



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
JULIA KROG, ASSISTANT 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

August 17, 2021

Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Assessor
Farm Advisor
Agriculture Commissioner

Air Quality Management
Archaeological Commission
Sonoma State University
Resource Lands Protection Committee
Cloverdale Rancheria
Redwood Valley Rancheria

Sherwood Valley Band of Pomo Indians
County Addresser- Russ Ford
Hopland MAC
Hopland Public Utilities District
Hopland Rural Fire Protection District

CASE#: MS\_2021-0005
DATE FILED: 7/26/2021
OWNER/APPLICANT: RICK & JANE CUPPLES
AGENT: RON FRANZ
REQUEST: Minor Subdivision of a 4.5± acre parcel into two parcels of 3.6± and 0.9± acres in size.
LOCATION: 0.5± southwest of Hopland center, at the terminus of St Mary's Avenue (CR 114C), 600± from its intersection with Mac Millan Drive (CR 114B); located at 501 St Mary's Avenue, Hopland; APN: 048-341-18.
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: SAM VANDEWATER
RESPONSE DUE DATE: August 31, 2021

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

## ENVIRONMENTAL DATA

### 1. MAC:

GIS

*Hopland MAC*

### 2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

*LRA*

### 3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

*Hopland Rural Fire Protection District*

### 4. FARMLAND CLASSIFICATION:

GIS

*N/A*

### 5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

*YES*

### 6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

*N/A*

### 7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

*Eastern Soil Classifications (177; 203)*

*Naturally Occurring Asbestos*

### 8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

*NO*

### 9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

*NO*

### 10. TIMBER PRODUCTION ZONE:

GIS

*NO*

### 11. WETLANDS CLASSIFICATION:

GIS

*N/A*

### 12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS

*NO*

### 13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS

*NO*

### 14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11

*NO*

### 15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS

*NO*

### 16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10

*NO*

### 17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44

*NO*

### 18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34

*NO*

### 19. WILD AND SCENIC RIVER:

[www.rivers.gov](http://www.rivers.gov) (Eel Only); GIS

*NO*

### 20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

*NO*

### 21. STATE CLEARINGHOUSE REQUIRED:

Policy

*YES*

### 22. OAK WOODLAND AREA:

USDA

*YES*

### 23. HARBOR DISTRICT:

Sec. 20.512

*N/A*



PLANNING & BUILDING SERVICES

CASE NO:	MS 2021-0005
DATE FILED:	7/26/21
FEE:	\$7,731-
RECEIPT NO:	43884
RECEIVED BY:	RDF
<i>Office Use Only</i>	

MINOR SUBDIVISION APPLICATION FORM

APPLICANT:

Name: Rick & Jane Cupples Phone: Casey Cupples 707-972-7331  
 Mailing Address: 501 St. Mary's Ave.  
 City: Hopland State/Zip: CA 95449 Email: caseycupples33@gmail.com

PROPERTY OWNER:

Name: same ↑ Phone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State/Zip: \_\_\_\_\_ Email: \_\_\_\_\_

AGENT/surveyor

Name: Ron Franz Phone: 707-462-1087  
 Mailing Address: 2335 Appolinaris Drive  
 City: Ukiah State/Zip: CA 95482 Email: rfranz@comcast.net

ASSESSOR'S PARCEL NUMBER/S: 048-341-18

NUMBER OF PARCELS REQUESTED: 2

Parcel Number	Proposed Size	Proposed Land Use	Existing Buildings
Parcel 1	3.58 Ac	Residential	1 house, 1 shop, 1 barn, misc out bldgs
Parcel 2	0.90 Ac	u	1 house
Parcel 3			
Parcel 4			
Remainder Parcel			

**IS A WAIVER OF SURVEY REQUESTED?**

No, a survey is going to be performed and a Parcel Map recorded.

Yes, a waiver of survey is requested.

**HOW WILL WATER BE PROVIDED?**

Individual wells on each lot

Water Company

Spring

**HOW WILL SEWAGE DISPOSAL BE PROVIDED?**

Public system

Private system

*Hopland Public Utility District*

*Existing Water & sewer already exist to both parcels*

**IS AN EXCEPTION REQUESTED OF ANY OF THE MINOR SUBDIVISION REGULATIONS?**  Yes  No

(If yes, an application for Exception must accompany this application.)

**DISCLAIMER:** I (and each of us for ourselves) as owner(s) of the subject property, do hereby declare under penalty of perjury that the tentative map, exhibits and documents submitted herewith reflect the contiguous properties of which I/we had, or do presently hold any ownership interest in, subsequent to September 20, 1963. I/we authorize the below individual/firm to represent me/us in the matter of the minor subdivision of land application.

*\**

*[Signature]* *7/24/21* \_\_\_\_\_  
Signature of Owner Date Signature of Owner Date

I, the undersigned, state that I am the recorded owner of the property being divided or his duly authorized agent and that all data and evidence herewith submitted are in all respects to the best of my knowledge true and accurate.

*Ron W. Franz* *6/29/21* \_\_\_\_\_ *Ron W. Franz*  
Applicant/Agent's Signature Date Print Name

**CERTIFICATION:** As the person who prepared the Tentative Map, I hereby certify that, to the best of my knowledge, the information contained on the Tentative Map is accurate and complete in containing information required by Mendocino County Code Section 17.47

*Ron W. Franz* *6/29/21* \_\_\_\_\_  
Signature of Preparer of the Tentative Map 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.

This is a 4.48 acre parcel located at the west end of St. Mary's Avenue in Hopland. The property has 2 existing houses on it. Each has its own sewer and water connection to Hopland PUD. Each has all existing utility connections. This subdivision is simply to split this into 2 parcels, each with an existing house. No grading work, road work or utility work will be done. No vegetation removal. Everything is already existing. Both houses are all permitted

2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input type="checkbox"/> Other: <input type="checkbox"/> Other:	2 houses	None	1 house = ± 1200 SF 1 house = ± 2500 SF		
		<u>All existing</u>			
GRAND TOTAL (Equal to gross area of Parcel):					

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

Estimated No. of Employees per shift: \_\_\_\_\_

Estimated No. of shifts per day: \_\_\_\_\_

Type of loading facilities proposed: \_\_\_\_\_

*N/A*

4. Will the project be phased?

YES  NO If yes, explain your plans for phasing:

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5. Will vegetation be removed on areas other than the building sites and roads?

YES  NO If no, explain:

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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:

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

No. of covered spaces:  
No. of uncovered spaces:  
No. of standard spaces:  
No. of accessible spaces:  
Existing no. of spaces:  
Proposed additional spaces:  
Total:

	Number	Size
	<i>unlimited off street parking available</i>	

8. Is any road construction or grading planned? If yes, grading and drainage plans may be required.

YES  NO Also, please describe the terrain to be traversed. (e.g., steep, moderate slope, flat, etc.)

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9. For grading or road construction, complete the following:

Amount of cut: \_\_\_\_\_ cubic yards  
Amount of fill: \_\_\_\_\_ cubic yards  
Max. height of fill slope: \_\_\_\_\_ feet  
Max. height of cut slope: \_\_\_\_\_ feet  
Amount of import/export: \_\_\_\_\_ cubic yards  
Location of borrow or disposal site: \_\_\_\_\_

*N/A*

10. Does the project involve sand removal, mining or gravel extraction? If yes, detailed extraction, reclamation and monitoring plans may be required.

YES  NO

11. Will the proposed development convert land currently or previously used for agriculture to another use?

YES  NO

12. Will the development provide public or private recreation opportunities?

YES  NO If yes, explain how:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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?

Diking:  YES  NO  
Filling:  YES  NO  
Dredging:  YES  NO  
Structures:  Open Coastal Waters  Wetlands  Estuaries  Lakes

N/A

If so, what is the amount of material to be dredged/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 and building plans.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

17. Utilities will be supplied to the site as follows:

Electricity:  Utility Company (service exists to parcel)  
 Utility Company (requires extension of service to site): \_\_\_\_\_ feet \_\_\_\_\_ miles  
 On Site Generation – Specify:

Gas:  Utility Company/Tank  
 On Site Generation – Specify:  
 None

Telephone:  YES  NO

18. What will be the method of sewage disposal?

- Community Sewage System (specify supplier): Hopland PUD
- Septic Tank
- Other (specify): \_\_\_\_\_

19. What will be the domestic water source:

- Community Water System (specify supplier): Hopland PUD
- 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.)

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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:

None known of

22. Describe the location of the site in terms of readily identifiable landmarks: (e.g., mailboxes, mile posts, street intersections, etc.)

West end of St. Mary's Ave., Hopland

23. Are there existing structures on the property? 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.

- YES
- NO

See map

Parcel 1 has house, garage, barn etc

Parcel 2 has house

24. Will any existing structure be demolished or removed? If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

- YES
- NO

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**CERTIFICATION AND SITE VIEW AUTHORIZATION**

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.

  
 \_\_\_\_\_  
 Owner/Authorized Agent

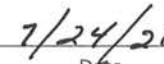
  
 \_\_\_\_\_  
 Date

**\*** 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	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.

7/24/21

Date



Applicant



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING & BUILDING SVCS.**

860 NORTH BUSH STREET • UKIAH, CALIFORNIA 95482  
 120 WEST FIR STREET • FORT BRAGG, CALIFORNIA 95437

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[www.mendocinocounty.org/pbs](http://www.mendocinocounty.org/pbs)


**ACKNOWLEDGEMENT OF DEPOSIT/HOURLY FEE**

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors Resolution No.'s 11-072, 16-150, 18-122 and 19-170)

1. Division of Land Project
2. General Plan Project
3. Coastal Project
4. Zoning Project
5. Administrative Project
6. Cannabis Project
7. Private Road Naming

Once an application has been submitted and the processing costs approach 80% of the application fee, additional staff processing time will be billed at \$90.00/hour. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more than one deposit may be required depending on the complexity of the project and the staff time necessary to complete application processing.

*I acknowledge that I was advised of the deposit fee for continued processing after the initial application fee has been expended.*

  
 \_\_\_\_\_  
 Applicant Signature

9/26/21  
 \_\_\_\_\_  
 Date

**OFFICE USE ONLY:**

\_\_\_\_\_  
 Project or Permit Number



Hopland →

St. Mary's Ave

Parcel 1

New P/L

Proposed Parcel 2

Cupples  
048-341-18

300 ft

Google Earth

14.5.1



# 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: KELSEY & CASEY CUPPLES**

**MS\_2021-0005**

**Receipt: PRJ\_043884**

**Date: 7/26/2021**

**Pay Method: CHECK 819**

**Received By: RUSSELL FORD**

**Project Number: MS\_2021-0005**

**Project Description: Cupples.2lots.Hopland**

**Site Address: 501 ST MARY'S AVE**

<u>Fee Description</u>	<u>Account Number</u>	<u>Qty</u>	<u>Fee Amount</u>
ASSESSOR FEES	1100-1120-826390		\$165.00
DIVISION OF LAND ASSESSOR FEE			\$165.00
BASE FEES	1100-2851-826180		\$3,812.00
MINOR SUB BASE			\$3,812.00
DOT FEES	1100-1910-826182		\$1,500.00
MS DOT DOTIC			\$1,500.00
EH FEES	1100-4011-822606		\$411.00
WELL EH			\$411.00
ENVIRONMENTAL REVIEW	1100-2851-826184		\$735.00
			\$735.00
GENERAL PLAN	1100-2851-826188		\$116.00
			\$116.00
PROJECT SPECIFIC FEES	1100-2851-826180		\$806.00
PER PARCEL FEE			\$806.00
RECORDS MANAGEMENT	1222-2852-826260		\$111.00
			\$111.00
SONOMA STATE UNIVERSITY	1100-2851-826390		\$75.00
			\$75.00

**Total Fees Paid:**

**\$7,731.00**



# Redwood Empire Title Company of Mendocino County

405 S. Orchard Avenue, P. O. Box 238

Ukiah, CA 95482

Phone: (707)462-8666 • Fax: (707)462-5010

Our No.: 20211628RB

Your No.:

Seller: Rick Cupples and Jane Cupples

Buyer:

When replying Please Contact:

ESCROW OFFICER: Rosanne Burlesci

[rburlesci@redwoodtitle.com](mailto:rburlesci@redwoodtitle.com)

## PRELIMINARY REPORT

Property Address: **501 Saint Marys Drive, Hopland, CA 95449**

In response to the above referenced application for a policy of title insurance, **Redwood Empire Title Company of Mendocino County** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit A attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

**Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.**

**It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.**

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of June 24, 2021 at 07:30 AM.

Steve Burlesci  
Chief Title Officer

[sburlesci@redwoodtitle.com](mailto:sburlesci@redwoodtitle.com)

The form of policy of title insurance contemplated by this report is:

ALTA 2006 Extended Loan Policy

CLTA Standard 1990 Owners Policy

Underwritten by Old Republic National Title Insurance Company

## SCHEDULE A

1. The estate or interest in the land hereinafter described or referred to covered by this Report is:  
a Fee
2. Title to said estate or interest at the date hereof is vested in:  
Rick Cupples and Jane Cupples, husband and wife as joint tenants
3. The land referred to in this report is situated in the State of California, County of Mendocino and is described as follows:

Parcel 1, as numbered and designated on that certain Parcel map M.S. #7-82 filed June 25, 1982 in Map Case 2, Drawer 39, Page 30, Mendocino County Records.

APN: 048-341-18



## SCHEDULE B

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in the said policy form would be as follows:

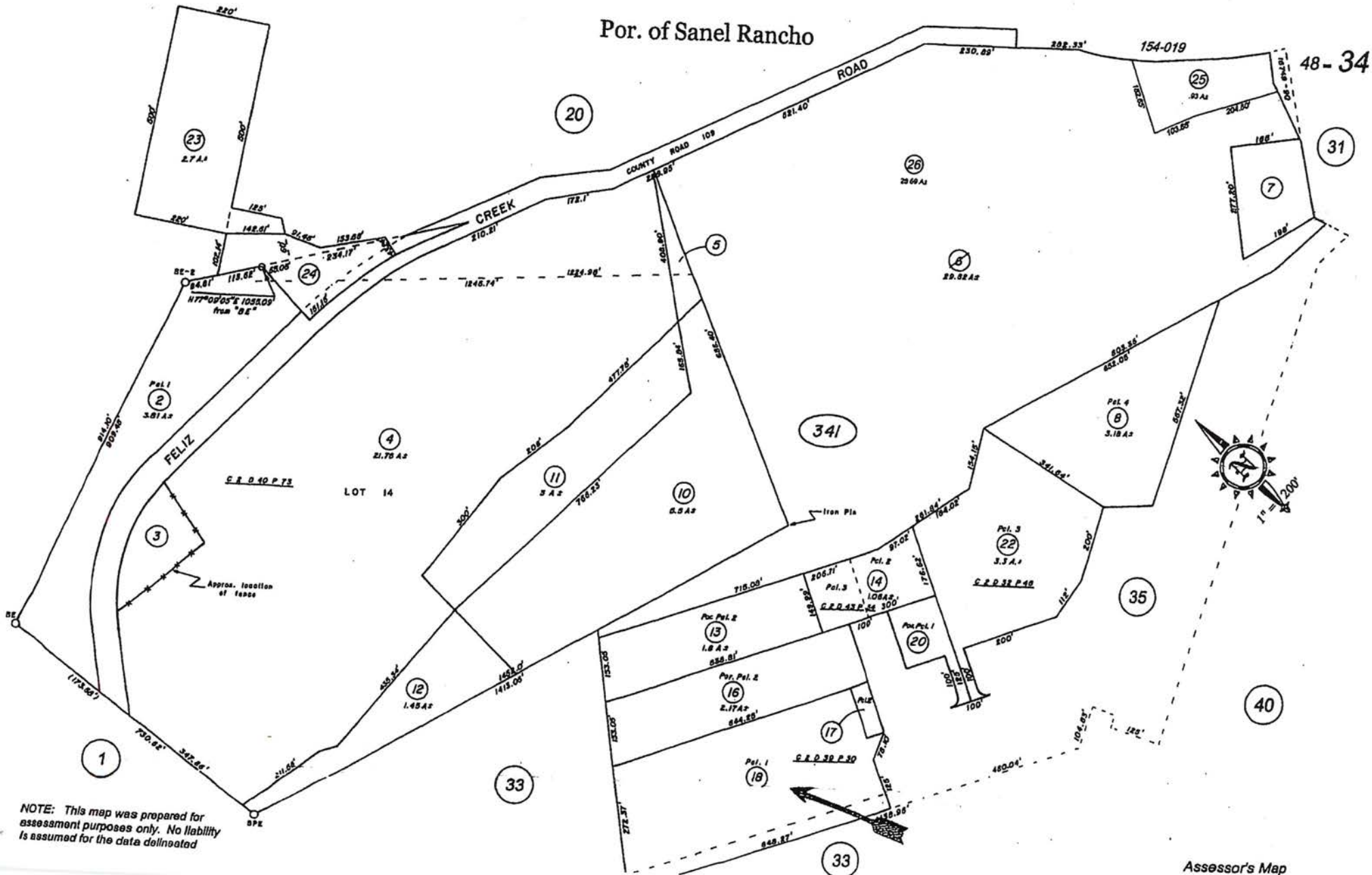
1. Taxes and assessments, general and special, for the fiscal year 2021 - 2022, a lien not yet due or ascertainable.
2. **Taxes and assessments, general and special for prior years, and supplemental taxes to be determined. Check prior to closing.**
3. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq. of the Revenue and Taxation Code of the State of California.
4. Easements, building setback lines, notations and/or recitals as shown or provided for on the map referred to in the legal description.
5. Easement(s) for the purposes stated herein and incidental purposes as provided in the document:  
Recorded: May 2, 1983 in Book 1399, Page 43 of Official Records  
For: access and public utilities
6. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,  
Amount : \$570,000.00  
Trustor/Borrower : Rick Cupples and Jane Cupples, husband and wife as Joint Tenants  
Trustee: Prime Pacific, a California corporation  
Beneficiary/Lender: Savings Bank of Mendocino County  
Dated: November 12, 2015  
Recorded: November 17, 2015 as 2015-15580 of Official Records
  - a. The above deed of trust states that it secures an equity/ revolving line of credit.

## END OF SCHEDULE B

### INFORMATIONAL NOTES:

1. Taxes and assessments, general and special, for the fiscal year 2020 - 2021, as follows  
Assessor's Parcel No.: 048-341-18  
Code No.: 154-019  
1st Installment: \$2,908.12, Paid  
2nd Installment: \$2,908.12, Paid
2. NOTE: According to the public records, there have been no deeds conveying the property described in this report recorded within a period of 24 months prior to the date hereof except as follows: NONE
3. NOTE: The CLTA 116 may describe the improvements as a single family residence known as 501 Saint Mary's Drive, Hopland, CA 95449.

"Notice: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any reliance hereon."



NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated






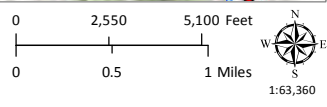
SUBJECT PARCEL/S

Hopland






CASE: MS 2021-0005  
 OWNER: CUPPLES, Rick & Jane  
 APN: 048-341-18  
 APLCT: Rick & Jane Cupples  
 AGENT: Ron Franz  
 ADDRESS: 501 St. Mary's Avenue, Hopland

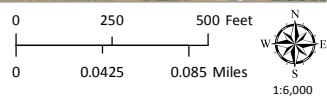
-  Major Towns & Places
-  California Counties
-  Highways





CASE: MS 2021-0005  
 OWNER: CUPPLES, Rick & Jane  
 APN: 048-341-18  
 APLCT: Rick & Jane Cupples  
 AGENT: Ron Franz  
 ADDRESS: 501 St. Mary's Avenue, Hopland

-  Named Rivers
-  Public Roads
-  Private Roads



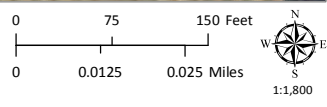
AERIAL IMAGERY

HENNING COUNTY PLANNING DEPARTMENT 7/27/2021



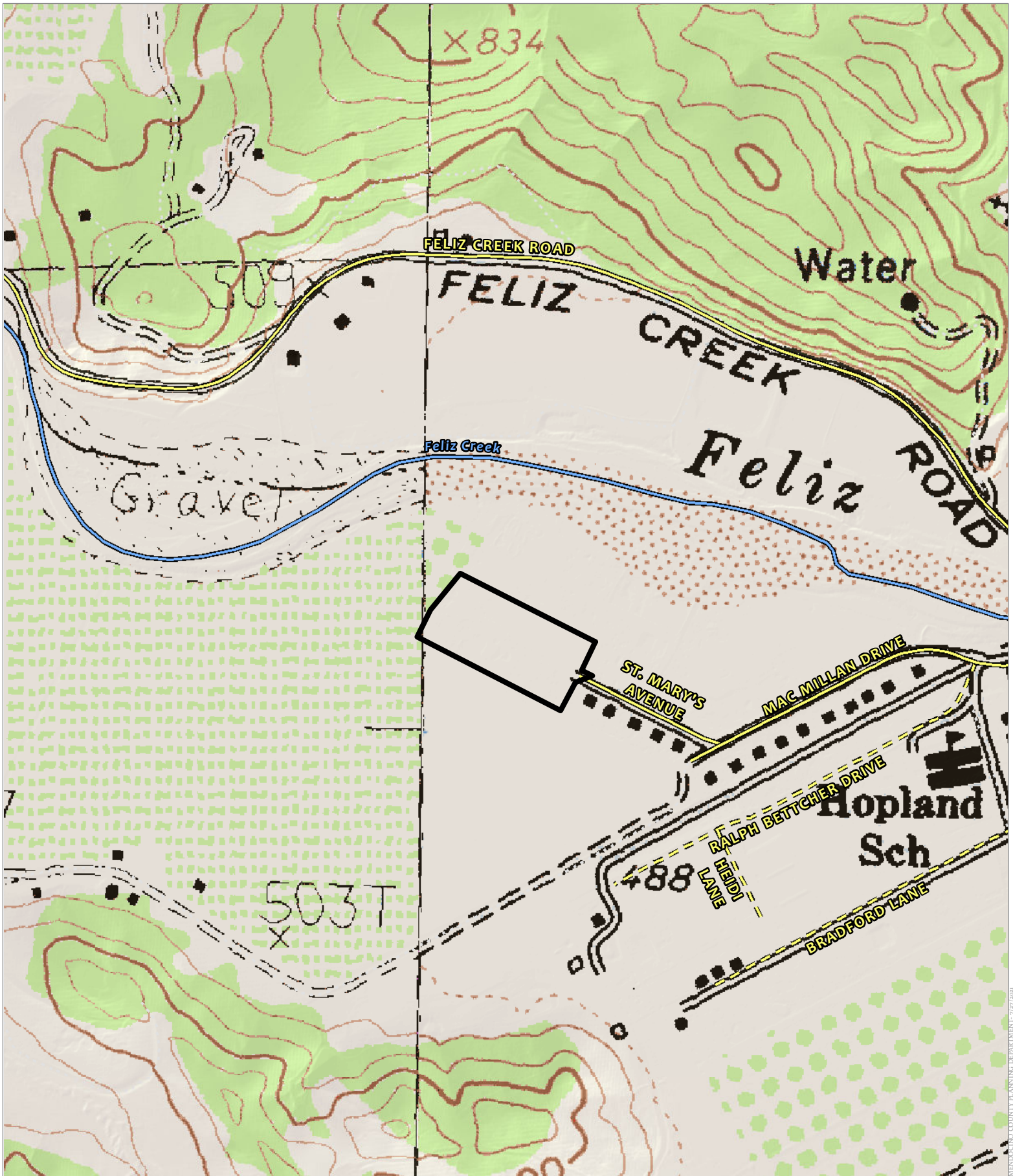
CASE: MS 2021-0005  
OWNER: CUPPLES, Rick & Jane  
APN: 048-341-18  
APLCT: Rick & Jane Cupples  
AGENT: Ron Franz  
ADDRESS: 501 St. Mary's Avenue, Hopland

- Named Rivers
- Public Roads






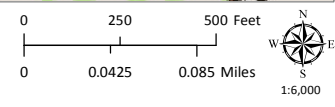
AERIAL IMAGERY

STENOGRAPH COUNTY PLANNING DEPARTMENT - 7/27/2021

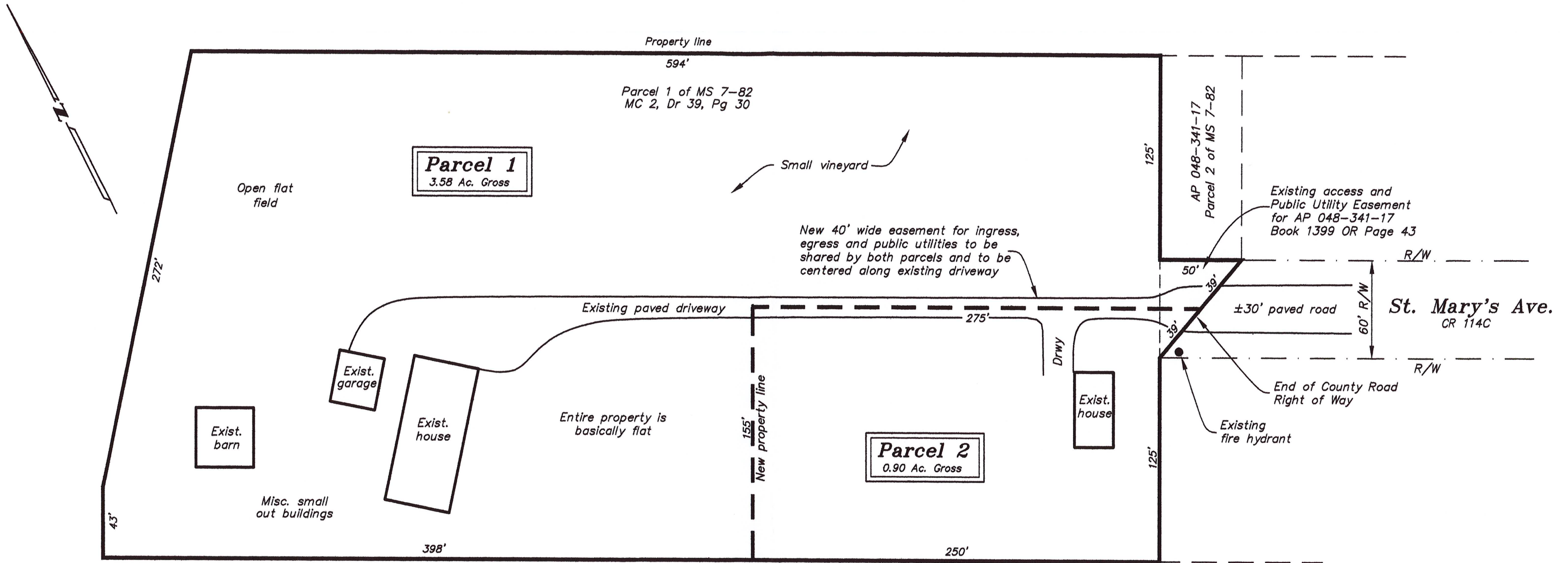


CASE: MS 2021-0005  
 OWNER: CUPPLES, Rick & Jane  
 APN: 048-341-18  
 APLCT: Rick & Jane Cupples  
 AGENT: Ron Franz  
 ADDRESS: 501 St. Mary's Avenue, Hopland

-  Named Rivers
-  Public Roads
-  Private Roads



TOPOGRAPHIC MAP  
 CONTOUR INTERVAL IS 40 FEET



**Owner:**

Rick & Jane Cupples  
501 St. Mary's Avenue  
Hopland, CA 95449  
707-744-1905

**Floodplain**

Entire property is in the FEMA  
100 year floodplain per the  
FEMA FIRM Panels 06045C1832F  
& 06045C1851F dated June 2, 2011

**Property Info.**

Site: 501 St. Mary's Ave.  
Hopland, CA  
AP 048-341-18

Area = 4.48 Acres

Zoning: SR 6K

Property Description: Parcel 1 of Minor  
Subdivision 7-82 recorded in Map Case 2,  
Drawer 39, Page 30, MCR (June 25, 1982)

**Notes**

- Both Parcels are fully developed
- Access to both parcels is directly off of St. Mary's Avenue. No road improvements are proposed or necessary.
- Water = Both Parcels have existing water services and meters from Hopland PUD
- Sewer = Both Parcels have existing sewer laterals connected to the Hopland PUD
- Utilities = All utilities are existing to both parcels.

**Title Report**

A Preliminary Title report for this property was prepared by Redwood Empire Title Company, Order Number 20211628RB, dated June 24, 2021.

All existing easements are shown hereon.

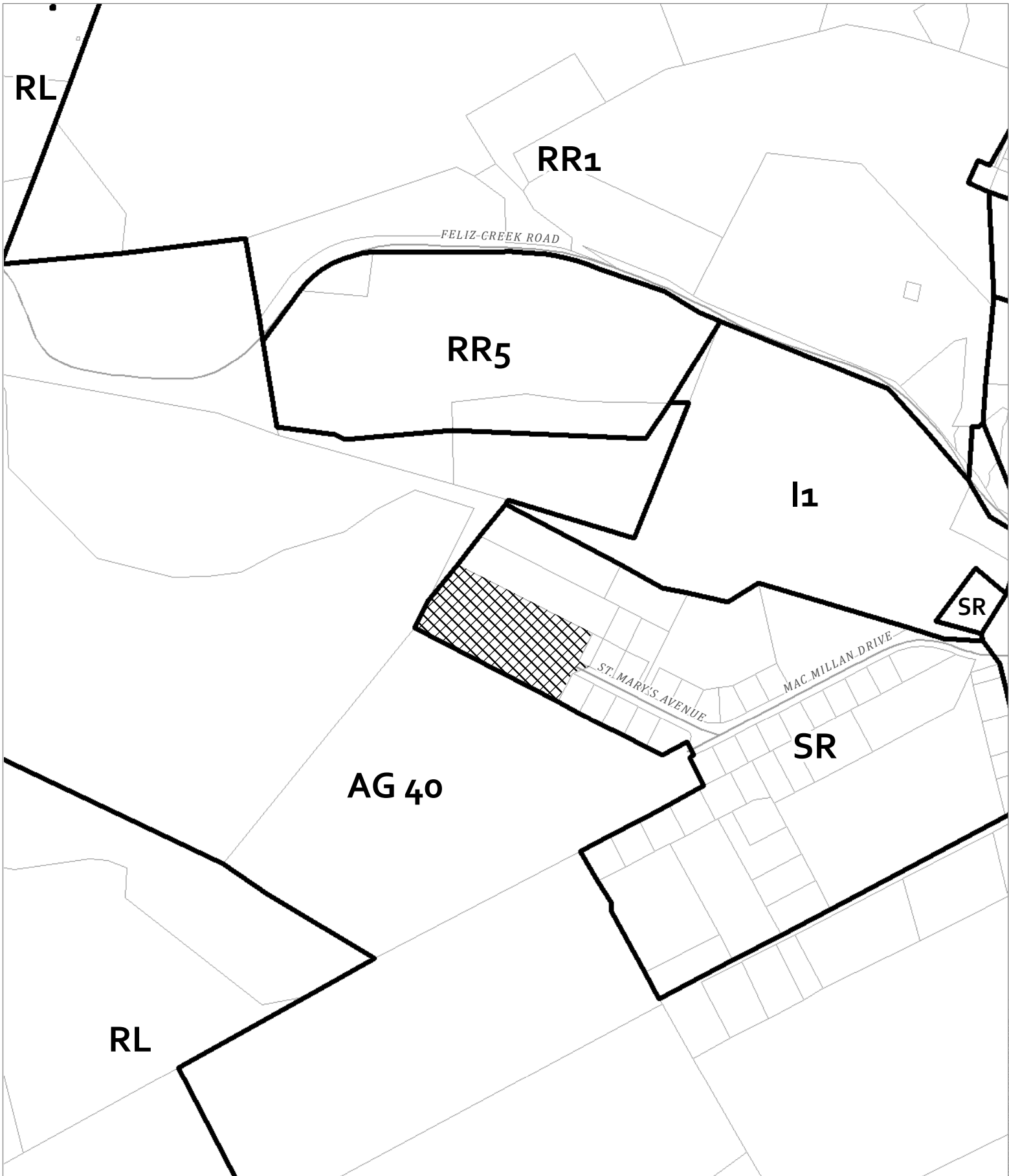
**Prepared By:**

**Franz Engineering**  
Ron W. Franz RCE, PLS  
2335 Appolinaris Drive  
Ukiah, CA 95482  
707-462-1087



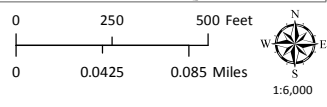
**Tentative Map**  
for a minor subdivision  
501 St Mary's Ave., Hopland  
July 7, 2021 -- Scale: 1"=60'



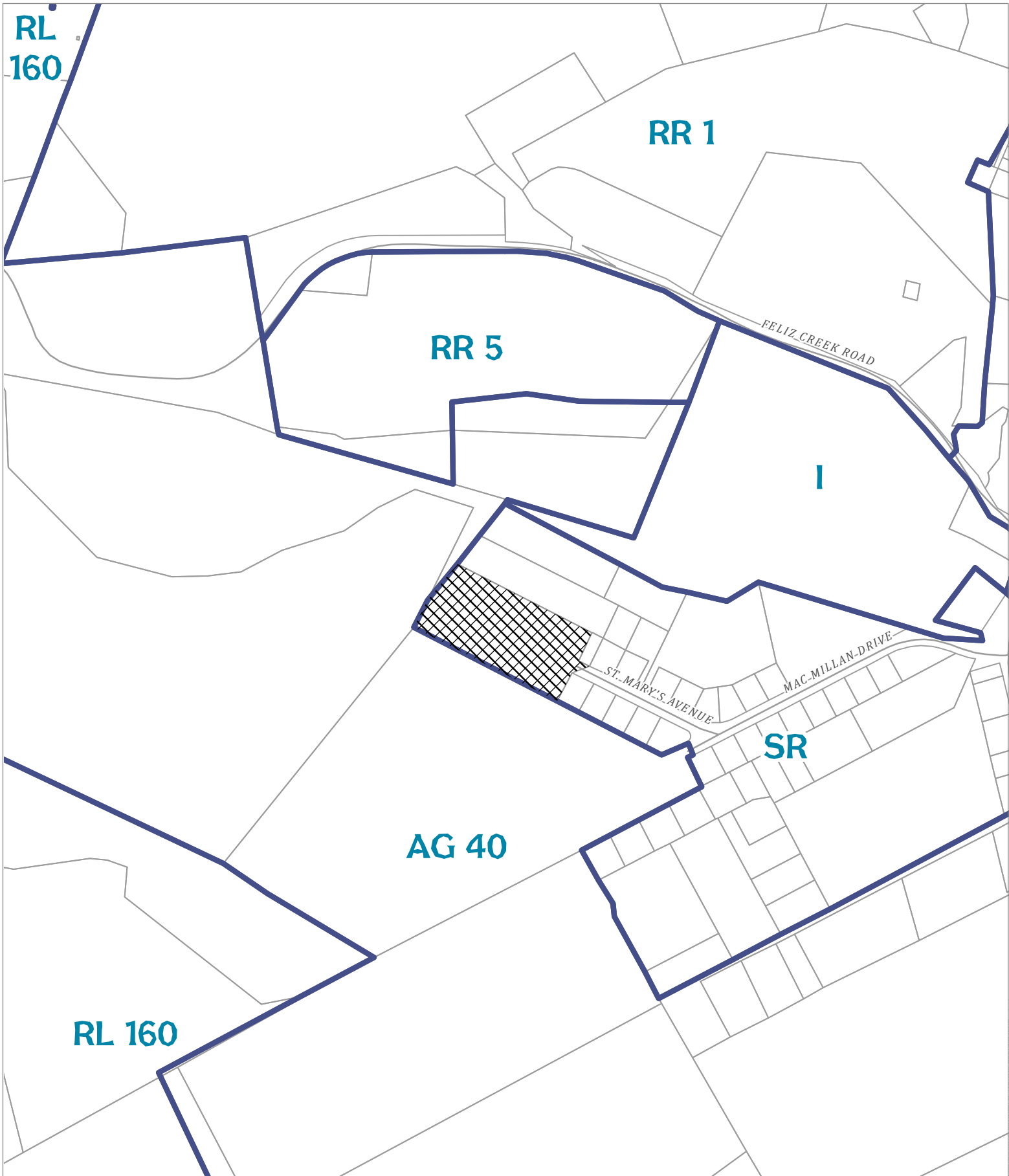


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 Zoning Districts  
 Public Roads

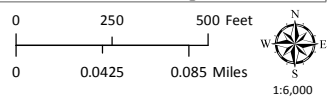






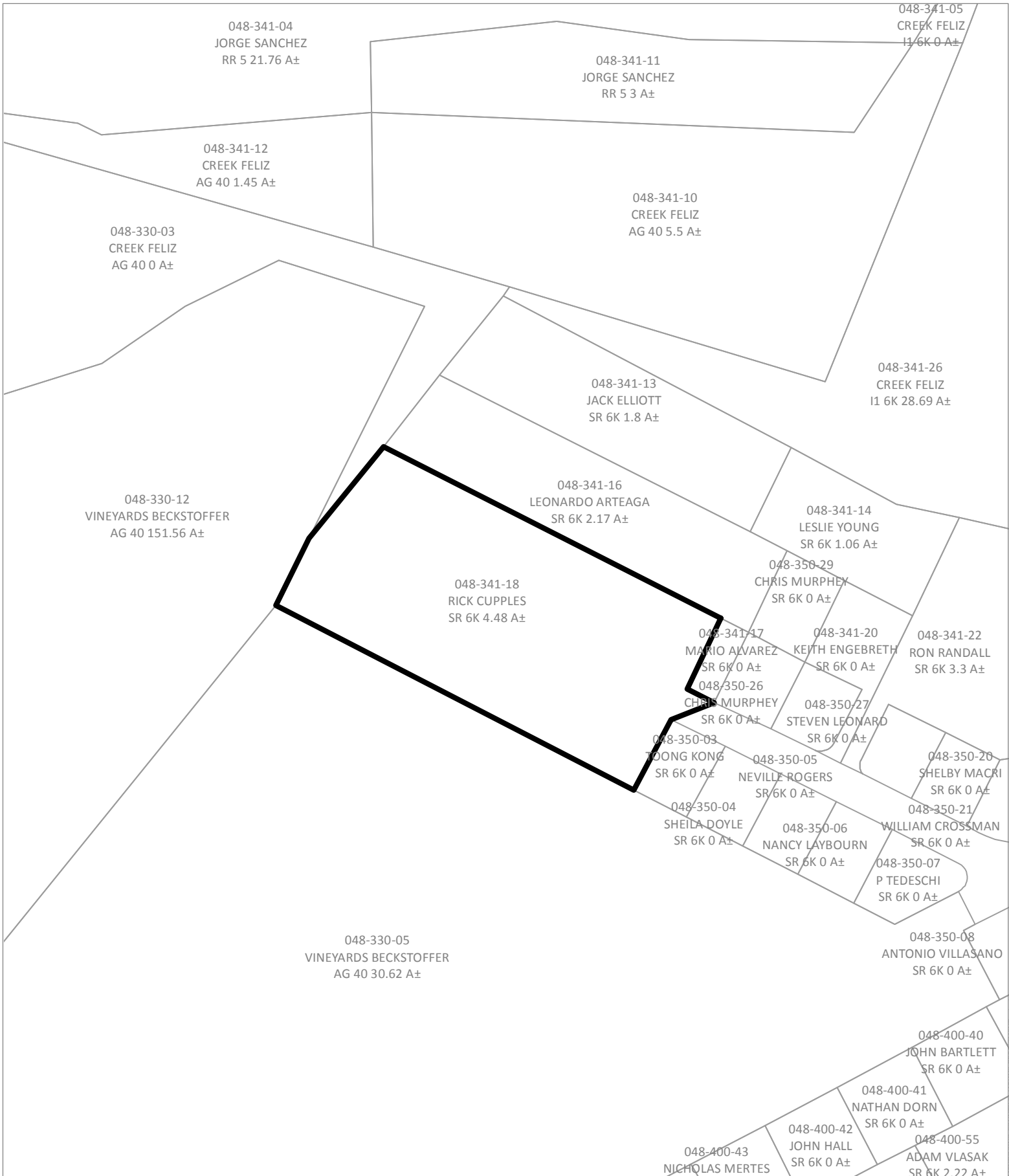
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 General Plan Classes  
 Public Roads

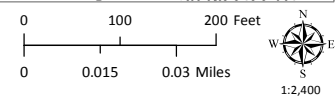


GENERAL PLAN CLASSIFICATIONS

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/27/2021

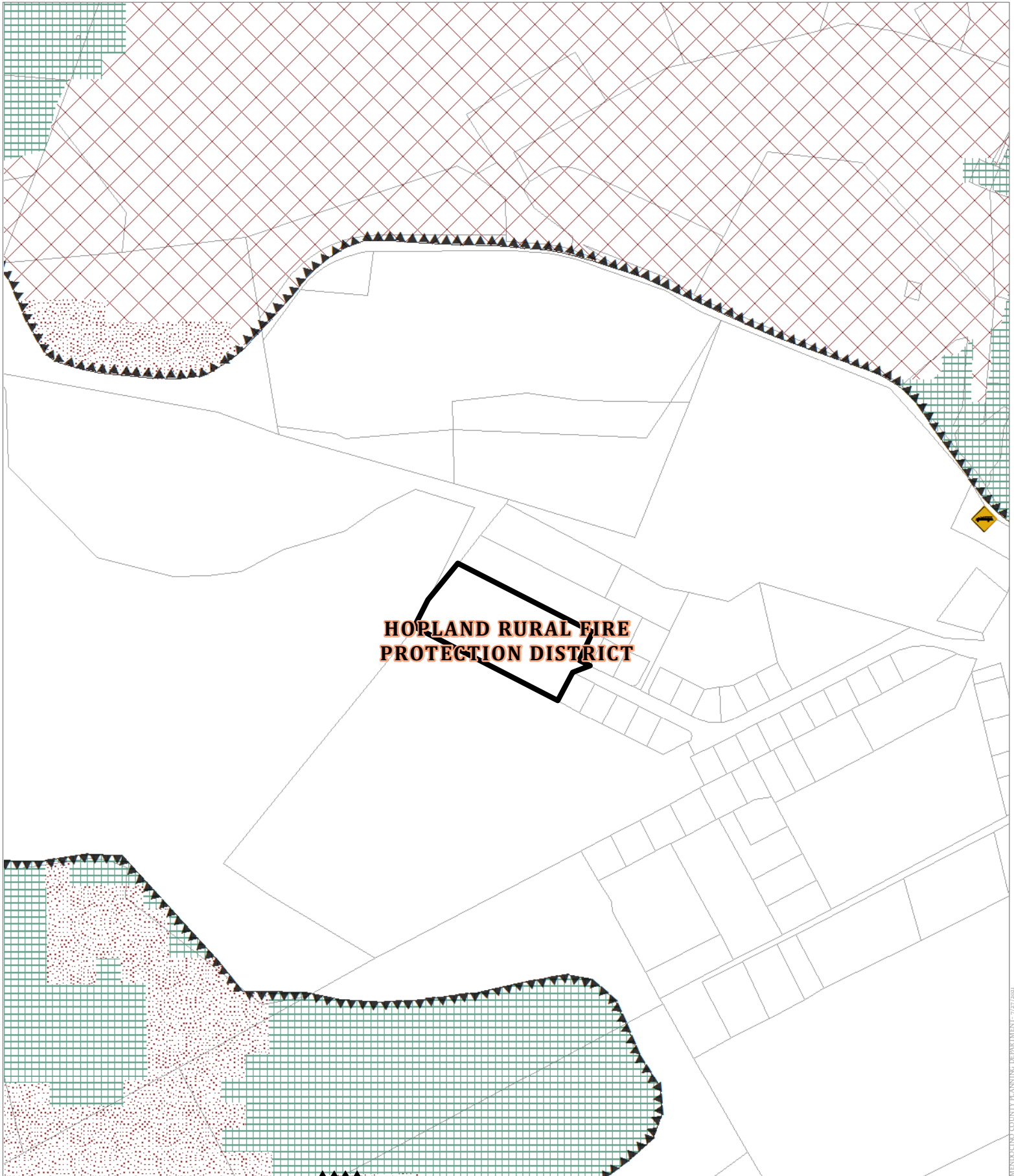


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ADJACENT PARCELS

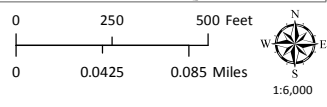
MENDOCINO COUNTY PLANNING DEPARTMENT 7/27/2021



**HOPLAND RURAL FIRE PROTECTION DISTRICT**

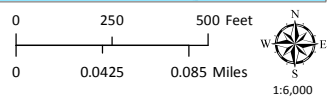
CASE: MS 2021-0005  
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-  LRA
-  Very High Fire Hazard
-  High Fire Hazard

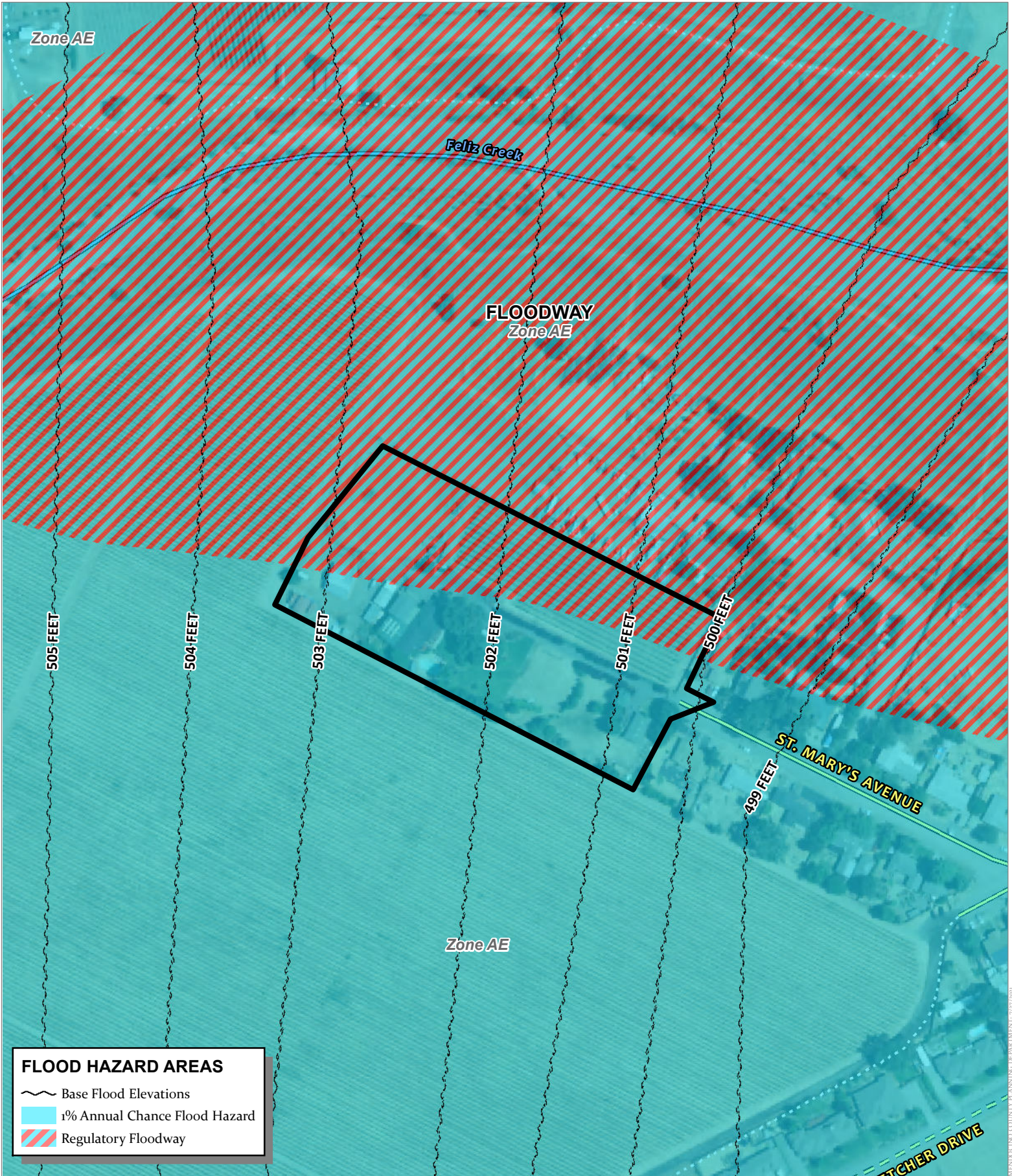




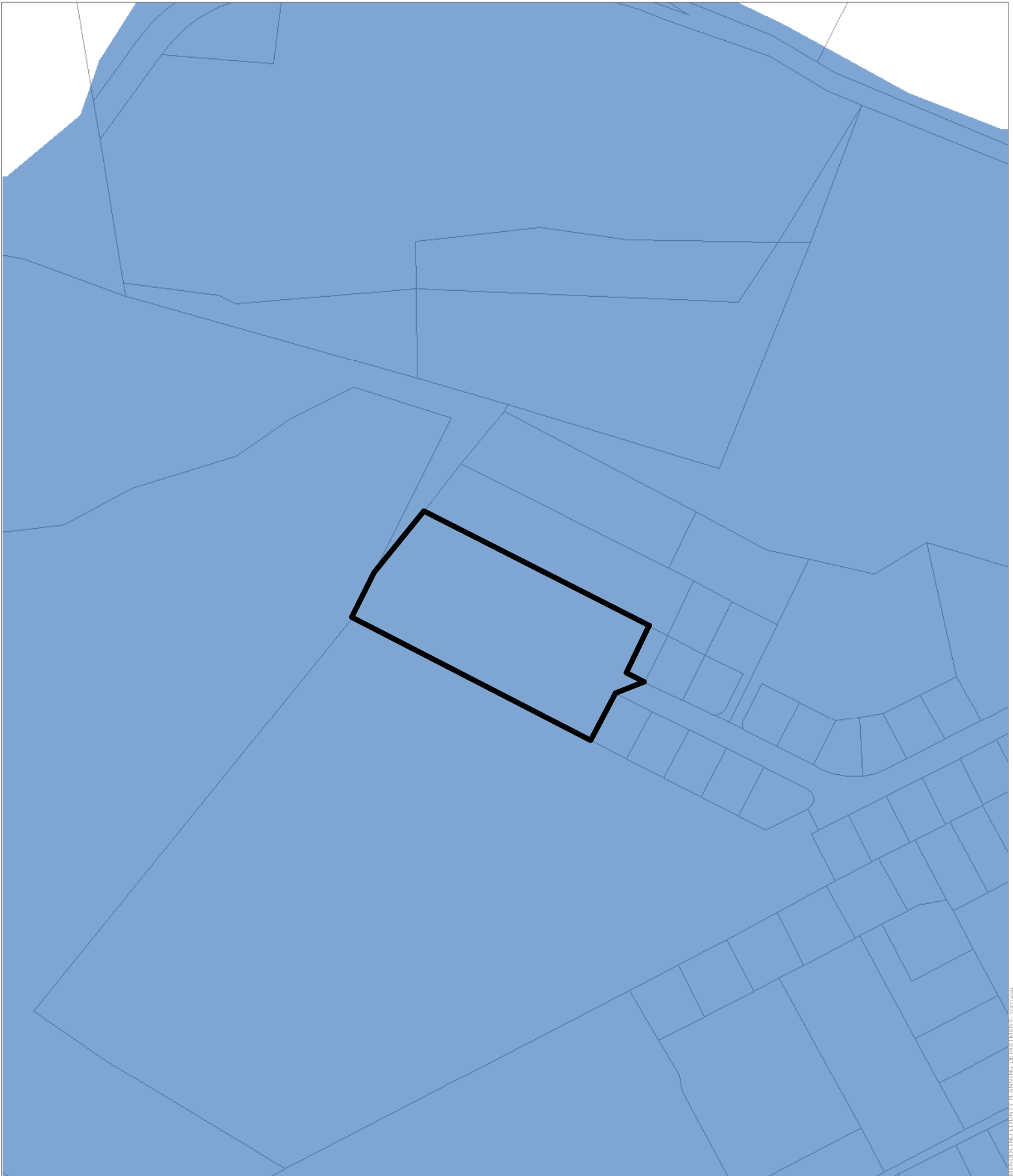
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MENDOCINO COUNTY PLANNING DEPARTMENT - 7/27/2021



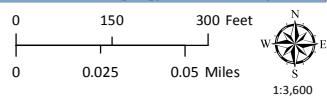
MENDOCINO COUNTY PLANNING DEPARTMENT - 7/27/2021



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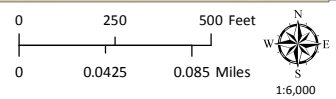
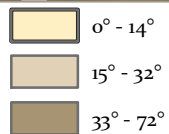
 Estimated Inundation Zones



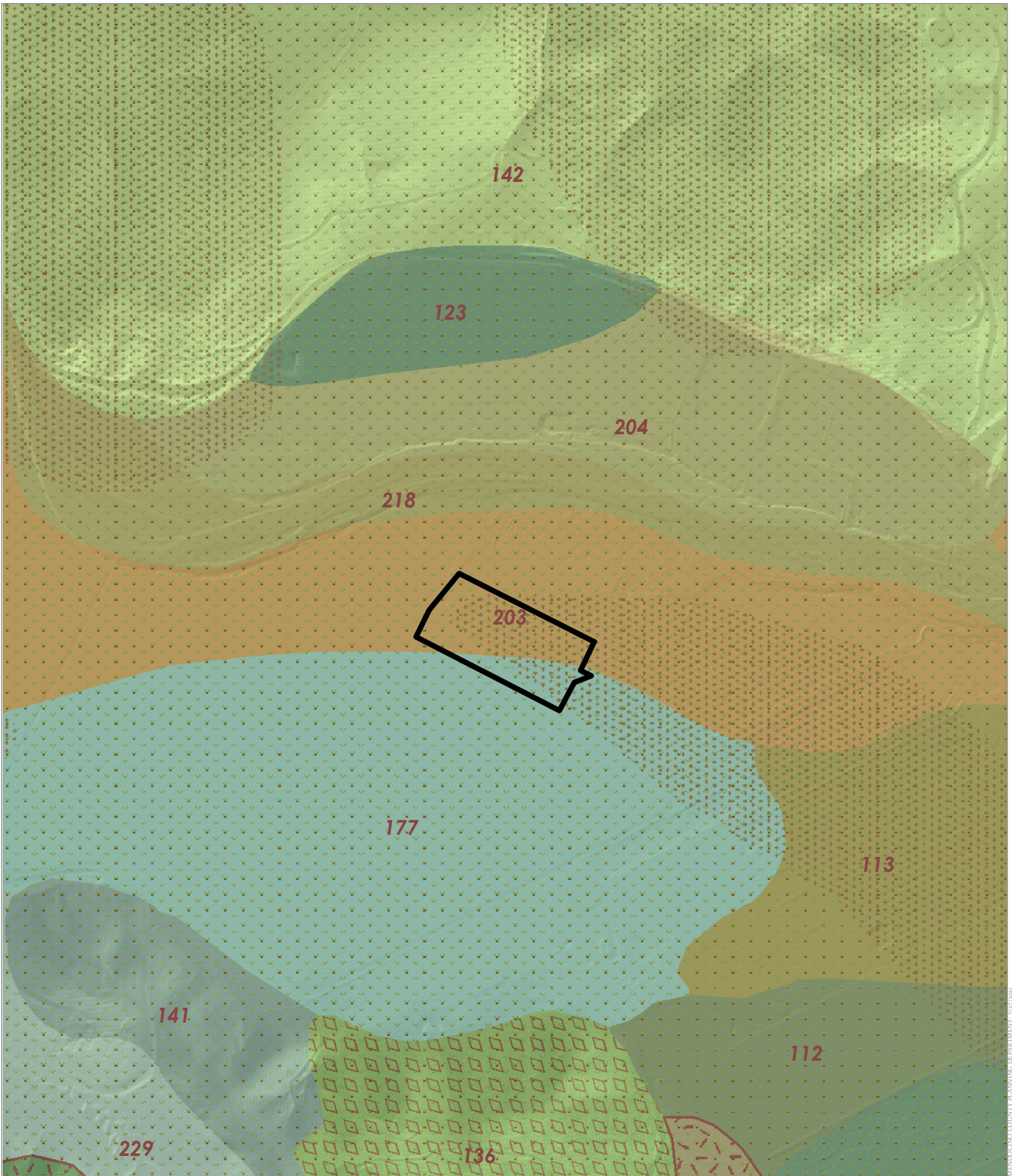
**INUNDATION ZONES**






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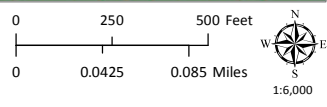
ESTIMATED SLOPE



CASE: MS 2021-0005  
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-  Ultramafic Rock
-  Eastern Serpentine Soils
-  Eastern Serpentine Inclusions

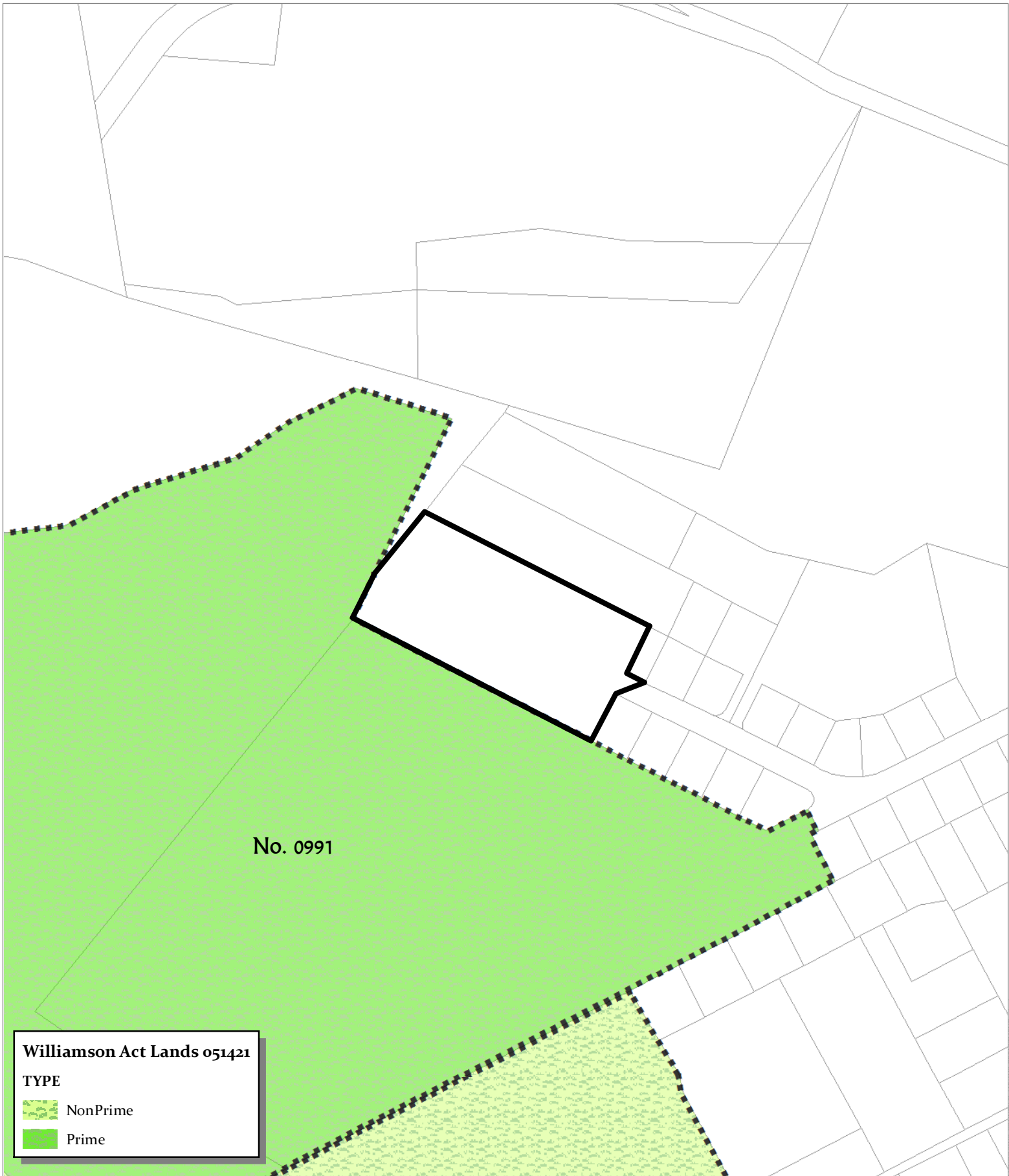
 Naturally Occurring Asbestos



**EASTERN SOIL CLASSES**

MENDOCINO COUNTY PLANNING DEPARTMENT - 7/27/2021







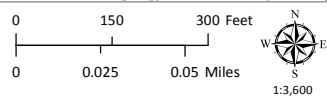
No. 0991

**Williamson Act Lands 051421**

**TYPE**

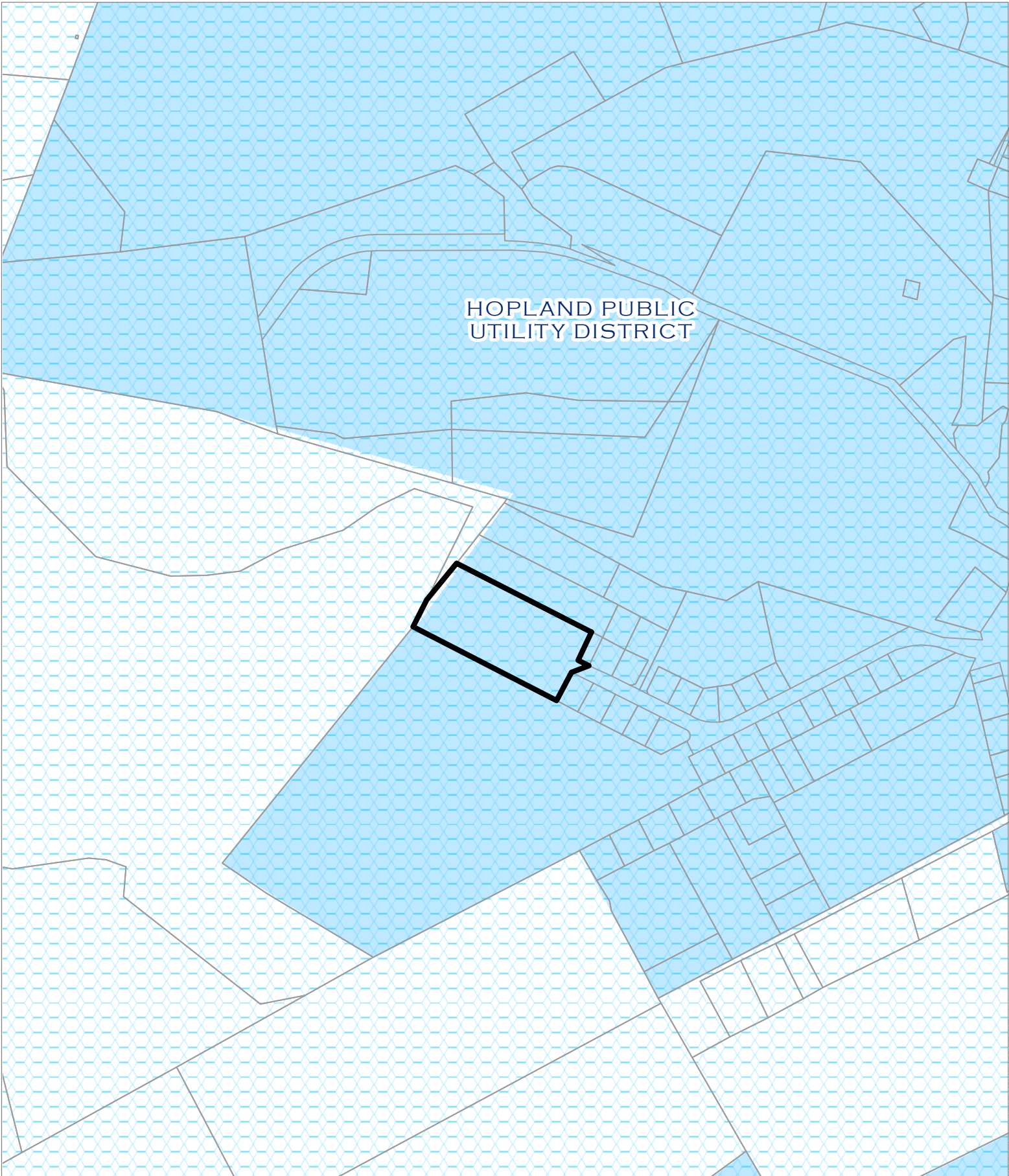
-  NonPrime
-  Prime

 Contract Boundaries





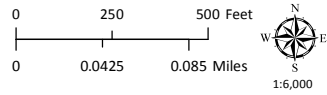
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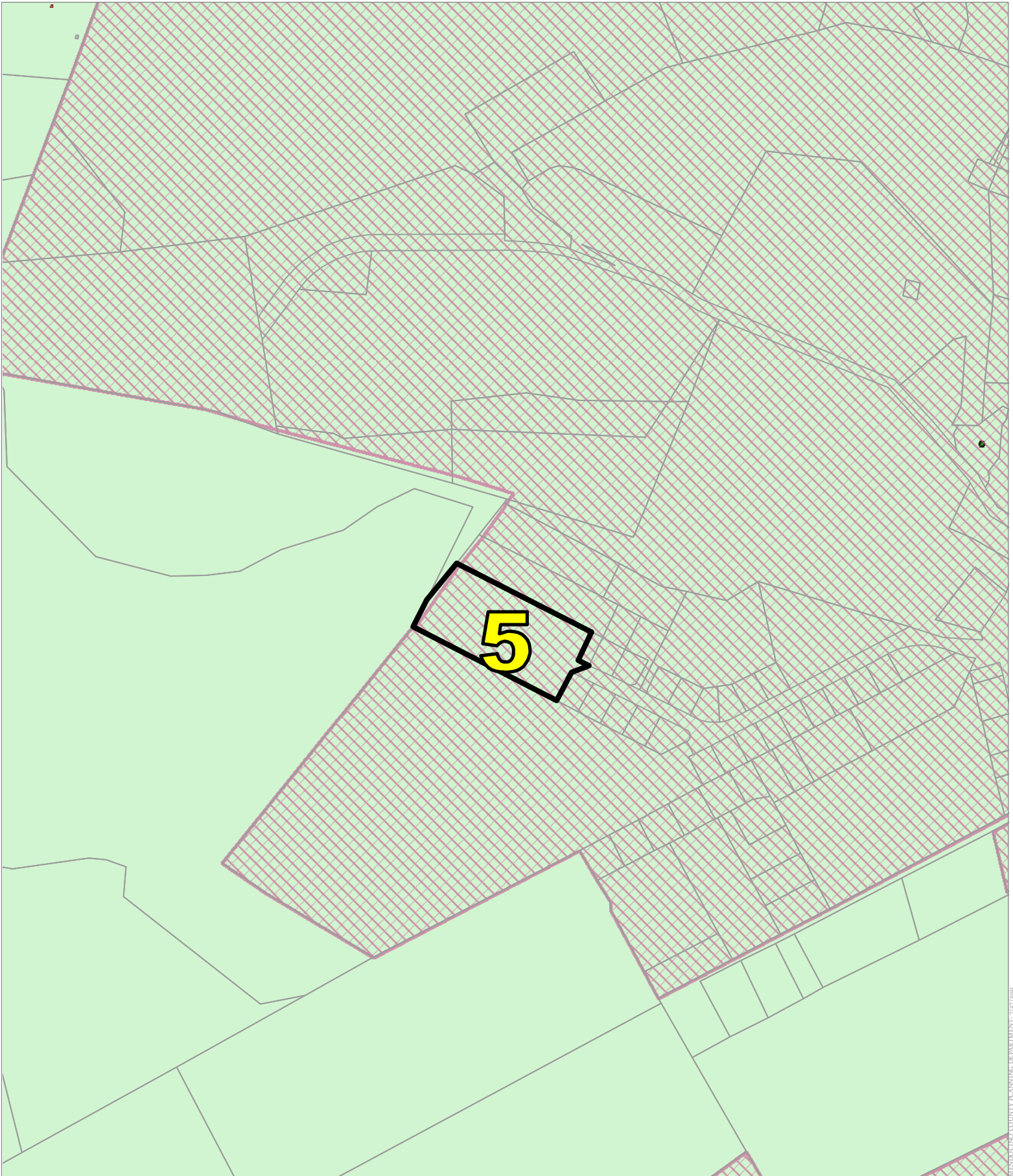
**HOPLAND PUBLIC  
UTILITY DISTRICT**

-  Russian River Flood District
-  County Water Districts






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-  Cemetery Lots
-  Supervisorial Districts 2010
-  Hopland PUD Service Area

 Hopland MAC

