

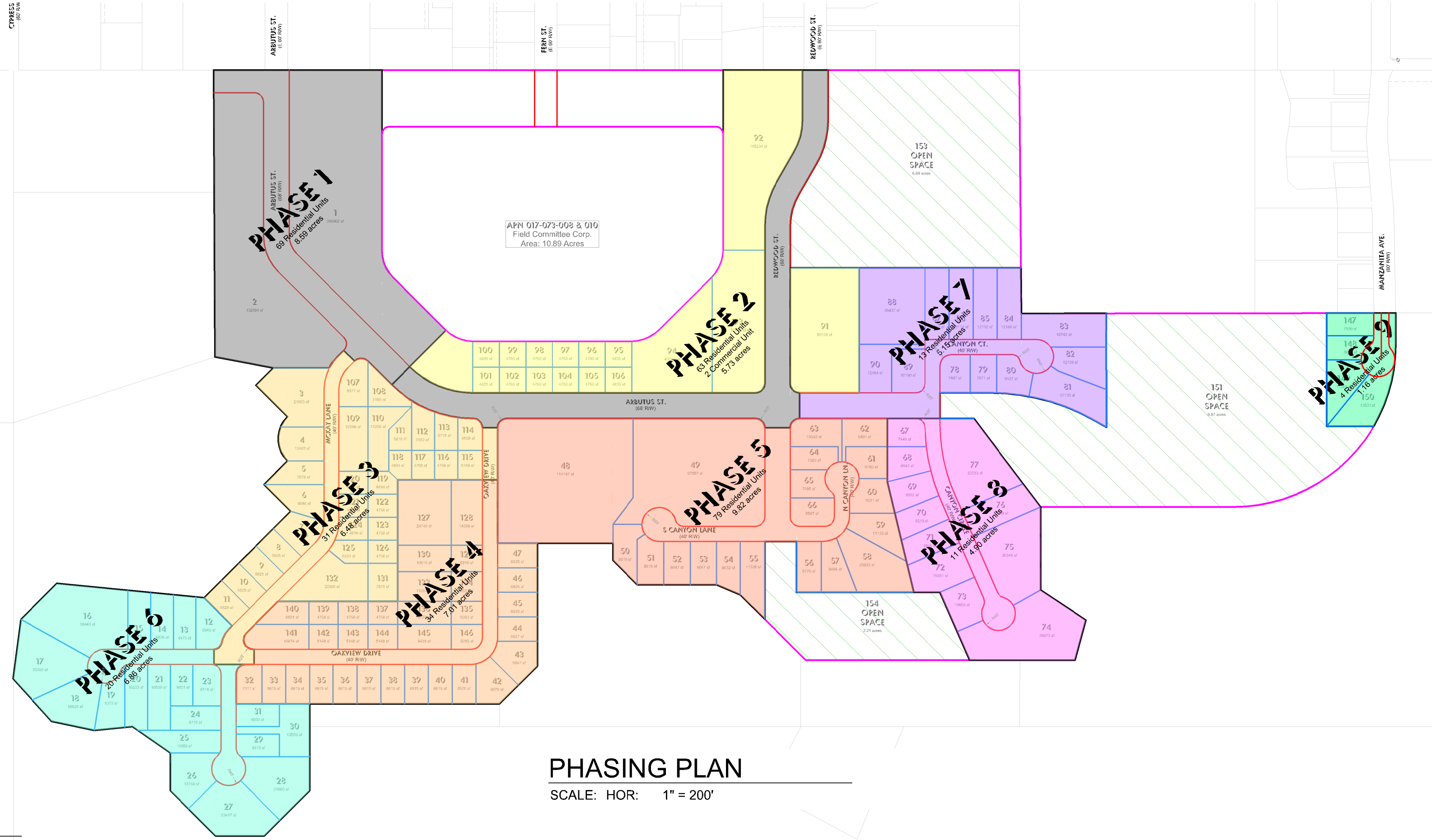
MCKAY RANCH SUBDIVISION TENTATIVE MAP FOR A PLANNED DEVELOPMENT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 36,
TOWNSHIP 5 NORTH, RANGE 1 WEST, H.M.,
IN THE UNINCORPORATED AREA OF
HUMBOLDT COUNTY, CALIFORNIA

(APN's 017-032-003, 017-071-004 & 009, 017-072-002 & 003, 017-073-007 & 009)

PROJECT DESCRIPTION

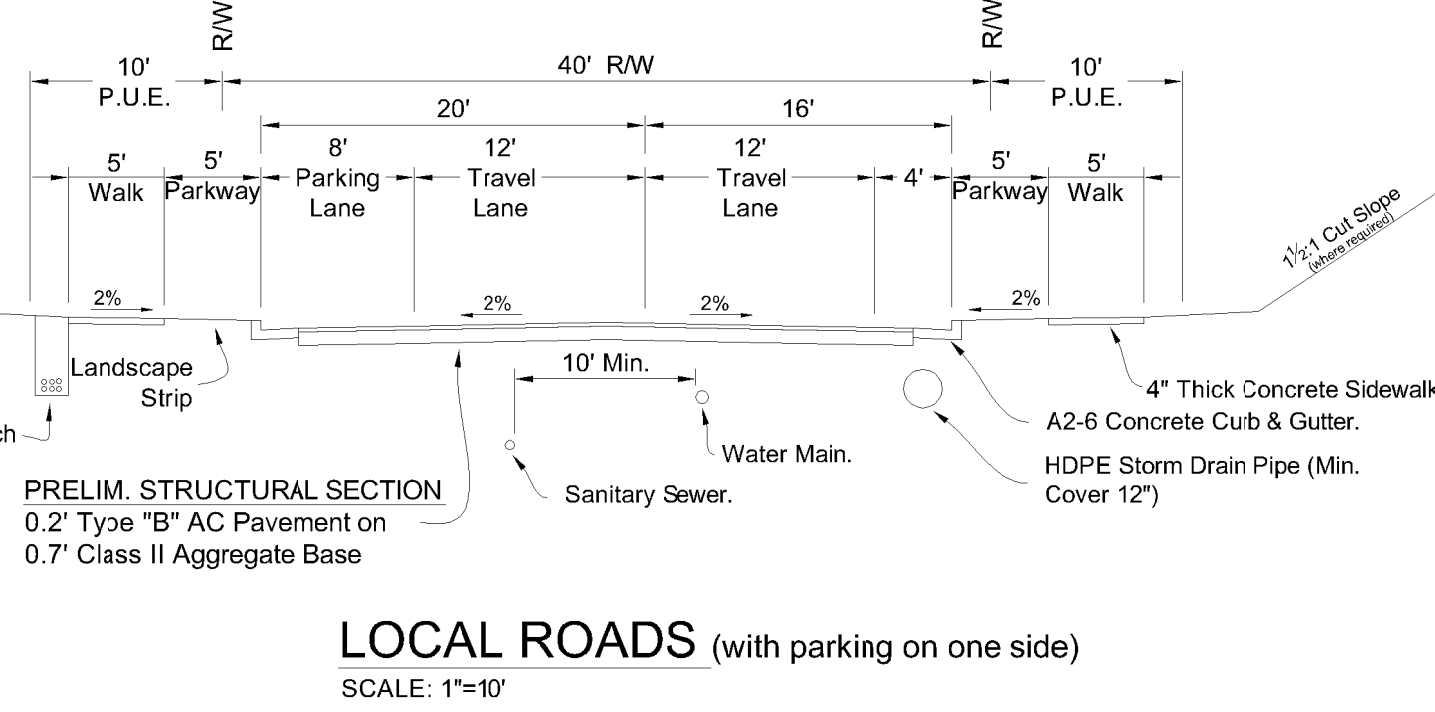
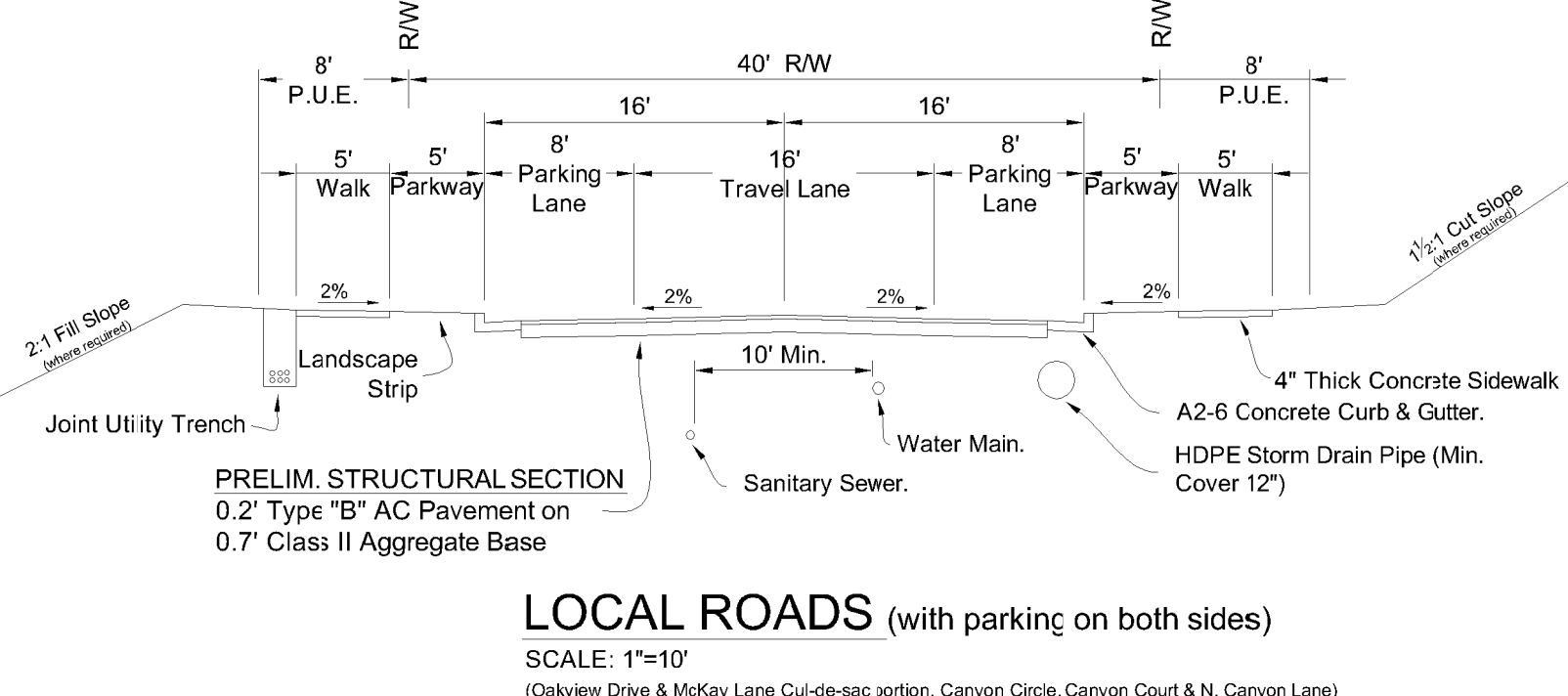
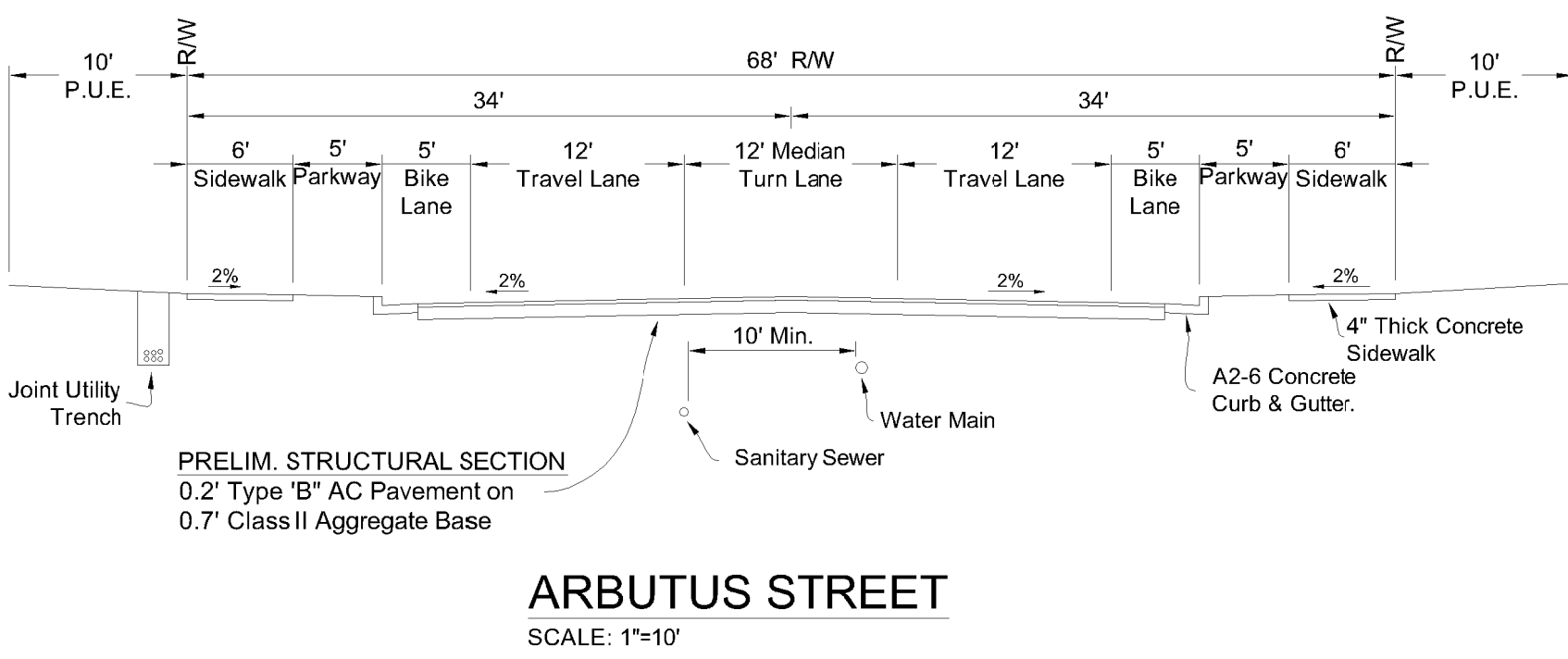
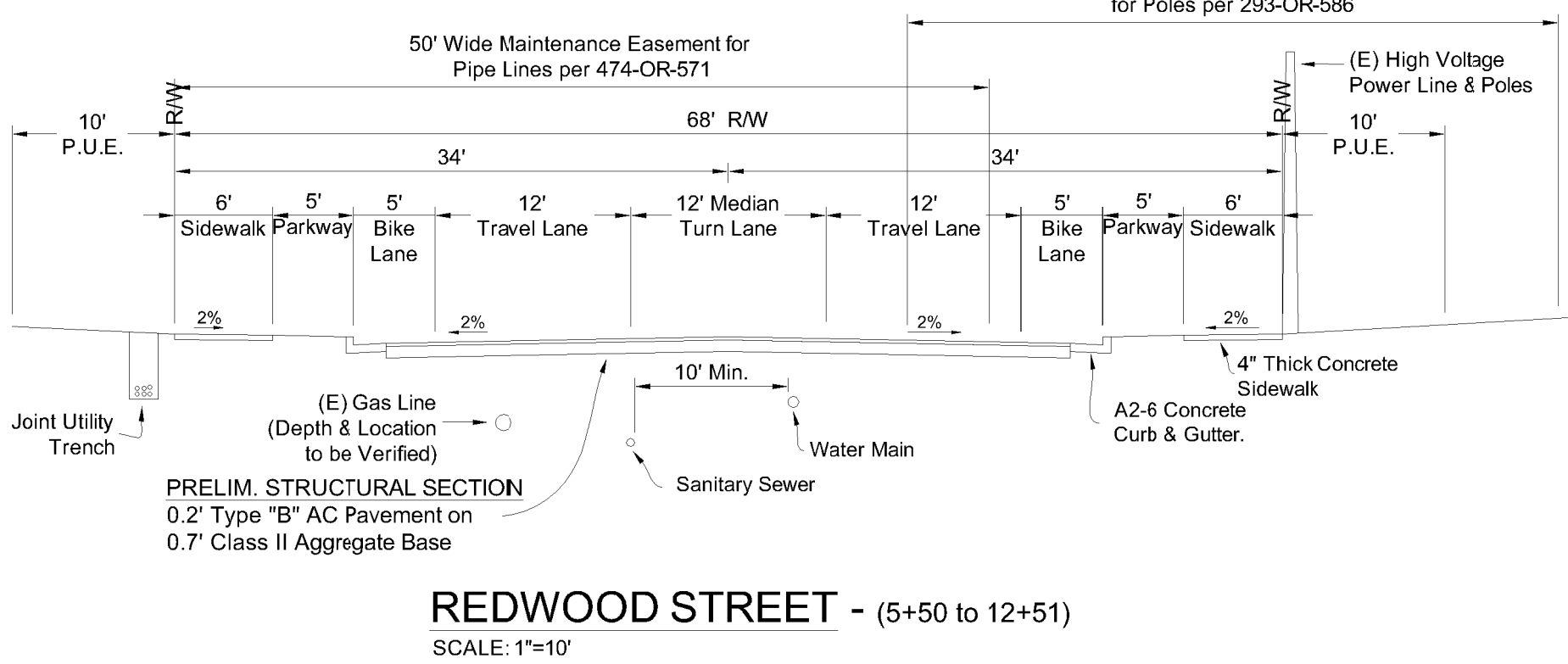
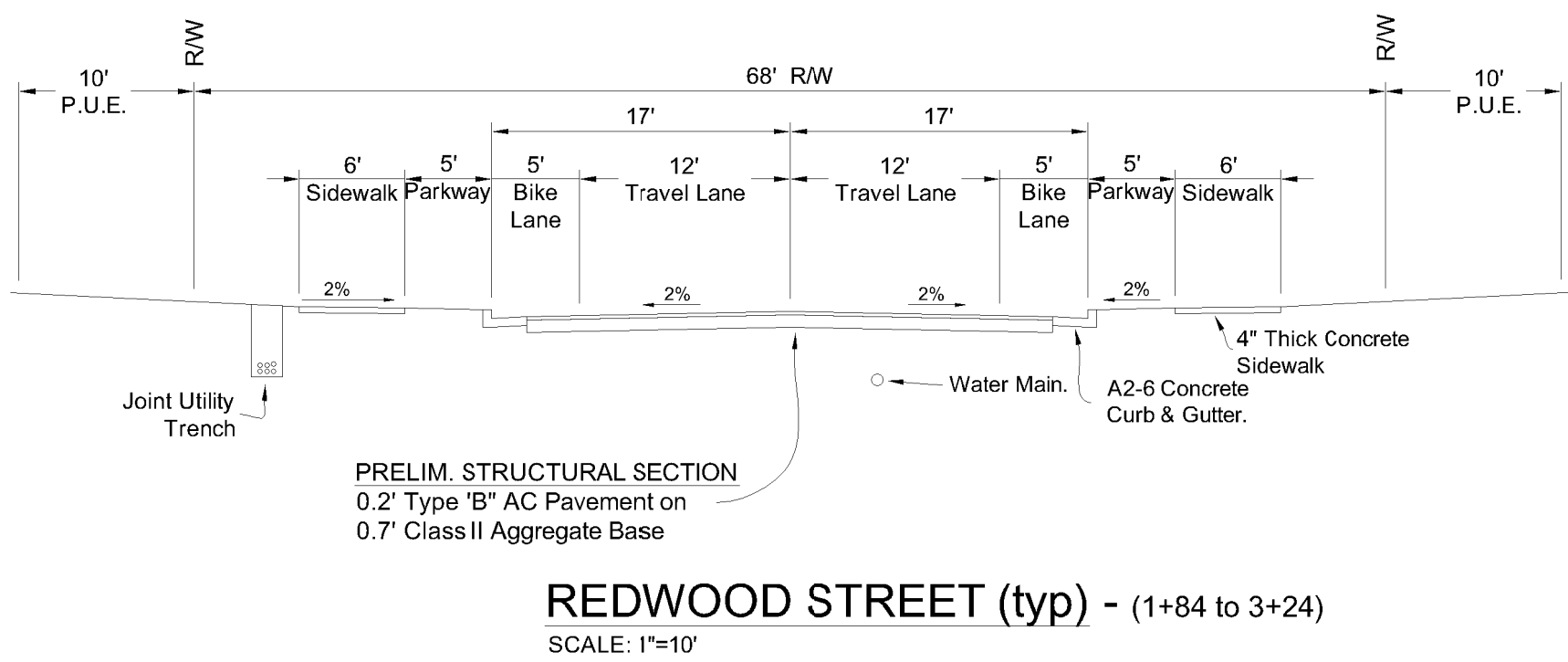
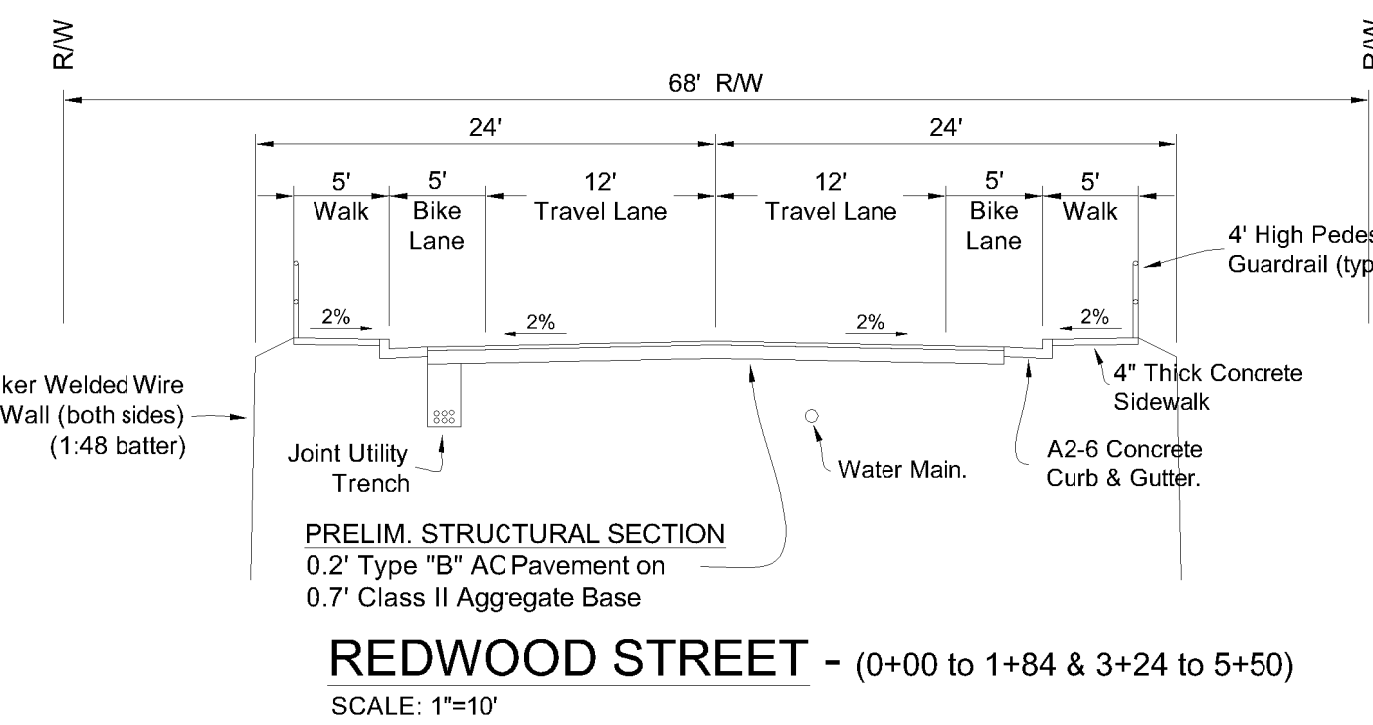
- This subdivision application proposes a subdivision of the legal parcels known as APN's 017-032-003, 017-071-004 & 009, 017-072-002 & 003, 017-073-007 & 009. The combined ±81.1 acre site is proposed to be subdivided into varying single-family and multi-family lots as well as a neighborhood commercial lot.
Proposed are:
90 Single Family lots (lots 3-47, 50-90 & 147-150) ranging in size from 6,600sf to 39,670sf.
52 Affordable Single Family lots (lots 95-146) with a minimum size of 4,758sf.
89 Townhouse units (lots 1-2)
48 Workforce Housing units (lots 91 & 92)
61 Condominium units (lots 48-49)
2 Neighborhood Commercial Lot (lot 93 & 94)
The adjacent properties to the West are primarily single family residences. The adjacent properties to the North, South & East are primarily undeveloped timberland.
There are currently no structures on the property and the parcels have historically been used as timber land.
- Water service will be supplied by the Humboldt Community Services District (HCSD).
- Sewer service will be provided by the HCSD. It is proposed to gravity flow the sewer within the subdivision to the low point at the North end of the subdivision to a sewage lift station where the sewer is then proposed to be pumped to the existing gravity lines at Hemlock & Dolbeer Streets.
- PG&E supplies electricity and gas, AT&T provides telephone services, and Suddenlink provides cable television services.
- The property is not shown on official maps to be subject to flooding (FRM Community Panel No. 060060 0775 C). No hazardous areas, historic buildings, or archaeological sites are known to exist on or adjacent to the property.
- Topography is shown at 5 foot contour intervals based on vertical datum NAVD88 from LIDAR data obtained by Humboldt County.
- The property naturally drains to the North, East & South in several natural ravines down to Ryan Creek. It is proposed to collect storm water from the roadways into bioswales located adjacent to the roadways. Overflow from the bioswales will be collected in drainage infrastructure located throughout the site. It is proposed to discharge this overflow storm water into the naturally occurring drainage courses within and along the boundaries of the property.
- It is proposed to cut most roadways within 5' of the existing surface. Roadway elevations and proposed cuts are shown along the roadway centerlines on the grading plan. Cuts are shown in parenthesis. The two large ravines at the west end of Redwood Street are proposed to be crossed with the use of Hilliker Retaining Walls to limit the impact of fill material in the ravine. The preliminary estimated balanced cut and fill for the project is approximately 100,000cy.
SHN has prepared Preliminary General Criteria for grading activities for the proposed project in the form of a letter dated December 11, 2007 and is incorporated by reference. In general the recommendations are to adhere to building setbacks from the 25% break-in-slope and to limit cut and fill depths.
- Adjacent APN information is from the Humboldt County Assessor's Office.
- All easements of record are shown or referenced on the Tentative Map and will appear on the recorded subdivision map.



EASEMENTS & ENCUMBRANCES (AS NOTED IN SCHEDULE B OF THE TITLE REPORT)

TITLE REPORT REF.	DEED REFERENCE	DESCRIPTION
3	BOOK 229 OF DEEDS, PAGE 240	Rights in Conjunction with the right to the free use of water from a spring.
4	BOOK 6 OF MAPS, PAGE 34 HCR	Private easements for ingress and egress.
5	BOOK 293 O.R., PAGE 586	PG&E ingress, egress & public utilities.
6	BOOK 474 O.R., PAGE 571	50' wide ingress, egress & public utilities.
7	BOOK 1815 O.R., PAGE 1105	Agreement relating to a 30' wide access strip.
8	BOOK 1833 O.R., PAGE 760	30' private RW for access.
9	O.R. 1991-15176-4, HCR	40' wide ingress, egress and public utilities & drainage.
10	O.R. 1991-17963-3, HCR	40' wide ingress, egress and public utilities.
11	O.R. 1992-17995-3, HCR	PG&E & Pacific Bell - Ingress, egress and public utilities.
12	O.R. 1997-26279-6, HCR	Notice of Lot Line Adjustment & Certificate of Subdivision Compliance.
13	O.R. 1997-31460-4, HCR	20' wide storm drainage easement.
14	O.R. 1998-2551-4, HCR	60' wide ingress egress and public utilities.
15	O.R. 1998-10479-4, HCR	40' wide water line easement
17	O.R. 1998-3365-1, HCR O.R. 2009-22616-2, HCR	40' wide ingress, egress, public & private utilities

PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5
69 Affordable Townhomes (TH) 69 TOTAL RESIDENTIAL UNITS	12 Affordable Single-Family Houses (AH) 48 Workforce Housing Units (MF) 60 TOTAL RESIDENTIAL UNITS 2 NEIGHBORHOOD COMMERCIAL UNIT	9 Single-Family House Lots (SF) 22 Affordable Single-Family Houses (AH) 31 TOTAL RESIDENTIAL UNITS	16 Single-Family House Lots (SF) 18 Affordable Single-Family Houses (AH) 34 TOTAL RESIDENTIAL UNITS	17 Single-Family House Lots (SF) 61 Condominium Units (C) 78 TOTAL RESIDENTIAL UNITS
PHASE 6	PHASE 7	PHASE 8	PHASE 9	PROJECT TOTAL
20 Single-Family House Lots (SF) 20 TOTAL RESIDENTIAL UNITS	13 Single-Family House Lots (SF) 13 TOTAL RESIDENTIAL UNITS	11 Single-Family House Lots (SF) 11 TOTAL RESIDENTIAL UNITS	4 Single-Family House Lots (SF) 4 TOTAL RESIDENTIAL UNITS	90 Single-Family House Lots (SF) 48 Workforce Housing Units (MF) 69 Affordable Townhomes (TH) 52 Affordable House Units (AH) 61 Condominium Units (C) 320 TOTAL RESIDENTIAL UNITS 2 TOTAL COMMERCIAL UNITS



Parcel Area Table			Parcel Area Table			Parcel Area Table		
Parcel #	Area	Parcel Type	Parcel #	Area	Parcel Type	Parcel #	Area	Parcel Type
1	246902 sf	TH	53	8047 sf	SF	105	4750 sf	AH
2	132584 sf	TH	54	8032 sf	SF	106	4835 sf	AH
3	21993 sf	SF	55	11328 sf	SF	107	8377 sf	AH
4	10403 sf	SF	56	8775 sf	SF	108	7485 sf	AH
5	7978 sf	SF	57	9464 sf	SF	109	12996 sf	AH
6	9946 sf	SF	58	20933 sf	SF	110	11266 sf	AH
7	9212 sf	SF	59	11133 sf	SF	111	5216 sf	AH
8	6825 sf	SF	60	9231 sf	SF	112	7043 sf	AH
9	6825 sf	SF	61	8180 sf	SF	113	5718 sf	AH
10	6825 sf	SF	62	9401 sf	SF	114	5508 sf	AH
11	6825 sf	SF	63	10542 sf	SF	115	5148 sf	AH
12	8945 sf	SF	64	7383 sf	SF	116	4758 sf	AH
13	8475 sf	SF	65	7495 sf	SF	117	4758 sf	AH
14	8926 sf	SF	66	8507 sf	SF	118	4494 sf	AH
15	9177 sf	SF	67	7448 sf	SF	119	4494 sf	AH
16	38443 sf	SF	68	8643 sf	SF	120	4636 sf	AH
17	25390 sf	SF	69	9392 sf	SF	121	4636 sf	AH
18	16625 sf	SF	70	9279 sf	SF	122	4758 sf	AH
19	9372 sf	SF	71	9846 sf	SF	123	4758 sf	AH
20	10233 sf	SF	72	15031 sf	SF	124	4816 sf	AH
21	10500 sf	SF	73	10653 sf	SF	125	5331 sf	AH
22	6601 sf	SF	74	39673 sf	SF	126	4758 sf	AH
23	8116 sf	SF	75	30348 sf	SF	127	24740 sf	AH
24	8776 sf	SF	76	13969 sf	SF	128	14359 sf	AH
25	10659 sf	SF	77	32233 sf	SF	129	5810 sf	AH
26	13748 sf	SF	78	7887 sf	SF	130	10010 sf	AH
27	23417 sf	SF	79	7071 sf	SF	131	7878 sf	AH
28	21660 sf	SF	80	8437 sf	SF	132	20086 sf	AH
29	6815 sf	SF	81	17130 sf	SF	133	11297 sf	AH
30	13500 sf	SF	82	12106 sf	SF	134	6557 sf	AH
31	6900 sf	SF	83	18742 sf	SF	135	5053 sf	AH
32	7111 sf	SF	84	12180 sf	SF	136	8723 sf	AH
33	6615 sf	SF	85	12112 sf	SF	137	4758 sf	AH
34	6615 sf	SF	86	12112 sf	SF	138	4758 sf	AH
35	6615 sf	SF	87	12112 sf	SF	139	4758 sf	AH
36	6615 sf	SF	88	35437 sf	SF	140	6891 sf	AH
37	6615 sf	SF	89	10190 sf	SF	141	10674 sf	AH
38	6615 sf	SF	90	12164 sf	SF	142	5148 sf	AH
39	6615 sf	SF	91	60108 sf	MF	143	5148 sf	AH
40	6615 sf	SF	92	145234 sf	MF	144	5148 sf	AH
41	6620 sf	SF	93	51080 sf	S	145	9438 sf	AH
42	9578 sf	SF	94	43790 sf	S	146	5285 sf	AH
43	9947 sf	SF	95	4835 sf	AH	147	7500 sf	SF
44	6827 sf	SF	96	4760 sf	AH	148	6851 sf	SF
45	6825 sf	SF	97	4760 sf	AH	149	11388 sf	SF
46	6825 sf	SF	98	4760 sf	AH	150	13533 sf	SF
47	6825 sf	SF	99	4760 sf	AH	151	386160 sf	OS
48	114147 sf	C	100	4835 sf	AH	153	291472 sf	OS
49	97557 sf	C	101	4835 sf	AH	154	96225 sf	OS
50	8818 sf	SF	102	4760 sf	AH	160	9684 sf	ROAD
51	8516 sf	SF	103	4760 sf	AH	161	8997 sf	ROAD
52	8047 sf	SF	104	4760 sf	AH			

SF - SINGLE FAMILY RESIDENCE
TH - AFFORDABLE TOWNHOMES
AH - AFFORDABLE HOUSING
C - CONDOMINIUMS
MF - MULTI-FAMILY HOUSING
S - COMMERCIAL
OS - OPEN SPACE
Road - ROADWAY SYSTEM

ONTIVEROS
CESARETTI
& PREBOR
ENGINEERS AND SURVEYORS

404 N. Fortuna Blvd. • P.O. Box 892
Fortuna, CA 95540
Phone (707) 725-7410
Fax (707) 725-7411
Ontiveros.Assoc@att.net



DEVELOPER

kramer investment corp.
1589 myrtle avenue suite b
eureka, ca 95501
(707)444-2919 office
(707)444-2396 fax
Contacts: Kurt Kramer
Chris Mikkelsen

PROJECT NAME

MCKAY RANCH SUBDIVISION
TENTATIVE MAP FOR A
PLANNED DEVELOPMENT

HUMBOLDT COUNTY

APN's 017-032-003, 017-071-004 & 009, 017-072-002 & 003, 017-073-007 & 009

SHEET TITLE

PHASING PLAN
and
ROAD SECTIONS

PLOT INFORMATION

CAD DWG FILE: P144-102_KRAMER - MCKAY TRACT TENTATIVE
MAP TENTATIVE MAP (06/30/15) DWG
PLOT DATE: 6/30/2015 142 Pgs
SAVE DATE: 6/30/2015 142 Pgs

REVISIONS

MARK DATE DESCRIPTION

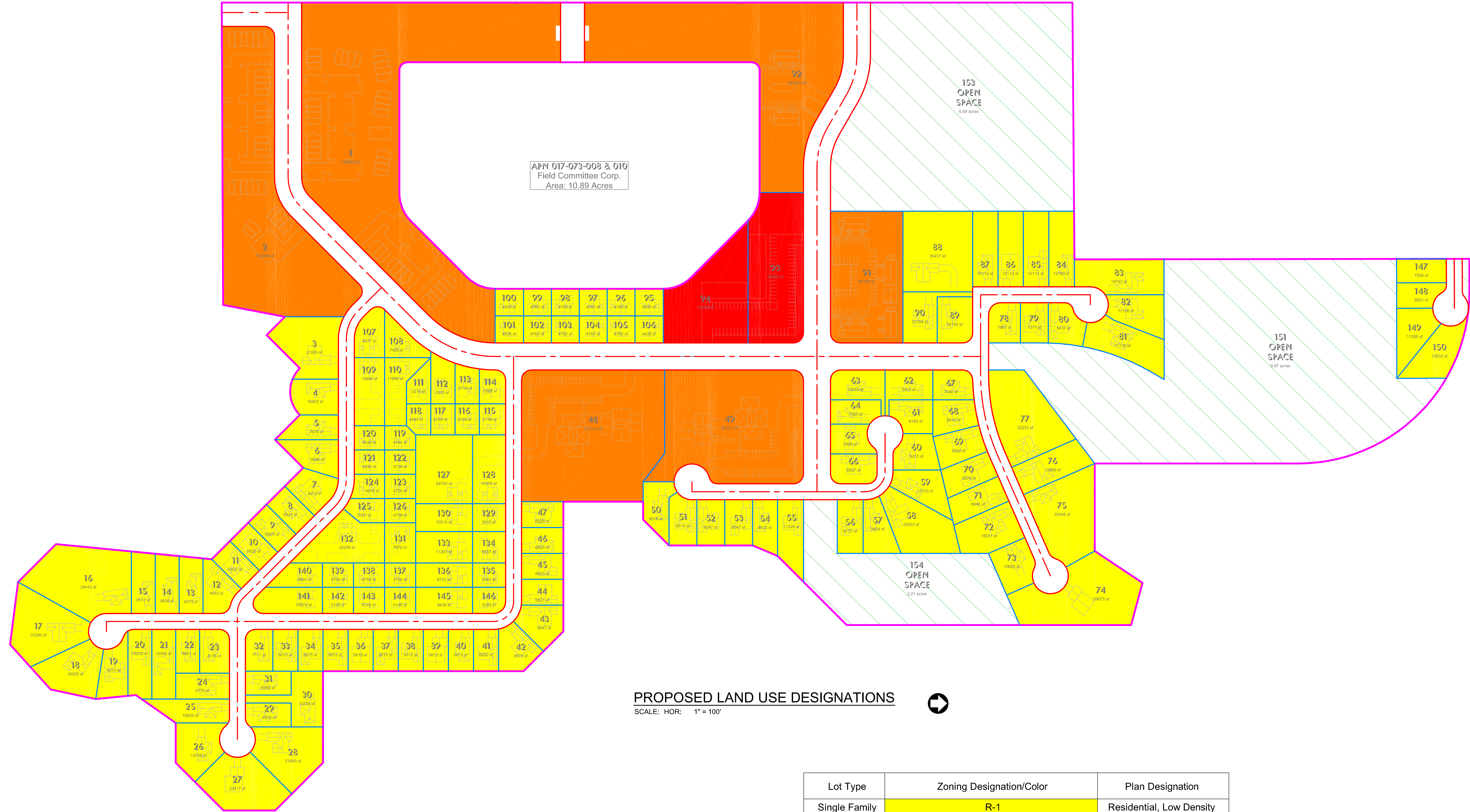
PROJECT NO: 14-102
DATE: 6/30/15
DRAWN BY: BKO
CHKD BY: BKO

SUBMITTAL STATUS

PLANNING REVIEW

C1.0

SHEET 1 OF 5



APN 017-073-008 & 010
Field Committee Corp.
Area: 10.89 Acres

PROPOSED LAND USE DESIGNATIONS
SCALE: HOR: 1" = 100'



Lot Type	Zoning Designation/Color	Plan Designation
Single Family	R-1 P, GO	Residential, Low Density (RL), 1 - 6 units/acre
	Residential Single Family (R-1) w/Planned Development (P), and Greenway and Open Space (GO) Combining Zones	
Multi Family Lots 1, 8 & 9	R-4 P, GO	Residential, Multiple Family (RM), 7 - 16 units/acre
	Apartment Professional (R-4) w/Planned Development (P), and Greenway and Open Space (GO) Combining Zones	
Commercial Lots 4	C-1 P, GO	Commercial General (CG)
	Neighborhood Commercial (C-1) w/Planned Development (P), and Greenway and Open Space (GO) Combining Zones. C-1/P, GO	

404 N. Fortuna Blvd. • P.O. Box 892
Fortuna, CA 95540
Phone (707) 725-7410
Fax (707) 725-7411
Ontiveros.Assoc@att.net

DEVELOPER

kramer investment corp.
1589 myrtle avenue suite b
eureka, ca 95501
(707)444-2919 office
(707)444-2396 fax
Contacts: Kurt Kramer
Chris Mikkelsen

PROJECT NAME

McKAY RANCH SUBDIVISION
TENTATIVE MAP FOR a
PLANNED DEVELOPMENT

HUMBOLDT COUNTY

APNs 017-032-003, 017-071-004 & 005, 017-072-002 & 003, 017-073-007 & 009

SHEET TITLE

**PROPOSED LAND USE
DESIGNATIONS**

PLOT INFORMATION

CAD DWG FILE: P114-102 - KRAMER - MCKAY TRACT TENTATIVE
MAP TENTATIVE MAP (06-30-15) DWG
PLOT DATE: 6/30/2015 2:00 PM
SAVE DATE: 6/30/2015 1:42 PM

REVISIONS

NO.	DATE	DESCRIPTION

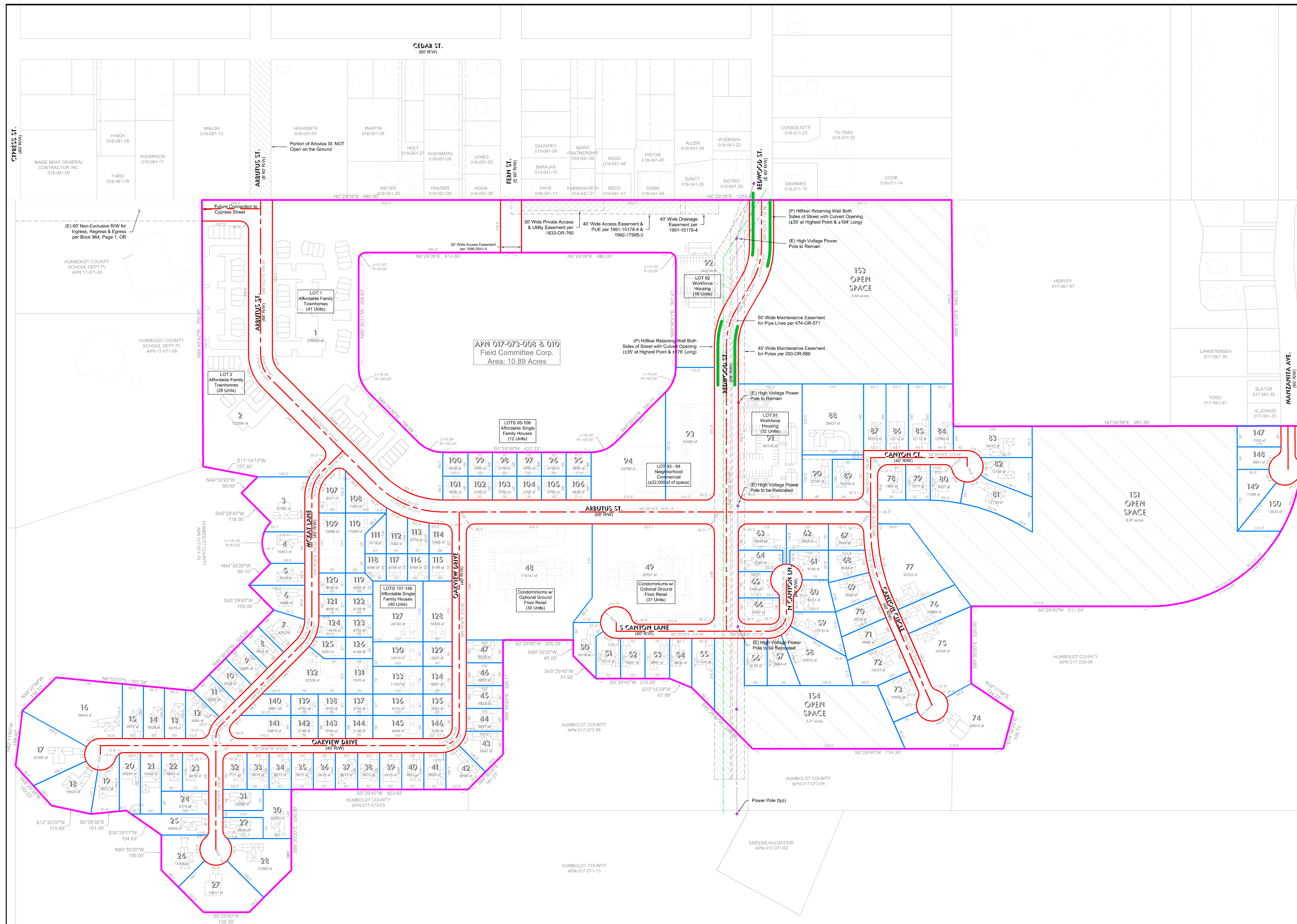
MARK	DATE	DESCRIPTION

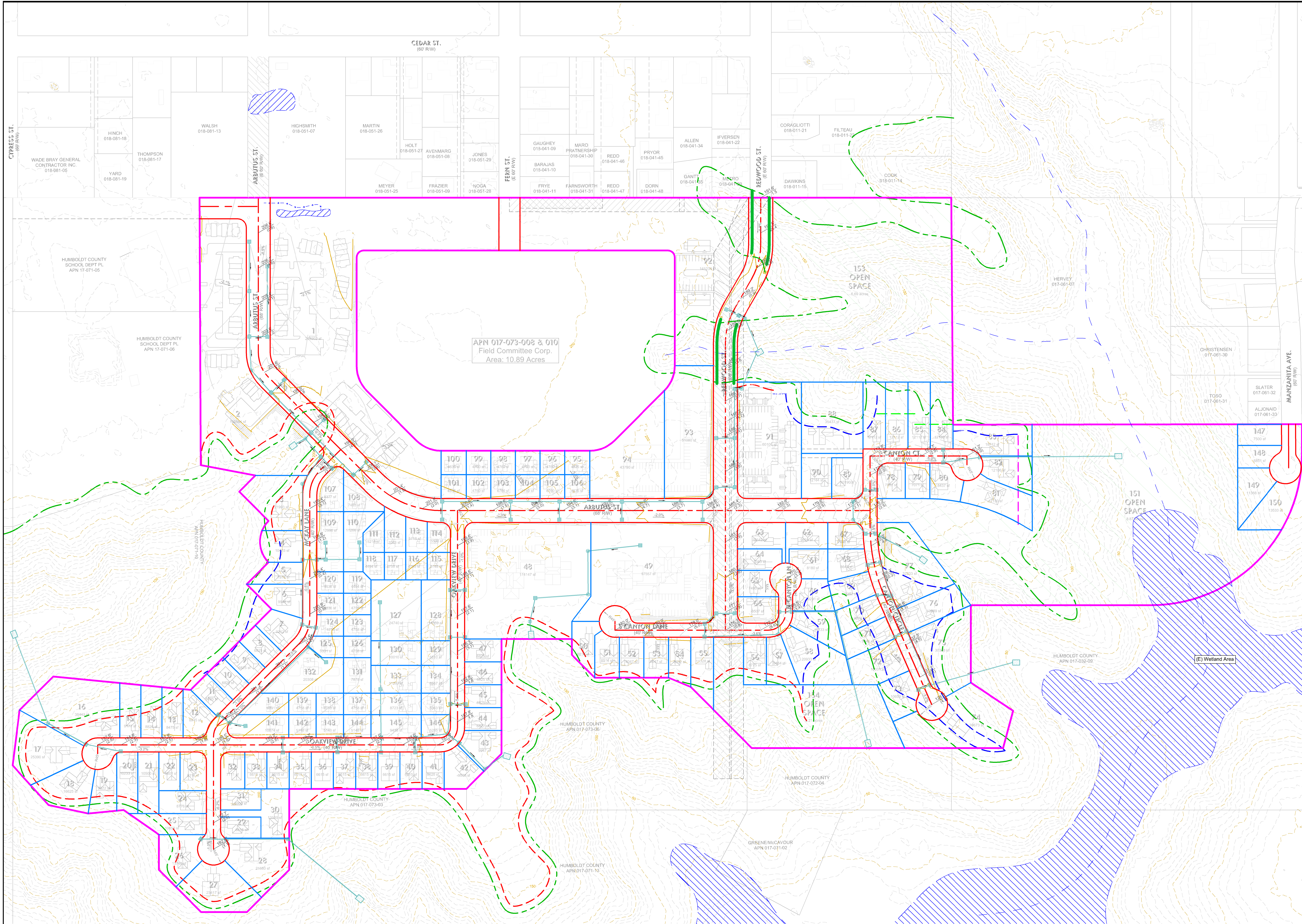
SUBMITTAL STATUS

PLANNING REVIEW

C1.1

SHEET 2 OF 5





LEGEND

- 30% SLOPE BREAKLINE
- 20' - 30% SLOPE HAZARD SETBACK
- 30' - 30% SLOPE HAZARD SETBACK
- 40' - 30% SLOPE HAZARD SETBACK
- 50' - 30% SLOPE HAZARD SETBACK
- STORM DRAIN PIPE
- BLUELINE STREAM
- STORM WATER ENERGY DISSIPATOR
- STORM WATER JUNCTION BOX
- STORM WATER CATCH BASIN
- FINISH GRADE SPOT ELEVATION OVER (CUT/FILL)
- STREET SITE GRADE

PRELIMINARY GRADING & DRAINAGE PLAN

SCALE: HOR: 1" = 100'

ONTIVEROS CESARETTI & PRETOR
ENGINEERS AND SURVEYORS

404 N. Fortuna Blvd. • P.O. Box 892
Fortuna, CA 95540
Phone (707) 725-7410
Fax (707) 725-7411
Ontiveros.Assoc@att.net

NO. C55968
Exp. 12/31/16
C.E.S.
STATE OF CALIFORNIA

DEVELOPER

kramer investment corp.
1589 myrtle avenue suite b
eureka, ca 95501
(707)444-2919 office
(707)444-2396 fax
Contacts: Kurt Kramer
Chris Mikkelsen

PROJECT NAME

McKAY RANCH SUBDIVISION
TENTATIVE MAP FOR a
PLANNED DEVELOPMENT

HUMBOLDT COUNTY

APNs 017-032-003, 017-071-004 & 005, 017-072-002 & 003, 017-073-007 & 009

SHEET TITLE

**PRELIMINARY GRADING &
DRAINAGE PLAN**

PLOT INFORMATION

CAD DWG FILE: P114-102 KRAMER - MCKAY TRACT TENTATIVE
PLOT DATE: 6/30/2015 2:52 PM
SAVE DATE: 6/30/2015 1:42 PM

REVISIONS

NO.	DATE	DESCRIPTION

MARK DATE DESCRIPTION

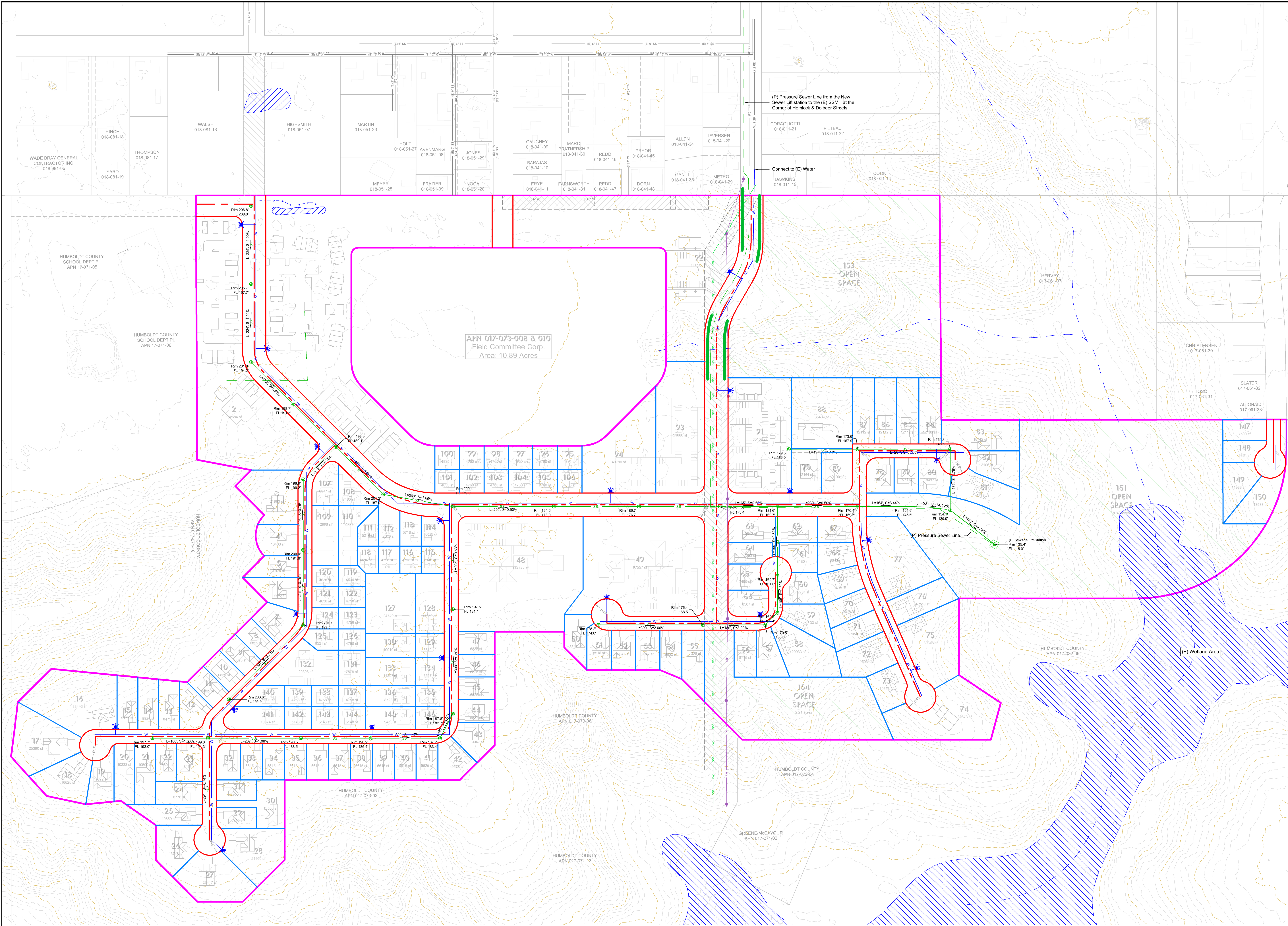
PROJECT NO: 14-102
DATE: 6/30/15
DRAWN BY: BKO
CHK'D BY: BKO

SUBMITTAL STATUS

PLANNING REVIEW

C3.0

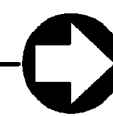
SHEET 4 OF 5



- LEGEND**
- (P) SEWER MANHOLE
 - (P) FIRE HYDRANT
 - L=XX; S=XX% (P) SEWER PIPE LENGTH & GRADE
 - W (P) WATER PIPE
 - S (P) SEWER PIPE
 - P (P) PRESSURE SEWER PIPE

PRELIMINARY UTILITY PLAN

SCALE: HOR: 1" = 100'



ONTIVEROS
CESARETTI
& PRETOR
ENGINEERS AND SURVEYORS

404 N. Fortuna Blvd. • P.O. Box 892
Fortuna, CA 95540
Phone (707) 725-7410
Fax (707) 725-7411
Ontiveros.Assoc@att.net



DEVELOPER
kramer investment corp.
1589 myrtle avenue suite b
eureka, ca 95501
(707)444-2919 office
(707)444-2396 fax
Contacts: Kurt Kramer
Chris Mikkelsen

PROJECT NAME

McKAY RANCH SUBDIVISION
TENTATIVE MAP FOR a
PLANNED DEVELOPMENT
HUMBOLDT COUNTY

APNs 017-032-003, 017-071-004 & 005, 017-072-002 & 003, 017-073-007 & 009

SHEET TITLE

PRELIMINARY UTILITY PLAN

PLOT INFORMATION
CAD DWG FILE: P114-102 KRAMER - MCKAY TRACT TENTATIVE
PLOT DATE: 6/30/15
SAVE DATE: 6/30/2015 1:42 PM

REVISIONS		

MARK	DATE	DESCRIPTION

SUBMITTAL STATUS
PLANNING REVIEW