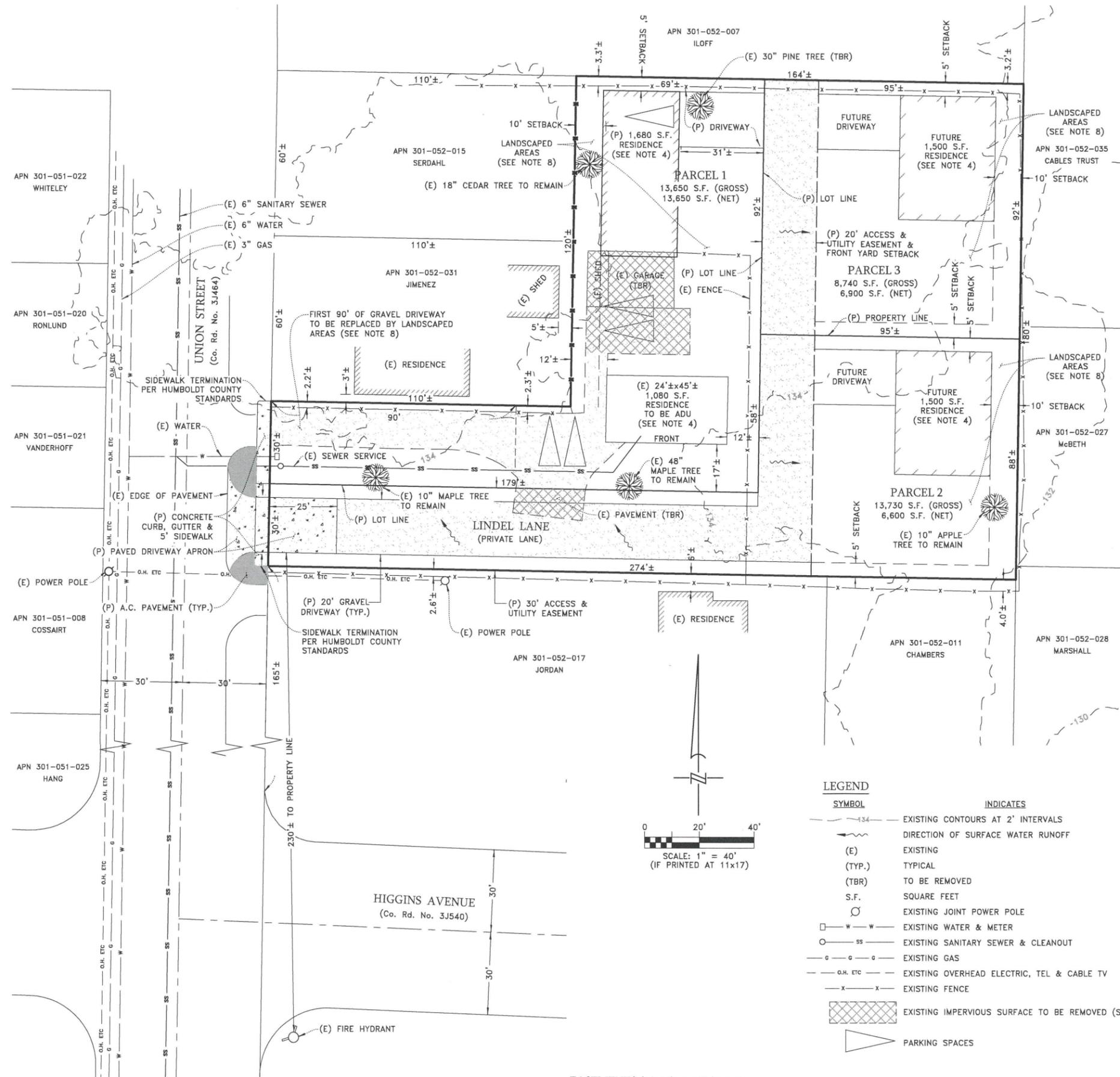
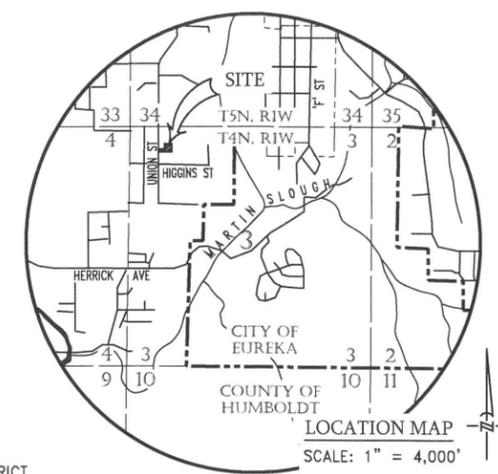


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OWNER
ANTONIO DELEON JR
3099 PIGEON POINT ROAD
EUREKA, CA 95503
(707) 498-2154

APPLICANT
LINDSTROM CONSTRUCTION, INC.
2382 LINDY LAND
EUREKA, CA 95501
(707) 572-2303



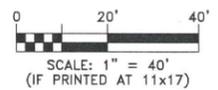
UTILITIES
WATER & SEWER HUMBOLDT COMMUNITY SERVICES DISTRICT
GAS & ELECTRIC PACIFIC GAS & ELECTRIC COMPANY
CABLE TELEPHONE OPTIMUM
FIRE PROTECTION HUMBOLDT BAY FIRE DISTRICT

NOTES

- THIS TENTATIVE PARCEL MAP PROPOSES A MINOR SUBDIVISION OF APN 301-052-036, A PARCEL ROUGHLY 36,120 S.F. IN SIZE, INTO THREE (3) PARCELS. AFTER SUBDIVISION, THE SIZE OF THE RESULTANT PARCELS ARE AS FOLLOWS:
PARCEL 1: 13,650 S.F. (GROSS) 13,450 S.F. (NET)
PARCEL 2: 13,730 S.F. (GROSS) 6,000 S.F. (NET)
PARCEL 3: 8,740 S.F. (GROSS) 6,900 S.F. (NET)
- THE PROPERTY IS LOCATED AT 4721 UNION STREET, IN THE EUREKA AREA OF THE COUNTY, AND IS ACCESSED DIRECTLY OFF UNION STREET (COUNTY ROAD 3J464). THE PARCEL IS NOT WITHIN A STATE RESPONSIBILITY AREA (SRA).
- THE PROPERTY HAS A GENERAL PLAN DESIGNATION OF RESIDENTIAL LOW DENSITY, ALLOWING 1-7 UNITS PER ACRE (RL 1-7), AND IS ZONED RESIDENTIAL ONE FAMILY, SPECIFYING A 6,000 S.F. MIN. PARCEL SIZE (R-1*) AS SPECIFIED BY THE EUREKA AREA COMMUNITY PLAN.
- RESULTANT PARCEL 1 IS CURRENTLY DEVELOPED WITH A 1,080 S.F. SINGLE-FAMILY RESIDENCE (SFR), DETACHED GARAGE AND SHED. THE GARAGE AND SHED ARE PROPOSED TO BE REMOVED. A NEW 1,680 S.F. SFR WITH ATTACHED GARAGE (SHOWN HEREON AS "PROPOSED") HAS BEEN APPROVED UNDER BUILDING PERMIT NO. BLD-2024-60903. ONCE CONSTRUCTED, THIS WILL BECOME THE PARCEL'S PRIMARY RESIDENCE AND THE EXISTING RESIDENCE WILL BECOME AN ACCESSORY DWELLING UNIT (ADU). PARCELS 2 & 3 ARE CURRENTLY UNDEVELOPED, BUT AS FUTURE DEVELOPMENT OF THESE PARCELS IS EXPECTED, A FOOTPRINT FOR A ±1,500 S.F. SFR IS SHOWN HEREON FOR LOW IMPACT DEVELOPMENT (LID) CALCULATION PURPOSES (SEE NOTE 5). THE PROPOSED DRIVEWAY WILL BE CONSTRUCTED OF GRAVEL, WITH A PAVED DRIVEWAY APRON AT UNION STREET.
- THE PROPERTY IS VERY FLAT, WITH CONTOURS SHOWN HEREON AT 2-FOOT INTERVALS BASED ON USGS QUAD MAPPING. THE SITE IS WITHIN AN MS4 AREA, REQUIRING LID MEASURES TO BE INCORPORATED INTO THE PROJECT'S DESIGN. APPROXIMATELY 1,520 S.F. OF EXISTING IMPERVIOUS SURFACES (DETACHED GARAGE, SHED & CONCRETE SLABS) ARE TO BE REMOVED AS A PART OF THIS PROJECT. A COMPLETED LID WORKSHEET AND PRELIMINARY DRAINAGE REPORT WERE SUBMITTED WITH THE APPLICATION PACKAGE.
- PER FIRM COMMUNITY PANEL NO. 060060 680G, THE PROPERTY IS NOT LOCATED WITHIN A MAPPED 100-YEAR FLOOD HAZARD ZONE AND IS NOT SUBJECT TO FLOODING. NO OTHER HAZARDOUS AREAS, SENSITIVE HABITATS, HISTORIC BUILDINGS OR ARCHAEOLOGICAL SITES ARE KNOWN TO EXIST ON OR ADJACENT TO PROPERTY.
- AN INITIAL BIOLOGICAL ASSESSMENT WAS PREPARED BY HOHMAN & ASSOCIATES, DATED JULY 22, 2024, AND WAS SUBMITTED WITH THE APPLICATION PACKAGE.
- LANDSCAPED AREAS SUBJECT TO GRADING/CLEARING NOT COVERED BY IMPERVIOUS SURFACE WILL INCLUDE A SOIL QUALITY IMPROVEMENTS AND MAINTENANCE OPTION DURING DEVELOPMENT, PER PART B, PAGE 1 OF HUMBOLDT COUNTY LID MANUAL.
- ALL EASEMENTS OF RECORD ARE SHOWN OR REFERENCED HEREON AND WILL APPEAR ON THE RECORDED PARCEL MAP. AN ACCESS & UTILITY EASEMENT OVER AND ACROSS PARCELS 2 AND 3, FOR THE BENEFIT OF PARCELS 1 AND 3, WILL BE SHOWN ON THE PARCEL MAP PREPARED FOLLOWING PROJECT APPROVAL.
- THIS TENTATIVE MAP IS BASED ON A PRELIMINARY FIELD SURVEY AS WELL AS RECORD INFORMATION. LOT BEARINGS & DISTANCES SHOWN HEREON MAY HAVE BEEN COMPILED FROM ASSESSOR'S MAPS, DEEDS, ETC., AND SHOULD BE CONSIDERED APPROXIMATE IN NATURE.
- PER THAT PRELIMINARY REPORT PREPARED BY PACIFIC COAST TITLE, ORDER NO. 10303318 DATED NOVEMBER 15, 2024, NO EXISTING EASEMENTS ENCUMBER THE SUBJECT PARCEL.
- THIS TENTATIVE MAP IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES.

LEGEND

| SYMBOL | INDICATES |
|-----------------------|--|
| --- 1.34 --- | EXISTING CONTOURS AT 2' INTERVALS |
| ~ ~ ~ | DIRECTION OF SURFACE WATER RUNOFF |
| (E) | EXISTING |
| (TYP.) | TYPICAL |
| (TBR) | TO BE REMOVED |
| S.F. | SQUARE FEET |
| ○ | EXISTING JOINT POWER POLE |
| □ - w - w | EXISTING WATER & METER |
| ○ - ss | EXISTING SANITARY SEWER & CLEANOUT |
| --- g --- g --- g --- | EXISTING GAS |
| --- o.h. etc --- | EXISTING OVERHEAD ELECTRIC, TEL & CABLE TV |
| - x - x - | EXISTING FENCE |
| ▨ | EXISTING IMPERVIOUS SURFACE TO BE REMOVED (SEE NOTE 5) |
| △ | PARKING SPACES |



EASEMENTS & ENCUMBRANCES

PER PRELIMINARY REPORT BY PACIFIC COAST TITLE COMPANY, DATED NOVEMBER 15, 2024, ORDER #10303318, THERE ARE NO EXISTING EASEMENTS OF RECORD ON THE SUBJECT PROPERTY.



Kimberly D. Preston 8-5-25
KIMBERLY D. PRESTON
P.L.S. 9153
DATE

| | | | |
|---|--|--|--|
| REVISED: 08/05/25 | | APN 301-052-036 | |
| OMSBERG & PRESTON 402 E Street Eureka, California 95501 SURVEYORS PLANNERS ENGINEERS | DESIGNED BY KDP DRAWN BY CWB CHECKED BY KDP | DATE 04/29/24 DATE 04/29/24 DATE 08/05/25 | SCALE AS SHOWN JOB NO. 24-2341 SHEET OF 1 1 |
| TENTATIVE PARCEL MAP for LINDSTROM CONSTRUCTION, INC. In the unincorporated area of Humboldt County Section 3, T.4N., R.1W. H.B.&M. | | | |