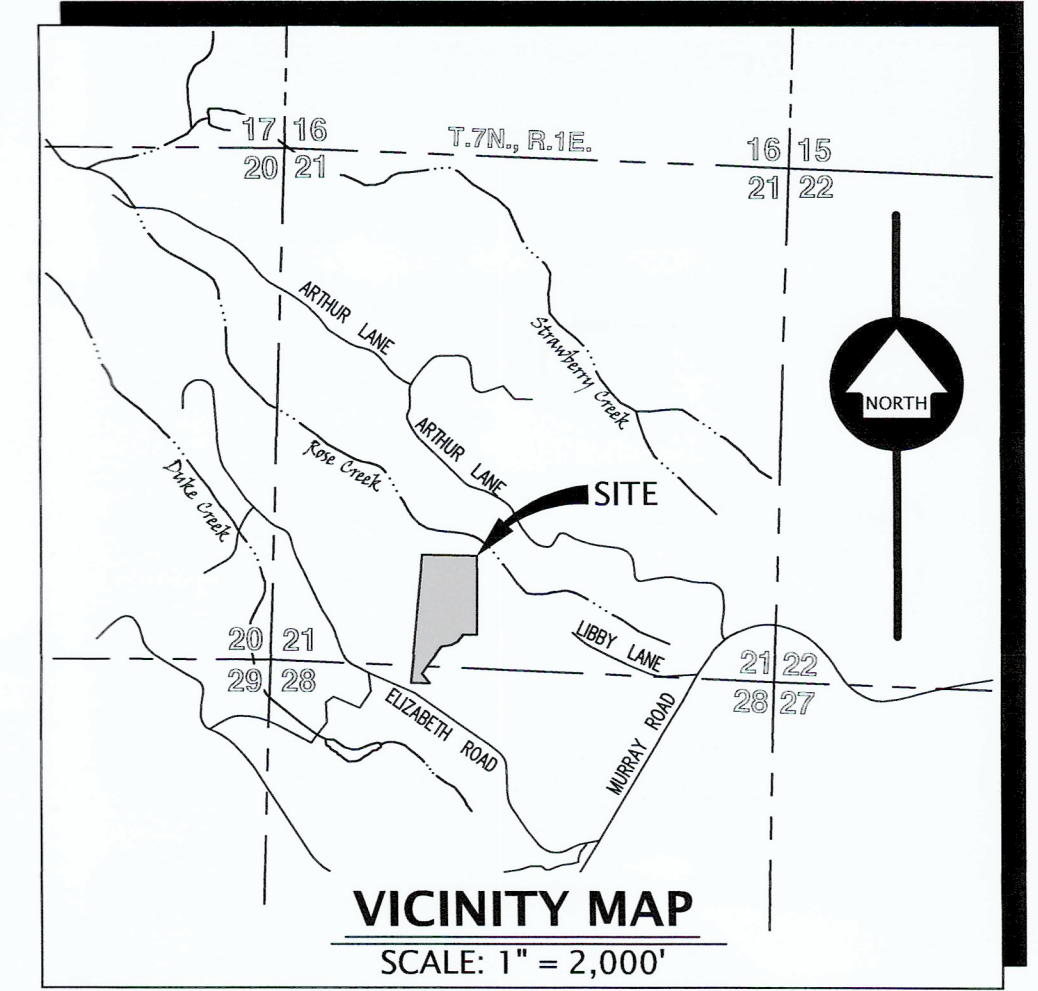
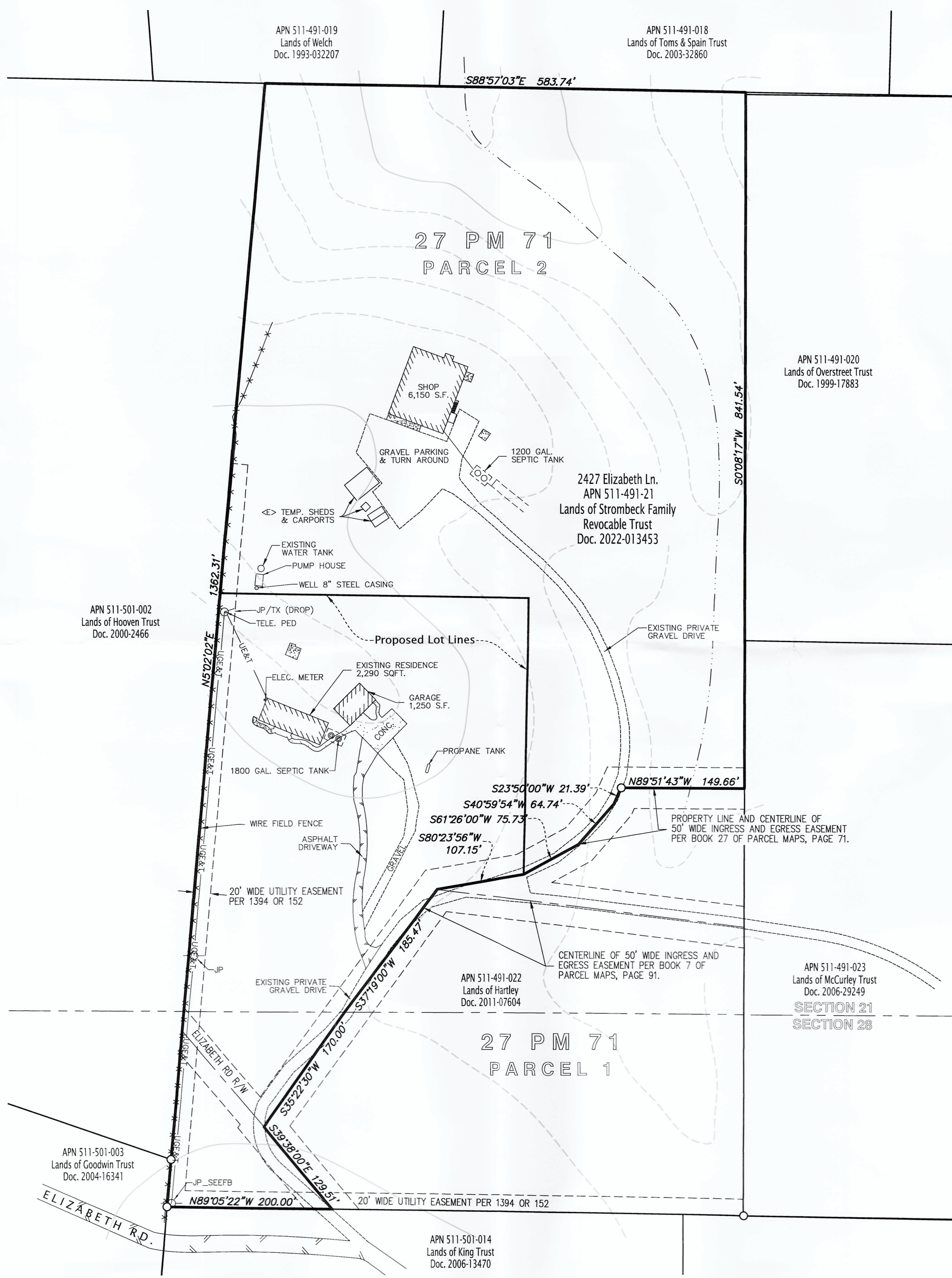


PROJECT NOTES:

- This project proposes a Zone Reclassification Petition to allow for the subsequent subdivision of this 14.98 acre parcel. The parcel is currently zoned Agriculture General with a minimum parcel size of 10 acres (AG-B-5(10)) and this petition requests consideration of a minimum parcel size of 5 acres. The parcel has a General Plan designation of Residential Agriculture specifying average parcel size of 5-20 acres. This petition is consistent with the plan density specified in the McKinleyville Community Plan.
- Mapping hereon is based on ties to monuments set in Book 27 of Parcel Maps, Page 71 and the subject property is Parcel 2 of said Parcel Map.
- The property is currently developed with a single family residence, detached garage and a shop. After the proposed subdivision the residence and garage will be located on a proposed 5 acre parcel and the shop will be located on a parcel of approximately 10 acres.
- The property is provided electricity by PG&E and propane is on-site. Each proposed parcel is already developed with an on-site sewage disposal system as shown hereon. There is an existing well on the proposed 10 acre parcel will serve both proposed parcels.
- Contours and the location of the un-named tributary to Rose Creek are shown based on the USGS Topographic Quad Sheet.

LEGEND

- FOUND MONUMENT OF RECORD PER 27 PM 71
- SUBJECT EXTERIOR BOUNDARY
- PROPOSED INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- RIGHT OF WAY CENTERLINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- EXISTING BUILDING FOOTPRINT
- FENCE LINE
- EDGE OF ASPHALT PAVEMENT
- EDGE OF GRAVEL DRIVE / PATH
- EXISTING GROUND CONTOURS (ONE FOOT INTERVALS)
- OVERHEAD ELECTRIC LINES
- OVERHEAD ELECTRIC & TELEPHONE LINES
- UNDERGROUND ELECTRIC AND TELEPHONE LINES
- JOINT UTILITY POLE
- PARKING SPACE



SURVEYOR'S STATEMENT

This map was prepared by me, or under my direction, and is based upon a field survey.

SIGNED
 DATED 9/23/2022



Jesse N Buffington
 PLS 9339

PROJECT DATA

- Owner / Applicant:** Steve & Tina Strombeck-Trustees of the Strombeck Family Revocable Trust
- Mailing Address:** 960 S. G Street Arcata, CA 95521
- Phone:** 707-822-4557
- APN:** 511-491-021
- Site Address:** 2427 Elizabeth Road McKinleyville, CA 95519
- Agent:** Jesse Buffington Points West Surveying
- Mailing Address:** 5201 Carlson Park Drive, Suite 3 Arcata, CA. 95521
- Phone:** 707-840-9510
- Fax:** 707-840-9542
- Email:** buffington@pointswestsurveying.com
- Current Zoning:** AG-B-5(10)
- Proposed Zoning:** AG-B-5(5)
- General Plan:** Residential Agriculture - RA5-20
- Building Setbacks:** Front: 30', Side: 30', Rear: 30'

**APN 511-491-021
 TENTATIVE MAP
 ZONE RECLASSIFICATION PETITION
 FOR
 STEVE STROMBECK**



SECTION 21-28, T7N, R1E,
 HUMBOLDT MERIDIAN
 IN THE UNINCORPORATED AREA OF MCKINLEYVILLE
 HUMBOLDT COUNTY, STATE OF CALIFORNIA
 Date: April 2022

SCALE: 1" = 80' SHEET 1 OF 1

POINTS WEST SURVEYING CO.
 5201 Carlson Park Dr., Suite 3 - Arcata, CA 95521
 707-840-9510 - Phone 707-840-9542 - Fax