



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

December 1, 2023

Department of Transportation
 Environmental Health - Ukiah
 Building Inspection - Ukiah
 Assessor
 Air Quality Management

Archaeological Commission
 Sonoma State University
 Department of Fish and Wildlife
 Hopland Municipal Advisory Council
 Cloverdale Rancheria

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

CASE#: MS_2023-0003

DATE FILED: 10/30/2023

OWNER/APPLICANT: DAVID L & LINDA J ROSETTI

AGENT: RON W FRANZ

REQUEST: Minor Subdivision of an existing 1.26± acre parcel into two (2) parcels. Parcel 1 would be 0.72± acres and Parcel 2 would be 0.54± acres.

LOCATION: 1± mile east of Hopland, on the southwest side of McDowell Street 300± feet northwest of its intersection with State Route 175, located at 13012, 13014, 13016, and 13018 McDowell Street, Hopland; APN: 048-220-22.

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: LIAM CROWLEY

RESPONSE DUE DATE: December 14, 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: MS_2023-0003

OWNER/

APPLICANT: LINDA ROSETTI

AGENT: RON FRANZ

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LOCATION: 1± mile east of Hopland, on the southwest side of McDowell Street 300± feet northwest of its intersection with State Route 175, located at 13012, 13014, 13016, and 13018 McDowell Street, Hopland; APN: 048-220-22.

APN: 048-220-22

PARCEL SIZE: 1.26± Acres

GENERAL PLAN: Suburban Residential (SR)

ZONING: Suburban Residential (SR)

EXISTING USES: Residential & Agricultural

DISTRICT: 1 (McGourty)

RELATED CASES: See below.

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Suburban Residential (SR)	Suburban Residential (SR)	0.6± Acres	Residential
EAST:	Commercial (C)	Limited Commercial (C1)	0.2± Acres	Residential
SOUTH:	Suburban Residential (SR)	Suburban Residential (SR)	0.1±, 0.6± Acres	Commercial, Residential
WEST:	Agricultural (AG)	Agricultural (AG)	66.9± Acres	Agricultural

REFERRAL AGENCIES

LOCAL

- Air Quality Management District
- Archaeological Commission
- Assessor's Office
- Building Division (Ukiah)
- 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

TRIBAL

- Cloverdale Rancheria
 - Redwood Valley Rancheria
 - Sherwood Valley Band of Pomo Indians
-

ADDITIONAL INFORMATION: The subject lot was originally recognized through Certificate of Compliance CC 70-91 and subsequently reconfigured by Boundary Line Adjustment B 104-93. Previously known as APN 048-220-10.

Related projects include the following:

- Second Residential Permit SR 5-91 approved the construction of a second single-family residence on the lot.
- Minor Use Permit U 17-2004 approved the construction of two (2) additional single-family residences on the lot.

- Building Permit UK 91000299 for a 960 sq. ft. single-family residence, 256 sq. ft. garage, and 32 sq. ft. storage, finalized 06/04/1991. This building has the address 13012 McDowell Street.
- Building Permit BU_2005-0169 for a 1,066 sq. ft. single-family residence, finalized 09/02/2005. This building has the address 13014 McDowell Street.
- Building Permit BU_2005-0170 for a 1,066 sq. ft. single-family residence, finalized 09/02/2005. This building has the address 13016 McDowell Street.
- Building Permit UK 91001547 for a 960 sq. ft. single-family residence, 240 sq. ft. carport, and 32 sq. ft. storage, finalized 02/27/1992. This building has the address 13018 McDowell Street.
- Building Permit UK 91001549 to demolish a cabin, finalized 02/27/1992.

Neighboring Property:

- Minor Subdivision MS 3-2013 created four (4) lots to the north (APNs 048-220-26, -27, -28, & -29).
- Minor Subdivision MS 9-2014 created two (2) lots to the north (APNs 048-220-30 & -31).

ENVIRONMENTAL DATA

1. MAC:

Hopland MAC

2. FIRE HAZARD SEVERITY ZONE:

Urban Unzoned

3. FIRE RESPONSIBILITY AREA:

Local Responsibility Area (LRA)

4. FARMLAND CLASSIFICATION:

*Residential sites are classified "Urban and Built-Up Land (D)"
Orchard classified "Prime Farmland"*

5. FLOOD ZONE CLASSIFICATION:

Special Flood Hazard Area

6. COASTAL GROUNDWATER RESOURCE AREA:

N/A

7. SOIL CLASSIFICATION:

Eastern Soil Class Map Unit No. 188

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

N/A

9. WILLIAMSON ACT CONTRACT:

No. Adjacent property to west is within Williamson Act

10. TIMBER PRODUCTION ZONE:

No

11. WETLANDS CLASSIFICATION:

None

12. EARTHQUAKE FAULT ZONE:

No

13. AIRPORT LAND USE PLANNING AREA:

No

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

No

15. NATURAL DIVERSITY DATABASE:

No

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

No

17. LANDSLIDE HAZARD:

No

18. WATER EFFICIENT LANDSCAPE REQUIRED:

No

19. WILD AND SCENIC RIVER:

No

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

No

21. STATE CLEARINGHOUSE REQUIRED:

Yes

22. OAK WOODLAND AREA:

No

23. HARBOR DISTRICT:

N/A



PLANNING & BUILDING
Mendocino County
SERVICES

OCT 16 2023


CASE NO:	MS-2023-0003
DATE FILED:	10-16-2023
FEE:	\$ 11,913.00
RECEIPT NO:	PRJ-059467
RECEIVED BY:	M. Robin
Office Use Only	

MINOR SUBDIVISION APPLICATION FORM

APPLICANT:

Name: Linda Rosetti Phone: 707-367-0807
Mailing Address: 4123 E. Ravenswood Drive
City: Gilbert State/Zip: AZ 85298 Email: dlrosetti@cox.net

PROPERTY OWNER:

Name: same  Phone: _____
Mailing Address: _____
City: _____ State/Zip: _____ Email: _____

AGENT:

Name: Ron W. 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: 048-220-22

NUMBER OF PARCELS REQUESTED: 2

Parcel Number	Proposed Size	Proposed Land Use	Existing Buildings
Parcel 1	0.72 AC	Residential	2 houses
Parcel 2	0.54 AC	li	11
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 **Hopland PUD**
- Spring

HOW WILL SEWAGE DISPOSAL BE PROVIDED?

- Public system **Hopland PUD**
- Private system

all existing utilities in to all 4 houses

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] 10-6-23 _____ _____
 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 9/30/23 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 9/30/23
 Signature of Preparer of the Tentative Map Date

Owner

Linda Rosetti
4123 E. Ravenswood Drive
Gilbert, AZ 85298
707-367-0807

Site: 13018 McDowell Street, Hopland
AP 048-220-22 1.26 Acres
Inst No. 2005-00549

Datum:
Horizontal = Found monuments per
MC 2, DR 58, PG 79 MCR

EASEMENTS:

The easements shown in the title report are all shown hereon.

TITLE REPORT:

A Preliminary Title report for this property was prepared by Redwood Empire Title Company of Ukiah, order number is 20230023RB, dated February 7, 2023.

UTILITIES:

Both parcels are fully developed with 2 houses each. All 4 houses have separate sewer and water connections to Hopland Public Utility District. All electric and other utilities also existing to all houses. Nothing new needed.

FLOODPLAIN:

The property is within the FEMA 100 year floodplain per Map Panel 06045C1851F dated June 2, 2011. No new improvements are proposed as part of the subdivision so the floodplain is not an issue. There are already 2 houses on each parcel. No new buildings proposed

ZONING:

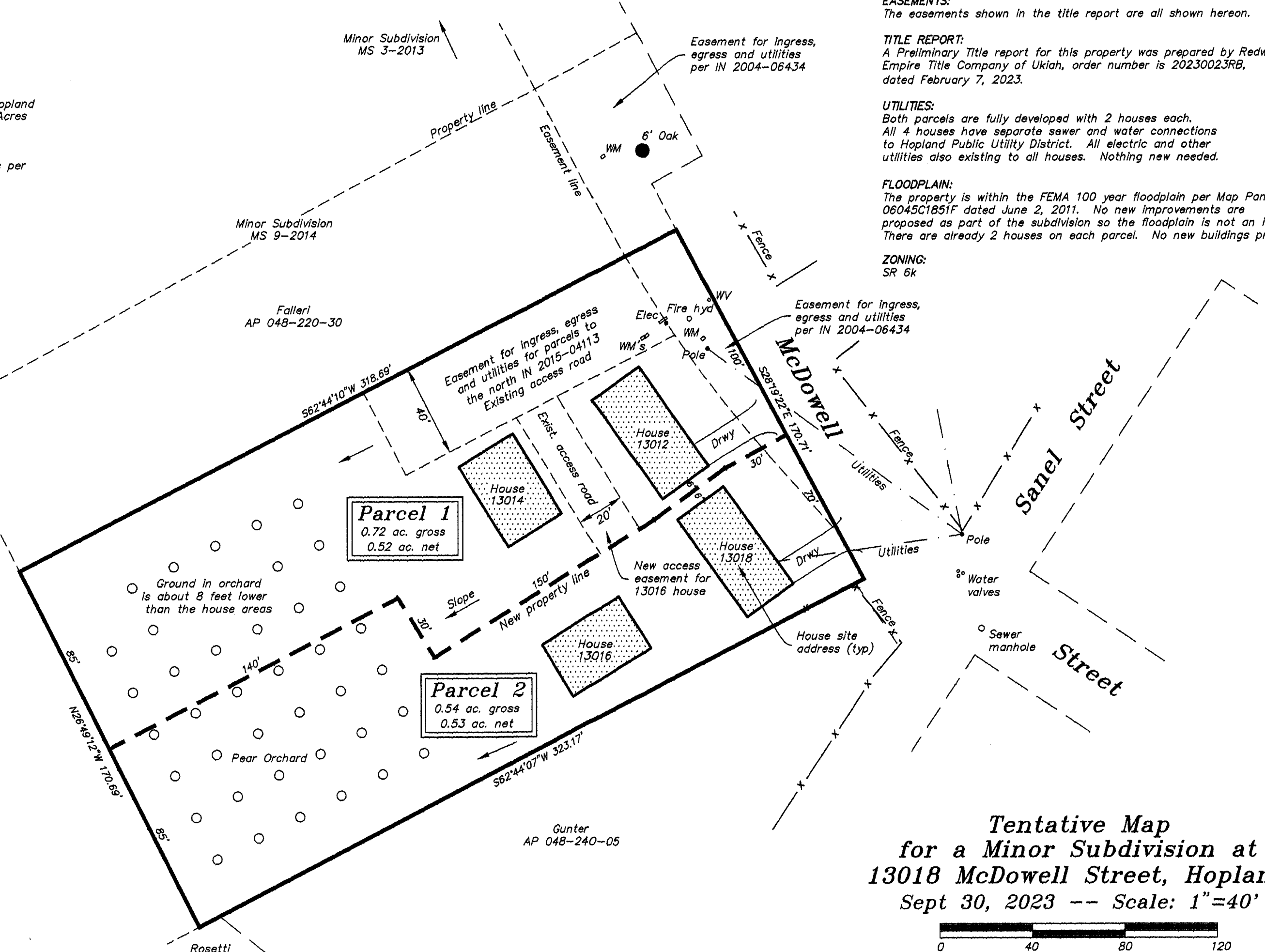
SR 6k

VCT USA Inc
AP 048-160-03

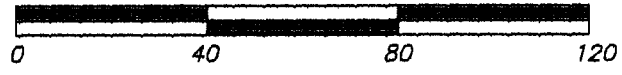


Prepared By

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



Tentative Map
for a Minor Subdivision at
13018 McDowell Street, Hopland
Sept 30, 2023 -- Scale: 1"=40'



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 very simple 2 lot split of an existing residential property on McDowell Street in Old Hopland. There are 4 houses on the property. All have individual sewer, water, and all other utilities. This subdivision will simply split the parcel in half so there is 2 houses on each new parcel. No changes or improvements are needed or proposed.

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:	4 houses	0	±4800 SF about 1200 SF each	0	±4800 SF
GRAND TOTAL (Equal to gross area of Parcel): Total parcel is 1.26 AC.					

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:

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:

Proposed additional spaces:

Total:

min 2 per house

standard

min 8 existing

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: _____

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

all existing to all 4 houses

- Telephone: YES NO

18. What will be the method of sewage disposal?

Community Sewage System (specify supplier): HPUD 4 existing connections
 Septic Tank
 Other (specify): _____

19. What will be the domestic water source:

Community Water System (specify supplier): HPUD 4 existing connections
 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.)

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.)

13018 McDowell Street, old 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 4 existing houses, all about 1200 SF each

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

From Toby@CalFire

1/29/23

Re: Fire Safe Regulations Application

To Ron Franz <rfranz@comcast.net>



This would be the same situation for McDowell Street. According to my map you are in the Local Response Area of Hopland Fire. You would not need a Fire Safe Regulation Application for this area. Contact Hopland Fire to see if you need anything from them. If the county tells you to get something from CAL FIRE let me know and I can produce the same letter for I sent to you before for the McDowell street address.

Thank you,

T. Levi Linderman

Fire Captain Specialist
P1121
CALFIRE
Mendocino Unit
17501 North Highway 101
Willits, CA 95490
(707)-459-7421

From: Ron Franz <rfranz@comcast.net>

Sent: Sunday, January 29, 2023 7:56 AM

To: Linderman, Toby@CALFIRE <Toby.Linderman@fire.ca.gov>

Subject: Re: Fire Safe Regulations Application

Warning: this message is from an external user and should be treated with caution.

Hi Toby:



Thank you for the response on this one on Tollini Lane. Now I have another 2 lot minor subdivision at 13018 McDowell Street in Old Hopland. See attached map and aerial photo. Do I need to do a Fire Safe application for this one or is it in the Local Response Area, for Hopland Fire? Would you take a quick look at this and let me know.

Thank you for the help.

Ron

On 01/26/2023 2:17 PM Linderman, Toby@CALFIRE <toby.linderman@fire.ca.gov> wrote:

Good afternoon,

I have reviewed your Fire Safe Regulations Application for 275 Parducci Road Ukiah CA 95490.

The project you described is not required to meet State Fire Safe Regulations (PRC 4290) and therefore does not require any Conditions of Approval be granted from this office.

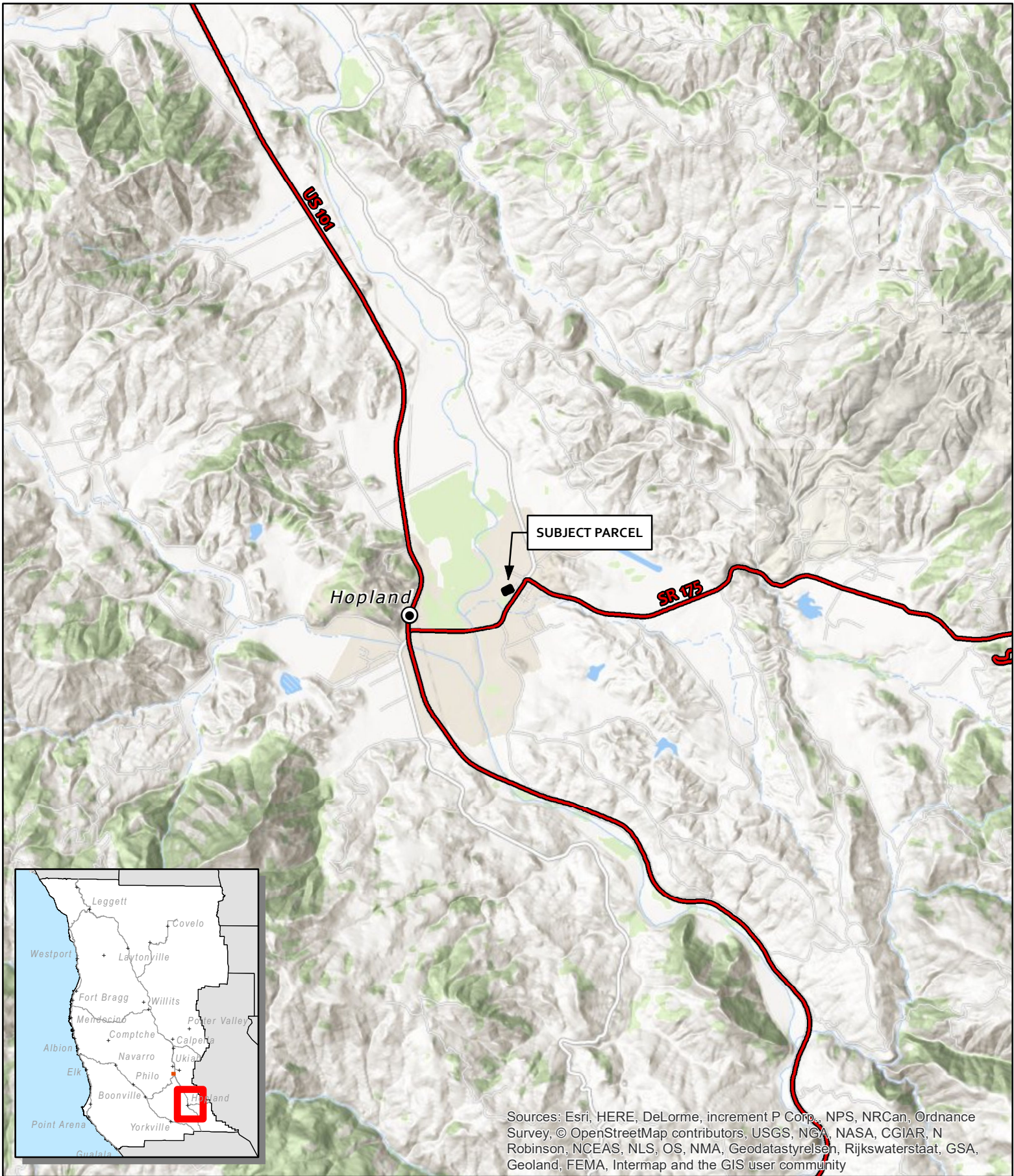
The property you described is in the "Local Response Area" which is not regulated by CAL FIRE. Please contact your local fire agency to determine if their policies and procedures require conditions of approval.

Please use the attached letter as needed for you project. You will also be mailed a copy of this letter and your application.

Thank you,

T. Levi Linderman

Fire Captain Specialist
P1121
CALFIRE
Mendocino Unit
17501 North Highway 101
Willits, CA 95490
(707)-459-7421



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 2023-0003
OWNER: ROSETTI, Linda
APN: 048-220-22
APLCT: Linda Rosetti
AGENT: Ron W. Franz
ADDRESS: 13012-13018 McDowell St.

● Major Towns & Places
 — Highways

0 2,800 5,600 Feet
 0 0.5 1 Miles
 1:63,360



LOCATION

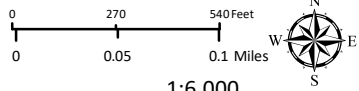
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Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

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



1:6,000


AERIAL IMAGERY

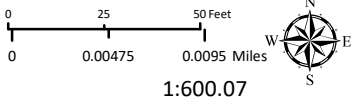
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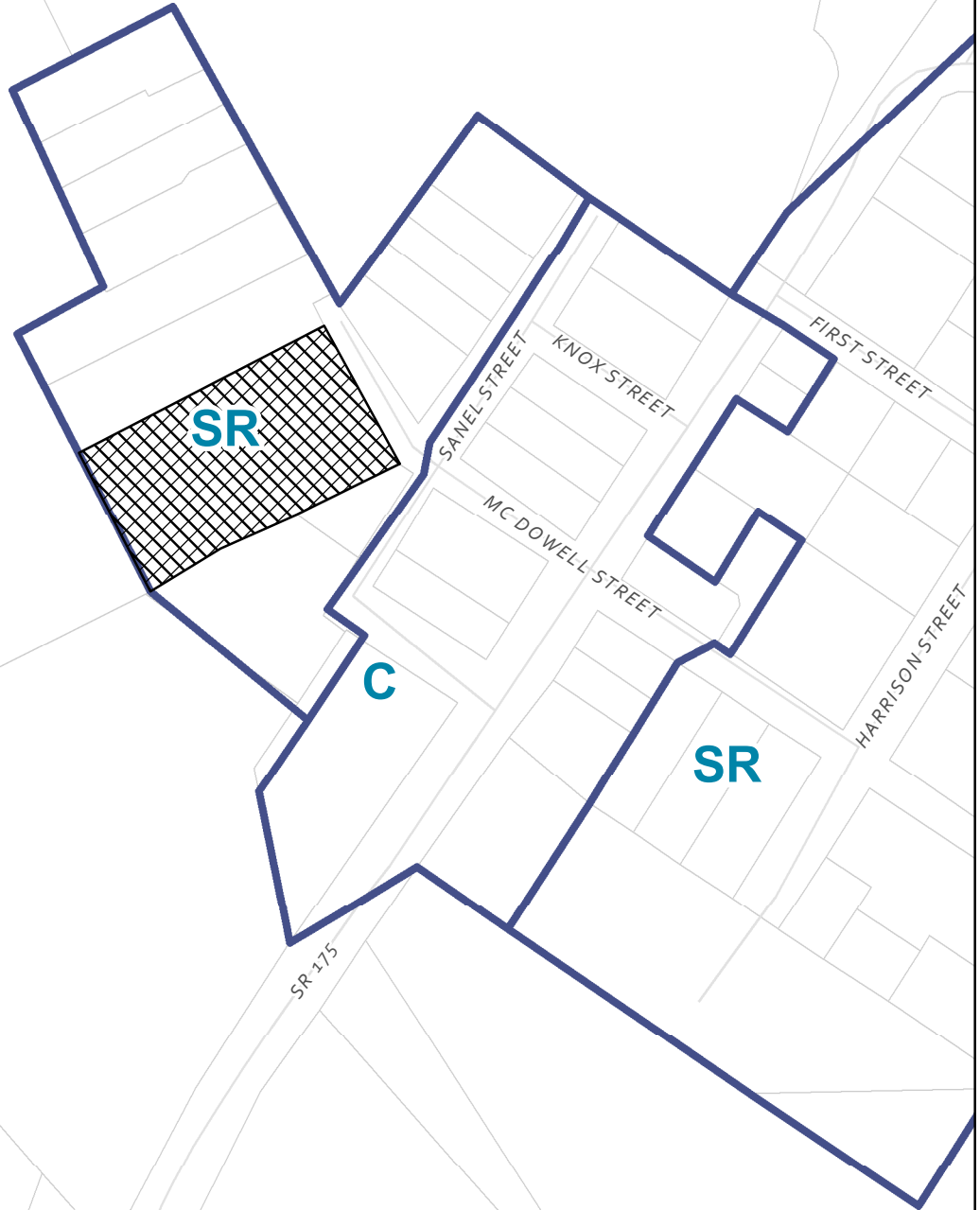
 Public Roads



AERIAL IMAGERY

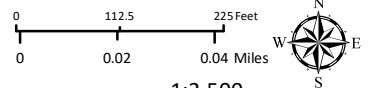
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AG 40



CASE: MS 2023-0003
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ADDRESS: 13012-13018 McDowell St.

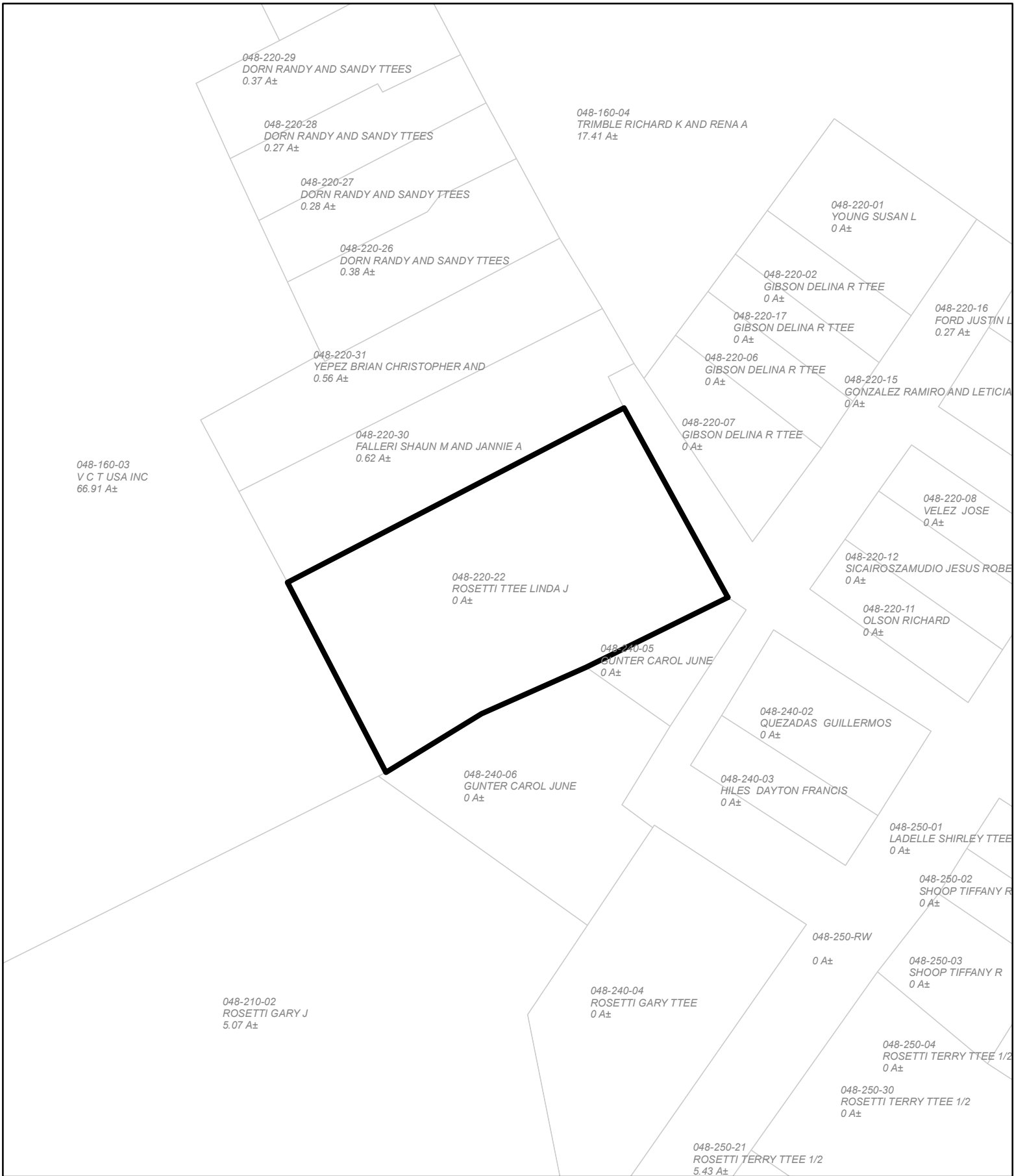
Public Roads
Assessors Parcels




1:2,500

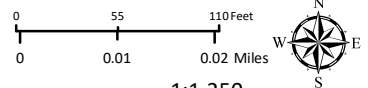
GENERAL PLAN

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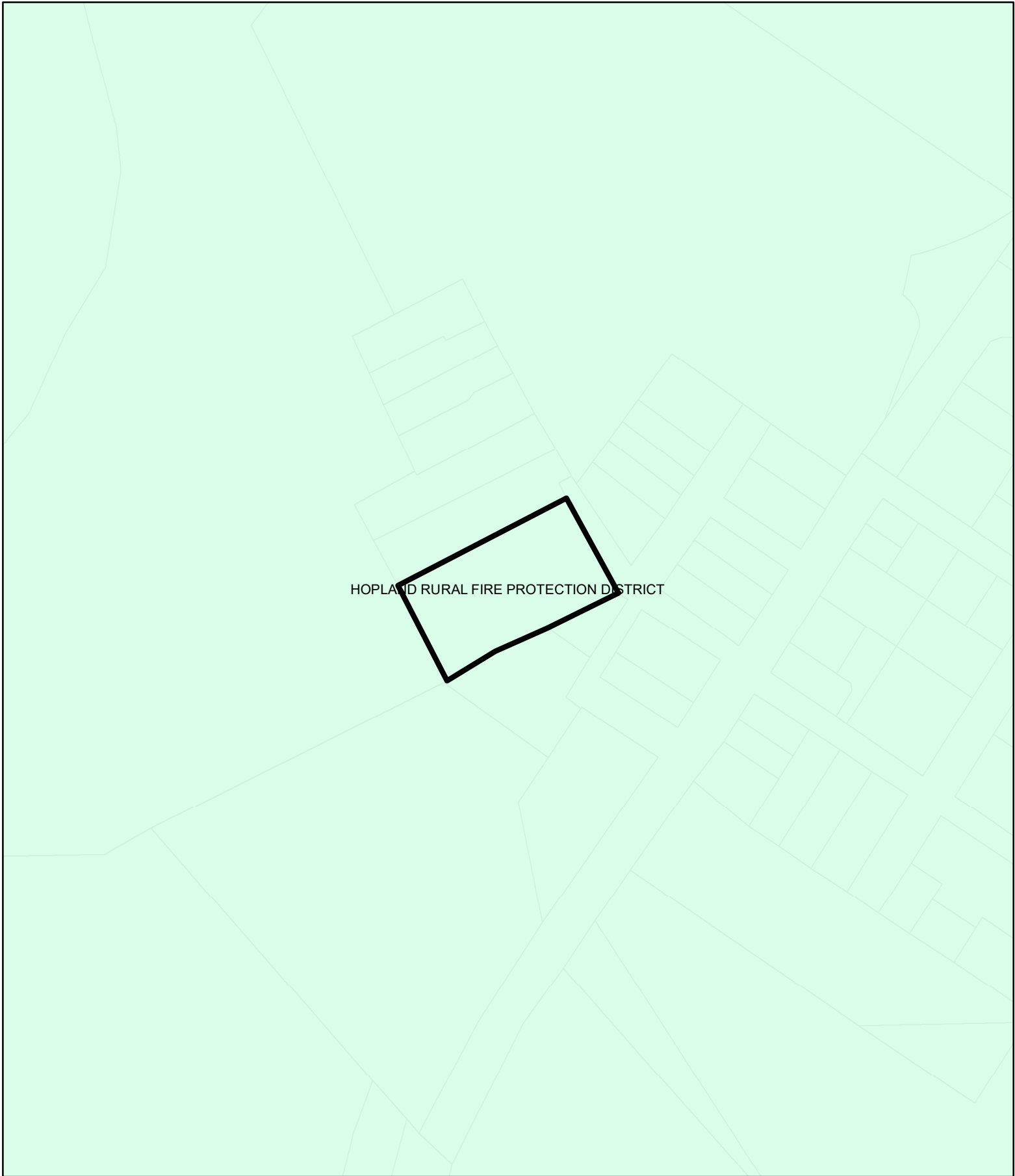
 Assessors Parcels



1:1,250

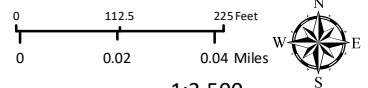
ADJACENT PARCELS

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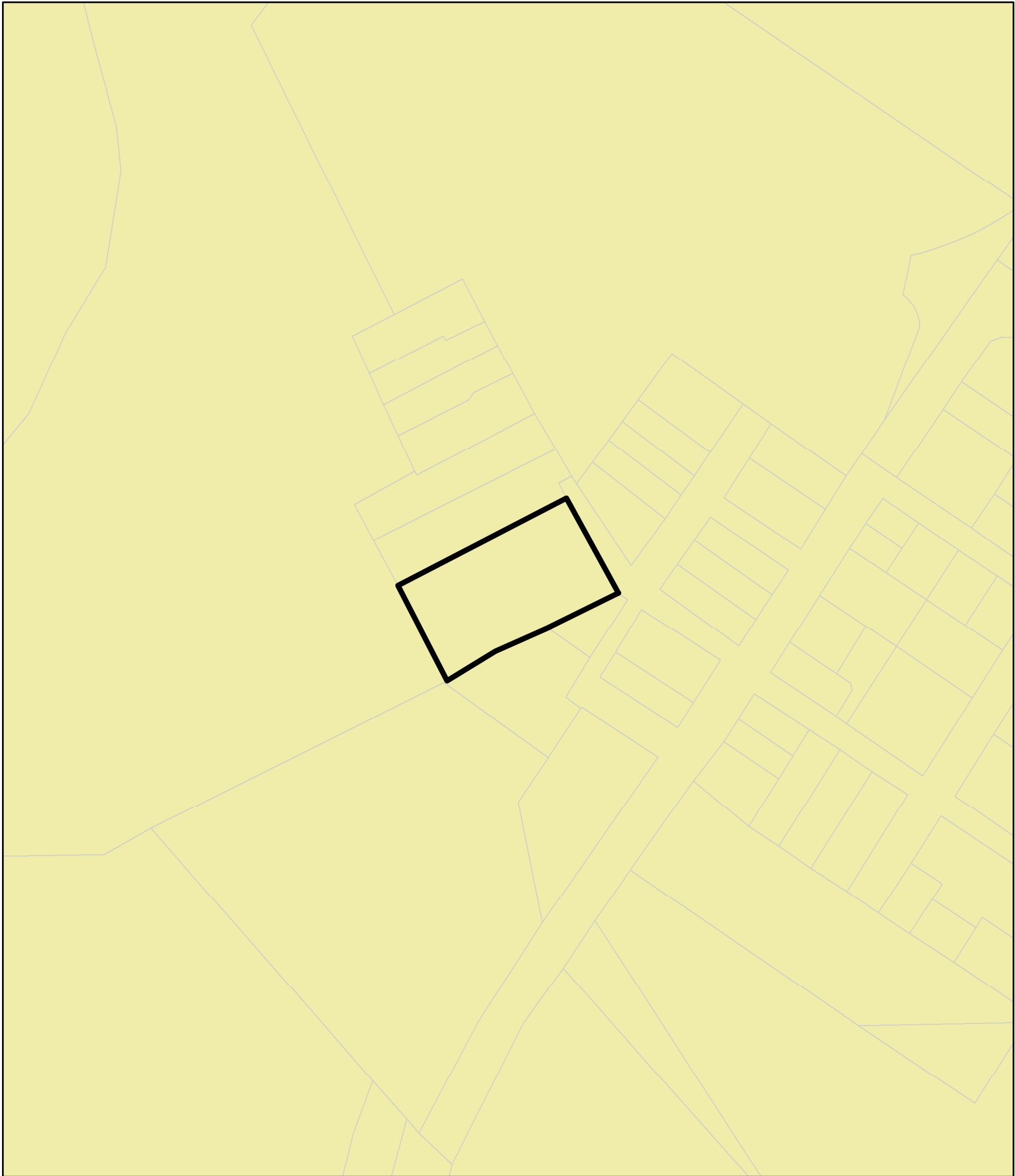
HOPLAND RURAL FIRE PROTECTION DISTRICT

CASE: MS 2023-0003
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



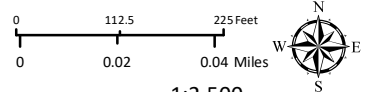
1:2,500
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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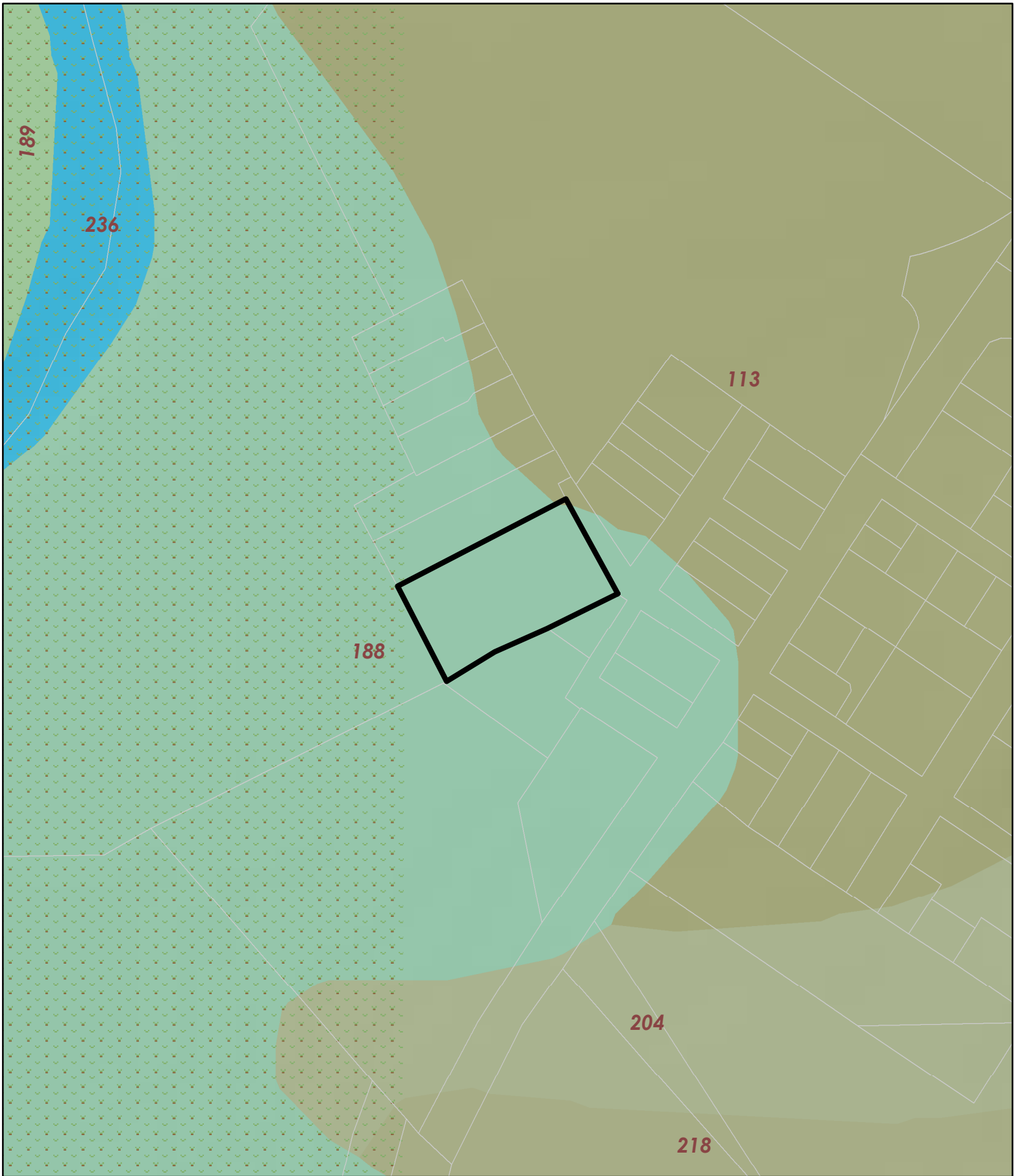
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APLCT: Linda Rosetti
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 Assessors Parcels
 0° - 14°





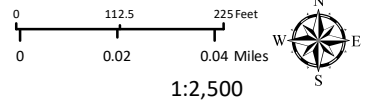
1:2,500
ESTIMATED SLOPE

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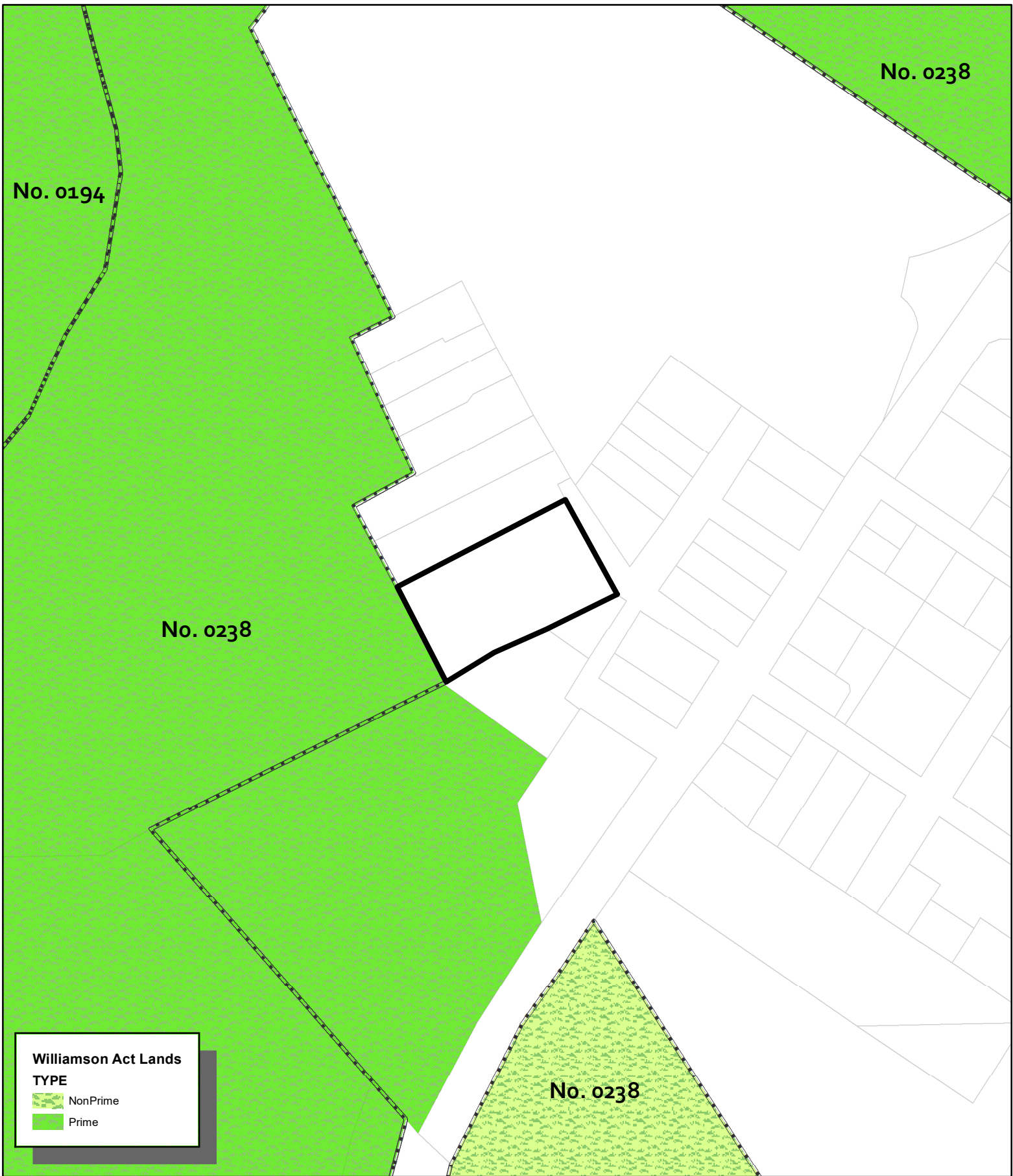
-  Assessors Parcels
-  Naturally Occurring Asbestos



1:2,500


EASTERN SOIL CLASSIFICATIONS

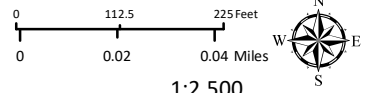
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Williamson Act Lands
TYPE
 NonPrime
 Prime

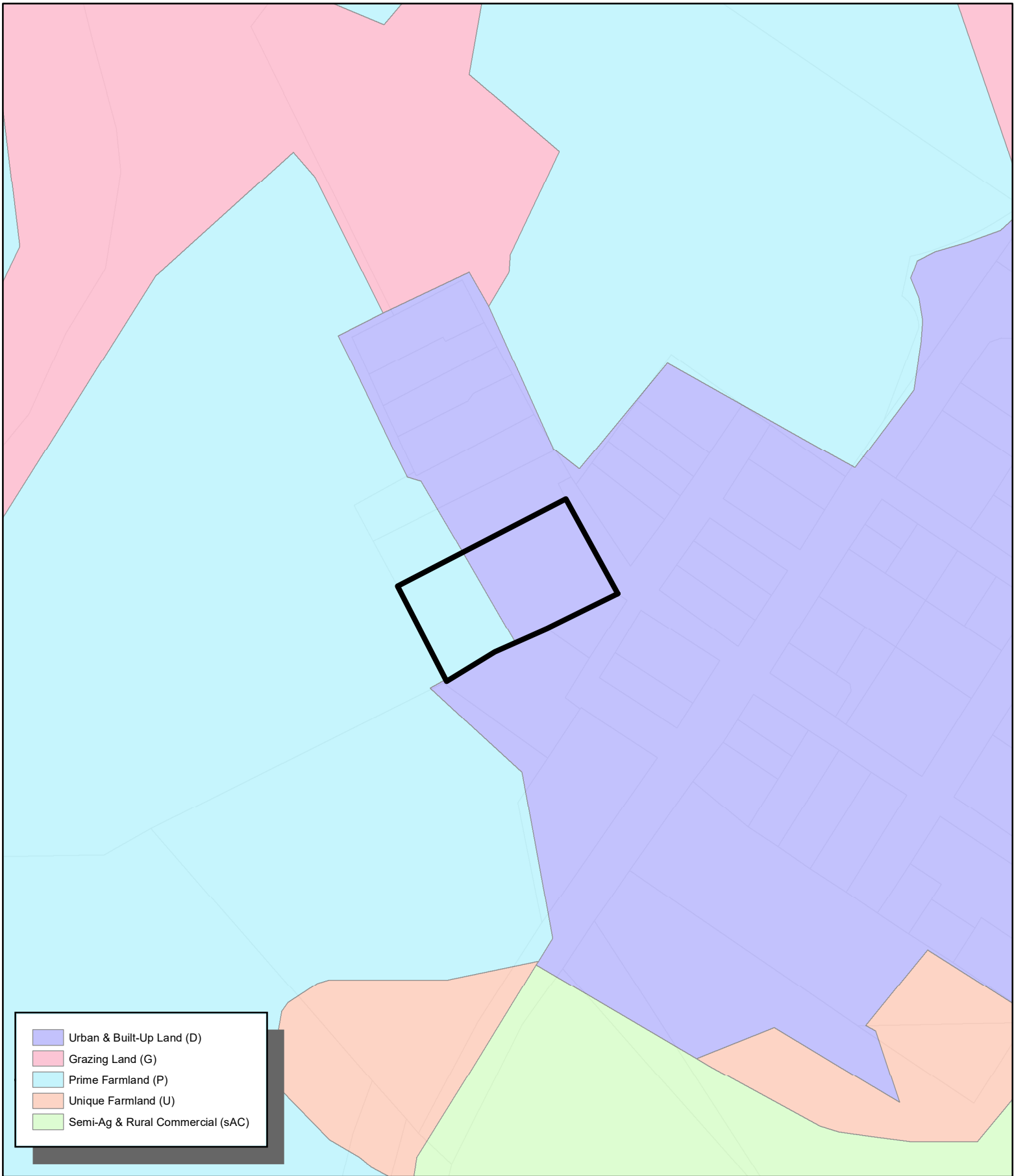
CASE: MS 2023-0003
OWNER: ROSETTI, Linda
APN: 048-220-22
APLCT: Linda Rosetti
AGENT: Ron W. Franz
ADDRESS: 13012-13018 McDowell St.

 Assessors Parcels

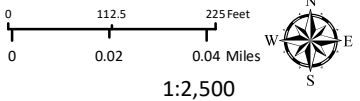


1:2,500
WILLIAMSON ACT

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- Urban & Built-Up Land (D)
- Grazing Land (G)
- Prime Farmland (P)
- Unique Farmland (U)
- Semi-Ag & Rural Commercial (sAC)

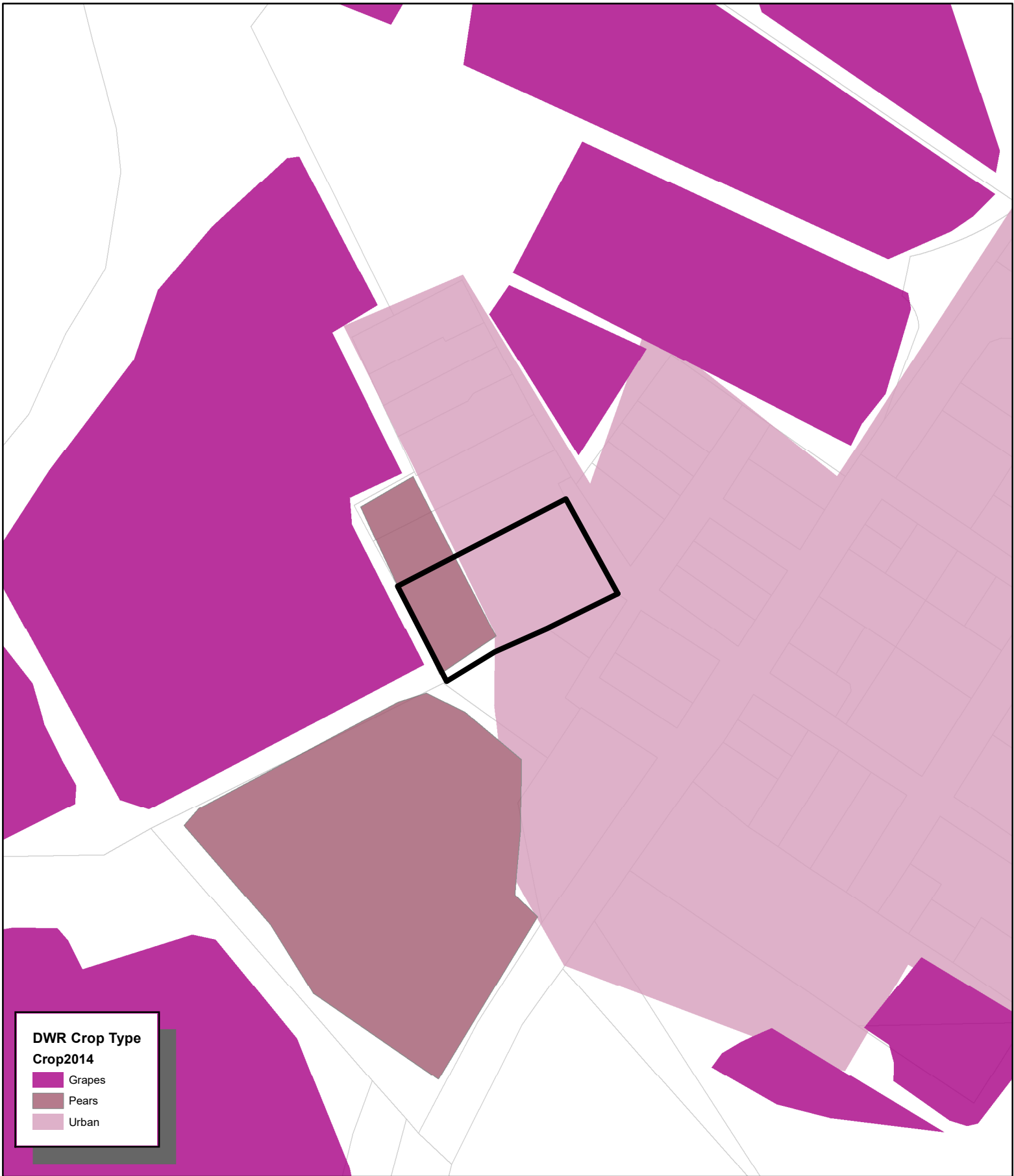


CASE: MS 2023-0003
OWNER: ROSETTI, Linda
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Assessors Parcels

IMPORTANT FARMLANDS

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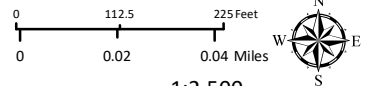


DWR Crop Type
Crop2014

- Grapes
- Pears
- Urban

CASE: MS 2023-0003
OWNER: ROSETTI, Linda
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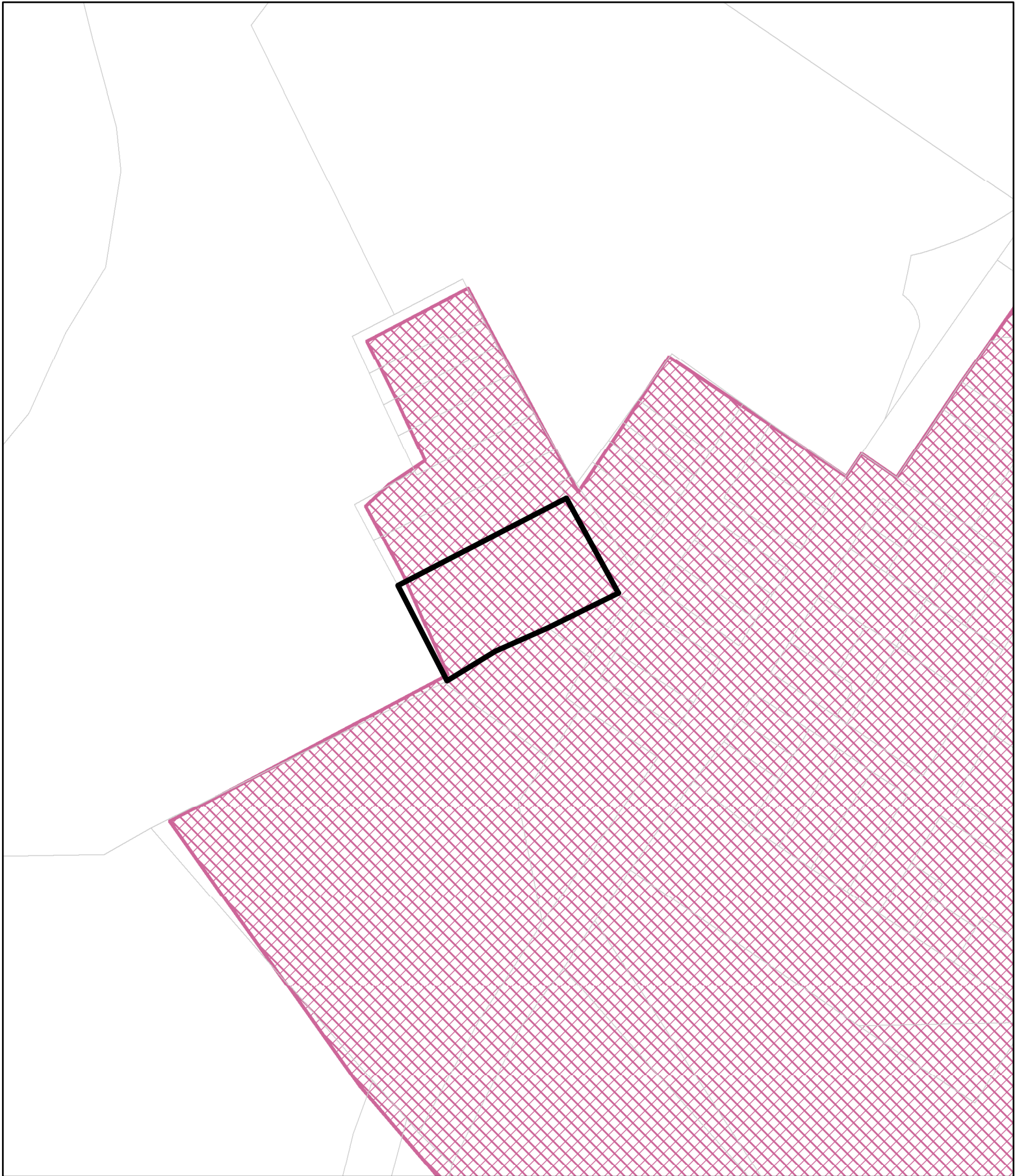
Assessors Parcels





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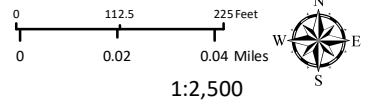
CROP TYPES

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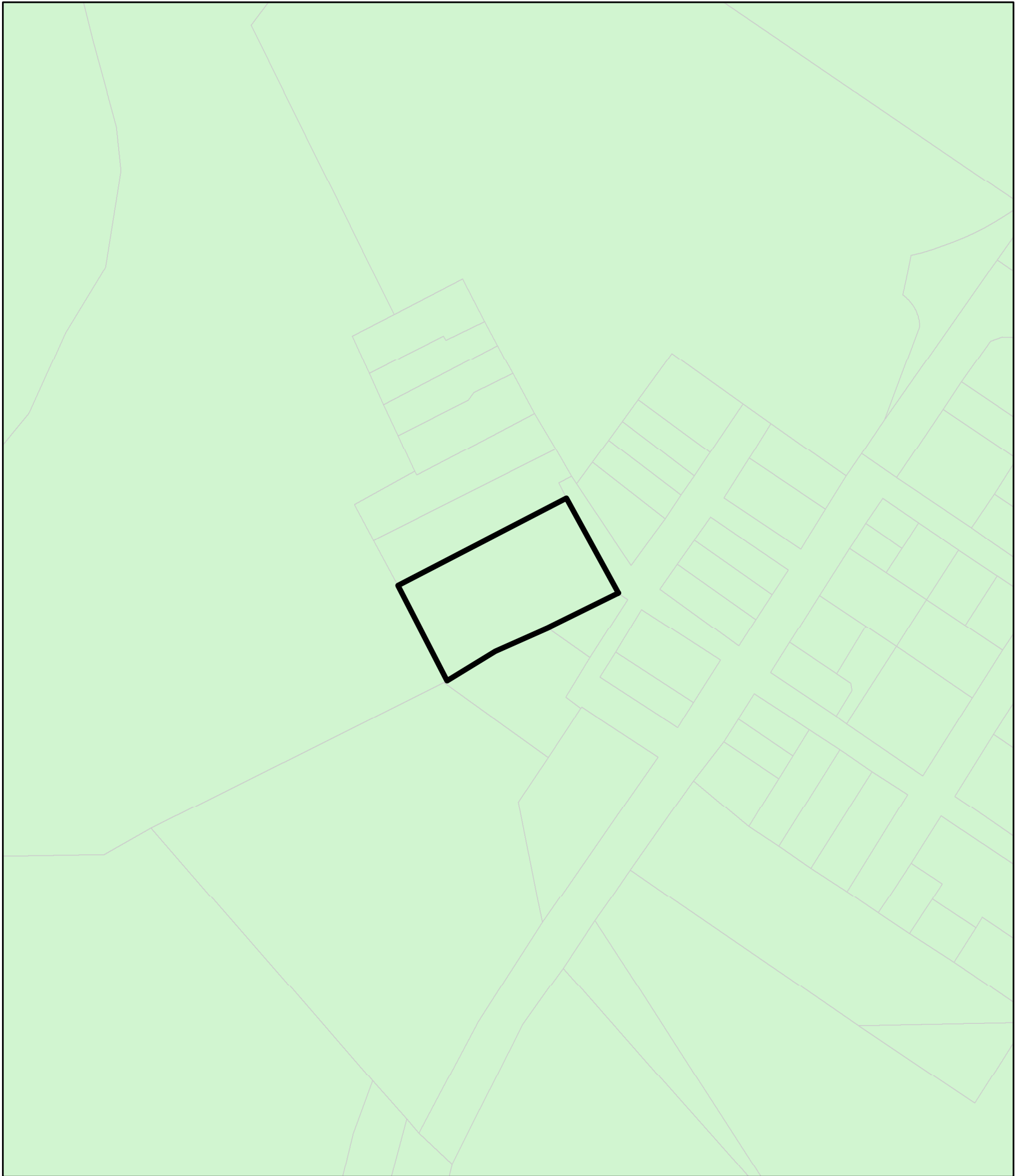
CASE: MS 2023-0003
OWNER: ROSETTI, Linda
APN: 048-220-22
APLCT: Linda Rosetti
AGENT: Ron W. Franz
ADDRESS: 13012-13018 McDowell St.

 Assessors Parcels
 Hopland PUD Service Area





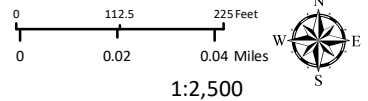
1:2,500
HOPLAND PUD SERVICE AREA

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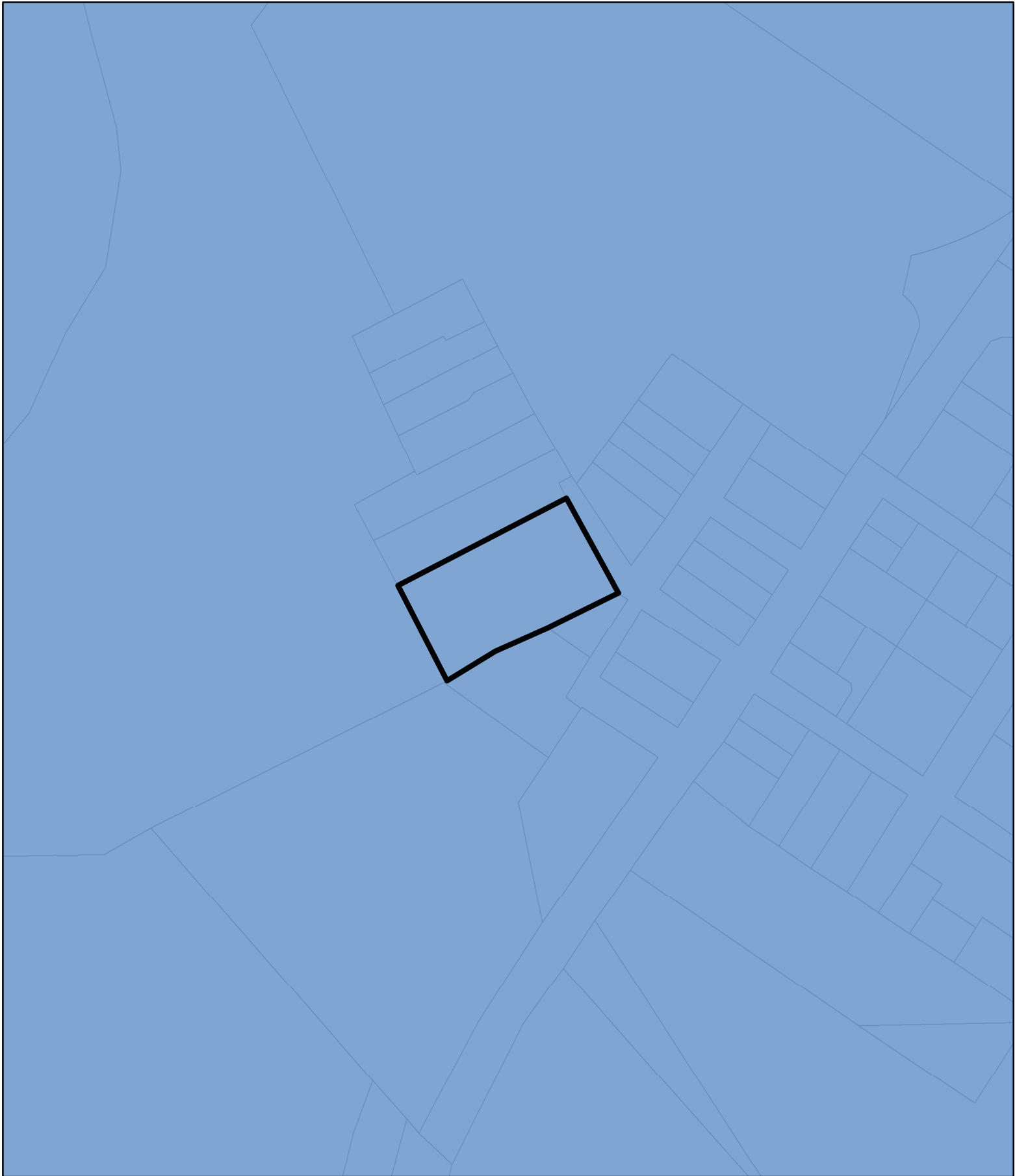
 Assessors Parcels
 Hopland MAC





1:2,500

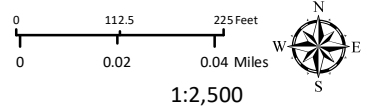
HOPLAND MUNICIPAL ADVISORY COUNCIL

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 Estimated Inundation Zones
 Assessor's Parcels



1:2,500

DAM INUNDATION ZONE

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