



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

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

JULIA KROG, DIRECTOR  
TELEPHONE: 707-234-6650  
FAX: 707-463-5709  
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FB FAX: 707-961-2427  
pbs@mendocinocounty.gov  
www.mendocinocounty.org/pbs

November 07, 2024

Department of Transportation  
Environmental Health - Ukiah  
Building Inspection - Ukiah  
Air Quality Management  
Archaeological Commission  
Sonoma State University

Department of Fish and Wildlife  
State Clearinghouse  
County Addresser  
Cloverdale Rancheria  
Cahto Tribe  
Potter Valley Tribe

Redwood Valley Rancheria  
Sherwood Valley Band of Pomo Indians  
Hopland Municipal Advisory Committee  
Hopland Rural Fire District  
Hopland Public Utility District

**CASE#:** MS\_2024-0002

**DATE FILED:** 8/20/2024

**OWNER/APPLICANT:** Penelope Winett

**REQUEST:** Minor Subdivision of an existing 0.59± acre parcel into two (2) parcels. Parcel 1 would be 0.22± acres and Parcel 2 would be 0.36± acres.

**LOCATION:** 0.52± mile southwest of Hopland, on the south side of Ralph Bettcher Drive 0.2± miles southwest of its intersection with MacMillan Drive, located at 399 Ralph Bettcher Drive, Hopland; APN: 048-400-44.

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** MARCO RODRIGUEZ

**RESPONSE DUE DATE:** November 21, 2024

**PROJECT INFORMATION CAN BE FOUND AT:**

[www.mendocinocounty.org](http://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](mailto: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: MS\_2024-0002

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APPLICANT:**

PENELOPE WINETT

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**APN:**

048-400-44

**PARCEL SIZE:**

0.59± Acres

**GENERAL PLAN:**

Suburban Residential (SR)

**ZONING:**

Suburban Residential (SR)

**EXISTING USES:**

Vacant

**DISTRICT:**

1 (McGourty)

**RELATED CASES:**

Boundary Line Adjustment B 30-03 created the current lot configuration and building permit BU\_2024-0559 has been issued for a new Single Family Dwelling.

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### REFERRAL AGENCIES

**LOCAL**

- Air Quality Management District
- Archaeological Commission
- Building Division (Ukiah)
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (EH)
- Hopland Rural Fire District

- Hopland MAC
- Hopland Public Utility District
- Sonoma State University

**STATE**

- California Dept. of Fish & Wildlife
- California State Clearinghouse

**TRIBAL**

- Cloverdale Rancheria
  - Cahto tribe
  - Redwood Valley Rancheria
  - Sherwood Valley Band of Pomo Indians
  - Round Valley Tribe
- 

**ADDITIONAL INFORMATION:**

**STAFF PLANNER:** Marco Rodriguez

**DATE:** 11/6/2024

## ENVIRONMENTAL DATA

**1. MAC:**

GIS

*Hopland MAC*

**2. FIRE HAZARD SEVERITY ZONE:**

CALFIRE FRAP maps/GIS

*Urban Unzoned*

**3. FIRE RESPONSIBILITY AREA:**

CALFIRE FRAP maps/GIS

*Local Responsibility Area (LRA)*

**4. FARMLAND CLASSIFICATION:**

GIS

*Urban and Built-Up Land (D)*

**5. FLOOD ZONE CLASSIFICATION:**

FEMA Flood Insurance Rate Maps (FIRM)

*1% Annual Chance Flood Hazard*

**6. COASTAL GROUNDWATER RESOURCE AREA:**

Coastal Groundwater Study/GIS

*N/A*

**7. SOIL CLASSIFICATION:**

Mendocino County Soils Study Eastern/Western Part

*Ultramafic Rock*

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

LCP maps, Pygmy Soils Maps; GIS

*N/A*

**9. WILLIAMSON ACT CONTRACT:**

GIS/Mendocino County Assessor's Office

*No*

**10. TIMBER PRODUCTION ZONE:**

GIS

*No*

**11. WETLANDS CLASSIFICATION:**

GIS

*None*

**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

*No*

**23. HARBOR DISTRICT:**

Sec. 20.512

*N/A*



PLANNING & BUILDING SERVICES

Case information box containing: CASE NO: MS-2024-0002, DATE FILED: 8/20/2024, FEE: \$12,650.00, RECEIPT NO: PRS-063527, RECEIVED BY: M. A. Gomez, Office Use Only

MINOR SUBDIVISION APPLICATION FORM

APPLICANT:

Name: Penelope Winett Phone: (707) 849-9503
Mailing Address: PO Box 923 bodega bay
City: Bodega bay State/Zip: 94923 Email: leapdog3@comcast.net

PROPERTY OWNER:

Name: Same as Applicant Phone:
Mailing Address:
City: State/Zip: Email:

AGENT:

Name: None Phone:
Mailing Address:
City: State/Zip: Email:

ASSESSOR'S PARCEL NUMBER/S: 048-400-44

PROPERTY ADDRESS: 399 Ralph Bettcher Dr. NUMBER OF PARCELS REQUESTED: 2

Table with 4 columns: Parcel Number, Proposed Size, Proposed Land Use, Existing Buildings. Rows include Parcel 1 (0.22 acres, Residential, None), Parcel 2 (0.36 acres, Residential, None), Parcel 3, Parcel 4, and 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

**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 of Owner

8/5/24  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

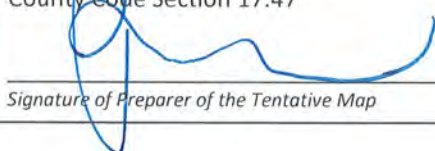
I, the undersigned, state that I am the recorded owner of the property being divided or his duly authorized agent and that all data and evidence herewith submitted are in all respects to the best of my knowledge true and accurate.

  
\_\_\_\_\_  
Applicant/Agent's Signature

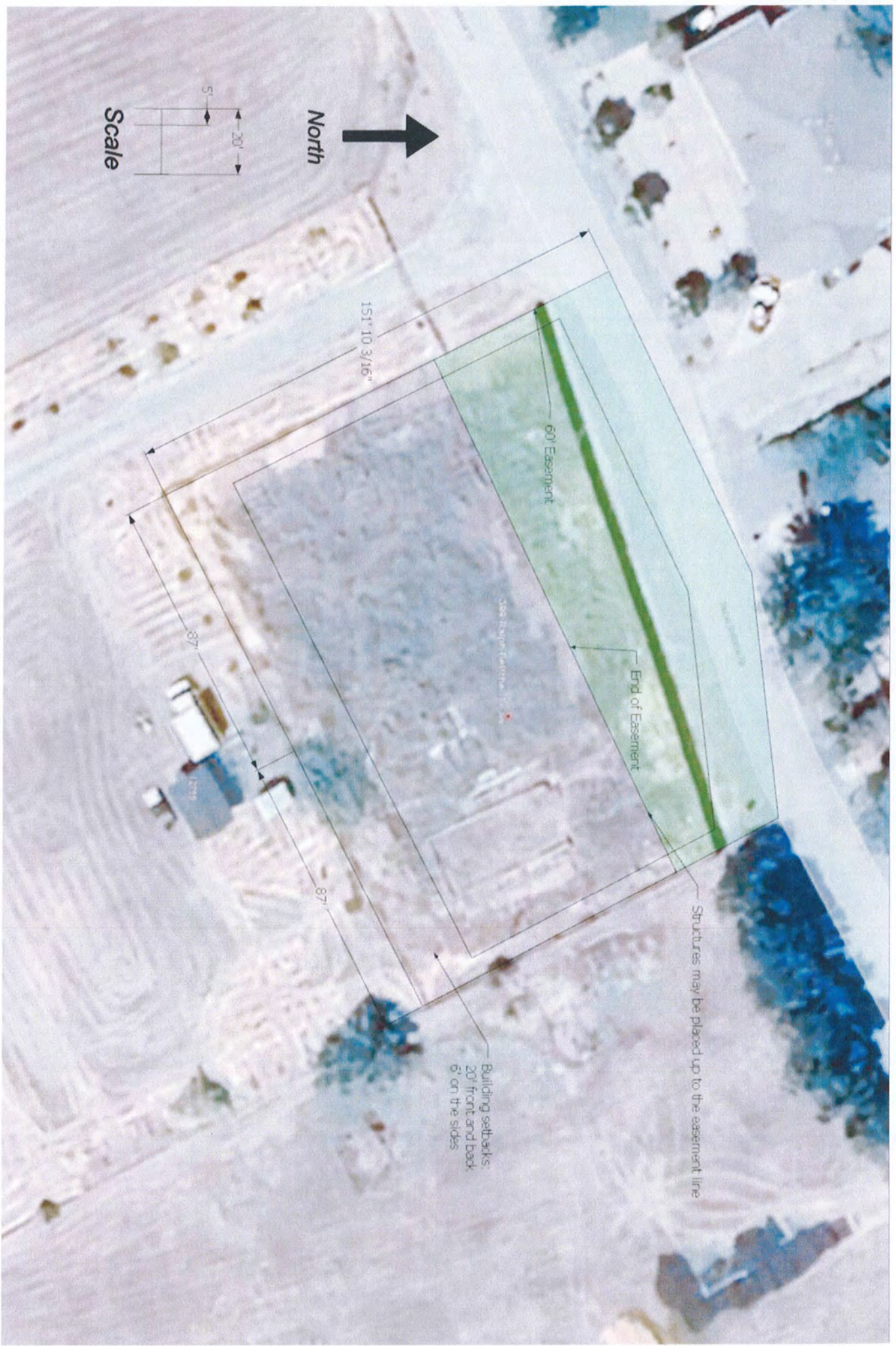
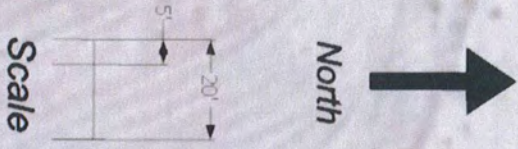
8/5/24  
\_\_\_\_\_  
Date

\_\_\_\_\_  
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

  
\_\_\_\_\_  
Signature of Preparer of the Tentative Map

8/5/24  
\_\_\_\_\_  
Date



151' 10 3/16"

60' Easement

End of Easement

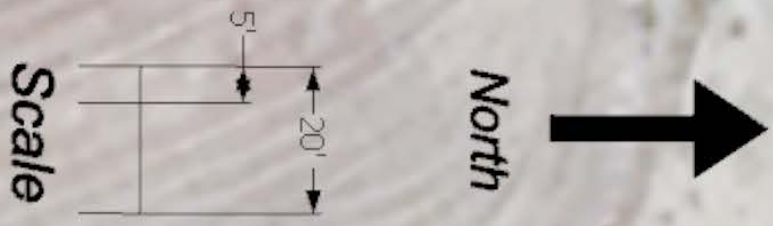
See Right-of-Way Map

Structures may be placed up to the easement line

Building setbacks:  
20' front and back  
6' on the sides

87'

87'



Building setbacks:  
20' front and back  
6' on the sides

**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.**

Subdivide one legal parcel into two separate legal parcels. Construct manufactured home on existing foundation on Lot 1, and possibly an ADU.

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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:	<b>0</b>	<b>1</b>	<b>0</b>	<b>700</b>	<b>700</b>
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: N/A

Estimated No. of shifts per day: N/A

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?**

	Number	Size
No. of covered spaces:	0	_____
No. of uncovered spaces:	2+	_____
No. of standard spaces:	_____	_____
No. of accessible spaces:	_____	_____
Existing no. of spaces:	0	_____
Proposed additional spaces:	_____	_____
Total:	2+	_____

**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.)

Create a short driveway from a private road on flat area of property.

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

Amount of cut: None \_\_\_\_\_ cubic yards

Amount of fill: 10-15 \_\_\_\_\_ cubic yards

Max. height of fill slope: 0 \_\_\_\_\_ feet

Max. height of cut slope: 0 \_\_\_\_\_ feet

Amount of import/export: N/A \_\_\_\_\_ 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:

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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?: N/A 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.

A building permit will be applied for around the same time of this subdivision. This will be a manufactured home and will have the exterior lighting diagram.

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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 Utility District
- Septic Tank
- Other (specify): \_\_\_\_\_

**19. What will be the domestic water source:**

- Community Water System (specify supplier): Hopland Utility District
- 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

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**22. Describe the location of the site in terms of readily identifiable landmarks: (e.g., mailboxes, mile posts, street intersections, etc.)**  
At the corner of Ralph Bettcher Dr. and Heidi Lane (private).

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**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

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**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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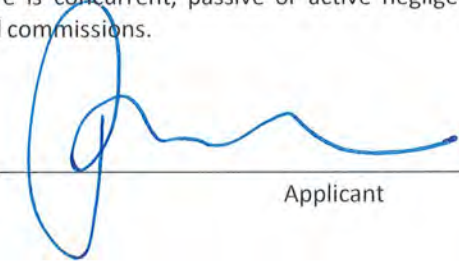
## Indemnification And Hold Harmless

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.

8/5/24  
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

JULIA KROG, DIRECTOR  
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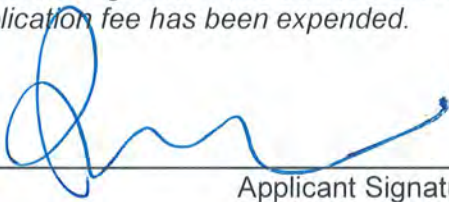
### ACKNOWLEDGEMENT OF DEPOSIT/HOURLY FEE


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, 19-170 and 23-190)

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 **\$98.00/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

 Date

#### OFFICE USE ONLY:

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

**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

\_\_\_\_\_  
 8/5/24  
 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.

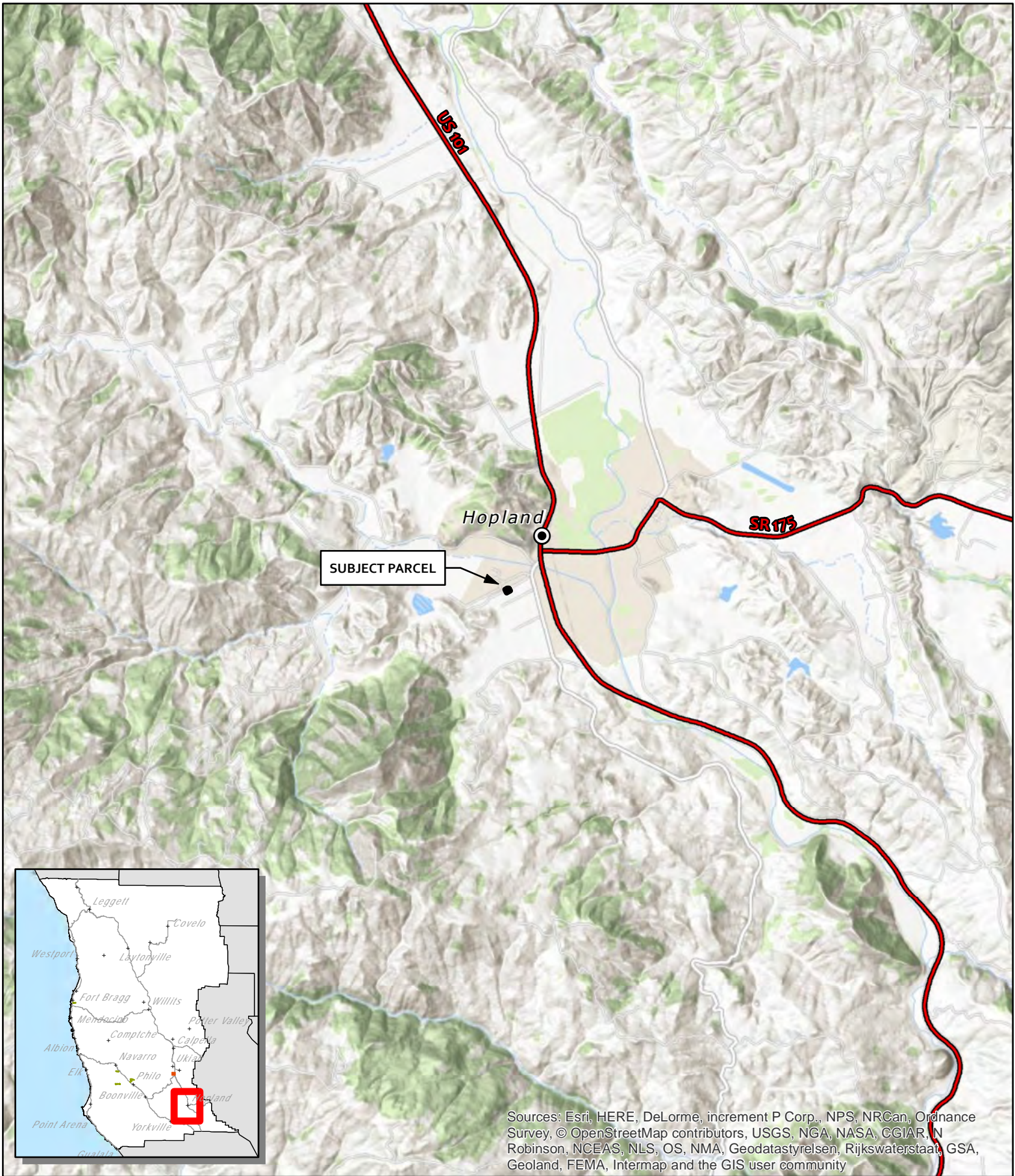
\_\_\_\_\_  
 Owner

\_\_\_\_\_  
 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.

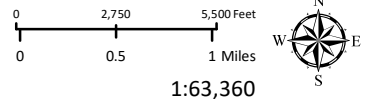
<b>Name</b>	<b>Name</b>	<b>Name</b>
<b>Mailing Address</b>	<b>Mailing Address</b>	<b>Mailing Address</b>



Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAn, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

**CASE: MS\_2024-0002**  
**OWNER: WINETT, Penelope**  
**APN: 048-400-44**  
**APLCT: Penelope Winett**  
**AGENT:**  
**ADDRESS: 399 Ralph Bettcher Dr., Hopland**

 Major Towns & Places  
 Highways



LOCATION

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

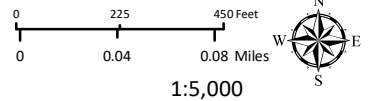




Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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- Highways (2017)    - - - - - Driveways/Unnamed Roads
- = = = Public Roads
- = = = Private Roads



1:5,000

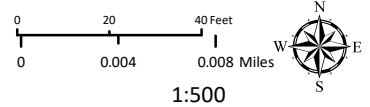
AERIAL IMAGERY

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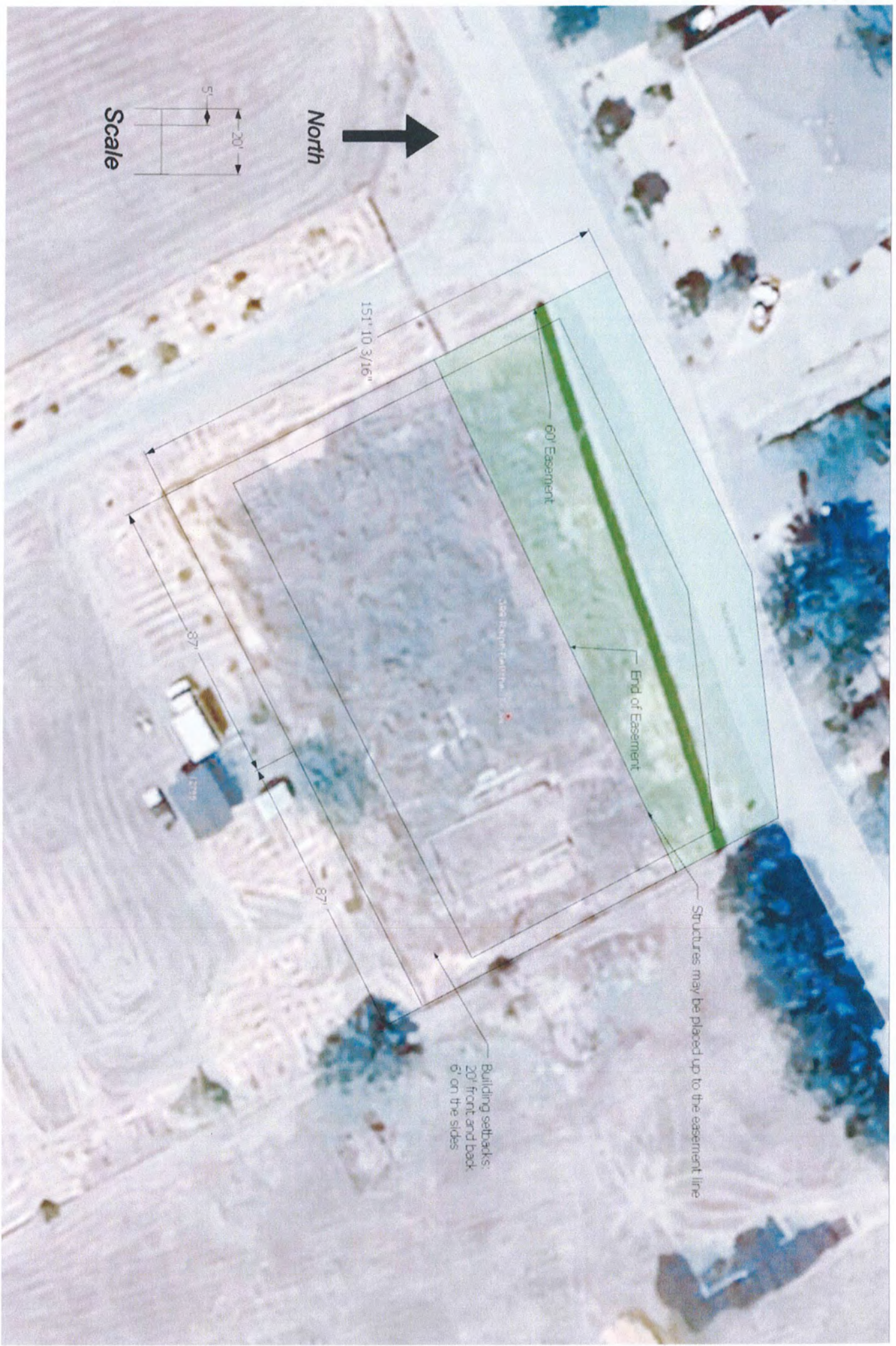
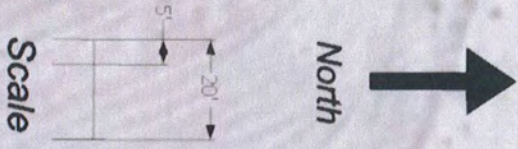
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1:500

AERIAL IMAGERY

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151' 10 3/16"

60' Easement

End of Easement

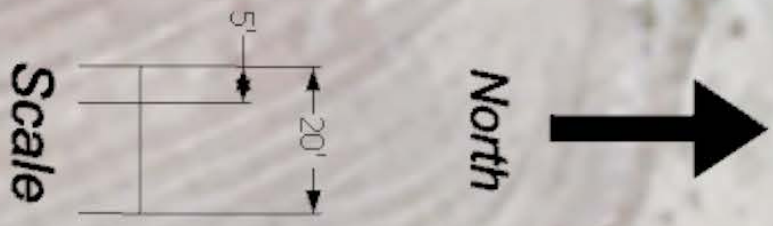
Structures may be placed up to the easement line

87'

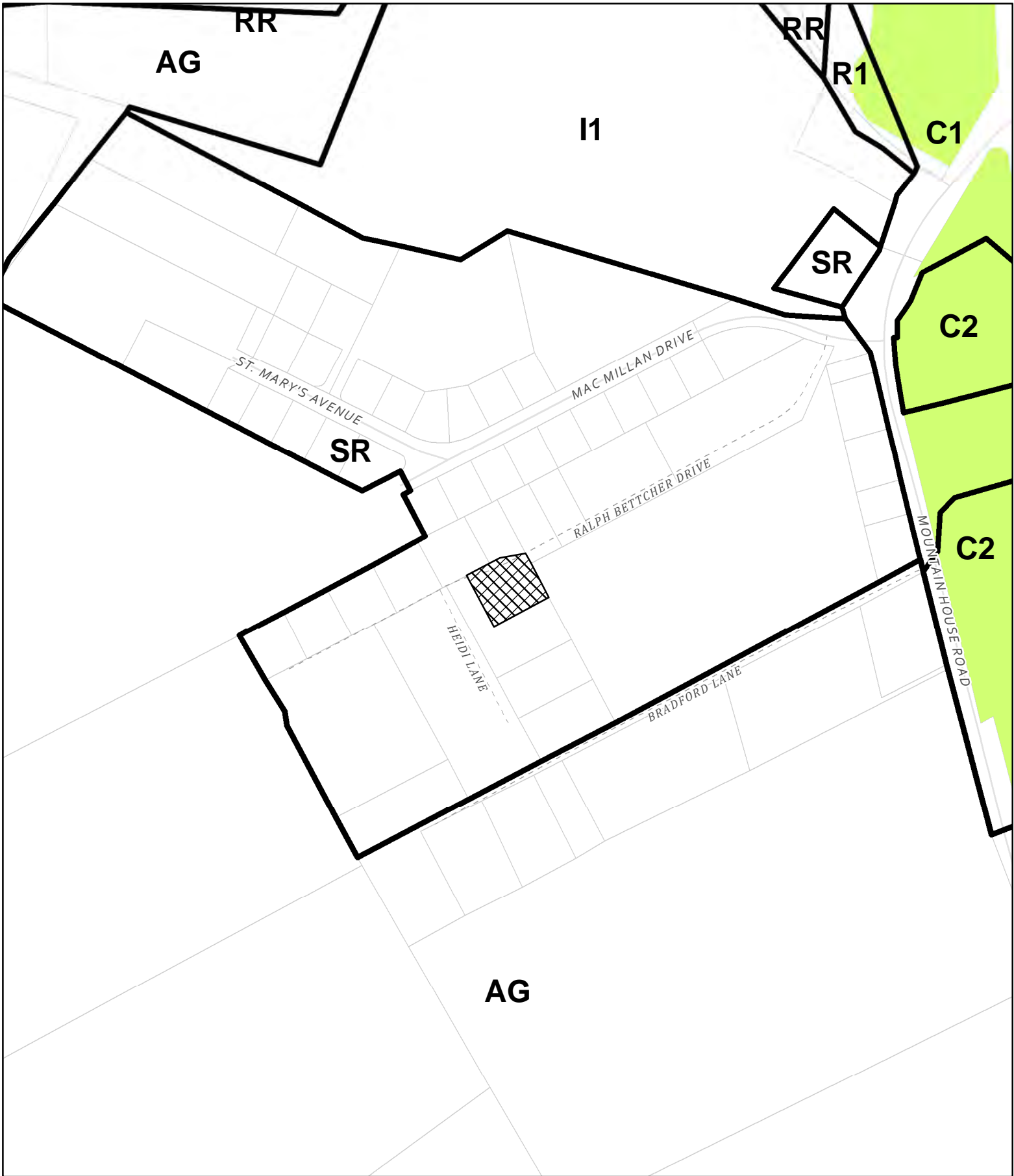
87'

Building setbacks:  
20' front and back  
6' on the sides






See Region 7, Section 17.2

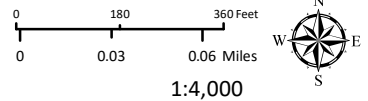


Building setbacks:  
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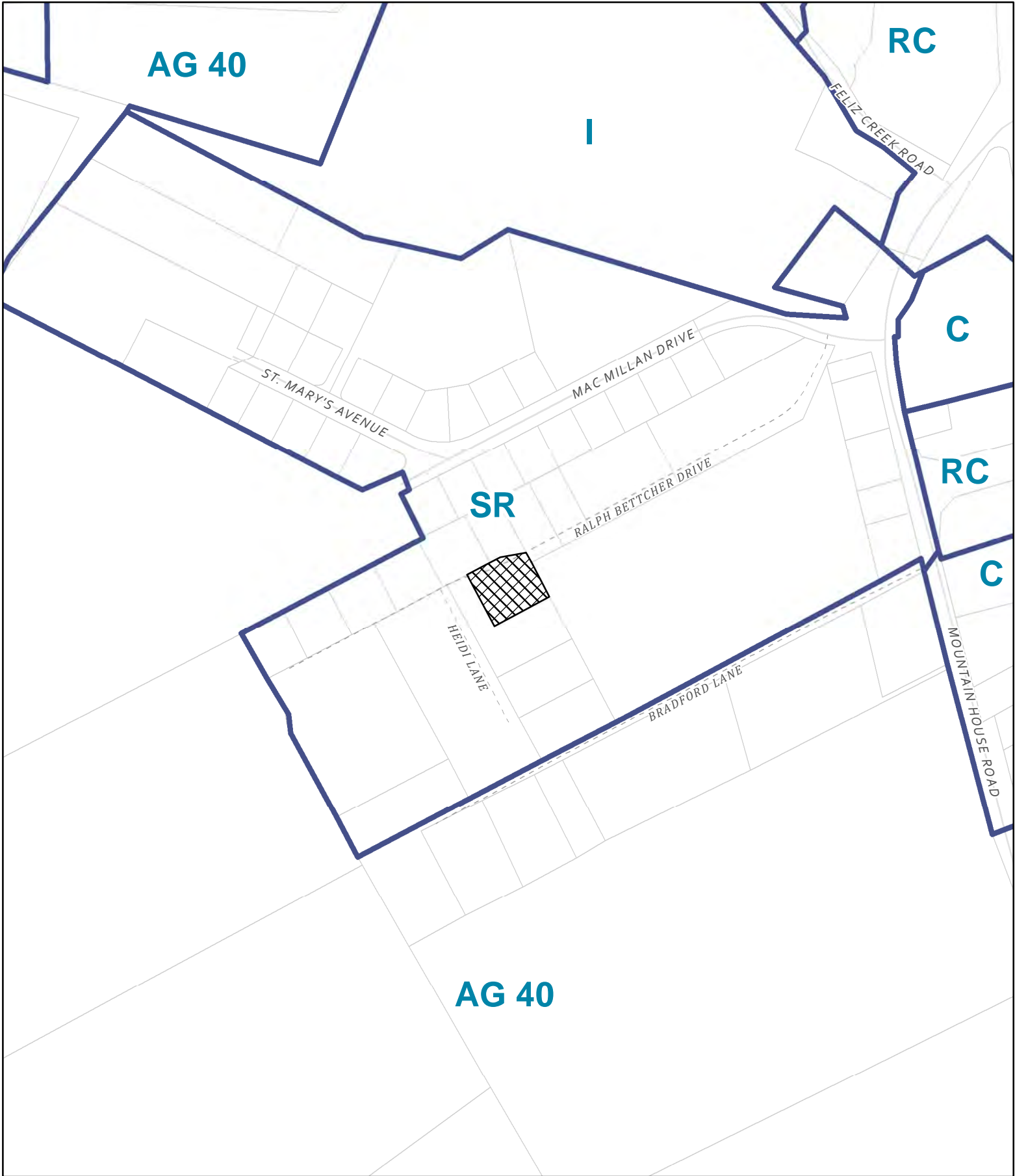
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-  Zoning Districts
-  Private Roads
-  Community Character (CC) Districts
-  Assessors Parcels
-  Public Roads






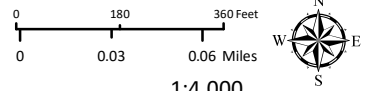
**ZONING**

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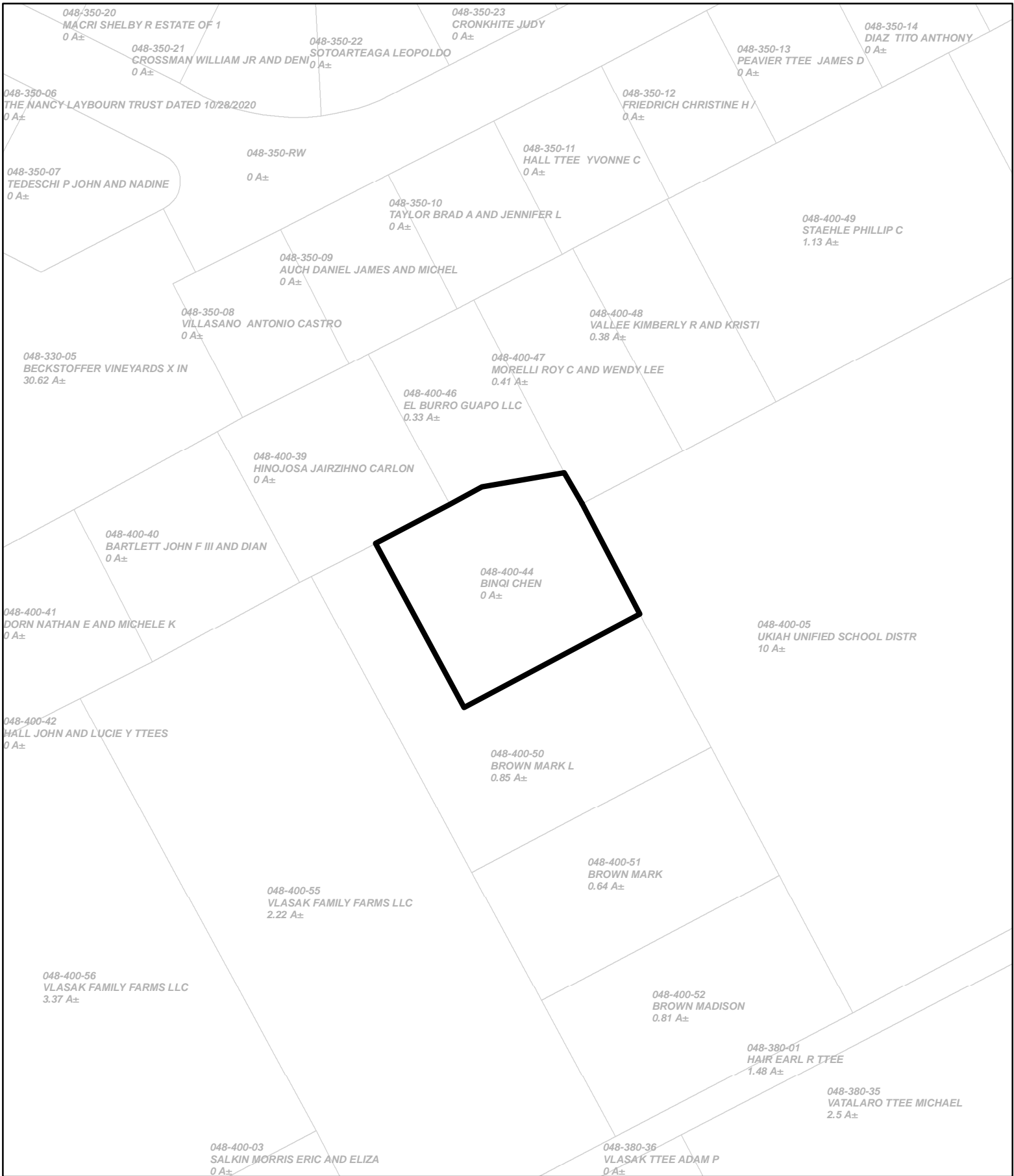
**CASE:** MS\_2024-0002  
**OWNER:** WINETT, Penelope  
**APN:** 048-400-44  
**APLCT:** Penelope Winett  
**AGENT:**  
**ADDRESS:** 399 Ralph Bettcher Dr., Hopland

-  Public Roads
-  Private Roads
-  Assessors Parcels




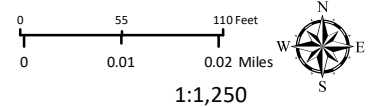
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**GENERAL PLAN**

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**CASE: MS\_2024-0002**  
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**AGENT:**  
**ADDRESS: 399 Ralph Bettcher Dr., Hopland**

 Assessors Parcels



1:1,250

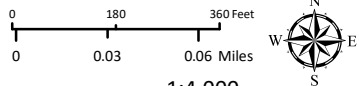
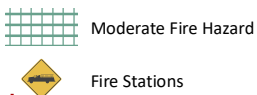
**ADJACENT PARCELS**

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HOPLAND RURAL FIRE PROTECTION DISTRICT

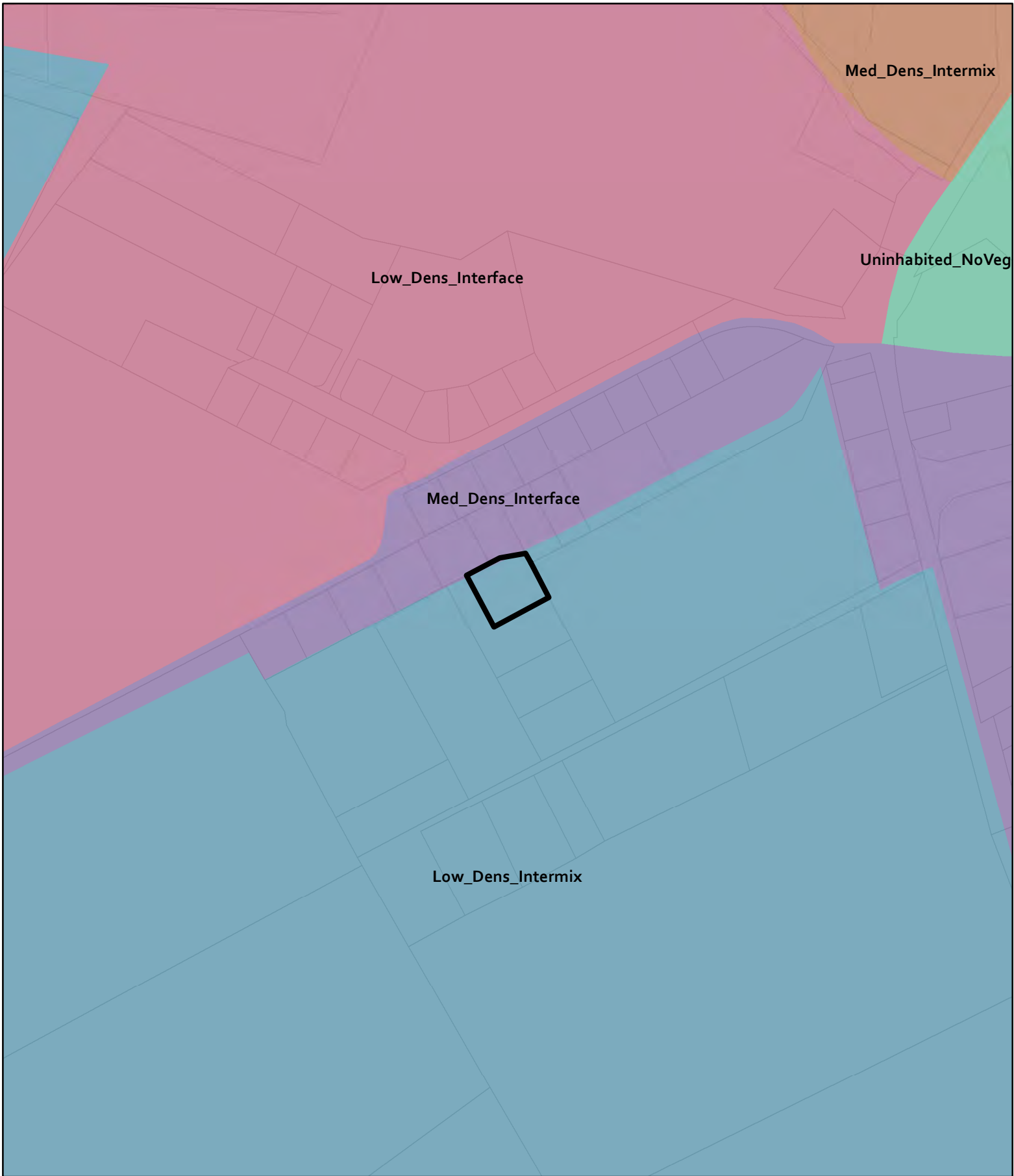
**CASE: MS\_2024-0002**  
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**APN: 048-400-44**  
**APLCT: Penelope Winett**  
**AGENT:**  
**ADDRESS: 399 Ralph Bettcher Dr., Hopland**




**1:4,000**  
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA

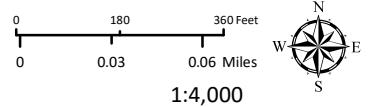
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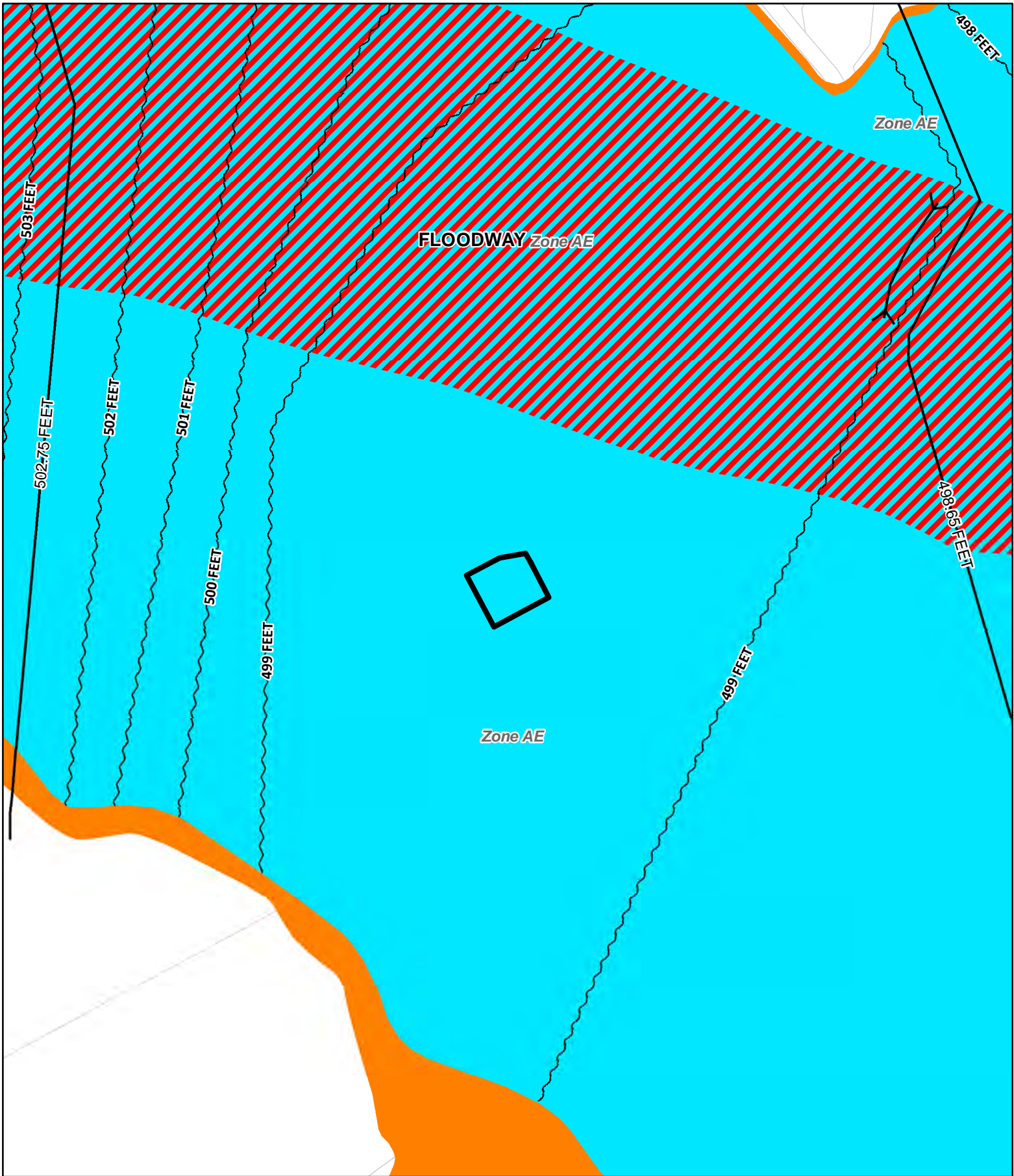
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**OWNER: WINETT, Penelope**  
**APN: 048-400-44**  
**APLCT: Penelope Winett**  
**AGENT:**  
**ADDRESS: 399 Ralph Bettcher Dr., Hopland**

 Assessors Parcels



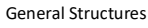
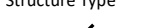






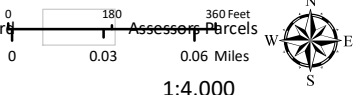
**WILDLAND-URBAN INTERFACE**

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**AGENT:**  
**ADDRESS: 399 Ralph Bettcher Dr., Hopland**

-  Cross-Sections
-  Base Flood Elevations
-  General Structures
-  Structure Type
-  Bridge
-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  0.2% Annual Chance Flood Hazard



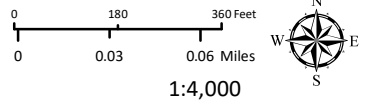
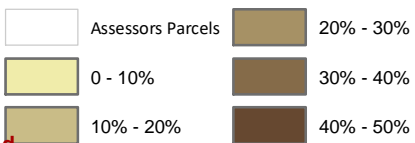
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**FLOOD ZONES**

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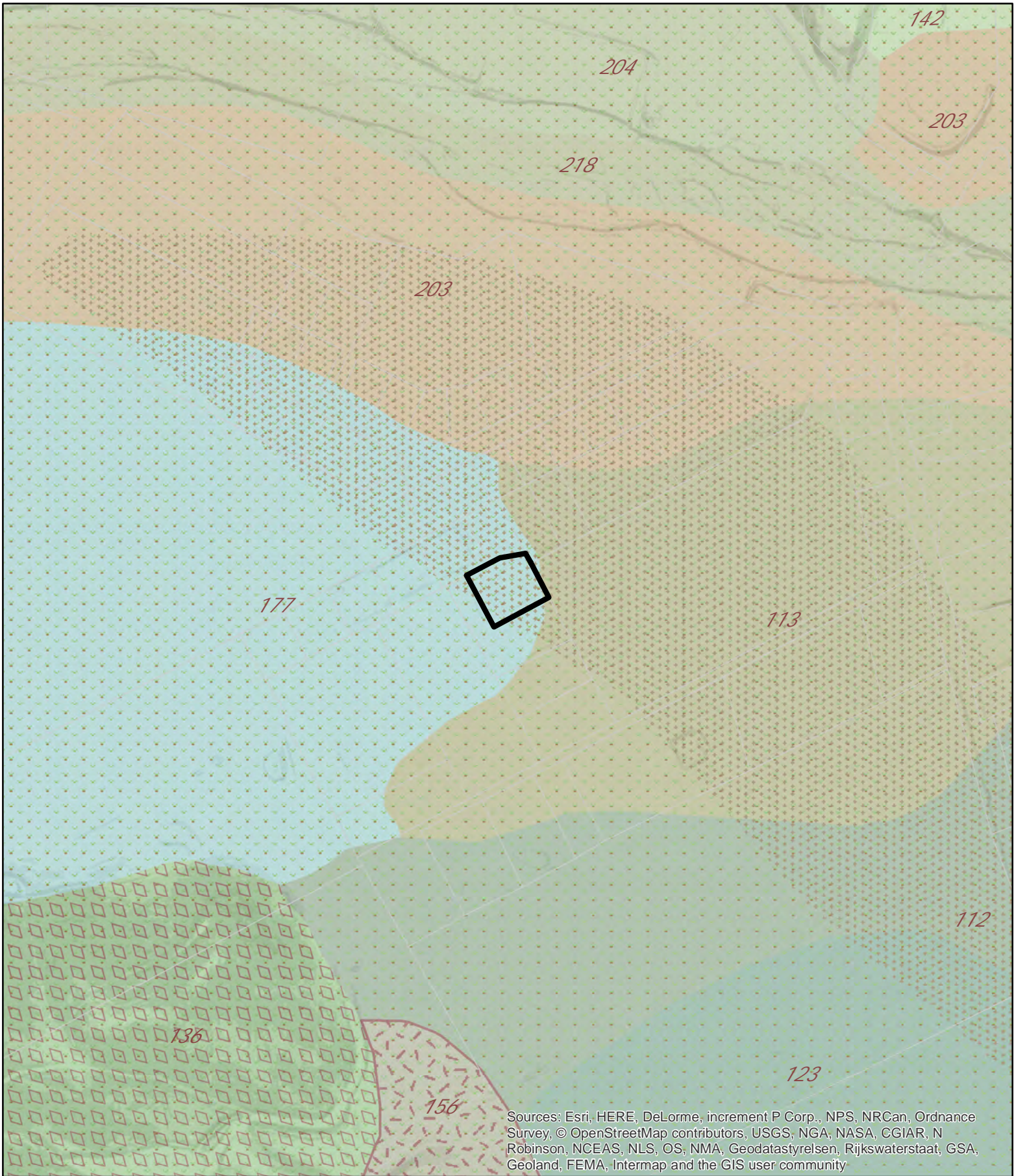
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**ESTIMATED SLOPE**

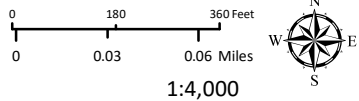
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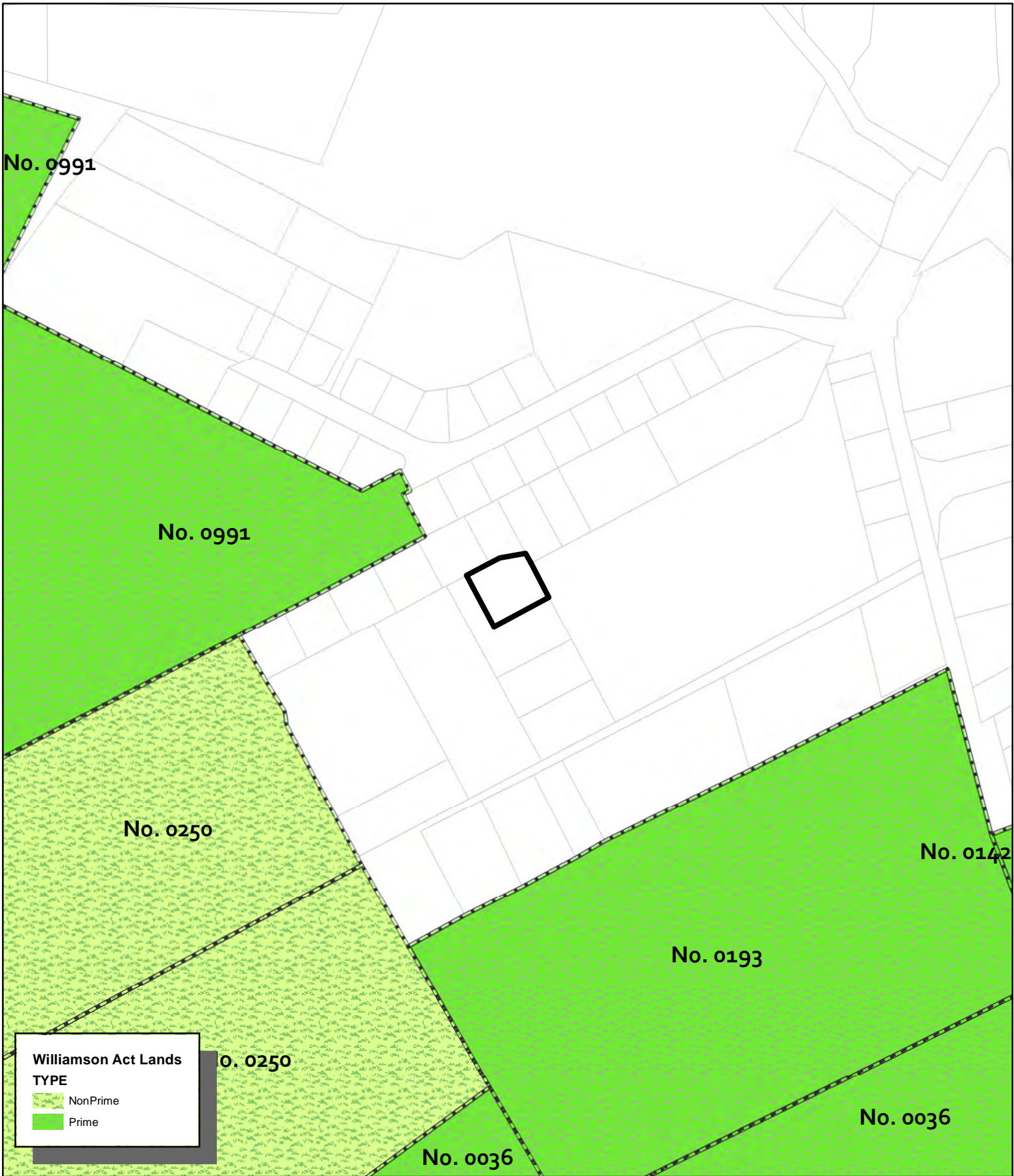
**CASE: MS\_2024-0002**  
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**AGENT:**  
**ADDRESS: 399 Ralph Bettcher Dr., Hopland**

-  Assessors Parcels
-  Ultramafic Rock
-  Naturally Occurring Asbestos




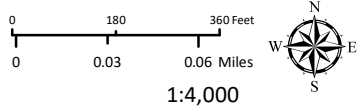
**EASTERN SOIL CLASSIFICATIONS**

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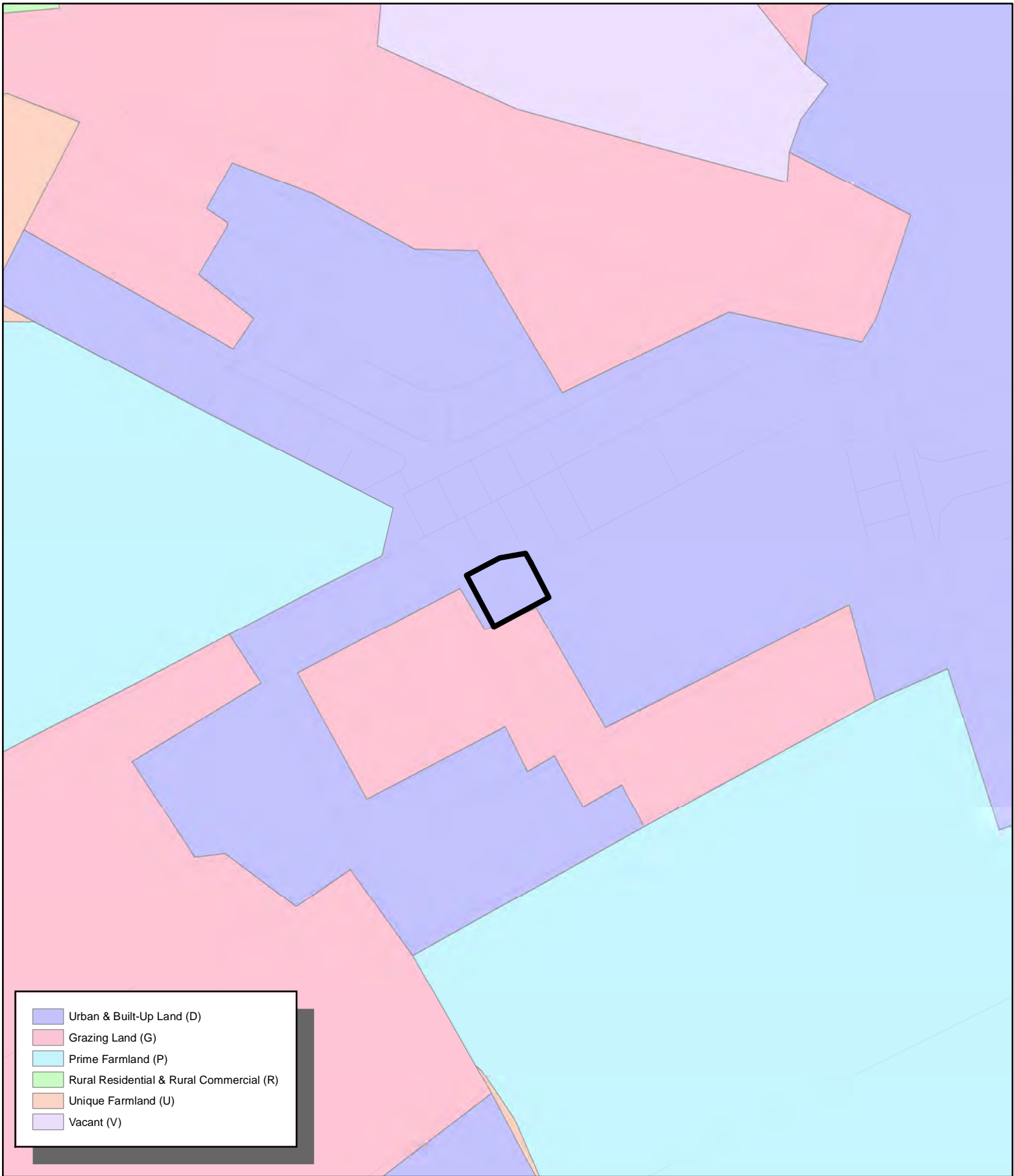
**CASE: MS\_2024-0002**  
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 Assessors Parcels



**WILLIAMSON ACT**

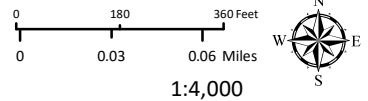
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- Urban & Built-Up Land (D)
- Grazing Land (G)
- Prime Farmland (P)
- Rural Residential & Rural Commercial (R)
- Unique Farmland (U)
- Vacant (V)

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Assessors Parcels




**IMPORTANT FARMLANDS**

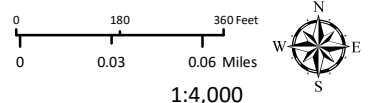
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# Ukiah Unified

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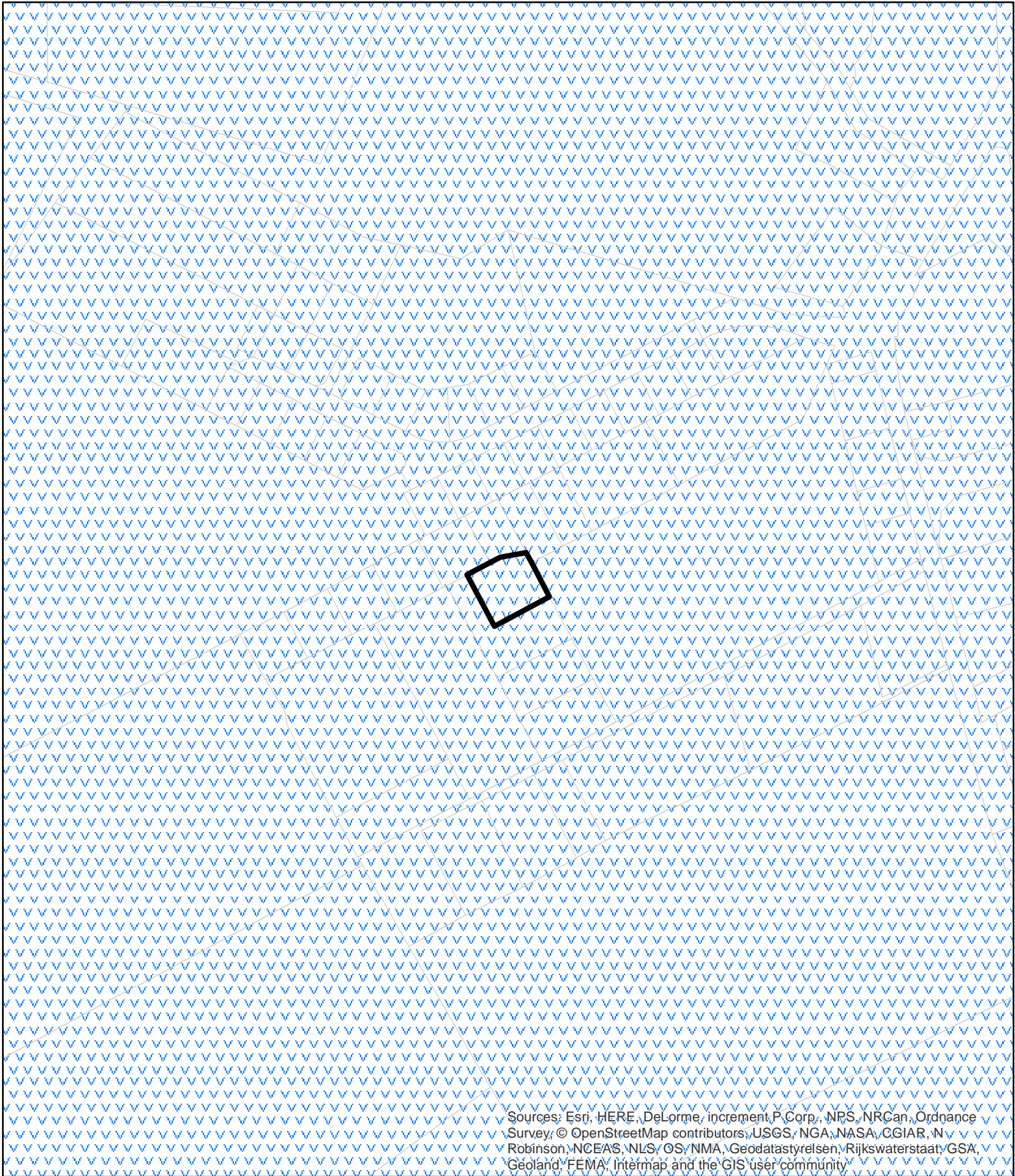
 Assessors Parcels



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
SCHOOL DISTRICT

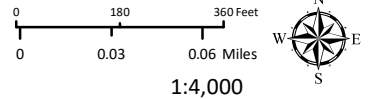
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-  Assessors Parcels
-  Russian River Flood District
-  County Water Districts

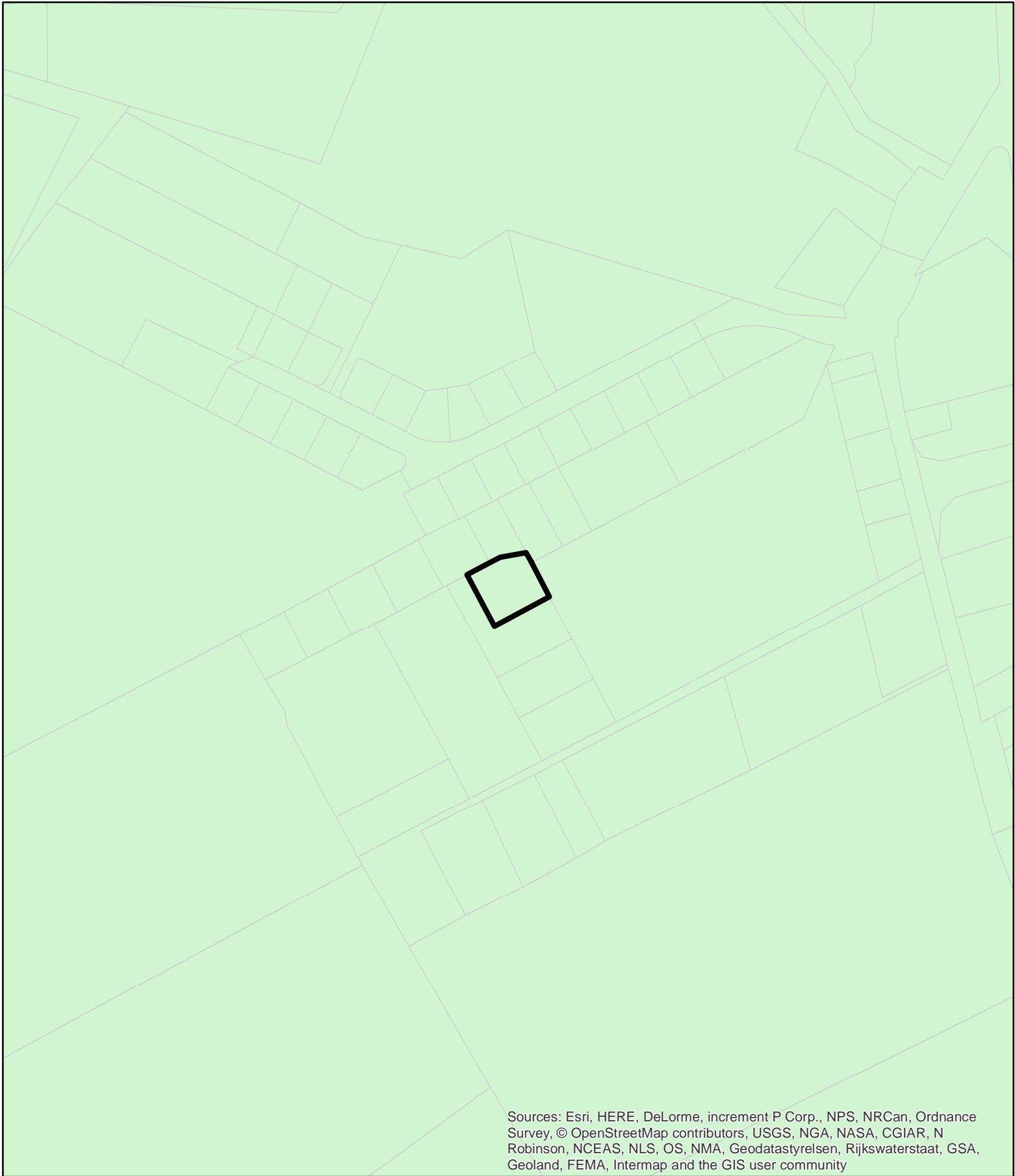


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**WATER DISTRICT**

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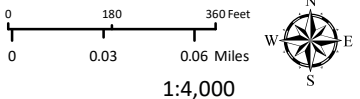




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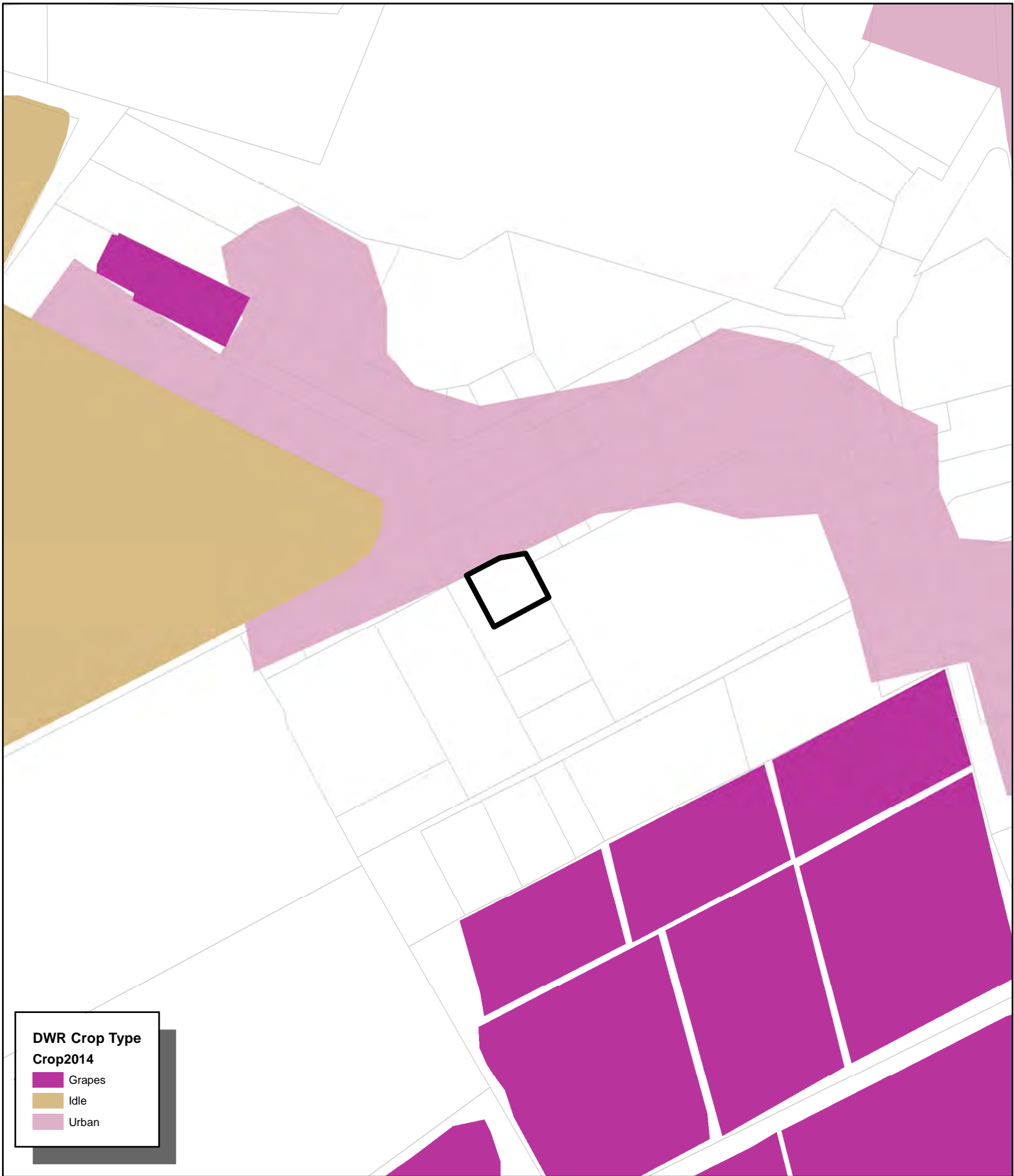
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 Assessors Parcels  
 Hopland MAC



**HOPLAND AREA MUNICIPAL ADVISORY COUNCIL**

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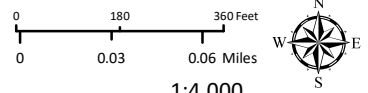


**DWR Crop Type**  
**Crop2014**

- Grapes
- Idle
- Urban

**CASE: MS\_2024-0002**  
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**APN: 048-400-44**  
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Assessor's Parcels





1:4,000

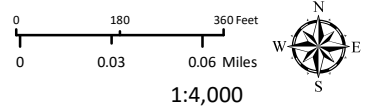
**CROP TYPES**

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 Estimated Inundation Zones  
 Assessor's Parcels





**DAM INUNDATION ZONES**

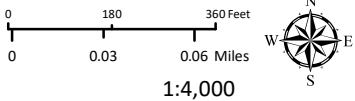
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 Assessors Parcels  
 Hopland PUD Service Area



1:4,000

**HOPLAND PUBLIC UTILITY DISTRICT SERVICE AREA**

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