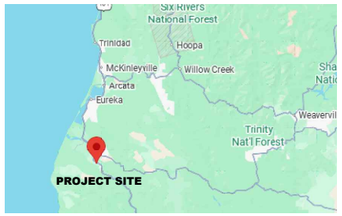
JESSE JEFFRIES
FREEWAY ORIENTED BILLBOARD PERMIT
APN: 205-111-057



VICINITY MAP
NOT TO SCALE

DIRECTIONS TO SITE:
FROM EUREKA, CA
- SOUTH ON US-101 S (APPROX. 22.8 MILES)
- LEFT TOWARD NORTHWESTERN AVE (APPROX.230 FEET)
- RIGHT ONTO NORTHWESTERN AVE (APPROX. 0.2 MILES)
- DESTINATION ON THE RIGHT

PROJECT DESCRIPTION:

JESSE JEFFRIES IS PROPOSING THE CONSTRUCTION OF A 11'-9 15/16"X40'-2 7/8" (APPROX. 11.8'X40.2' = 475.22 SF), 2-SIDED, ILLUMINATED, MONO-POLE MOUNTED ADVERTISING FREEWAY ORIENTATED BILLBOARD, MOUNTED ON A 23'-2 1/16" TALL FREE STANDING POLE.

LOCATION, HEIGHT, SIZE AND LIGHTING IS TO CONFORM TO THE CITY OF RIO DELL'S FREEWAY ORIENTATED BILLBOARD REGULATIONS (RIO DELL MUNICIPAL CODE SECTION 17.30.320(5)(j)).

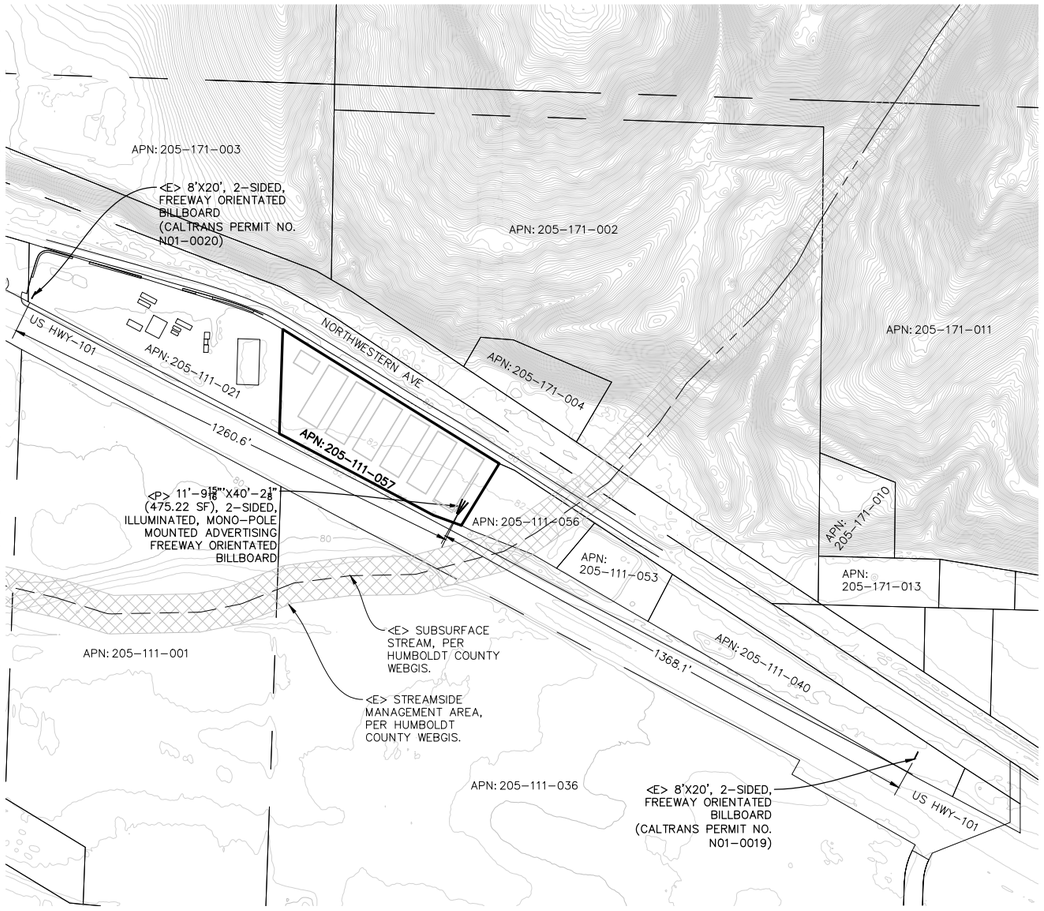
UNAUTHORIZED CHANGES & USES:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL AND THE COUNTY OF HUMBOLDT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONALS.

GENERAL CONSTRUCTION NOTES:

1. ALL NOTES ON THESE PLANS SHALL APPLY TO NEW CONSTRUCTION.
2. DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
3. FOLLOW MANUFACTURERS INSTALLATION REQUIREMENTS FOR ALL SPECIFIED HARDWARE, FIXTURES, AND MANUFACTURED ITEMS.
4. DURING CONSTRUCTION, MEANS OF EGRESS SHALL BE MAINTAINED PER 2022 CALIFORNIA FIRE CODE.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE ACCORDING TO PROVISIONS OF THE STANDARD SPECIFICATIONS AND STANDARD PLANS, CALIFORNIA DEPARTMENT OF TRANSPORTATION, 2016 OR CURRENT VERSION. EROSION & SEDIMENT CONTROL SHALL BE PERFORMED IN ACCORDANCE WITH THE HUMBOLDT COUNTY LAND USE AND DEVELOPMENT ORDINANCE, SECTION 331-14 LAND USE AND DEVELOPMENT.
6. ALL WORK SHALL BE PERFORMED BY A STATE OF CALIFORNIA LICENSED CONTRACTOR.
7. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FROM HUMBOLDT COUNTY AND OTHER APPLICABLE AGENCIES.
8. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES AT JOB SITE BEFORE PRECEDING, AND SHALL CONTACT THE ENGINEER IMMEDIATELY WITH ANY DISCREPANCIES.
9. UNDERGROUND SERVICE ALERT (USA) - CALL TOLL FREE 1-800-642-2444 AT LEAST 48 HOURS PRIOR TO EXCAVATION.
10. PRIOR TO PERMIT CLOSE OUT HCBD REQUIRES A CERTIFICATION LETTER FROM ENGINEER. THE CERTIFICATION LETTER WILL STATE ACCEPTANCE OF EROSION CONTROL MEASURES, CERTIFICATION OF PLACEMENT AND COMPACTION OF FILL MATERIAL, AND COMPLETION OF WORK.
11. ENGINEER MAY MODIFY LOCATION, QUANTITY, AND TYPE OF EROSION CONTROL MEASURES AT TIME OF GRADING DEPENDING ON SITE CONDITIONS AS THE PROJECT PROCEEDS.
12. CONTRACTOR SHALL HOLD ON-SITE PRE-CONSTRUCTION MEETING WITH ENGINEER PRIOR TO ANY WORK. THROUGHOUT CONSTRUCTION, ENGINEER SHALL REVIEW AND APPROVE PROPOSED CONSTRUCTION REVISIONS AS REQUESTED BY CONTRACTOR AND AS REQUIRED BY THE HUMBOLDT COUNTY BUILDING DEPARTMENT.
13. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF PROJECT CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
14. HOURS OF CONSTRUCTION FOR ON AND OFF-SITE IMPROVEMENTS SHALL BE RESTRICTED TO MONDAY THRU FRIDAY FROM 7AM TO 6PM, SATURDAY FROM 9AM TO 5PM, WITH NO CONSTRUCTION ACTIVITY ON SUNDAY OR AS ALLOWED PER CURRENT HUMBOLDT COUNTY CODE. ALL PROPOSED USES MUST COMPLY WITH THE NOISE STANDARDS IDENTIFIED IN FIGURE 3-2 OF THE GENERAL PLAN.
15. NO GRADING SHALL OCCUR BETWEEN OCTOBER 15TH AND APRIL 15TH WITHOUT PRIOR APPROVAL OF THE COUNTY OF HUMBOLDT.
16. AN ENCROACHMENT PERMIT IS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS FOR ALL IMPROVEMENT WORK WITHIN THE HUMBOLDT COUNTY RIGHT OF WAY.
17. TRAFFIC CONTROL SHALL BE IMPLEMENTED PER THE CURRENT VERSION OF THE MUTCD.
18. THE INFORMATION AND ELEVATIONS PERTAINING TO EXISTING OVERHEAD AND UNDERGROUND FACILITIES AS SHOWN HEREIN, ARE FROM RECORD INFORMATION ONLY AND ARE PRESENTED HERE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL AGENCIES INVOLVED AND SHALL LOCATE ALL EXISTING FACILITIES PRIOR TO EXCAVATION AND CONSTRUCTION IN ANY AREA. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND DEVELOPER OF ANY APPARENT DISCREPANCIES IN THE RECORD INFORMATION SHOWN HEREIN.
19. THE FOLLOWING WORK REQUIRES AN INSPECTION BEFORE PROCEEDING:
    - -SEWER, WATER AND SUBDRAIN LINES PRIOR TO BACKFILL.
    - -SUBGRADE, PRIOR TO LAYING BASE OR FILL MATERIAL.
    - -FOUNDATION EXCAVATION.
    - -BASE, PRIOR TO LAYING ASPHALT.
    - -ANY OTHER REQUIRED BY BUILDING PERMIT.
20. THE CONTRACTOR SHALL REMOVE FROM THE SITE AND LAWFULLY DISPOSE OF ALL DELETERIOUS MATERIAL (BROKEN CONCRETE, ASPHALT PAVEMENT, BASE MATERIAL, ROCKS, STUMPS, ROOTS, LIMBS, ETC.) TO AN APPROVED DISPOSAL SITE.
21. UNLESS SPECIFICALLY AGREED TO OTHERWISE BETWEEN THE CONTRACTOR AND THE OWNER, THE OWNER IS RESPONSIBLE FOR PAYING FOR ALL SOIL COMPACTION TESTS AND OR OTHER TESTS THAT ARE REQUIRED BY THESE PLANS.
22. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE DURING CONSTRUCTION.



PLOT PLAN
22x34 SHEET: 1"=200'
11x17 SHEET: 1"=400'
0 100 200 400

Avoid cutting underground utility lines. It's costly.
before Call you Dig
811 OR 800-642-2444
UNDERGROUND SERVICE (USA)

PROJECT INFORMATION:

APPLICANT:
JESSE JEFFRIES
1575 SPROWEL CREEK RD.
GARBERVILLE, CA 95542

PROPERTY OWNER:
JESSE JEFFRIES
1575 SPROWEL CREEK RD.
GARBERVILLE, CA 95542

APPLICANTS AGENT:
NORTHPOINT CONSULTING GROUP, INC
1117 SAMOA BLVD.
ARCATA, CA 95521
(707) 798-6438

SITE ADDRESS:
APN: 205-111-057
350 NORTHWESTERN AVE
RIO DELL, CA 95540

TREES TO BE REMOVED	= NONE
WATER	= PRIVATE
SEWER	= PRIVATE
PROPERTY SIZE	= ±3.10 ACRES
ZONING	= CITY OF RIO DELL
USE	= INDUSTRIAL

BUILDING SETBACKS:

	INDUSTRIAL
FRONT	10'
SIDE	0'
REAR	0'

SRA AREA: = NO
IN COASTAL ZONE: = NO
IN 100 YR FLOOD ZONE: = YES

GENERAL NOTES:

1. DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION DEPICTED HAS BEEN OBTAINED FROM HUMBOLDT COUNTY 2015 GIS DATA. NORTHPOINT CONSULTING GROUP, INC. HAS NOT VERIFIED THIS PROPERTY BOUNDARY.
3. CLASSIFICATION OF WATERCOURSES AS IDENTIFIED IN TIMBERLAND RESOURCE CONSULTANTS WATER RESOURCES PROTECTION PLAN.
4. PRIOR TO THE START OF CONSTRUCTION A PRE-SITE MEETING BETWEEN OWNER, ENGINEER, AND CONTRACTOR SHALL OCCUR.

SHEET INDEX:

C0 - PLOT PLAN, VICINITY MAP, & PROJECT NOTES
C1 - SITE PLAN
C2 - SITE PLAN DETAIL 1
C3 - BILLBOARD & BUILDING SIDE VIEW

DRAWN BY | REVISIONS | DATE

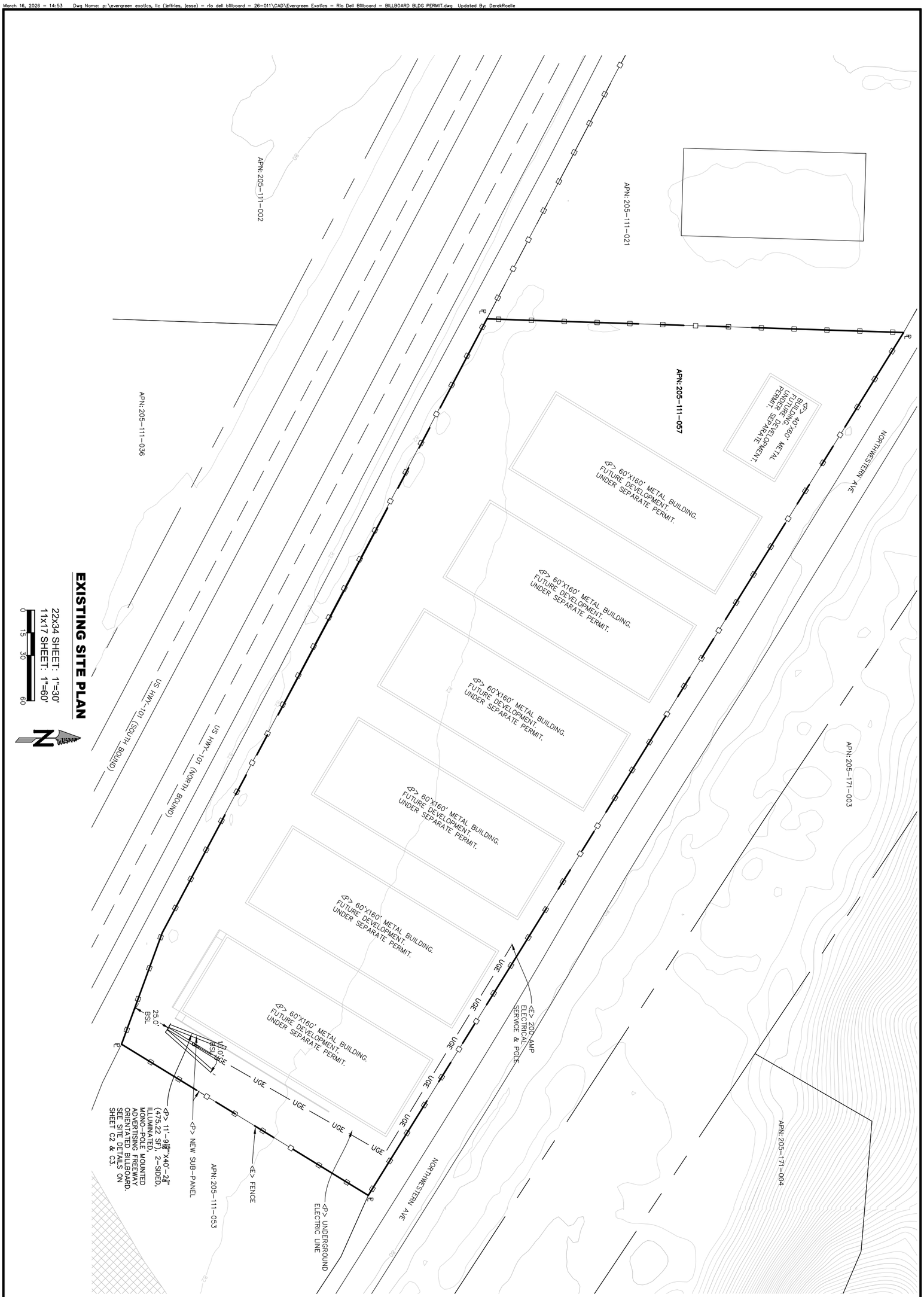
NORTHPOINT CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

JESSE JEFFRIES - FREEWAY ORIENTED BILLBOARD PERMIT
350 NORTHWESTERN AVE. RIO DELL, CA 95540
PLOT PLAN, VICINITY MAP, & PROJECT NOTES

PROJ. MGR.: ----
DRAWN BY: LJM
DATE: 03/10/2026
SCALE: AS SHOWN

SHEET
C0
26-011

March 16, 2026 - 14:53 Dwg Name: p:\evergreen exotics, llc (jeffries, jesse) - rio dell billboard - 26-011\CAD\Evergreen Exotics - Rio Dell Billboard - BILLBOARD BLDG PERMIT.dwg Updated By: DaneRoelle



EXISTING SITE PLAN

22x34 SHEET: 1"=30'
11x17 SHEET: 1"=60'

0 15 30 60

N

26-011	
SHEET	C1
SCALE:	AS SHOWN
DATE:	03/10/2026
DRAWN BY:	LJM
PROJ. MGR.:	

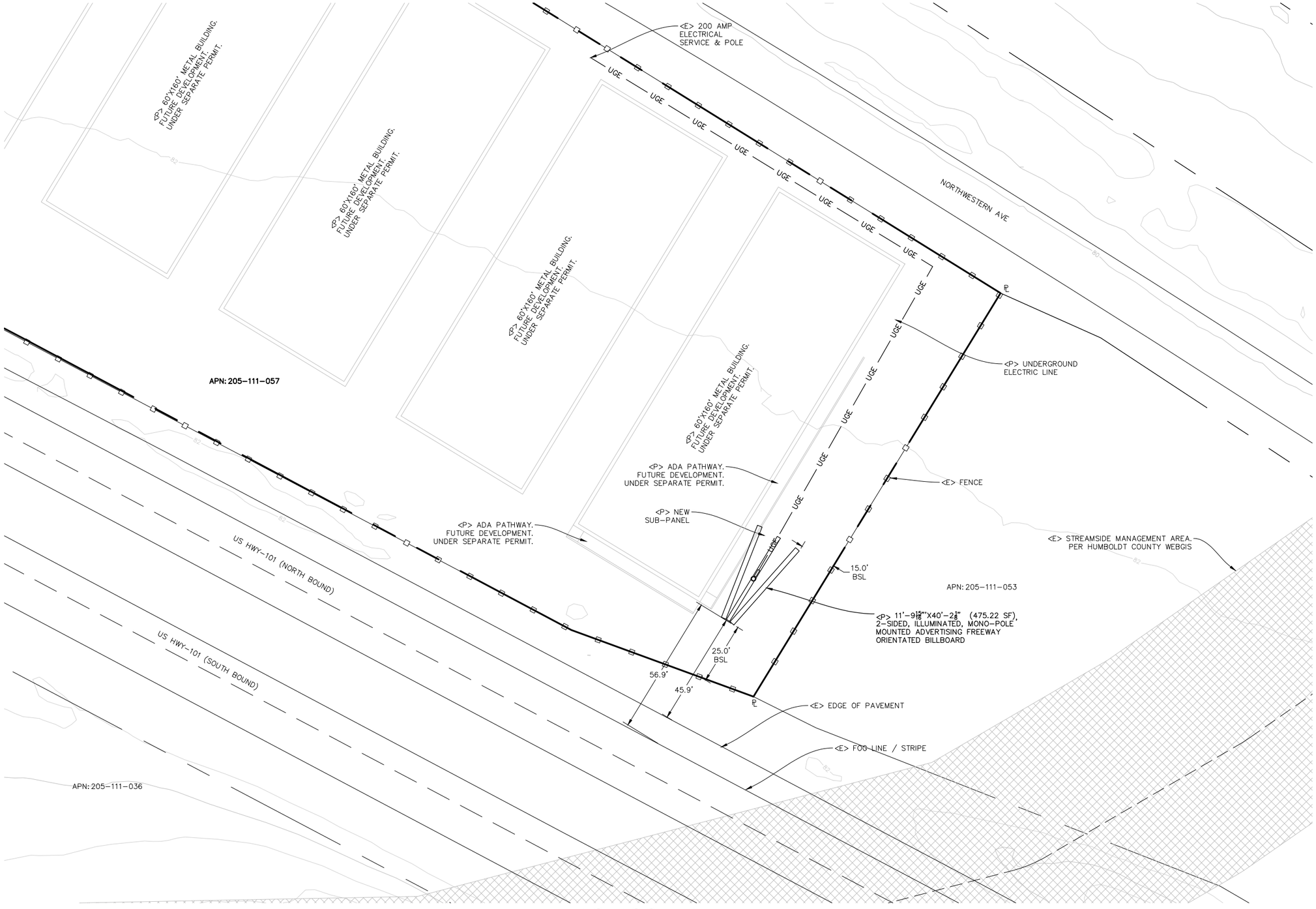
JESSE JEFFRIES - FREEWAY ORIENTED BILLBOARD PERMIT

350 NORTHWESTERN AVE. RIO DELL, CA 95540

SITE PLAN

NORTHPOINT CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

DATE	REVISIONS	DRAWN BY



EXISTING SITE PLAN

22x34 SHEET: 1"=20'
11x17 SHEET: 1"=40'

0 10 20 40

N

DATE	REVISIONS	DRAWN BY

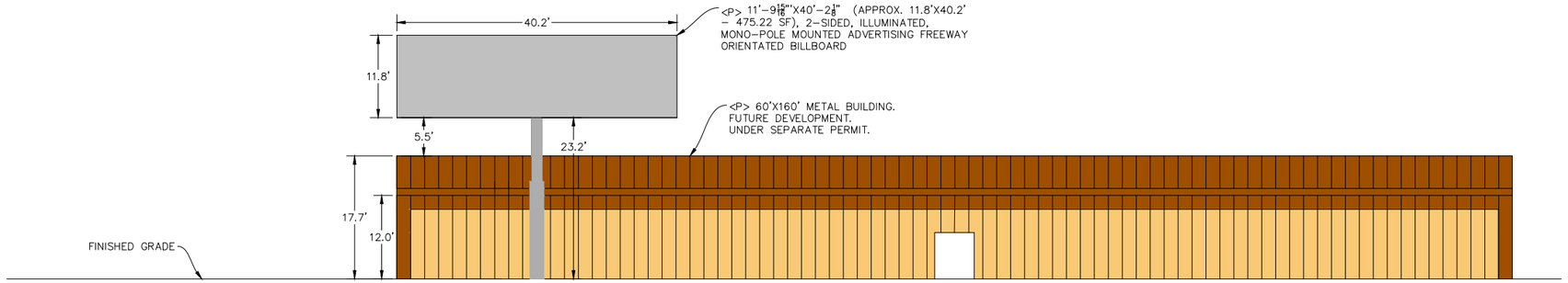
NORTHPOINT CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

JESSE JEFFRIES - FREEWAY ORIENTED BILLBOARD PERMIT
350 NORTHWESTERN AVE. RIO DELL, CA 95540
DETAIL 1

PROJ. MGR.: DR
DRAWN BY: DR
DATE: 3/10/2026
SCALE: AS SHOWN

SHEET
C2
26-011

March 16, 2026 - 14:53 Dwg Name: p:\evergreen exotics, llc (jeffries, jesse) - rio dell billboard - 26-011\CAD\Evergreen Exotics - Rio Dell Billboard - BILLBOARD BLDG PERMIT.dwg Updated By: DerekRoelle



BILLBOARD & BUILDING SIDE VIEW

22x34 SHEET: 1"=10'
11x17 SHEET: 1"=20'

0 5 10 20

N

NORTHPOINT CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

DATE	REVISIONS	DRAWN BY

JESSE JEFFRIES - FREEWAY ORIENTED BILLBOARD PERMIT

350 NORTHWESTERN AVE. RIO DELL, CA 95540

BILLBOARD & BUILDING SIDE VIEW

PROJ. MGR.: DR
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DATE: 3/10/2026
SCALE: AS SHOWN

SHEET
C3
26-011

March 16, 2026 - 14:53 Dwg Name: p:\evergreen exotics, llc (jeffries, jesse) - rio dell billboard - 26-011\CAD\Evergreen Exotics - Rio Dell Billboard - BILLBOARD BLDG PERMIT.dwg Updated By: DeanDoelle