BUSH MINOR SUBDIVISION TENTATIVE MAP

APN 204-152-041
LOCATED IN SOUTHWEST 1/4 OF Section 17,
TOWNSHIP 2 NORTH, RANGE 1 EAST, H.M.,
IN THE COMMUNITY OF HYDESVILLE,
COUNTY OF HUMBOLDT, CALIFORNIA

OWNER/APPLICANT INFORMATION:
Ronny & Nancy Bush
250 Chuckhole Ln.
Hydesville, CA 95547
Phone: 707-768-3534

SITE INFORMATION:
APN 204-152-041
250 Chuckhole Ln.
Hydesville, CA 95547

ENGINEER/SURVEYOR:
Ontiveros & Associates Inc.
404 N. Fortuna Blvd.
Fortuna, CA 95540
(707) 725-7410
Contact: Brian Ontiveros or Ken Johnston

UTILITIES:
Electricity: PG&E
Gas: Propane Tank
Water: Hydesville County Water District
Sewer: On-Site
Telephone: AT&T
Fire: Fortuna Fire Protection District
Cable: Suddenlink

LOT SIZE:
(E) Parcel: 6.30ac (Gross) 6.30ac (Net)
(P) Lot 1 3.80ac (Gross) 3.80ac (Net)
(P) Lot 2 2.50ac (Gross) 2.50ac (Net)

ZONED:
AG
2 ½ Acres Min. Lot Size
60' Min. Lot Width

BUILDING SETBACKS:
Front: 20'
Rear: 20'
Sides: 6'

SRA SETBACKS
Property Line - 30'
Road Centerline - 30'

PROJECT DESCRIPTION

This Minor subdivision permit application proposes a Subdivision of parcel APN 204-152-041.

APN 204-152-041 is developed with a main residence, an ADU and miscellaneous structures. The current use of the parcel is single family residential.

Water service & on-site sewer service are existing and separated between the proposed parcels.

PG&E supplies electricity, AT&T provides telephone services, and Suddenlink provides community access television services, all existing and separated between the proposed parcels.

Fortuna fire protection district provides fire protection services.

The property is zoned AG specifying a minimum lot size of 2.5 Acres. The adjacent properties have similar zoning and general plan designations.

A portion of the property is located within the Alquist Priolo Earthquake Hazard Zone.

The property is not shown on official maps to be subject to flooding. No historic buildings, or archaeological sites are known to exist on or adjacent to the property.

Assessor Parcel Information is from the Humboldt County Assessor's Office. Existing Parcel Data is from Parcel Map 1127 (10 PM 20).

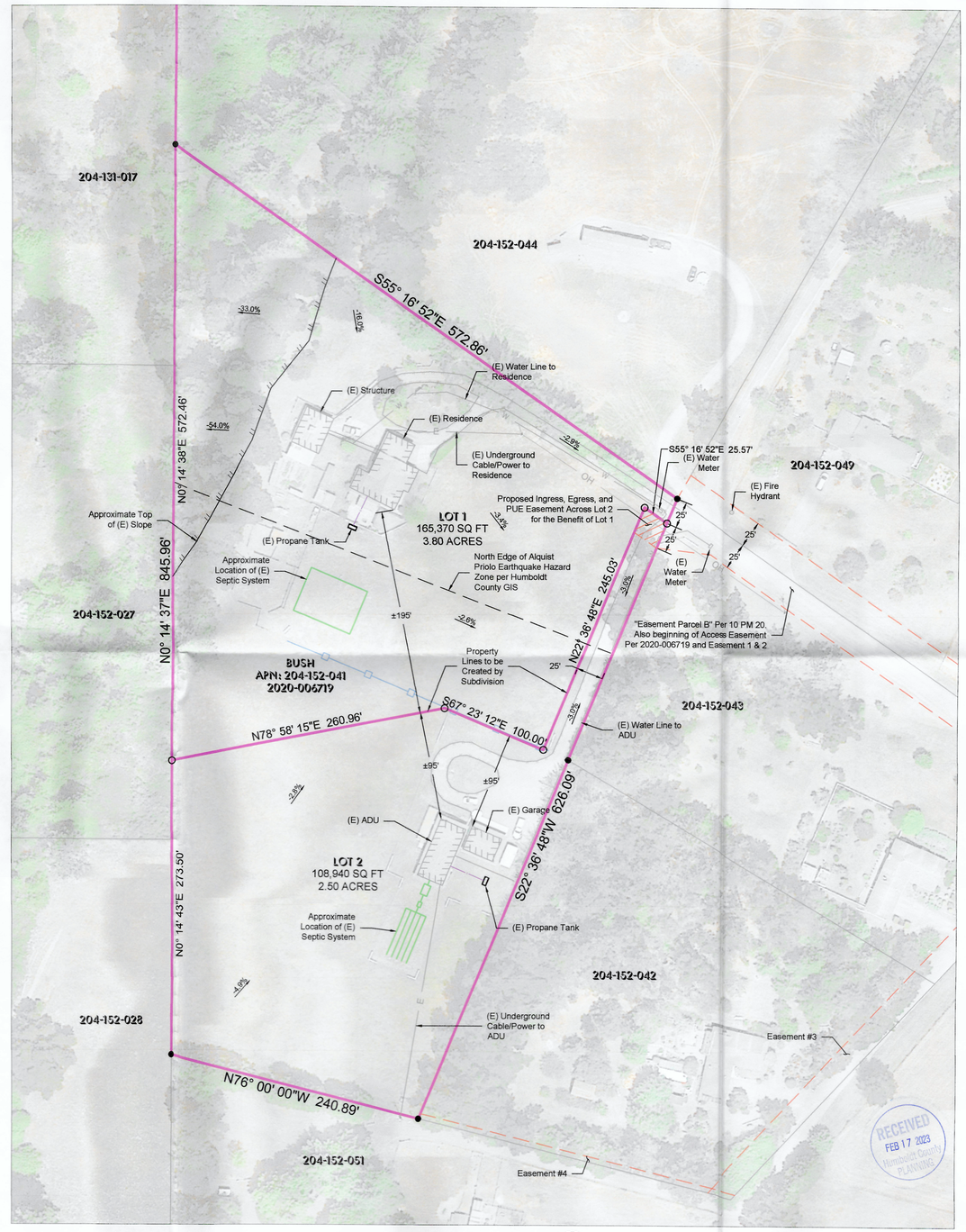
All easements of record are shown or referenced on the Tentative Parcel Map and will appear on the recorded Parcel Map. Record bearings & distances shown, boundary survey is in progress.

PARCEL ORIGIN

Parcel 1 of Book 10 of Parcel Maps, Page 20, Humboldt County official records, filed August 23, 1977.

This property may be encumbered by the following recorded instruments per data contained in the preliminary title report by Humboldt Land and Title, Title No. FHBT-CT022003375, Dated December 23, 2022.

1. Title report exception #6: A road maintenance agreement per Book 1423 of official records, page 156, shown heron.
2. Title report exception #10: A declaration of road maintenance association per intrument No. 1998-23747-10. Located offsite and not shown heron.
3. Title report exception #8: PUE per 1472 OR 63, shown heron.
4. Title report excpetion #9: PUE per 1624 OR 790 shown heron.



SITE PLAN
SCALE 1" = 60'
0 60' 120'

RECEIVED FEB 17 2023 Humboldt County PLANNING

ONTIVEROS & ASSOCIATES INC
CONSULTING ENGINEERS AND SURVEYORS
404 N. Fortuna Blvd. • Fortuna, CA 95540
Phone (707) 725-7410 • Fax (707) 725-7411
Ontiveros.Assoc@att.net

PROFESSIONAL LAND SURVEYOR KENNETH R. JOHNSTON No. 9194 STATE OF CALIFORNIA

RON BUSH

BUSH MINOR SUBDIVISION

250 Chuckhole Ln.
Hydesville, CA 95547
APN: 204-152-041

TENTATIVE MAP

MARK	DESCRIPTION	DATE

PLOT INFORMATION
CAD DWG FILE: P:\22-034 BUSH - PARCEL MAP\SITE PLAN.DWG
PLOT DATE: 2/9/2023 4:38 PM
SAVE DATE: 2/9/2023 4:37 PM

SUBMITTAL STATUS
PERMIT SUBMITTAL

PROJECT NO: 22-034
DATE: 2/09/2023
DRAWN BY: BAO
CHK'D BY: KRJ

C1

SHEET 1 OF 1