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):

- 5. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
- 6. RIGHTS OF THE PUBLIC TO ANY PORTION OF THE LAND LYING WITHIN THE AREA COMMONLY KNOWN AS TABLE BLUFF ROAD AND EEL RIVER DRIVE.
- 7. BOOK 191, PAGE 398 OF DEEDS, RECORDED JUNE 12, 1929, HCR, EASEMENT GRANTED TO THE STATE OF CALIFORNIA FOR PUBLIC HIGHWAY PURPOSES.
- 8. 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

STRIBUL	INDICATES
(E)	EXISTING
(P)	PROPOSED
(TBR)	TO BE REMOVED
~~~	DIRECTION OF SURFACE WATER RUNOFF
S.F.	SQUARE FEET
	PARKING SPACE
®	EXISTING WELL
Ø	POWER POLE
Ε — Ε — Ε — Ε —	EXISTING OVERHEAD ELECTRIC LINE
xx	FENCE
300	CONTOURS AT 10-FOOT INTERVALS
$igoplus_{egin{subarray}{c} ext{JF-1} \ ext{IF-2} \ \end{array}}$	SEWAGE DISPOSAL TEST HOLE LOCATIONS
HCR	HUMBOLDT COUNTY RECORDS
BLDG	BUILDING
	WILLOW OCCURRENCE
	100 FOOT BUFFER

INDICATES

LEGEND

SYMBOL

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

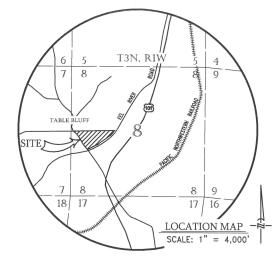
DEVELOPMENT STANDARDS

(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.



- 1. 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.
- 2. 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.
- 3. 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-5), 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).
- 4. 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.
- 5. 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.
- 6. 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.
- 7. 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.
- 8. THE GEOLOGIC HAZARDS MAPPING FOR THIS AREA INDICATES LOW TO MODERATE INSTABILITY. THE PROPERTY IS OUTSIDE ANY MAPPED ALQUIST-PRIOLO SPECIAL STUDIES ZONE.
- 9. 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 OFFICE FOR CONTROLLING TO STATE OF THE PARCEL MAP TO BE PREPARED AND FILED WITH THE COUNTY OFFICE FOR CONTROLLING THE PARCEL MAP TO BE PREPARED AND FILED WITH THE COUNTY OFFICE FOR CONTROLLING THE PARCEL MAP TO BE PREPARED AND FILED WITH THE COUNTY OFFICE FOR CONTROLLING THE PARCEL MAP TO BE PREPARED AND FILED WITH THE COUNTY OFFI THE PARCEL MAP TO BE PREPARED AND FILED WITH THE COUNTY OFFI THE PARCEL MAP TO BE PREPARED AND FILED WITH THE COUNTY OFFI THE PARCEL MAP TO BE PREPARED AND FILED WITH THE COUNTY OFFI THE PARCEL MAP TO BE PREPARED AND FILED WITH THE PARCEL MAP TO BE PARCEL MAP TO BE PARCEL MAP TO BE PARCEL MAP TO BE PARCED WITH THE PARCEL MAP TO BE PARCEL MAP TO BE PARCED WITH RECORDER FOLLOWING PROJECT APPROVAL

10. THIS PLAN IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES.



REVISED: 08/14/25

SURVEYORS

APN 308-271-001

OMSBERG & DRESTON 08/07/24 08/07/24 CWB PLANNERS ENGINEERS 08/14/25

TENTATIVE PARCEL MAP MEEMEEMINE s unincorporated area of Humboldt C Section 8, T3N, R1E, H.M.

AS SHOWN 24-1715-2

