

THE PROMONTORY AT RIDGEMARK

*BY BATES STRINGER VENTURES
HOLLISTER, CALIFORNIA
MARCH 12, 2018*

SHEET INDEX:

PLANNING:

EXECUTIVE SUMMARY

FIGURE 1 REGIONAL AERIAL

FIGURE 2 PROJECT AERIAL

FIGURE 3 AREA PHOTOS

LANDSCAPE PLANS:

L-1 LANDSCAPE PLAN

L-2 FENCING PLAN

L-3 HYDROZONE PLAN

L-4 ENTRY & PASSIVE PARKS (PARCELS D, E, F)

L-5 SUNSET PARK (PARCEL I)

L-6 FRONT YARD LANDSCAPE

L-7 PLANT PALETTE

L-8 LANDSCAPE DETAILS

CIVIL PLANS:

C-1 LOTTING PLAN

C-2 GRADING AND DRAINAGE PLAN

C-3 UTILITY PLAN

C-4 EROSION CONTROL PLAN



DESIGN TEAM:

DEVELOPER:

BATES STRINGER VENTURES
FRED BATES & SCOTT STRINGER
875 ORANGE BLOSSOM WAY
DANVILLE, CA 94526
(925) 831-9179

LANDSCAPE ARCHITECT:

VANDERTOOLEN & ASSOCIATES
700 YGNACIO VALLEY ROAD, SUITE 100
WALNUT CREEK, CA 94596
(925) 274-1305

CIVIL ENGINEER:

CARLSON BARBEE & GIBSON
GORDON ZANIN
2633 CAMINO RAMON #350
SAN RAMON, CA 94583
(925) 866-0322

Insert PLANNING tab here

Executive Summary

This Environmental Impact Report (EIR) has been prepared to examine the potential environmental effects of the proposed Bluffs at Ridgemark project. This section summarizes the characteristics of the proposed project, the identified significant environmental impacts, feasible mitigation measures, and residual impacts associated with the proposed project.

Project Synopsis

Project Applicant

Bates Stringer – Hollister II, LLC
Frederick Bates & Scott Stringer
8650 River Meadows Road
Carmel, California 93923

Project Summary

The proposed Bluffs at Ridgemark project, hereafter referred to as the “project”, evaluates a proposed residential development on an approximately 49.6-acre site within unincorporated San Benito County (“project site”). To allow for the development of the project, the applicant is requesting a number of discretionary entitlements including a Major Subdivision to subdivide and allow for development of the project site with 90 single-family residential lots as well as related on and off site improvements necessary to service the project. It is anticipated that the lots would range between approximately 8,464 square feet (sf) to 28,869 sf. The proposed density would be 1.8 dwelling units per gross acre. Approximately 12.1 acres on the western and southern edges of the blufftop site are comprised of steep slopes and would not be developed as part of the proposed project; residential development would occur within the approximately 37.1 acres of the site currently used for agricultural production. In addition, approximately 0.3 acre south of the blufftop site would be developed with an emergency access/restricted access road.¹Based on the current conceptual site design and layout, the project would be composed of one-story and two-story dwellings. The maximum height of the proposed residences would not exceed 33 feet. Additional project details, including, among others, on- and offsite infrastructure improvements, site grading and tree removal, proposed energy efficiency features, and the anticipated construction schedule are provided in Section 2.0, Project Description.

The proposed project would require review and approval from a number of agencies. Provided below is a list of the anticipated discretionary approvals by San Benito County:

- Certification of the Final EIR
- Approval of a Vesting Tentative Tract Map
- Approval of a Tree Removal Permit, if required

¹ The project site is approximately 49.6 acres; the three distinct areas of the project site described herein add to 49.5 acres due to rounding.

San Benito County The Bluffs at Ridgemark

The following includes a list of other government agencies that would or may have some level of approval for one or more components of the proposed project, as required by State CEQA Guidelines section 15124(d):

- Sunnyslope County Water District (SSCWD) – adopt a resolution to initiate a sphere of influence change and annexation proceedings
- Local Agency Formation Commission (LAFCO) – approval of sphere of influence change and annexation into the SSCWD service area
- California Department of Fish and Wildlife (CDFW) – take authorization
- United States Fish and Wildlife Service (USFWS) – incidental take permit
- Central Coast Regional Water Quality Control Board (CCRWQCB) – construction general permit



FIGURE 1 - REGIONAL AERIAL



FIGURE 2 - PROJECT AERIAL

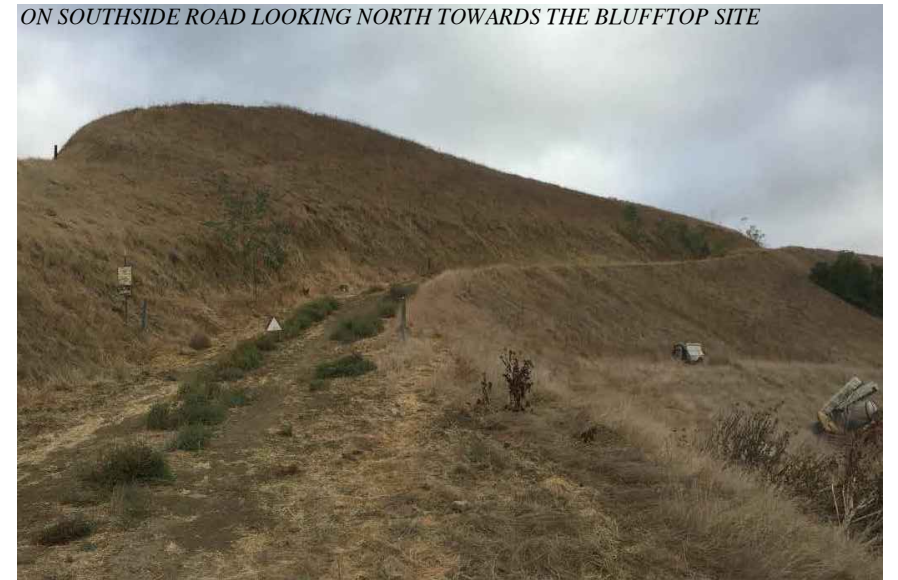
AGRICULTURE LAND SOUTH OF THE PROJECT



ORCHARD AND AGRICULTURE LAND WEST OF THE PROJECT



ON SOUTHSIDE ROAD LOOKING NORTH TOWARDS THE BLUFFTOP SITE



ORCHARD AND AGRICULTURAL LAND SOUTHWEST OF PROJECT



RIDGEMARK COUNTRY CLUB AND GOLF COURSE NORTH OF PROJECT



SOUTHSIDE ROAD AT END OF PROPOSED EVA LOOKING SOUTH AWAY FROM SITE



ALONG EAST PROPERTY LINE, LOOKING WEST TOWARD PROJECT



ALONG EAST PROPERTY LINE, LOOKING EAST AWAY FROM PROJECT



FROM BLUFFTOP LOOKING TO THE SOUTHWEST AWAY FROM PROJECT



NOTE: AREA PHOTOS TAKEN FROM THE BLUFFS AT RIDGEMARK DRAFT EIR DATED SEPTEMBER 2017

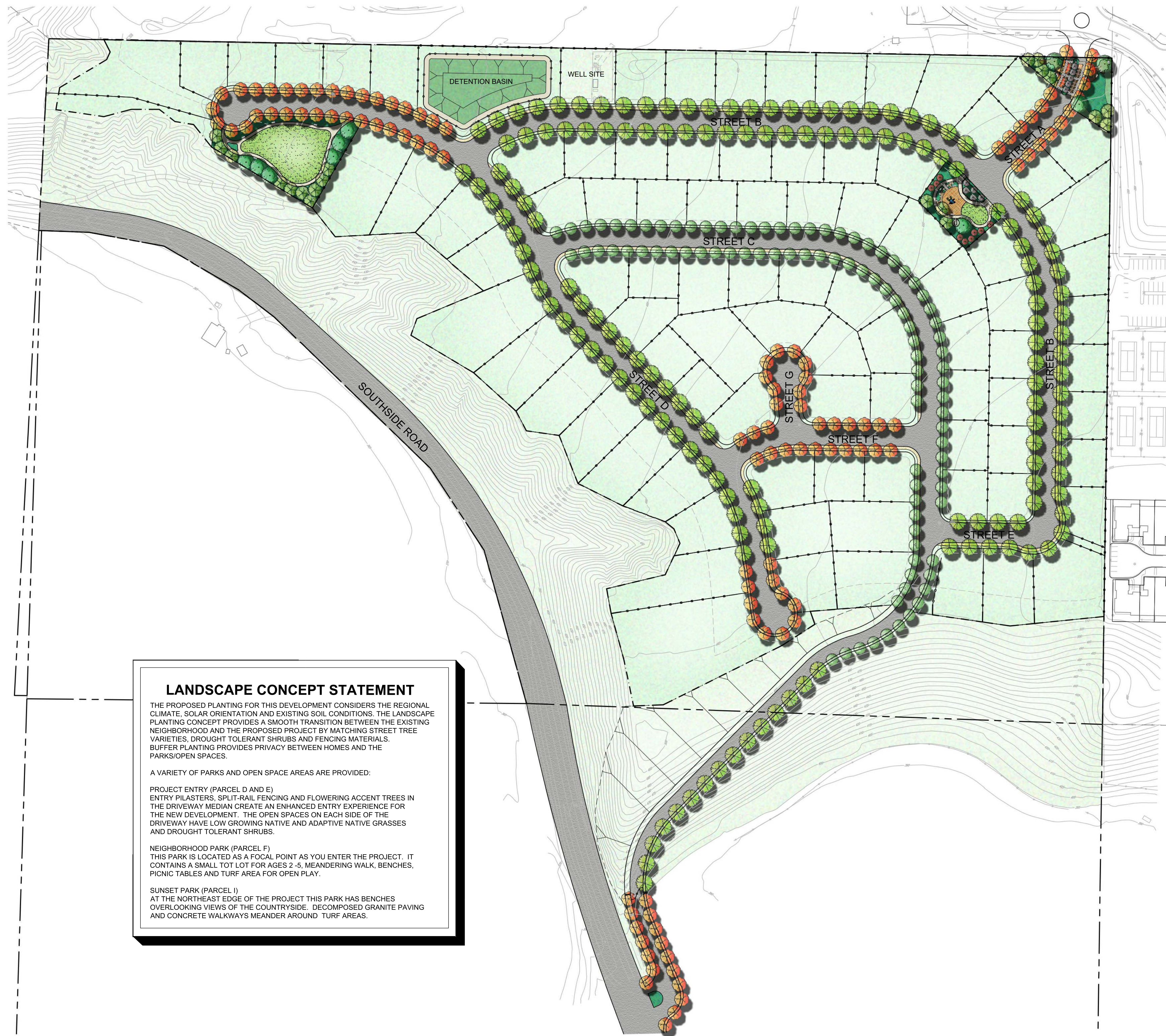
FIGURE 3 - AREA PHOTOS



FIGURE 3 - AREA PHOTOS

NOTE: AREA PHOTOS TAKEN FROM THE BLUFFS AT RIDGEMARK DRAFT EIR DATED SEPTEMBER 2017

Insert LANDSCAPE PLANS tab here



LANDSCAPE CONCEPT STATEMENT

THE PROPOSED PLANTING FOR THIS DEVELOPMENT CONSIDERS THE REGIONAL CLIMATE, SOLAR ORIENTATION AND EXISTING SOIL CONDITIONS. THE LANDSCAPE PLANTING CONCEPT PROVIDES A SMOOTH TRANSITION BETWEEN THE EXISTING NEIGHBORHOOD AND THE PROPOSED PROJECT BY MATCHING STREET TREE VARIETIES, DROUGHT TOLERANT SHRUBS AND FENCING MATERIALS. BUFFER PLANTING PROVIDES PRIVACY BETWEEN HOMES AND THE PARKS/OPEN SPACES.

A VARIETY OF PARKS AND OPEN SPACE AREAS ARE PROVIDED:

PROJECT ENTRY (PARCEL D AND E)
 ENTRY PILASTERS, SPLIT-RAIL FENCING AND FLOWERING ACCENT TREES IN THE DRIVEWAY MEDIAN CREATE AN ENHANCED ENTRY EXPERIENCE FOR THE NEW DEVELOPMENT. THE OPEN SPACES ON EACH SIDE OF THE DRIVEWAY HAVE LOW GROWING NATIVE AND ADAPTIVE NATIVE GRASSES AND DROUGHT TOLERANT SHRUBS.

NEIGHBORHOOD PARK (PARCEL F)
 THIS PARK IS LOCATED AS A FOCAL POINT AS YOU ENTER THE PROJECT. IT CONTAINS A SMALL TOT LOT FOR AGES 2 - 5, MEANDERING WALK, BENCHES, PICNIC TABLES AND TURF AREA FOR OPEN PLAY.

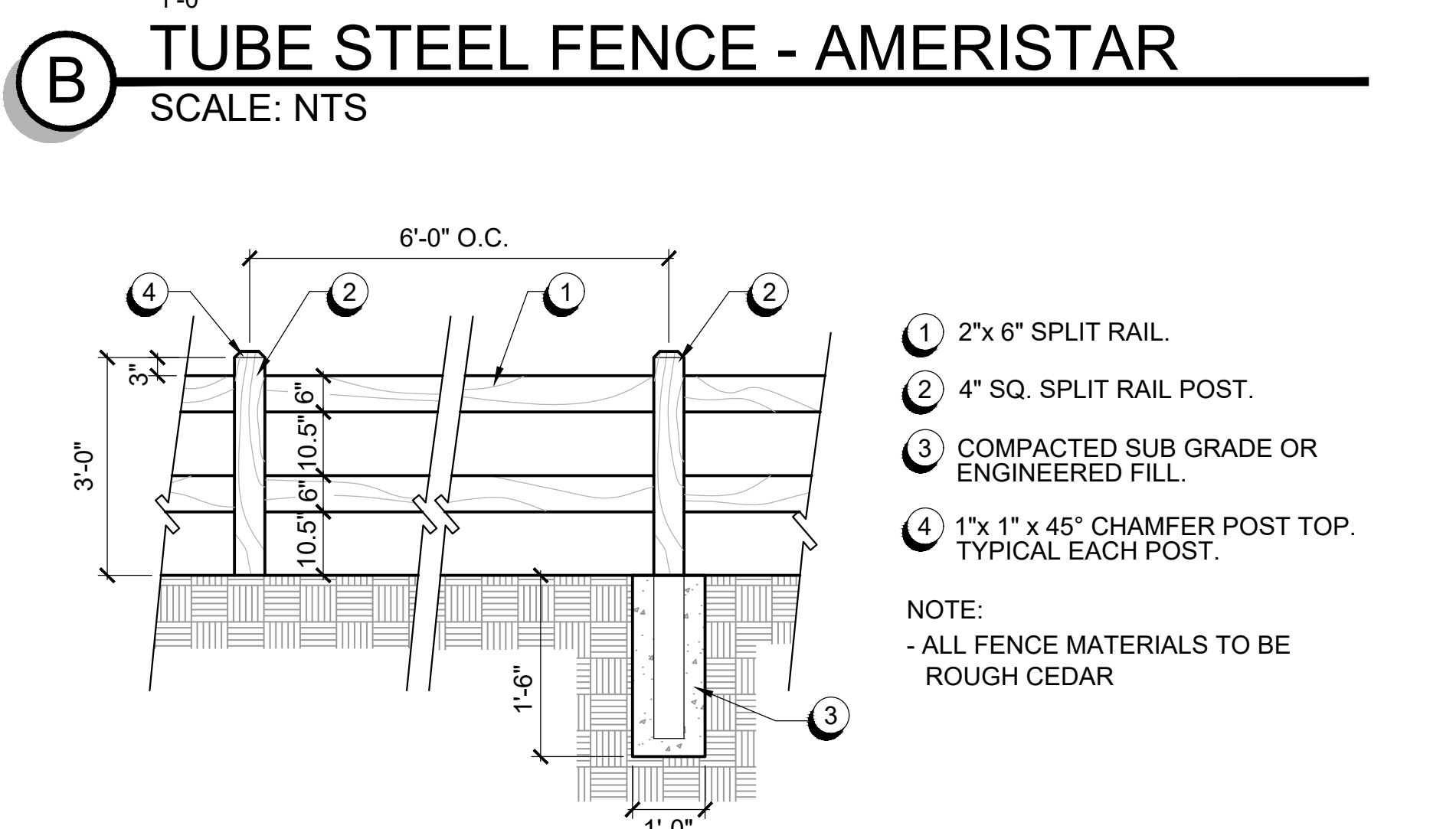
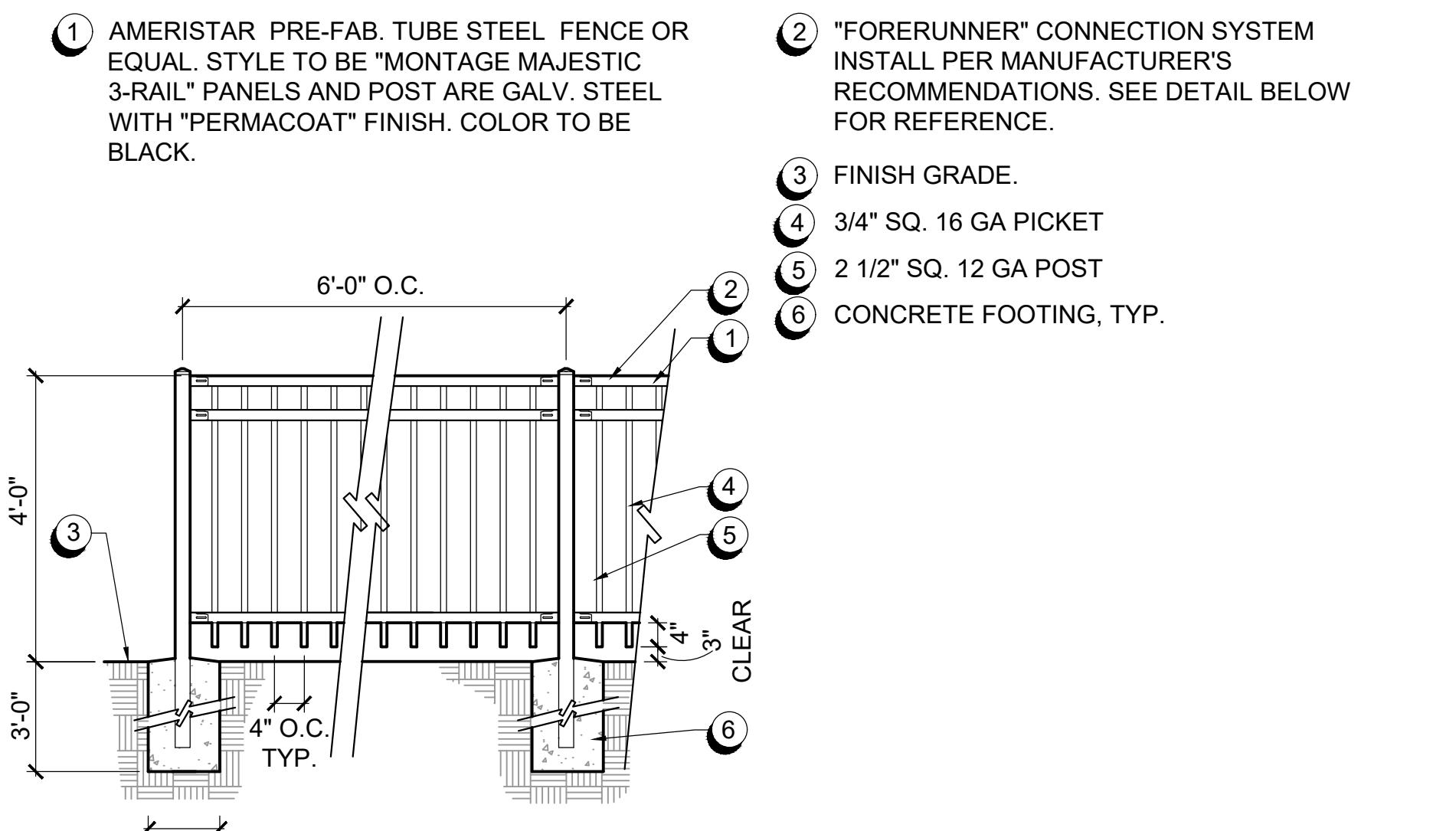
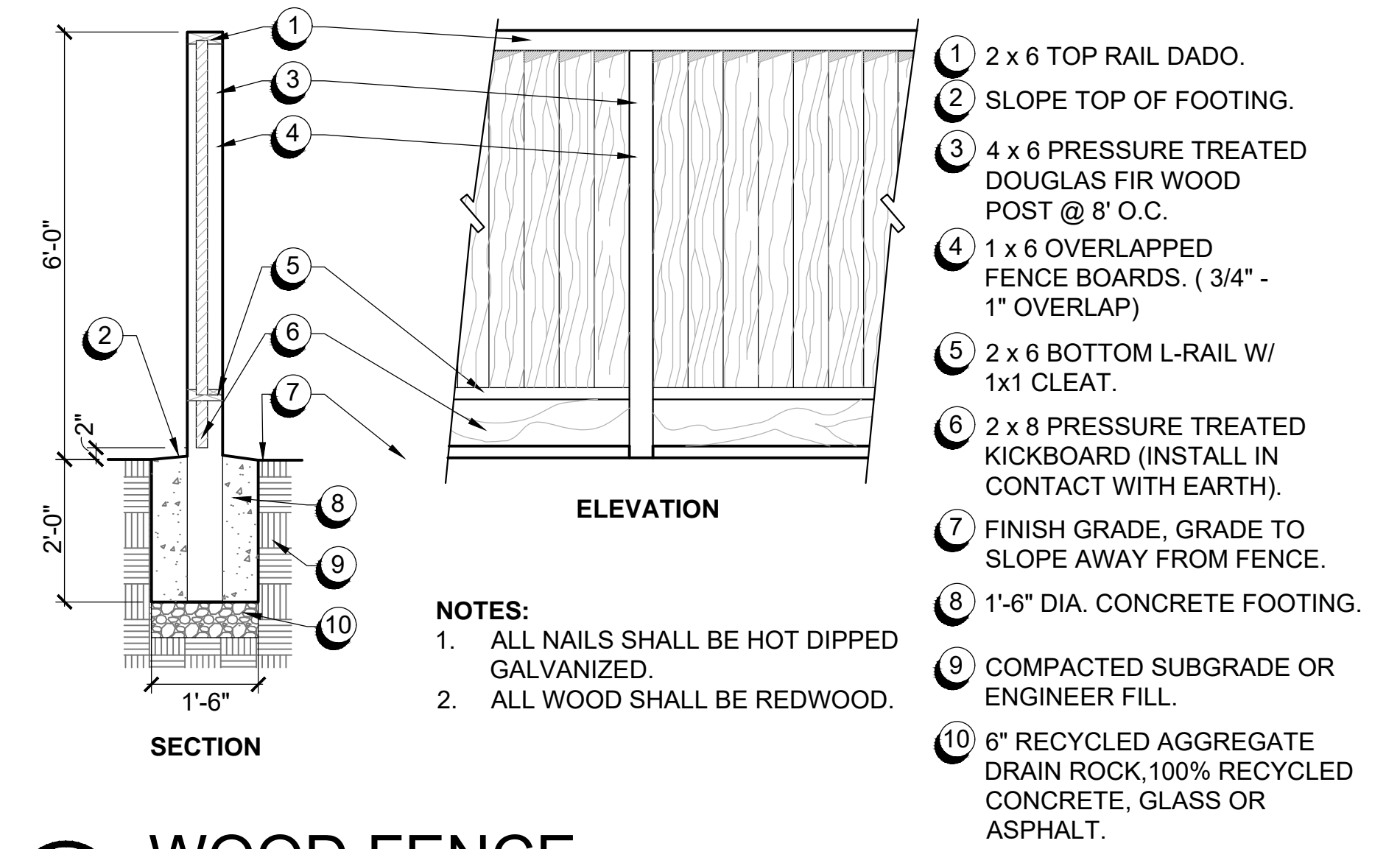
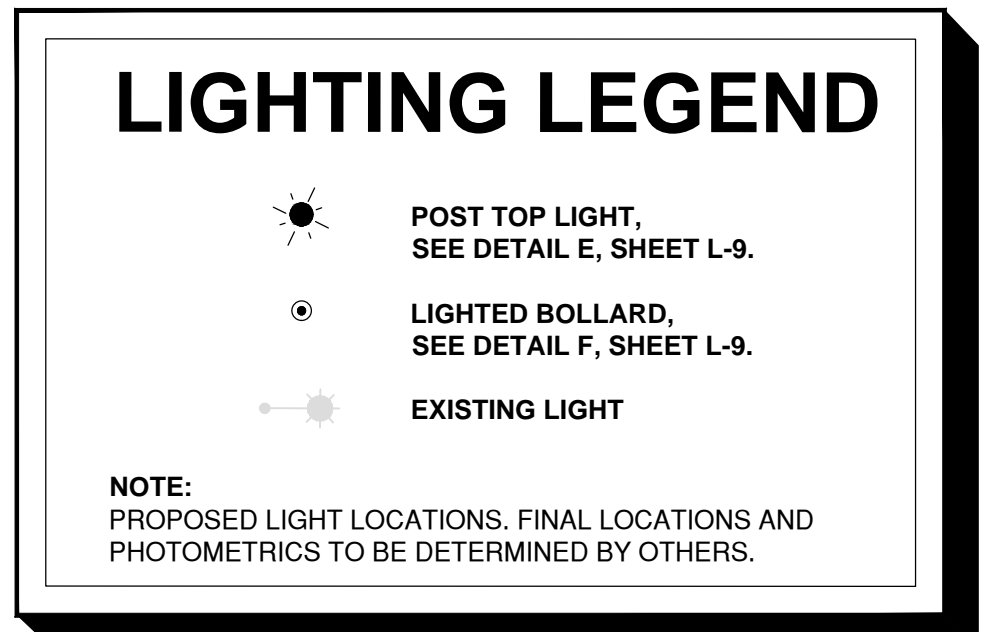
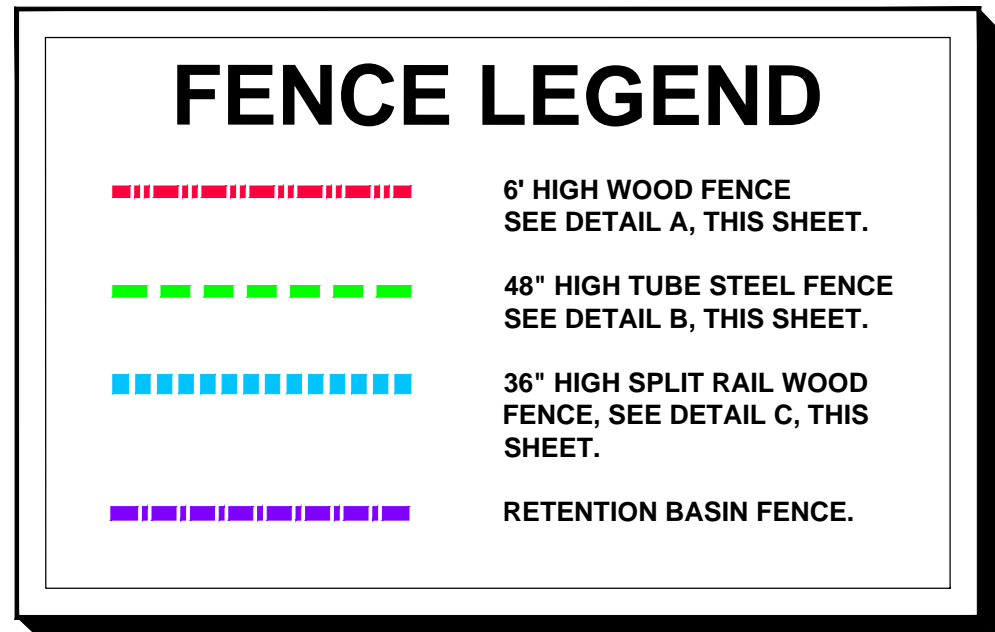
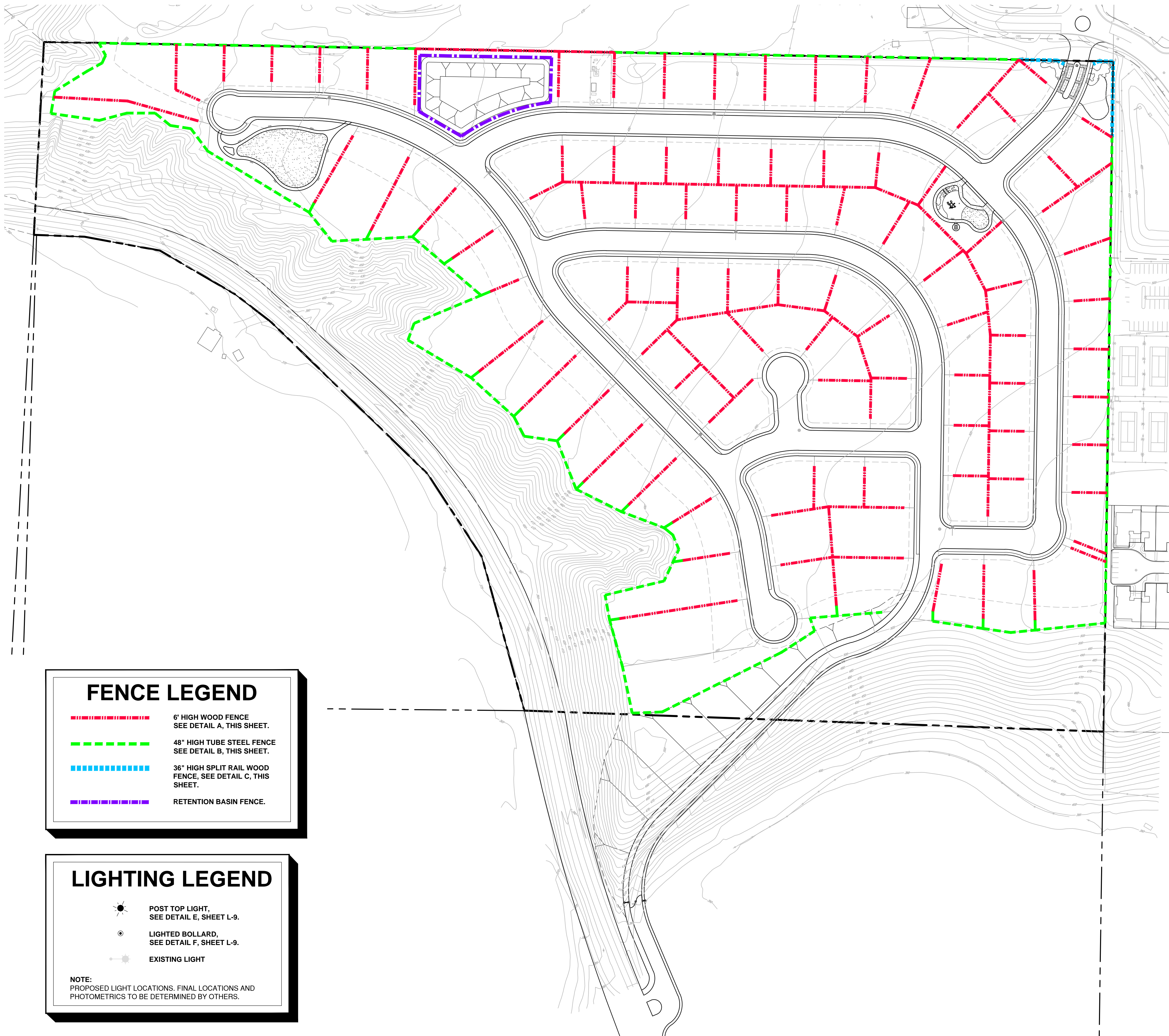
SUNSET PARK (PARCEL I)
 AT THE NORTHEAST EDGE OF THE PROJECT THIS PARK HAS BENCHES OVERLOOKING VIEWS OF THE COUNTRYSIDE. DECOMPOSED GRANITE PAVING AND CONCRETE WALKWAYS MEANDER AROUND TURF AREAS.

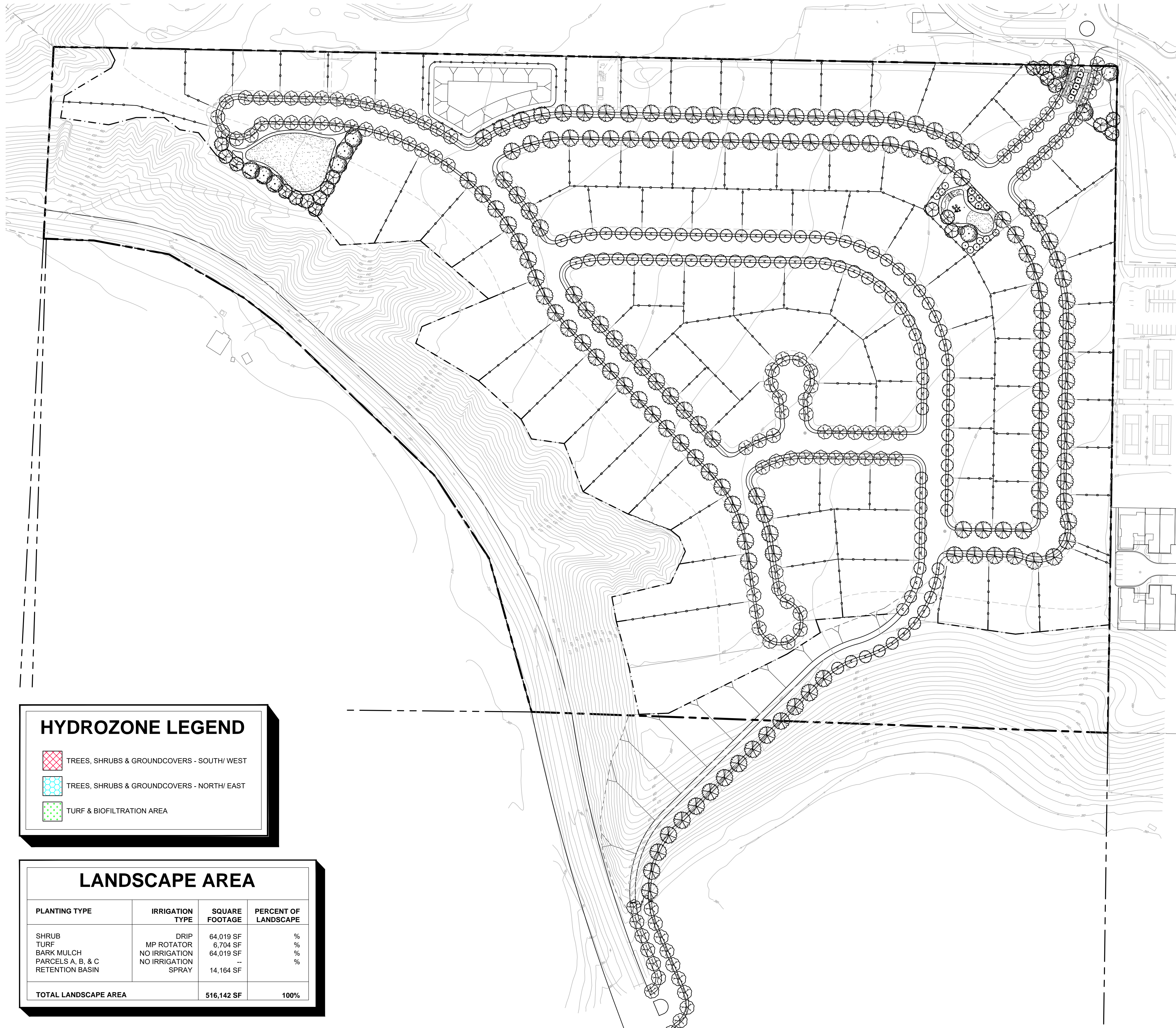
PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE	SPACING
SHRUBS					
	ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	VINE HILL MANZANITA	L	5 GAL	5' O.C.
	CAREX TUMULICOLA	BERKELEY SEDGE	M	1 GAL	2' O.C.
	COLEONEMA PULCHRUM	PINK BREATH OF HEAVEN	M	5 GAL	4' O.C.
	DIETES SP.	FORTNIGHT LILY	L	1 GAL	3' O.C.
	DODONEA V. 'PURPUREA'	NCN	L	5 GAL	8' O.C.
	ESCALLONIA 'COMPACTA'	ESCALLONIA	M	1 GAL	3' O.C.
	FESTUCA MAIREI	ALTAS FESCUE	L	1 GAL	2' O.C.
	GAURA LINDHEIMERI	GAURA	M	1 GAL	3' O.C.
	HEMEROCALLIS HYBRIDS	EVERGREEN DAYLILY	M	1 GAL	18" O.C.
	LOROPETALUM C. 'RAZZELBERRY'	CHINESE FRINGE FLOWER	M	5 GAL	4' O.C.
	MISCANTHUS S. 'MORNING LIGHT'	EULALIA	M	1 GAL	4' O.C.
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	L	1 GAL	3' O.C.
	NANDINA D. 'GULF STREAM'	GULF STREAM NANDINA	L	5 GAL	3' O.C.
	NEPETA 'SIX HILLS GIANT'	CAT MINT	M	5 GAL	4' O.C.
	PHORMIUM 'MAORI QUEEN'	NEW ZEALAND FLAX	L	5 GAL	3' O.C.
	PHORMIUM 'JACK SPRATT'	DWARF NEW ZEALAND FLAX	L	1 GAL	18" O.C.
	PITTIOSPORUM T. 'VARIEGATA'	VARIEGATED PITTIOSPORUM	M	5 GAL	4' O.C.
	RHAPHIOLEPIS I. 'BALLERINA'	INDIAN HAWTHORNE	L	5 GAL	4' O.C.
	ROSA SPP.	CARPET ROSE	M	2 GAL	3' O.C.
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	L	5 GAL	4' O.C.
	TEUCRIUM F. 'COMPACTUM'	GERMANDER	L	5 GAL	4' O.C.
	XYLOSMA C. 'COMPACTA'	DWARF XYLOSMA	L	5 GAL	4' O.C.
GROUNDCOVERS					
	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	L	1 GAL	4' O.C.
	BACCHARIS PILLULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	L	1 GAL	18" O.C.
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	L	1 GAL	18" O.C.
VINES					
	DISTICTIS BUCCINATORIA	BLOOD- RED TRUMPET VINE	M	5 GAL	
TURF					
	RHIZOMATOUS TALL FESCUE (RTF)	SELF-HEALING TURF	H	SOD	
BARK MULCH					
	PLANTERS TO RECEIVE 3" MINIMUM DEPTH OF SHREDDED RECYCLED WOOD MULCH WITH NATURAL BROWN COLOR ADDED. MANUFACTURER TO BE SELECTED.				
BIOFILTRATION SOD					
	BIOFILTRATION SOD AVAILABLE THROUGH DELTA BLUEGRASS (800) 637- 8873			--	14,164 SF
NOTE: LANDSCAPE WILL UTILIZE LOW WATER USE PLANT MATERIALS, HYDRO ZONING AND EMPLOY WATER EFFICIENT LOW VOLUME DRIP IRRIGATION AND SMART CONTROLLERS.					

PROPOSED TREE PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE	QTY
TREES					
	ARBUTUS 'MARINA'	STRAWBERRY TREE	L	24" BOX	
	LAGERSTROEMIA I. 'NATCHEZ'	CRAPE MYRTLE - WHITE	L	24" BOX	
	LAGERSTROEMIA I. 'TUSCARORA'	CRAPE MYRTLE - PINK	L	36" BOX	
	PISTACIA CHINENSIS	CHINESE PISTACHE	L	36" BOX	
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	M	24" BOX	
	PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	L	36" BOX	
	QUERCUS AGRIFOLIA	COAST LIVE OAK	VL	24" BOX	
	ULMUS PARVIFOLIA	CHINESE ELM	M	24" BOX	





IRRIGATION CONCEPT STATEMENT

THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (TITLE 23 - DIVISION 2-CHAPTER 2.7); THE CITY OF HOLLISTER WATER EFFICIENT LANDSCAPE STANDARDS; AND SAN BENITO COUNTY LANDSCAPE STANDARDS.

THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.

THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS, AND MP ROTATOR IRRIGATION FOR TURF PLANTINGS.

PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.

- ### IRRIGATION NOTES
- IRRIGATION ZONES:** ALL LANDSCAPED AREAS HAVE AN IRRIGATION ZONE DESIGNATION OF "SHRUBS / GROUNDCOVERS / TREES" OR "TURF." NO IRRIGATION ZONES FOR ANNUALS AND TURFED SLOPES EXCEEDING 10% ARE PROPOSED.
 - DEPTH OF IRRIGATION LINES:** ALL ON-GRADE LATERAL LINES SHALL BE BURIED TO A DEPTH OF 18" MIN. ALL ON-GRADE MAINLINES SHALL BE BURIED TO A DEPTH OF 24" MIN.
 - BACKFLOW PREVENTER:** BACKFLOW PREVENTER SHALL BE A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (FEBCO 825Y OR EQUAL) TYPE AS APPROVED BY WATER PURVEYOR.
 - IRRIGATION SPRINKLER TYPES:** ALL SPRINKLERS SHALL UTILIZE MATCHED PRECIPITATION, PRESSURE COMPENSATING NOZZLES FOR MAXIMUM UNIFORMITY OF DISTRIBUTION. IRRIGATION SYSTEMS TO BE INSPECTED PERIODICALLY FOR BROKEN OR DEFICIENT EQUIPMENT.
 - IRRIGATION CONTROLLERS:** CONTROLLER SHALL BE AN AUTOMATIC ET (EVAPOTRANSPIRATION) WITH MULTIPLE PROGRAMMING CAPABILITY. CONTROLLER TO BE REPROGRAMMED SEASONALLY TO MINIMIZE RUNOFF OR OVER WATERING. MOISTURE SENSING DEVICES SHALL BE UTILIZED TO CONTROL IRRIGATION CYCLES ACCORDING TO SPECIFIC IRRIGATION REQUIREMENTS.
 - CLASS OF IRRIGATION PIPE:** ALL MAINLINE SHALL BE CLASS 315 PVC. ALL LATERAL LINE SHALL BE CLASS 200 PVC.
 - IRRIGATION EMITTERS:** ALL TURF AREAS SHALL BE IRRIGATED USING SUB-SURFACE DRIP TYPE IRRIGATION SYSTEM. ALL SHRUB/ GROUNDCOVER AREAS SHALL BE IRRIGATED USING DRIP IRRIGATION SYSTEM. ALL TREE AREAS SHALL BE IRRIGATED USING BUBBLER IRRIGATION SYSTEM.
 - RECLAIMED WATER:** IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET SOUTH BAY WATER RECYCLING PROGRAM REQUIREMENTS FOR FUTURE RECLAIMED WATER SYSTEM.

WATER USE CALCULATIONS

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR IS BASED ON THE FOLLOWING FORMULA:

$$MAWA = (45.1)(0.62)[(ETAF \times LA) + (1-ETAF \times SLA)]$$

THE ESTIMATED TOTAL WATER USE (ETWU) IS THE SUM TOTAL OF ESTIMATED WATER USE FOR EACH HYDROZONE IN GALLONS PER YEAR AND IS BASED ON THE FOLLOWING FORMULA:

$$ETWU = (45.1)(0.62)[(PF/IE)(HA) + SLA]$$

ET_o = ANNUAL EVAPOTRANSPIRATION RATE
 LA = TOTAL LANDSCAPE AREA (INCLUDES SLA)
 SLA = SPECIAL LANDSCAPE AREA
 HA = HYDROZONE PLANT AREA
 PF = PLANT FACTOR (0.1-0.3 LOW, 0.4-0.6 MED., 0.7-1.0 HIGH)
 IE = IRRIGATION EFFICIENCY FACTOR (0.75 SPRAY/0.81 DRIP)
 ETAF = ET ADJUSTMENT FACTOR (0.55 RES./0.45 NON-RES.)
 0.62 = CONVERSION FACTOR (TO GALLONS/SQUARE FOOT)

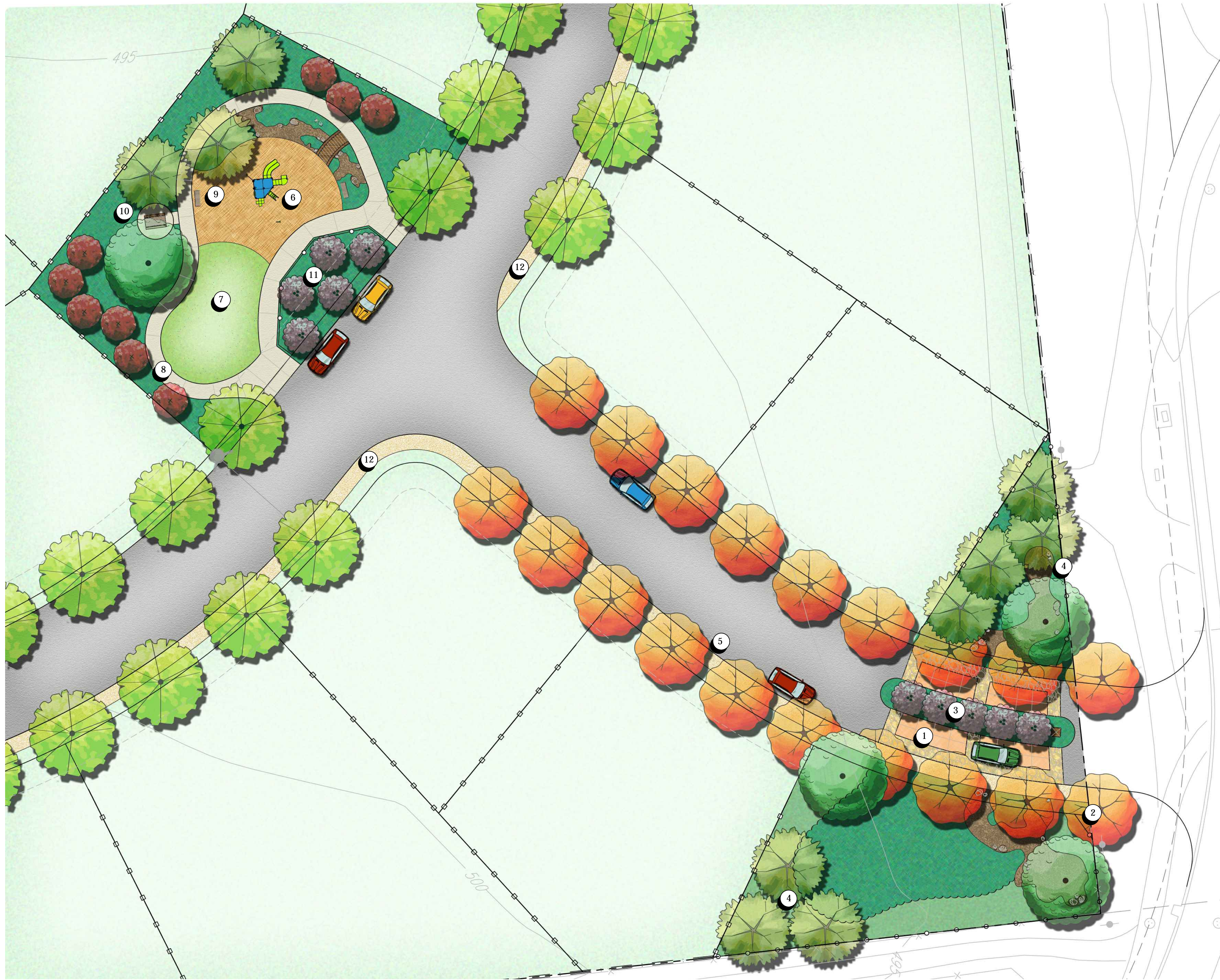
$MAWA = (45.1)(0.62)[(ETAF \times LA) + (1-ETAF \times SLA)] = XXX,XXX \text{ GAL/YEAR}$
 $ETWU = (45.1)(0.62)[(PF/IE)(HA) + SLA] = XXX,XXX \text{ GAL/YEAR}$

HYDROZONE LEGEND

- TREES, SHRUBS & GROUNDCOVERS - SOUTH/ WEST
- TREES, SHRUBS & GROUNDCOVERS - NORTH/ EAST
- TURF & BIOFILTRATION AREA

LANDSCAPE AREA

PLANTING TYPE	IRRIGATION TYPE	SQUARE FOOTAGE	PERCENT OF LANDSCAPE
SHRUB	DRIP	64,019 SF	%
TURF	MP ROTATOR	6,704 SF	%
BARK MULCH	NO IRRIGATION	64,019 SF	%
PARCELS A, B, & C	NO IRRIGATION	--	%
RETENTION BASIN	SPRAY	14,164 SF	%
TOTAL LANDSCAPE AREA		516,142 SF	100%

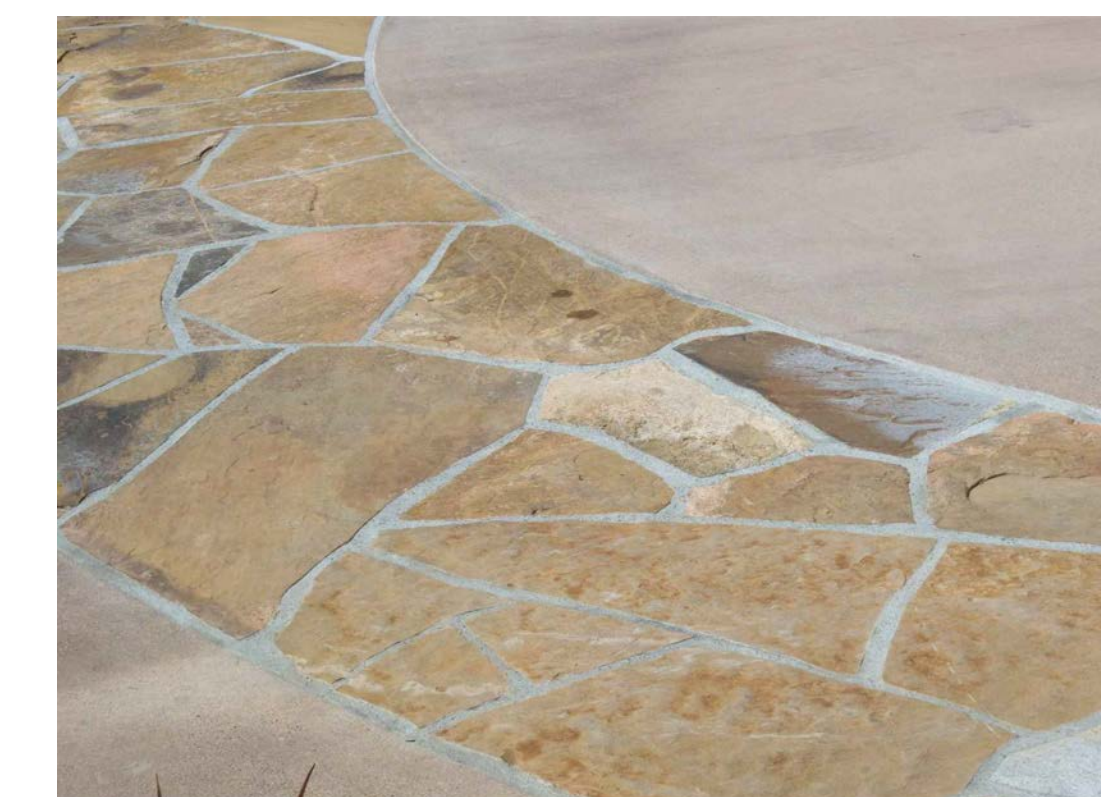


LEGEND

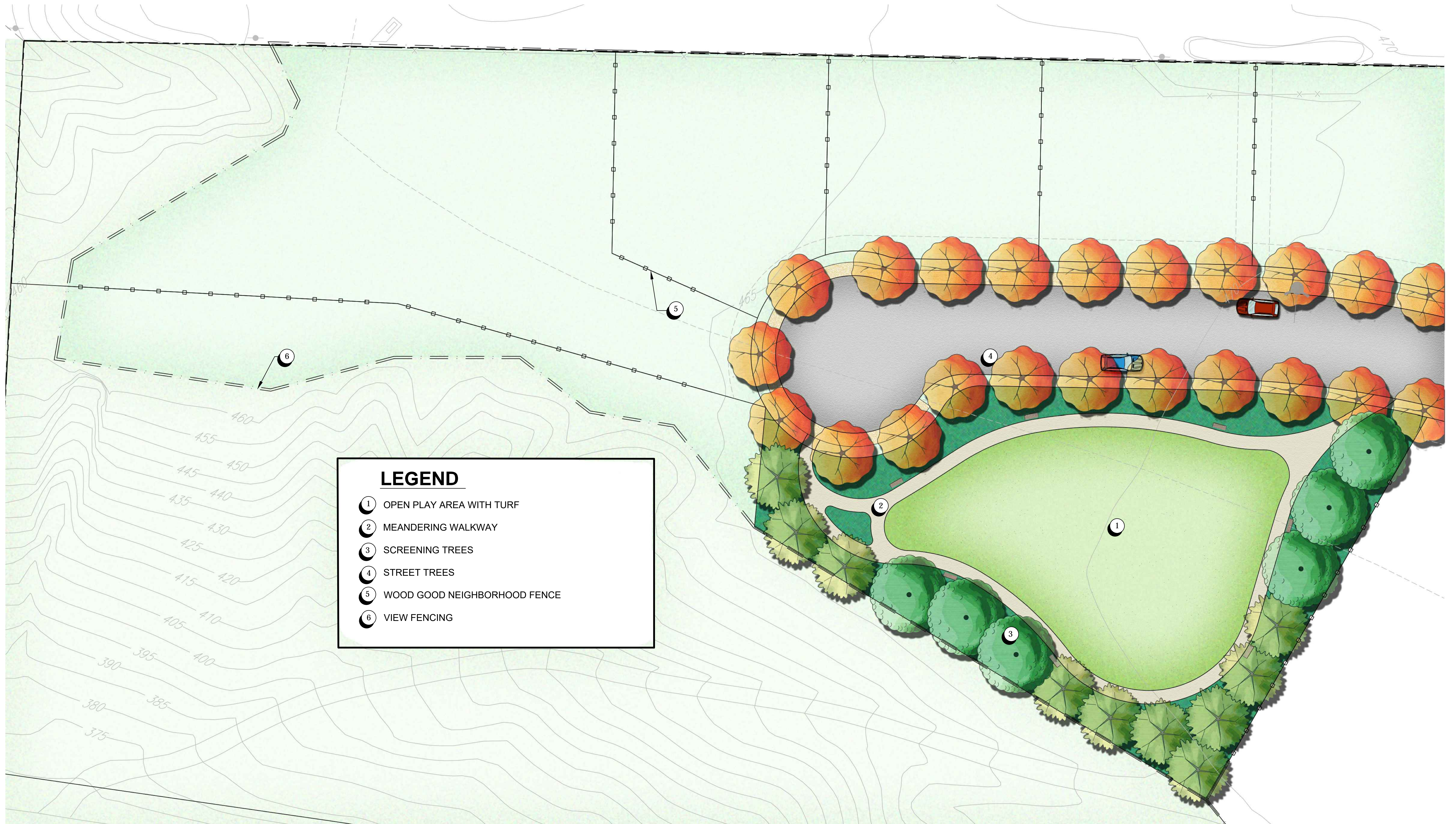
- ① ENHANCED PAVING AT ENTRANCE
- ② ACCENT PILASTER AND SPLITRAIL FENCE TO FRAME VEHICULAR ENTRY
- ③ FLOWERING ACCENT TREES
- ④ SCREENING TREES
- ⑤ STREET TREES
- ⑥ PLAYGROUND
- ⑦ OPEN PLAY AREA WITH TURF
- ⑧ MEANDERING WALKWAY
- ⑨ BENCHES
- ⑩ PICNIC TABLE
- ⑪ FOCAL POINT WITH FLOWERING ACCENT TREES AND SPLIT RAIL FENCE
- ⑫ DECOMPOSED GRANITE PATH



A PLAY STRUCTURE
AGES 2-5

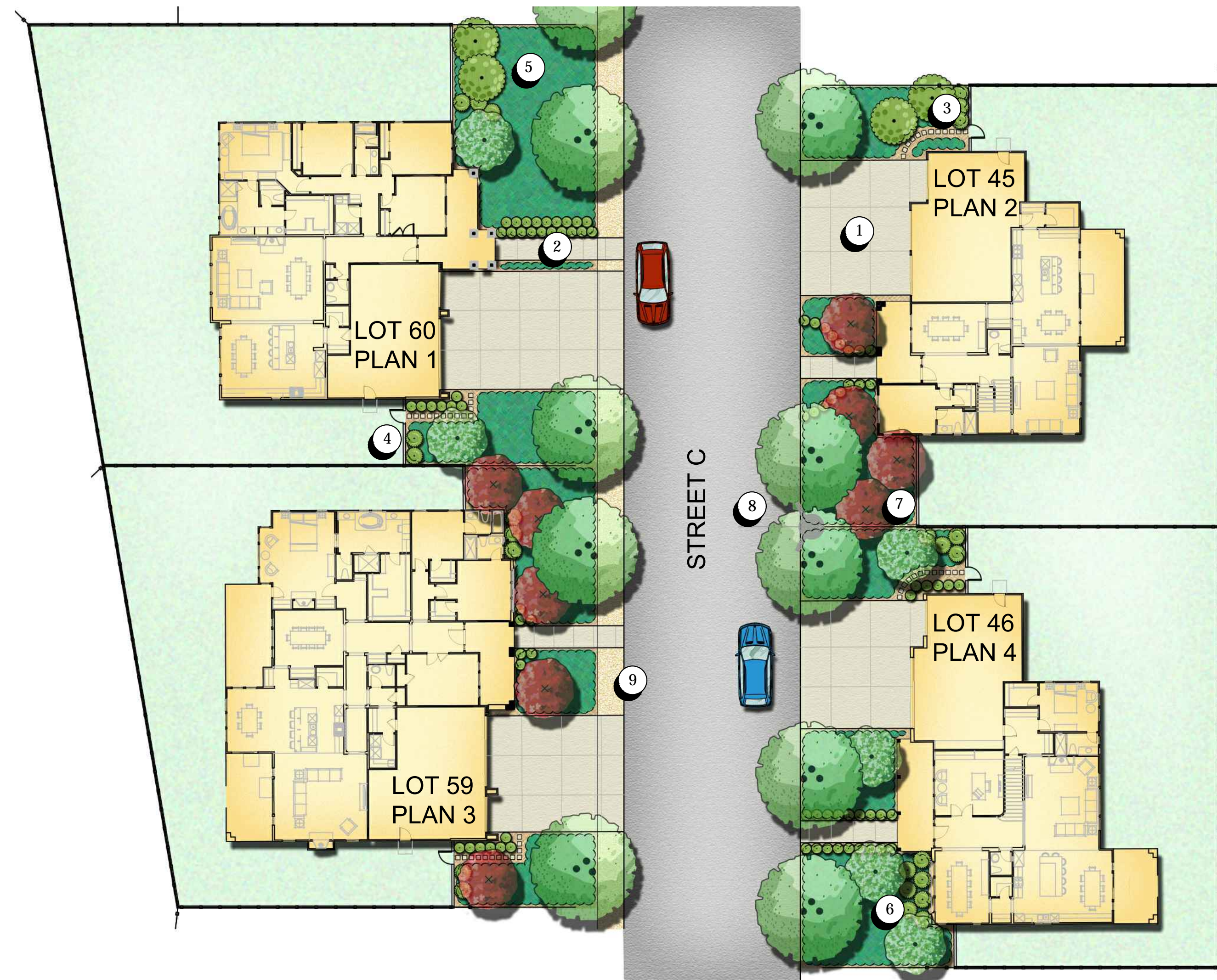


B VEHICULAR ACCENT PAVING
SCORED NATURAL GRAY CONCRETE WITH ACCENT BANDING



LEGEND

- ① OPEN PLAY AREA WITH TURF
- ② MEANDERING WALKWAY
- ③ SCREENING TREES
- ④ STREET TREES
- ⑤ WOOD GOOD NEIGHBORHOOD FENCE
- ⑥ VIEW FENCING



LEGEND

- ① CONCRETE DRIVEWAY WITH SCORE LINES
- ② CONCRETE WALKWAY, TYP.
- ③ STEP STONES, TYP.
- ④ GOOD NEIGHBOR FENCE AND GATE, TYP.
- ⑤ GROUNDCOVER PLANTING IN FRONT YARDS, NO TURF
- ⑥ SHRUB PLANTING
- ⑦ ACCENT TREE
- ⑧ STREET TREE, TYP.
- ⑨ DECOMPOSED GRANITE PATH








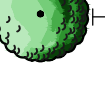
PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE	SPACING
SHRUBS					
	ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	VINE HILL MANZANITA	L	5 GAL	5' O.C.
	CAREX TUMULICOLA	BERKELEY SEDGE	M	1 GAL	2' O.C.
	COLEONEMA PULCHRUM	PINK BREATH OF HEAVEN	M	5 GAL	4' O.C.
	DIETES SP.	FORTNIGHT LILY	L	1 GAL	3' O.C.
	DODONEA V. 'PURPUREA'	NCN	L	5 GAL	8' O.C.
	ESCALLONIA 'COMPACTA'	ESCALLONIA	M	1 GAL	3' O.C.
	FESTUCA MAIREI	ALTAS FESCUE	L	1 GAL	2' O.C.
	GAURA LINDHEIMERI	GAURA	M	1 GAL	3' O.C.
	HEMEROCALLIS HYBRIDS	EVERGREEN DAYLILLY	M	1 GAL	18" O.C.
	LOROPETALUM C. 'RAZZELBERRY'	CHINESE FRINGE FLOWER	M	5 GAL	4' O.C.
	MISCANTHUS S. 'MORNING LIGHT'	EULALIA	M	1 GAL	4' O.C.
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	L	1 GAL	3' O.C.
	NANDINA D. 'GULF STREAM'	GULF STREAM NANDINA	L	5 GAL	3' O.C.
	NEPETA 'SIX HILLS GIANT'	CAT MINT	M	5 GAL	4' O.C.
	PHORMIUM 'MAORI QUEEN'	NEW ZEALAND FLAX	L	5 GAL	3' O.C.
	PHORMIUM 'JACK SPRATT'	DWARF NEW ZEALAND FLAX	L	1 GAL	18" O.C.
	PITTIOSPORUM T. 'VARIEGATA'	VARIEGATED PITTIOSPORUM	M	5 GAL	4' O.C.
	RHAPHIOLEPIS L. 'BALLERINA'	INDIAN HAWTHORNE	L	5 GAL	4' O.C.
	ROSA SPP.	CARPET ROSE	M	2 GAL	3' O.C.
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	L	5 GAL	4' O.C.
TEUCRIUM F. 'COMPACTUM'	GERMANDER	L	5 GAL	4' O.C.	
XYLOSMA C. 'COMPACTA'	DWARF XYLOSMA	L	5 GAL	4' O.C.	
GROUNDCOVERS					
	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	L	1 GAL	4' O.C.
	BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	L	1 GAL	18" O.C.
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	L	1 GAL	18" O.C.
REAR YARD LANDSCAPE BY OTHERS					

NOTE:

LANDSCAPE WILL UTILIZE LOW WATER USE PLANT MATERIALS, HYDRO ZONING AND EMPLOY WATER EFFICIENT LOW VOLUME DRIP IRRIGATION AND SMART CONTROLLERS.

PROPOSED TREE PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE	QTY
TREES					
	ARBUS 'MARINA'	STRAWBERRY TREE	L	24" BOX	
	LAGERSTROEMIA I. 'NATCHEZ'	CRAPE MYRTLE - WHITE	L	24" BOX	
	LAGERSTROEMIA I. 'TUSCARORA'	CRAPE MYRTLE - PINK	L	36" BOX	
	PISTACHIA CHINENSIS	CHINESE PISTACHE	L	36" BOX	
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	M	24" BOX	
	PRUNUS C. 'KRATER VESUVIUS'	PURPLE LEAF PLUM	L	36" BOX	
	QUERCUS AGRIFOLIA	COAST LIVE OAK	VL	24" BOX	
	ULMUS PARVIFOLIA	CHINESE ELM	M	24" BOX	

TREES



PLATANUS ACERIFOLIA 'BLOODGOOD'



PRUNUS C. 'KRATER VESUVIUS'



PISTACHIA CHINENSIS



LAGERSTROEMIA I. 'TUSCARORA'



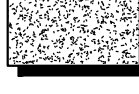



QUERCUS AGRIFOLIA



ULMUS PARVIFOLIA

PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE	SPACING	
SHRUBS						
	ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	VINE HILL MANZANITA	L	5 GAL	5' O.C.	
	CAREX TUMULICOLA	BERKELEY SEDGE	M	1 GAL	2' O.C.	
	COLEONEMA PULCHRUM	PINK BREATH OF HEAVEN	M	5 GAL	4' O.C.	
	DIETES SP.	FORTNIGHT LILY	L	1 GAL	3' O.C.	
	DODONAEA V. 'PURPUREA'	NCN	L	5 GAL	8' O.C.	
	ESCALLONIA 'COMPACTA'	ESCALLONIA	M	1 GAL	3' O.C.	
	FESTUCA MAIREI	ALTAS FESCUE	L	1 GAL	2' O.C.	
	GAURA LINDHEIMERI	GAURA	M	1 GAL	3' O.C.	
	HEMEROCALLIS HYBRIDS	EVERGREEN DAYLILY	M	1 GAL	18" O.C.	
	LOROPETALUM C. 'RAZZELBERRY'	CHINESE FRINGE FLOWER	M	5 GAL	4' O.C.	
	MISCANTHUS S. 'MORNING LIGHT'	EULALIA	M	1 GAL	4' O.C.	
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	L	1 GAL	3' O.C.	
	NANDINA D. 'GULF STREAM'	GULF STREAM NANDINA	L	5 GAL	3' O.C.	
	NEPETA 'SIX HILLS GIANT'	CAT MINT	M	5 GAL	4' O.C.	
	PHORMIUM 'MAORI QUEEN'	NEW ZEALAND FLAX	L	5 GAL	3' O.C.	
	PHORMIUM 'JACK SPRATT'	DWARF NEW ZEALAND FLAX	L	1 GAL	18" O.C.	
	PITTIOSPORUM T. 'VARIEGATA'	VARIEGATED PITTIOSPORUM	M	5 GAL	4' O.C.	
	RHAPHIOLEPIS I. 'BALLERINA'	INDIAN HAWTHORNE	L	5 GAL	4' O.C.	
	ROSA SP.	CARPET ROSE	M	2 GAL	3' O.C.	
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	L	5 GAL	4' O.C.	
	TEUCRIUM F. 'COMPACTUM'	GERMANDER	L	5 GAL	4' O.C.	
	XYLOSMA C. 'COMPACTA'	DWARF XYLOSMA	L	5 GAL	4' O.C.	
GROUNDCOVERS						
	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	L	1 GAL	4' O.C.	
	BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	L	1 GAL	18" O.C.	
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	L	1 GAL	18" O.C.	
VINES						
	DISTICTIS BUCCINATORIA	BLOOD- RED TRUMPET VINE	M	5 GAL		
TURF						
	RHIZOMATOUS TALL FESCUE (RTF)	SELF-HEALING TURF	H	SOD		
BARK MULCH						
	PLANTERS TO RECEIVE 3" MINIMUM DEPTH OF SHREDDED RECYCLED WOOD MULCH WITH NATURAL BROWN COLOR ADDED. MANUFACTURER TO BE SELECTED.					
BIOFILTRATION SOD						
	BIOFILTRATION SOD AVAILABLE THROUGH DELTA BLUEGRASS (800) 637- 8873				--	14,164 SF
NOTE:						
LANDSCAPE WILL UTILIZE LOW WATER USE PLANT MATERIALS, HYDRO ZONING AND EMPLOY WATER EFFICIENT LOW VOLUME DRIP IRRIGATION AND SMART CONTROLLERS.						

SHRUBS



MISCANTHUS 'MORNING LIGHT'



ARCTOSTAPHYLOS SPP.



SALVIA LEUCANTHA



NEPETA 'SIX HILLS GIANT'



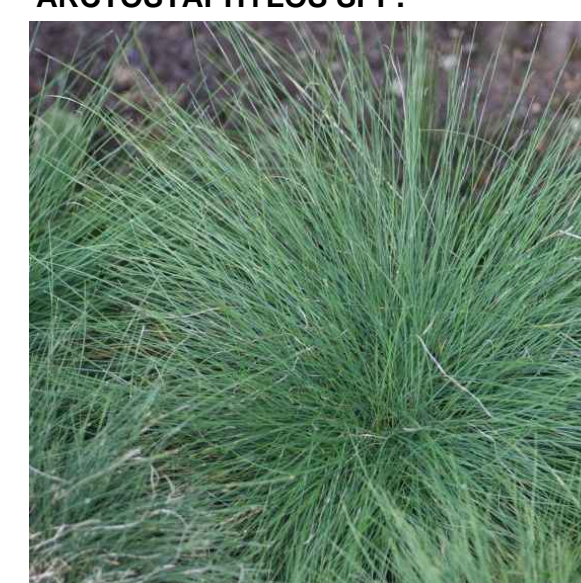
DIETES SPP.



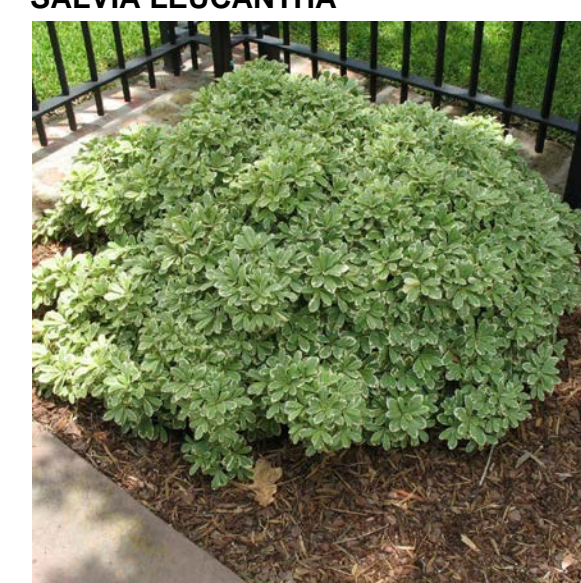
RHAPHIOLEPIS SP.



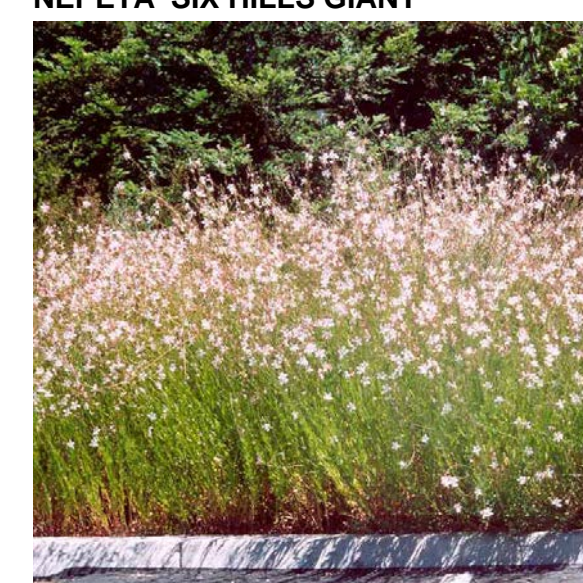
PHORMIUM 'MAORI QUEEN'



FESTUCA MAIREI



PITTIOSPORUM T. 'VARIEGATA'



GAURA LINDHEIMERI



HEMEROCALLIS HYBRIDS

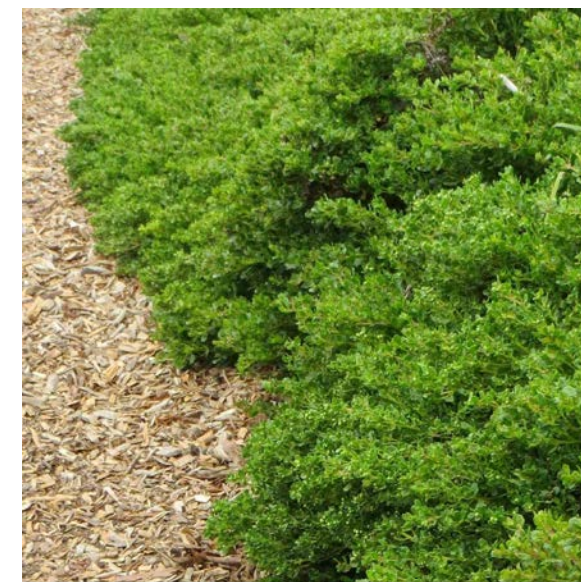


ROSA SPP.

GROUNDCOVERS



ARCTOSTAPHYLOS UVA-URSI



BACCHARIS PILULARIS 'TWIN PEAKS'



ERIGERON KARVINSKIANUS



A BENCH WITH BACKREST
 DUMOR BENCH 160
 COLOR: BRONZE



B PICNIC TABLE
 AND MATCHING BENCH



C DOG PICK-UP STATION
 MUTT MITT

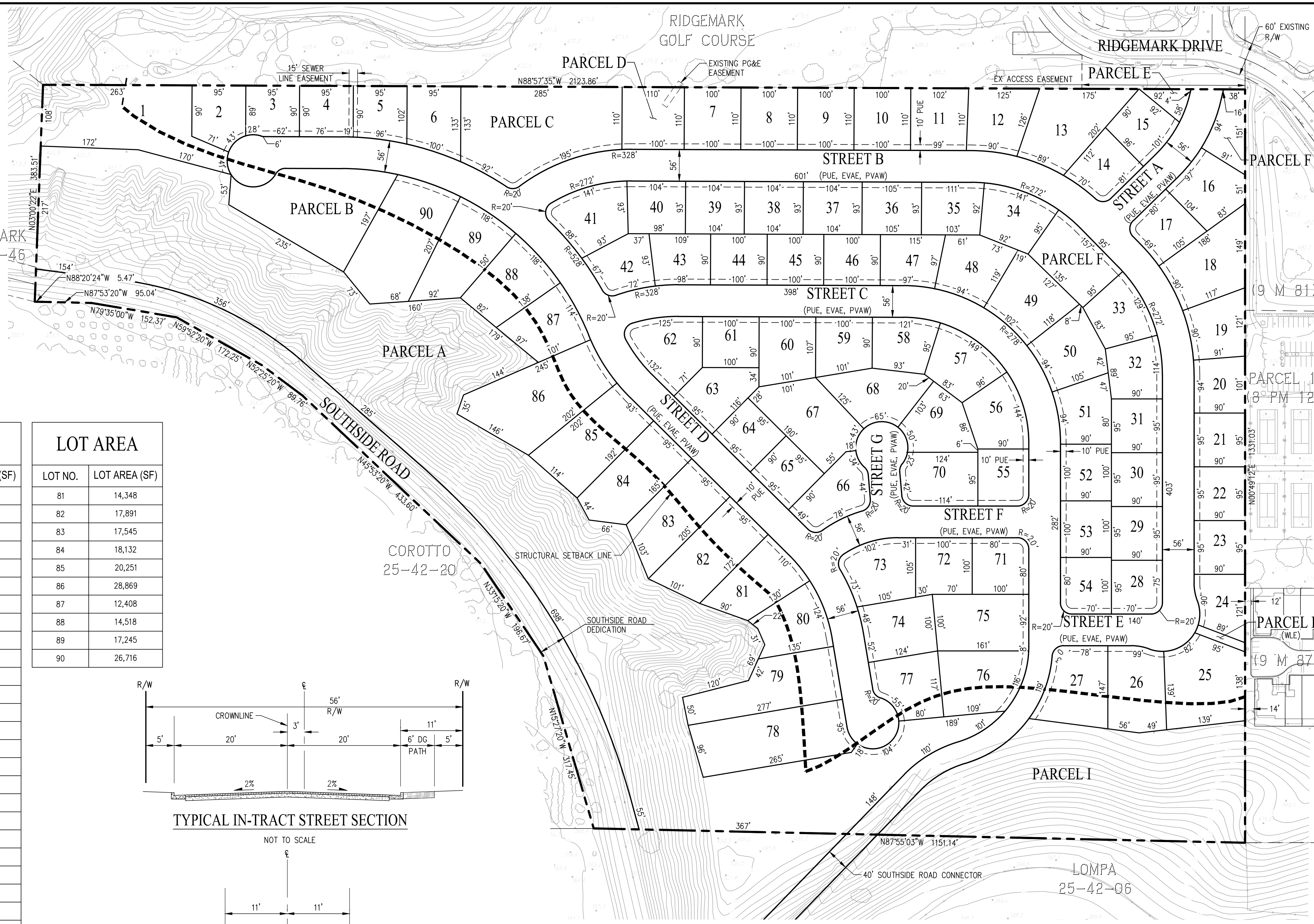
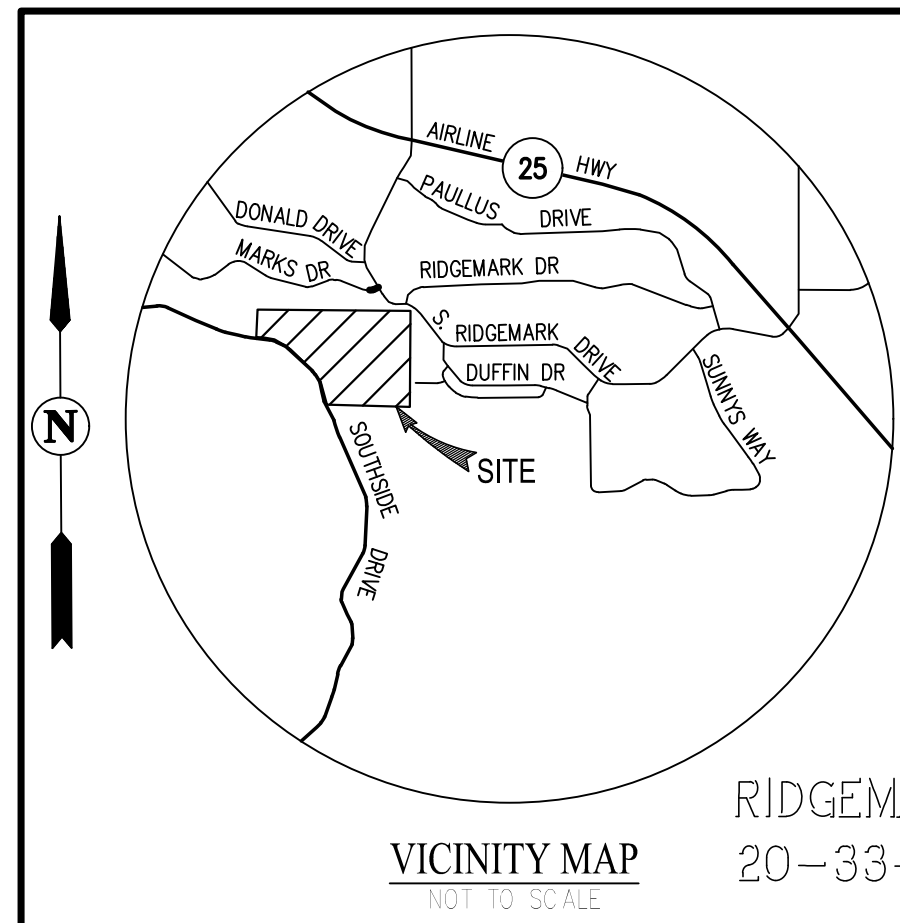


D CLUSTER MAILBOX
 SCALE: N.T.S.

E STREET LIGHT
 TO BE SELECTED
 COLOR: BLACK

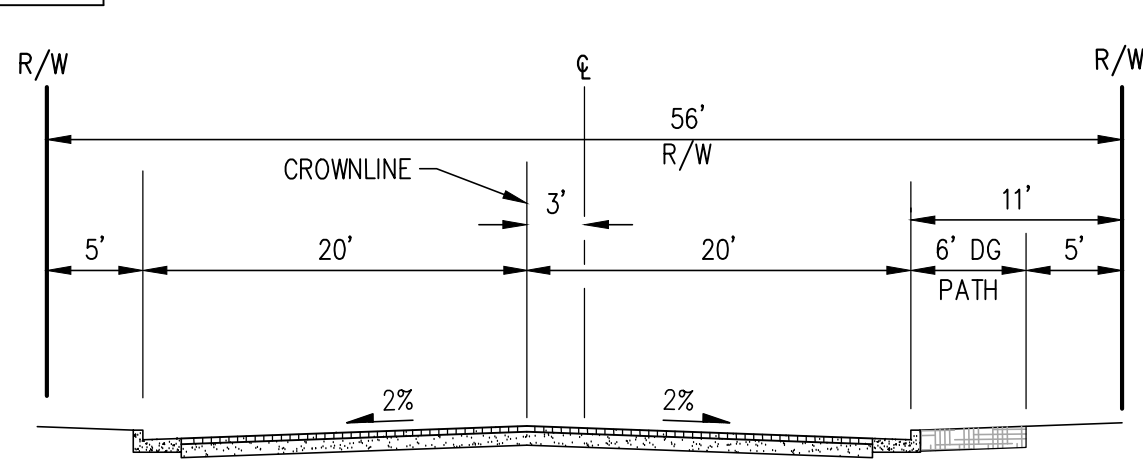
F LIGHTED BOLLARD
 TO BE SELECTED, LED BOLLARD,
 COLOR: BLACK

Insert CIVIL PLANS tab here

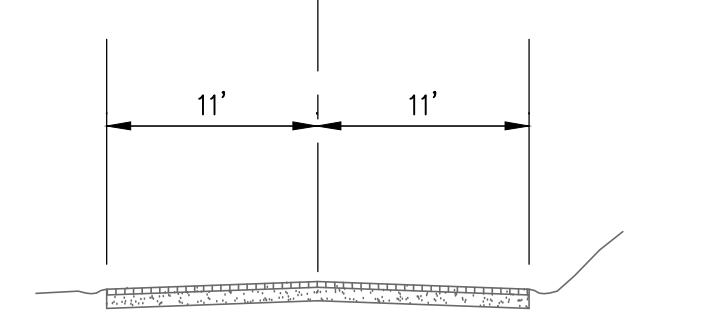


- ### GENERAL NOTES
- OWNERS: ROY E. LOMPA & RITA K. LOMPA
4998 AIRLINE HIGHWAY
HOLLISTER, CA 95023
 - DEVELOPER: BATES PROPERTIES, INC.
8650 RIVER MEADOWS ROAD
CARMEL, CA 93923
(831) 855-5000
FREDERICK M. BATES
 - CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322
GORDON T. ZANIN, RCE 76794
 - GEOTECHNICAL ENGINEER: STEVENS, FERRONE & BAILEY
ENGINEERING COMPANY, INC.
1600 WILLOW PASS COURT
CONCORD, CA 94520
(925) 688-1001
KENNETH C. FERRONE, GE 2513
 - ASSESSORS PARCEL NO.: 025-420-005-000
025-420-006-000
025-420-019-000
 - SITE ADDRESS: SOUTHSIDE ROAD, HOLLISTER CA
 - EXISTING ZONING: SINGLE-FAMILY RESIDENTIAL
 - PROPOSED ZONING: SINGLE-FAMILY RESIDENTIAL
 - EXISTING LAND USE: VACANT
 - PROPOSED LAND USE: RURAL RESIDENTIAL
 - GROSS SITE AREA: 49.24 ACRES
STREETS AREA: 8.08 ACRES
OPEN SPACE AREA: 13.65 ACRES
 - PARCELS:
PARCEL A - OPEN SPACE (377,650 S.F.)
PARCEL B - OPEN SPACE (31,651 S.F.)
PARCEL C - OPEN SPACE (40,630 S.F.)
PARCEL D - WELL SITE (12,102 S.F.)
PARCEL E - OPEN SPACE (2,769 S.F.)
PARCEL F - OPEN SPACE (7,413 S.F.)
PARCEL G - OPEN SPACE (14,083 S.F.)
PARCEL H - O.S./UTILITY CONNECTION (1,374 S.F.)
PARCEL I - OPEN SPACE (106,793 S.F.)
 - NUMBER OF UNITS: 90
 - PROPOSED DENSITY: 1.83 DU/AC GROSS
 - LOT SIZE: SMALLEST LOT SIZE: LOT 28 (8,464 SF)
LARGEST LOT SIZE: LOT 1 (33,769 SF)
AVERAGE LOT SIZE: 12,427 SF
 - BENCHMARK: DESIGNATED AS B 698 RESET (NGSPID: GU2622)
LOCATED ON BRIDGE ABUTMENT ON 4TH STREET/SAN JUAN ROAD. ELEVATION: 267.8 FT., (NAVD88).
 - STREETS: ALL STREETS WITHIN THE SUBDIVISION WILL BE PRIVATE STREETS MAINTAINED BY THE RIDGEMARK HOME OWNER'S ASSOCIATION
 - UTILITY PROVIDERS:
SEWER: SUNNYSLOPE COUNTY WATER DISTRICT
WATER: SUNNYSLOPE COUNTY WATER DISTRICT
STORM DRAIN: SAN BENITO COUNTY
GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: AT&T
 - FLOOD ZONE: LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP PANEL NO. 06069C0215D DATED APRIL 16, 2009.
 - ALL DIMENSIONS SHOWN ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN AND MAPPING.
 - PROJECT MAY BE BUILT IN PHASES & MULTIPLE FINAL MAPS MAY BE FILED.
 - GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGES DURING FINAL DESIGN.
 - PROPOSED UTILITIES SHOWN ARE TENTATIVE AND SHALL ADHERE TO SUNNYSLOPE DESIGN STANDARDS. PROPOSED UTILITIES ARE SUBJECT TO CHANGE DURING FINAL DESIGN.

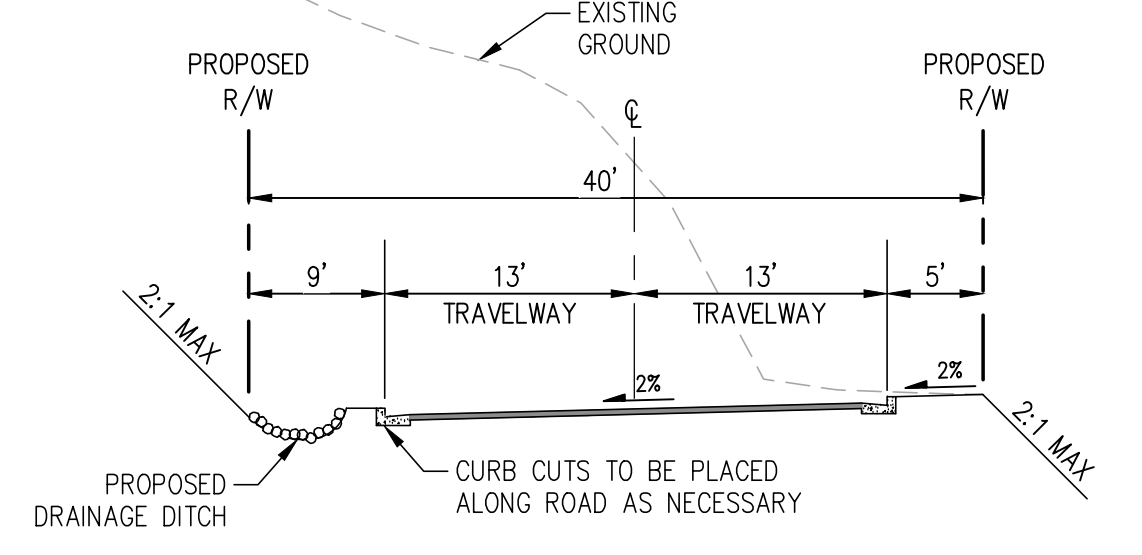
LOT AREA		LOT AREA		LOT AREA	
LOT NO.	LOT AREA (SF)	LOT NO.	LOT AREA (SF)	LOT NO.	LOT AREA (SF)
1	33,769	41	13,365	81	14,348
2	9,715	42	9,768	82	17,891
3	8,485	43	9,344	83	17,545
4	8,552	44	9,000	84	18,132
5	9,014	45	9,000	85	20,251
6	11,020	46	9,000	86	28,869
7	11,000	47	9,636	87	12,408
8	11,000	48	12,394	88	14,518
9	11,000	49	14,453	89	17,245
10	11,000	50	12,930	90	26,716
11	11,058	51	10,493		
12	12,260	52	9,000		
13	18,864	53	9,000		
14	9,532	54	8,914		
15	9,291	55	8,988		
16	11,949	56	11,188		
17	9,640	57	11,547		
18	16,333	58	10,133		
19	10,518	59	9,846		
20	8,743	60	11,537		
21	8,550	61	9,000		
22	8,550	62	13,525		
23	8,550	63	10,669		
24	8,920	64	8,550		
25	21,762	65	8,550		
26	14,968	66	11,668		
27	15,461	67	11,558		
28	8,464	68	13,605		
29	8,550	69	11,446		
30	8,550	70	12,664		
31	8,550	71	9,914		
32	9,565	72	10,073		
33	10,401	73	13,287		
34	11,332	74	12,851		
35	9,948	75	16,580		
36	9,765	76	15,664		
37	9,672	77	12,151		
38	9,672	78	25,955		
39	9,672	79	21,197		
40	9,528	80	12,297		



TYPICAL IN-TRACT STREET SECTION
NOT TO SCALE



EXISTING SOUTHSIDE ROAD SECTION
NOT TO SCALE



SOUTHSIDE ROAD CONNECTOR
(NO PARKING)
NOT TO SCALE

SHEET INDEX

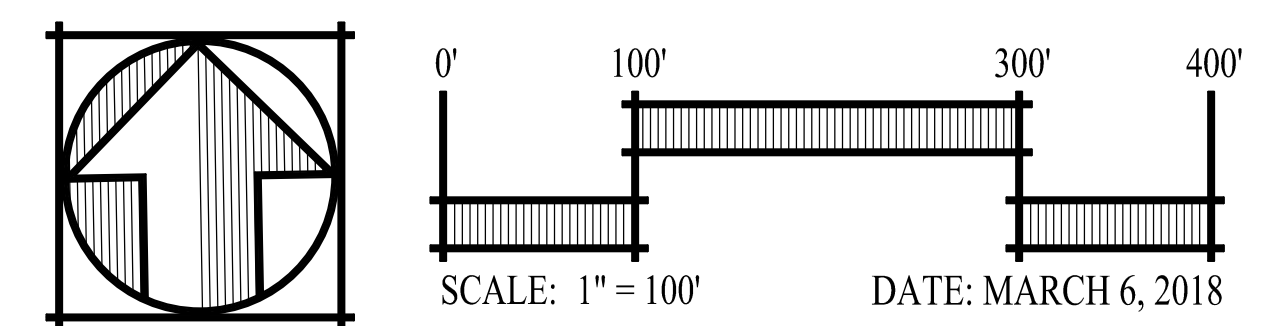
- C-1 LOTTING PLAN
- C-2 PRELIMINARY GRADING AND DRAINAGE PLAN
- C-3 PRELIMINARY UTILITY PLAN
- C-4 PRELIMINARY EROSION CONTROL PLAN

ABBREVIATIONS

- BNDY BOUNDARY
- CL CENTERLINE
- EVA EMERGENCY VEHICLE ACCESS
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- EX EXISTING
- FL FLOW LINE
- HP HIGH POINT
- INV INVERT
- L LENGTH
- LF LINEAR FEET
- LP LOW POINT
- P PAD ELEVATION
- PL PROPERTY LINE
- PUE PUBLIC UTILITY EASEMENT
- PVAW PRIVATE VEHICLE ACCESS WAY
- R RADIUS
- R/W RIGHT-OF-WAY
- S SLOPE
- SD STORM DRAIN
- SDE STORM DRAIN EASEMENT
- SS SANITARY SEWER
- TC TOP OF CURB
- W WATER
- WLE WATER EASEMENT

VESTING TENTATIVE MAP LOTTING PLAN THE PROMONTORY AT RIDGEMARK

CITY OF HOLLISTER SAN BENITO COUNTY CALIFORNIA



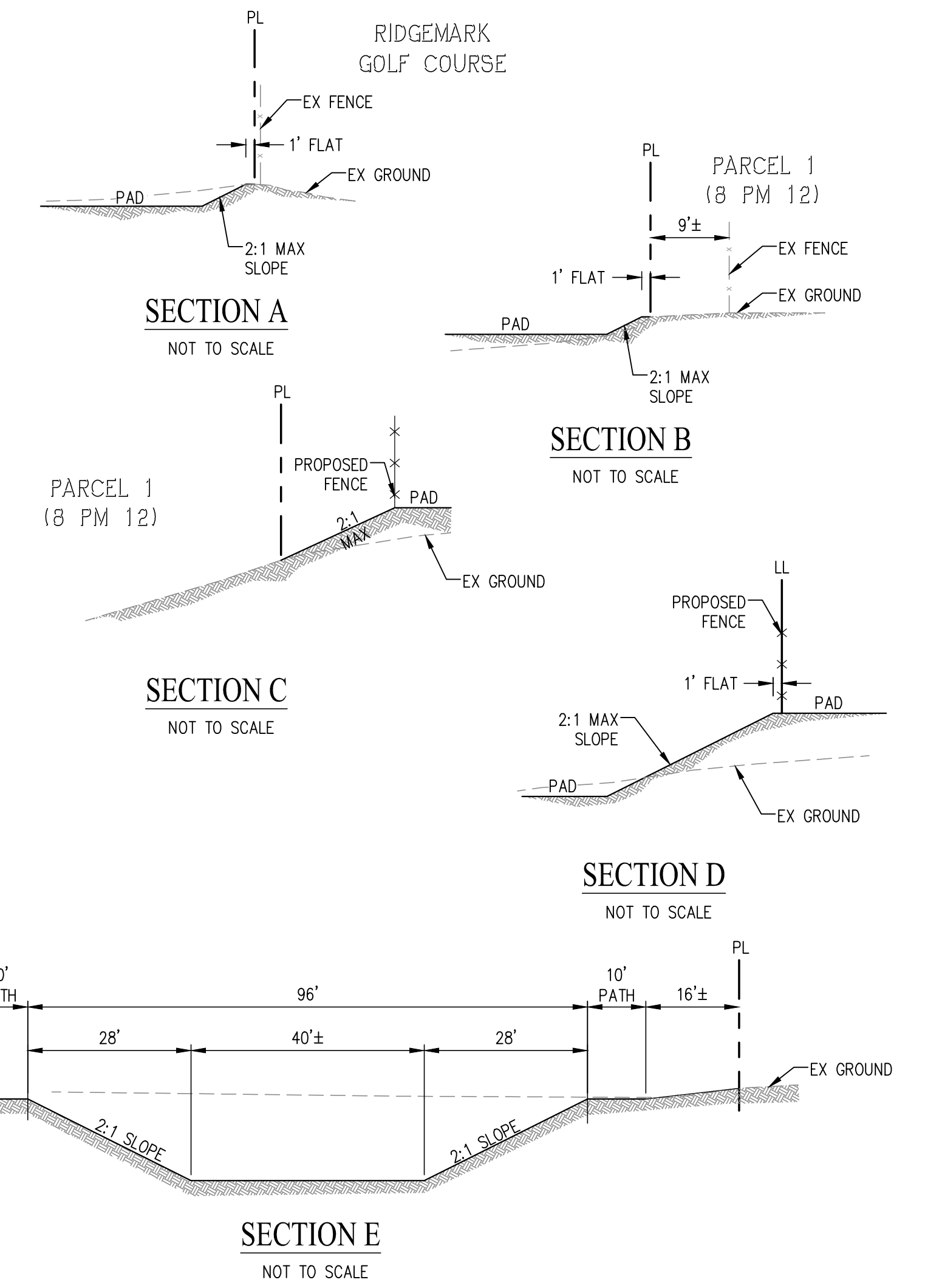
cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
www.cbangd.com

SHEET NO.
C-1
OF 4 SHEETS



LEGEND

- PROPERTY LINE
- x500.0 SPOT ELEVATIONS
- 12" SD STORM DRAIN LINE (PUBLIC)
- STORM DRAIN MANHOLE
- CURB INLET
- ▣ FIELD INLET
- 20 FIELD NUMBER
- P PAD ELEVATION
- 0.40% APPROXIMATE STREET SLOPE
- GB GRADE BREAK
- GROUND SLOPE
- ▨ DECOMPOSED GRANITE (DG) PATH



- NOTES:**
- RETENTION BASIN SIZING PER SAN BENITO COUNTY CODE OF ORDINANCES CHAPTER 23.31 ARTICLE III.
 - BOTTOM OF BASIN MUST BE 2' ABOVE 10-YEAR AVERAGE GROUNDWATER LEVEL MINIMUM.
 - SIDE SLOPE AT 2:1 MAX.

ROUGH EARTHWORK SUMMARY		
DESCRIPTION	CUT (CY.)	FILL (CY.)
ROUGH GRADING	67,400	57,300
SHRINKAGE & COMPACTION *	-	10,100
TOTAL	67,400	67,400

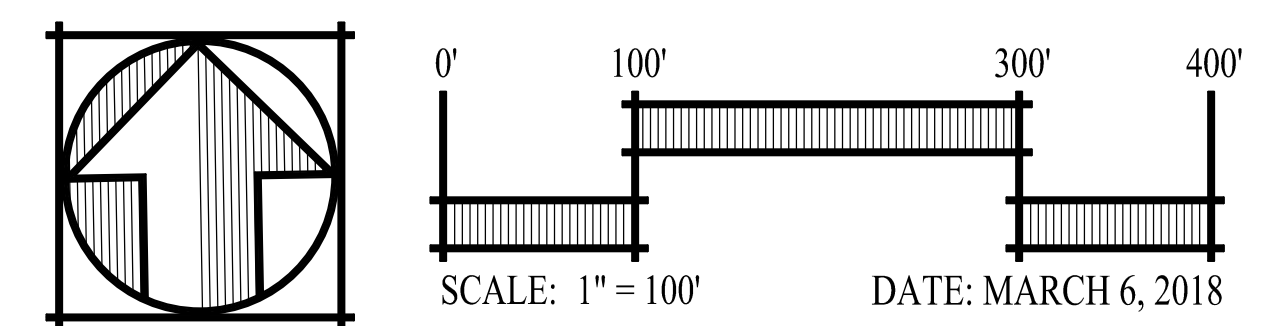
NET 0 CY

- NOTES:**
- A SHRINKAGE AND COMPACTION OF 15% WAS ASSUMED.
 - THE SITE WAS DESIGNED TO HAVE NO RETAINING WALLS. RETAINING WALL UP TO 3' IN HEIGHT MAY BE ADDED TO SIDE/REAR YARDS DURING THE DESIGN PROCESS TO ACHIEVE DESIRED SETBACKS.

VESTING TENTATIVE MAP GRADING AND DRAINAGE PLAN

THE PROMONTORY AT RIDGEMARK

CITY OF HOLLISTER SAN BENITO COUNTY CALIFORNIA

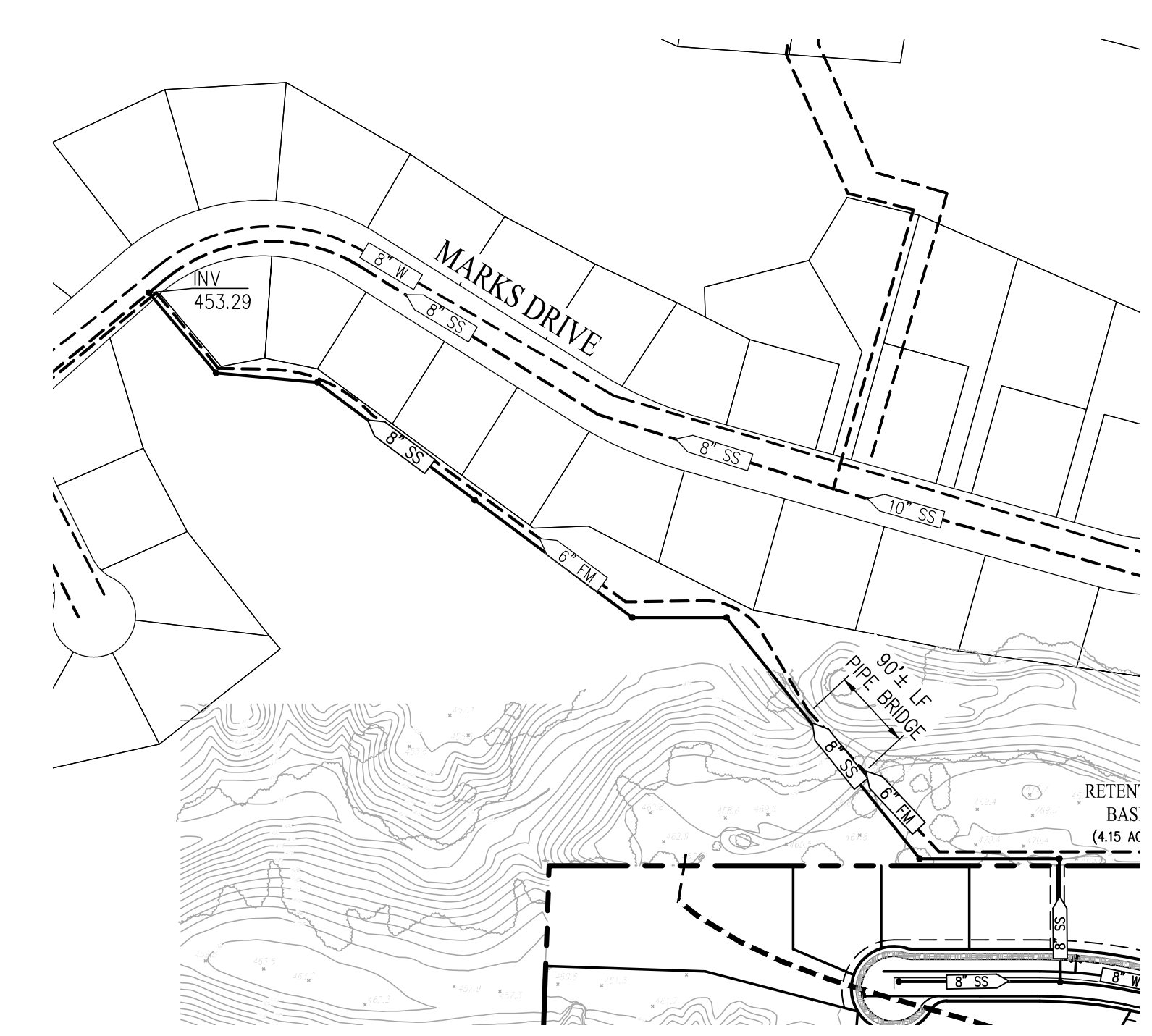
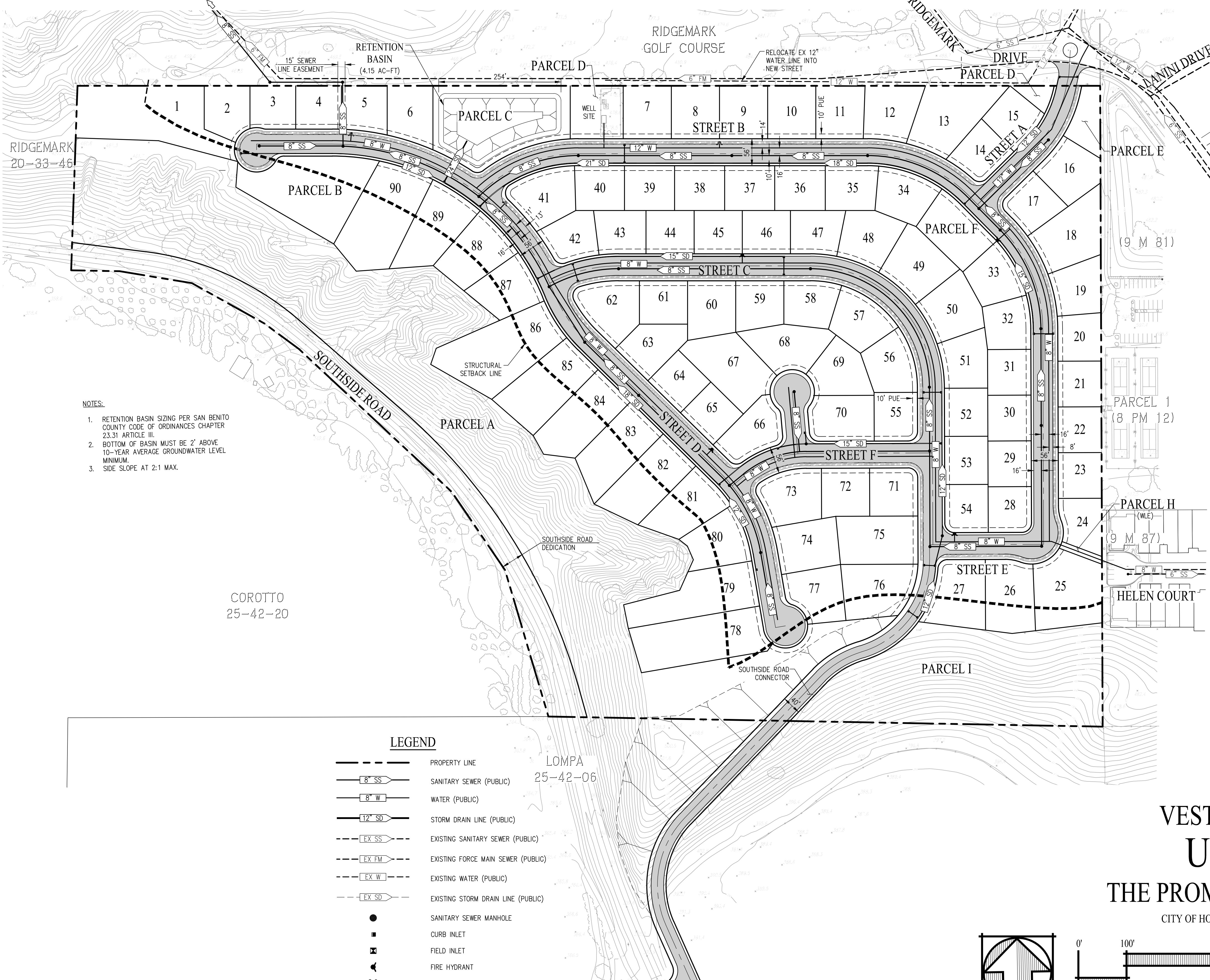


cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
www.cbangd.com

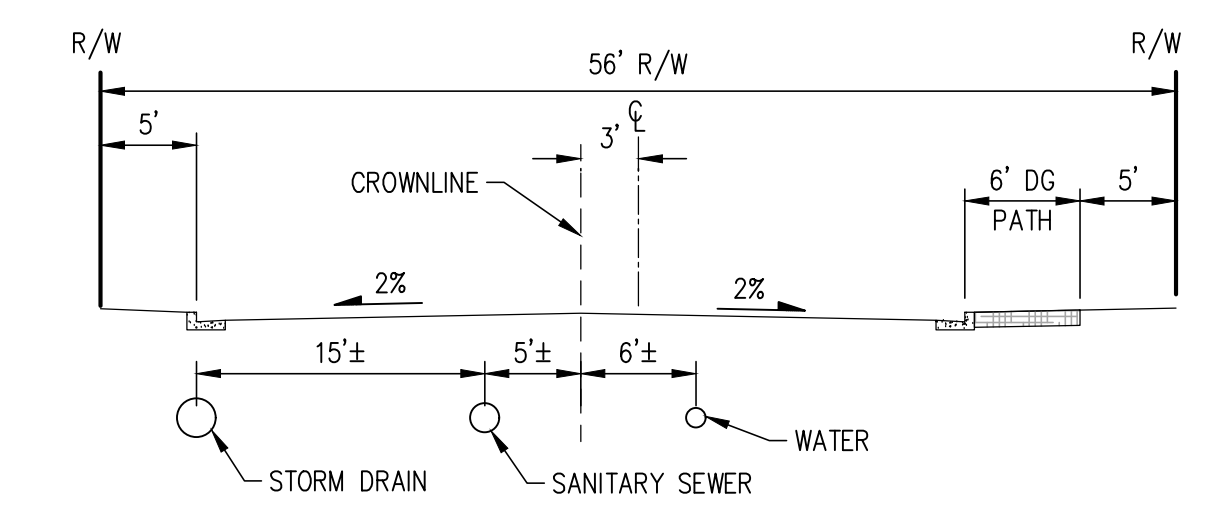
SHEET NO.
C-2
OF 4 SHEETS

SEE RIGHT FOR SEWER CONNECTION



CONNECTION TO EXISTING SANITARY SEWER
(NOT TO SCALE)

NOTE:
UPSIZING OF EXISTING SANITARY SEWER FACILITIES WILL BE REQUIRED DOWNSTREAM OF THE TIE-IN POINT. COORDINATION WITH SUNNYSLOPE COUNTY UTILITY DISTRICT SHALL TAKE PLACE TO DETERMINE THE REQUIRED UPSIZING.



TYPICAL UTILITY LAYOUT
(PRIVATE STREETS)

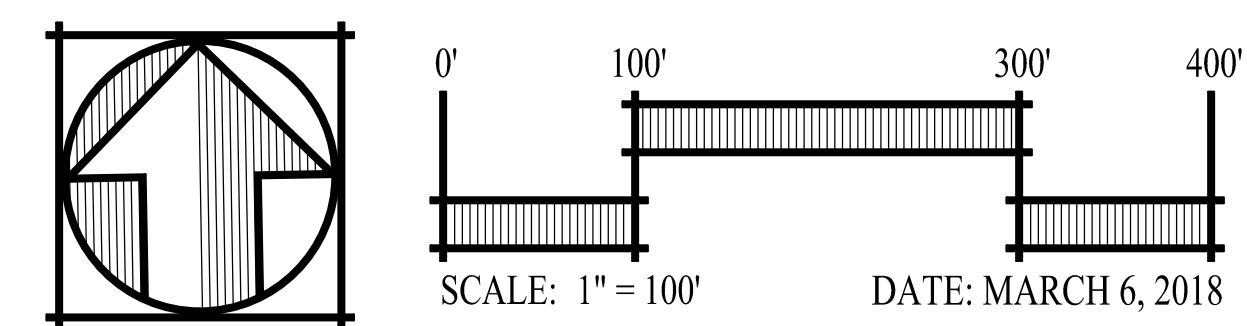
- NOTES:
1. RETENTION BASIN SIZING PER SAN BENITO COUNTY CODE OF ORDINANCES CHAPTER 23.31 ARTICLE III.
 2. BOTTOM OF BASIN MUST BE 2' ABOVE 10-YEAR AVERAGE GROUNDWATER LEVEL MINIMUM.
 3. SIDE SLOPE AT 2:1 MAX.

LEGEND

	PROPERTY LINE
	SANITARY SEWER MANHOLE
	CURB INLET
	FIELD INLET
	FIRE HYDRANT
	LOT NUMBER
	DECOMPOSED GRANITE (DG) PATH

VESTING TENTATIVE MAP UTILITY PLAN THE PROMONTORY AT RIDGEMARK

CITY OF HOLLISTER SAN BENITO COUNTY CALIFORNIA



cbg Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583

(925) 866-0322
www.cbang.com

SHEET NO.
C-3
OF 4 SHEETS

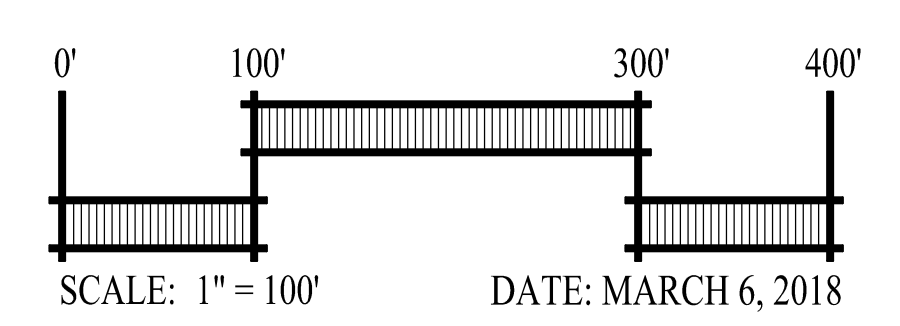
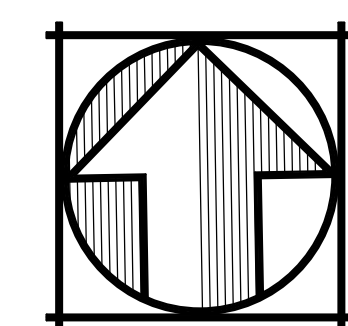


LEGEND

- DIRECTION OF FLOW WITH STORM DRAIN INSTALLED
- SILT FENCE
- INLET PROTECTION
- STRAW WATTLE (FIBER ROLLS)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- HYDROSEED MIX

VESTING TENTATIVE MAP
PRELIMINARY EROSION CONTROL PLAN
 THE PROMONTORY AT RIDGEMARK

CITY OF HOLLISTER SAN BENITO COUNTY CALIFORNIA



cbg Carlson, Barbee & Gibson, Inc.
 CIVIL ENGINEERS • SURVEYORS • PLANNERS
 2633 CAMINO RAMON, SUITE 350 SAN RAMON, CALIFORNIA 94583 (925) 866-0322 www.cbang.com

SHEET NO.
C-4
 OF 4 SHEETS

G:\2486-000\ACAD\TMTM04.DWG 3/12/2018 3:21 PM