



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

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March 02, 2023

Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg
Assessor
Archaeological Commission
Resource Lands Protection Committee

Department of Forestry/ CalFire
-Land Use
Department of Fish and Wildlife
Hopland Municipal Advisory Council
County Addresser
Cloverdale Rancheria

Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Hopland Rural Fire Protection District
Sonoma state University

CASE#: U_2023-0003

DATE FILED: 1/23/2023

OWNER: JOHN FETZER

APPLICANT: MARC TAUB

AGENT: STEPHANIE STRAWHACKER, MH ARCHITECTS

REQUEST: Conversion of an existing barn into a two-story facility for Transient Habitation (lodging – limited), with five guestrooms and other improvements.

LOCATION: 1.4± miles north-northwest of Hopland town center, on the west side of a private drive off the northwest end of Hewlitt & Sturtevant Road (CR 112), 0.5 miles northwest of its (CR 112's) intersection with Rd 112A (CR 112A); located at 11704 Hewlitt & Sturtevant Rd, Hopland.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: ROB FITZSIMMONS

RESPONSE DUE DATE: March 16, 2023

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

CASE: U_2023-0003

OWNER: Sundial Ranch LLC

APPLICANT: Marc Taub

AGENT: Stephanie Strawhacker, MH Architects

REQUEST: Conversion of an existing barn into a two-story facility for Transient Habitation (lodging – limited), with five guestrooms and other improvements.

LOCATION: 1.4± miles north-northwest of Hopland town center, on the west side of a private drive off the northwest end of Hewlitt & Sturtevant Road (CR 112), 0.5 miles northwest of its (CR 112’s) intersection with Rd 112A (CR 112A); located at 11704 Hewlitt & Sturtevant Rd, Hopland.

APNs: **048-040-08, 048-080-04, 048-040-07, 048-010-05**

PARCEL SIZE: 159.7± acres

GENERAL PLAN: Remote Residential (RMR40), Agricultural Lands (AG40), Rangelands (RL160)

ZONING: Agricultural, Rangeland, Upland Residential

EXISTING USES: Agricultural, Residential

DISTRICT: 5, Williams

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	RMR:40	UR	200±	Agricultural
EAST:	AG:40	AG	249±	Agricultural
SOUTH:	RR:5	RR	28.8±	Agricultural
WEST:	RL:160	RL	182±	Agricultural

REFERRAL AGENCIES

LOCAL

- Agricultural Commissioner
- Air Quality Management District
- Airport Land Use Commission
- Archaeological Commission
- Assessor’s Office
- Building Division Fort Bragg
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (EH)
- Farm Advisor
- Forestry Advisor
- LAFCO
- City Planning Department
- Mendocino City Comm Services Dist
- Hopland Rural FPD
- Hopland MAC

- Sanitation District
 - School District
 - Water District
 - Mendocino Transit Authority (MTA)
 - Planning Division
 - Resource Lands Protection Com.
 - Sonoma State University
 - Trails Advisory Council
- STATE**
- CALFIRE (Land Use)
 - CALFIRE (Resource Management)
 - California Coastal Commission
 - California Div. of Mine Reclamation
 - California Dept. of Fish & Wildlife
 - California Highway Patrol
 - California Native Plant Society

- California State Clearinghouse
 - CALTRANS
 - Regional Water Quality Control Board
 - Sierra Club
- FEDERAL**
- Sierra Club
 - US Department of Fish & Wildlife
 - US Department of Health Services
 - US Department of Parks & Recreation
 - US Natural Resources Conservation
- TRIBAL**
- Cloverdale Rancheria
 - Potter Valley Tribe
 - Redwood Valley Rancheria
 - Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION:

The current configuration of the subject parcels was set by the most recent recorded Boundary Line Adjustment on file, B_2017-0062. There is also a more recent Boundary Line Adjustment B_2021-0004 on file, approved but as yet unrecorded, to transfer the southernmost 4.6 acres of the parcel to the parcel to the south This Boundary Line Adjustment will expire on April 8, 2023 if no further action is taken on it.

Per the applicant, the barn was partially converted into a habitation prior to ownership changing hands, but there is no County record of a permit for this work. Assessor’s records suggest this may have occurred sometime prior to 2003. The applicant proposes remodeling the entire structure, including the unfinished areas, but this requires legalizing the use, hence the application for U_2023-0003.

STAFF PLANNER: ROB FITZSIMMONS

DATE:

ENVIRONMENTAL DATA

1. MAC:

GIS

HOPLAND

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS

Moderate/High

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS

State Responsibility Area

4. FARMLAND CLASSIFICATION:

GIS

Grazing Land; Rural Residential & Rural Commercial; Prime Farmland; Unique Farmland

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)

NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS

NO

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part

178 – Pinole gravelly loam, 2-8% slopes

142 – Hopland loam, 50-75% slopes

235 – Yorkville-Yorktree-Squawrock complex, 30-50% slopes

156 – Maxwell clay, 0-9% slopes

233 – Yorktree-Squawrock-Witherell complex, 30-50% slopes

136 – Henneke-Montara complex 15-50% slopes

228 – Yorktree-Yorkville loams, 30-50% slopes

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS

NO

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor's Office

YES

10. TIMBER PRODUCTION ZONE:

GIS

NO

11. WETLANDS CLASSIFICATION:

GIS

NO (Riverine nearby)

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

YES (500+ feet from project site)

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 (Eel Only); GIS

NO

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS

NO

21. STATE CLEARINGHOUSE REQUIRED:

Policy

NO

22. OAK WOODLAND AREA:

USDA

YES

23. HARBOR DISTRICT:

Sec. 20.512

NO



PLANNING & BUILDING SERVICES

CASE NO: U 2023-0003
DATE FILED: 1/23/23
FEE: \$9,894
RECEIPT NO: 54108
RECEIVED BY: MC
Office Use Only

APPLICATION FORM

APPLICANT:

Name: Marc Taub Phone: 516-802-4702
Mailing Address: 48 Harbor Park Drive
City: Port Washington State/Zip: New York Email: m@taubfamilyco.com

PROPERTY OWNER:

Name: Heritance Vitners, LLC Phone: 516-802-4702
Mailing Address:
City: State/Zip: Email:

AGENT:

Name: Stephanie Strawhacker, MH Architects Phone: 516-802-4702 x104
Mailing Address: 2325 Third Street #426
City: San Francisco State/Zip: 94109 Email: stephanie@matthollis.com

ASSESSOR'S PARCEL NUMBER/S:

TYPE OF APPLICATION:

- Administrative Permit
Agricultural Preserve: New Contract
Agricultural Preserve: Cancellation
Agricultural Preserve: Rescind & ReEnter
Airport Land Use
Development Review
Exception
Flood Hazard Development Permit
General Plan Amendment
Land Division - Minor
Land Division - Major
Land Division - Parcel
Land Division - Re-Subdivision
Modification of Conditions
Reversion to Acreage
Rezoning
Use Permit - Cottage
Use Permit - Minor
Use Permit - Major
Use Permit - Modification
Variance
Other

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

Signature of Applicant/Agent: Marc D Taub Date: 01/10/2023
Signature of Owner: Marc D Taub Date: 01/10/2023

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.

Approval sought to use ~ 4,000 sf existing structure with 345 sf of covered outdoor space for use as Transient Habitation - Lodging (limited).

Proposed building area is 5,175 sf + 1075 of covered outdoor area which includes the demolition and replacement of existing finishes, an indoor and outdoor kitchen, wine cellar, pantry, five bedrooms with private bathroom, and new bathrooms at common areas.

Site improvements to include new paving for accessible parking and entry, site circulation, fire pit, and new plantings of trees and shrubs.

Existing foundation will be utilized for minimal grading, new septic system to be proposed. Project to be accessed by current paved driveway.

2. Structures/Lot Coverage	NO. OF UNITS		SQUARE FOOTAGE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	TOTAL
<input 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:					
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: _____

4. Will the 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 If 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?

	Number	Size
No. of covered spaces:	_____	_____
No. of uncovered spaces:	_____	_____
No. of standard spaces:	_____	_____
No. of accessible spaces:	_____	_____
Existing no. of spaces:	6 uncovered standard	_____
Proposed additional spaces:	1 accessible	_____
Total:	7	_____

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.)

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: _____

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

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.

All exterior lighting to be code compliant and addressed with building permit.

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): _____
- 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.)

048-010-12 & 13, 048-040-02,04,05, and 048-050-03 formerly known as 48-010-04, 48-040-01, and 48-050-02.

11684 US-101, 11700-704 US-101

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:

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

Property is accessed from a paved entrance right off of highway 101. entrance include winery signage, cypress trees, and artificial fountain and pond.

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**

4,000 sf Single Family Residence with a 1,300 sf garage and 750 sf Pool House; and 1,633 sf caretaker home/office.

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**

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

COMPLETE FOR PROJECTS
LOCATED IN THE COASTAL
ZONE ONLY

DECLARATION OF POSTING

At the time the application is submitted for filing, the applicant must **Post**, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the **Declaration of Posting**, the Department of Planning and Building Services cannot process the application.

As **Proof of Posting**, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on _____
(date of posting), I or my authorized representative posted the "NOTICE OF PENDING
PERMIT" for application to obtain a Coastal Development Permit for the development of:

(Description of development)

Located at:

(Address of development and Assessor's Parcel Number)

The public notice was posted at:

(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

Owner/Authorized Representative

Date

(A copy of the notice which was posted shall be attached to this form).

NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.

COMPLETE FOR PROJECTS
LOCATED IN THE COASTAL
ZONE ONLY

NOTICE OF PENDING PERMIT

A COASTAL PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE IS PENDING BEFORE THE COUNTY OF MENDOCINO.

PROPOSED DEVELOPMENT: _____

LOCATION: _____

APPLICANT: _____

ASSESSOR'S PARCEL NUMBER: _____

DATE NOTICE POSTED: _____

FURTHER INFORMATION IS AVAILABLE AT:

COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING & BUILDING SERVICES
pbs@mendocinocounty.org
860 North Bush Street, Ukiah, CA 95482, 707-234-6650
120 West Fir Street, Fort Bragg, CA 95437, 707-964-5379
HOURS: 8:00 - 5:00

Indemnification And Hold Harmless

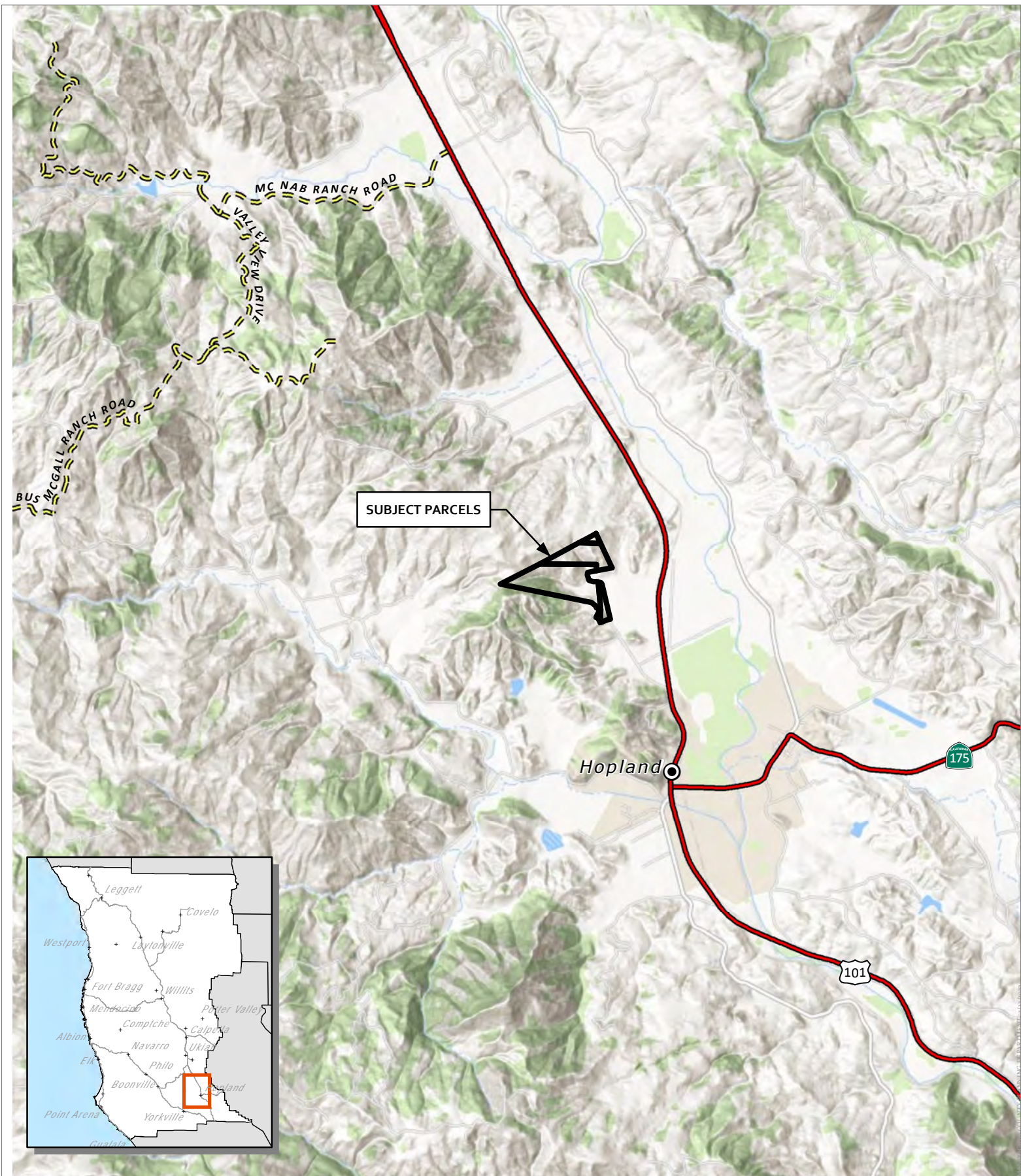
ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

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.

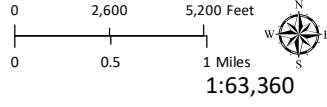
Date

Applicant



CASE: U 2023-0003
OWNER: Heritance Vintner's, LLC
APN: Various
APLCT: Marc Taub
AGENT: Stephanie Strawhacker
ADDRESS: Hopland, CA

 Major Towns & Places  PRIVATE
 Highways



LOCATION

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



H.V.D.

Hopland

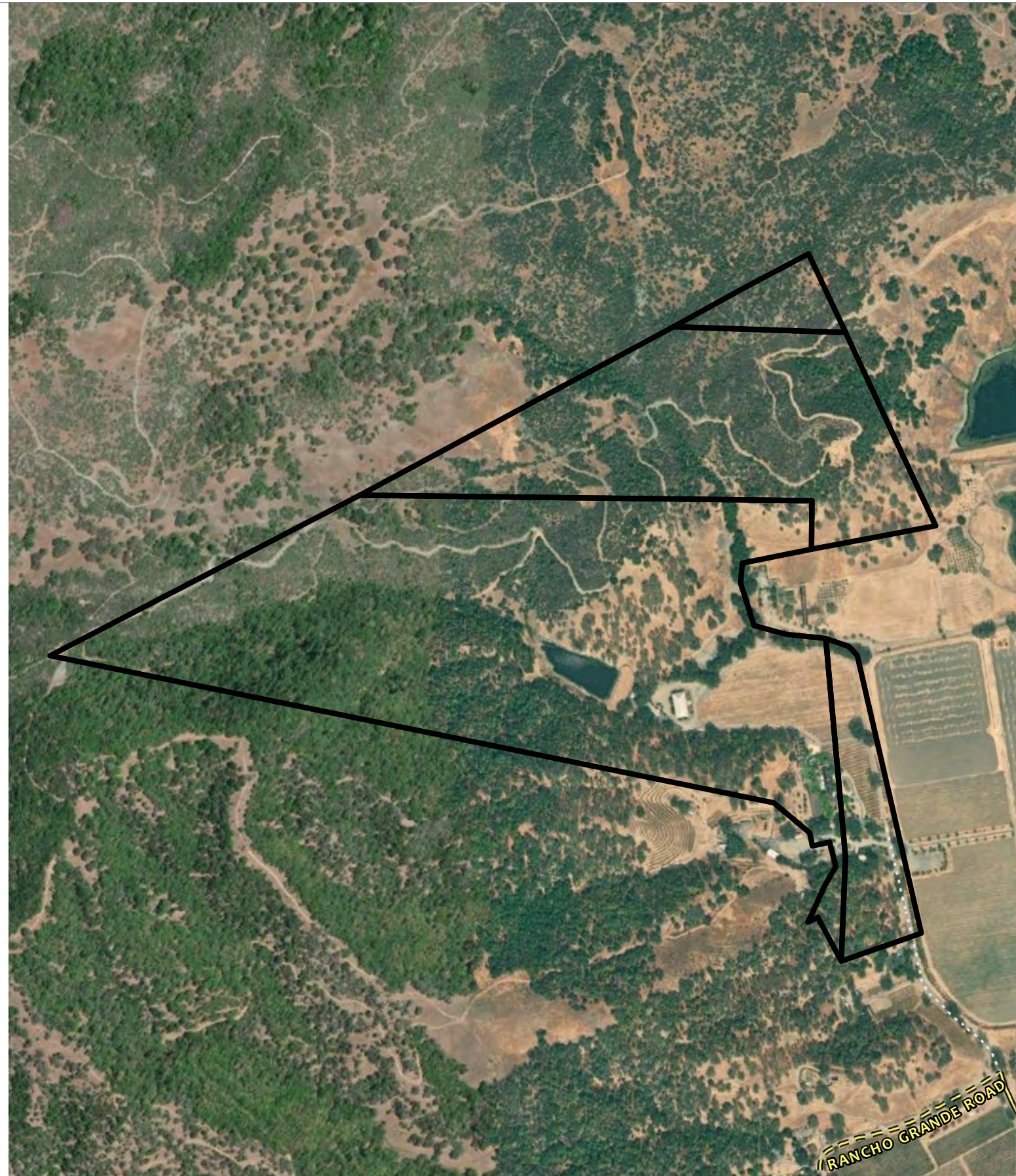
CASE: **U 2023-0003**
OWNER: **Heritance Vintner's, LLC**
APN: **Various**
APLCT: **Marc Taub**
AGENT: **Stephanie Strawhacker**
ADDRESS: **Hopland, CA**

● Major Towns & Places = = = PRIVATE
— Highways



0 1,200 2,400 Feet
0 0.225 0.45 Miles
1:30,000

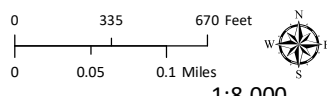
AERIAL

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



CASE: U 2023-0003
OWNER: Heritage Vintner's, LLC
APN: Various
APLCT: Marc Taub
AGENT: Stephanie Strawhacker
ADDRESS: Hopland, CA

 Public Roads
 Private Roads



1:8,000

AERIAL

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

General Construction Notes

- 1 SCOPE**
All work on this project provided by the general contractor (GC) shall conform to the contract documents which include the drawings, specifications, all addenda and modifications issued by the architect.
- These contract documents intend to describe a finished project ready for legal use. The GC shall furnish and install all required elements for a complete operating system.
- 2 STANDARDS**
The project shall be constructed according to the locally adopted edition of the uniform building code, the state of California, local municipality amendments and all other applicable codes. Governing authorities and codes take precedence over drawings and specifications. The GC shall report all discrepancies to the architect immediately.
- The GC shall maintain a current copy of the 2019 CBC on site at all times.
- The GC shall install all materials and products in strict accordance with manufacturers' recommendations. All manufacturers' articles, materials and equipment shall be applied installed, connected, erected, cleaned, and conditioned as per the manufacturers' instructions and applicable icbo reports.
- All materials shall be new unless otherwise noted and like materials shall be consistent in appearance unless specified otherwise.
- The GC and all subcontractors shall provide a one-year guarantee after project completion for all materials and workmanship.
- Mechanics, craftsmen, and workers skilled and experienced in the fabrication and installation of the work involved shall perform shop and fieldwork. All work on this project shall be performed in accordance with the best-accepted practices of the respective trades involved and in accordance with the drawings, submitted shop drawings, and these specifications.
- 3 DIMENSIONS**
Written dimensions on drawings shall take precedence over scaled drawings. Do not scale drawings at any time. Walls and partitions shown in plan or section are to face of finish material unless otherwise. Interior elevation and cabinet dimensions are to face of finish material.
- 4 FIELD CONDITIONS**
The GC shall verify dimensions against field conditions. Construction documents are based on observation and documentation of existing conditions by the architect and from documents provided by the owner. The architect makes no claim to the accuracy of hidden conditions or conditions inaccessible from direct observation. Should the GC encounter field conditions that vary from these construction documents and that affect the intent of these drawings or the contract/subcontract sum, the architect shall be notified immediately.
- Exterior dimensions are to face of CMU or plywood where applicable, u.o.n. Interior dimensions are to face of stud u.o.n.
- 5 CONFLICTS**
The GC shall become familiar with the existing conditions of the site and project prior to commencing work and in the case of conflict with the documents, shall notify the architect immediately for clarification.
- The architect shall be notified immediately in the case of conflict between project documents and consultants', manufacturers' or other documents or recommendations.
- Should conflicts occur between drawings and specifications, drawings shall govern in matters of dimension or quantity. Specifications shall govern in matters of materials or finishes.
- 6 SCHEDULE**
All work shall be performed during regular business hours, as permitted by local agencies. Work involving excessive noise or dust, or which would otherwise interfere with the normal operation of the building, site or neighboring sites shall be coordinated with the owner.
- The GC shall coordinate all work, including scheduling times and locations for deliveries, building access, etc...
- The commencement of work shall be deemed as an acknowledgement by the GC that all work of the project shall be completed in conformance with the contract documents and schedule.
- 7 REVISIONS AND CHANGES**
Revisions, and changes must be submitted to the architect for review in the form of a change order, prior to the purchase, fabrication, or installation of the work in question.
- Any change, modification, or interpretation of the scope or requirements of these documents undertaken without consultation of the architect shall be the responsibility of the GC.
- The owner may order extra work or make changes by altering, adding to, or deducting from the work. The contract sum shall be adjusted accordingly.
- 8 UTILITIES**
The architect does not assume responsibility for underground utilities or the existence of other buried objects. The locations of existing underground utilities and/or facilities as shown on the drawings are approximate only. The GC shall contact the respective utility company and provide utility location services as required to obtain the exact depth of burial and horizontal location of utility lines, conduits, piping, etc... prior to performing underground construction the GC shall make necessary probes and explorations to identify areas of possible.
- The GC shall inspect, test, and disconnect utility services at the main source or main branch. The GC shall securely cap and/or valve-off utility service behind final finished surfaces of intended construction, when faced, at finished face of exist. construction prior to demolition. Utility service shall be defined as plumbing, hvac, electric, and fire protection.
- Adhesives, sealants and caulks shall be complaint with VOC and other toxic compound limits.
- 9 PERMITS**
The GC shall arrange for all inspections and permits necessary to obtain a certificate of occupancy and/or final permit signoff & inspection.
- 10 EXISTING CONDITIONS**
Access panels, clean outs, and the like shall be maintained for existing building systems. The GC shall verify that existing walls and floors to remain are within expected tolerances. The GC shall report to the architect any variations in floor levels greater than 1/4" in 10'-0". The GC shall inform the architect of any existing threshold elevation variations greater than 1/2".
- 11 DEFINITIONS**
"Align" shall be defined as the accurate location of finish faces in the same plane. "typical" or "typ." shall be defined as conditions which are representative of similar conditions throughout. Unless otherwise noted, details are usually keyed and noted. "typ." only once, when they first occur. "similar" or "sim." shall be defined as conditions which are comparable in characteristics for the conditions noted. verify dimensions and orientation on plans and elevations. "gc" refers to the general contractor, his agents and subcontractors. "architect" refers to the architect of record or his agent.
- 12 MATERIALS STORAGE AND PROTECTION OF WORK**
Improvements on the site, work in progress, stored materials on property shall be protected by the GC from damage arising during the work. All items damaged due to insufficient protection or otherwise shall be fully restored by the GC to their prior condition at no cost to the owner. No part of the structure shall be overloaded beyond its safe carrying capacity at any time.
- 13 SECURITY**
The GC shall be responsible for securing the site during the course of the project. If the site is unattended at any time, it shall be locked.
- 14 TOXIC MATERIALS**
Any materials of unknown constitution uncovered during the course of construction shall be left untouched and immediately brought to the attention of the owner for testing.
- 15 CLEAN UP**
The site shall be kept broom clean and free of debris during the course of construction. At the completion of the work the GC shall clean the project and the surrounding area, remove all waste materials and rubbish from the project as well as tools, construction equipment, machinery and surplus materials. The GC shall remove caulk, putty, and paint from glass and mirrors and wash and polish the same. Clean and remove all labels, grease, dirt, stains, etc. from finished surfaces and equipment to the extent required restoring the intended finish.
- Planters and landscape areas shall be cleaned of debris and rough grading shall be completed.
- 16 COMMISSIONING**
Commissioning, Testing and Adjusting, shall be included in the design and by the GC during construction of the project to verify that the building systems and components meet the owner's project requirements.
- 17 PROTECTION OF DUCT OPENINGS AND MECHANICAL EQUIPMENT DURING CONSTRUCTION**
The GC shall provide protection for ducts, duct openings, permanent and construction mechanical equipment at the time of rough installation, storage, and until completion of construction, using materials or methods acceptable to local enforcing agencies in order to reduce dust/debris that may collect in building systems.
- 18 BUILDING MAINTENANCE AND OPERATION**
At the time of final inspection, the GC shall provide a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes an operation and maintenance manual as outlined in CGBC Section 5.410.

- 19 MOISTURE CONTENT OF BUILDING MATERIALS**
Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Moisture content shall be measured, verified, and documented in accordance with CGBC Section 5.505.
- 20 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL**
Where outdoor areas are provided for smoking, smoking shall be prohibited 25 feet of building entries, outdoor intakes and operable windows and within the building as prohibited by other laws or regulation per CBC Title 24, Part 11 5.504.7

END OF GENERAL NOTES

Abbreviations

ACOUS.	Acoustical	LAM.	Laminated
A.D.	Area Drain	LAV.	Lavatory
ADJ.	Adjustable	LVR.	Louver
A.F.F.	Above Finish Floor	L.P.	Low Point
AGGR.	Aggregate	M.C.	Medicine Cabinet
ARCH.	Architectural	MECH.	Mechanical
ASPH.	Asphalt	MIN.	Minimum
AWN.	Awning	MIR.	Mirror
		MET.	Metal
		M.P.R.	Multi Purpose Room
BI-FO. DR.	BI-Folding Door	(N)	New
BLDG.	Building	N.I.C.	Not In Contract
BLK.	Block	N.T.S.	Not To Scale
BLKG.	Blocking		
BM	Beam	OBS.	Obscure
B.O.	Bottom Of	O.C.	On Center
BW	Bottom of Wall	O.D.	Outside Diameter
		OPNG	Opening
CPT.	Carpet	PLAM.	Plastic Laminated
CAB.	Cabinet	PL.	Plastic
C.B.	Catch Basin	PLAS.	Plaster
CEM.	Cement	PLYWD	Plywood
C.J.	Construction Joint	PT.	Point
CL	Closet	QTY.	Quantity
CLG.	Ceiling	RISE	Riser
CLR.	Clear	RAD.	Radius
C.O.	Clean Out	RET.	Retaining
COL.	Column	RET. AIR	Return Air
CINC.	Concrete	R.D.	Roof Drain
CONT.	Continuous	R.F.	Refrigerator
CSMT.	Casement	REG.	Register
C.T.	Ceramic Tile	REINF.	Reinforced
C.L.	Center Line	REQ'D	Required
C.S.	Counter Sink	R.O.	Rough Opening
DEMO	Demolition	RWD.	Redwood
DET.	Detail	R.W.L.	Rain Water Leader
D.H.	Double Hung	SAG.	Supply Air Grill
D.F.	Douglas Fir	S.V.	Sheet Vinyl
DIAG.	Diagonal	S.H.	Single Hung
DIM.	Dimension	SHT.	Sheet
DWGS.	Drawings	SHWR.	Shower
DN.	Down	SIM.	Similar
(E)	Existing	SM.	Sheet Metal
E.J.	Expansion Joint	SKY.	Skylight
EL.	Elevation	SL.	Slider
EQ.	Equal	SL. GL. DR.	Sliding Glass Door
EXT.	Exterior	SQ.	Square
		S.S.D.	See Structural Drawings
F.B.T.	Furnished By Tenant	ST. STL.	Stainless Steel
F.D.	Floor Drain	STD.	Standard
F.F.	Finish Floor	STL.	Steel
FIN.	Finish	STG.	Storage
F.O.C.	Face Of Concrete	STRUC.	Structural
F.O.S.F.O.W.	Face Of Stud/Face Of Wall	T.	Tread
FR. DR.	French Door	TC.	Top Of Curb
FT.	Footing	TEMP. GL.	Tempered Glass
FX.	Fixed	TJ.	Truss Joist
		T.O.	Top Of
GA.	Gauge	T.O.C.	Top Of Concrete
GALV.	Galvanized	T.P.D.	Toilet Paper Dispenser
G.B. OR G.W.	Gypsum Board	TYP.	Typical
GL.	Glass	TW.	Top Of Wall
GLU. LAM.	Glue Laminated	TS.	Tube Steel
G.S.M.	Galv. Sheet Metal	U.O.N.	Unless Otherwise Noted
GWB	Gypsum Board	VERT.	Vertical
H.B.	Hose Bibb	V.I.F.	Verify In Field
HGT.	Height	W/.	With
H.M.	Hollow Metal	W.C.	Water Closet
HOR.	Horizontal	WD.	Wood
H.P.	High Point	WDW.	Window
H.W.H.	Hot Water Heater	WP.	Waterproof
		W.P.	Work Point
I.D.	Inside Diameter	YD.	Yard
INSUL.	Insulation		
INT.	Interior		
J.BOX	Junction Box		
JT.	Joint		

Symbol Legend

	Elevation Reference (drawing #/ sheet #)
	Section Reference (drawing #/ sheet #)
	Vantage Point
	Datum or Spot Elevation Point
	Grid Line
	Detail Reference (drawing #/ sheet #)
Room Name	Room Number
	100
	Door Symbol
	Window Symbol
	Louver Symbol
	Wall Tag

Sheet Index

- ARCHITECTURAL DRAWINGS:**
- A0.01 Cover Sheet
 - A0.02 Vicinity Site Plan
 - A0.10 Existing Site Plan
 - A0.11 Existing Site Plan - Enlarged
 - A0.12 Proposed Site Plan - Enlarged
 - A1.01 (E) First Floor Plan
 - A1.02 (E) Second Floor Plan
 - A1.03 (N) First Floor Plan
 - A1.04 (N) Second Floor Plan
 - A2.01 (E) Elevations
 - A2.02 (P) South & West Elevations
 - A2.03 (P) North & East Elevations

Project Team

- ARCHITECT:**
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 Stephanie Strawhacker, Project Manager
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 San Francisco, CA 94107
 T: 415.977.0194
 F: 415.977.0196
 E: matt@mathollis.com
 E: stephanie@mathollis.com
- OWNER:**
Marc Taub
 11684 US-101
 Hopland, CA 95449
 E: m@taubfamilyco.com

Project Summary

Approval sought to use existing structure for as Transient Habitation - Lodging (limited) structure, which is permitted use subject to a Major Use Permit per Section 20.052.025 of the Mendocino County zoning ordinance.

The current structure has a conditioned first floor (with kitchen, bathroom, living & dining room), a built-in outdoor bbq, a trellis on the northwest, and a raised platform at the rear.

The owner is seeking to maintain the residential use of the guesthouse with the following changes and improvements:
 An addition over the existing raised platform to the west.
 Replacing the existing trellis.
 Replacing the existing bbq with an outdoor kitchen.
 The second floor will be converted into five bedrooms while maintaining the existing envelope.
 There are no additions to the 2nd floor and no height changes.
 Second-floor deck over the western addition
 New skylights.
 New fire-pit to the northeast of the barn.
 Other structures and features on the site include the primary residence & tennis court.

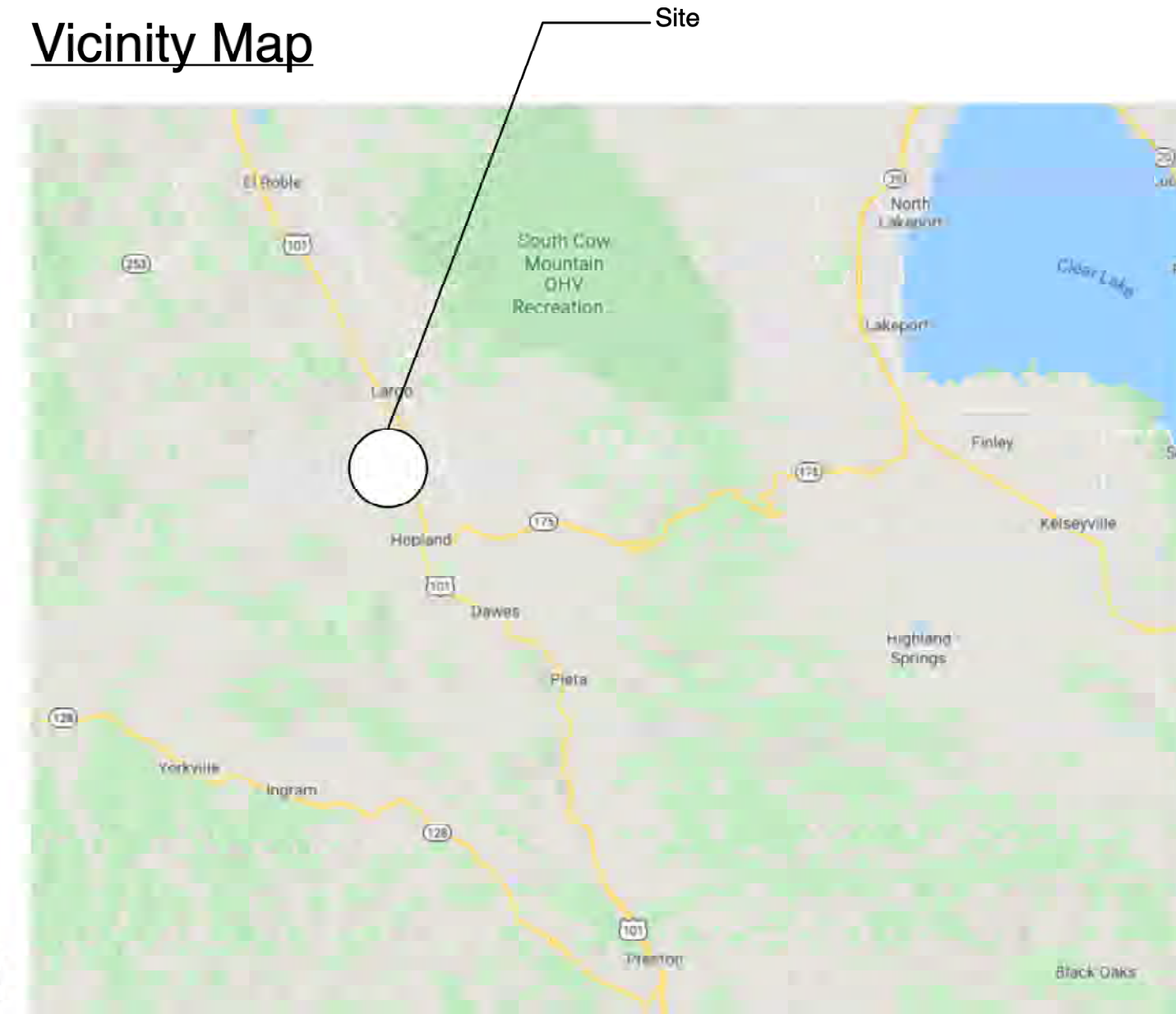
All work shall comply with 2019 versions of California Residential Code (CRC), California Building Code (CBC), California Plumbing Code (CPC), California Mechanical Code (CMC), California Electrical Code (CEC), California Energy Code, California Green Building Standards Code (CGBS), California Fire Code (CFC, if applicable), California Energy Efficiency Standards (CEES), and all applicable local codes.

Site Information
 Site Address: 11704 Hewlitt & Sturtevant Rd, Hopland, CA 95449
 APN #: 048-040-08
 Lot Size: 14.4 Acres Total
Building Code Information
 Zoning Group: AG
 Use Group/Occupancy: R-3
 Building Type: Type VB
 Flood Zone: No
 Fire Jurisdiction: Hopland Fire - structure and wildland fires
 School District: None
 Supervisorial District: District 5
Fire Resistance
Automatic Fire Sprinkler System
 To be designed and installed to NFPA 13 - 2019 standards
 - UNDER SEPARATE SUBMITTAL

Square Footage

Project Info & Building Areas			
	EXISTING	PROPOSED	NOTES
Conditioned Area			
1st Floor Conditioned Area	1,973.00 Sq.Ft.	3,178.00 Sq.Ft.	
2nd Floor Conditioned Area	0 Sq.Ft.	1,997.00 Sq.Ft.	
Covered Outdoor Area			
1st Floor Outdoor Kitchen	345.00 Sq.Ft.	343.00 Sq.Ft.	
2nd Floor Outdoor Deck	0 Sq.Ft.	732.00 Sq.Ft.	
Totals	2,318.00 Sq.Ft.	6,250.00 Sq.Ft.	

Vicinity Map



Location Map



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 san francisco, ca 94107
 info@mathollis.com
 mathollis.com
 415 977 0194

Guesthouse- Major Use Permit
 Transient Habitation - Lodging (limited)
 11704 Hewlitt & Sturtevant Rd
 Hopland, CA 95449
 APN: 048-040-08

PUBLISH DATE
 Use Permit Submittal 12/19/22

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 Project No: 2118
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Cover Sheet

SHEET NO:
A0.01

VICINITY PLAN
NOT TO SCALE



ENLARGED VICINITY PLAN
NOT TO SCALE



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Vicinity Site Plan

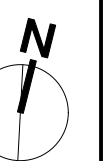
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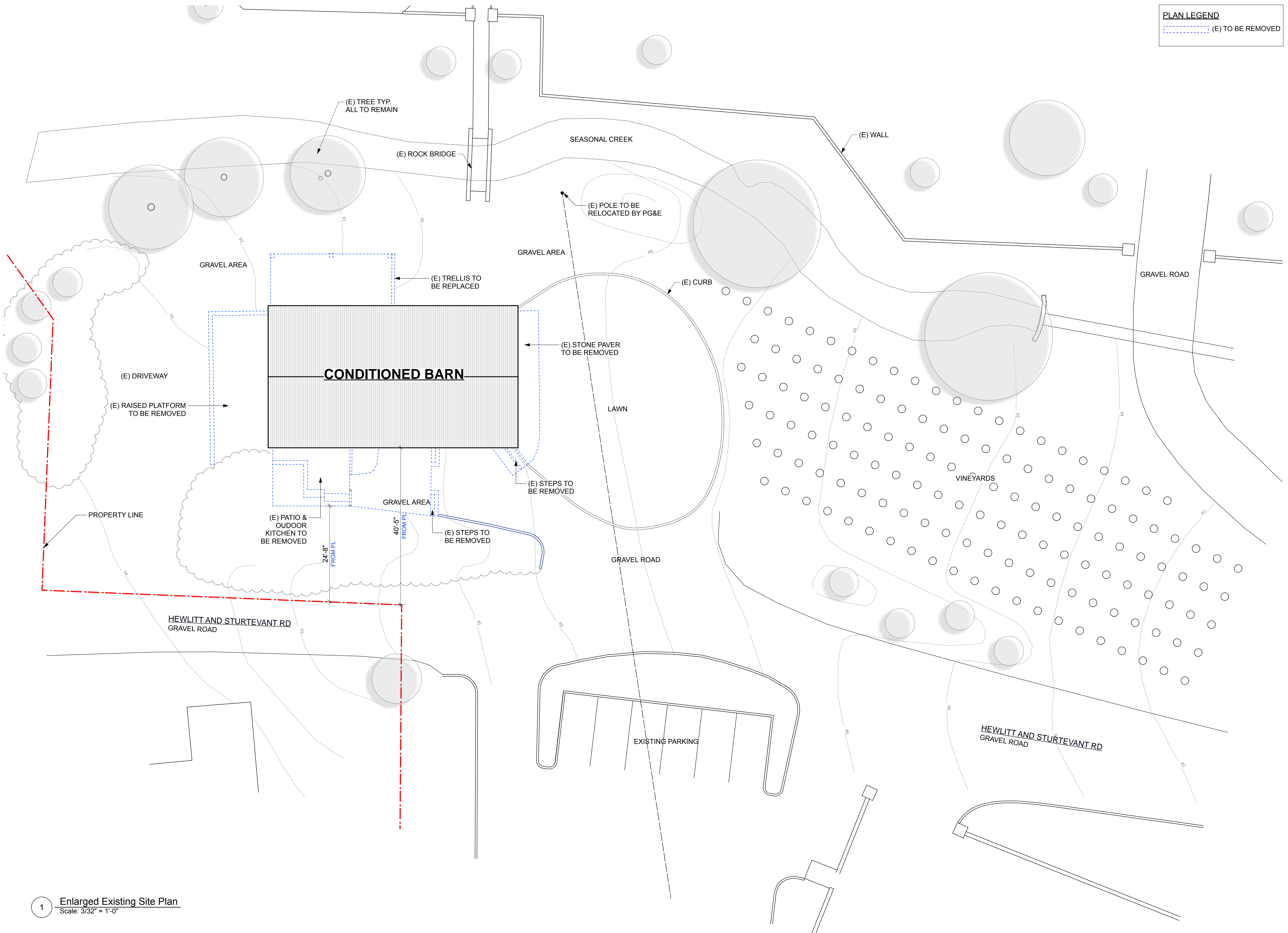


1 Parcel Plan
Scale: 1:4000



2 Site Plan
Scale: 1:1000





PLAN LEGEND
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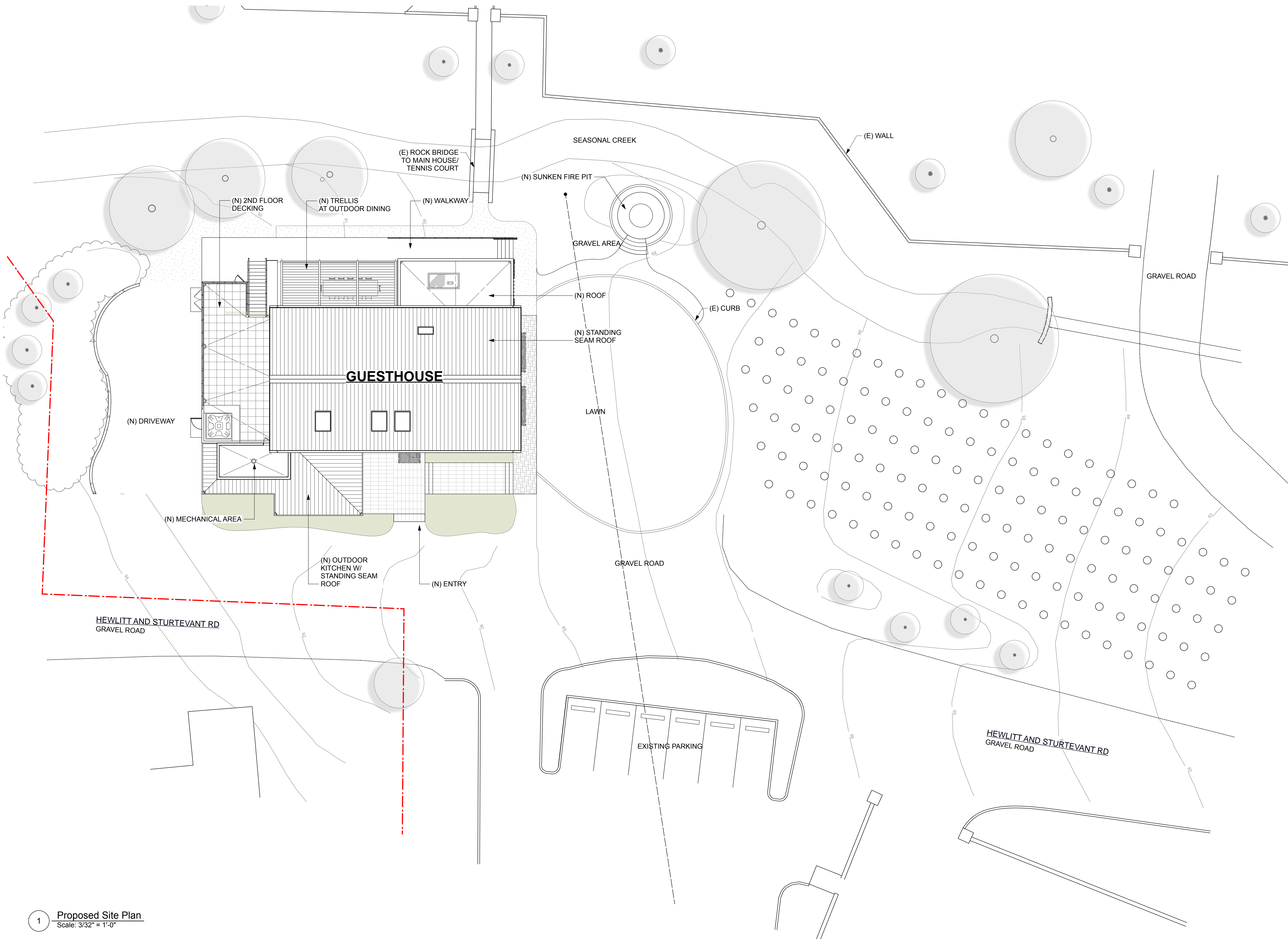
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(E) Site
 Plan-Enlarged
 SHEET NO:
A0.11

1 Enlarged Existing Site Plan
 Scale: 3/32" = 1'-0"



1 Proposed Site Plan
Scale: 3/32" = 1'-0"

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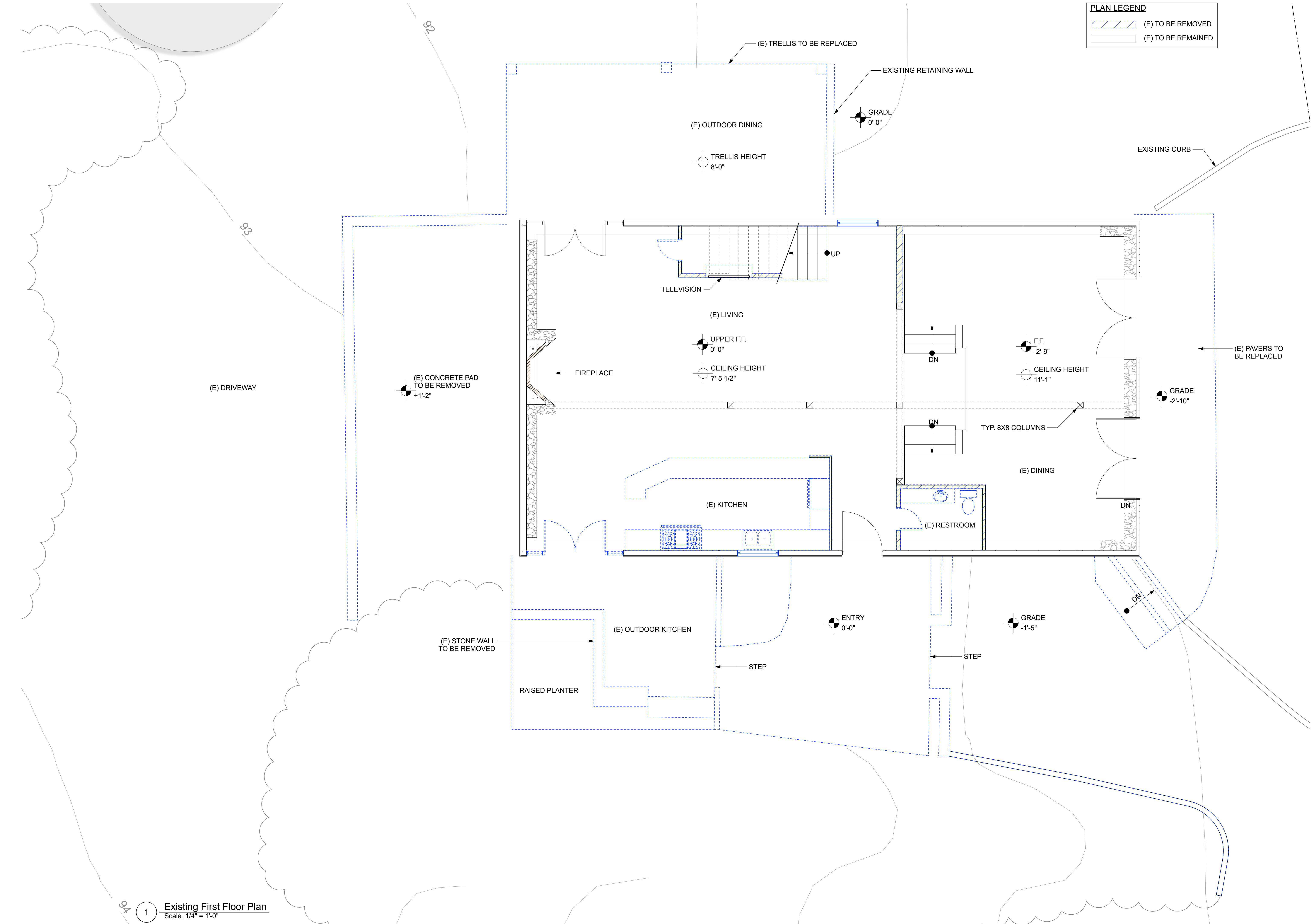


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(P) Site
 Plan-Enlarged
 SHEET NO:
A0.12



PLAN LEGEND

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(E) TO BE REMAINED

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LICENSED ARCHITECT
 MATT HOLLIS
 No. 17227
 EXPIRES: 12/30/2023
 STATE OF CALIFORNIA
 NOT FOR CONSTRUCTION

Guesthouse- Major Use Permit
 Transient Habitation - Lodging (limited)
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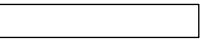
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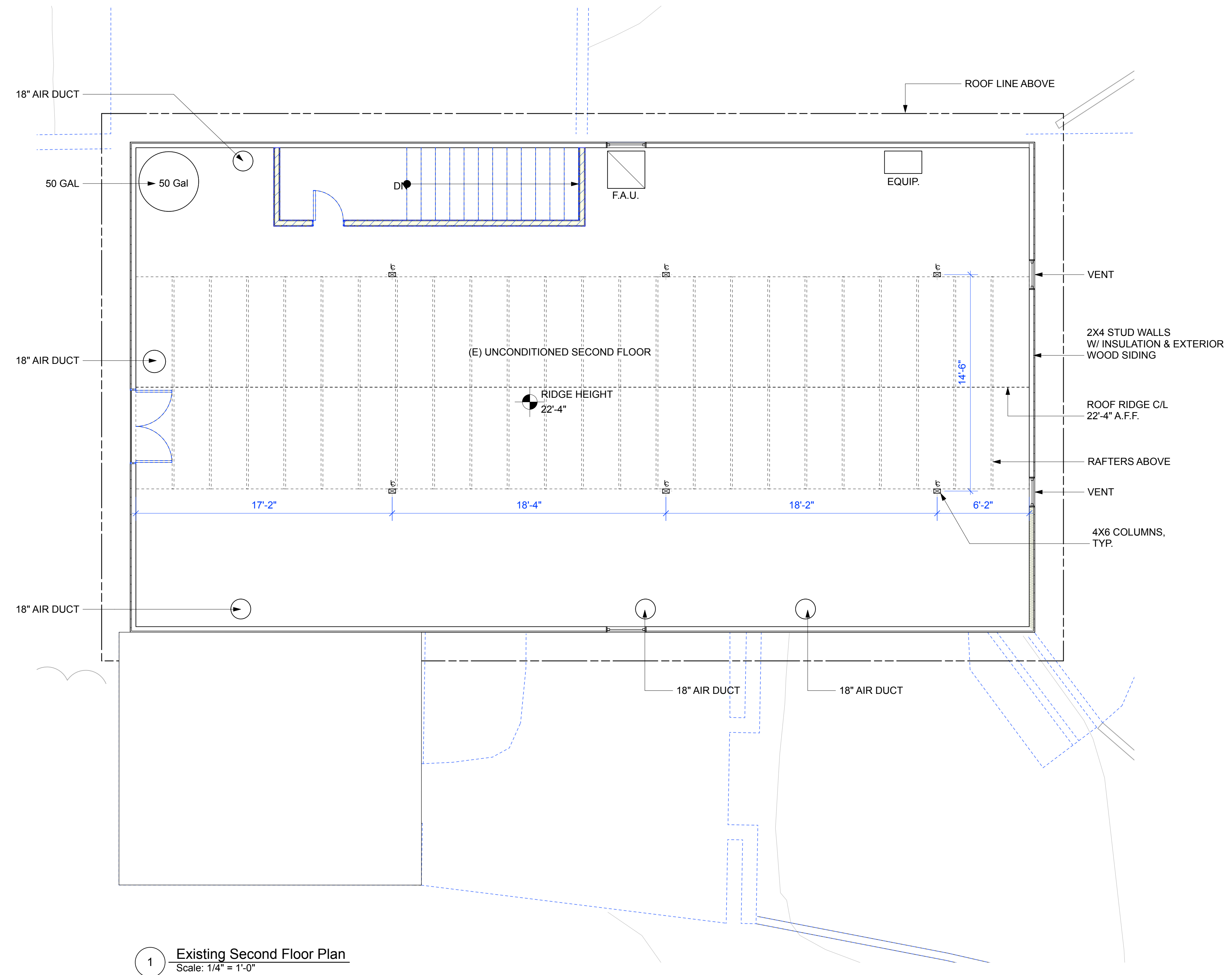
(E) First Floor Plan

SHEET NO:
A1.01

PLAN LEGEND

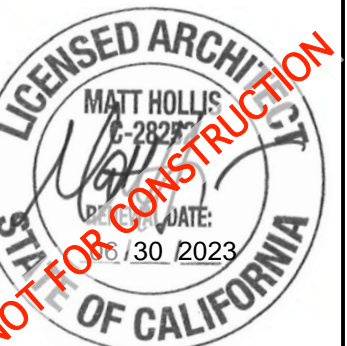
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 (E) TO BE REMAINED



1 Existing Second Floor Plan
Scale: 1/4" = 1'-0"

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Guesthouse-Major Use Permit
Transient Habitation - Lodging (limited)
11704 Hewitt & Sturtevant Rd
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APN: 048-040-08

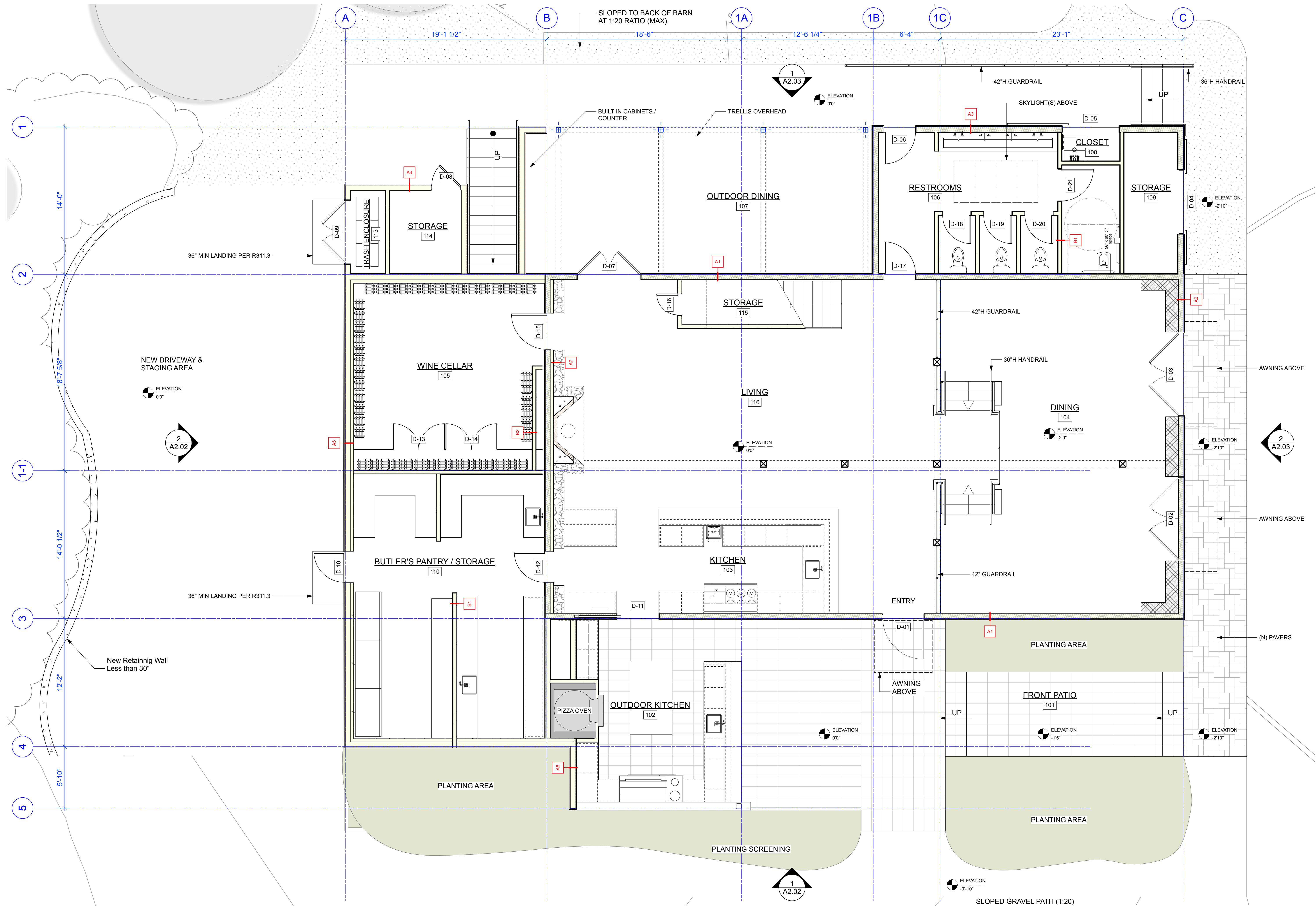
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Drawn by:
Project No: 2118
Scale:

(E) Second Floor Plan

SHEET NO:
A1.02



1 Proposed First Floor Plan
Scale: 1/4" = 1'-0"



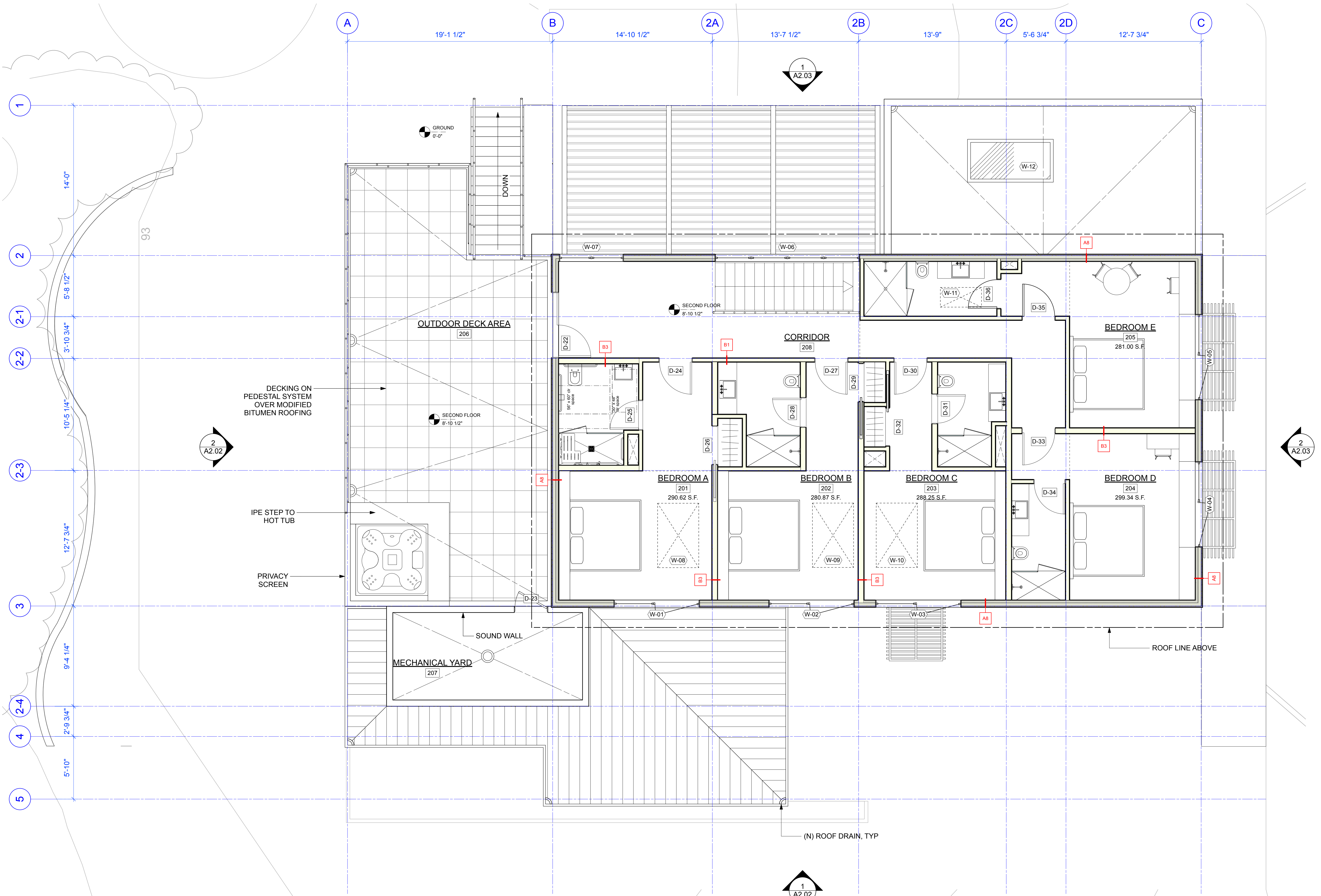
Guesthouse- Major Use Permit
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Scale:

(N) First Floor Plan

SHEET NO:
A1.03



3 Second Floor Plan
Scale: 1/4" = 1'-0"

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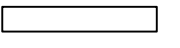


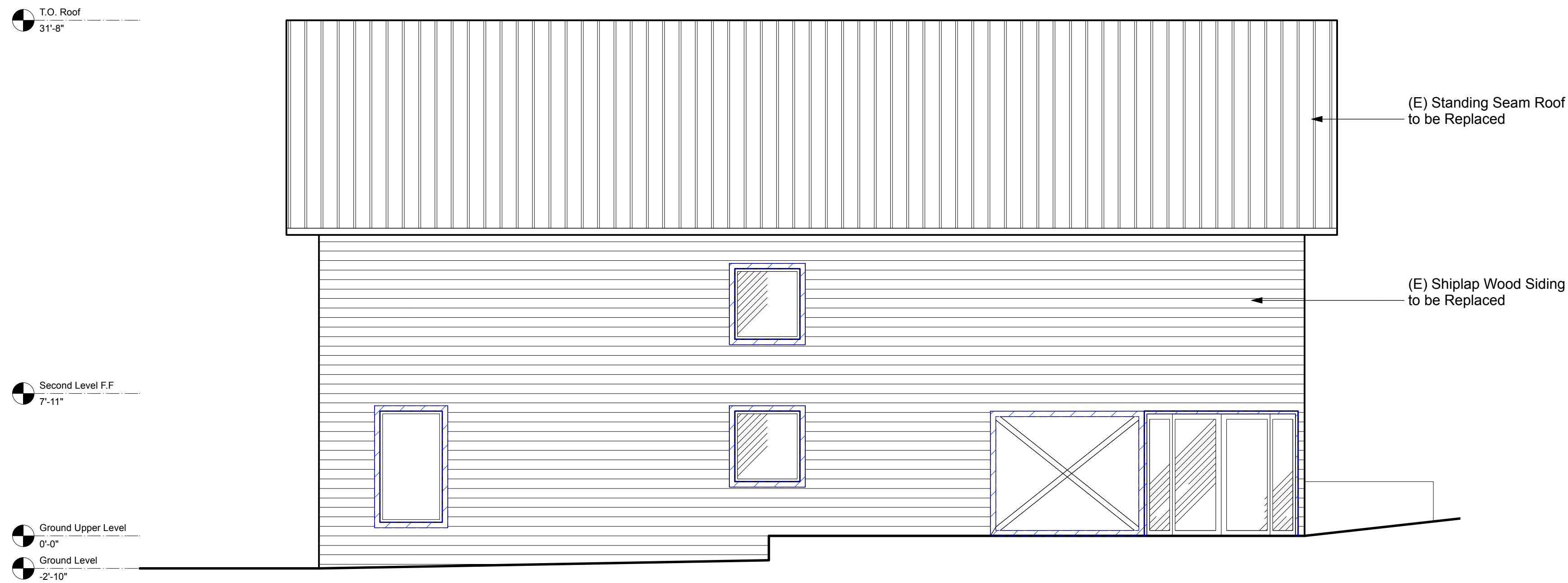
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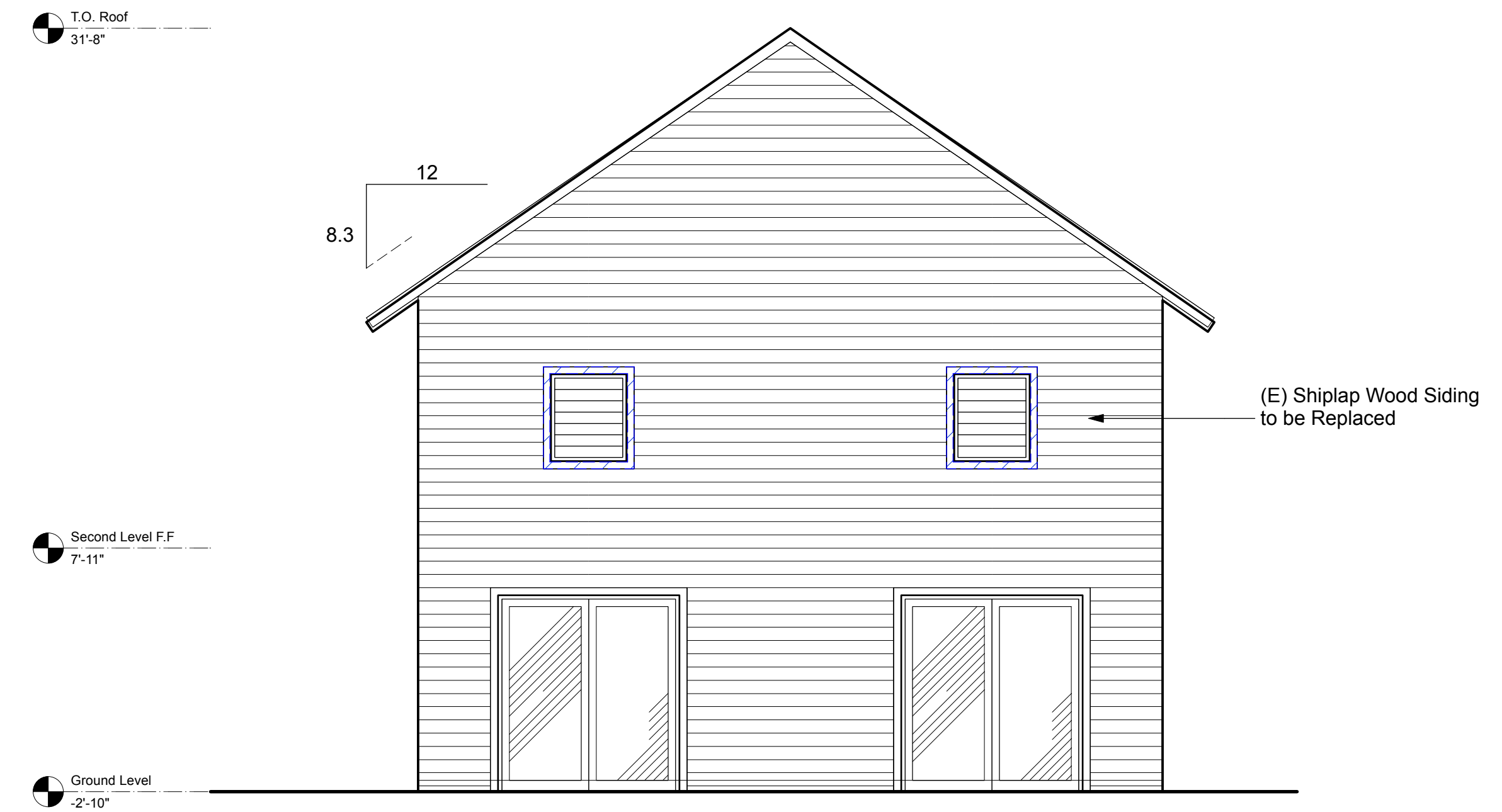
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Project No: 2118
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SHEET NO: **A1.04**

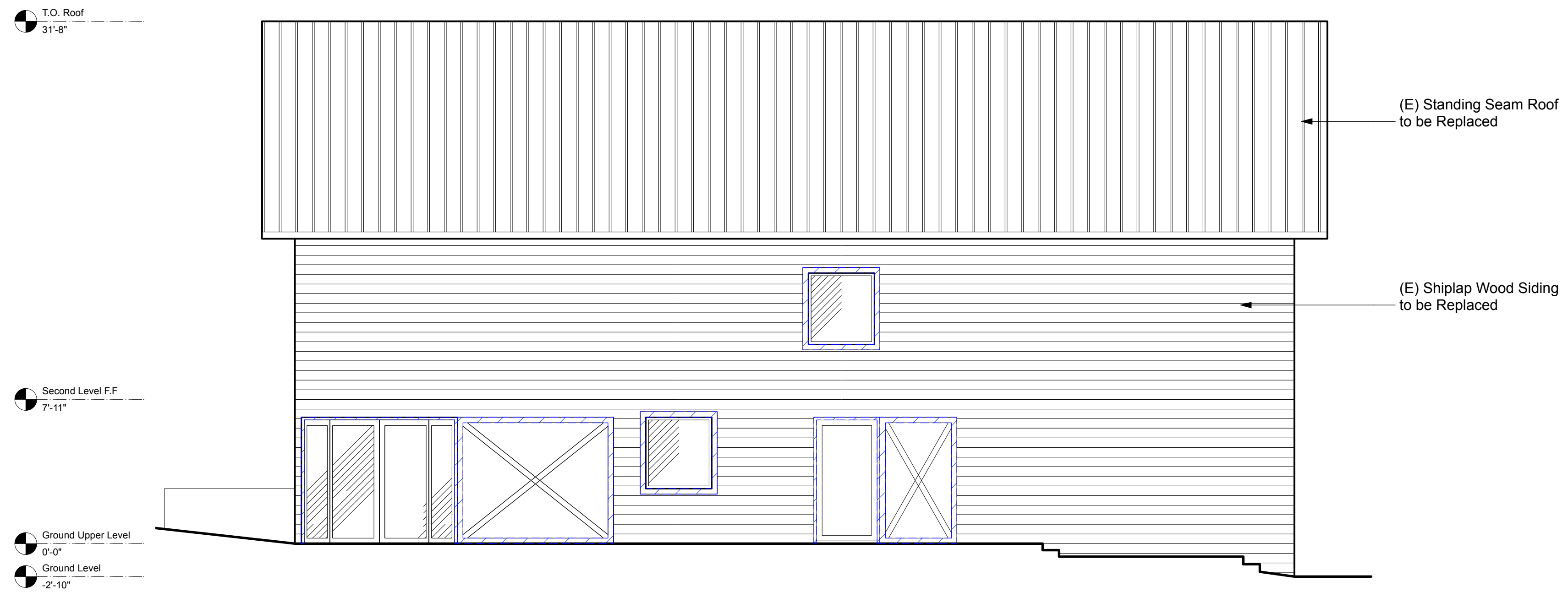
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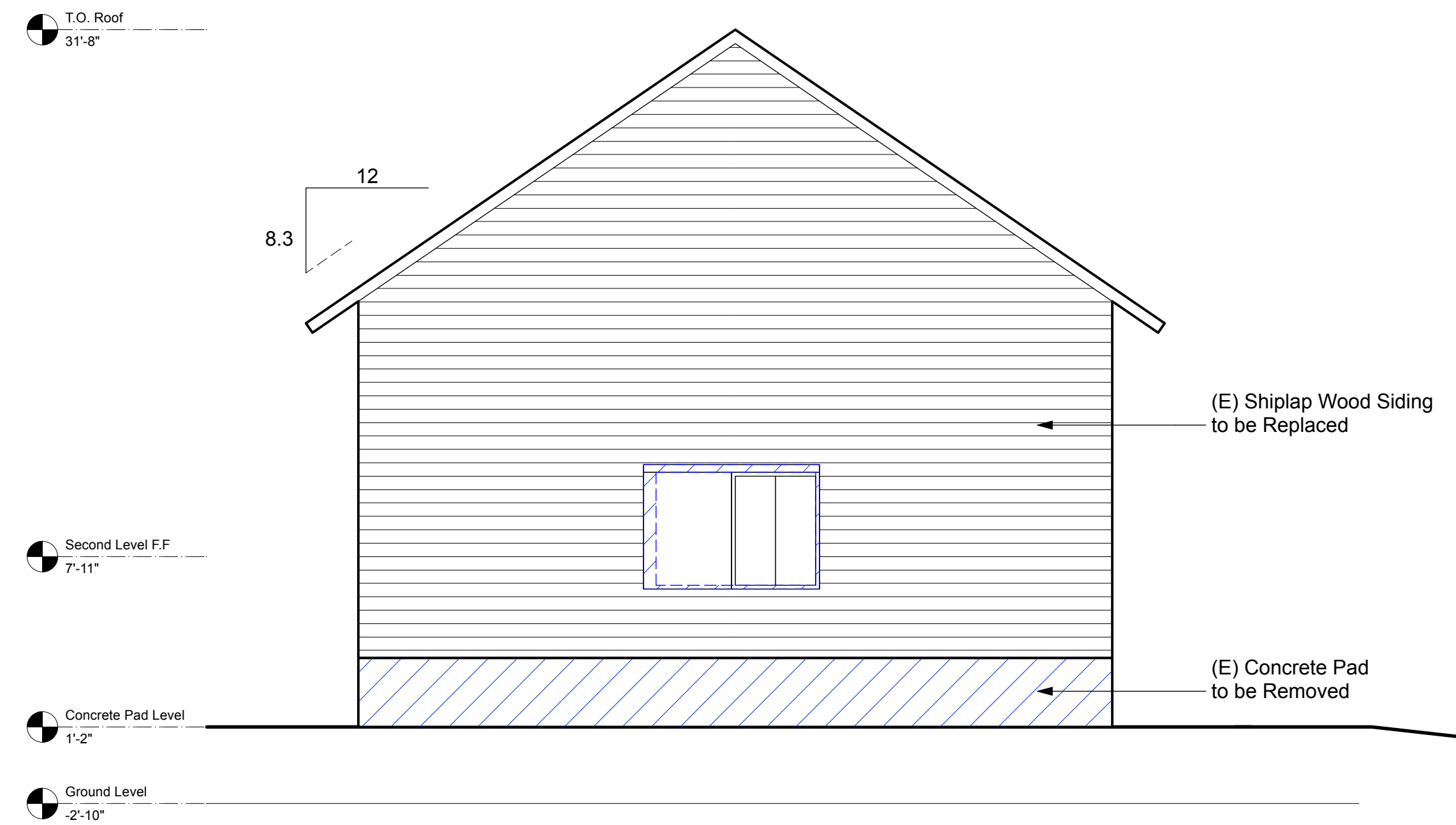
2 NORTH ELEVATION
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1 EAST ELEVATION
 Scale: 3/16" = 1'-0"



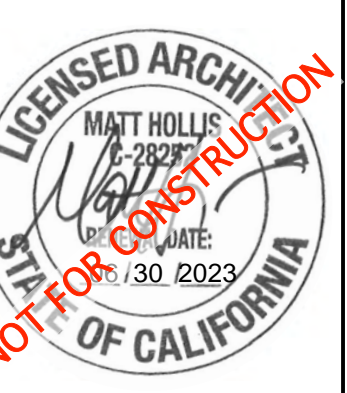
4 SOUTH ELEVATION
 Scale: 3/16" = 1'-0"



3 WEST ELEVATION
 Scale: 3/16" = 1'-0"



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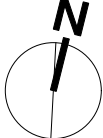


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 Scale:

(E) Elevations

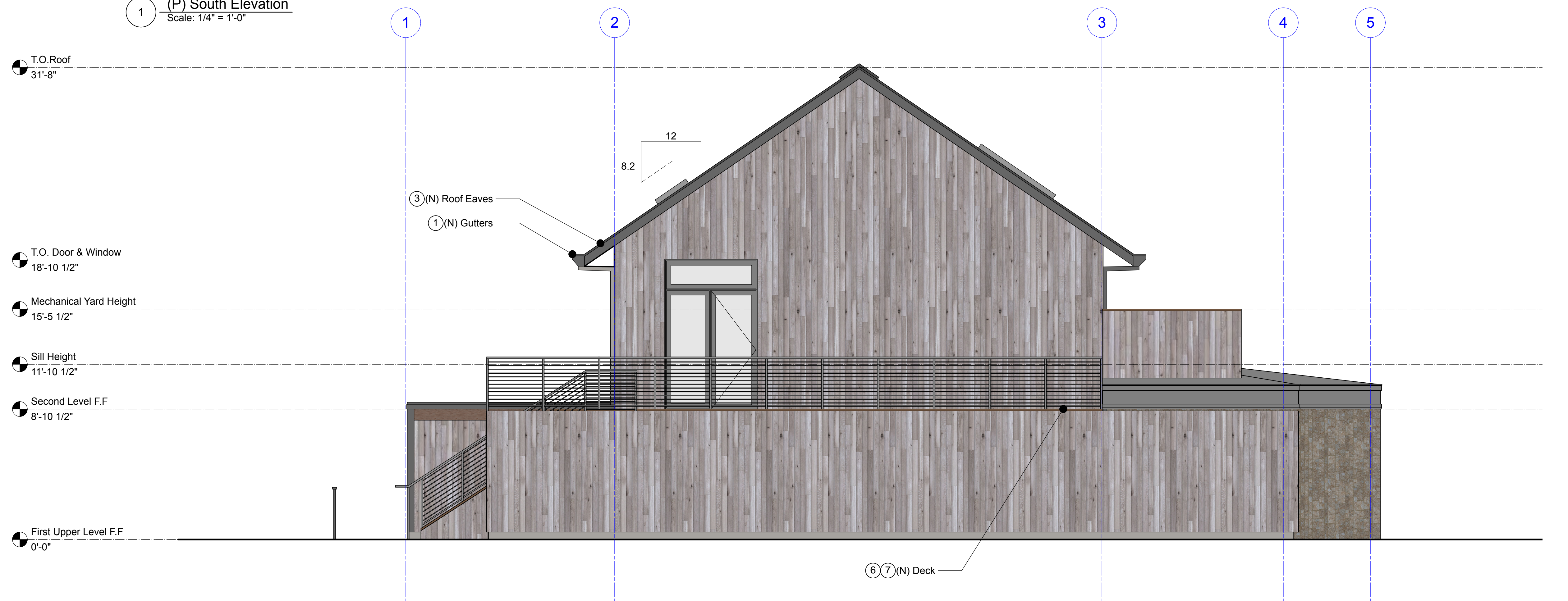
SHEET NO:

A2.01

WUI Design Notes:

- 1 **Roof Gutters:** Per CRC 2019 Section R337.6
Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter.
- 2 **Exterior Walls:** Per CRC 2019 Section R337.7.3
The exterior wall covering or wall assembly shall be noncombustible or ignition-resistant material, a tested and approved wall assembly, or have one layer of 5/8" Type X gypsum sheathing applied and extend from the top of the foundation to the roof, and terminate at 2 inch nominal solid wood blocking between rafters at all roof overhands, or in the case of enclosed eaves, terminate at the enclosure.
- 3 **Open Roof Eaves:** Per CRC 2019 Section R337.7.4
The exposed roof deck on the underside roof eaves shall consist of either noncombustible material, ignition-resistant material, one layer of 5/8" Type X gypsum sheathing applied behind an exterior covering on the underside exterior of the roof deck, or the exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the roof deck designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products in the Gypsum Association Fire Resistance Design Manual. With exceptions.
- 4 **Exterior Windows:** Per CRC 2019 Section R337.8.21
Exterior glazed assemblies shall be constructed of multipane glazing w/ a min. of one tempered pane meeting the requirements of Section 2406 Safety Glazing, have a fire resistance rating of not less than 20 minutes, or meet SFM standards.
- 5 **Exterior Doors:** Per CRC 2019 Section R337.8.3
The exterior surface or cladding of exterior doors shall be of noncombustible material, ignition-resistant material, be of an assembly with a fire-resistance rating not less than 20 minutes, or have performance requirements as listed in code.
- 6 **Deck-to-Wall Flashing:** Per CRC 2019 Section R337.9.1
A minimum of a 6-inch metal flashing, applied vertically on the exterior of the wall, shall be installed at all the deck-to-wall intersections.
- 7 **Deck Walking Surface:** Per CRC 2019 Section R337.9.4
The walking surface of decks, porches, balconies and stairs shall be of material that complies with the performance requirements stated in code, be of ignition-resistant material that complies with the performance requirements stated in code, or be exterior fire-retardant-treated-wood.

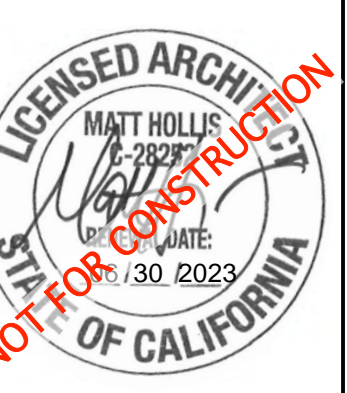


1 (P) South Elevation
Scale: 1/4" = 1'-0"



2 (P) West Elevation
Scale: 1/4" = 1'-0"

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Guesthouse- Major Use Permit
 Transient Habitation - Lodging (limited)
 11704 Hewlitt & Sturtevant Rd
 Hopland, CA 95449
 APN: 048-040-08

PUBLISH	DATE
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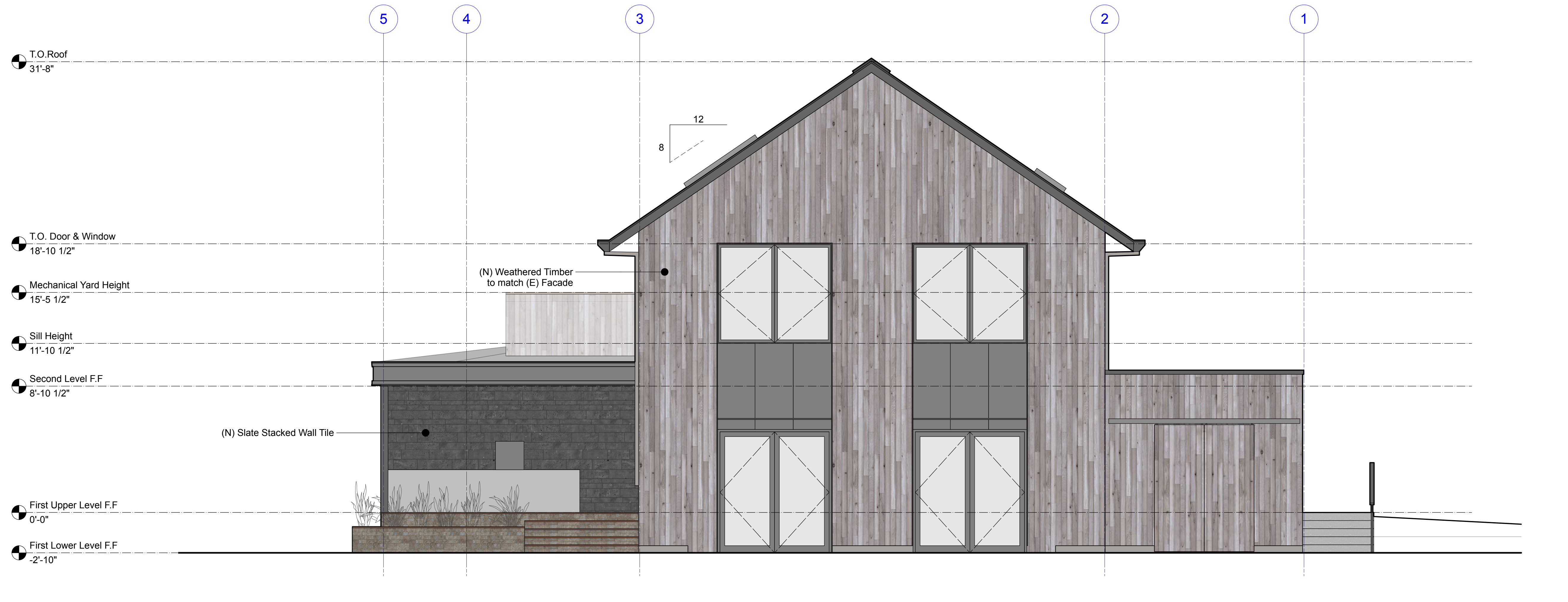
(P) South & West Elevations
 SHEET NO:
A2.02

WUI Design Notes:

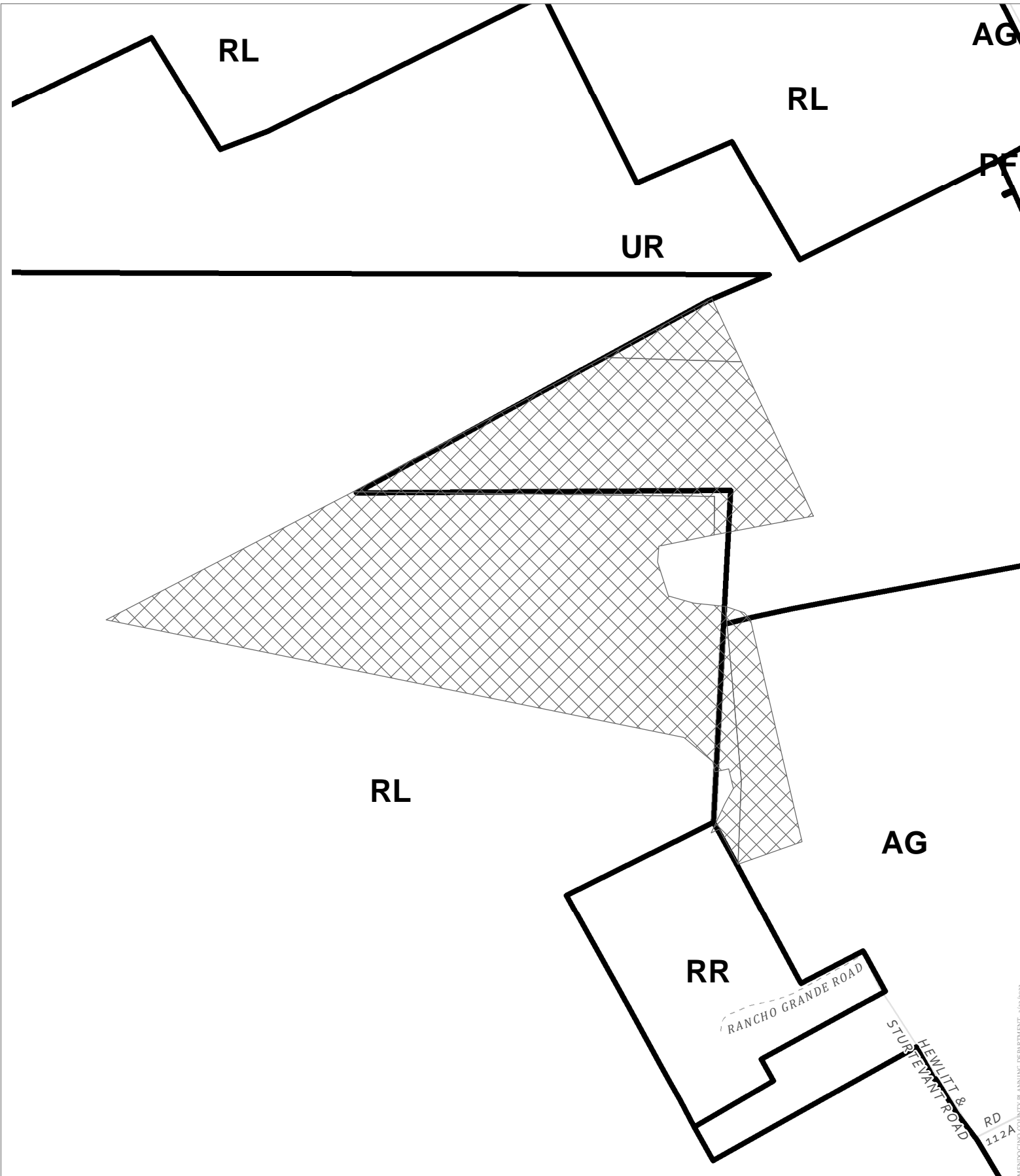
- ① **Roof Gutters:** Per CRC 2019 Section R337.6
Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter.
- ② **Exterior Walls:** Per CRC 2019 Section R337.7.3
The exterior wall covering or wall assembly shall be noncombustible or ignition-resistant material, a tested and approved wall assembly, or have one layer of 5/8" Type X gypsum sheathing applied and extend from the top of the foundation to the roof, and terminate at 2 inch nominal solid wood blocking between rafters at all roof overhands, or in the case of enclosed eaves, terminate at the enclosure.
- ③ **Open Roof Eaves:** Per CRC 2019 Section R337.7.4
The exposed roof deck on the underside of roof eaves shall consist of either noncombustible material, ignition-resistant material, one layer of 5/8" Type X gypsum sheathing applied behind an exterior covering on the underside exterior of the roof deck, or the exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the roof deck designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products in the Gypsum Association Fire Resistance Design Manual. With exceptions.
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Exterior glazed assemblies shall be constructed of multipane glazing w/ a min. of one tempered pane meeting the requirements of Section 2406 Safety Glazing, have a fire resistance rating of not less than 20 minutes, or meet SFM standards.
- ⑤ **Exterior Doors:** Per CRC 2019 Section R337.8.3
The exterior surface or cladding of exterior doors shall be of noncombustible material, ignition-resistant material, be of an assembly with a fire-resistance rating not less than 20 minutes, or have performance requirements as listed in code.
- ⑥ **Deck-to-Wall Flashing:** Per CRC 2019 Section R337.9.1
A minimum of a 6-inch metal flashing, applied vertically on the exterior of the wall, shall be installed at all the deck-to-wall intersections.
- ⑦ **Deck Walking Surface:** Per CRC 2019 Section R337.9.4
The walking surface of decks, porches, balconies and stairs shall be of material that complies with the performance requirements stated in code, be of ignition-resistant material that complies with the performance requirements stated in code, or be exterior fire-retardant-treated-wood.



1 (P) North Elevation
Scale: 1/4" = 1'-0"

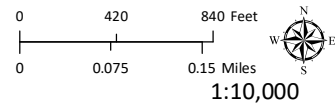


2 (P) East Elevation
Scale: 1/4" = 1'-0"



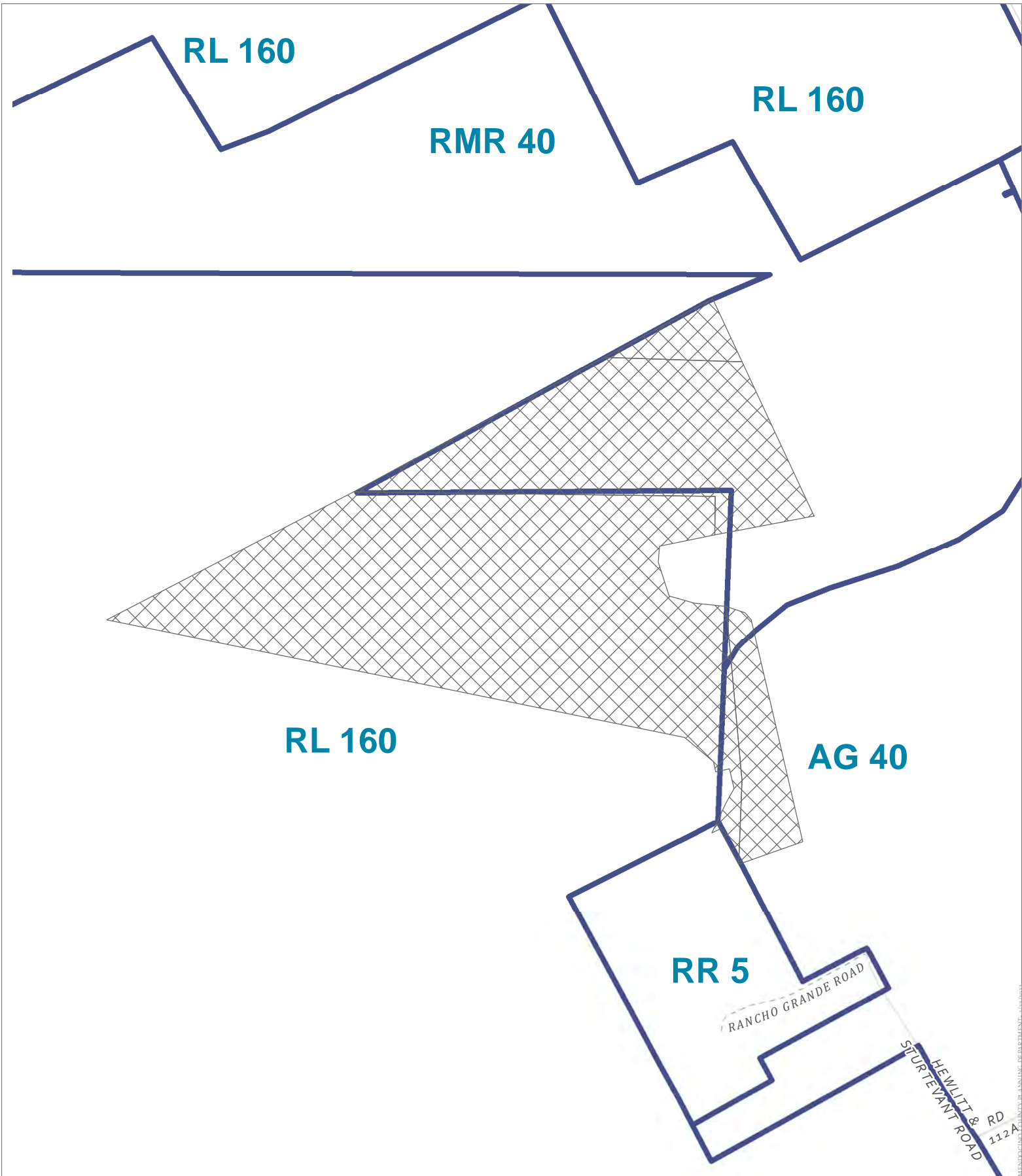
CASE: U 2023-0003
OWNER: Heritage Vintner's, LLC
APN: Various
APLCT: Marc Taub
AGENT: Stephanie Strawhacker
ADDRESS: Hopland, CA

 Zoning Districts
 Public Roads






ZONING

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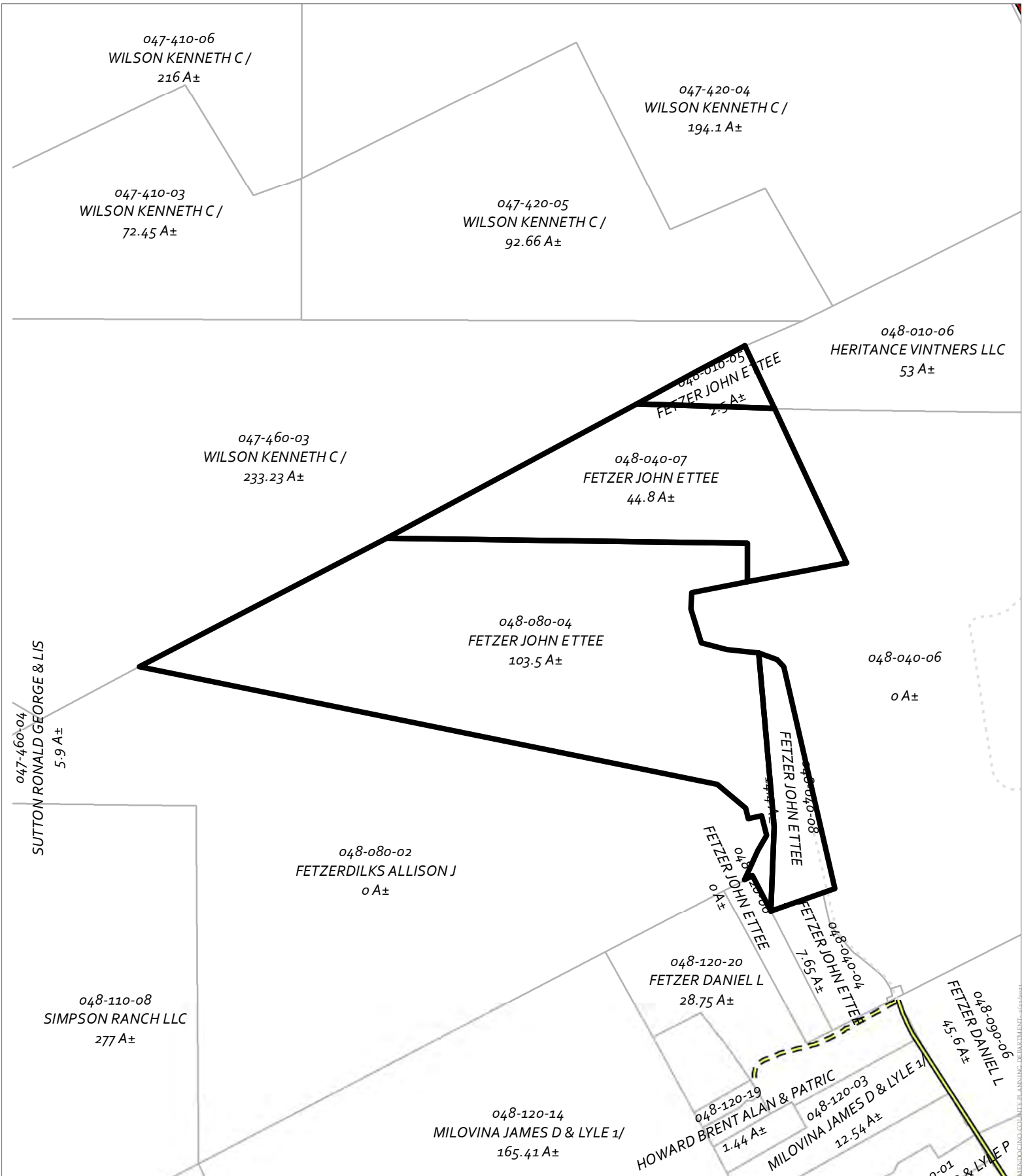
CASE: U 2023-0003
OWNER: Heritage Vintner's, LLC
APN: Various
APLCT: Marc Taub
AGENT: Stephanie Strawhacker
ADDRESS: Hopland, CA

 General Plan Classes
 Public Roads



0 420 840 Feet
 0 0.075 0.15 Miles
 1:10,000


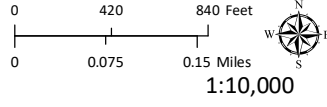
GENERAL PLAN

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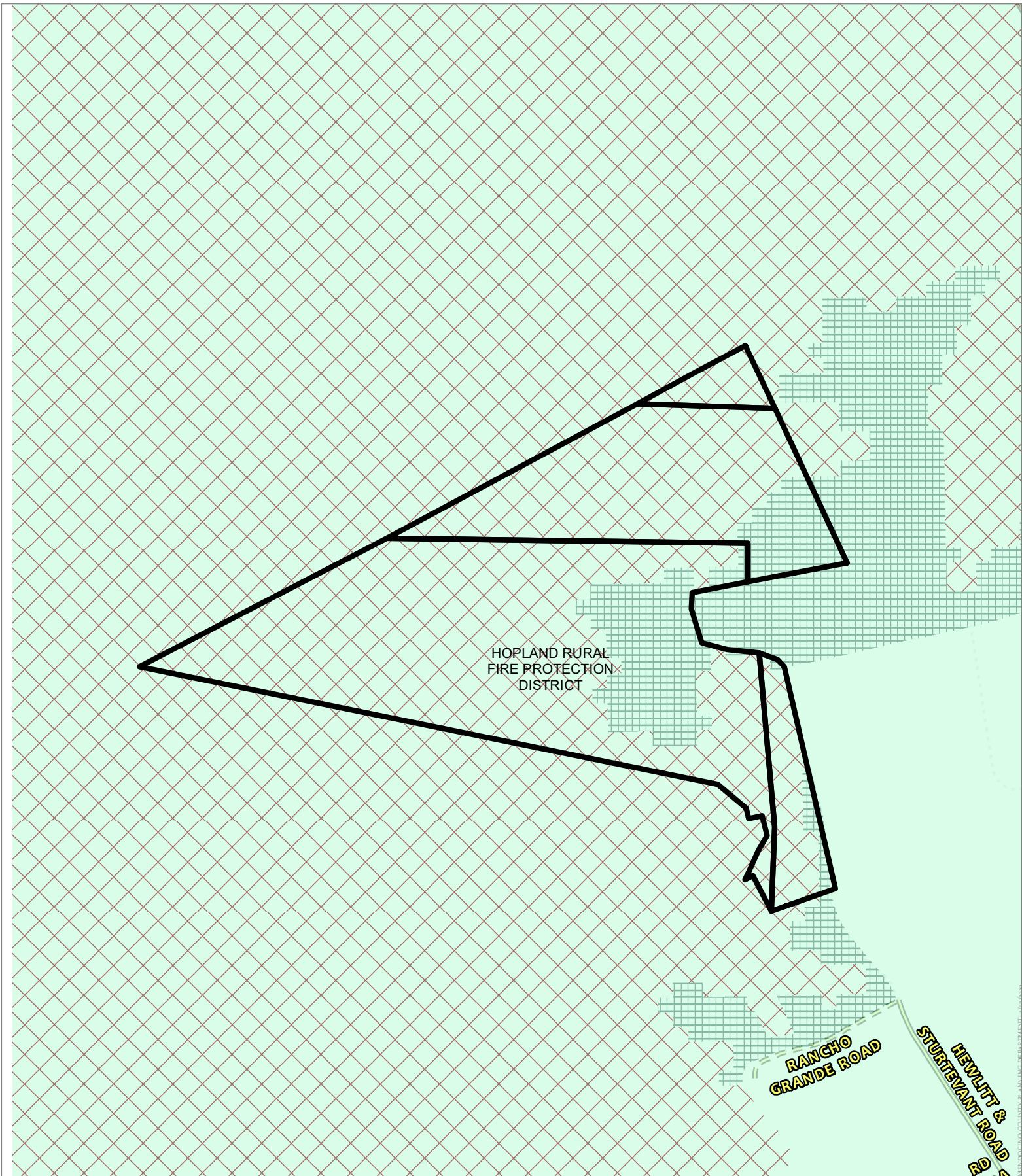
CASE: U 2023-0003
OWNER: Heritance Vintner's, LLC
APN: Various
APLCT: Marc Taub
AGENT: Stephanie Strawhacker
ADDRESS: Hopland, CA

 Public Roads
 Private Roads




ADJACENT PARCELS

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CASE: U 2023-0003
OWNER: Heritance Vintner's, LLC
APN: Various
APLCT: Marc Taub
AGENT: Stephanie Strawhacker
ADDRESS: Hopland, CA

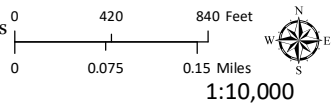
 High Fire Hazard

 County Fire Districts

 Private Roads

 Moderate Fire Hazard

 Public Roads

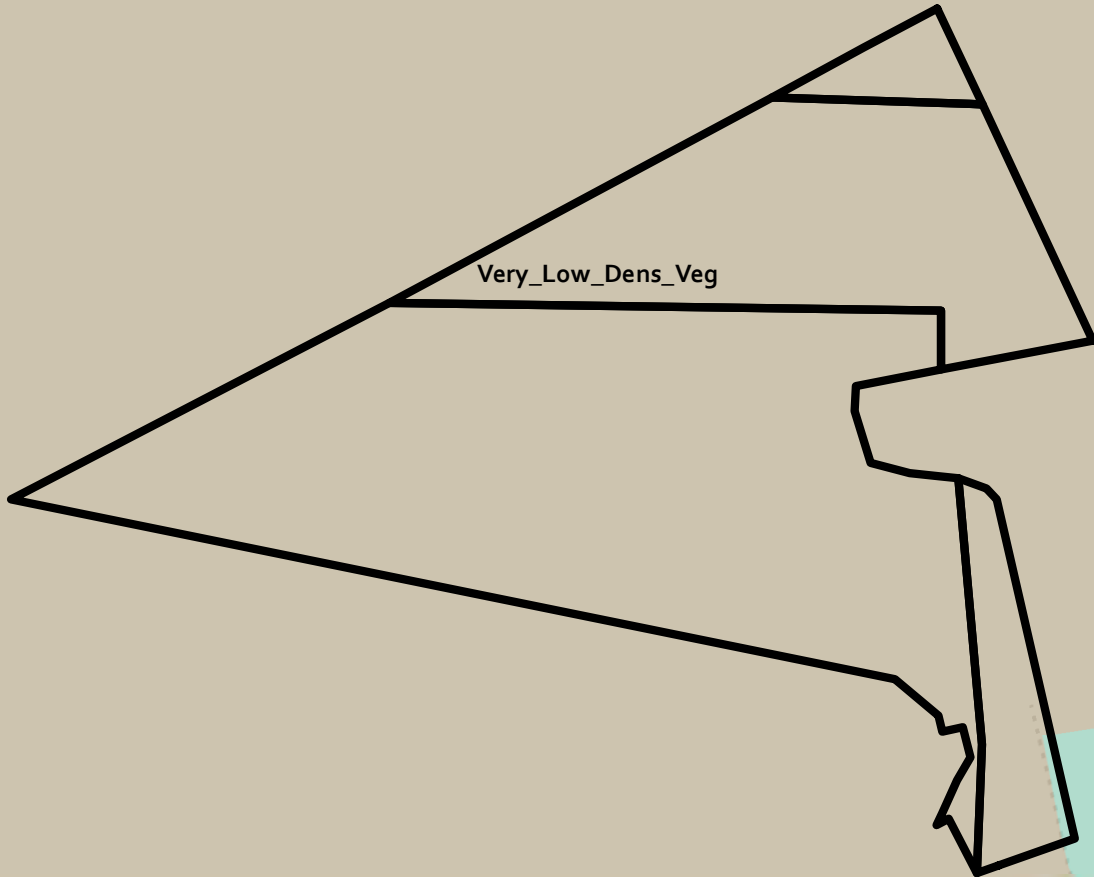


FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

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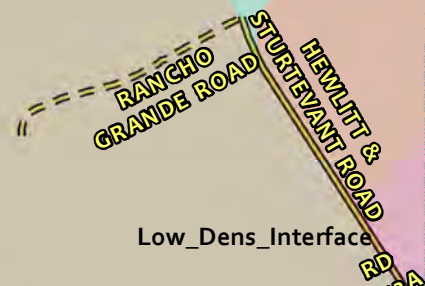
HENNINGSON CONSULTING ENGINEERING DEPARTMENT - 4/29/2023

Uninhabited_Veg



Uninhabited_NoVeg

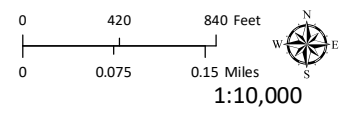
Med_Dens_Intermix



Low_Dens_Interface

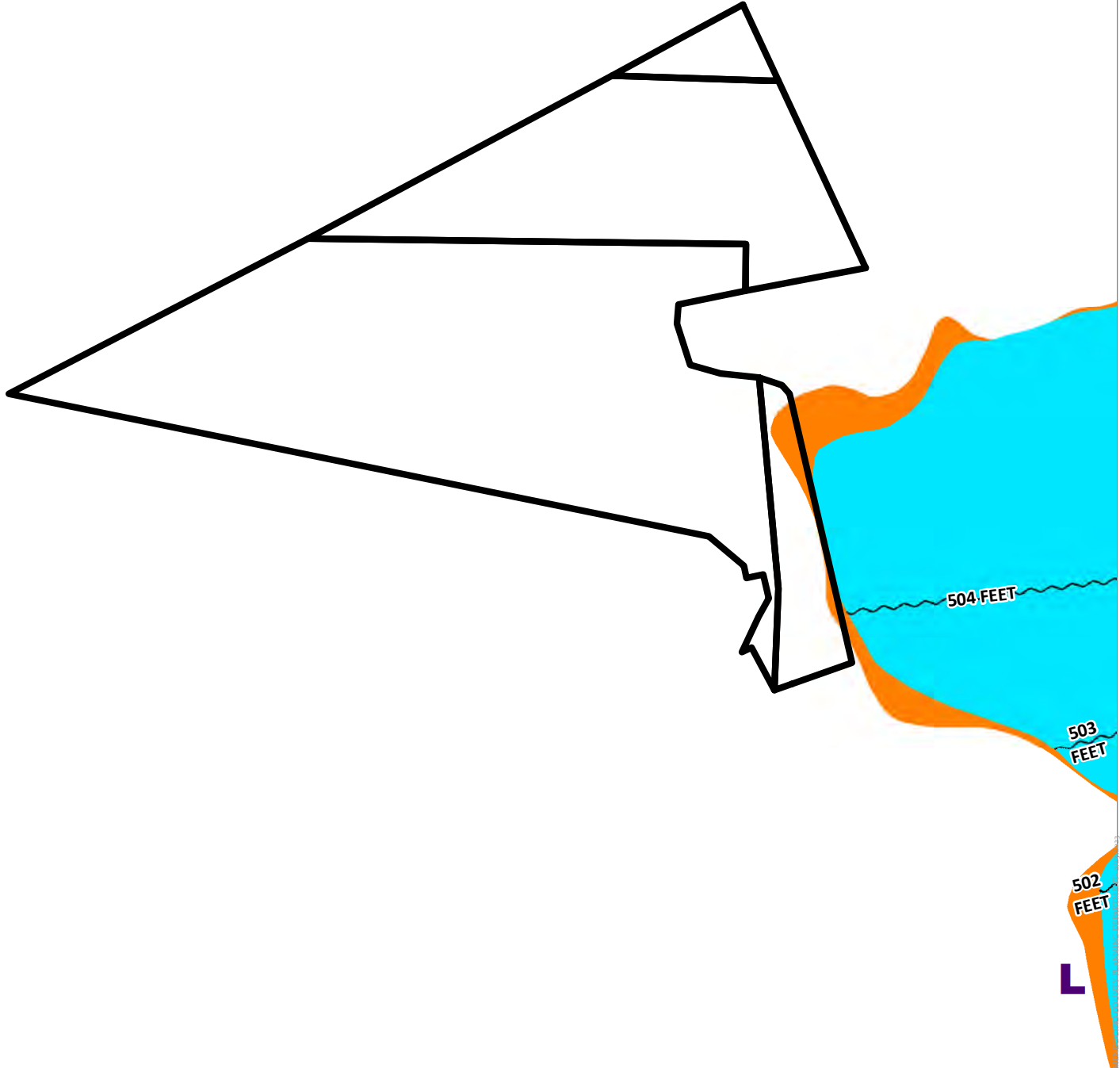
CASE: U 2023-0003
OWNER: Heritance Vintner's, LLC
APN: Various
APLCT: Marc Taub
AGENT: Stephanie Strawhacker
ADDRESS: Hopland, CA

 Public Roads
 Private Roads



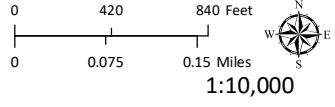
WILDLAND-URBAN INTERFACE

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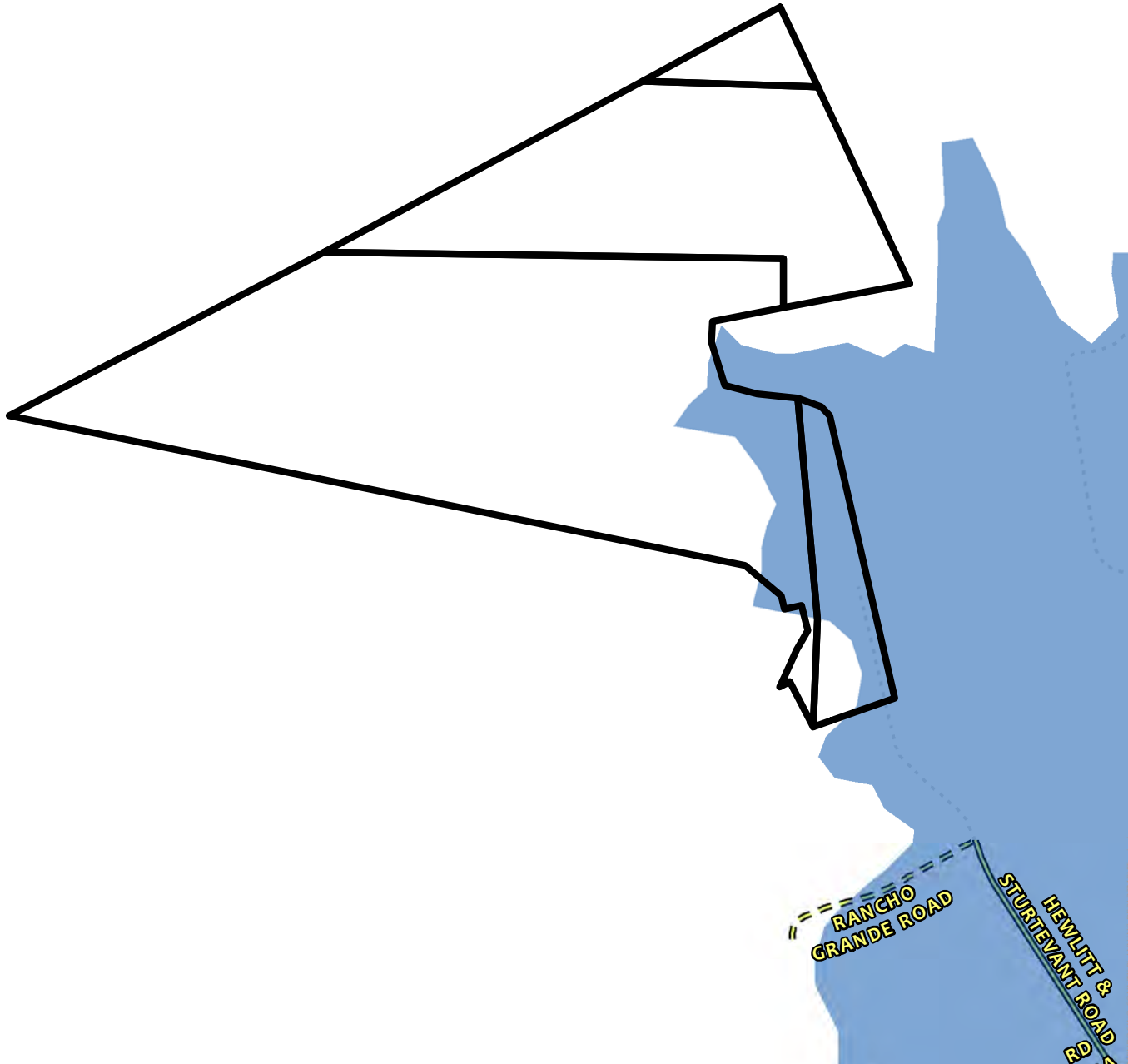
CASE: U 2023-0003
OWNER: Heritance Vintner's, LLC
APN: Various
APLCT: Marc Taub
AGENT: Stephanie Strawhacker
ADDRESS: Hopland, CA

 LOMA Letters






FLOOD ZONES


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CASE: U 2023-0003
OWNER: Heritage Vintner's, LLC
APN: Various
APLCT: Marc Taub
AGENT: Stephanie Strawhacker
ADDRESS: Hopland, CA

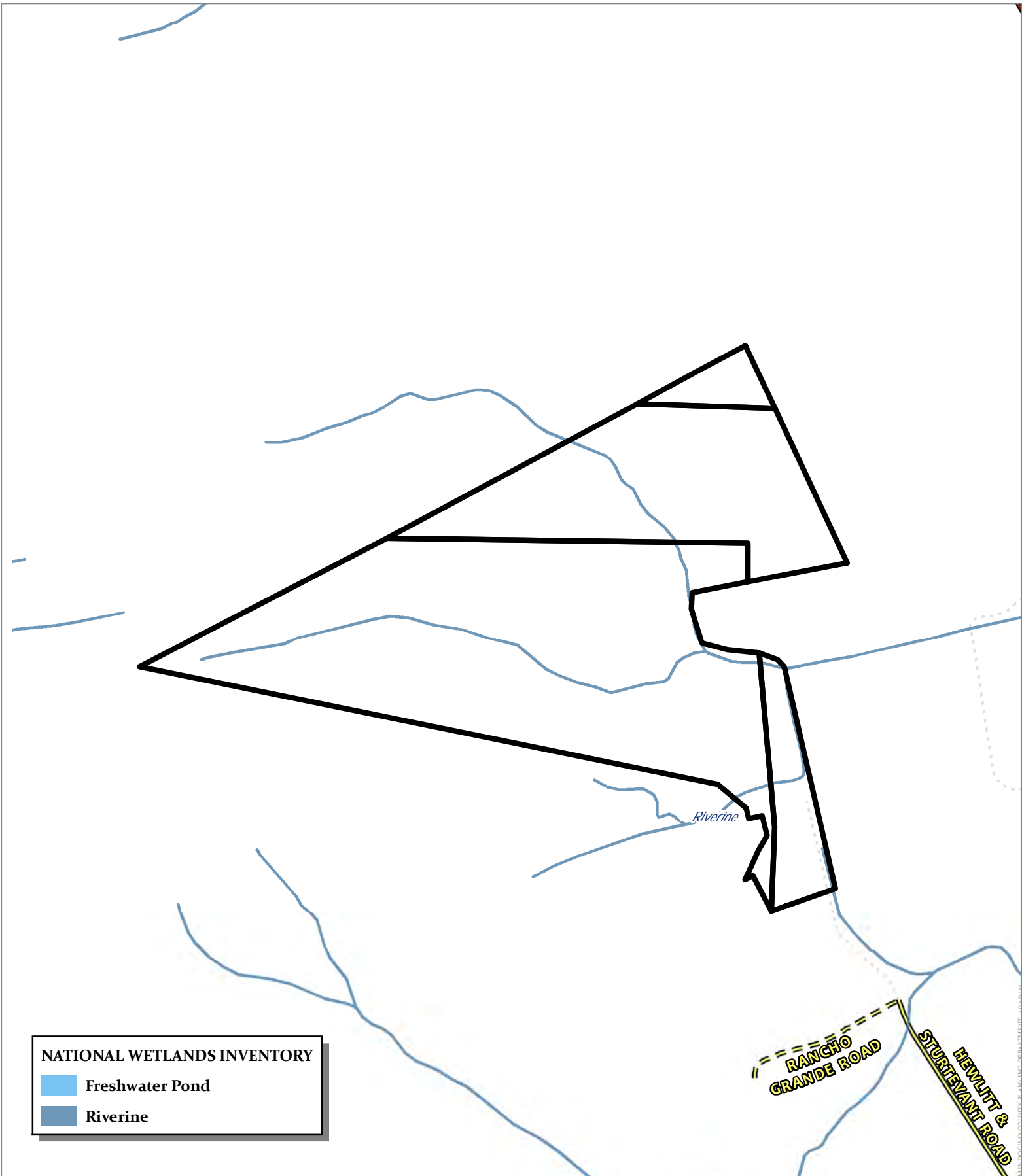
 Estimated Inundation Zones  Private Roads
 Public Roads

0 420 840 Feet
 0 0.075 0.15 Miles
 1:10,000



DAM INUNDATION ZONES

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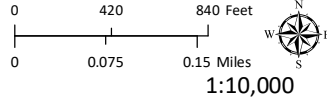


NATIONAL WETLANDS INVENTORY

- Freshwater Pond
- Riverine

CASE: U 2023-0003
OWNER: Heritage Vintner's, LLC
APN: Various
APLCT: Marc Taub
AGENT: Stephanie Strawhacker
ADDRESS: Hopland, CA

Public Roads
 Private Roads

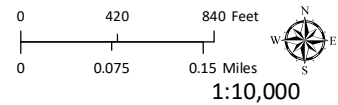
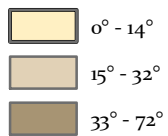


1:10,000
WETLANDS

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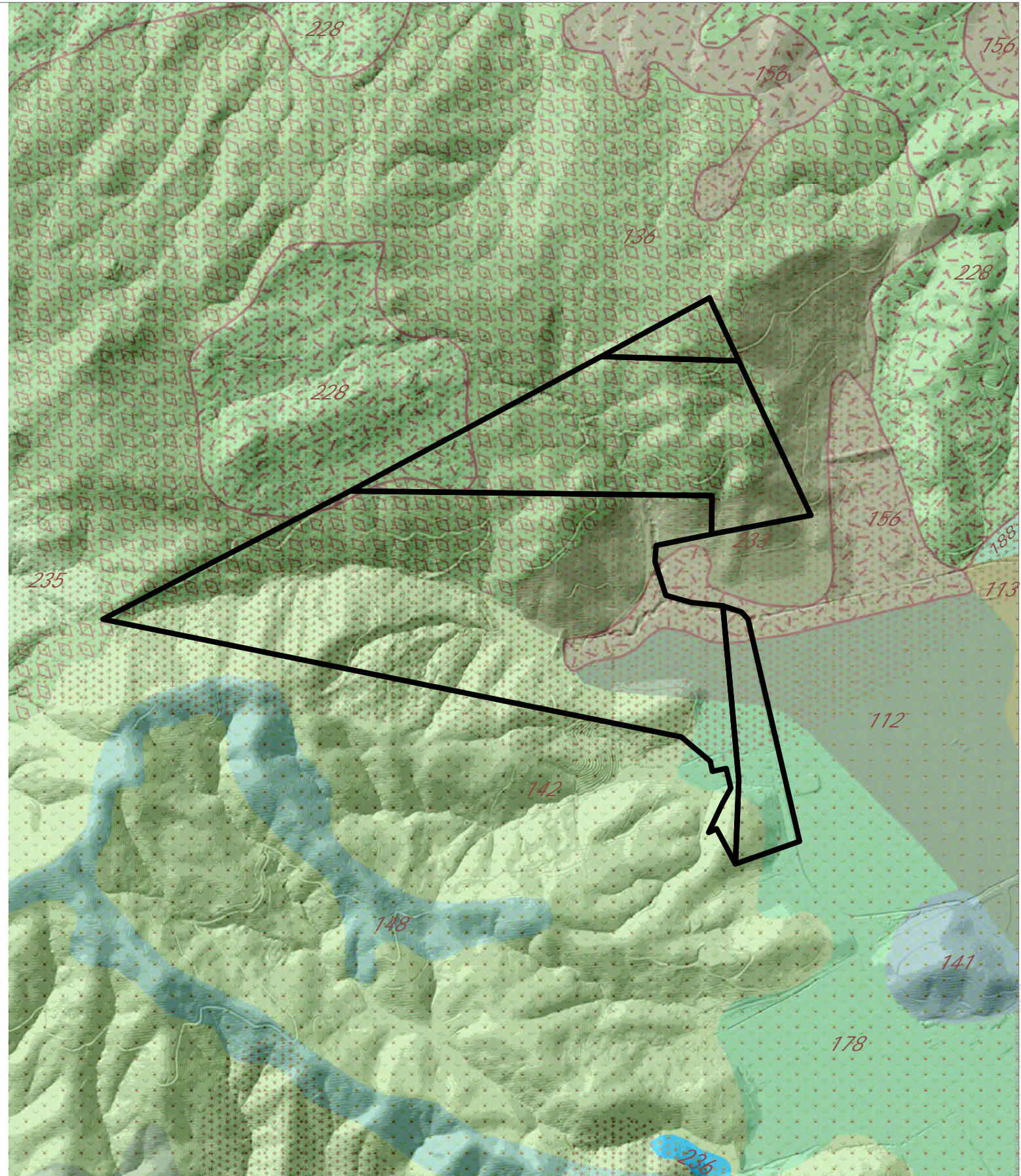


CASE: U 2023-0003
OWNER: Heritance Vintner's, LLC
APN: Various
APLCT: Marc Taub
AGENT: Stephanie Strawhacker
ADDRESS: Hopland, CA



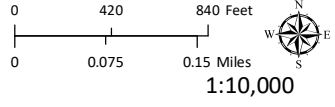
ESTIMATED SLOPE

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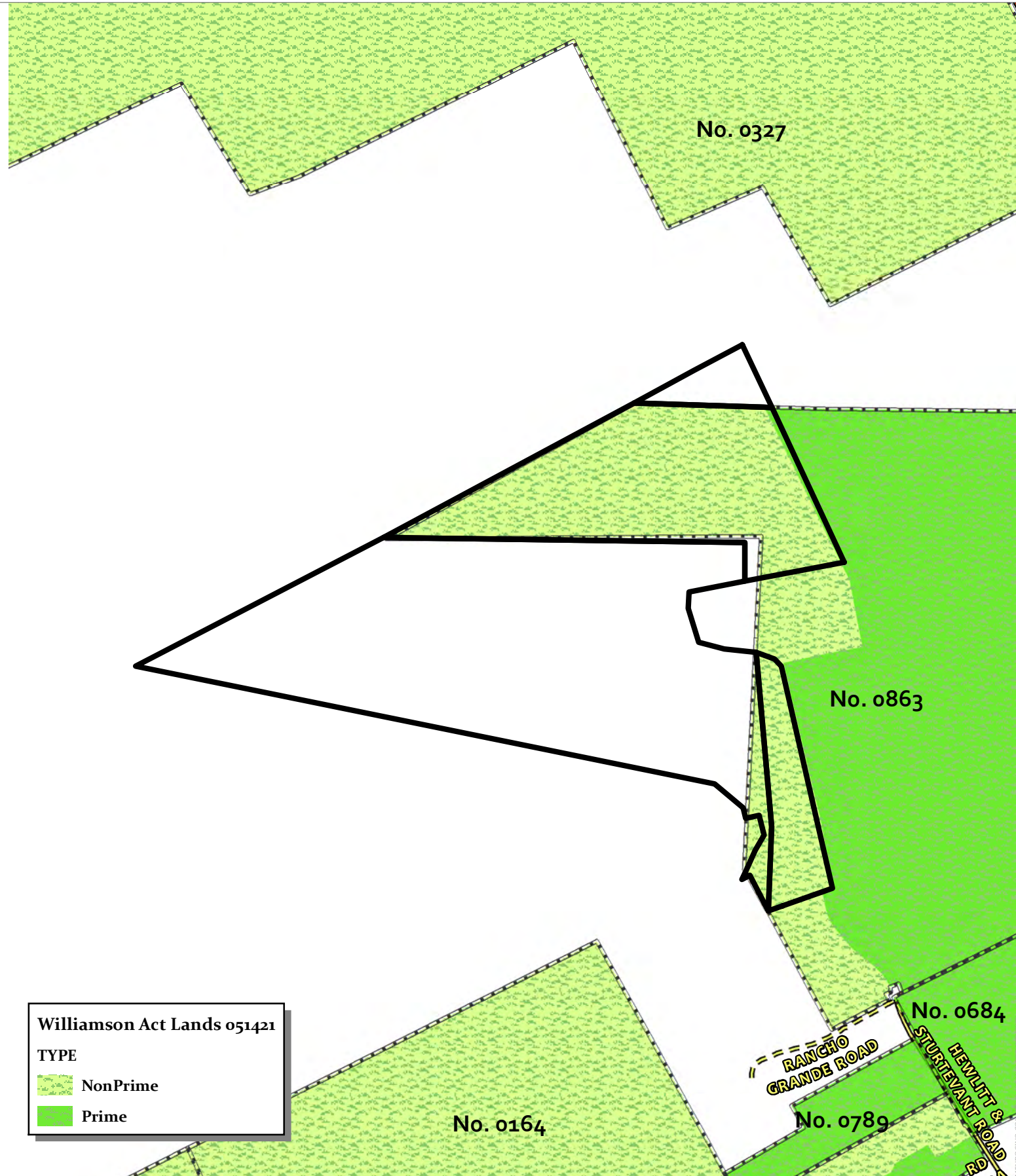
CASE: U 2023-0003
OWNER: Heritance Vintner's, LLC
APN: Various
AGENT: Stephanie Strawhacker
ADDRESS: Hopland, CA

-  Ultramafic Rock
-  Eastern Serpentine Inclusions
-  Eastern Serpentine Soils
-  Naturally Occurring Asbestos



EASTERN SOIL CLASSIFICATIONS

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Williamson Act Lands 051421


TYPE


 NonPrime

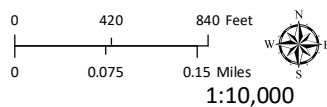
 Prime

CASE: U 2023-0003
OWNER: Heritance Vintner's, LLC
APN: Various
AGENT: Stephanie Strawhacker
ADDRESS: Hopland, CA

 Contract Boundaries

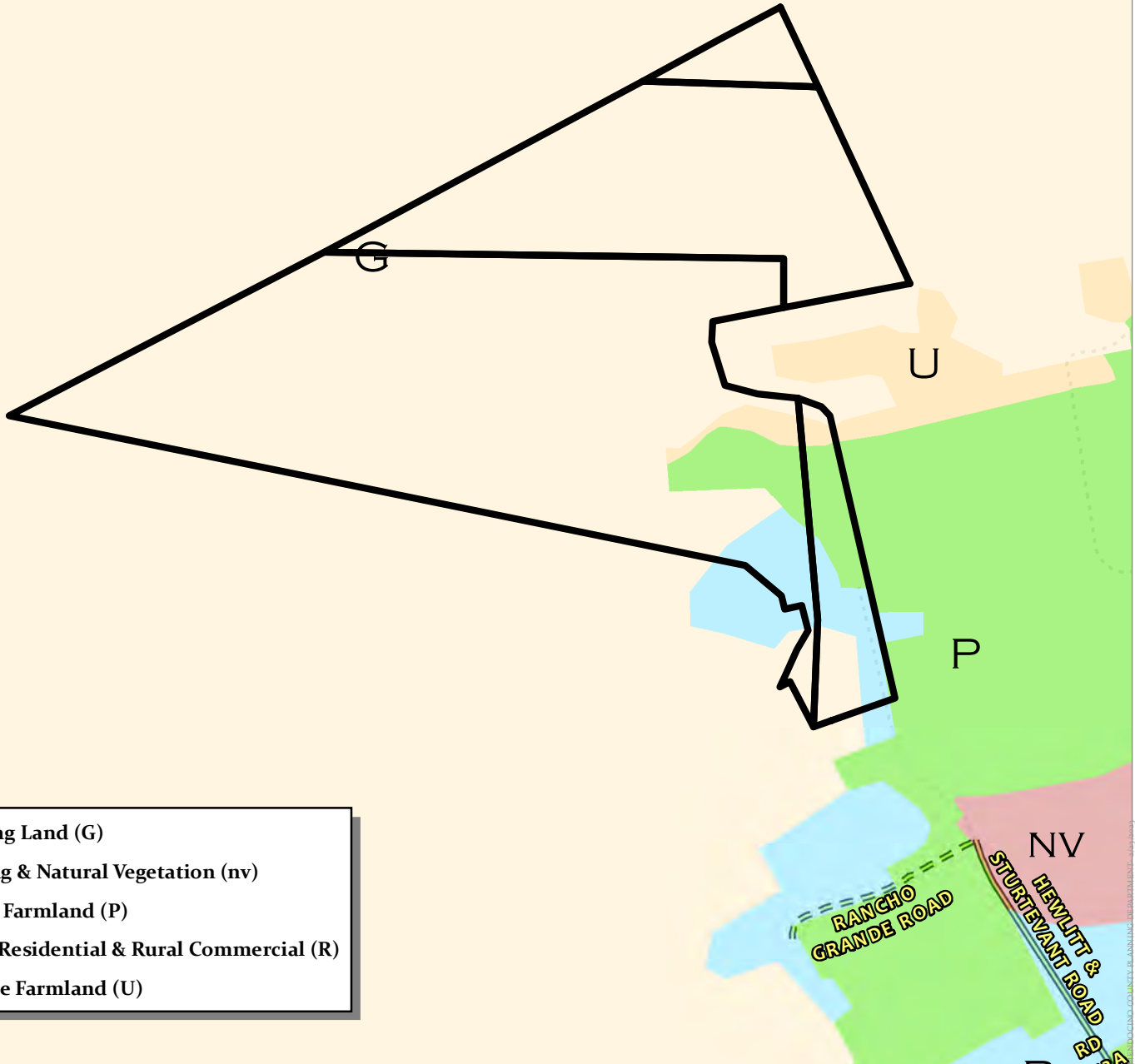
 Private Roads

 Public Roads



WILLIAMSON ACT

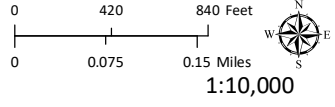
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	Grazing Land (G)
	Non-Ag & Natural Vegetation (nv)
	Prime Farmland (P)
	Rural Residential & Rural Commercial (R)
	Unique Farmland (U)

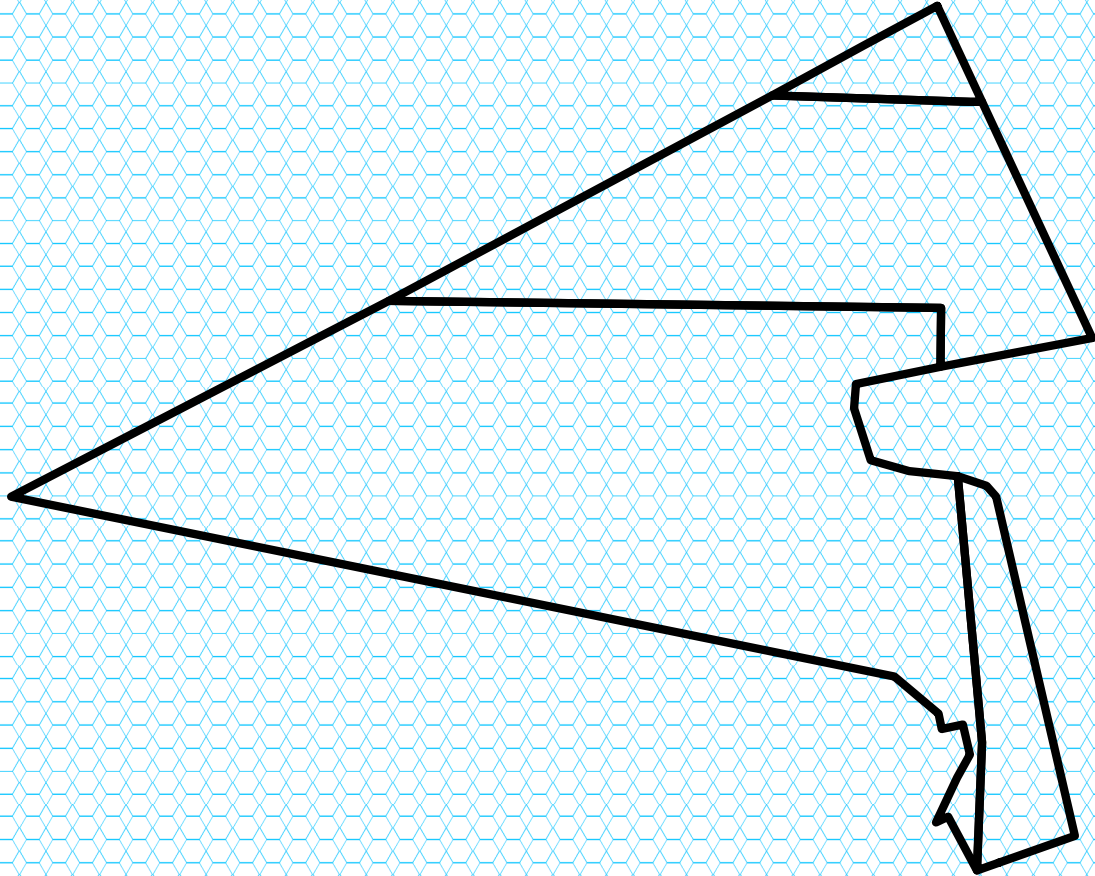
CASE: U 2023-0003
OWNER: **Heritage Vintner's, LLC**
APN: Various
APLCT: Marc Taub
AGENT: Stephanie Strawhacker
ADDRESS: Hopland, CA


Public Roads
 Private Roads

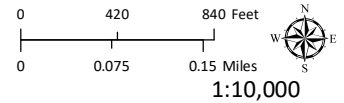


IMPORTANT FARMLANDS

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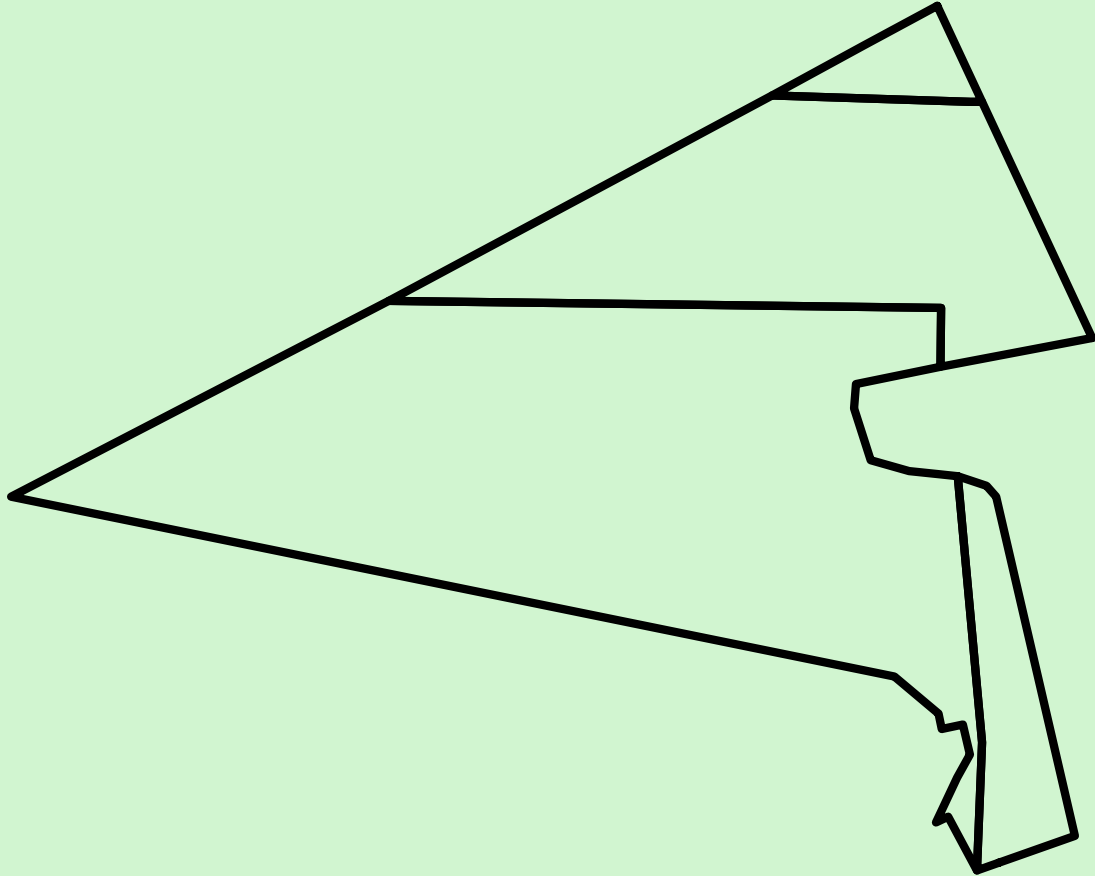


CASE: U 2023-0003
OWNER: Heritage Vintner's, LLC  Russian River Flood District
APN: Various
APLCT: Marc Taub
AGENT: Stephanie Strawhacker
ADDRESS: Hopland, CA



WATER DISTRICTS

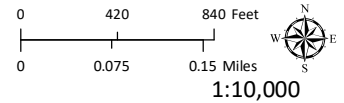
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MENDOCINO COUNTY PLANNING DEPARTMENT 4/29/2023

CASE: U 2023-0003
OWNER: Heritage Vintner's, LLC
APN: Various
APLCT: Marc Taub
AGENT: Stephanie Strawhacker
ADDRESS: Hopland, CA

 Hopland MAC



HOPLAND MUNICIPAL ADVISORY COUNCIL

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