

- SITE INFORMATION:**
1. SITE ADDRESS: NOT ASSIGNED (PARCEL Q, SALINAS, CA)
 2. APN: 139-211-035
 3. OWNER/SUBDIVIDER: RIVER VIEW AT LAS PALMAS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
 4. ENGINEER: DANIEL K. BOND, P.E. 57,133
 5. GENERAL PLAN: RESIDENTIAL - MEDIUM DENSITY 2.61 U/AC
 6. EXISTING ZONING: MDR/2.61 U/A
 7. PROPOSED ZONING: MDR/2.61 U/A
 8. TOTAL SITE AREA: 15.64± AC (GROSS)
 9. ZONE CLASSIFICATION: MDR (MEDIUM DENSITY RESIDENTIAL); CURRENTLY VACANT LAND
 10. PROPOSED TOTAL LOTS: (27) FULLY DEVELOPED LOTS AND (3) OUTLOTS
 11. ALLOWED BUILDING HEIGHT: 30'-0" MEASURED FROM AVERAGE GRADE
 12. PROPOSED BUILDING HEIGHT: 20' MAXIMUM MEASURED FROM AVERAGE GRADE

- NOTES:**
1. WATER BY CALIFORNIA WATER SERVICE
 2. SEWER DISPOSAL BY CALIFORNIA AMERICAN WATER SUPPLY
 3. UNDERGROUND POWER BY PG&E
 4. NATURAL GAS BY PG&E
 5. STORM DRAIN SHALL SURFACE DRAIN AND CONVEYED VIA UNDERGROUND STORM DRAIN COLLECTION SYSTEM TO EXISTING CULVERT..
 6. GRADING AND DRAINAGE PLAN SHALL BE PREPARED PER MONTEREY COUNTY CODE SECTION 19.10.
 7. EROSION CONTROL PLAN SHALL BE PREPARED PER MONTEREY COUNTY CODE SECTION 16.08
 8. GEOLOGIC AND SOILS STUDY PERFORMED BY LANDSET ENGINEERS, INC.
 9. THERE ARE NO EXISTING STRUCTURES ON SITE.
 10. THERE ARE NO EXISTING WATER COURSES ON SITE.
 11. THERE IS ONE EXISTING WATER WELL ON SITE.
 12. THERE ARE ±70 EXISTING EUCALYPTUS TREES ON SITE TO BE REMOVED.

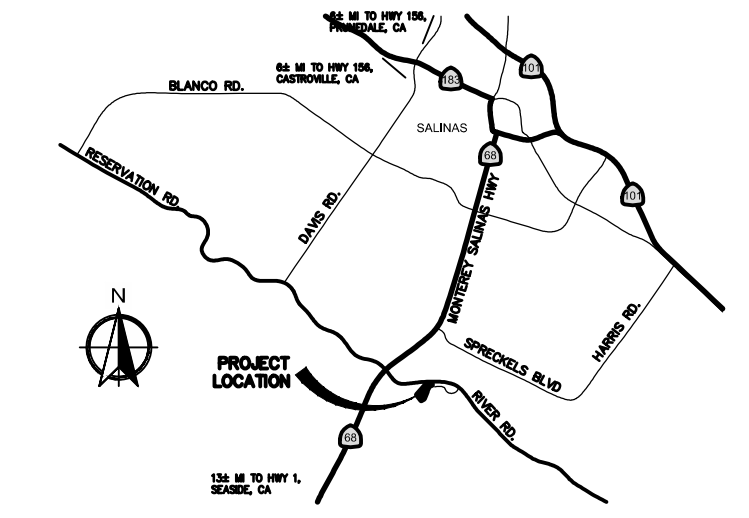
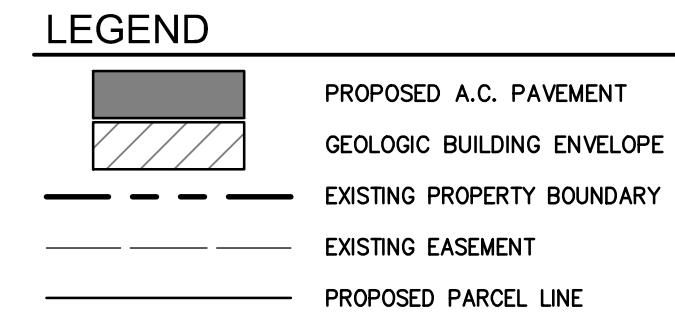
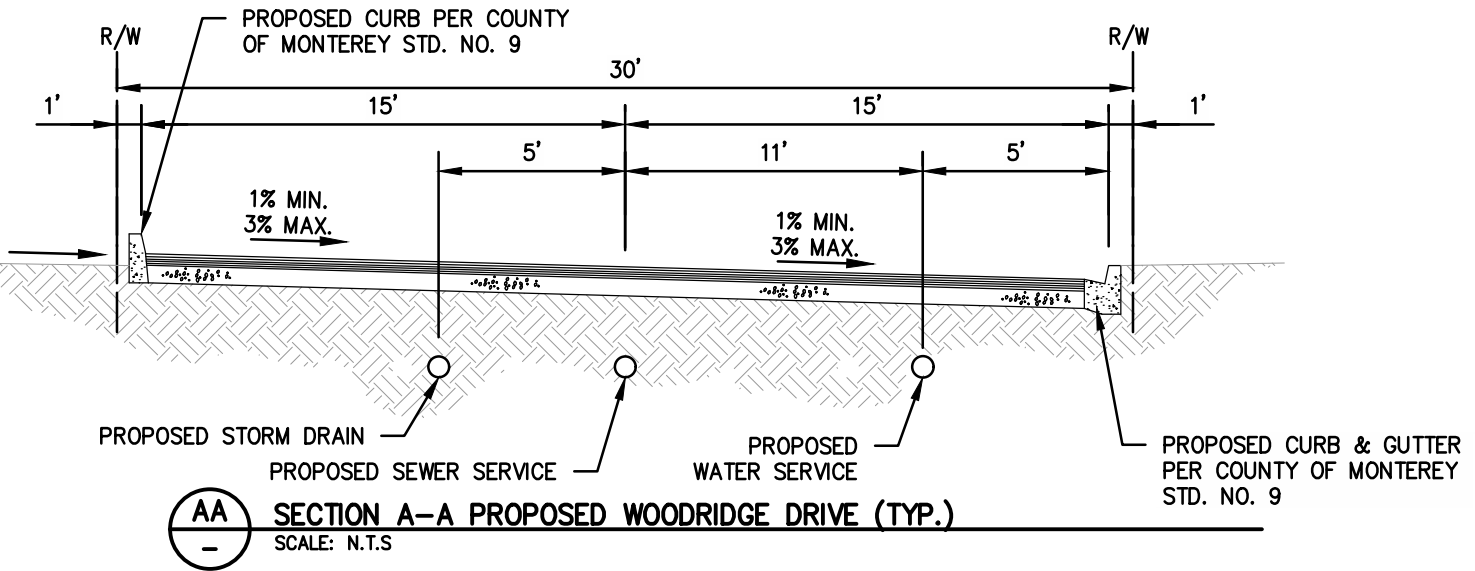
FLOOD HAZARD NOTE:
SUBJECT PROPERTY IS LOCATED IN ZONE X AND IS DESIGNATED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS SHOWN ON FEMA MAP NUMBER 06053C0360G, DATED APRIL 02, 2009.

PARCEL TABLE

PARCEL #	AREA (SQ. FT.)	PARCEL #	AREA (SQ. FT.)	PARCEL #	AREA (SQ. FT.)	PARCEL #	AREA (SQ. FT.)
1	6365	8	3400	15	5023	22	7034
2	4733	9	3400	16	11785	23	6578
3	5413	10	3399	17	10977	24	6079
4	5817	11	5100	18	5750	25	6410
5	7494	12	4250	19	5775	26	6445
6	6394	13	4250	20	5775	27	6721
7	3397	14	4250	21	6500		

OUTLOT TABLE

OUTLOT #	AREA (SQ. FT.)
OUTLOT "A"	56856
OUTLOT "B"	456194
OUTLOT "C"	11135



LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF MONTEREY, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
PARCEL I:
PARCEL Q, AS SAID PARCEL IS SHOWN ON THAT CERTAIN MAP ENTITLED "AMENDED MAP OF LAS PALMAS RANCH COREY HOUSE AREA/UNIT 1", FILED JUNE 15, 1989 IN VOLUME 16, OF "CITIES AND TOWNS", AT PAGE 70, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA.
EXCEPT THEREFROM ALL UNDERGROUND WATER RIGHTS AS DESCRIBED IN THE DEED TO CALIFORNIA WATER SERVICE COMPANY, A CALIFORNIA CORPORATION RECORDED OCTOBER 25, 1989 IN REEL 2427, PAGE 476, OFFICIAL RECORDS.
PARCEL II:
A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, ROAD AND UTILITIES OVER THAT PORTION OF RIVER RUN ROAD AND WOODRIDGE COURT BEING A PORTION OF COMMON AREA PARCEL C AND LAS PALMAS ROAD BEING COMMON AREA PARCEL A AS SHOWN AND DESIGNATED ON THAT MAP ENTITLED "AMENDED MAP OF LAS PALMAS RANCH COREY HOUSE AREA/UNIT 1 TRACT 1086A" FILED JUNE 15, 1989, IN VOLUME 16, MAPS OF "CITIES AND TOWNS", AT PAGE 70, OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA. SAID EASEMENT SHALL BE APPURTENANT TO PARCEL Q AS SHOWN AND DESIGNATED ON THE ABOVE REFERRED TO MAP OF TRACT 1086A.
APN: 139-211-035

TENTATIVE VESTING TRACT MAP

IN THE UNINCORPORATED AREA, COUNTY OF MONTEREY, STATE OF CALIFORNIA
TOWNSHIP 20 SOUTH, RANGE 15 EAST, MOUNT DIABLO BASE AND MERIDIAN,
SURVEYED AND PLATTED IN JUNE 2023
FOR
RIVER VIEW AT LAS PALMAS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
BY
GATEWAY ENGINEERING, INC.
SHEET 1 OF 1

K:\GATEWAY PROJECTS\COUNTRY ROADS\19-103 COALINGA DRAWINGS\EXHIBIT 19-103 TENTATIVE PARCEL MAP.DWG-VANG THAO