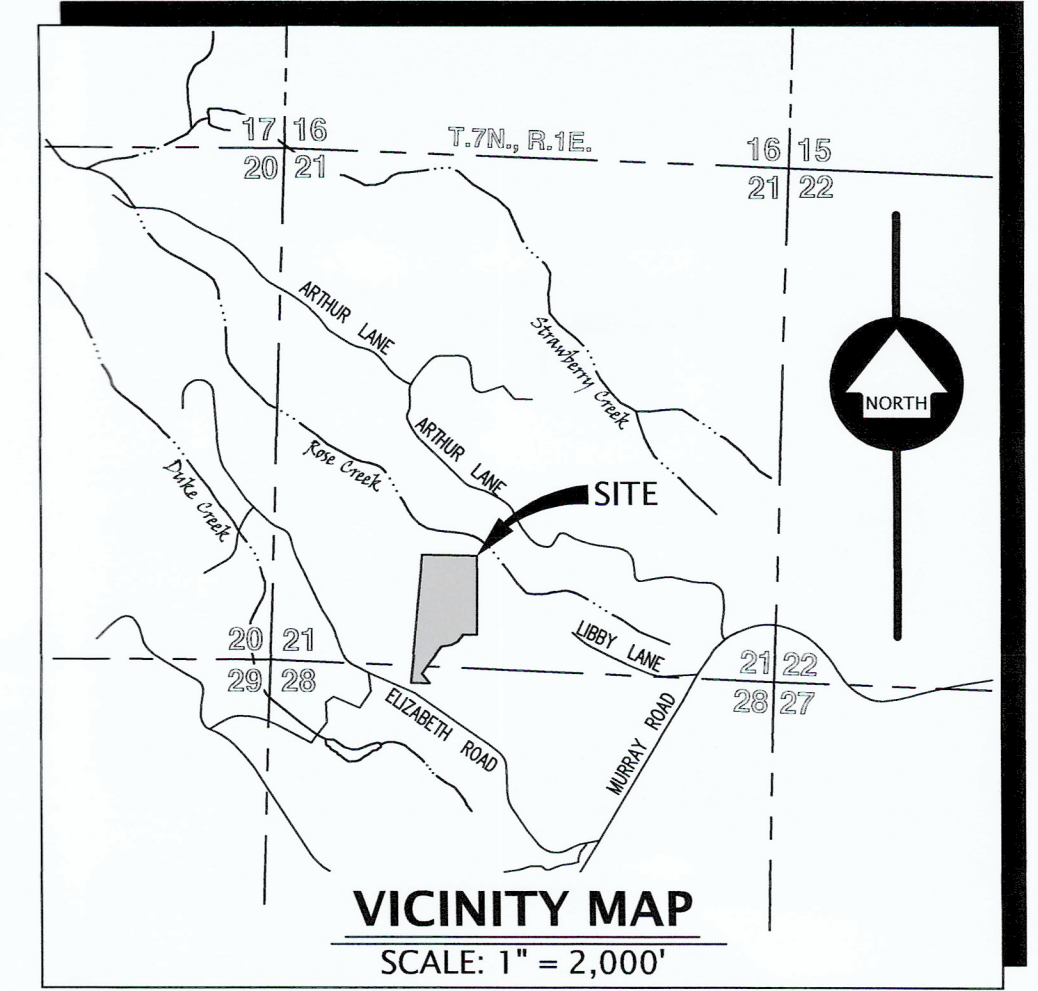
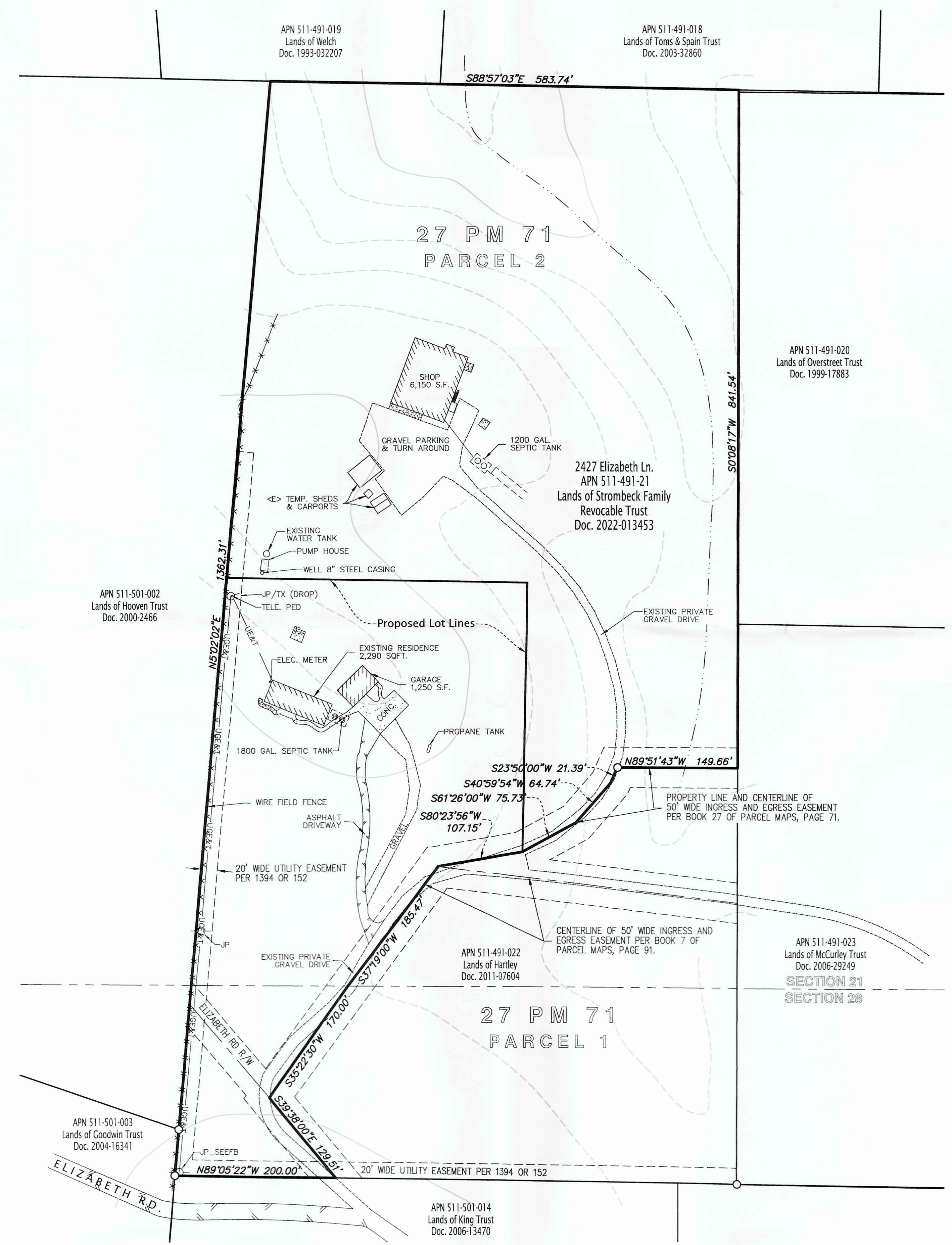


PROJECT NOTES:

1. This project proposes a Zone Reclassification Petition to allow for the subsequent subdivision of this 14.98 acre parcel. The parcel is currently zoned Agriculture General with a minimum parcel size of 10 acres (AG-B-5(10)) and this petition requests consideration of a minimum parcel size of 5 acres. The parcel has a General Plan designation of Residential Agriculture specifying average parcel size of 5-20 acres. This petition is consistent with the plan density specified in the McKinleyville Community Plan.
2. Mapping hereon is based on ties to monuments set in Book 27 of Parcel Maps, Page 71 and the subject property is Parcel 2 of said Parcel Map.
3. The property is currently developed with a single family residence, detached garage and a shop. After the proposed subdivision the residence and garage will be located on a proposed 5 acre parcel and the shop will be located on a parcel of approximately 10 acres.
4. The property is provided electricity by PG&E and propane is on-site. Each proposed parcel is already developed with an on-site sewage disposal system as shown hereon. There is an existing well on the proposed 10 acre parcel will serve both proposed parcels.
5. Contours and the location of the un-named tributary to Rose Creek are shown based on the USGS Topographic Quad Sheet.

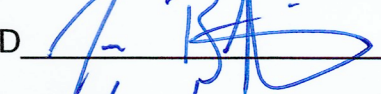
LEGEND

	FOUND MONUMENT OF RECORD PER 27 PM 71
	SUBJECT EXTERIOR BOUNDARY
	PROPOSED INTERIOR LOT LINE
	ADJACENT PROPERTY LINE
	RIGHT OF WAY CENTERLINE
	EXISTING EASEMENT LINE
	BUILDING SETBACK LINE
	EXISTING BUILDING FOOTPRINT
	FENCE LINE
	EDGE OF ASPHALT PAVEMENT
	EDGE OF GRAVEL DRIVE / PATH
	EXISTING GROUND CONTOURS (ONE FOOT INTERVALS)
	OHE
	OHE&T
	UGE&T
	JOINT UTILITY POLE
	PARKING SPACE



SURVEYOR'S STATEMENT

This map was prepared by me, or under my direction, and is based upon a field survey.

SIGNED 
 DATED 9/23/2022



Jesse N Buffington
 PLS 9339

PROJECT DATA

Owner / Applicant: Steve & Tina Strombeck- Trustees of the Strombeck Family Revocable Trust
Mailing Address: 960 S. G Street Arcata, CA 95521
Phone: 707-822-4557
APN: 511-491-021
Site Address: 2427 Elizabeth Road McKinleyville, CA 95519
Agent: Jesse Buffington Points West Surveying
Mailing Address: 5201 Carlson Park Drive, Suite 3 Arcata, CA. 95521
Phone: 707-840-9510
Fax: 707-840-9542
Email: buffington@pointswestsurveying.com
Current Zoning: AG-B-5(10)
Proposed Zoning: AG-B-5(5)
General Plan: Residential Agriculture - RA5-20
Building Setbacks: Front: 30'
 Side: 30'
 Rear: 30'

**APN 511-491-021
 TENTATIVE MAP
 ZONE RECLASSIFICATION PETITION
 FOR
 STEVE STROMBECK**



SECTION 21-28, T7N, R1E,
 HUMBOLDT MERIDIAN
 IN THE UNINCORPORATED AREA OF MCKINLEYVILLE
 HUMBOLDT COUNTY, STATE OF CALIFORNIA
 Date: April 2022

SCALE: 1" = 80'

SHEET 1 OF 1

POINTS WEST SURVEYING CO.
 5201 Carlson Park Dr., Suite 3 - Arcata, CA 95521
 707-840-9510 - Phone 707-840-9542 - Fax