

FREITAS RANCH

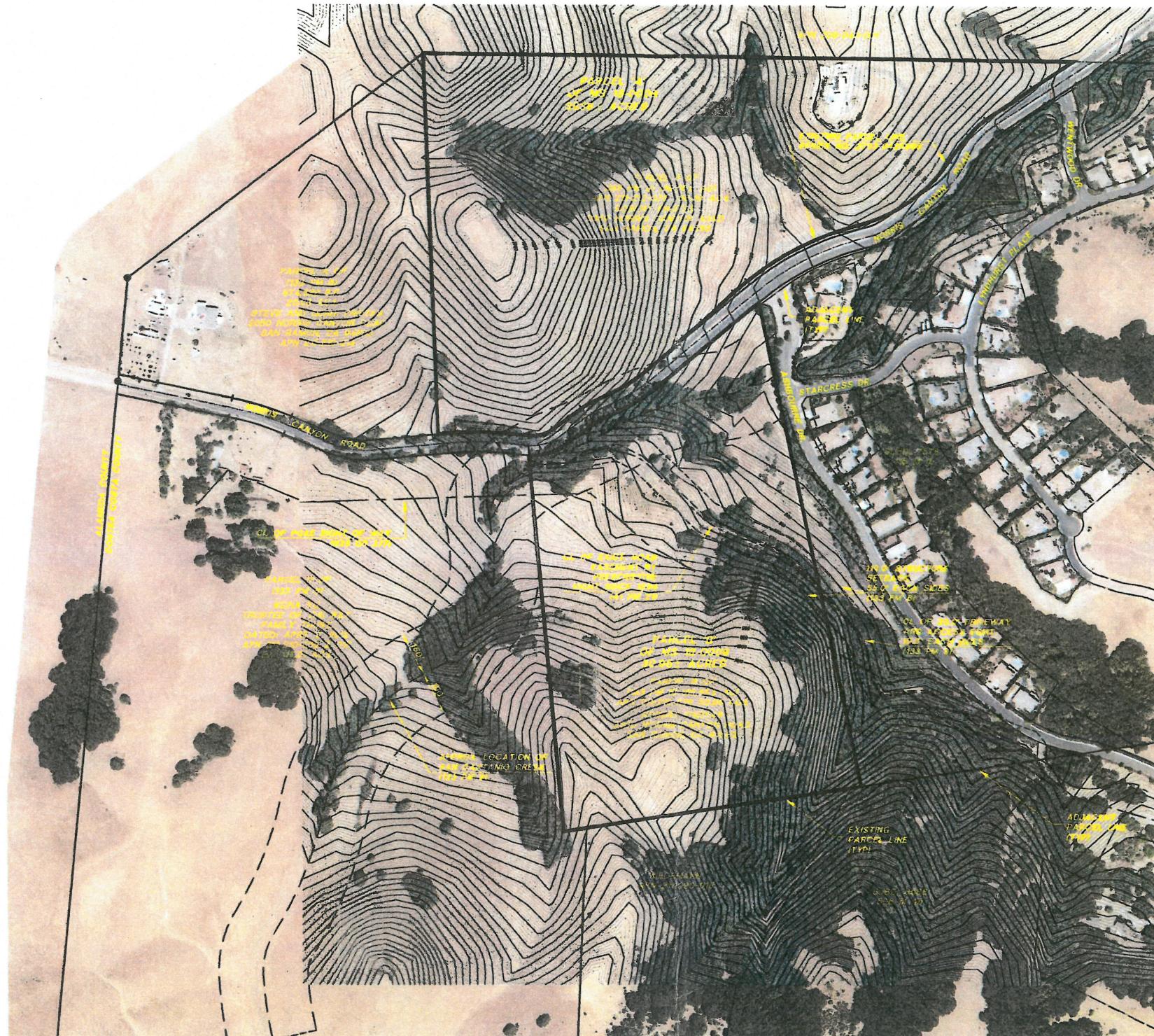
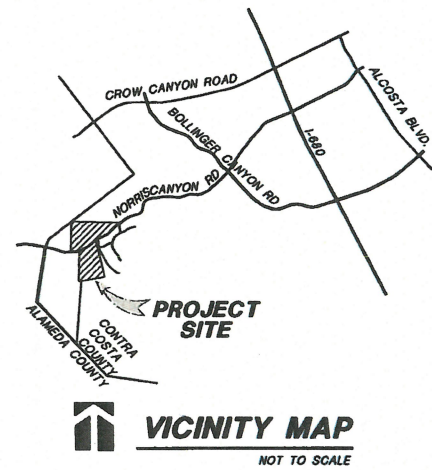
CONTRA COSTA COUNTY, CALIFORNIA

SUBDIVISION MS 18-0008

PORTIONS OF SECTIONS 17, 18 AND 19 IN
T-2-S, R-1-W, MOUNT DIABLO BASE AND MERIDIAN
CONTRA COSTA COUNTY, CALIFORNIA

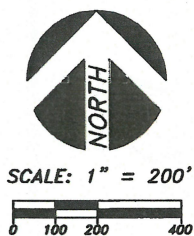
TENTATIVE PARCEL MAP

JULY 24, 2018
REVISED: OCTOBER 29, 2018



LEGEND

- SUBDIVISION BOUNDARY
- NEW PARCEL LINE
- - - RIGHT OF WAY
- - - ACCESS EASEMENT CENTERLINE
- - - STRUCTURE SETBACK LINE
- - - PG&E RIGHT OF WAY CENTERLINE
- - - ROAD EASEMENT CENTERLINE
- - - EXISTING CONTOURS
- ESMT EASEMENT
- EX. OR EXIST. EXISTING
- MIN. MINIMUM
- MAX. MAXIMUM
- P/L or PL PROPERTY LINE
- R/W or ROW RIGHT-OF-WAY



NOTES:

LEGAL OWNER AND APPLICANT

ROBERT FREITAS
2350 NORRIS CANYON ROAD
SAN RAMON, CA 94583

ASSESSOR'S PARCEL NUMBERS

APN: 211-210-029 AND 211-210-075

TOTAL SITE ACREAGE

69.323+ ACRES (PER ASSESSOR)

GENERAL PROPERTY INFORMATION

ADDRESS: 2350 NORRIS CANYON ROAD
SAN RAMON, CA 94583
APN: 211-210-029 (38.363+ ACRES)
211-210-075 (30.960+ ACRES)

EXISTING COUNTY GENERAL PLAN LAND USE DESIGNATION

APN: 211-210-029 (38.363+ ACRES)
LOW DENSITY SINGLE FAMILY RESIDENTIAL (1.0 TO 2.9 DU/NET AC)
APN: 211-210-075 (30.960+ ACRES)
AGRICULTURAL LANDS (0.2 DU/NET AC)

EXISTING COUNTY ZONING DISTRICT

A-4 AGRICULTURAL PRESERVE DISTRICT
(1 UNIT PER 40 ACRES OF NON-PRIME AG. LAND)
(1 UNIT PER 10 ACRES OF PRIME AG. LAND)

SUBDIVISION BOUNDARY

THE BOUNDARY LINE SHOWN HEREON IS NOT BASED UPON A FIELD SURVEY, BUT IS AN APPROXIMATE BOUNDARY COMPILED FROM AVAILABLE PUBLIC RECORD DATA.

TOPOGRAPHY

TOPOGRAPHY SHOWN HEREON WAS PREPARED BY HJW & ASSOCIATES, INC. FOR CONTRA COSTA COUNTY. AERIAL PHOTOGRAPHY WAS TAKEN MAY, 2000. ELEVATIONS SHOWN HEREON ARE BASED ON THE NAVD 1988.

BASIS OF BEARINGS

THE BEARING N05°39'15"E ALONG THE COUNTY LINE BETWEEN ALAMEDA COUNTY AND CONTRA COSTA COUNTY FROM STATION #70 TO STATION #68 AS SHOWN ON MAP ENTITLED "M.S. 135-74" FIELD IN BOOK 41 OF PARCEL MAPS AT PAGE 21 CONTRA COSTA COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. MULTIPLY BY 0.9999282 TO OBTAIN GRID DISTANCES.

PUBLIC UTILITIES

SOURCE OF WATER SUPPLY: EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
SEWAGE DISPOSAL: CENTRAL CONTRA COSTA SANITARY DISTRICT (CCCSD)
FIRE DISTRICT: SAN RAMON VALLEY FIRE PROTECTION DISTRICT (SRVFPD)

SPECIAL NOTE:

THE PROJECT SITE IS NOT SUBJECT TO INUNDATION AND CAN BE FOUND ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY - PANEL NUMBER 06013C0445F EFFECTIVE 6/16/2009 AND IS LOCATED IN A DESIGNATED AREA OF MINIMAL FLOOD HAZARD, ZONE X (500 YEAR FLOOD PLAIN).

Revised
RECEIVED
CONTRA COSTA COUNTY
OCT 29 2018
Dept of Conservation & Development
MS18-0008/R219-3249



RAZMIK AVEDIAN
R.C.E. 53063 EXPIRES 6/30/19

[Signature]
DATE: 10/29/18

PA Design Resources, Inc.
Planning ■ Engineering ■ Surveying

3021 Citrus Circle, Suite 150
Walnut Creek, California 94598-2635 TEL (925) 210-9300

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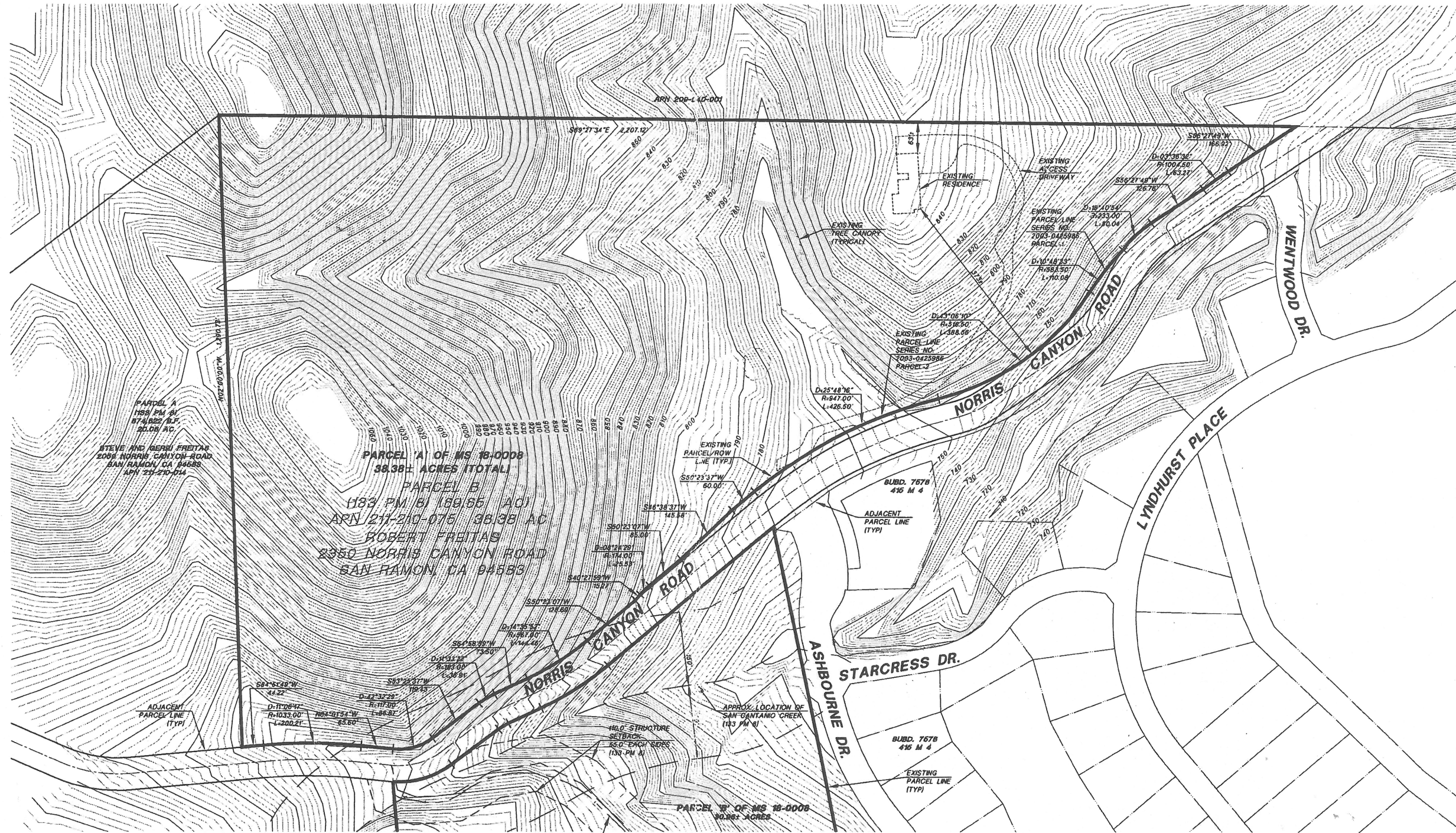
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PARCEL A
1183 PM 8/
874.052' B.P.
24.08' A.P.
STEVE AND BERNI FREITAS
2054 NORRIS CANYON ROAD
SAN RAMON, CA 94583
APN 211-210-014

PARCEL A OF MS 18-0008
38.38± ACRES (TOTAL)
PARCEL B
1183 PM 8/189/55 AC
APN 211-210-075 38.38 AC
ROBERT FREITAS
2350 NORRIS CANYON ROAD
SAN RAMON, CA 94583

ADJACENT
PARCEL LINE
(TYP)

PARCEL B OF MS 18-0008
1183 PM 8/189/55 AC

CL OF EXIST. ROAD
EASEMENT BY PRESCRIPTIVE
RIGHT SINCE 1894
(41 PM 21)

SEE SHEET 3 OF 3



SCALE: 1" = 100'
0 50 100 200

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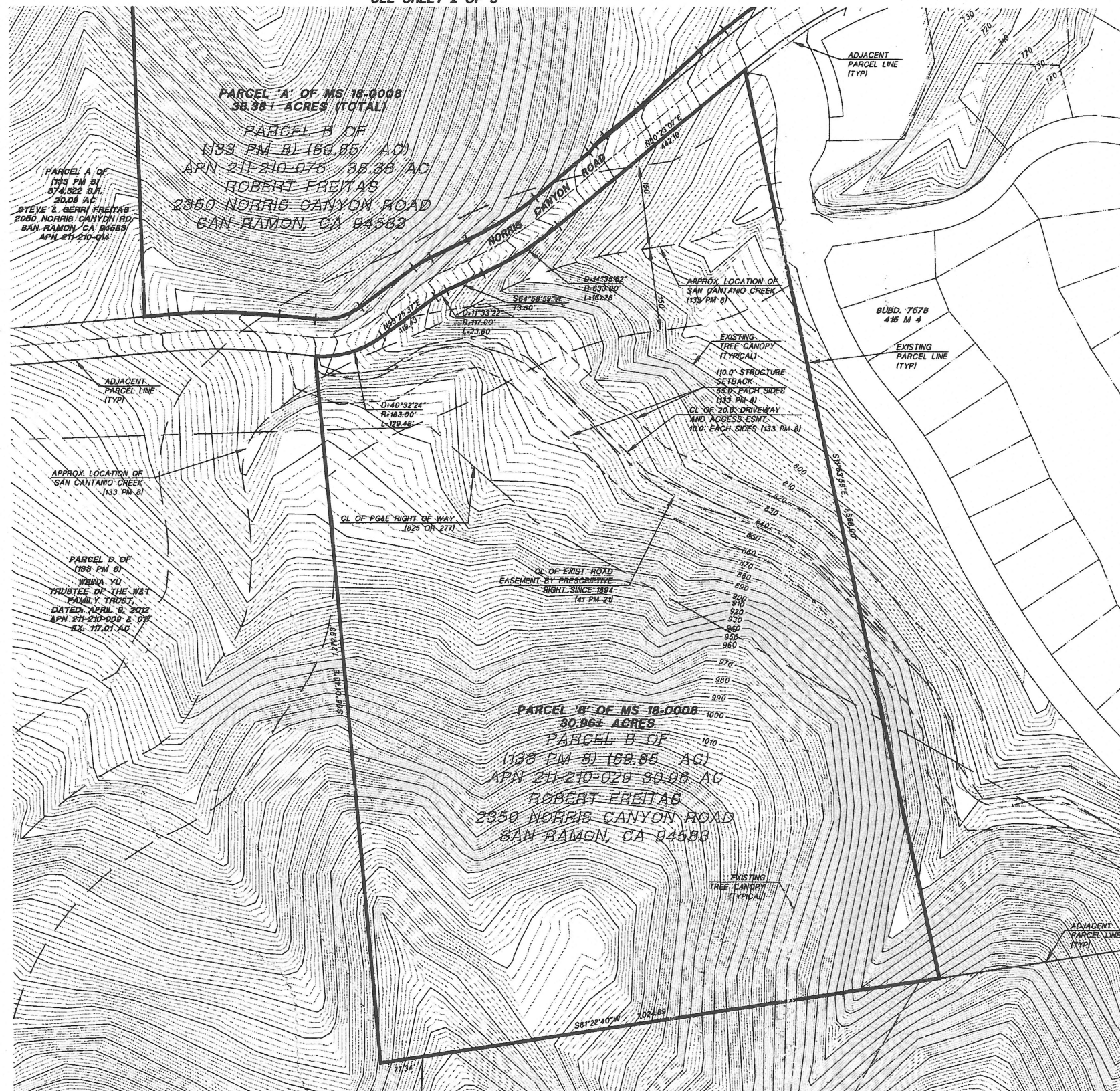
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