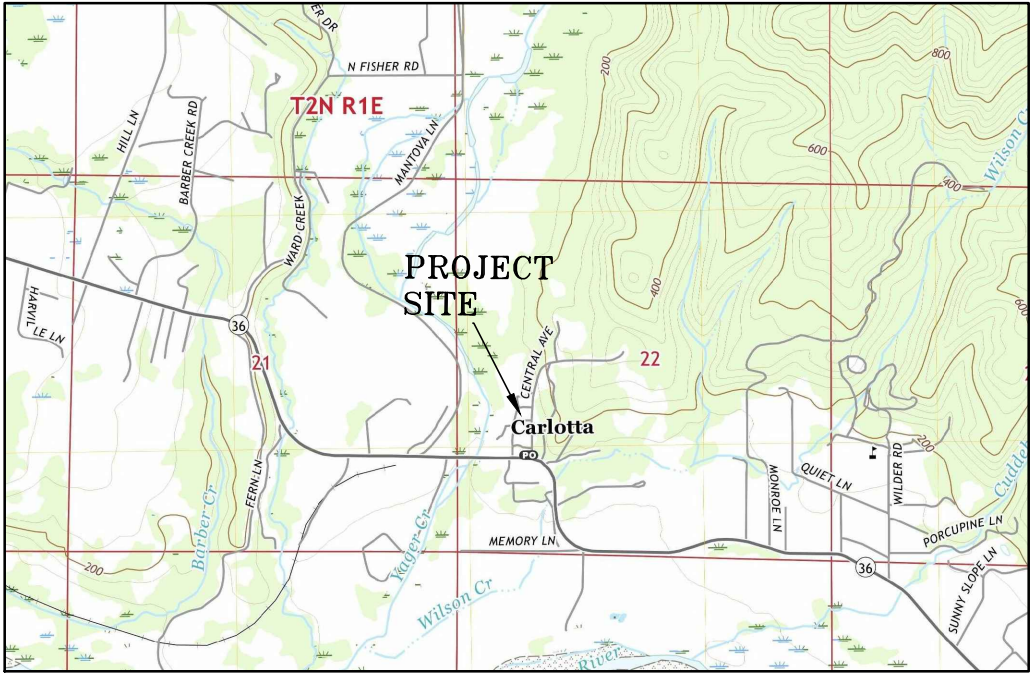
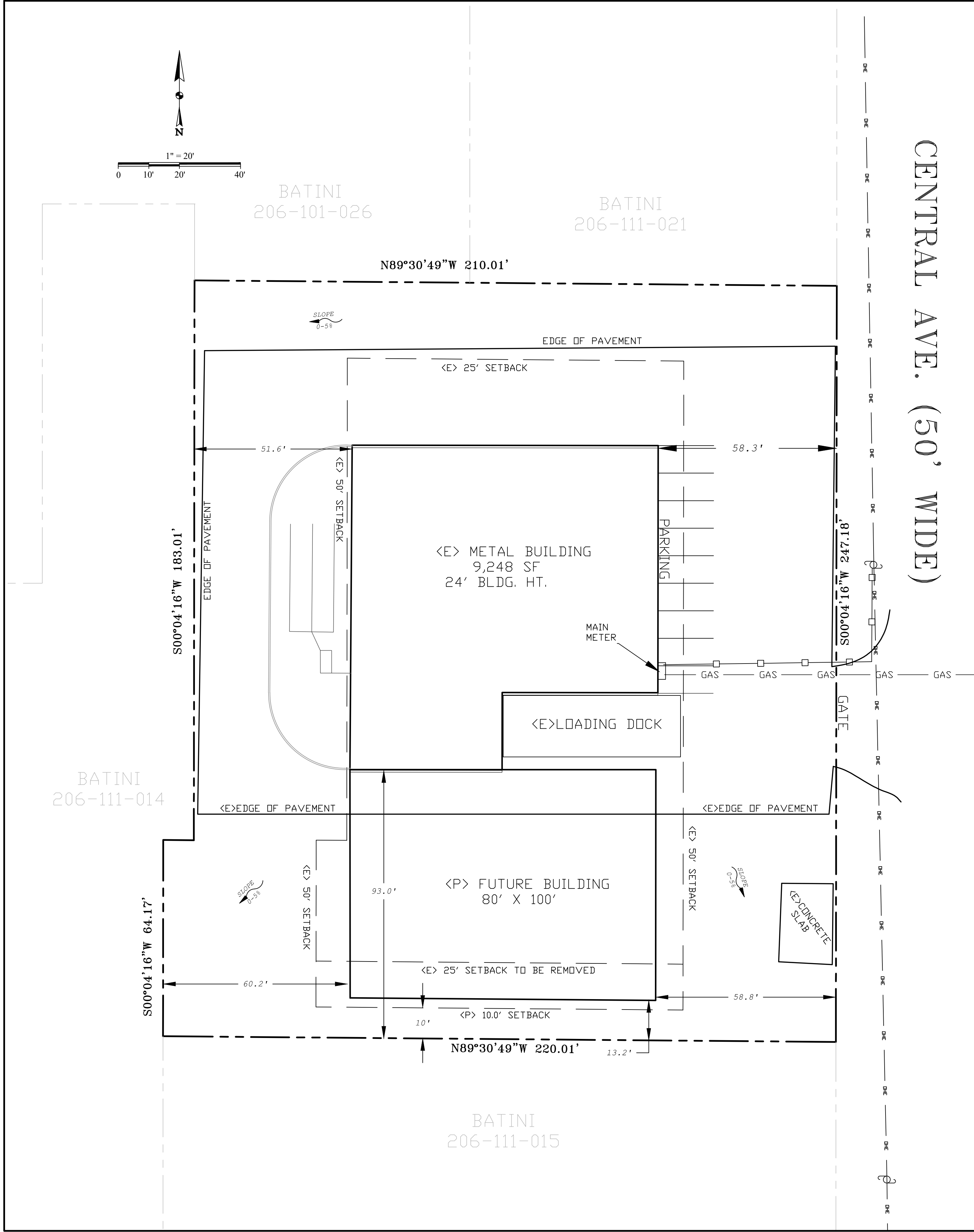




VICINITY MAP  
Carlotta, CA  
Not to Scale

PROJECT INFORMATION

**PROJECT DESCRIPTION**  
To reduce the south property line's building setback from 25ft. to 10.0ft. to allow for a future 80'X100' metal storage building.

**PROJECT SITE**  
161 Loop Road  
Carlotta, Ca 95528  
APN: 206-111-020

**APPLICANT/OWNER**  
LPC PROPERTIES  
Don Lozinsky  
202 Commercial St.  
Eureka, Ca 95501

Phone:707-442-5794

LAND USE  
COMMERCIAL

UTILITIES

POWER PG&E  
WATER PRIVATE  
SEWER PRIVATE  
GAS NONE

**ZONING (C-2, MH)**  
COMMERCIAL/HEAVY INDUSTRIAL

APN: 206-111-00

- FRONT: 50 FT
- SIDE: 10% OF THE AVERAGE LOT WIDTH BUT NOT LESS THAN 25FT
- REAR: 50FT

SETBACKS:

- FRONT: 50 FT
- SIDE: 10% OF THE AVERAGE LOT WIDTH BUT NOT LESS THAN 25FT
- REAR: 50FT

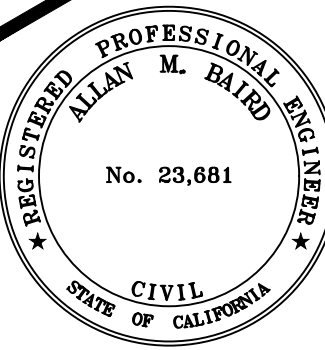
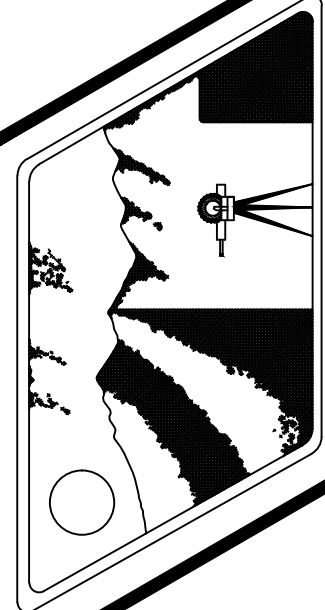
NOTES

1. This site plan proposes to reduce the south building setback line from 25' to 10'.
2. The project site is shown outside of any Flood Hazard Area as shown on the effective FIRM.
3. No proposed grading or fill.
4. All easements of record are shown.
5. Site not in an Airport Zone.
6. No creeks, rivers, sloughs or other drainage courses
7. No historical buildings and/or known archaeological or paleontological sites.
8. No trees to be removed
9. Site is in Local Responsibility Area (Not SRA zone)
10. No known stream(s) or wetland(s) in development area.

LEGEND

- PROPERTY LINE
- BUILDINGS
- EDGE OF EXISTING ROAD
- ADJACENT PROPERTY LINE
- OVERHEAD POWER LINE
- FENCE LINE
- BUILDING SETBACK LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRICAL
- (P) PROPOSED
- (E) EXISTING
- POWER POLE
- PARKING SPACE
- SEPTIC TANK AND LEACH LINES

**A.M.Baird**  
Engineering & Surveying, Inc.  
1257 Main St., P.O.Box 396, Fortuna, CA 95540  
(707)725-5182  
ambaird@suddenlinkmail.com



|          |           |
|----------|-----------|
| SCALE    | 1"=20'    |
| DRAWN BY | LBA       |
| CHKD     | A.M.B.    |
| DATE     | 8/28/2025 |

|                                                                                                              |
|--------------------------------------------------------------------------------------------------------------|
| LPC PROPERTIES<br>161 LOOP ROAD, CARLOTTA, CA<br>APN: 206-111-020<br>BUILDING SETBACK REDUCTION<br>SITE PLAN |
|--------------------------------------------------------------------------------------------------------------|