget@ubs.com

PROPERTY OWNER

Name: Eagle Creek Pacific LLC

Phone: 209-368-8874

Mailing
Address: 1920 Tienda Drive, Suite 204

City: Lodi State/Zip: CA, 95242 email: Erik.Roget@ubs.com

AGENT

Name: N/A

Phone: _____

Mailing
Address: _____

City: _____ State/Zip: _____ email: _____

Parcel Size: 80.00 Acres (Sq. feet/Acres) Address of Property: 13989; 13631; 14075; 13501 Hwy. 128, Boonville, CA

Assessor Parcel Number(s): 029-060-015; 029-060-16; 029-070-25; 029-080-01; 029-100-11; 029-120-13; 029-620-11

TYPE OF APPLICATION:

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

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

- ☐ Rezoning
- ☐ Use Permit-Cottage
- ☐ Use Permit-Minor
- ☐ Use Permit-Major
- ☐ Variance
- ☐ Other

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

Erik C. Roget
Signature of Applicant/Agent
ERIK C. ROGET
VICE PRESIDENT

1-12-18
Date

Erik C. Roget
Signature of Owner
ERIK C. ROGET
VICE PRESIDENT
EAGLE CREEK PACIFIC LLC

1-12-18
Date

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

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

THE PROJECT

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

Eagle Creek Pacific LLC would like to enroll 80.00 acres in the Agricultural Preserve. The property consists of 48.50 acres of planted vineyard with the balance of 31.50 acre of support land. The support land consist of farm roads, farmstead area, reservoirs, creeks, and excess unplatable acres. There are 2 houses on the property, being 960 square feet and 520 square feet in size. The vineyard is planted to Pinot Noir and Chardonnay varieties, of various ages planted from 1991 to 2017. The property has been and will continue to be a working vineyard. The grapes are sold to various wineries who then convert the grapes into bottled wine to be sold through vast retail markets. Before the property was planted into wine grapes it was a working apple farm.

2. Structures/Lot Coverage	N/A	Number of Units		Square Footage		
		Existing	Proposed	Existing	Proposed	Total
☐ Single Family ☐ Mobile Home ☐ Duplex ☐ Multifamily ☐ Other: _____ ☐ Other: _____						
Total Structures Paved Area Landscaped Area Unimproved Area						
GRAND TOTAL (Equal to gross area of Parcel)						

3. If the project is commercial, industrial or institutional, complete the following: **N/A**

Estimated employees per shift: _____

Estimated shifts per day: _____

Type of loading facilities proposed: _____

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

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

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

7. How much off-street parking will be provided? **N/A**

	Number	Size
Number of covered spaces	_____	_____
Number of uncovered spaces	_____	_____
Number of standard spaces	_____	_____
Number of handicapped spaces	_____	_____
Existing Number of Spaces	_____	
Proposed Additional Spaces	_____	
Total	_____	

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

9. For grading or road construction, complete the following: **N/A**

A. Amount of cut _____ cubic yards

B. Amount of fill _____ cubic yards

C. Maximum height of fill slope _____ feet

D. Maximum height of cut slope _____ feet

E. Amount of import or export _____ cubic yards

F. Location of borrow or disposal site _____

10. Does the project involve sand removal, mining or gravel extraction? ☐ Yes ☒ No If yes, detailed extraction, reclamation and monitoring plans may be required? 11. Will the proposed development convert land currently or previously used for agriculture to another use? ☐ Yes ☒ No If yes, how many acres will be converted? _____ acres. An agricultural economic feasibility study may be required. 12. Will the development provide public or private recreational opportunities? ☐ Yes ☒ No If yes, explain below: _____ _____ _____ _____	
13. Is the proposed development visible from State Highway 1 or other scenic route? ☐ Yes ☒ No	14. Is the proposed development visible from a park, beach or other recreational area? ☐ Yes ☒ No
15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes? N/A Diking : ☐ Yes ☒ No Filling: ☐ Yes ☒ No Dredging: ☐ Yes ☒ No Placement of structures in: ☐ open coastal waters ☐ wetlands ☐ estuaries ☐ lakes If so, amount of material to be dredged or filled? _____ cubic yards. Location of dredged material disposal site? _____ Has a U.S. Army Corps of Engineers permit been applied for? ☐ Yes ☒ No	
16. Will there be any exterior lighting? ☐ Yes ☒ No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans. _____ _____	
17. Utilities will be supplied to the site as follows: A. Electricity: ☒ Utility Company (service exists to the parcel) ☐ Utility Company (requires extension of service to site: _____ feet _____ miles) ☐ On Site Generation - Specify: _____ B. Gas: ☒ Utility Company/Tank ☐ On Site Generation - Specify: _____ ☐ None C. Telephone: ☒ Yes ☐ No	
18. What will be the method of sewage disposal? ☐ Community sewage system - Specify supplier _____ ☒ Septic Tank ☐ Other - Specify: _____	
19. What will be the domestic water source: ☐ Community water system - Specify supplier _____ ☒ Well ☐ Spring ☐ Other - Specify: _____	

20. Are there any associated projects and/or adjacent properties under your ownership?
☐ Yes ☒ No If yes, explain (e.g., Assessor's Parcel Number, address, etc.):

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, state and federal agencies:
N/A

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
The property's address is provided above. It sits just east of Boonville, CA. Anderson Creek forms the southwest boarder of the property, the Boonville Post Office is roughly 0.25 miles from the south west corner of the property. An aerial map is included with this application.

23. Are there existing structures on the property? ☒ Yes ☐ No
 If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.
As noted above, there are 2 homes on the property. They are roughly 960 and 520 square feet. The larger home is a double-wide modular home built in the 1960s, while the smaller home was built in the 1930s.

24. Will any existing structures be demolished or removed? ☐ Yes ☒ No
 If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

25. Project Height. Maximum height of existing structures N/A feet. Maximum height of proposed structures N/A feet.

26. Gross floor area of existing structures N/A square feet (including covered parking and accessory buildings). Gross floor area of proposed structures N/A square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): 80.00 ☐ square feet ☒ acres.

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.
The property will not change once enrolled in the Agricultural Preserve. It will continue to operate as a working vineyard. No changes to the structures or the property will occur with the enrollment in the Agricultural Preserve.

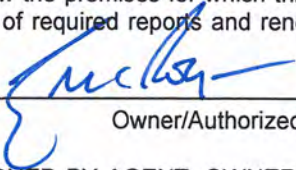
29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.
The surrounding properties consist of varietal wine grape vineyards with similar uses to this property. To the west and across Anderson Creek is a residential area within Boonville, CA.

30. Indicate the surrounding land uses:

	North	East	South	West
Vacant				
Residential Agricultural				Residential
Commercial Industrial				
Institutional Timberland				
Other	Agricultural, Vineyard	Agricultural, Vineyard	Agricultural, Vineyard	

CERTIFICATION AND SITE VIEW AUTHORIZATION- SUBMIT ONLY ONE COPY

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

 ERIC C. ROBERT 1-12-18
Owner/Authorized Agent VICE PRESIDENT Date

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

AUTHORIZATION OF AGENT

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

Owner Date

MAIL DIRECTION

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

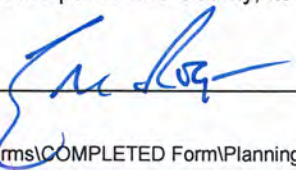
Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

INDEMNIFICATION AND HOLD HARMLESS

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

INDEMNIFICATION AGREEMENT

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

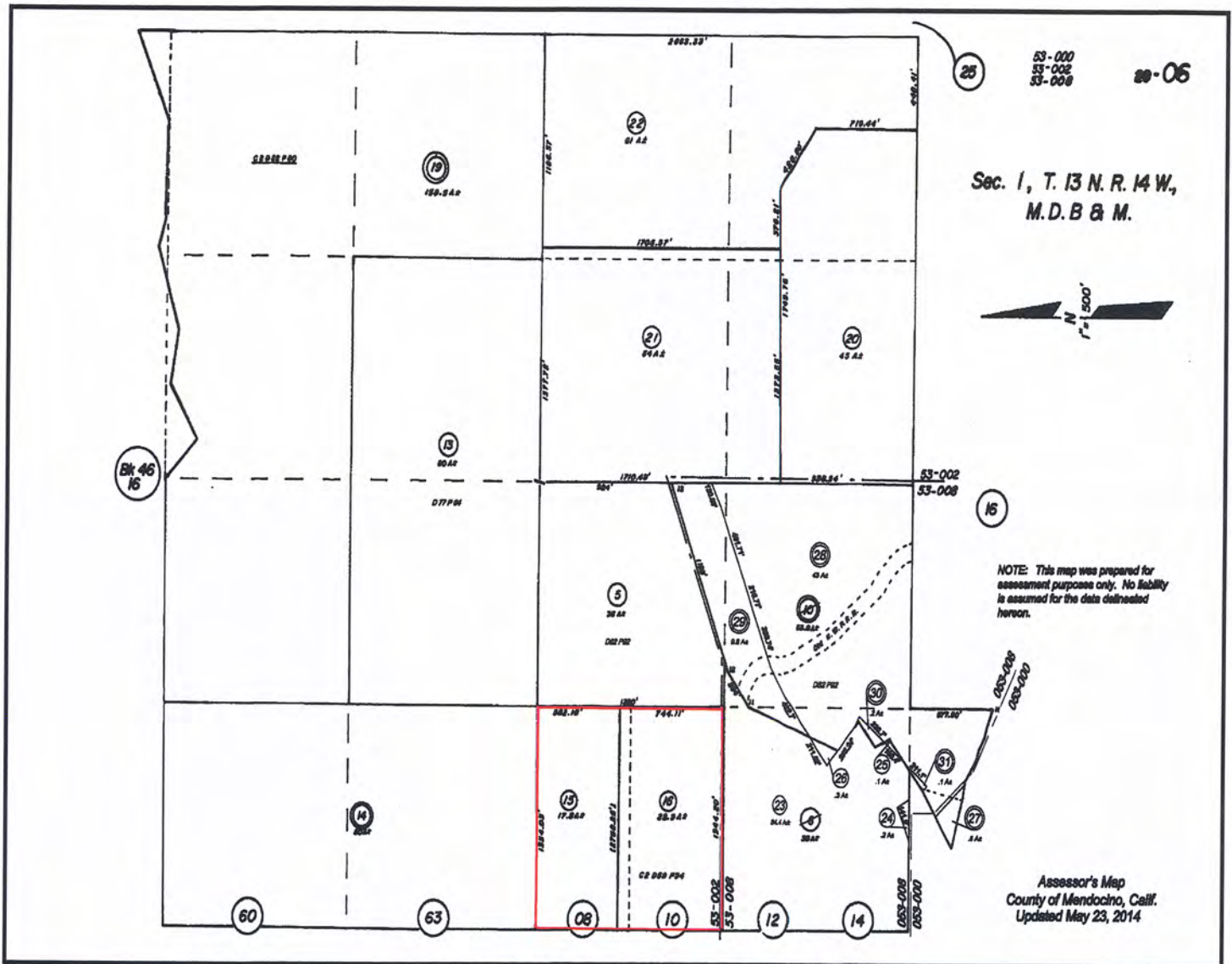
Applicant:  Date: 1-12-18



First American

myFirstAm® Tax Map

13989 Highway 128, Boonville, CA 95415



Limitation of Liability for Informational Report

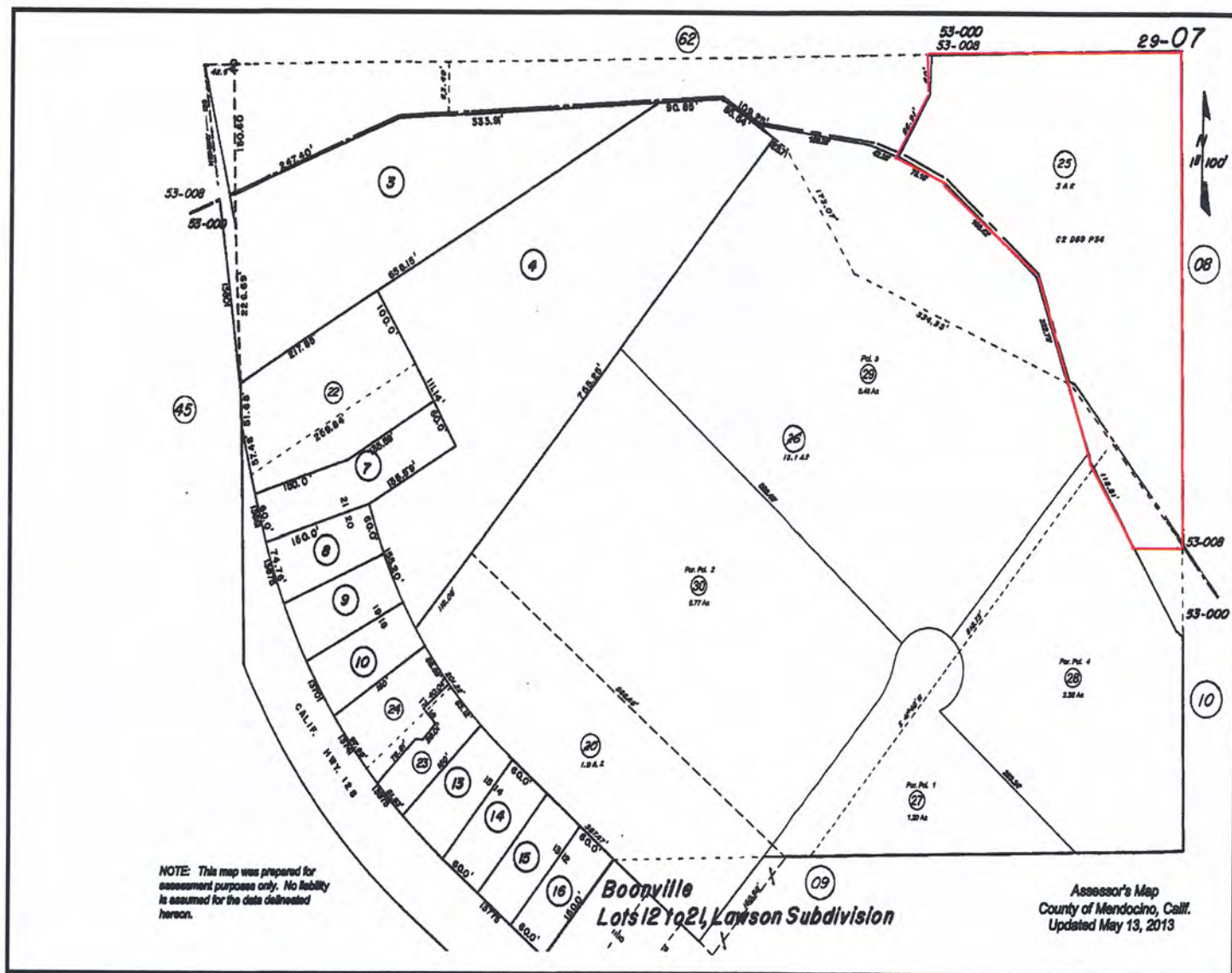
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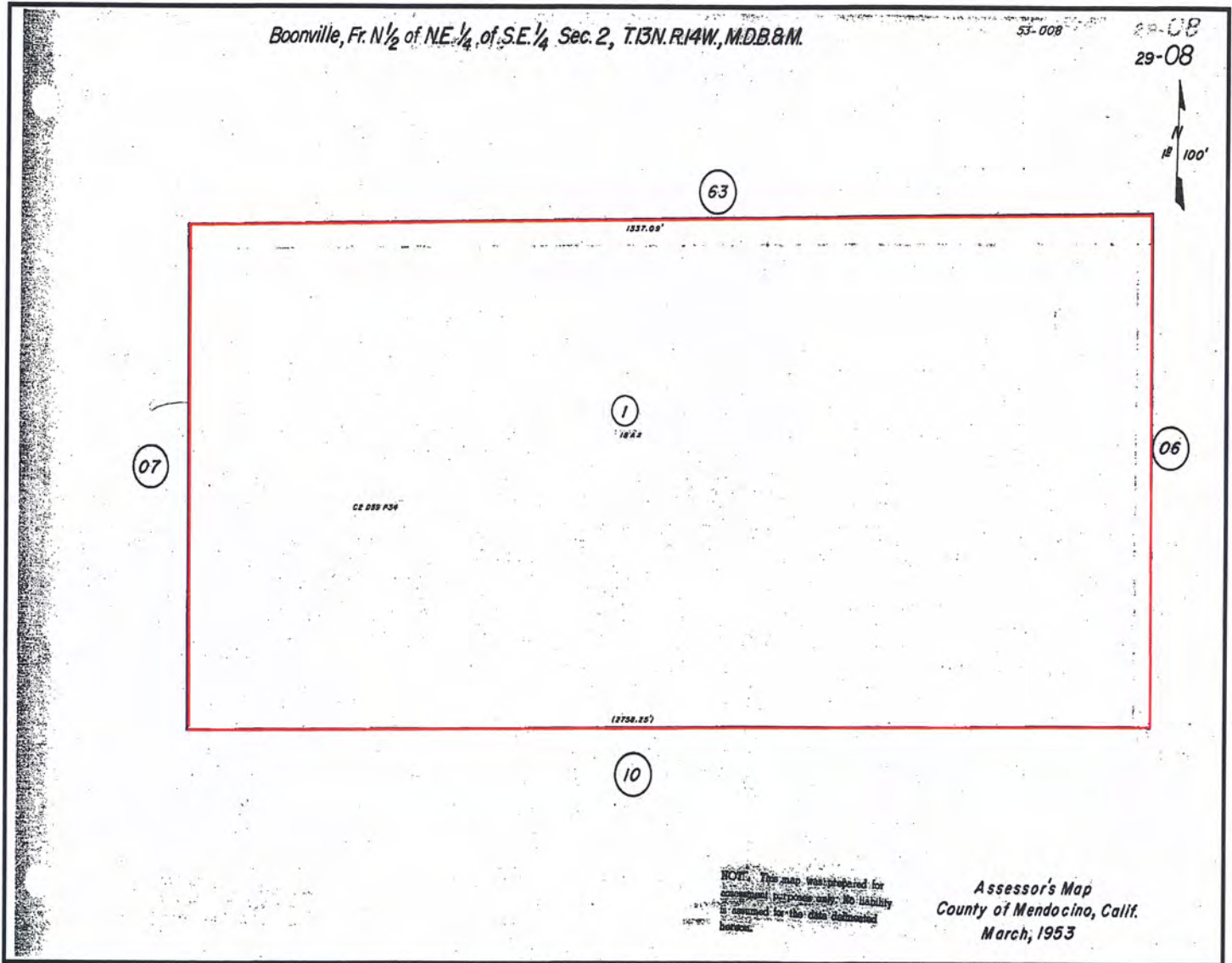
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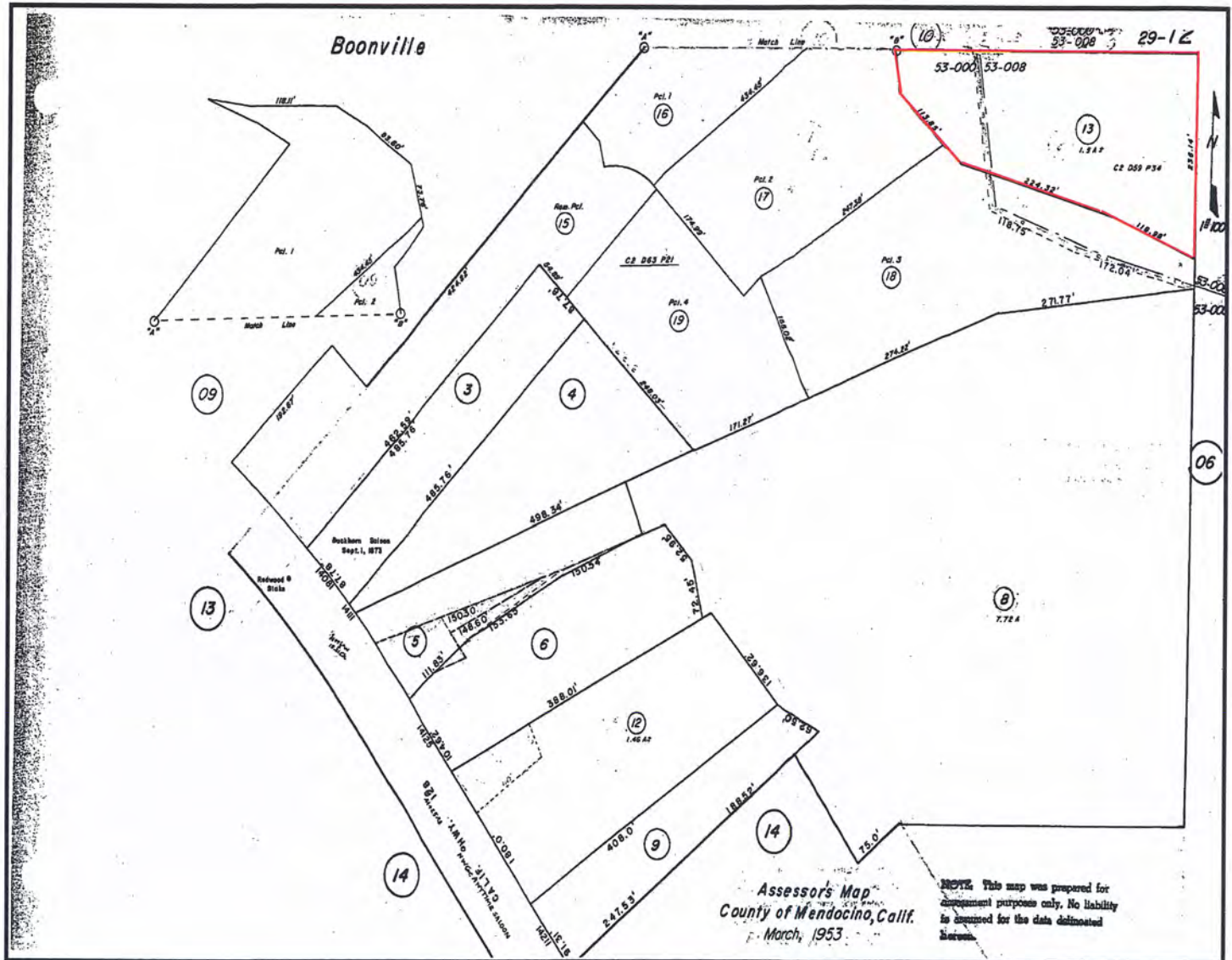
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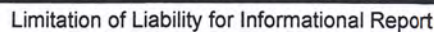


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13501 Highway 128, Boonville, CA 95415



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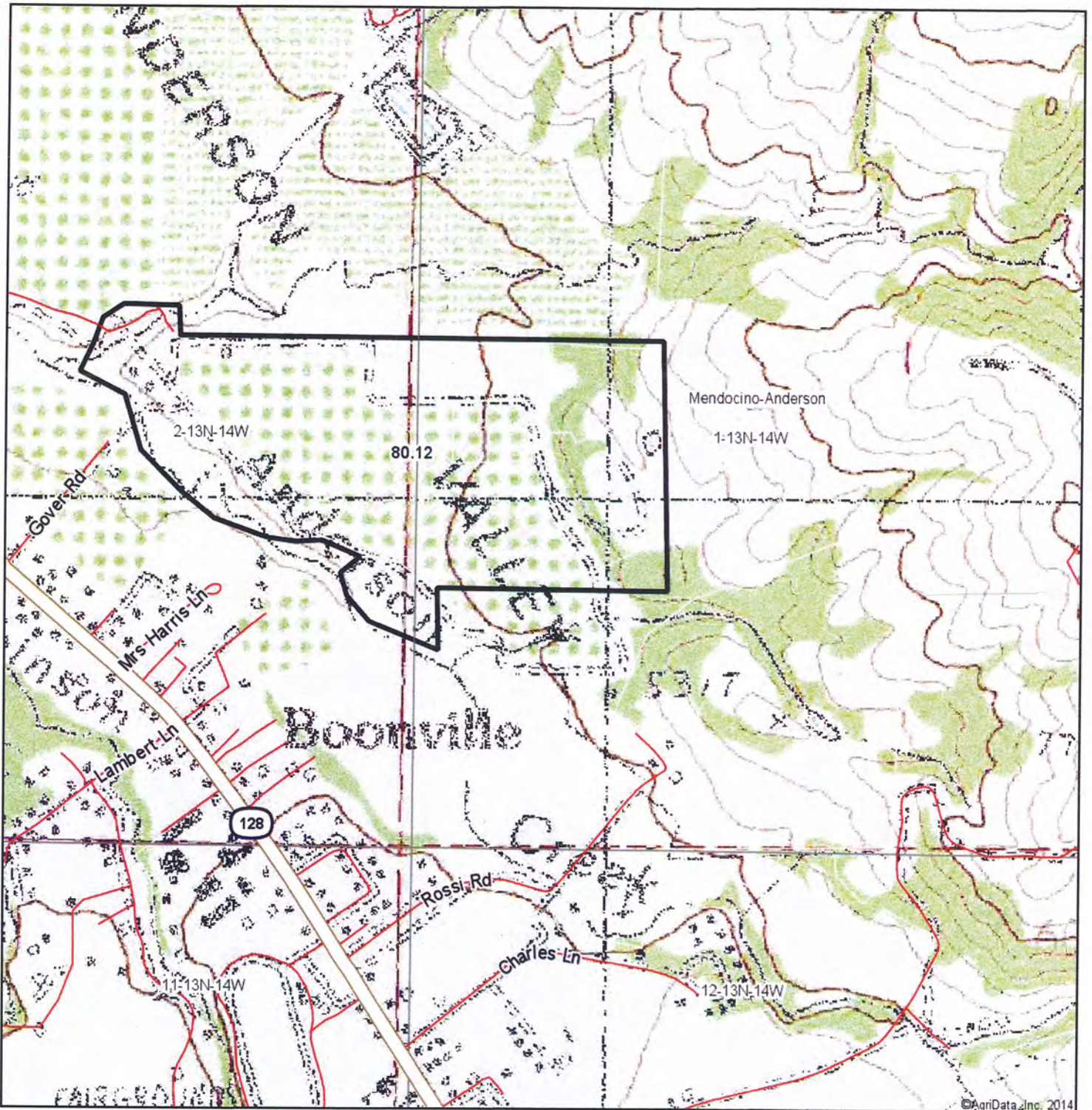


REGIONAL LOCATION MAP





Topography Map



map center: 39° 0' 41.1, 123° 21' 37.44

scale: 9403



10/20/2014

Maps Provided By:



1-13N-14W
Mendocino County
California

Red line shows the access from Hwy 126 to the north west corner of the property.





Mendocino County

Planning and Building Services

860 North Bush Street
Ukiah, CA 95482
(707) 234-6650

120 West Fir Street
Fort Bragg, CA 95437
(707) 964-5379

Paid By: AGRIVEST FARMLAND FUND LP c/o

A_2018-0001

Receipt: PRJ_019342

Date: 2/6/2018

Pay Method: CHECK 4631

Received By: JULIA ACKER

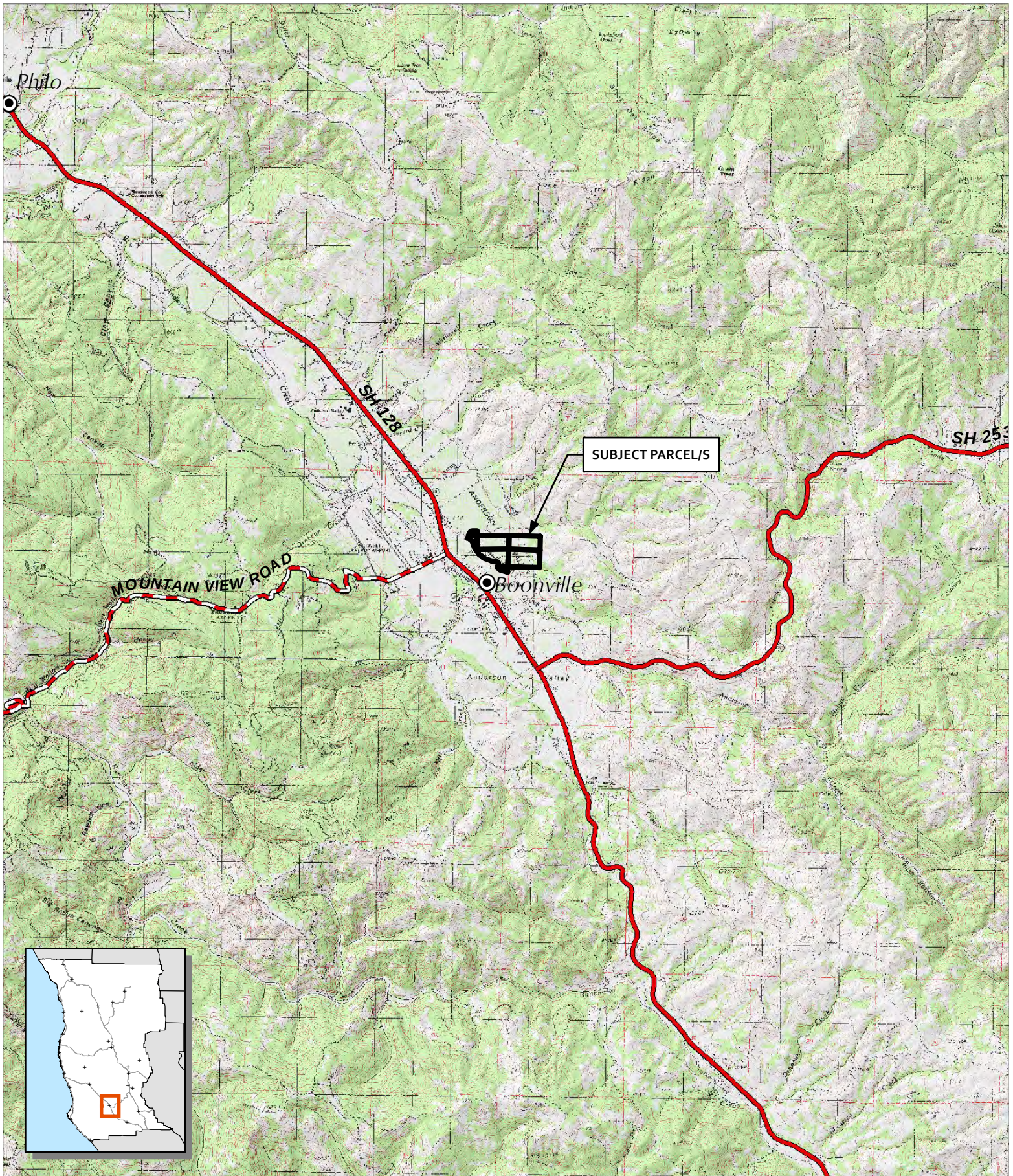
Project Number: A_2018-0001

Project Description: Eagle Creek Pacific, Ag Preserve

Site Address: 13989 HWY 128

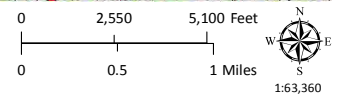
Fee Description	Account Number	Qty	Fee Amount
BASE FEES	1100-2851-822500		\$2,966.00
AG BASE			\$2,966.00
GENERAL PLAN	1100-2851-826188		\$116.00
			\$116.00
PROJECT SPECIFIC FEES	1100-2851-827600		\$200.00
AG COB			\$200.00
RECORDS MANAGEMENT	1222-2852-826260		\$111.00
			\$111.00

Total Fees Paid:	\$3,393.00
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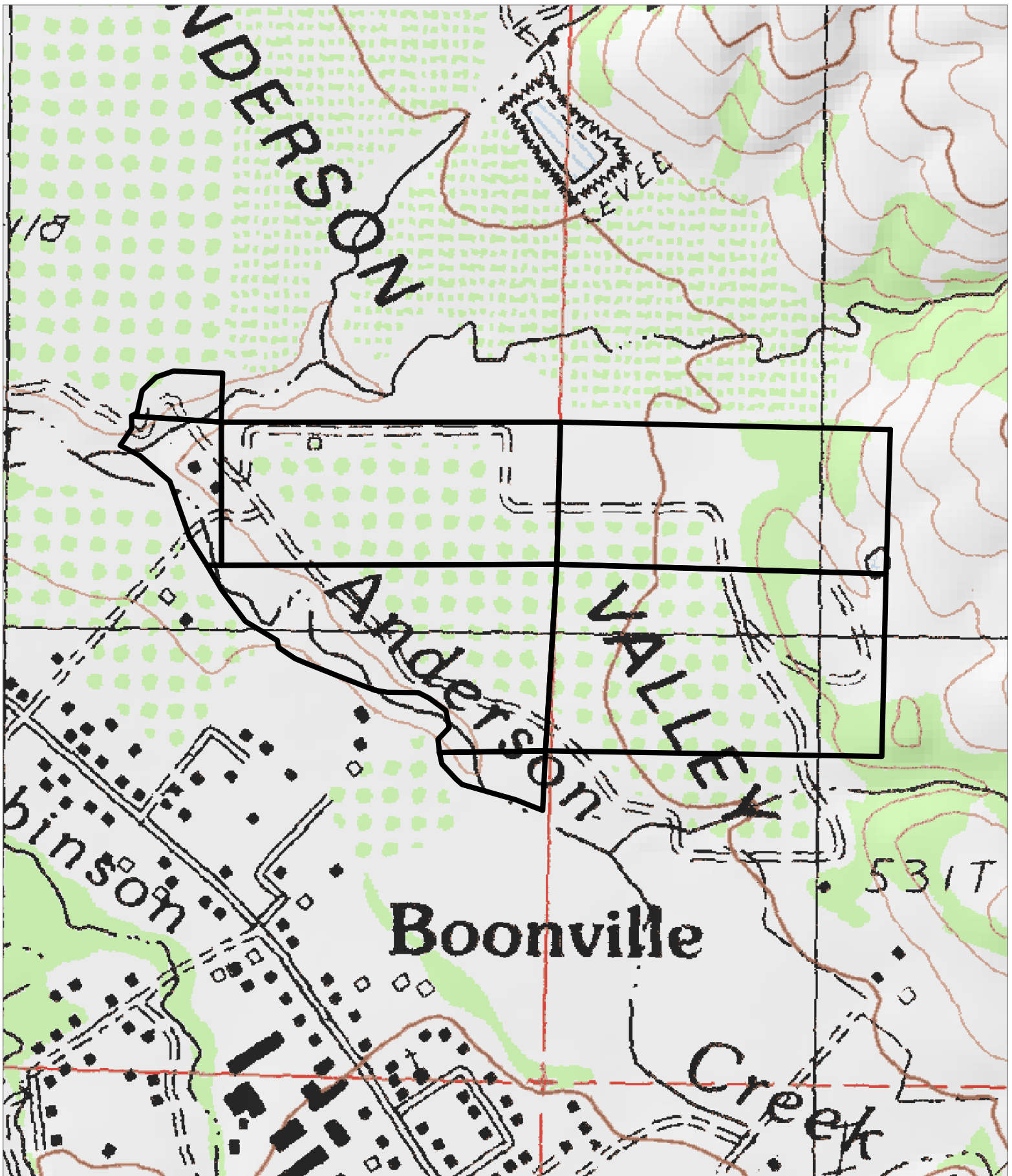
CASE: A 2018-0001
OWNER: Eagle Creek Pacific, LLC
APN: 029-060-15, ET AL
APLCT: Erik C. Roget
AGENT:
ADDRESS: 13989 Hwy. 128, Boonville

- Major Towns & Places
- Highways
- Major Roads

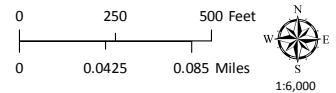


LOCATION MAP

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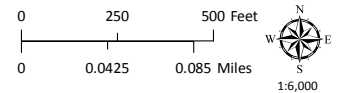
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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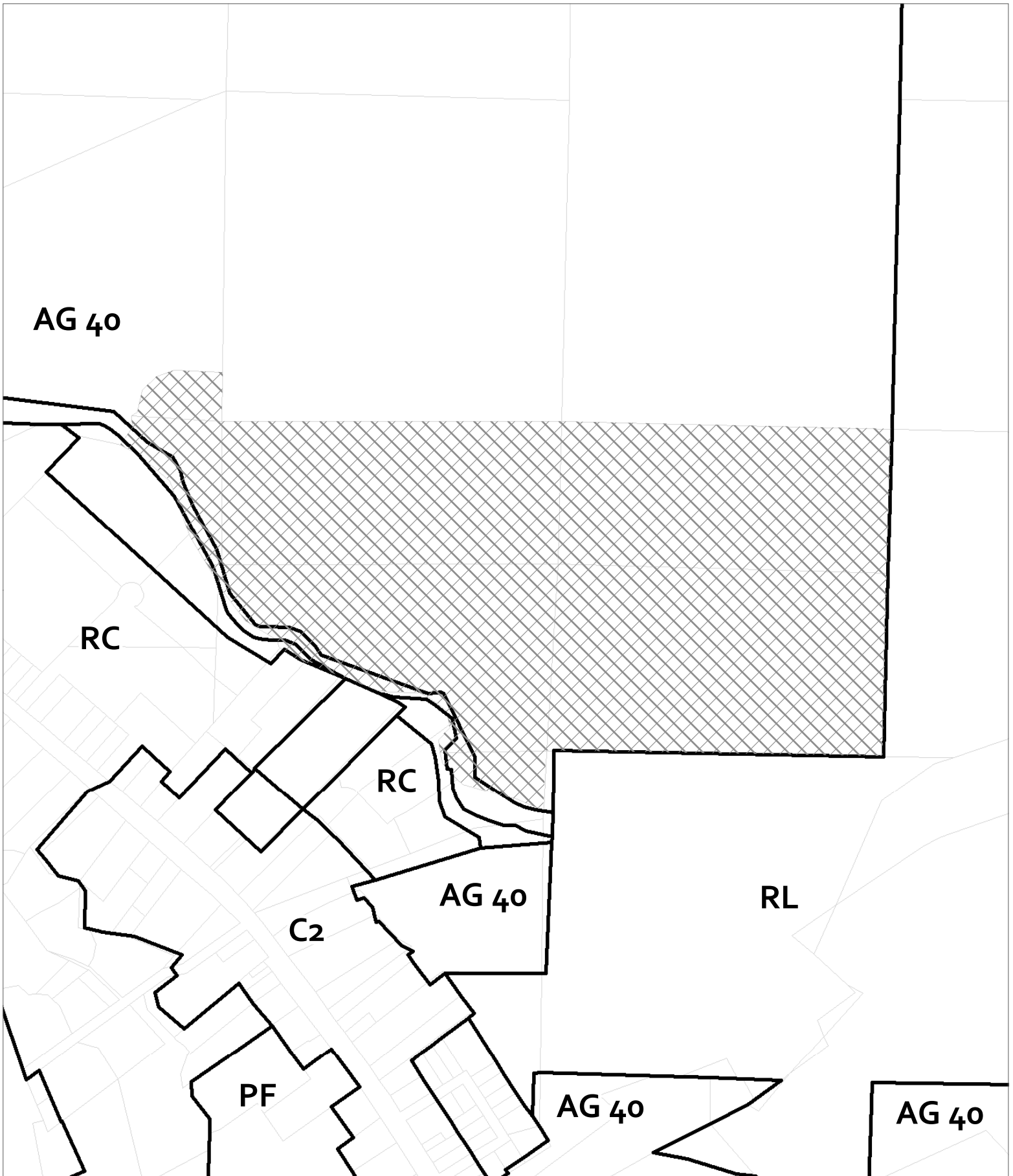
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Named Rivers
Private Roads
Highways
Driveways/Unnamed Roads
Public Roads



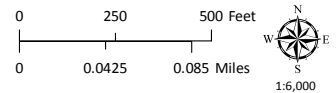
AERIAL IMAGERY

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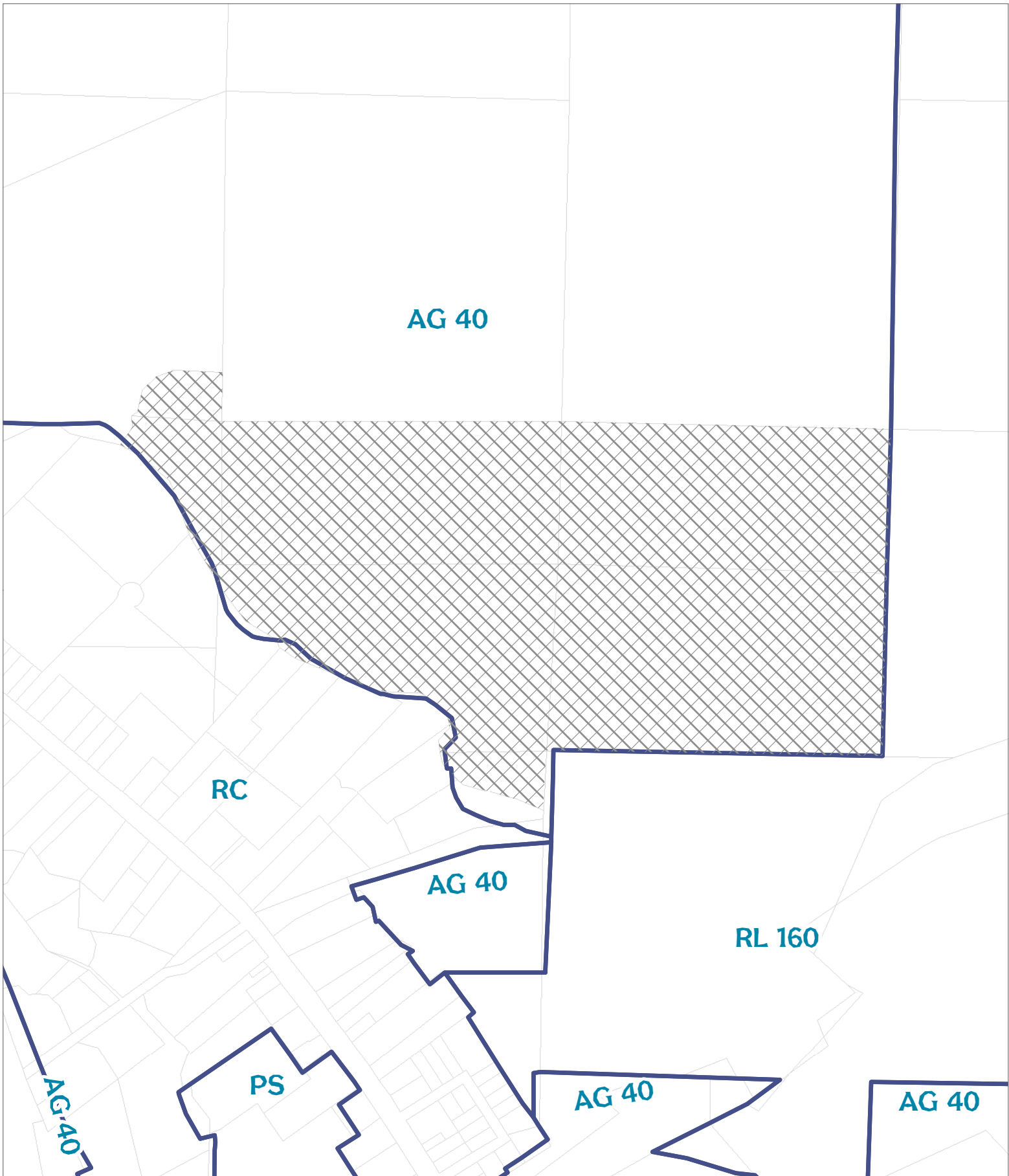
CASE: A 2018-0001
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 Zoning Districts



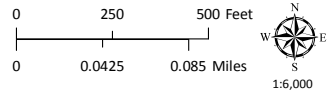
ZONING DISPLAY MAP

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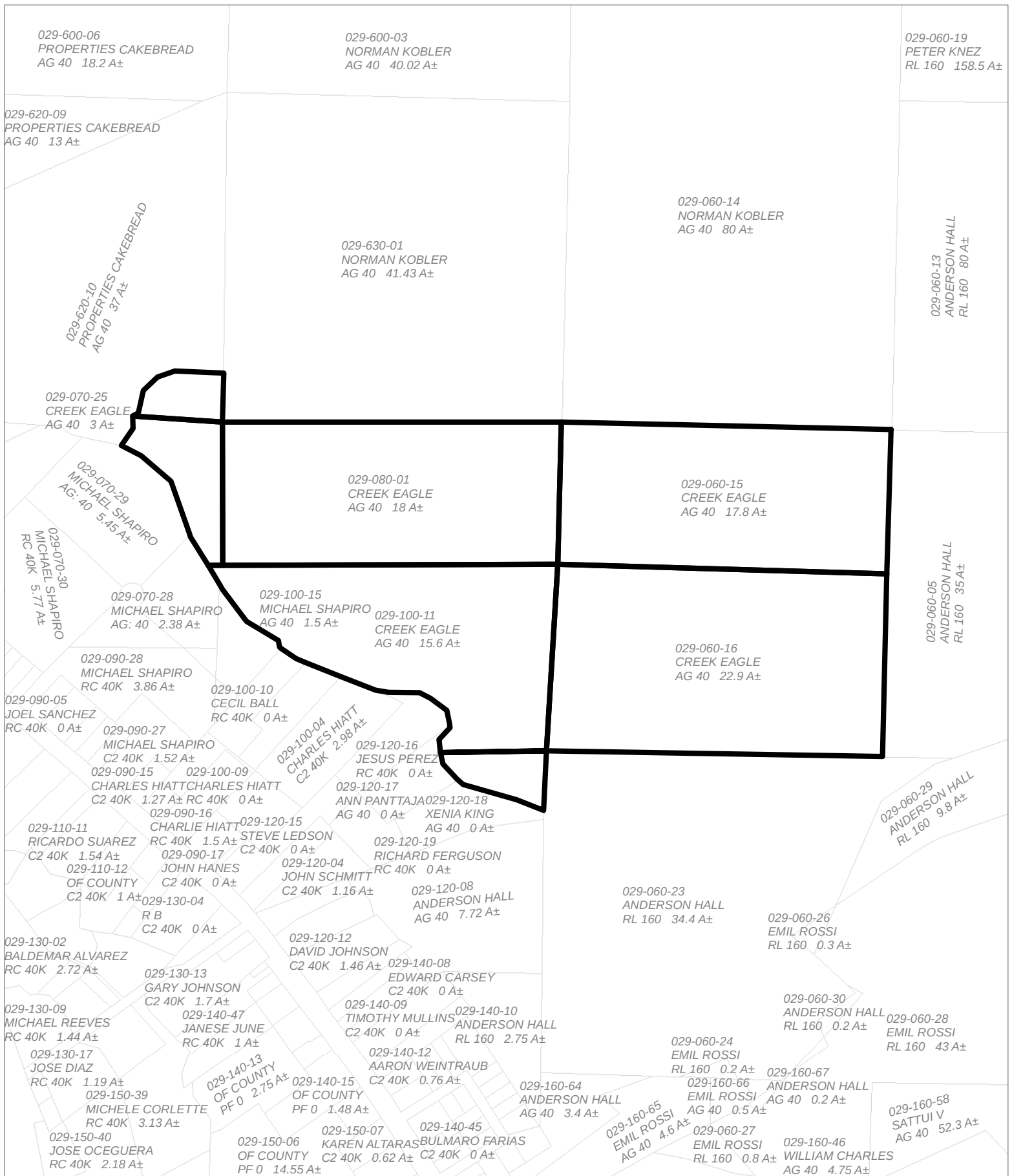
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 General Plan Classes

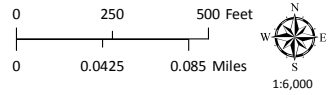


GENERAL PLAN CLASSIFICATIONS

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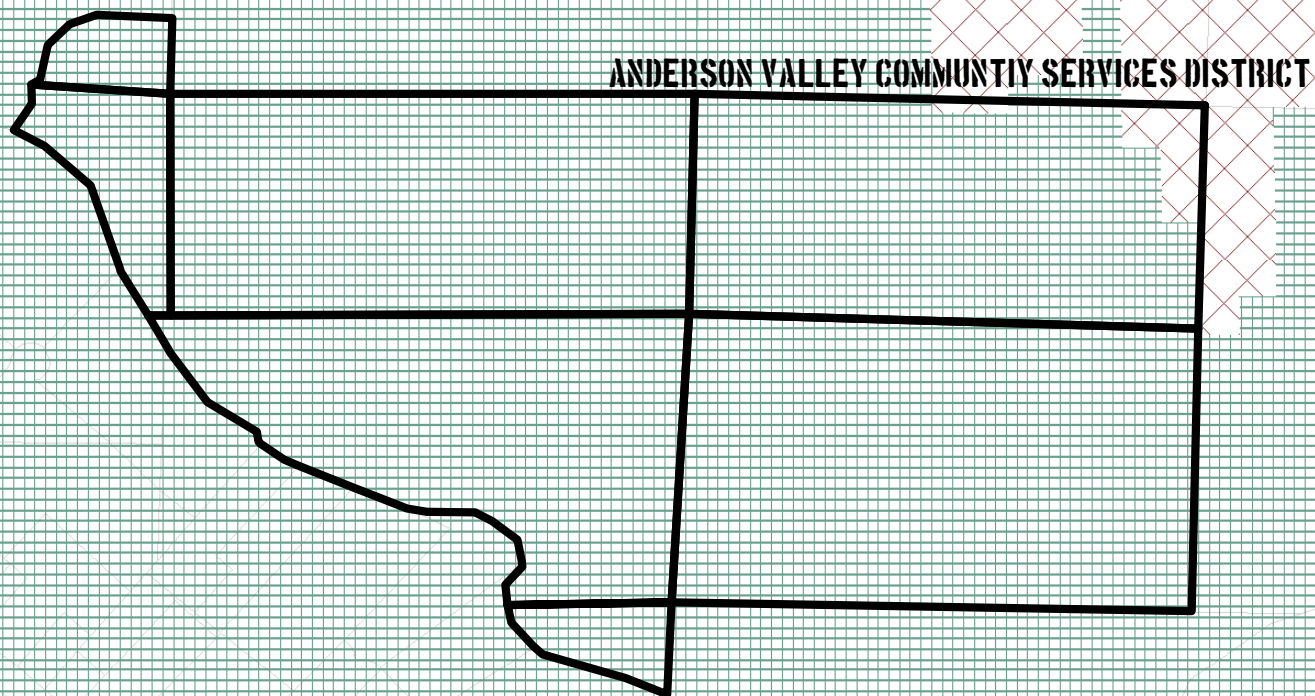


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ADJACENT PARCELS

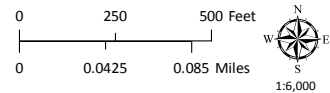
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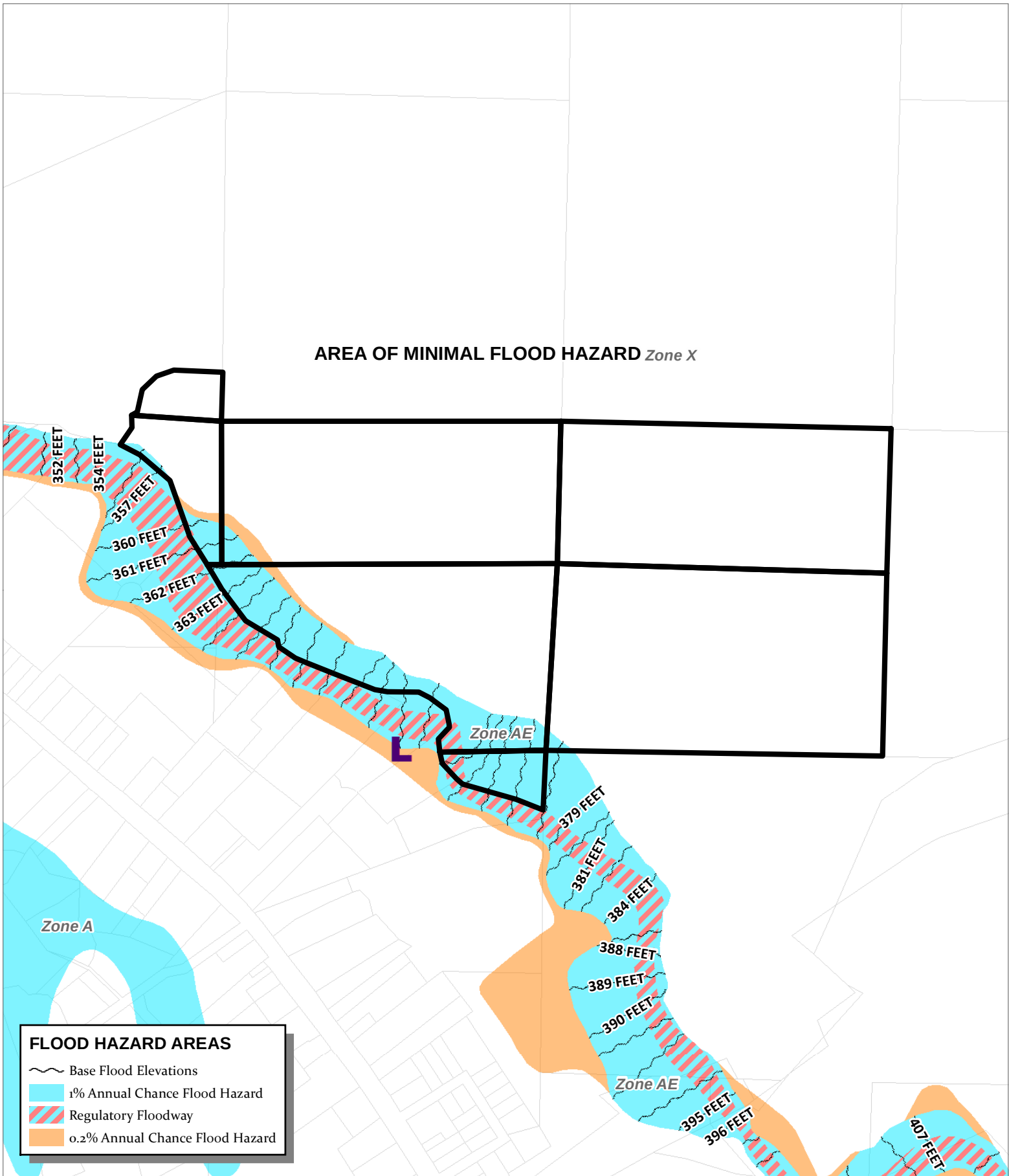
-  Fire Stations
-  County Fire Districts
-  High Fire Hazard

 Moderate Fire Hazard



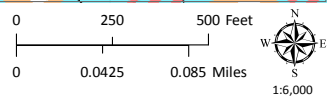
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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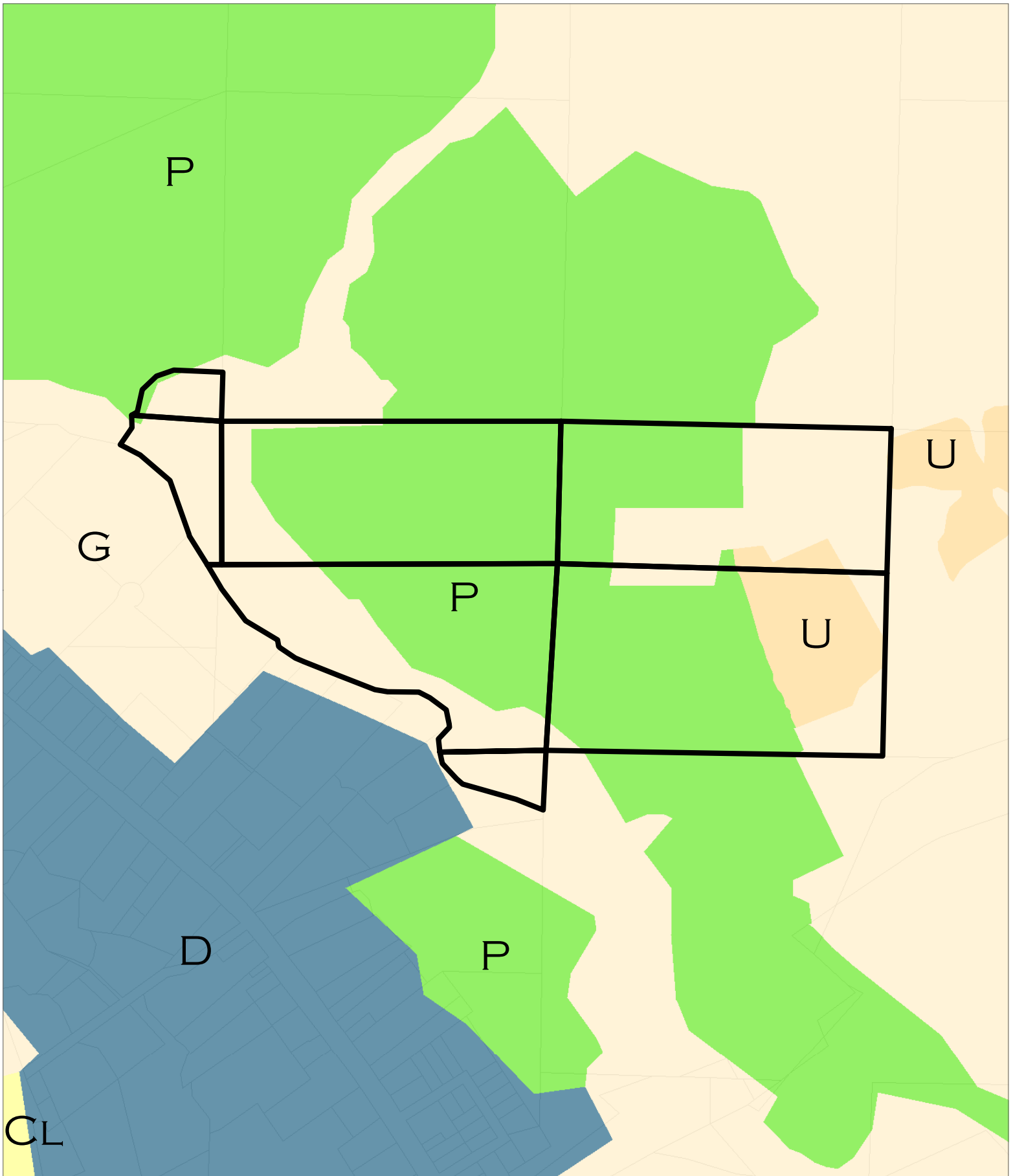
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L LOMA Letters



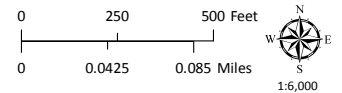
FEMA FLOOD ZONE
NFIP MAPS, JULY 18th, 2017

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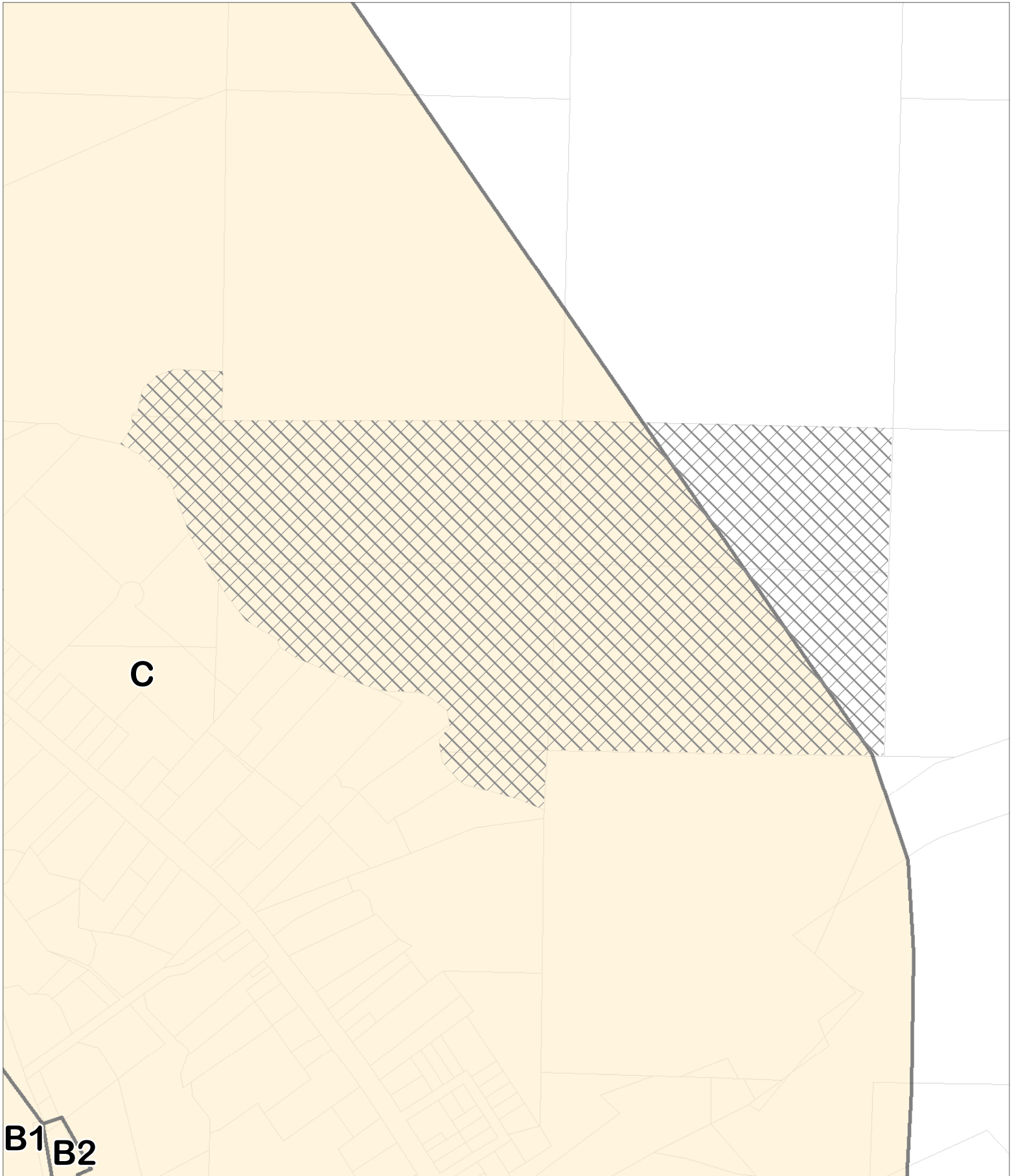
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- | | | | |
|---|---------------------------|---|---------------------|
|  | Confined Animal Ag (CI) |  | Prime Farmland (P) |
|  | Urban & Built-Up Land (D) |  | Unique Farmland (U) |
|  | Grazing Land (G) | | |

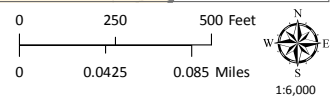


IMPORTANT FARMLAND

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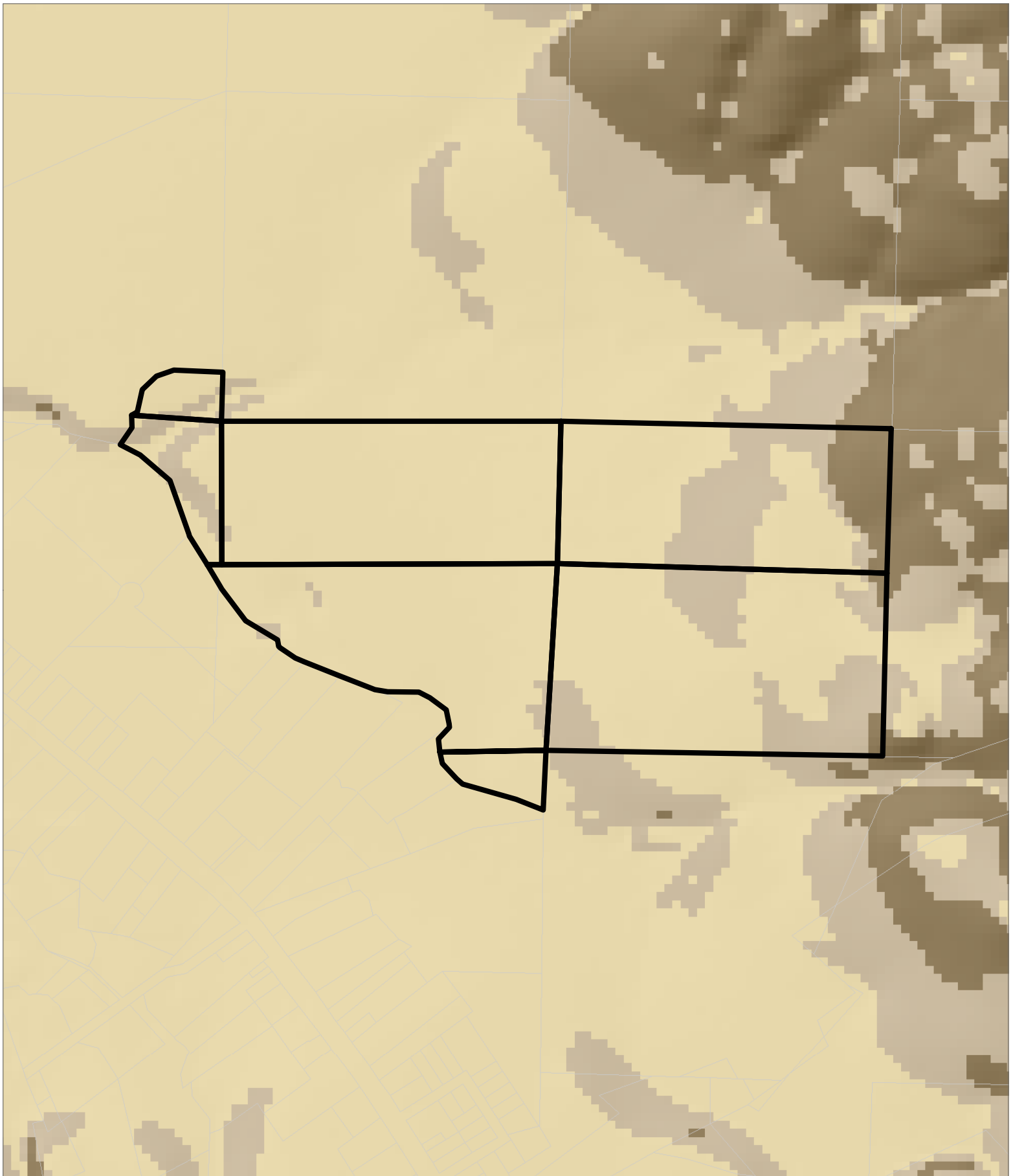


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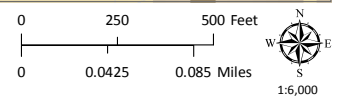
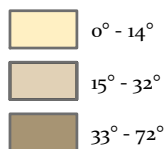


AIRPORT ZONES

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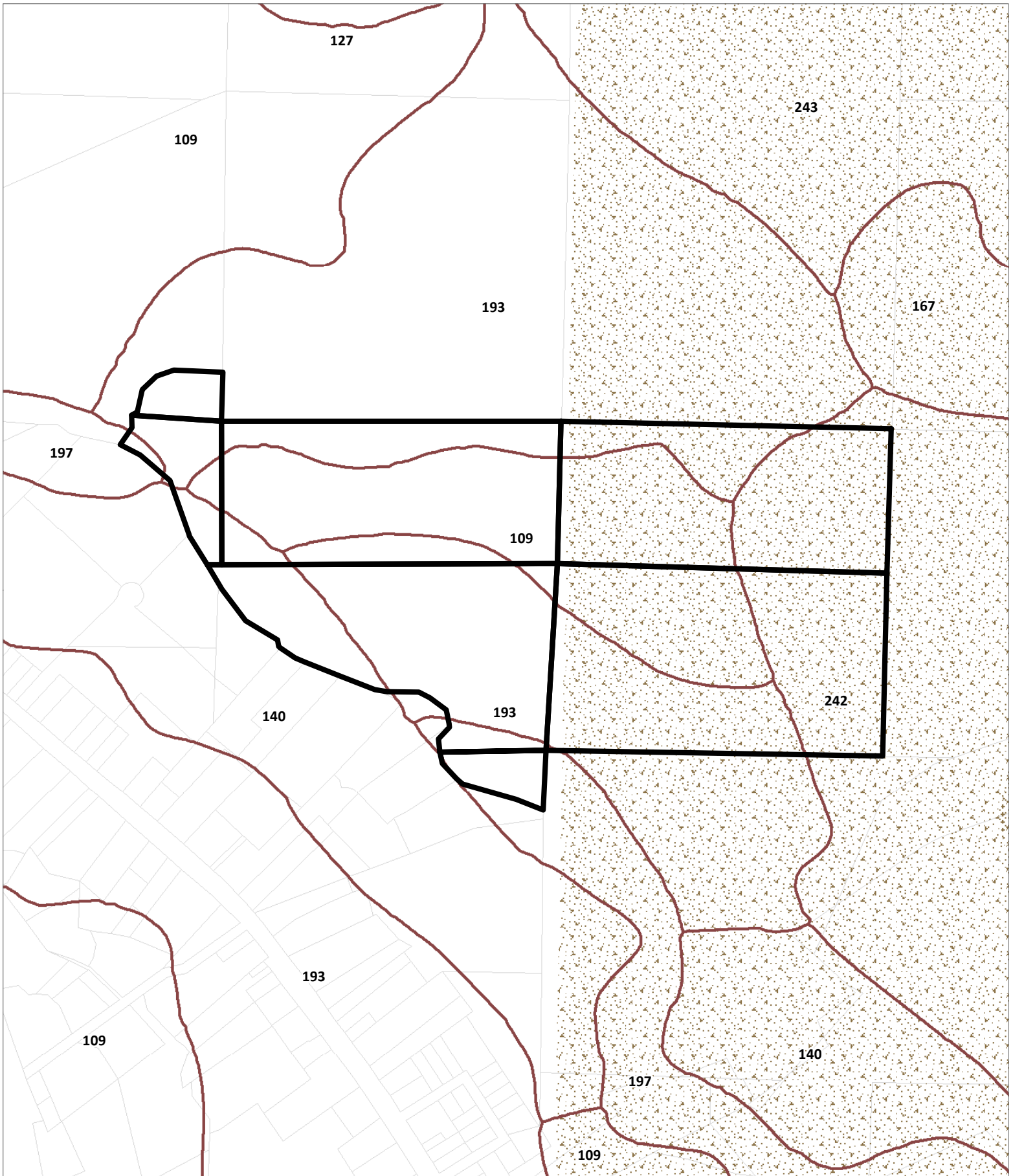


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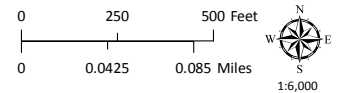
ESTIMATED SLOPE

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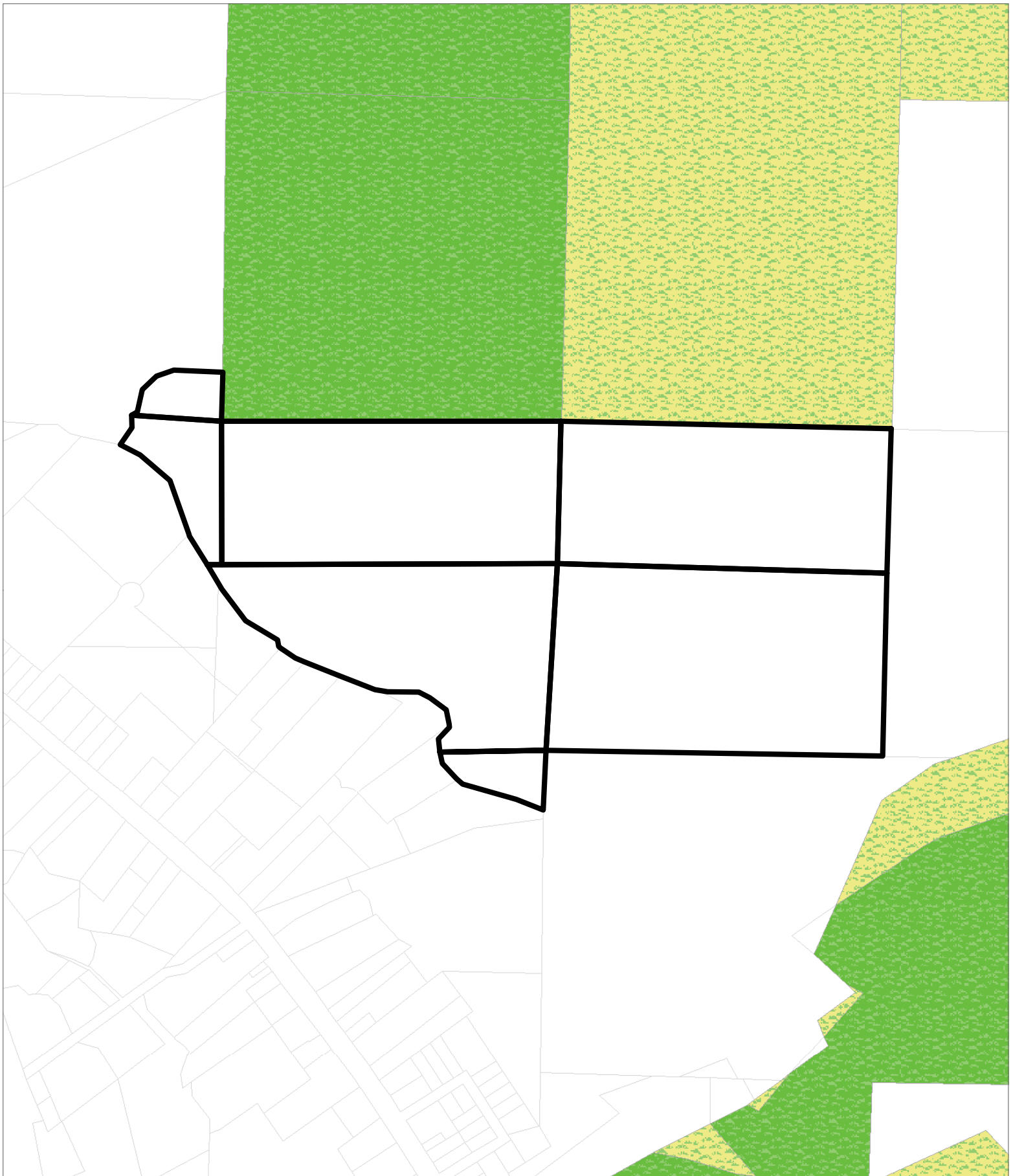
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- Western Soil Classes
- Naturally Occurring Asbestos
- Ultramafic Rock



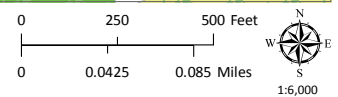
LOCAL SOILS

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-  Williamson Act 2016
-  Prime Ag 2016
-  Non-Prime Ag 2016



LANDS IN WILLIAMSON ACT CONTRACTS

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