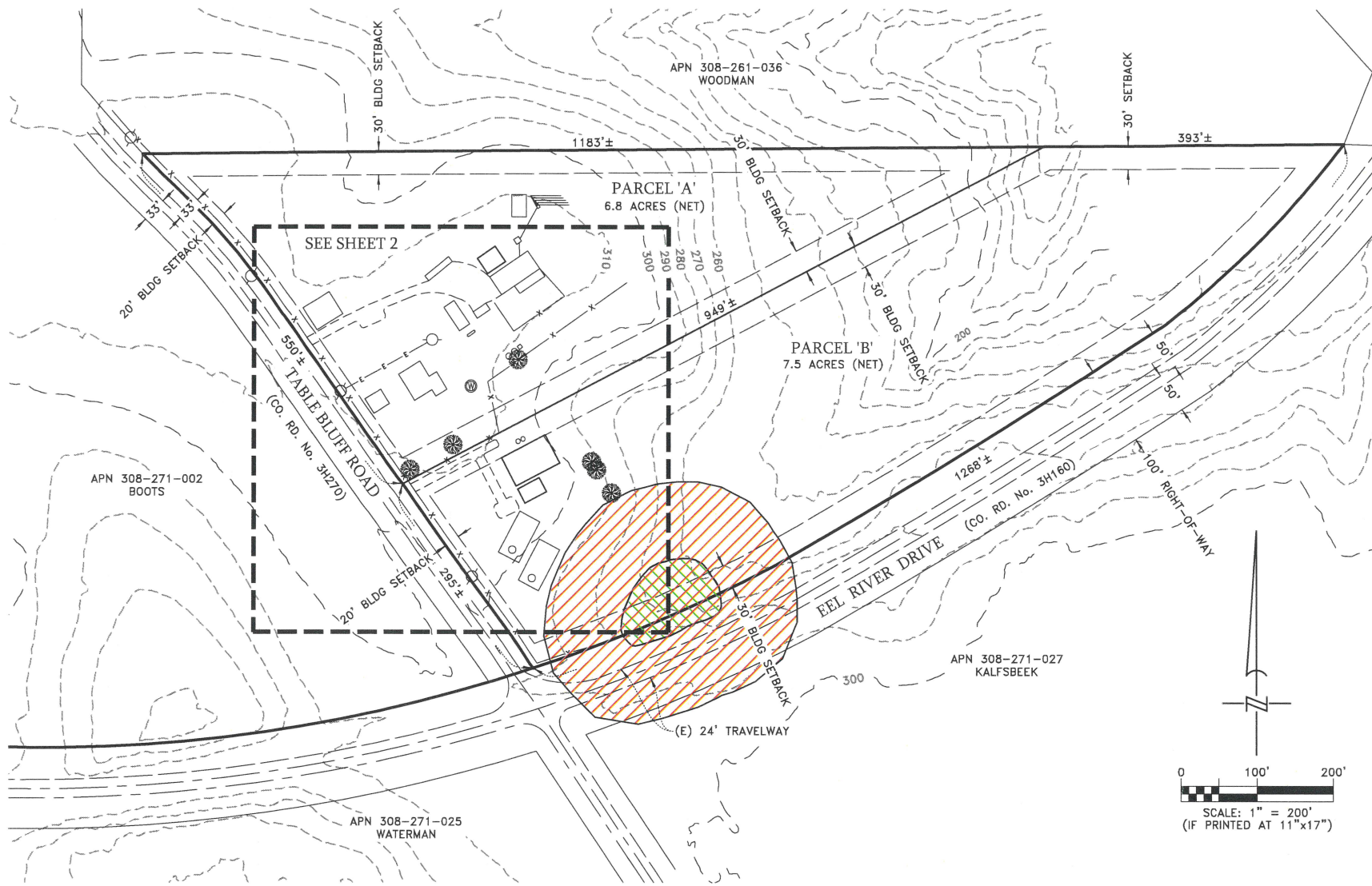




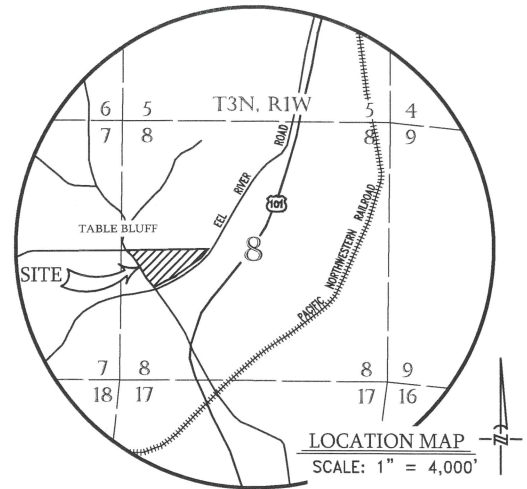
DEVELOPMENT STANDARDS

(RAmin. lot size 2.5-acres or greater)

Setbacks		
Front: 20'	Min. Lot Width	250 feet
Rear: 30'	Min. Lot Depth	Four (4) times lot width
Int. Side: 30'	Max. Ground Coverage	35%
Ext. Side: 30'	Max. Structure Height	35 feet

DIRECTIONS TO THE SITE

ACCESS TO THE PARCEL IS VIA 101 SB, FROM HOOKTON ROAD EXIT, SB ON EEL RIVER ROAD (CO. RD. 3H160), TURNING RIGHT ONTO TABLE BLUFF ROAD (CO. RD. 3H270). THE PROPERTY ACCESS DRIVEWAY IS THE FIRST GRAVEL DRIVEWAY (GATED) ON THE RIGHT.



NOTES

- THIS TENTATIVE MAP PROPOSES A MINOR SUBDIVISION OF APN 308-271-001, A PARCEL APPROXIMATELY 14.3-ACRE IN SIZE, INTO (2) TWO PARCELS OF APPROXIMATELY 6.8-ACRES (PARCEL 'A') AND 7.5-ACRES (PARCEL 'B'), RESPECTIVELY, FOR RESIDENTIAL PURPOSES. A COASTAL DEVELOPMENT PERMIT (CDP) IS REQUIRED FOR THIS PROJECT.
- THE PARCEL IS CURRENTLY DEVELOPED WITH A PRIMARY RESIDENCE WITH AN ATTACHED DECK, A DETACHED GARAGE, BARN, SHED, CHICKEN COOP, AND FORMER RESIDENCE (CONVERTED TO STORAGE UNDER CDP-12-008), ALL OF WHICH WILL BE LOCATED ON PARCEL 'A'. PARCEL 'B' PROPOSES FUTURE DEVELOPMENT OF A 2,500 S.F. SINGLE-STORY RESIDENCE WITH ATTACHED DECK AND DETACHED, 2-CAR GARAGE. NO TREE REMOVAL IS PROPOSED WITH THIS PROJECT.
- THE PROPERTY IS LOCATED IN THE LOCAL JURISDICTION OF THE COASTAL ZONE AND IS SUBJECT TO THE EEL RIVER AREA PLAN (ERAP); IT HAS A GENERAL PLAN LAND USE DESIGNATION OF RURAL RESIDENTIAL - MINIMUM LOT SIZE 5 ACRES (RR-S), DENSITY: ONE DWELLING UNIT PER 5 ACRES, AND IS ZONED RURAL RESIDENTIAL AGRICULTURE - MINIMUM LOT SIZE 5-ACRES, WITH A MANUFACTURED HOME COMBINING ZONE OVERLAY (RA-5-M), EXISTING USES ON THE SUBJECT PROPERTY AND SURROUNDING PARCELS ARE RURAL RESIDENTIAL AND AGRICULTURAL EXCLUSIVE (PRIMARILY CATTLE GRAZING).
- AN EXISTING PERMITTED SEPTIC SYSTEM WITH A 1,500 GALLON SEPTIC TANK WILL CONTINUE TO SERVE THE RESIDENCE ON PARCEL 'A'. PERC TESTING FINDS PARCEL 'B' SITE CONDITIONS SUITABLE FOR THE DEVELOPMENT OF AN ONSITE SEPTIC DISPOSAL SYSTEM. THE WATER SOURCE FOR THE EXISTING RESIDENCE IS A PERMITTED WELL INSTALLED IN 2022. THIS WELL WILL REMAIN THE WATER SOURCE FOR THE EXISTING RESIDENCE ON PARCEL 'A,' AS WELL AS THE PROPOSED FUTURE RESIDENCE ON PARCEL 'B'. A WATERLINE EASEMENT FOR THE BENEFIT OF PARCEL 'B' WILL BE SHOWN ON THE PARCEL MAP PREPARED & FILED FOR THIS SUBDIVISION. SDS DESIGN PLANS, SOIL TESTING, WELL COMPLETION, AND DRY WEATHER TESTING REPORTS ARE INCLUDED WITH APPLICATION PACKAGE.
- UNDER THIS APPLICATION, THE APPLICANT WISHES TO DEMO THREE (3) EXISTING STRUCTURES (THE FORMER RESIDENCE, THE GARAGE, AND THE BARN, ALL LABELED 'TBR') THAT HAVE DETERIORATED TO THE STATE OF SIGNIFICANT STRUCTURAL DEFICIENCY. A QUALIFIED HISTORIC PRESERVATION CONSULTANT HAS BEEN ONSITE TO ASSESS THE STRUCTURES; A HISTORICAL ASSESSMENT REPORT IS INCLUDED WITH APPLICATION DOCUMENTS.
- THE SUBJECT PROPERTY FALLS OUTSIDE ANY 100-YEAR FLOOD ZONES; NO WET AREAS EXIST ON THE SITE AND THE PROPERTY IS NOT SUBJECT TO INUNDATIONS.
- THE SUBJECT PROPERTY IS RELATIVELY FLAT. CONTOURS SHOWN HEREON ARE AT (10-) FOOT INTERVALS AND ARE BASED ON USGS 1/3 ARC-SECOND DIGITAL ELEVATION MODELS.
- THE GEOLOGIC HAZARDS MAPPING FOR THIS AREA INDICATES LOW TO MODERATE INSTABILITY. THE PROPERTY IS OUTSIDE ANY MAPPED ALQUIST-PRIOLO SPECIAL STUDIES ZONE.
- THIS TENTATIVE PARCEL MAP IS BASED ON RECORD INFORMATION ONLY AND SHALL NOT BE CONSIDERED A SURVEY. LOT BEARINGS, DISTANCES, AND EASEMENTS OF RECORD SHOWN HEREON ARE APPROXIMATE IN NATURE. ALL RECORD EASEMENTS AND ANY NEW EASEMENTS REQUIRED WILL BE SHOWN ON THE PARCEL MAP TO BE PREPARED AND FILED WITH THE COUNTY RECORDER FOLLOWING PROJECT APPROVAL.
- THIS PLAN IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES.

EASEMENTS & ENCUMBRANCES

THIS PROPERTY MAY BE ENCUMBERED BY THE FOLLOWING RECORDED INSTRUMENTS (PER PRELIMINARY REPORT NO. FHBT-FT02400394, BY HUMBOLDT LAND TITLE, DATED AUGUST 9, 2024):

- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
- RIGHTS OF THE PUBLIC TO ANY PORTION OF THE LAND LYING WITHIN THE AREA COMMONLY KNOWN AS TABLE BLUFF ROAD AND EEL RIVER DRIVE.
- BOOK 191, PAGE 398 OF DEEDS, RECORDED JUNE 12, 1929, HCR, EASEMENT GRANTED TO THE STATE OF CALIFORNIA FOR PUBLIC HIGHWAY PURPOSES.
- INSTRUMENT NO. 2013-002162, RECORDED JANUARY 30, 2013, HCR, NOTICE OF DEVELOPMENT PLAN.

UTILITIES

WATER	ON-SITE WELL (PERMITTED)
SEWER	ON-SITE SEWAGE DISPOSAL (PERMITTED)
ELECTRIC	PACIFIC GAS & ELECTRIC COMPANY
GAS	PROPANE
CABLE	OPTIMUM

LEGEND

SYMBOL	INDICATES
(E)	EXISTING
(P)	PROPOSED
(TBR)	TO BE REMOVED
→	DIRECTION OF SURFACE WATER RUNOFF
S.F.	SQUARE FEET
△	PARKING SPACE
⊙	EXISTING WELL
⊕	POWER POLE
—E—E—E—E—E—	EXISTING OVERHEAD ELECTRIC LINE
—X—X—X—X—X—	FENCE
—300—	CONTOURS AT 10-FOOT INTERVALS
⊙ JF-1 ⊙ JF-2	SEWAGE DISPOSAL TEST HOLE LOCATIONS
HCR	HUMBOLDT COUNTY RECORDS
BLDG	BUILDING



AGENT
OMSBURG & PRESTON
402 E STREET
EUREKA, CA 95501
(707) 443-8651

OWNER/APPLICANT
MEEMEEMINE
1740 TABLE BLUFF ROAD
LOLETA, CA 95551
(707) 499-1630



REVISED: 08/14/25



DESIGNED BY	KC	DATE	08/07/24
DRAWN BY	CWB	DATE	08/07/24
CHECKED BY	KDP	DATE	08/14/25

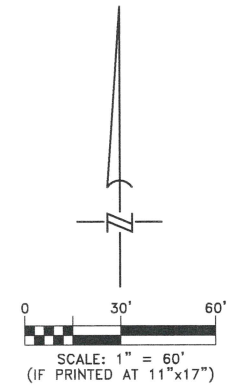
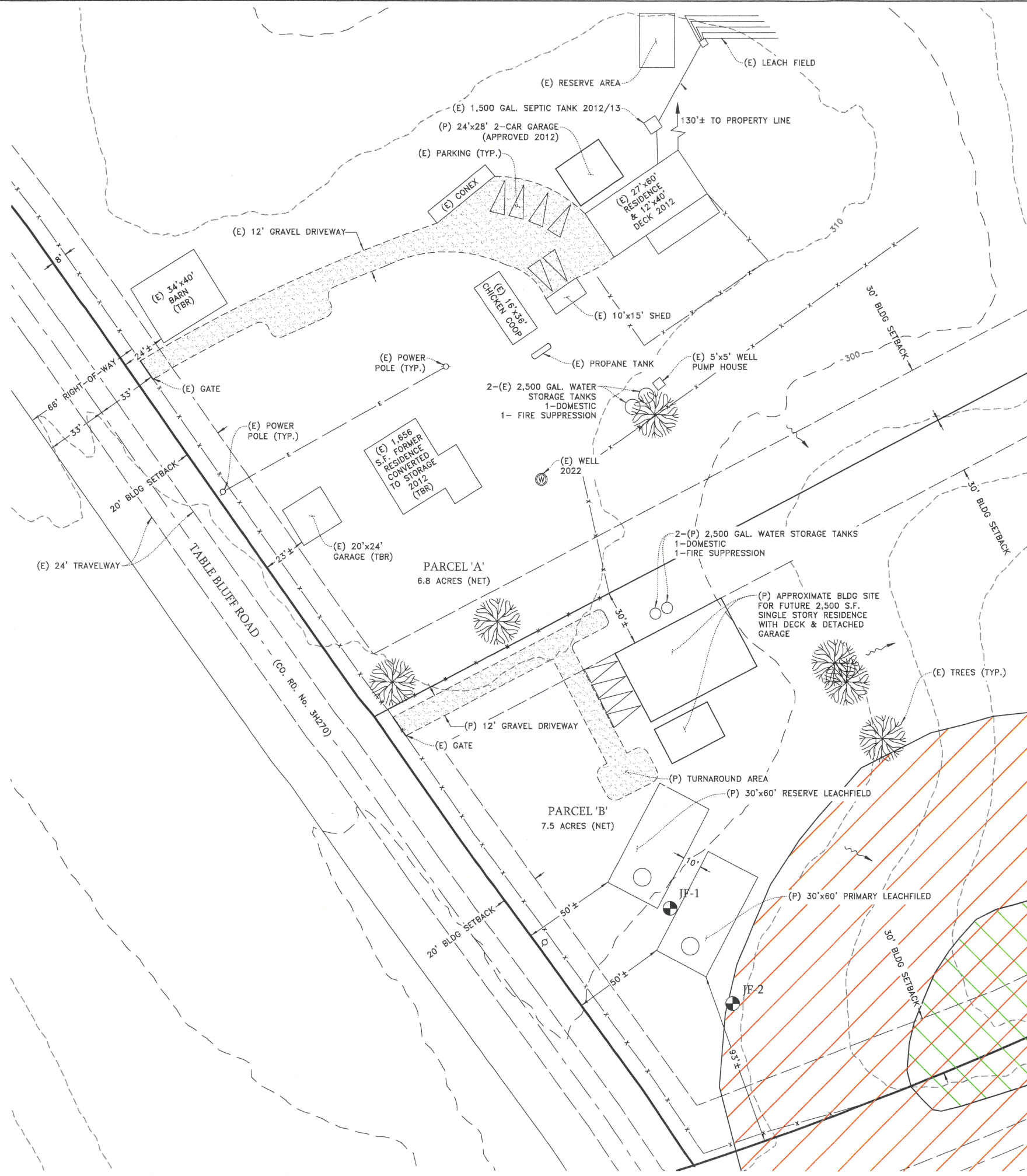
APN 308-271-001

TENTATIVE PARCEL MAP

for
MEEMEEMINE
In the unincorporated area of Humboldt County
Section 8, T3N, R1E, H.M.

SCALE	AS SHOWN
JOB NO.	24-1715-2
SHEET	1 OF 2

G:\Projects_Civil\24-1715-2_MeeMeeLine (Flyer - Table Bluff Rd Subd)\dwg\1715-2_TENT02.dwg 8/14/2025 11:21 AM



AGENT
OMSBERG & PRESTON
402 E STREET
EUREKA, CA 95501
(707) 443-8651

OWNER/APPLICANT
MEEMEEMINE
1740 TABLE BLUFF ROAD
LOLETA, CA 95551
(707) 499-1630

REVISED: 08/14/25

OMSBERG & PRESTON
402 E Street
Eureka, California
95501
SURVEYORS PLANNERS ENGINEERS
Telephone (707) 443-8651

DESIGNED BY: KC
DATE: 08/07/24
DRAWN BY: CWB
DATE: 08/07/24
ENGINEER OF WORK: *Kimberly D. Preston*
DATE: 8-14-25
RCE: 62665

APN 308-271-001

TENTATIVE PARCEL MAP

for
MEEMEEMINE
In the unincorporated area of Humboldt County
Section 8, T3N, R1E, H.M.

SCALE
AS SHOWN
JOB NO.
24-1715-2
SHEET 2 OF 2