



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
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

June 5, 2018

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Assessor
County Addresser
Farm Advisor

Regional Waters Board
County Water Agency
Sonoma State University
Archaeological Commission
Ukiah Unified School District
Hopland Public Utility District

Hopland Sanel Valley Rural Fire District
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: AP_2018-0009

DATE FILED: 1/10/2018

OWNER: VYNYARD LLC

APPLICANT: OLIVINO INC.

REQUEST: Administrative Permit to allow Farm Employee Housing. Construction of one single family dwelling and one septic system to accommodate the residence.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: In Hopland, 0.9± miles south of the Town Center, lying west of Mountain House Road (CR 111) north of its intersection with La Franchi Road (CR 113). Located at 14180, 14200, and 14160 Mountain House Road, Hopland (APNs: 048-380-12, 048-380-30, & 048-380-31).

STAFF PLANNER: Eduardo Hernandez

RESPONSE DUE DATE: June 19, 2018

PROJECT INFORMATION CAN BE FOUND AT:

<https://www.mendocinocounty.org/government/planning-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:

VYNYARD LLC

APPLICANT:

OLIVINO INC.

REQUEST:

Administrative Permit for the construction of one single family dwelling to be used as Farm Employee Housing.

LOCATION:

In Hopland, 0.9± miles south of the Town Center, lying west of Mountain House Road (CR 111) just north of its intersection with La Franchi Road (CR 113). Street addresses: 14180, 14200, and 14160 Mountain House Road; APNs: 048-380-12, 048-380-30, and 048-380-31 accordingly.

ACREAGE:

1.92± acres

GENERAL PLAN:

Agricultural (AG:40)

ZONING:

Agricultural (AG-40)

COASTAL ZONE:

NO

EXISTING USES:

Agricultural and Residential

SUPERVISORIAL DISTRICT:

5

TOWNSHIP:

13N

RANGE:

11W

SECTION:

30

USGS QUAD#:

63

RELATED CASES ON SITE: The subject parcels were recognized as one parcel through Boundary Line Adjustment # B 36-85. A vacation home rental for APN 048-380-30 was approved on 2012. Use Permit # U 25-2004 for the packing and processing of on and off-site grown olives was approved on 2005.

RELATED CASES IN VICINITY: A vacation home rental for neighboring APN 048-380-40 was approved on 2012.

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT ACREAGES	ADJACENT USES
NORTH:	AG:40	AG-40	40.12 ± & 46.5 ±	Agricultural
EAST:	AG:40	AG-40	25 ± & 0.84 ±	Agricultural
SOUTH:	RL:160	RL-160	105.76 ±	Agricultural
WEST:	RL:160	RL-160	169.04 ±	Agricultural

REFERRAL AGENCIES:

☒Building Inspection (Ukiah)
☒Department of Transportation
☒Environmental Health (Ukiah)
☒Assessor
☒County Addresser
☒Farm Advisor

☒Regional Waters Board
☒County Water Agency
☒Sonoma State University
☒Archaeological Commission
☒Ukiah Unified School District

☒Hopland Public Utility District
☒Hopland Sanel Valley Rural Fire District
☒Cloverdale Rancheria
☒Redwood Valley Rancheria
☒Sherwood Valley Band of Pomo Indians

ASSESSOR’S PARCEL NUMBERS: 048-380-12, 048-380-30, and 048-380-31

STAFF PLANNER:

EDUARDO HERNANDEZ

DATE:

05/08/2018

ENVIRONMENTAL DATA

COUNTY WIDE	
Yes	No
NO	1. Alquist-Priolo Earthquake Fault Zone
NO	2. Floodplain/Floodway Map FEMA Zone X and LOMA dated 03-04-2005 on place
YES / NO	3. Within Agriculture Preserve / Timberland Production APN 048-380-30 is under Williamson Act Contract as a Prime Agricultural site
NO	4. Within/Near Hazardous Waste Site
NO	5. Natural Diversity Data Base
NO	6. Airport CLUP Planning Area
<input type="checkbox"/>	<input checked="" type="checkbox"/> 7. Adjacent to State Forest/Park/Recreation Area.
<input type="checkbox"/>	<input checked="" type="checkbox"/> 8. Hazard/Landslides Map
<input type="checkbox"/>	<input checked="" type="checkbox"/> 9. Require Water Efficient Landscape Plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/> 10. Biological Resources/Natural Area Map.
<input type="checkbox"/>	11. Fire Hazard Severity Classification: <input checked="" type="checkbox"/> LRA <input type="checkbox"/> SRA Hopland Sanel Valley Rural Fire Protection District
<input checked="" type="checkbox"/>	12. Soil Type(s)/Pygmy Soils. On a Naturally Occurring Asbestos area
<input type="checkbox"/>	<input checked="" type="checkbox"/> 13. Wild and Scenic River.
<input type="checkbox"/>	<input checked="" type="checkbox"/> 14. Specific Plan Area.
<input type="checkbox"/>	<input checked="" type="checkbox"/> 15. State Permitting Required/State Clearinghouse Review
<input type="checkbox"/>	<input checked="" type="checkbox"/> 16. Oak Woodland Area



Planning and Building
Services

Case No:	AP 2017-0009
CalFire No:	
Date Filed:	1/10/18
Fee:	\$1,121.00
Receipt No:	
Received By:	MONIRVE
Office use only	

APPLICATION FORM

APPLICANT

Name: OLIVINO INC. Phone: 707-744-1114

Mailing Address: P.O. Box 446

City: HOPLAND State/Zip: CA email: ychall@olivino.com

PROPERTY OWNER

Name: Vinyard LLC Phone: 707-744-1114

Mailing Address: P.O. Box 446

City: HOPLAND State/Zip: CA email: info@olivino.com

AGENT

Name: CONTACT: YVONNE HALL Phone: 707-744-1114

Mailing Address:

City: State/Zip: email:

Parcel Size: (Sq. feet/Acres) Address of Property:

Assessor Parcel Number(s): 048-380-1200/048-380-3000 & 048-380-3100

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.

Signature of Applicant/Agent

Date

1/9/18

Signature of Owner

Date

1/8/18

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.

*Employee housing with new septic system
on parcel # 048-380-3100*

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input checked="" type="checkbox"/> Single Family		1		600	600
<input type="checkbox"/> Mobile Home					
<input type="checkbox"/> Duplex					
<input type="checkbox"/> Multifamily					
<input checked="" type="checkbox"/> Other: <i>Olive mill</i>	1		14,000		
<input checked="" type="checkbox"/> Other: <i>greenhouse</i>	1		1,200		
Total Structures Paved	1				
Area Landscaped Area			2.2 acres		
Unimproved Area					
GRAND TOTAL (Equal to gross area of Parcel)			<i>2.2 acres</i>		

3. If the project is commercial, industrial or institutional, complete the following:

Estimated employees per shift: N/A

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:

N/A

7. How much off-street parking will be provided?

	Number	Size
Number of covered spaces	_____	_____
Number of uncovered spaces	<u>1</u>	<u>9' x 13.6"</u>
Number of standard spaces	_____	_____
Number of handicapped spaces	<u>1</u>	<u>9' x 13.6"</u>
Existing Number of Spaces	<u>11</u>	
Proposed Additional Spaces	<u>1</u>	
Total	<u>12</u>	

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:

- 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 _____

<p>10. Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, detailed extraction, reclamation and monitoring plans may be required?</p> <p>11. Will the proposed development convert land currently or previously used for agriculture to another use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, how many acres will be converted? _____ acres. An agricultural economic feasibility study may be required.</p> <p>12. Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain below: _____ _____ _____</p>	<p>13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Diking : <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Filling: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Dredging: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> </div> <div style="width: 45%;"> <p>Placement of structures in:</p> <p><input type="checkbox"/> open coastal waters</p> <p><input type="checkbox"/> wetlands</p> <p><input type="checkbox"/> estuaries</p> <p><input type="checkbox"/> lakes</p> </div> </div> <p>If so, amount of material to be dredged or filled? <u>N/A</u> cubic yards.</p> <p>Location of dredged material disposal site? <u>N/A</u></p> <p>Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>16. Will there be any exterior lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans. <u>Porch light</u></p>	
<p>17. Utilities will be supplied to the site as follows:</p> <p>A. Electricity:</p> <p><input checked="" type="checkbox"/> Utility Company (service exists to the parcel)</p> <p><input type="checkbox"/> Utility Company (requires extension of service to site: _____ feet _____ miles)</p> <p><input type="checkbox"/> On Site Generation - Specify: _____</p> <p>B. Gas:</p> <p><input checked="" type="checkbox"/> Utility Company/Tank</p> <p><input type="checkbox"/> On Site Generation - Specify: _____</p> <p><input type="checkbox"/> None</p> <p>C. Telephone: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>18. What will be the method of sewage disposal?</p> <p><input type="checkbox"/> Community sewage system - Specify supplier _____</p> <p><input checked="" type="checkbox"/> Septic Tank</p> <p><input type="checkbox"/> Other - Specify: _____</p>	
<p>19. What will be the domestic water source:</p> <p><input checked="" type="checkbox"/> Community water system - Specify supplier _____</p> <p><input type="checkbox"/> Well</p> <p><input type="checkbox"/> Spring</p> <p><input type="checkbox"/> Other - Specify: _____</p>	

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.):

048-380-1200

048-380-3000

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.):

14160 MOUNTAIN HOUSE RD HOPLAND CA 95449

TERRA SAVIA WINERY & OLIVE MILL

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.

OLIVE MILL/TASTING ROOM

GREENHOUSE

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 20 feet. Maximum height of proposed structures 16 feet.

26. Gross floor area of existing structures 14,000 square feet (including covered parking and accessory buildings). Gross floor area of proposed structures 600 square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): ☒ 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.

currently planted with olive & other fruit trees vegetable raised bed & an oak tree on the road side of the fence

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.

agricultural use of the land, lovely king pigeon coop & close to goat area & sheep pasture

30. Indicate the surrounding land uses:

	North	East	South	West
Vacant	ag	ag	ag	ag
Residential Agricultural				
Commercial Industrial				
Institutional Timberland				
Other	vegetable plots olive trees & fruit trees & peace path with flowers			

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.

Yvonne Hall & Jürg Fischer 1/9/18
Owner/Authorized Agent 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 <u>YVONNE HALL</u>	Name <u>JÜRIG FISCHER</u>	Name
Mailing Address <u>c/o Olivino Inc.</u> <u>P.O. Box 446</u> <u>Hopland, CA 95449</u>	Mailing Address <u>c/o Olivino Inc</u> <u>P.O. Box 446</u> <u>Hopland, CA 95449</u>	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: Yvonne Hall & Jürg Fischer Date: 1/9/18

1/9/2018

FOT267311.jpg





COUNTY OF
MENDOCINO

PLOT PLAN
BUILDING INSPECTION DIVISION

JOB
ADDRESS

14180 Mountain House Rd

ASSESSOR'S PARCEL NO. 048-380-31

APPLICATION NO.

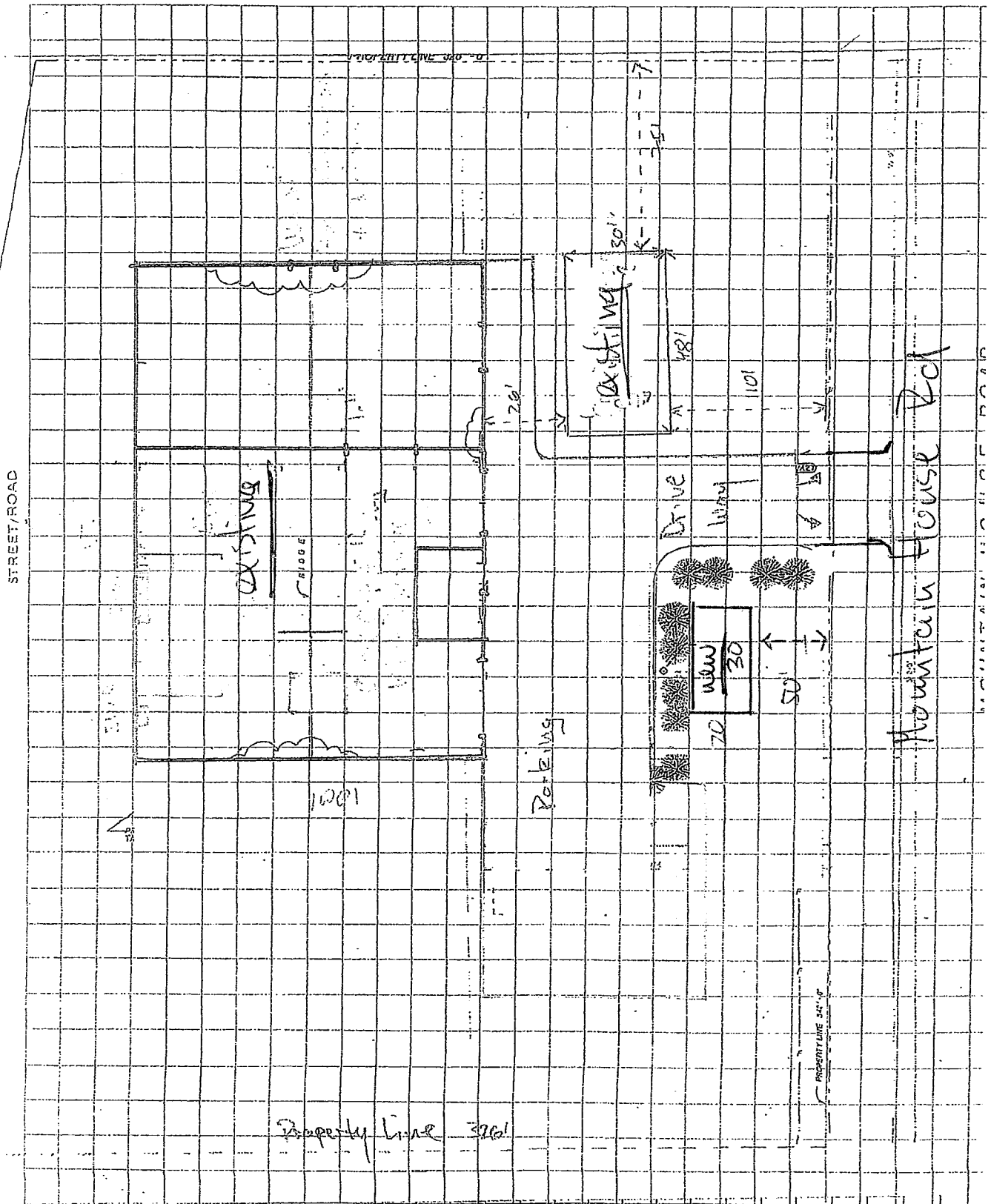
TOWN or
COMMUNITY

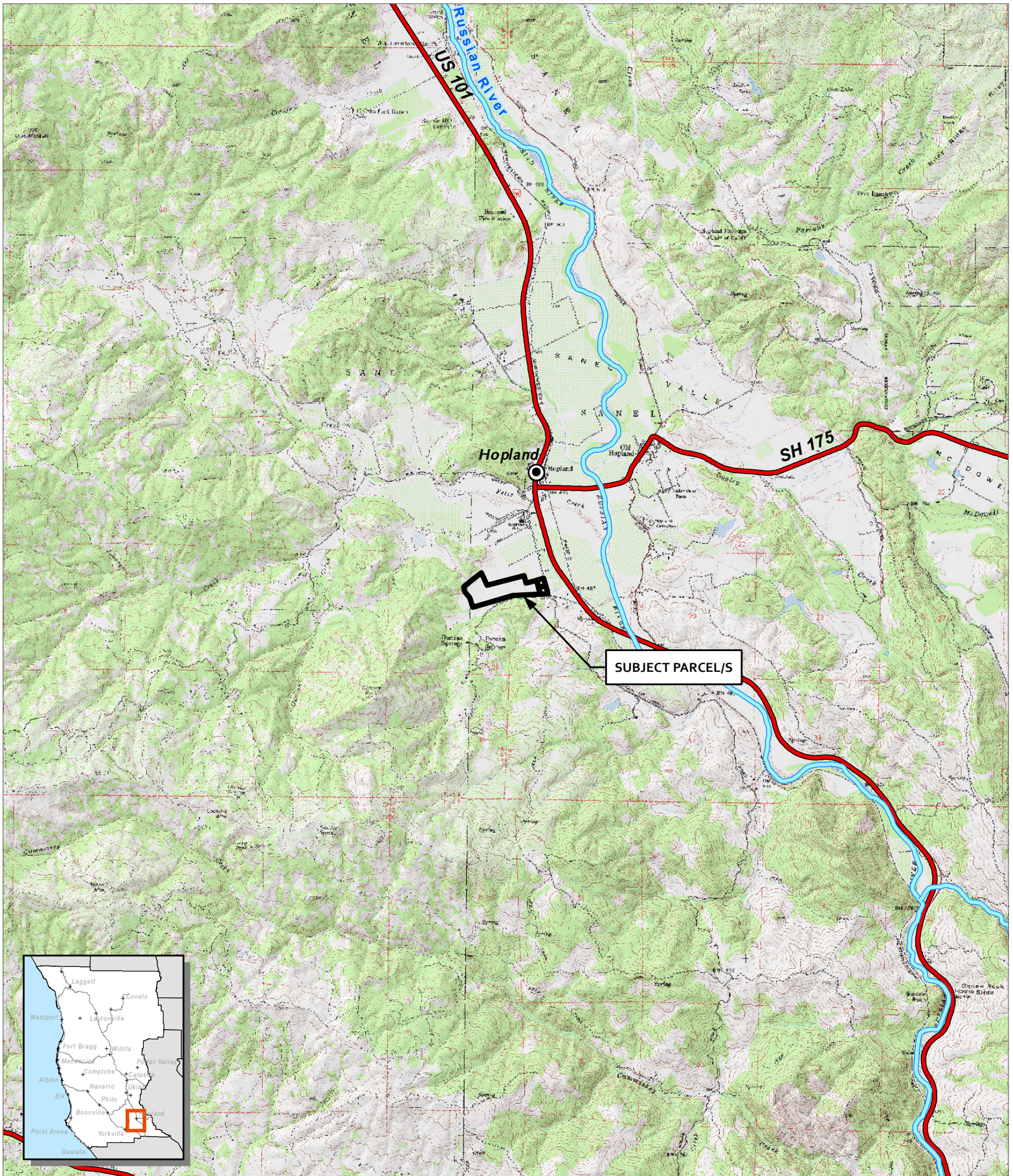
Hopland

OWNER'S (LEGAL)
NAME

Olivino Inc

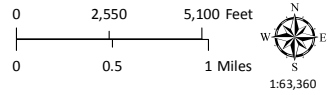
Show all buildings, structures, mobile homes, septic tanks and leach fields, wells, streams, like roads, streets, alleys, retaining walls, fences, electrical power poles, and any other improvements and indicate all distances between them. Specify whether existing or proposed. Draw to show scale. Indicate orientation with a North Arrow.





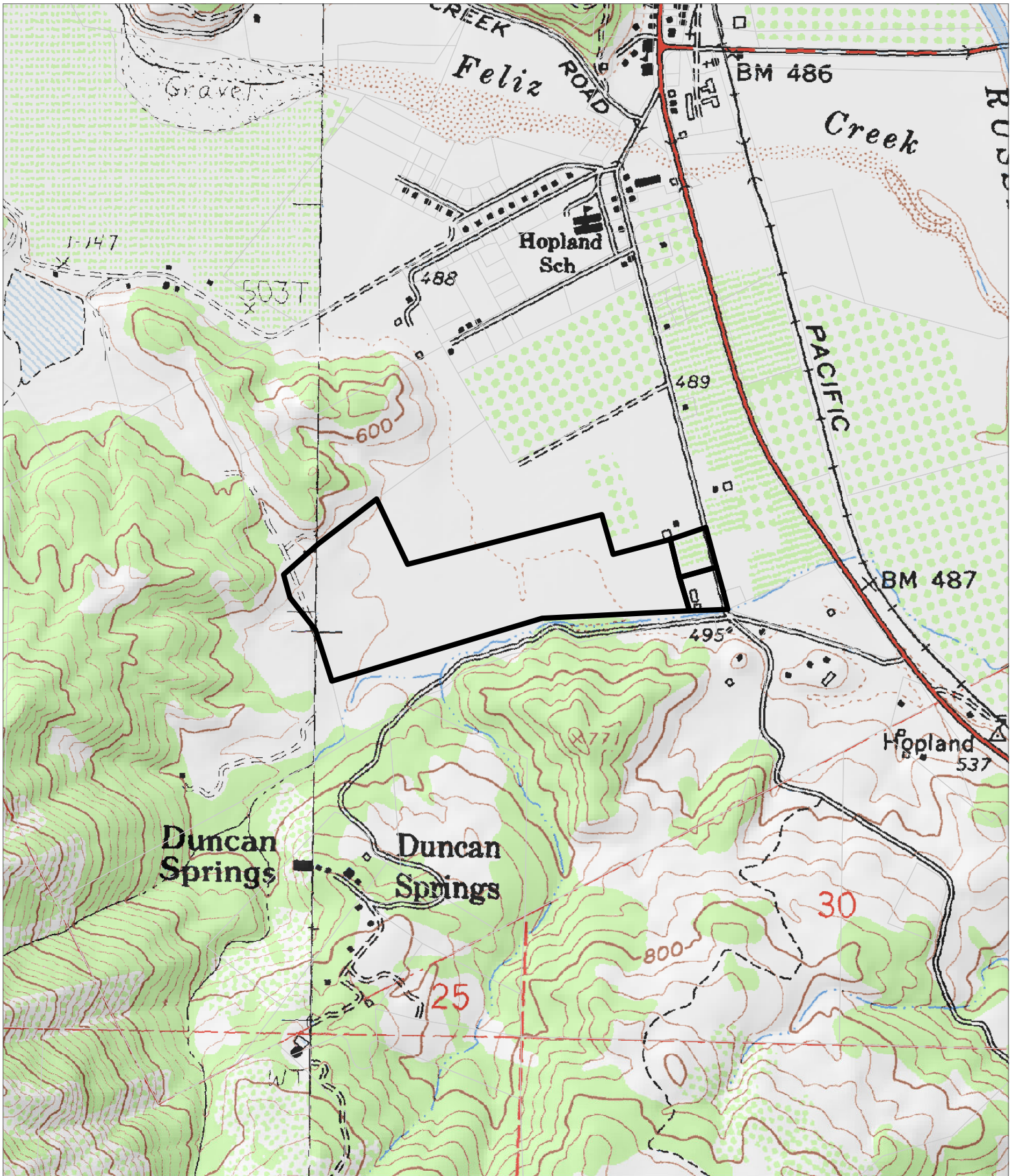
CASE: AP 2018-0009
OWNER: Vynyard, LLC
APN: 048-380-12, ET AL
APLCT: Olivini, Inc.
AGENT: Yvonne Hall
ADDRESS: 14180 Mountain House Road, Hopland

- Major Towns & Places
- Major Rivers
- Highways

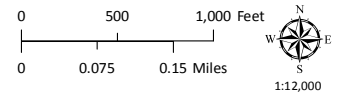


LOCATION MAP

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

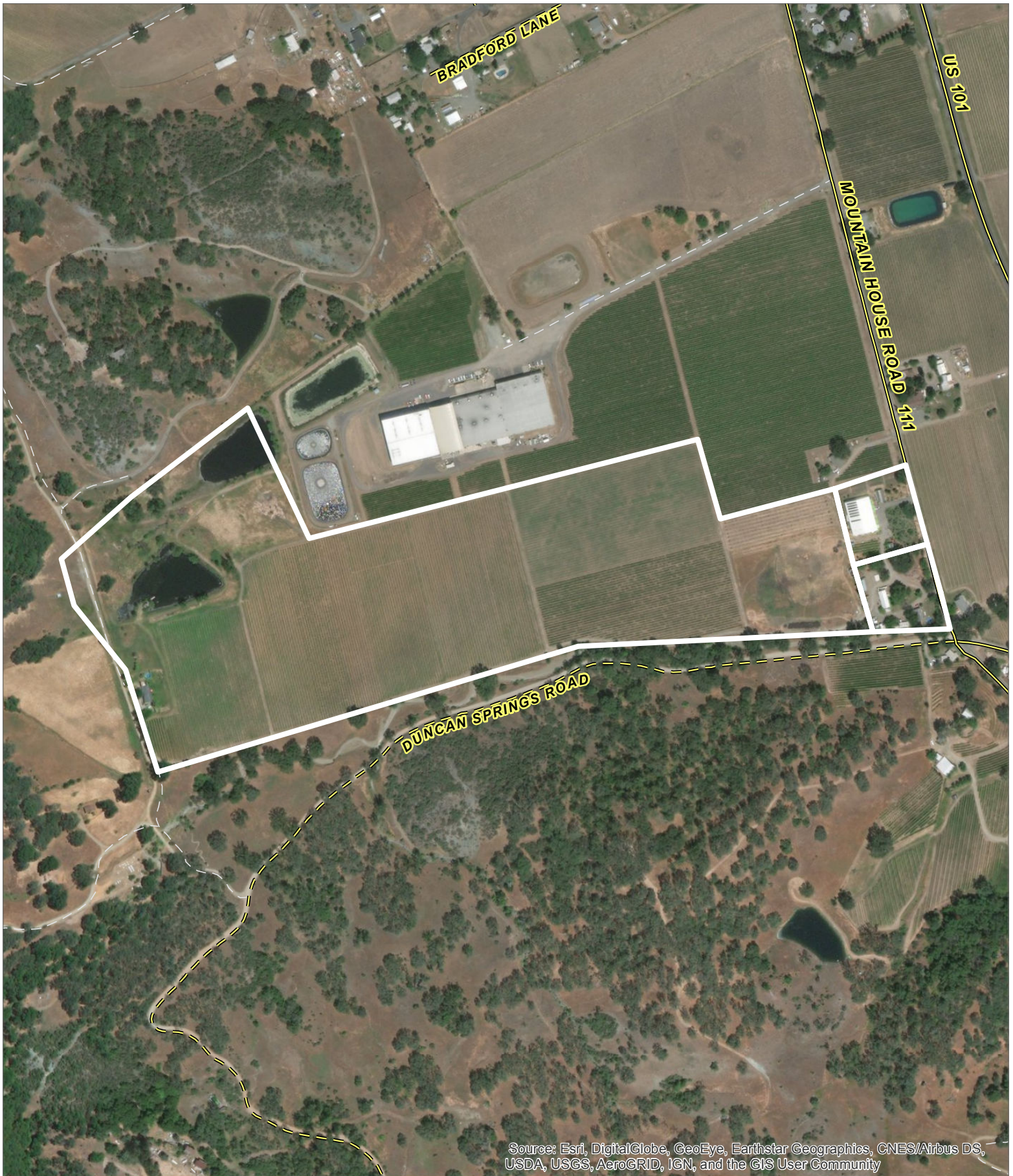


CASE: AP 2018-0009
OWNER: Vynyard, LLC
APN: 048-380-12, ET AL
APLCT: Olivini, Inc.
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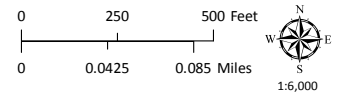
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
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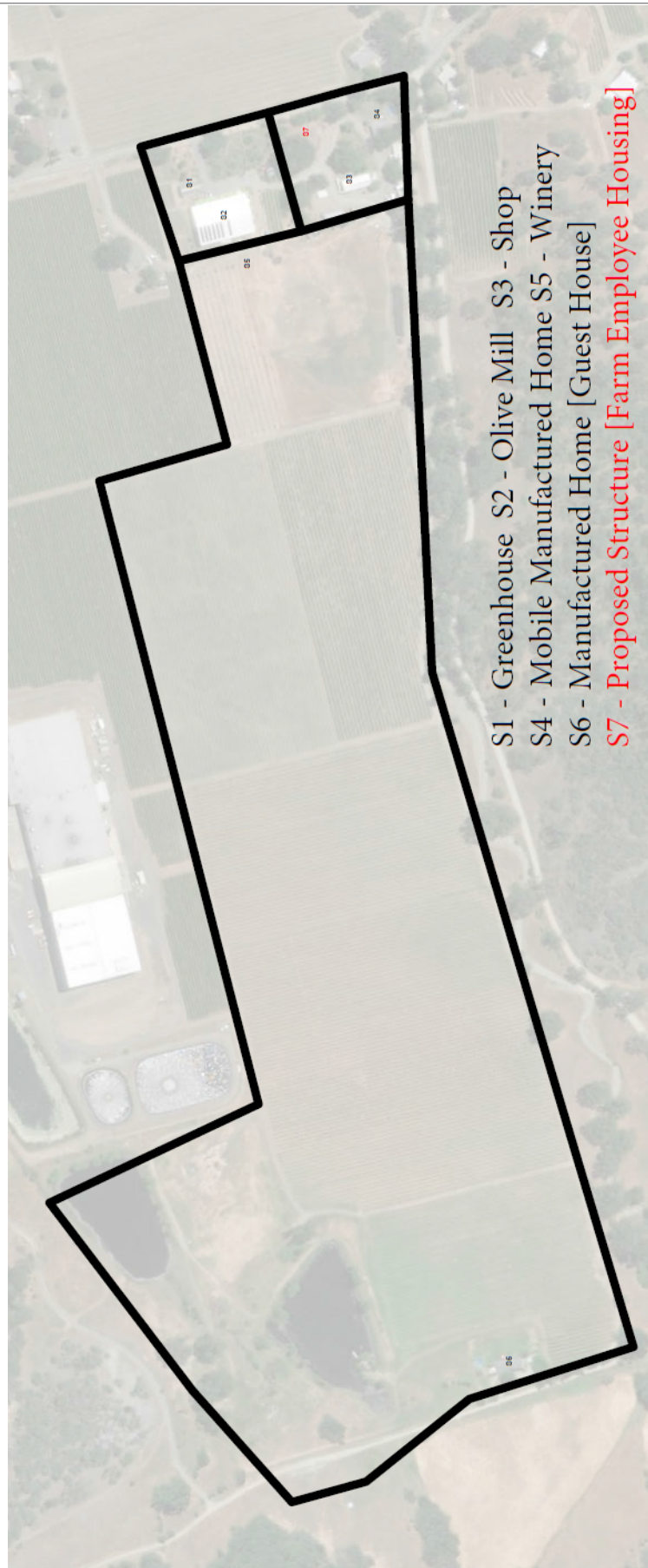
CASE: AP 2018-0009
OWNER: Vynyard, LLC
APN: 048-380-12, ET AL
APLCT: Olivini, Inc.
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ADDRESS: 14180 Mountain House Road, Hopland

- Public Roads
- Private Roads
- Driveways/Unnamed Roads



AERIAL IMAGERY

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CASE: AP 2018-0009
 OWNER: Vynyard, LLC
 APN: 048-380-12
 APLCT: Olivini, Inc.
 AGENT: Yvonne Hall
 ADDRESS: 14180 Mountain House Road, Hopland


NO SCALE

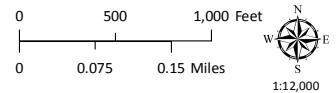
SITE PLAN

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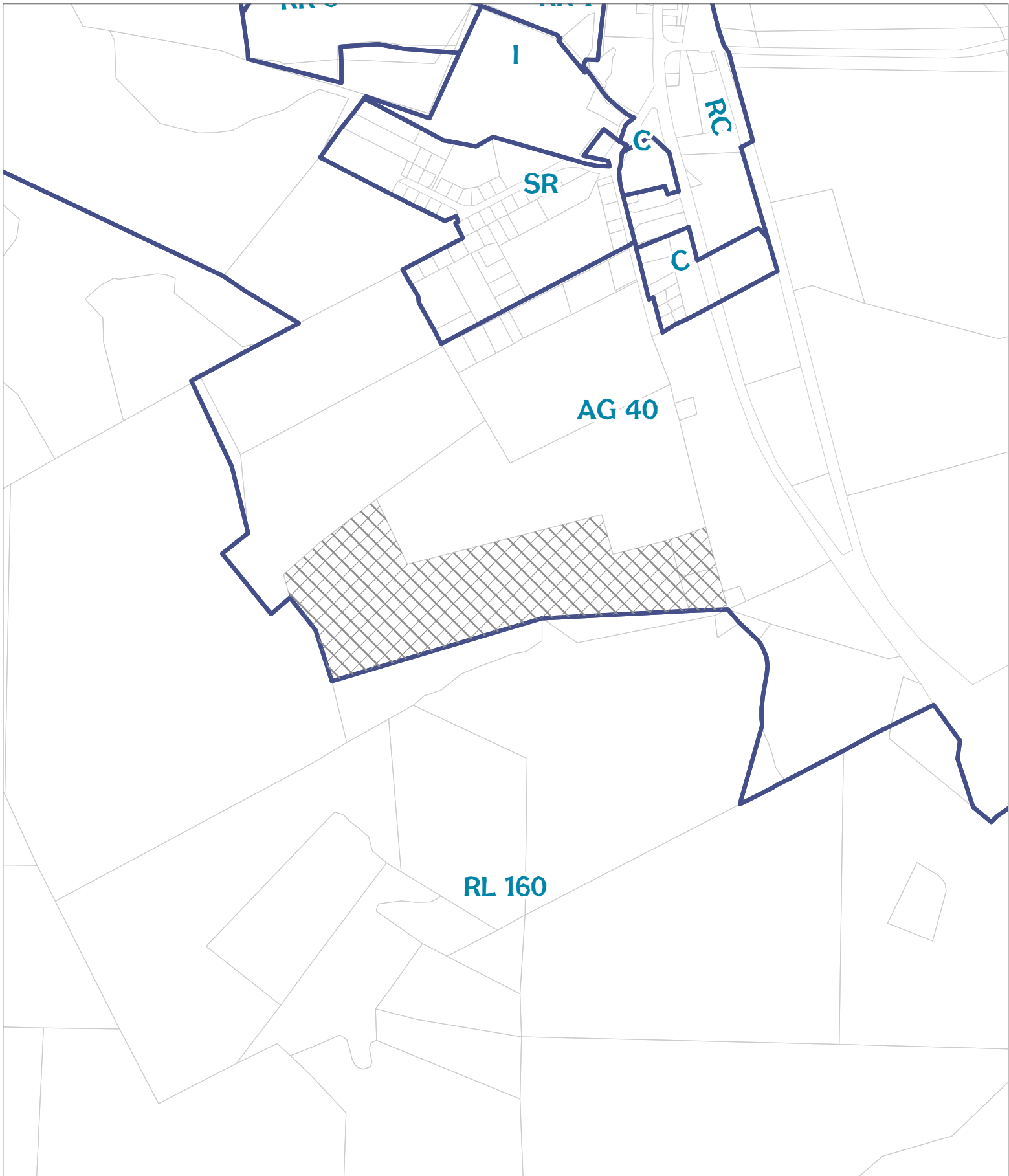
CASE: AP 2018-0009
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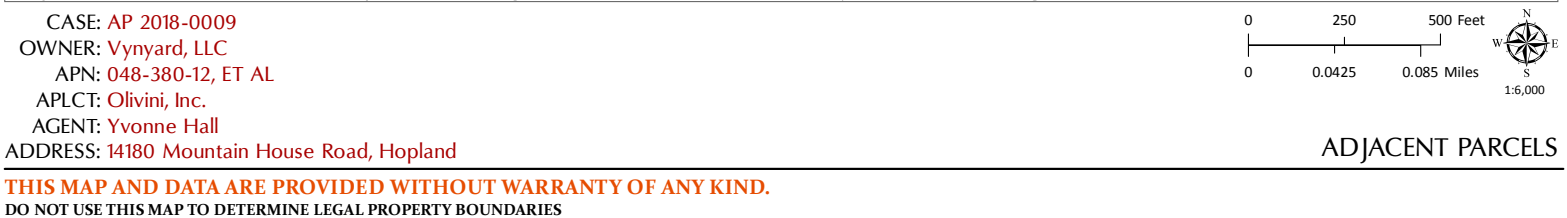
 Zoning Districts

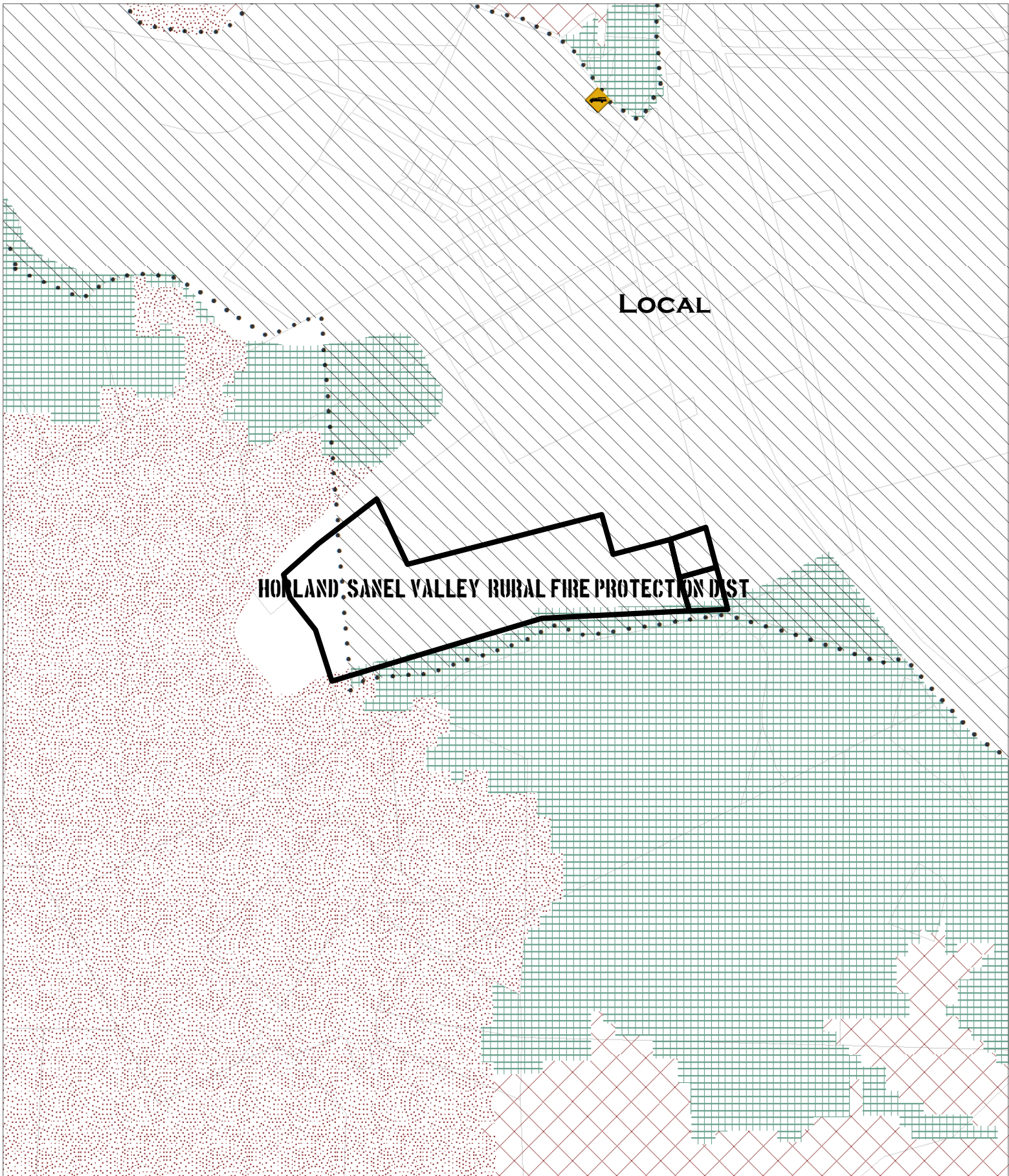


ZONING DISPLAY MAP

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CASE: **AP 2018-0009**
OWNER: **Vynyard, LLC**
APN: **048-380-12, ET AL**
APLCT: **Olivini, Inc.**
AGENT: **Yvonne Hall**
ADDRESS: **14180 Mountain House Road, Hopland**

 Fire Stations
 County Fire Districts
 Local Responsibility Areas

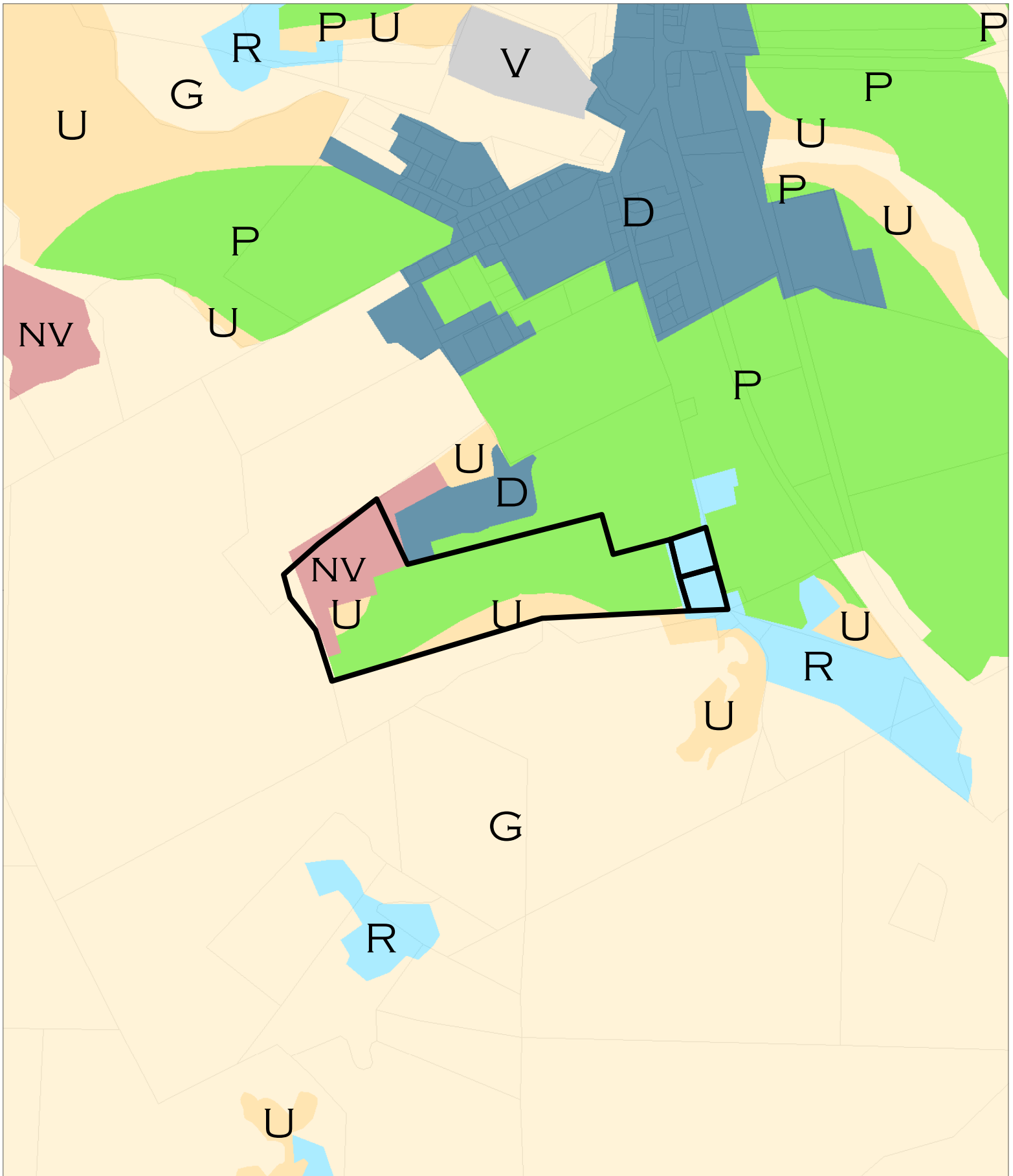
 Very High Fire Hazard
 High Fire Hazard
 Moderate Fire Hazard

0 500 1,000 Feet
0 0.075 0.15 Miles
1:12,000






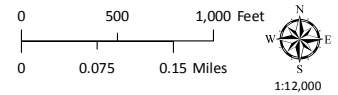
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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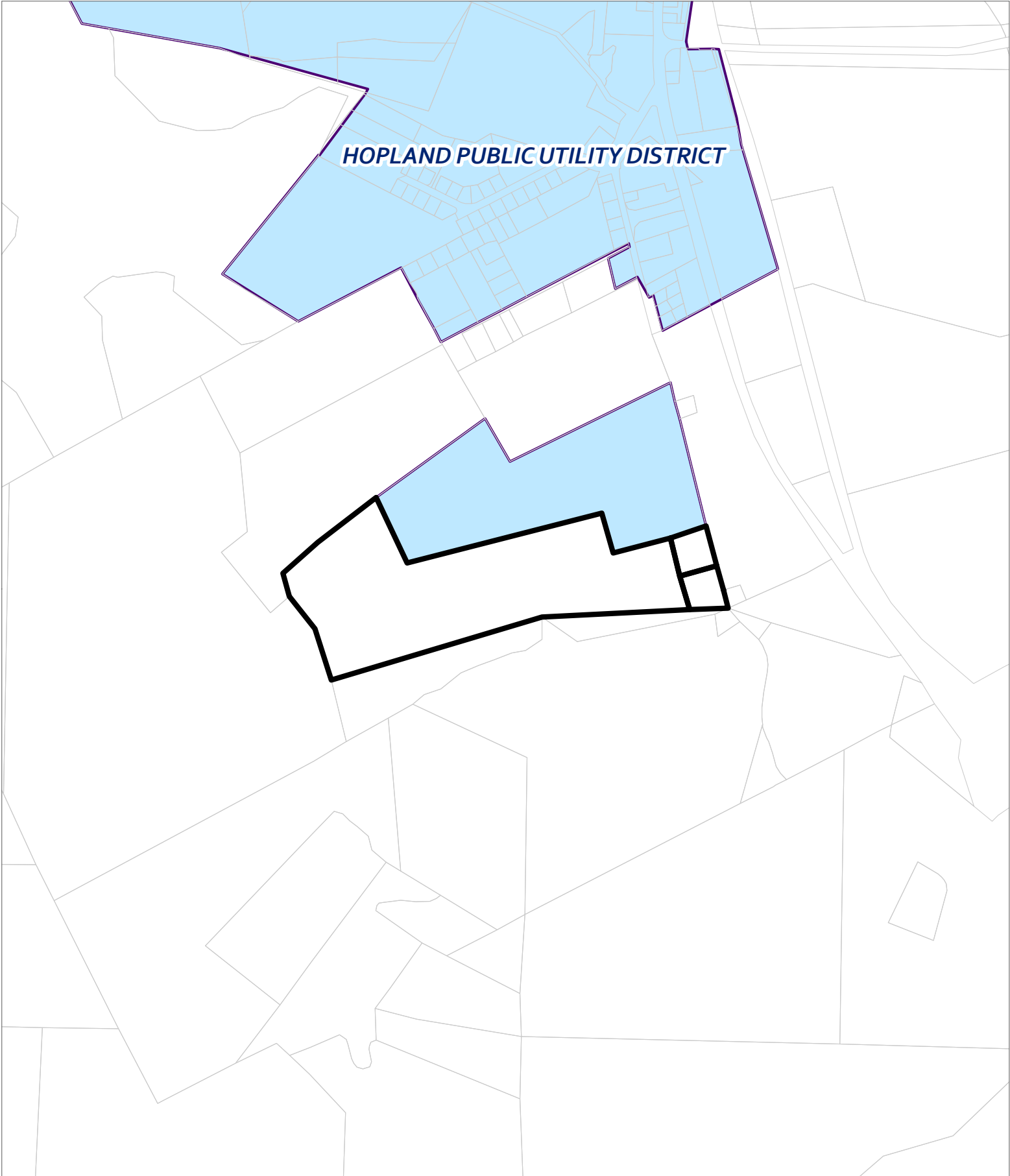
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-  Rural Residential & Rural Commercial (R)
-  Unique Farmland (U)
-  Vacant (V)




IMPORTANT FARMLAND

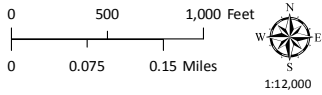
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DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



HOPLAND PUBLIC UTILITY DISTRICT

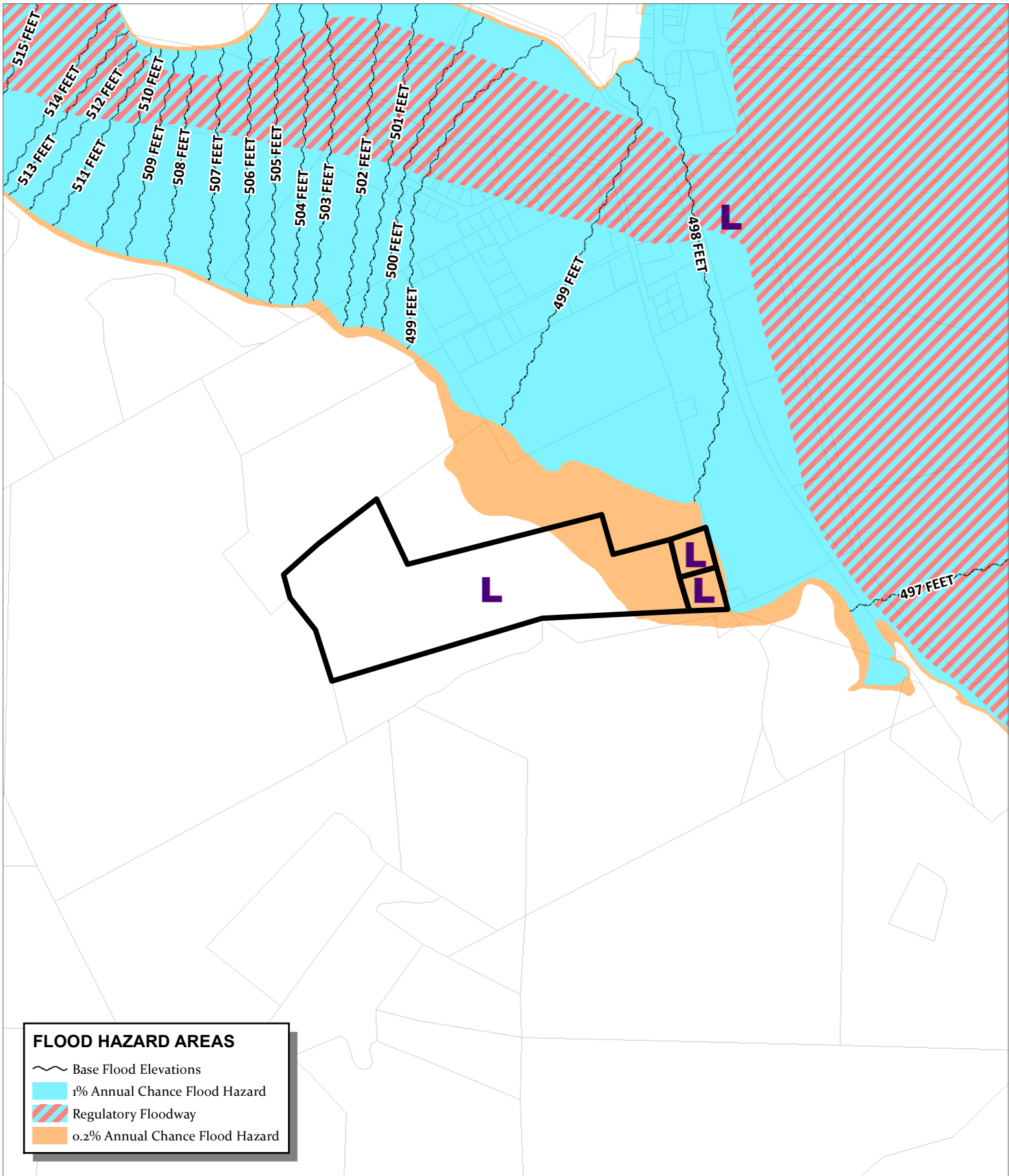
CASE: AP 2018-0009
OWNER: Vynyard, LLC
APN: 048-380-12, ET AL
APLCT: Olivini, Inc.
AGENT: Yvonne Hall
ADDRESS: 14180 Mountain House Road, Hopland

 County Water Districts



WATER DISTRICTS

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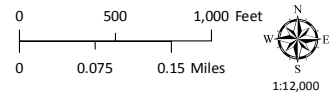


FLOOD HAZARD AREAS

- Base Flood Elevations
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard

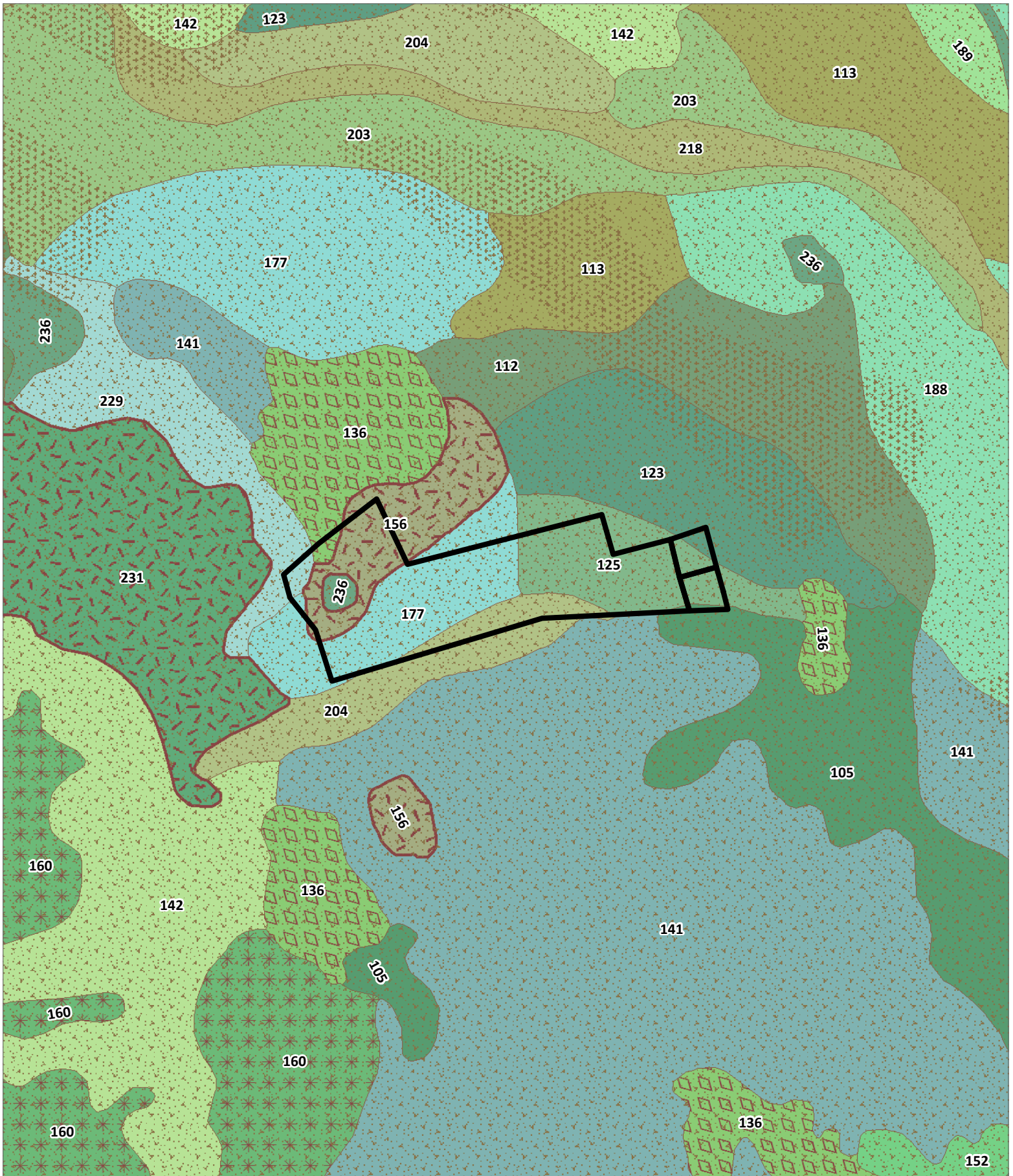
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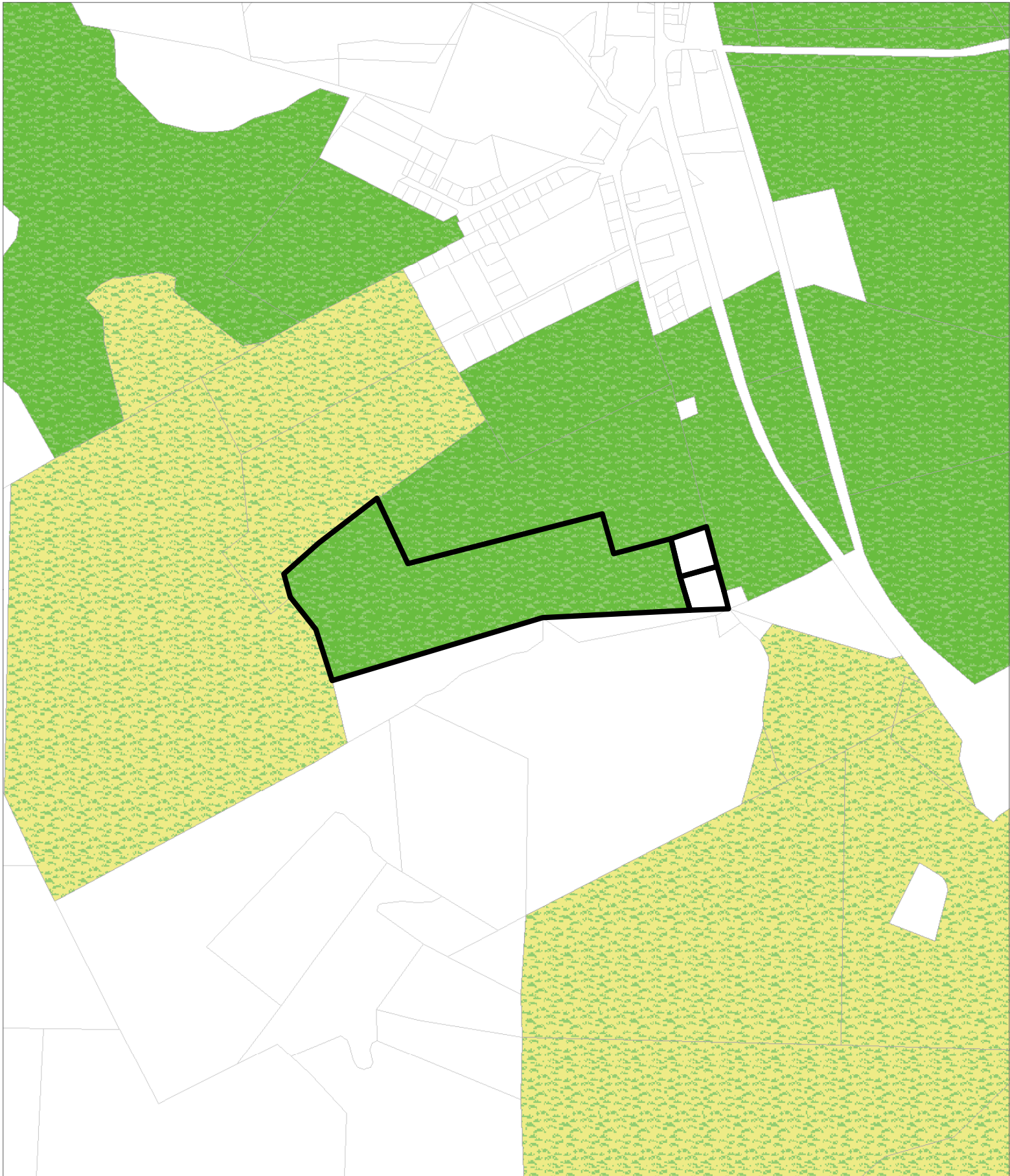
 LOMA Letters

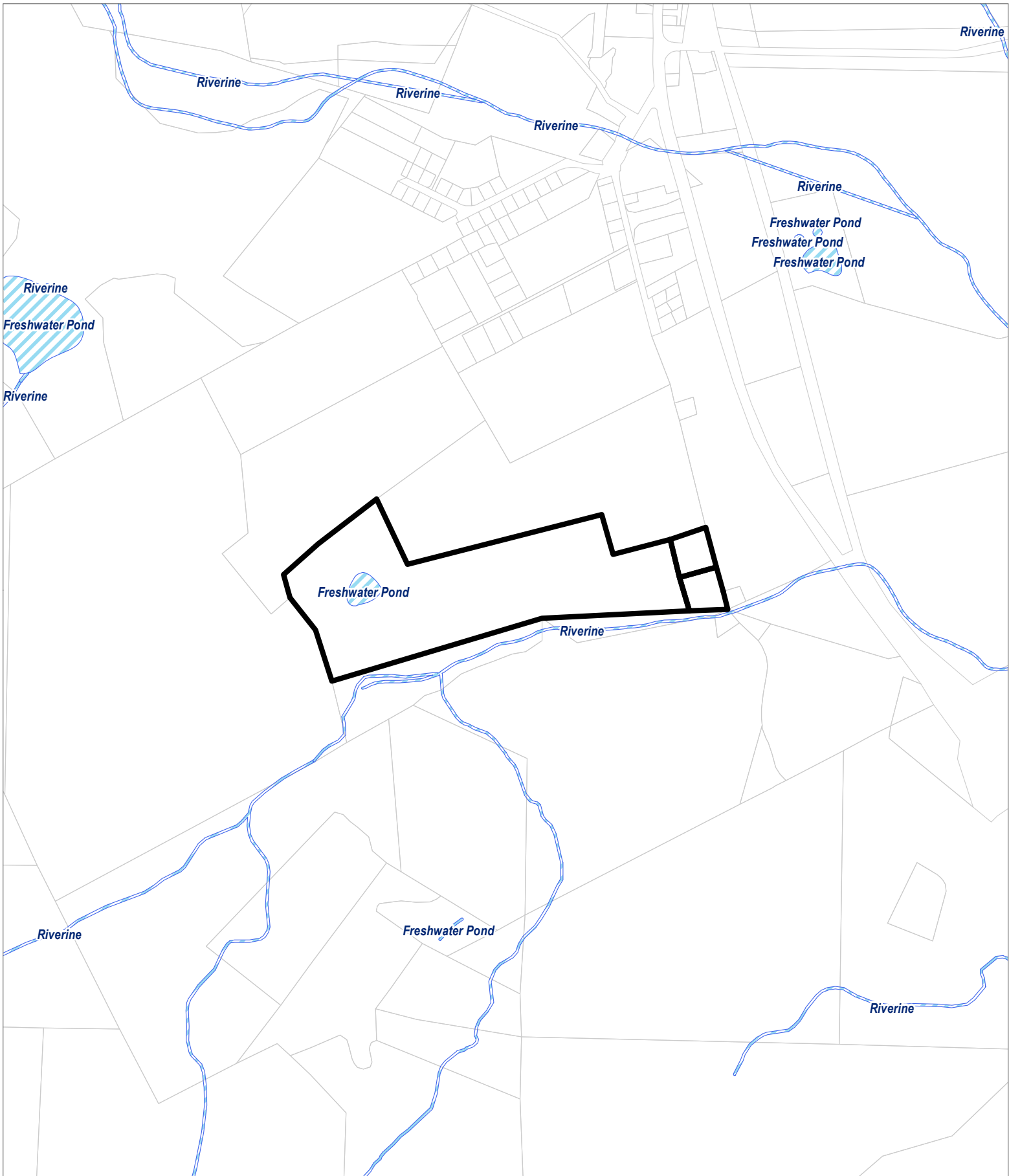


FEMA FLOOD ZONE
NFIP MAPS, JULY 18th, 2017

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