

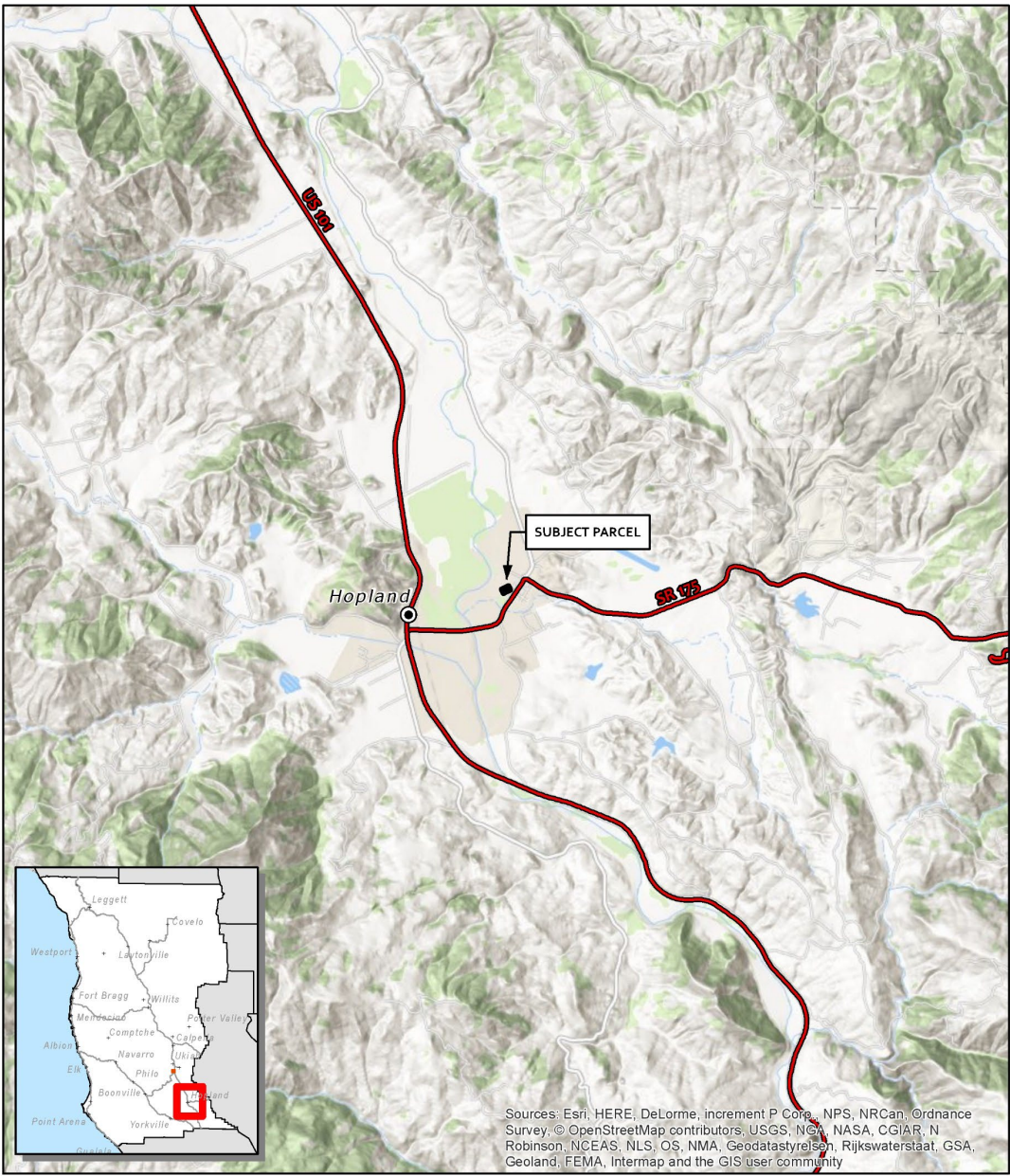
Minor Subdivision

MS_2023-0003

Owner: Linda Rosetti

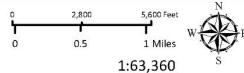
Agent: Ron Franz

Staff Planner: Liam Crowley



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



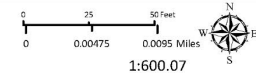
1:63,360
LOCATION

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



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

Public Roads



1:600.07
AERIAL IMAGERY

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

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 5B, 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

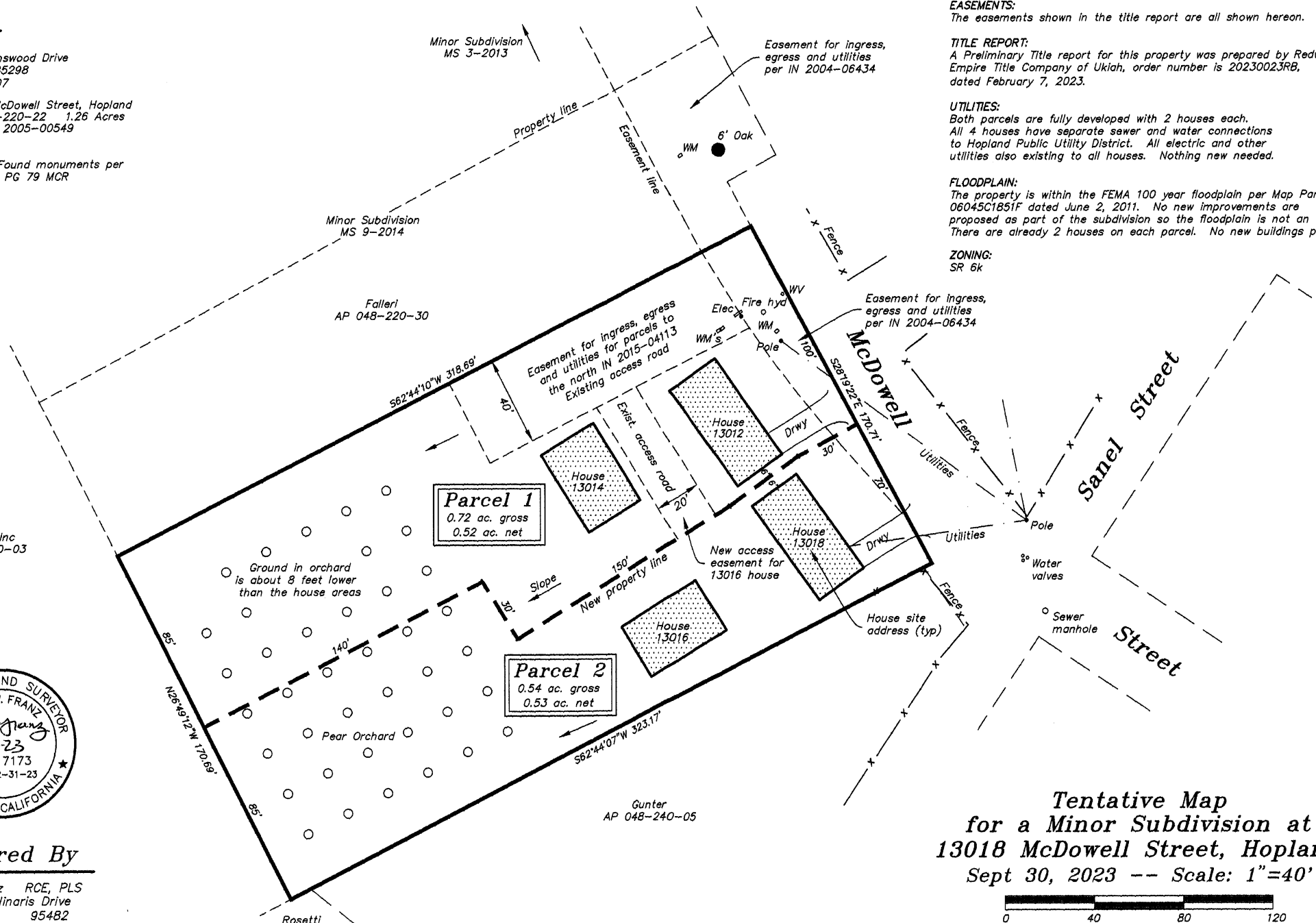
ZONING:
SR 6k

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'



General Plan/Zoning Consistency

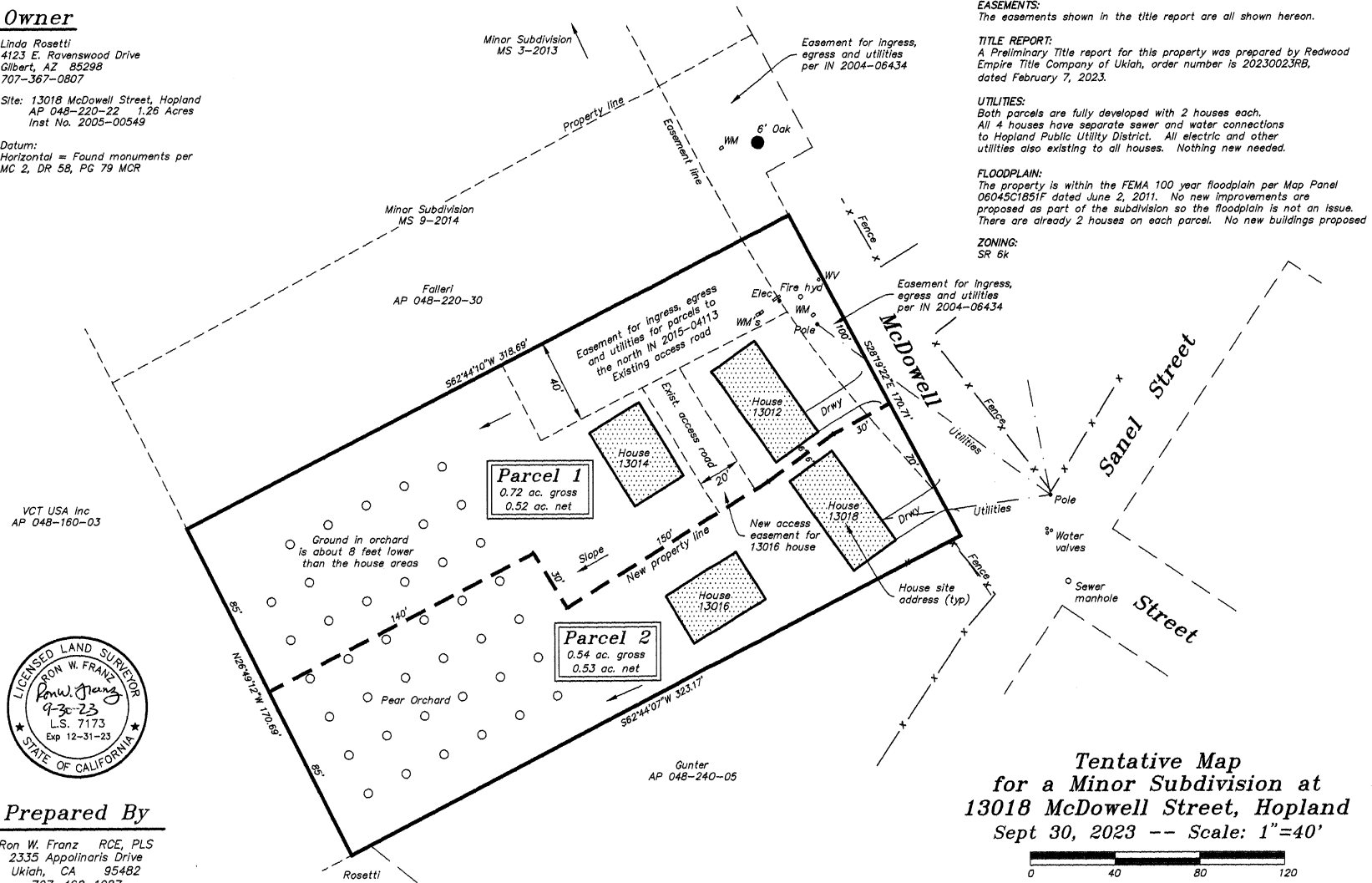
- No physical development proposed
- Proposed lots meet 6,000 square foot minimum lot size
- Minimum setbacks must be shown on Parcel Map (condition #12)
 - Front: 20 feet
 - Side/Rear: 6 feet
- Consistent with other GP/Zoning regulations as discussed in staff report

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

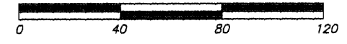
Datum:
Horizontal = Found monuments per
MC 2, DR 5B, PG 79 MCR



Prepared By

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

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



Other Notes

- Initial Study / Mitigated Negative Declaration prepared pursuant to CEQA.
- Comments received from UVFA on 6/15/23. Staff recommends added condition of approval (see Memo and 'redlined' Resolution)
- Additional conditions include agricultural nuisance disclosure and flood zone requirements
- Staff recommends approval per Staff Report and revised Resolution

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 5B, PG 79 MCR

YCT USA Inc
AP 048-160-03



Prepared By

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

