

PROJECT REVIEW ADVISORY COMMITTEE RECORD OF ACTION

Item No: 1
Item Date: April 7, 2022
Item Time: 9:05 am
File No: MNS18-0004
Staff: Hannah Spencer
Applicant: Cort Munselle
Owner: Famiglia Liberata LLC
Con't from: N/A
Env Doc: Mitigated Negative Declaration
Proposal: A Minor Subdivision to subdivide an existing +/-38-acre parcel to create three new parcels as follows:
Parcel 1 at +/-11.92 acres; Parcel 2 at +/-10.78 acres; and Parcel 3 at +/-15.34 acres. The site is predominantly planted in vineyards and no new structures are proposed at this time.
Location: 1276 Jensen Lane, Windsor
APN: 162-020-007
District: Four
Zoning: Diverse Agriculture, 10-acre residential density (DA B6 10), Accessory Unit Exclusion (Z),
Geologic Hazard Area (G), Scenic Resource (SR), Valley Oak Habitat (VOH)

ACTION: _____ Adopt Env. Doc. and approve subject to attached Findings and Conditions
_____ Find Categorically Exempt from CEQA and approve subject to attached Findings and Conditions
_____ Recommend Findings and Conditions to the Planning Commission
_____ ☒ Recommend Findings and Conditions to the BOS as PM hearing
_____ Continued to _____ at _____

SPEAKERS PRESENT:

PROJECT REVIEW AND ADVISORY COMMITTEE:

<u>Keri Rynearson</u> : Aye	<u>Steve Snow</u> : Aye	<u>Ross Markey</u> : Aye 1st
Chair	Vice Chair	Secretary

<u>Keith Hanna</u> : Aye 2nd	<u>Ben Wishnoff</u> : Aye	<u>Nader Dahu</u> : Aye
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Becky Ver Meer : Aye

Ayes: 7 Noes: 0 Absent: 0 Abstain: 0

FINDINGS:

1. ☒ The subdivision is consistent with the General Plan because it complies with land use, density, and other applicable policies.
2. ☒ The subdivision design, including associated improvements are consistent with the General Plan and Subdivision Ordinance because they meet subdivision design standards, including, but not limited to lot design, lot size, lot width, road width, access, water supply, sanitation, storm water, lighting, and landscape requirements.

3. ☒ The site is physically suitable for the proposed type of development due to site characteristics, density, development standards, and conditions of the Tentative Map.
4. ☒ The site is physically suitable for the proposed density due to site characteristics, development standards, and conditions of the Tentative Map.
5. ☒ The design of the subdivision and the proposed improvements will not cause substantial environmental damage or injure fish or wildlife or their habitat because conditions of approval, and/or mitigation measures are included to minimize environmental impacts to less than significant.
6. ☒ The design of the subdivision and the proposed improvements will not cause serious public health problems because there were no hazardous materials identified on the project site and conditions of approval require a potable water supply and waste disposal in accordance with local and state regulations.
7. ☒ The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of, property within the subdivision because there were no public easements identified on the site.
8. ☒ A Mitigated/Negative Declaration was prepared and posted for the subdivision in accordance with the appropriate law and guidelines.
9. ☐ The subdivision is exempt from the provisions of the California Environmental Quality Act per Section _____.
10. ☒ As discussed in the Initial Study, the project, as mitigated, involves no significant potential impact or adverse impact on biotic/wildlife resources
11. ☒ The subdivision complies with the State Subdivision Map Act, including Section 66474 as demonstrated in the findings noted above.
12. ☐ Other:

PROJECT LOCATED WITHIN STATE RESPONSIBILITY AREA AND/OR VERY HIGH FIRE HAZARD SEVERITY ZONE:

13. ☐ The subdivision complies with the regulations adopted by the State Board of Forestry and Fire Protection pursuant to sections 4290 and 4291 of the Public Resources Code:
- i. ☐ Emergency access and egress
 - ii. ☐ Signing and Building Numbering
 - iii. ☐ Emergency Water Standards
 - iv. ☐ Fuel Modification Standards
14. ☐ The subdivision complies with local ordinances certified by the State Board of Forestry and Fire Protection.
15. ☐ Structural fire protection and suppression services will be available for the subdivision through:
- i. ☐ Fire Protection District:
 - ii. ☐ The Department of Forestry and Fire Protection by contract, pursuant to section 4133, 4142 or 4144 of the Public Resources Code.

CONDITION MODIFICATIONS:

Planner - if applicable, please attach the Conditions of Approval for the project as modified during the hearing.

Changes should be made in a different color font with strike-through to show deleted text. If Track Changes was enabled, please "print" a PDF showing all changes.