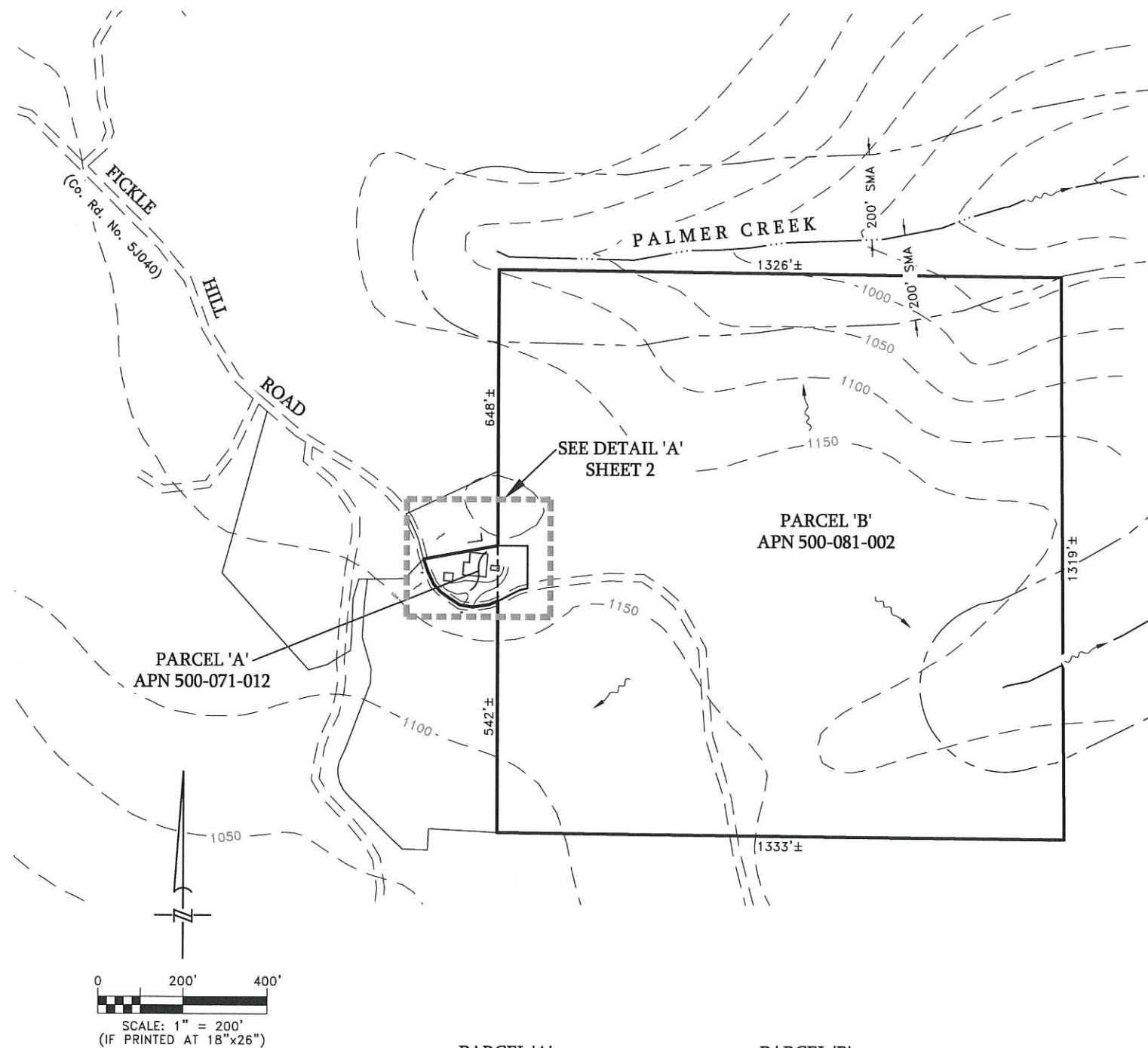


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PARCEL 'A'
OWNER/APPLICANT
APN 500-071-012
NIELEN & ELICIA STANDER
3100 FICKLE HILL ROAD
ARCATA, CA 95521
(925) 200-7121

PARCEL 'B'
OWNER
APN 500-081-002
GREEN DIAMOND
RESOURCE COMPANY
1301 FIFTH AVENUE SUITE 2700
SEATTLE, WA 98101



DESIGNED BY	KDP	DATE	01/08/24
DRAWN BY	CWB	DATE	01/08/24
CHECKED BY	KDP	DATE	06/20/24

APN 500-071-012 & 500-081-002

TENTATIVE LOT LINE ADJUSTMENT

for
NIELEN STANDER
In the unincorporated area of Humboldt County
Section 35, T.6N., R.1E. H.B.&M.

SCALE	AS SHOWN
JOB NO.	23-2321
SHEET	1
OF	2

DIRECTIONS TO THE SITE

ACCESS TO THE PROPERTIES IS VIA HIGHWAY 101 NORTH TO CA-255 HEADING EAST; FOLLOW CA-255 TO UNION STREET (THIRD EXIT AT THE ROUNDABOUT), THEN TURN RIGHT AT BAYSIDE ROAD, SLIGHT LEFT ONTO FICKLE HILL ROAD, THEN FOLLOW FICKLE HILL ROAD FOR ROUGHLY THREE MILES TO APN 500-071-012.

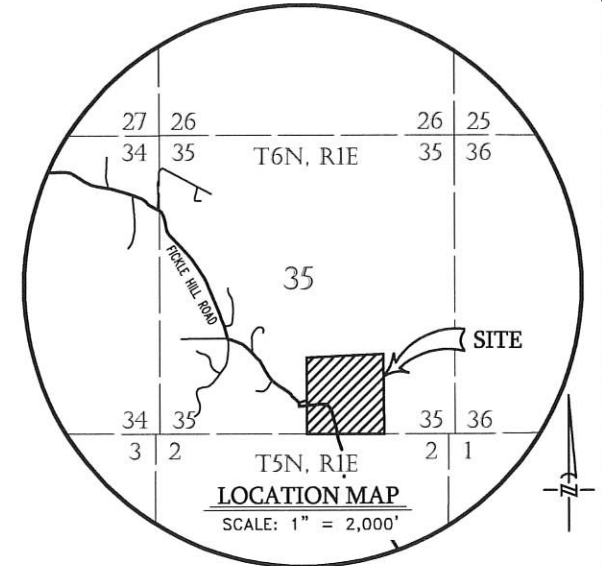
UTILITIES

WATER	ON-SITE WELL
SEWER	ON-SITE SEPTIC
ELECTRIC	PACIFIC GAS & ELECTRIC COMPANY
TELEPHONE	AT&T
CABLE TV	OPTIMUM
FIRE	ARCATA FIRE PROTECTION DISTRICT

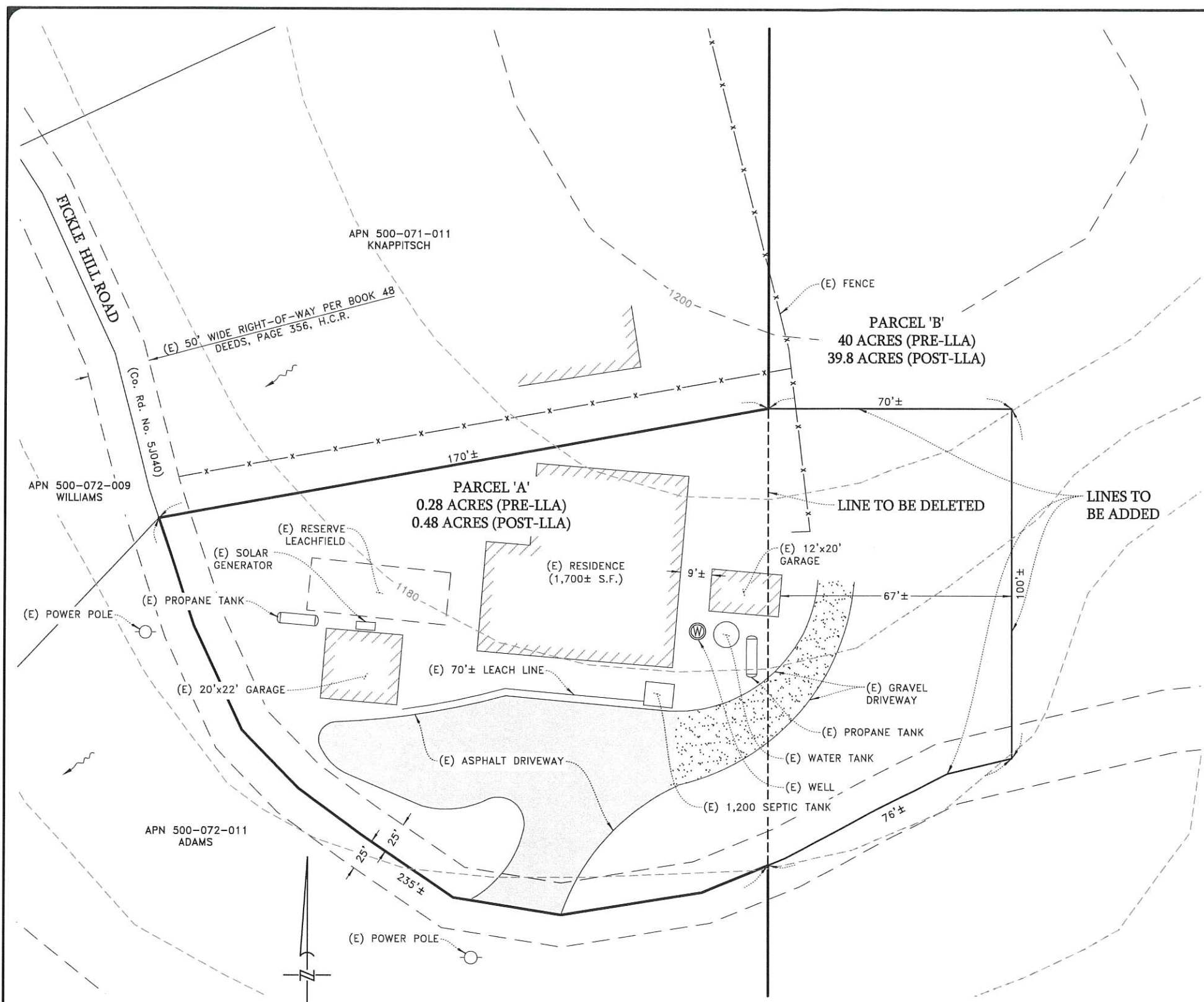
NOTES

- THIS TENTATIVE MAP PROPOSES A LOT LINE ADJUSTMENT (LLA) BETWEEN TWO EXISTING PARCELS. THE PROPOSED LLA RESULTS IN THE TRANSFER OF 0.20-ACRES OF LAND FROM PARCEL 'B' TO PARCEL 'A' TO OBTAIN CONGRUENCY BETWEEN PROPERTY BOUNDARIES AND HISTORIC LINES OF OCCUPATION AND LAND USE.
 - PARCEL 'A' (APN 500-071-012) HAS A ZONING DESIGNATION OF AGRICULTURE GENERAL (AG), AND A GENERAL PLAN DESIGNATION OF RESIDENTIAL ESTATES, DENSITY 2.5-5 ACRES PER DWELLING UNIT (RE2.5-S). THE PARCEL SIZE IS: PRE-LLA 0.28-ACRES; POST-LLA 0.48-ACRES.
 - PARCEL 'B' (APN 500-081-002) HAS A SPLIT ZONING DESIGNATION OF AGRICULTURE EXCLUSIVE (AE) AND TIMBERLAND PRODUCTION ZONE (TPZ), AND A GENERAL PLAN DESIGNATION OF TIMBERLAND (T). THE PARCEL SIZE IS: PRE-LLA 40-ACRES; POST-LLA 39.8-ACRES. (AE 2.98-ACRES. PRE-LLA TPZ 37.02-ACRES; POST-LLA TPZ 36.82-ACRES.)
- THIS PROJECT INCLUDES A GENERAL PLAN AMENDMENT (GPA) AND ZONE RECLASSIFICATION (ZR) NEEDED TO BRING THE ZONING INTO CONSISTENCY WITH THE ON-THE-GROUND CONDITIONS. THE GPA ZR PETITION PREPARED FOR THIS PROJECT WAS APPROVED BY THE BOARD OF SUPERVISORS AT THE MAY 21, 2024 MEETING.
- PARCEL 'A' IS DEVELOPED WITH A SINGLE-FAMILY RESIDENCE AND DETACHED GARAGE. THIS PARCEL IS DEVELOPED WITH A WELL, PERMITTED ONSITE SEWAGE DISPOSAL SYSTEM, AND OVERHEAD ELECTRIC, TELEPHONE AND CABLE TV. PARCEL 'B' IS UNDEVELOPED, WITH NO WATER OR SEWER SERVICES. THERE IS NO DEVELOPMENT PROPOSED ON EITHER PARCEL.
- AG ZONING MINIMUM SETBACKS ARE AS FOLLOWS: FRONT 20', REAR 20', SIDE 6'; HOWEVER, THE SUBJECT PROPERTY IS LOCATED WITHIN AN SRA AREA WHICH REQUIRES 30-FOOT PROPERTY LINE SETBACKS, AS SHOWN HEREON. SOME PARCEL 'A' STRUCTURES SHOWN HEREON ARE EXISTING, NON-CONFORMING. ANY FUTURE DEVELOPMENT WILL NEED TO MEET GUIDELINES FOR CONSTRUCTION, FUEL REDUCTION AND OTHER SRA FIRE SAFE REGULATIONS.
- PARCEL 'A' IS RELATIVELY FLAT; PARCEL 'B' IS TREE-COVERED AND STEEP. CONTOURS SHOWN HEREON ARE AT 50-FOOT (SHEET 1) AND 10-FOOT (SHEET 2) INTERVALS BASED ON USGS 1/3 ARC-SECOND DIGITAL ELEVATION MODELS.
- THE PARCELS ARE NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD ZONE. ALL NON-DEVELOPABLE STREAMSIDE MANAGEMENT AREA SETBACKS, IF ANY, ARE AS SHOWN HEREON. NO OTHER HAZARDOUS AREAS, SENSITIVE HABITATS, HISTORIC BUILDINGS, OR ARCHAEOLOGICAL SITES ARE KNOWN TO EXIST ON EITHER SUBJECT PROPERTY.
- THIS TENTATIVE MAP IS BASED ON RECORD INFORMATION ONLY AND SHALL NOT BE CONSIDERED A SURVEY. LOT DISTANCES SHOWN HEREON MAY HAVE BEEN COMPILED FROM RECORD DATA ONLY, SUCH AS ASSESSOR'S MAPS, DEEDS, ETC., AND SHOULD BE CONSIDERED APPROXIMATE IN NATURE. SHOULD IT BE REQUIRED FOR CONFORMANCE WITH STATE LAW, A SURVEY SHALL BE COMPLETED, AND A RECORD OF SURVEY FILED, FOLLOWING PROJECT APPROVAL.
- EASEMENTS OF RECORD ARE AS SHOWN OR DENOTED HEREON.
- THIS PLAN IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES.

Kimberly D. Preston 6-20-24
KIMBERLY D. PRESTON
P.L.S. 9153
DATE

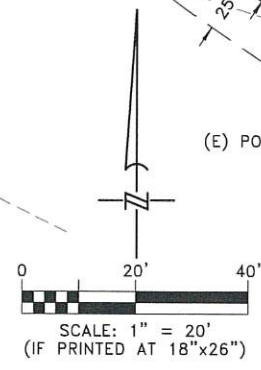


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LEGEND

SYMBOL	INDICATES
1200	EXISTING CONTOURS AT 10' INTERVALS (THIS SHEET)
→	DIRECTION OF DRAINAGE AND/OR SURFACE WATER RUNOFF
(E)	EXISTING
(TYP.)	TYPICAL
SMA	STREAMSIDE MANAGEMENT AREA SETBACK (PER HUMBOLDT COUNTY GIS)
—	LINE TO BE ADDED
- - -	LINE TO BE DELETED
[Hatched Box]	EXISTING BUILDING FOOTPRINT
- x - x - x -	EXISTING FENCE
⊙	EXISTING WELL
○	EXISTING POWER POLE
H.C.R.	HUMBOLDT COUNTY RECORDS



DETAIL 'A'

APN 500-071-012 & 500-081-002

TENTATIVE LOT LINE ADJUSTMENT

DMSBERG & PRESTON
402 E Street
Eureka, California 95501
Telephone (707) 443-8851
SURVEYORS PLANNERS ENGINEERS

DESIGNED BY: KDP
DRAWN BY: CWB
ENGINEER OF WORK: *K. Preston*
KIMBERLY D. PRESTON
DATE: 01/08/24
DATE: 01/08/24
DATE: 6-20-24
P.L.S. 9153

for
NIELEN STANDER
In the unincorporated area of Humboldt County
Section 35, T.6N., R.1E. H.B.&M.

SCALE	AS SHOWN
JOB NO.	23-2321
SHEET	2
OF	2