

**ATTACHMENT 1C**

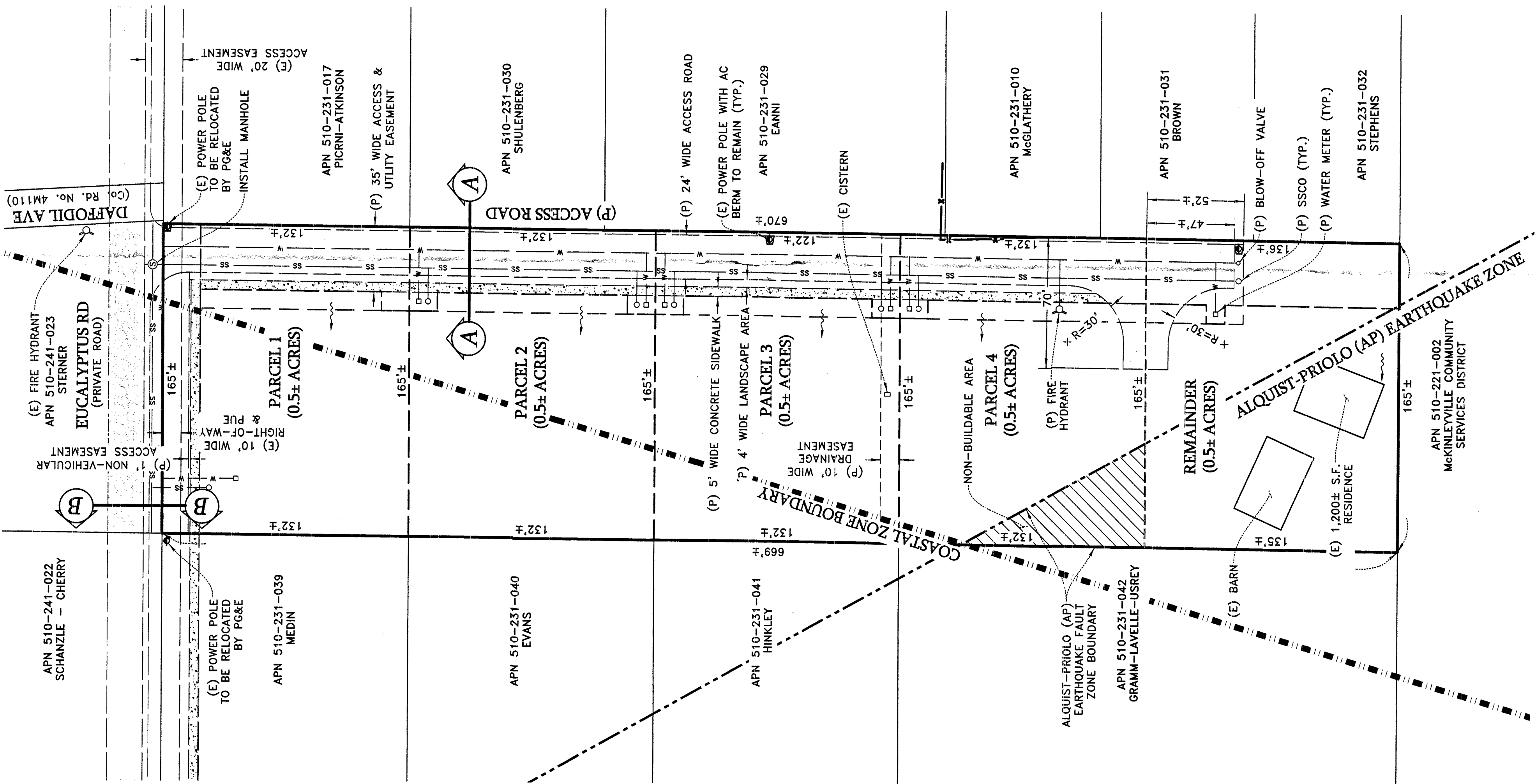
**Site Plan**

**DIRECTIONS TO THE SITE**

ACCESS IS PROVIDED VIA HIGHWAY 101 NORTH, MURRAY ROAD WEST OFF-RAMP, TURN LEFT ON DAFFODIL AVENUE (COUNTY ROAD No.4M110) TO EUCALYPTUS ROAD WHERE THE PROJECT IS LOCATED AT 880 EUCALYPTUS ROAD ON THE SOUTH SIDE OF THE ROAD.

**APPURTENANT EASEMENTS**

(PER PRELIMINARY REPORT BY FIDELITY NATIONAL TITLE COMPANY, DATED NOVEMBER 23, 2011)  
 EXISTING EASEMENT FOR THE PURPOSE OF RIGHT OF WAY PER BOOK 529, PAGE 223, OF OFFICIAL RECORDS, AND EXISTING EASEMENT FOR THE PURPOSE OF RIGHT OF WAY AND PUBLIC UTILITIES AND APPURTENANCES PER BOOK 1136, PAGE 58, OF OFFICIAL RECORDS.

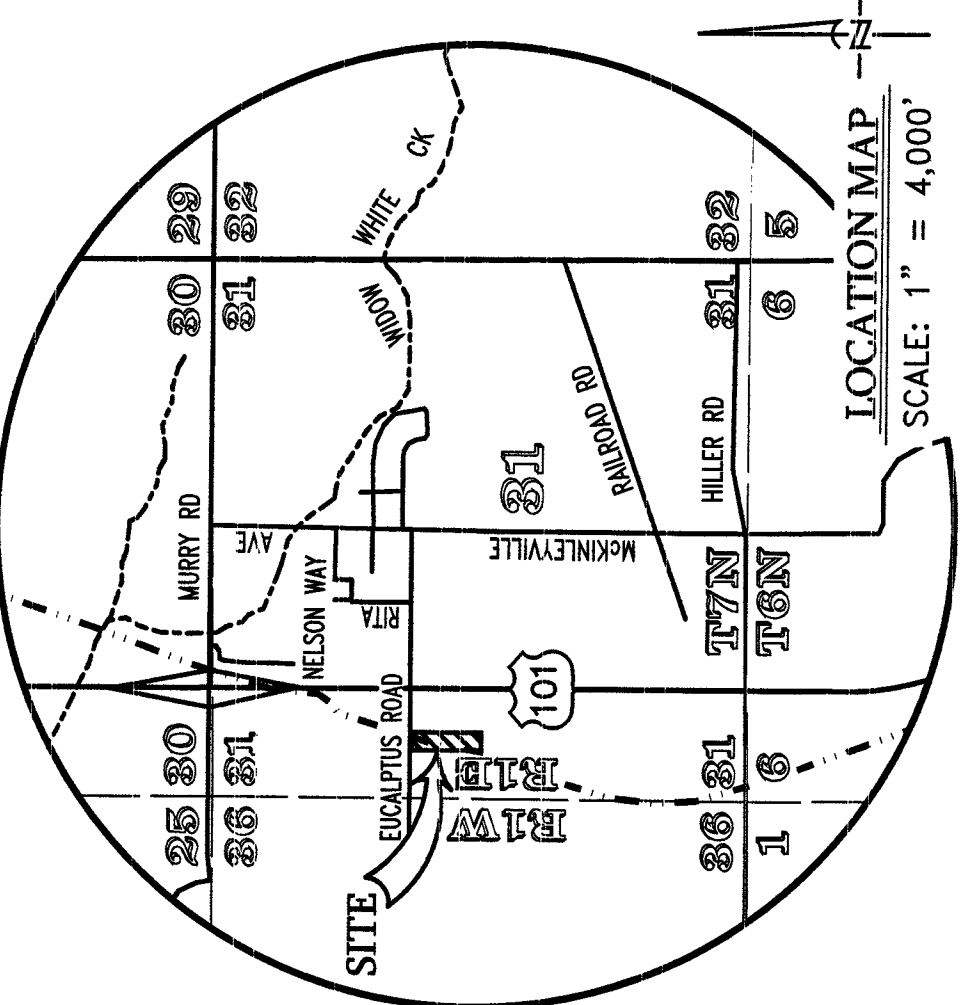


**UTILITIES**

WATER	MCKINLEYVILLE COMMUNITY SERVICES DISTRICT
SEWER	MCKINLEYVILLE COMMUNITY SERVICES DISTRICT
GAS	PROPANE
ELECTRIC	PACIFIC GAS & ELECTRIC COMPANY
TELEPHONE	CELLULAR SERVICE
TELEVISION	SATELLITE DISH

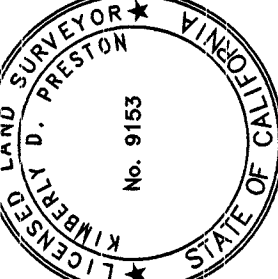
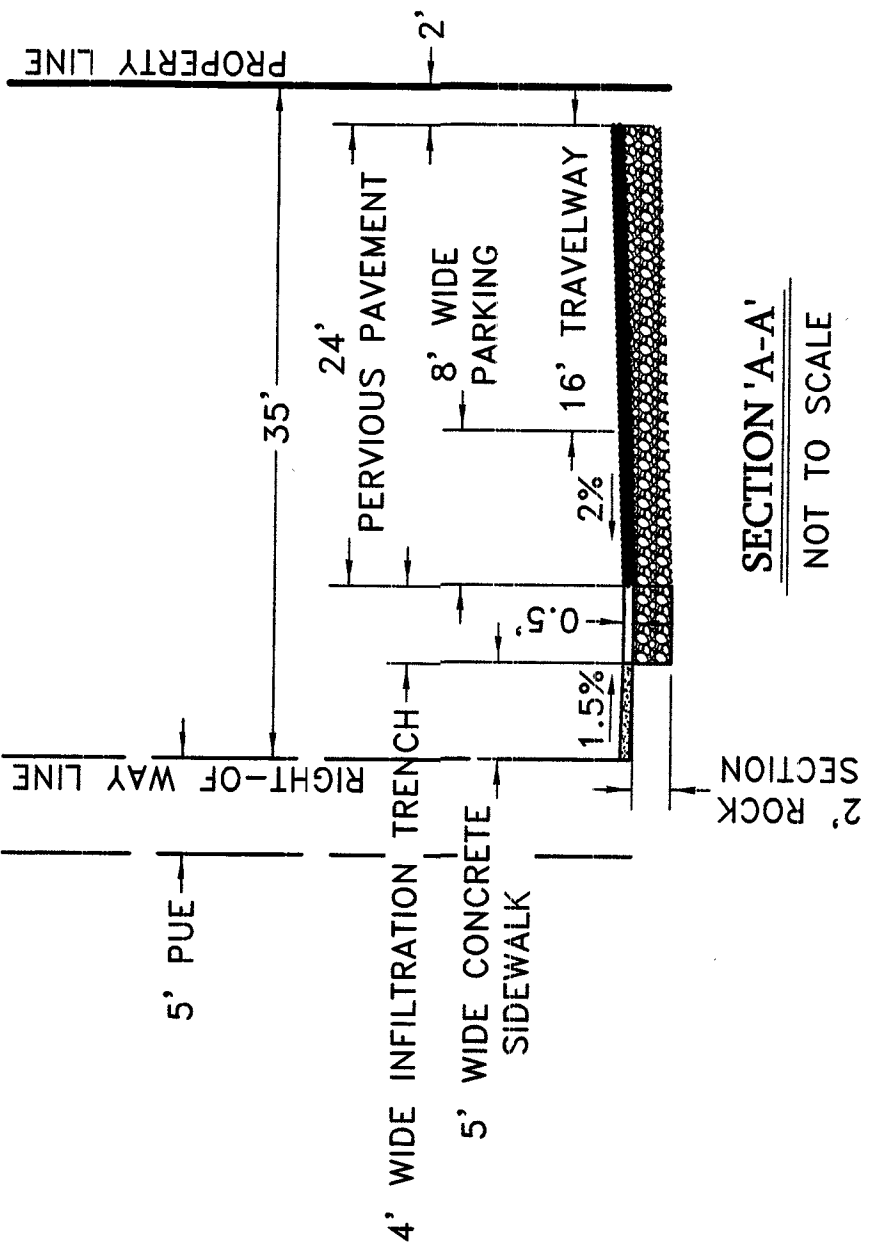
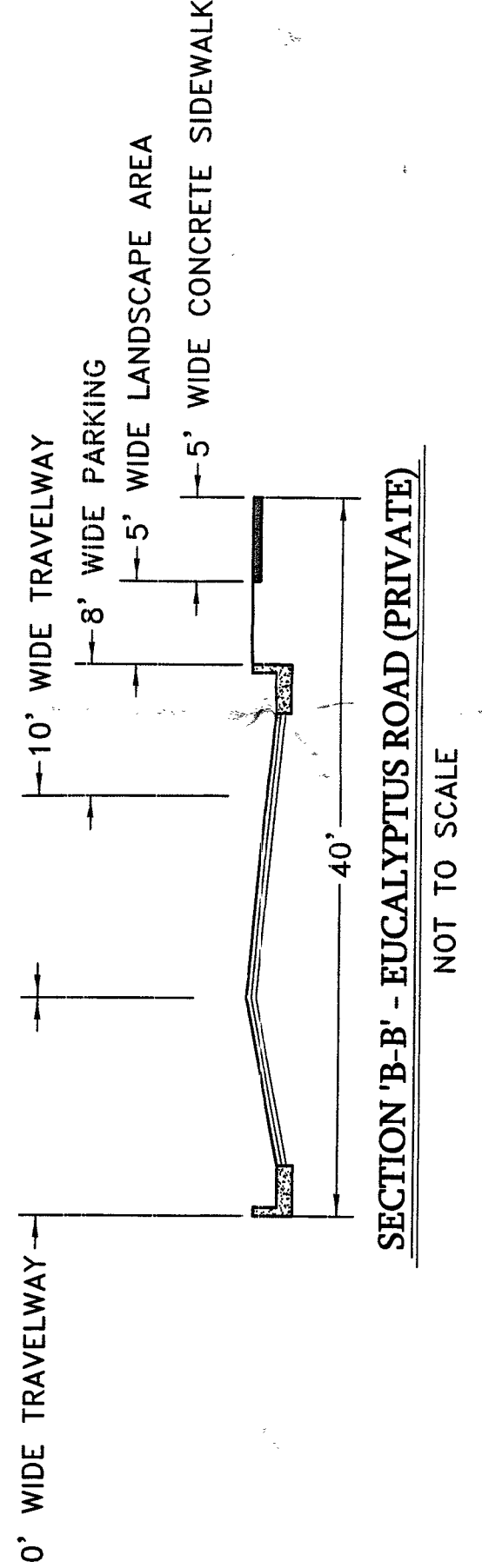
**LEGEND**

SYMBOL	INDICATES
(P)	PROPOSED
(E)	EXISTING
PUE	PUBLIC UTILITY EASEMENT
SS	PROPOSED SANITARY SEWER LINE
W	PROPOSED SANITARY SEWER CLEANOUT
□	PROPOSED WATER METER
⊥	EXISTING FIRE HYDRANT
◆	EXISTING POWER POLE
80	CONTOURS AT 2 FOOT INTERVALS
---	ALQUIST-PRIOLO EARTHQUAKE FAULT LINE
---	PROPOSED SUBDIVISION LINE
---	COASTAL ZONE BOUNDARY LINE



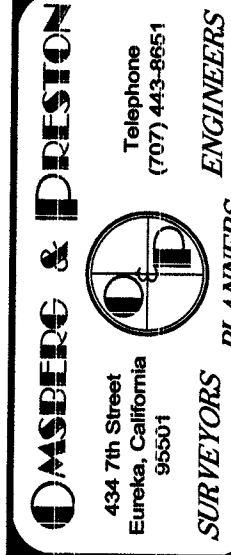
**NOTES**

- THIS TENTATIVE PARCEL MAP PROPOSES A SUBDIVISION OF APN 510-231-07, AN APPROXIMATELY 2.5-ACRE PARCEL, INTO (4) PARCELS AND A REMAINDER. AFTER SUBDIVISION, EACH RESULTANT PARCEL WILL BE APPROXIMATELY ONE HALF AN ACRE IN SIZE.
- THE PROJECT HAS A GENERAL PLAN DESIGNATION OF RESIDENTIAL ESTATES (RE) AND IS CURRENTLY ZONED SINGLE FAMILY RESIDENTIAL (RL 1-7 DU/AC). ADJACENT PROPERTIES ARE PLANNED AND ZONED AS SHOWN HEREON. THE PROPERTY IS BISECTED BY THE COASTAL ZONE BOUNDARY AS SHOWN HEREON.
- OTHER THAN THE PRE-EXISTING RESIDENCE AND BARN LOCATED ON SITE NO ADDITIONAL STRUCTURAL DEVELOPMENT IS PROPOSED AT THIS TIME.
- EXCEPTION REQUESTS ARE REQUESTED FOR REDUCED RIGHT OF WAY WIDTH FOR THE PROPOSED ACCESS ROAD FROM 40 FEET DOWN TO 35 FEET AS SHOWN ON THE TENTATIVE MAP, AND A REDUCED TRAVEL WAY WIDTH ON EUCALYPTUS ROAD FROM 22 FEET DOWN TO 20 FEET TO ALLOW FOR MAXIMUM DEVELOPMENT AREA ON PROPOSED PARCEL 1. A PROPOSED 1-FOOT NON-VEHICULAR ACCESS EASEMENT IS PROPOSED FOR THE NORTHERN MOST BOUNDARY LINE OF PARCEL 1 AS SHOWN ON THE TENTATIVE MAP. SEE PROJECT EXCEPTION JUSTIFICATION REPORT.
- SEWAGE DISPOSAL AND WATER SERVICES ARE PROVIDED BY MCKINLEYVILLE COMMUNITY SERVICES DISTRICT (MCS D).
- BECAUSE THE SITE IS WITHIN 300 FEET OF U.S. HIGHWAY 101, EXTERIOR DECIBEL RANGE CAN APPROACH UNACCEPTABLE LEVELS DUE TO HIGHWAY TRAFFIC NOISE. DECIBEL REDUCTION FOR THE SUBDIVISION ARE THROUGH THE INCORPORATION OF SITES AND USES PROVIDED BY ADJACENT RESIDENTIAL USES, ON BOTH EAST AND WEST SIDES OF PENN AVE., BETWEEN THE BUILT MEETING CURRENT BUILDING CODE INSULATION AND CONSTRUCTION STANDARDS TO REDUCE INTERIOR NOISE LEVELS TO NORMALLY ACCEPTABLE RATES OF 40DBA.
- DUE TO THE PROJECT SIZE, THE SITE IS A REGULATED LOW IMPACT DEVELOPMENT (LID) SITE PER THE COUNTY DEPARTMENT OF PUBLIC WORKS. LID WORKSHEET AND MEASURES ARE INCLUDED IN THIS PROJECT APPLICATION AS SHOWN HEREON, AND BE INCLUDED IN PROJECT DEVELOPMENT PLANS.
- THE SITE IS RELATIVELY FLAT.
- THE PROPERTIES ARE NOT SHOWN OF OFFICIAL MAPS AS BEING SUBJECT TO FLOODING PER FIRM COMMUNITY PANEL NO. 06060 Z00B. NO OTHER HAZARDOUS AREAS, SENSITIVE HABITATS, HISTORIC BUILDINGS OR ARCHAEOLOGICAL SITES ARE KNOWN TO EXIST ON, OR ADJACENT TO, THE PROPERTY.
- ALL EASEMENTS OF RECORD ARE SHOWN OR REFERENCED ON THIS TENTATIVE PARCEL MAP AND WILL APPEAR ON THE RECORDED PARCEL MAP.
- ACCESS TO THE PARCEL IS FROM THE NORTH, VIA STATE HIGHWAY 101 TO MURRAY ROAD (COUNTY ROAD C3M020) DAFFODIL AVE. (COUNTY ROAD 4M110) TO EUCALYPTUS ROAD (A NON-COUNTY PRIVATE ROAD).
- THIS TENTATIVE MAP IS BASED ON RECORD INFORMATION ONLY AND SHALL NOT BE CONSIDERED A SURVEY. LOT BEARINGS AND 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.
- NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES.



OWNER/APPLICANT  
 JOHN USREY &  
 DIANA GRAMM-LAVELLE-USREY  
 P. O. BOX 2927  
 MCKINLEYVILLE, CA 95519  
 (707) 839-1358

DESIGNED BY: KIMBERLY D. PRESTON  
 DATE: 05/11/18  
 DRAWN BY: C.W.B.  
 CHECKED BY: KIMBERLY D. PRESTON  
 DATE: 05/11/18



RECEIVED  
 DEC 11 2018  
 Humboldt County  
 Planning Director

SCALE AS SHOWN  
 JOB NO. 18-2028  
 SHEET OF 1

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APN 510-231-027

TENTATIVE PARCEL MAP  
 JOHN USREY  
 In the unincorporated area of Humboldt County  
 Section 31, 77N, R1E, H1M.