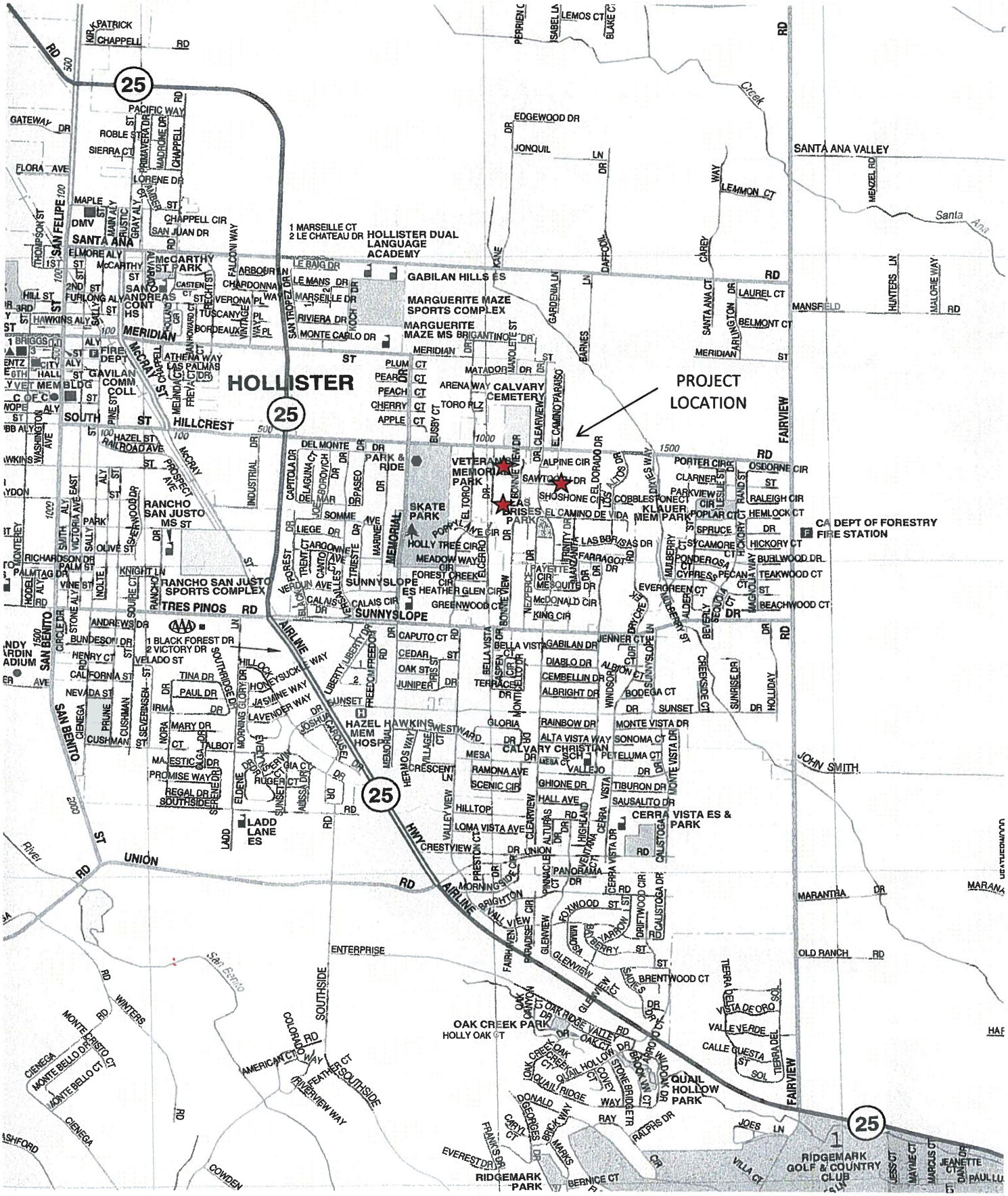

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Exhibits1.xls - Ex 1

EXHIBIT 1
PROJECT LOCATION

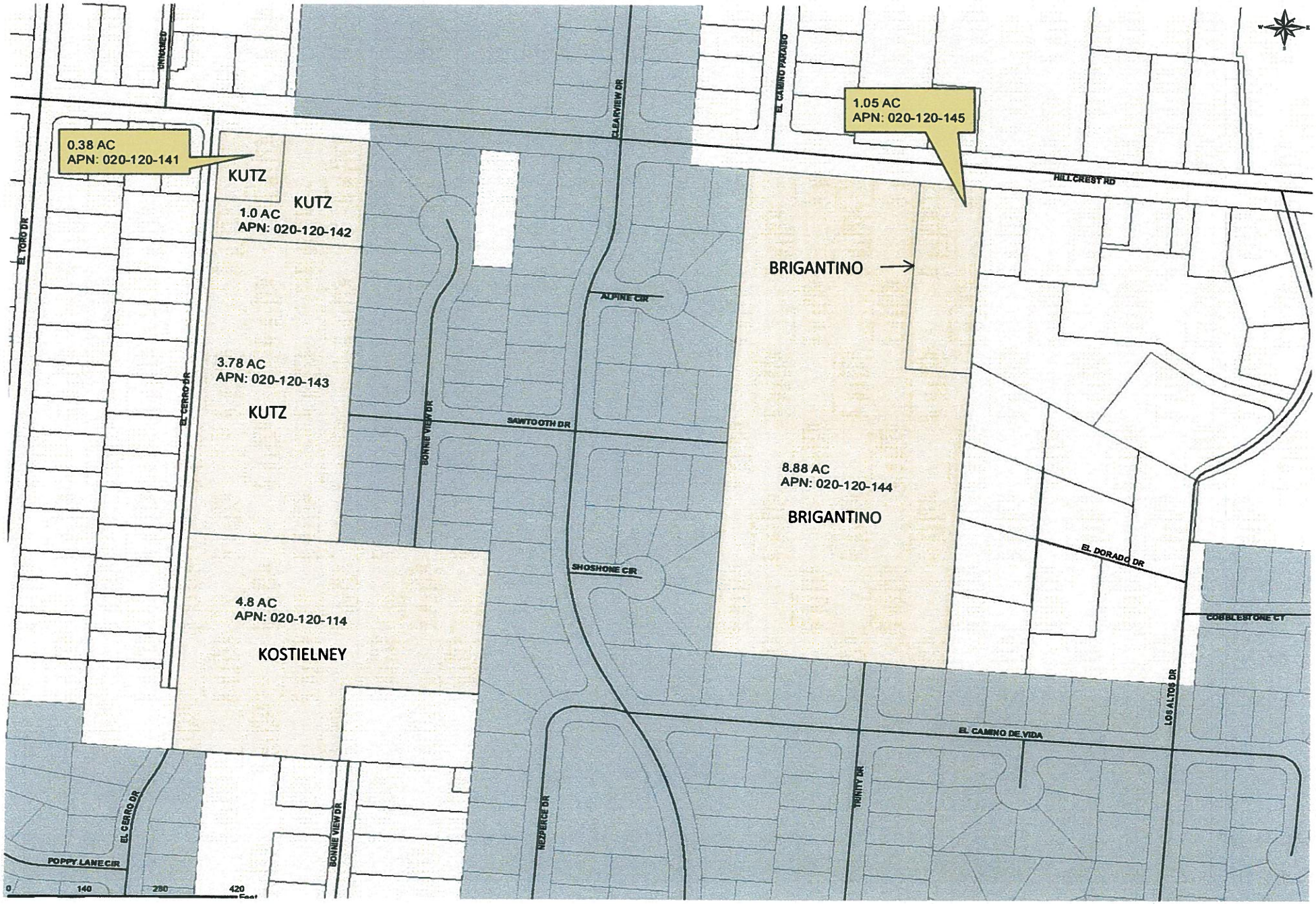
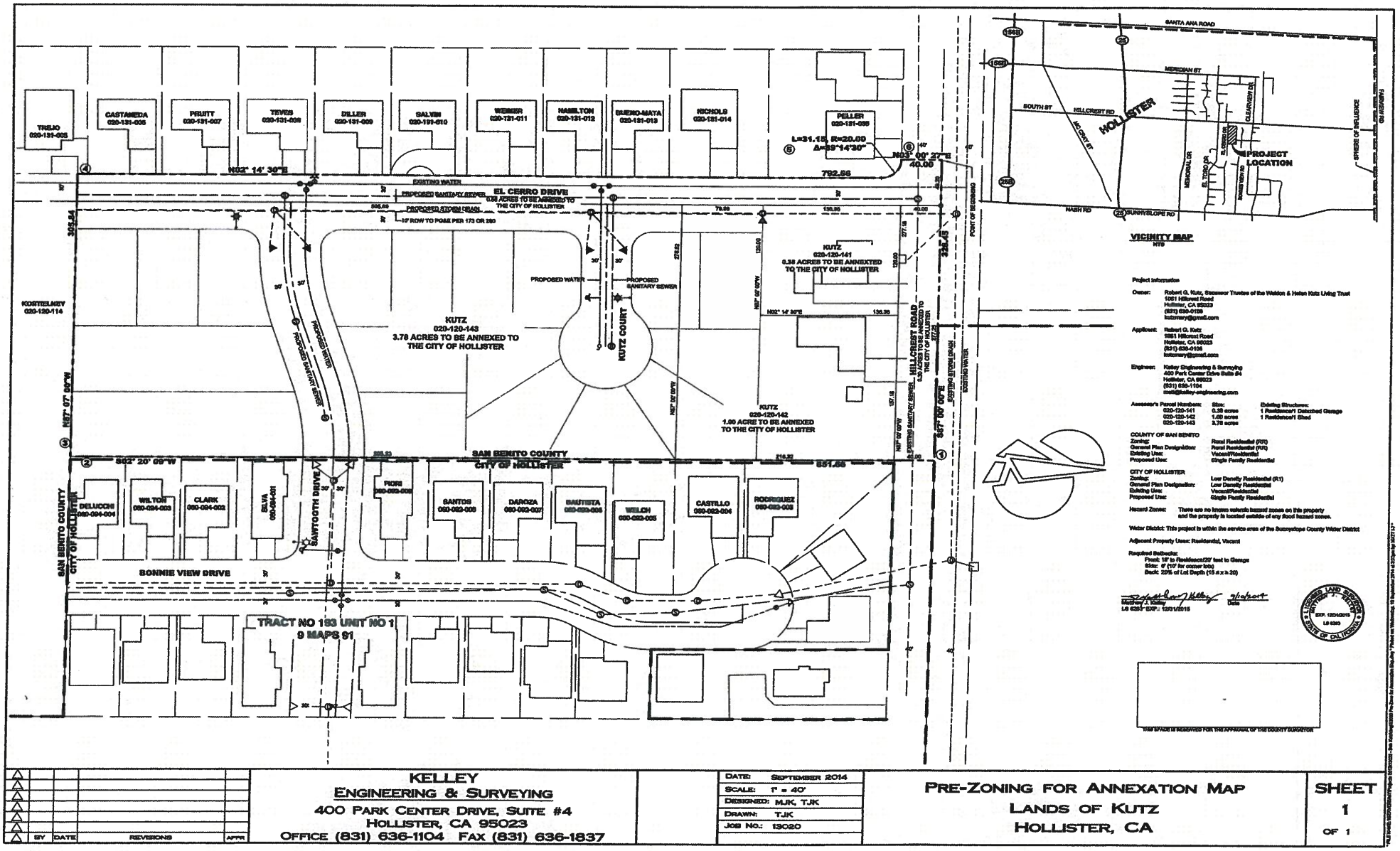


EXHIBIT 2A
PROJECT
PARCEL MAP



Project Information

Owner: Robert G. Kutz, Successor Trustee of the Weldon & Helen Kutz Living Trust
1061 Hillcrest Road
Hollister, CA 95023
(831) 636-0159
kutzmary@gmail.com

Applicant: Robert G. Kutz
1061 Hillcrest Road
Hollister, CA 95023
(831) 636-0159
kutzmary@gmail.com

Engineer: Kelley Engineering & Surveying
400 Park Center Drive Suite #4
Hollister, CA 95023
(831) 636-1104
matt@kelley-engineering.com

Assessor's Parcel Numbers:	Size:	Existing Structures:
020-120-141	0.38 acres	1 Residence/1 Detached Garage
020-120-142	1.00 acres	1 Residence/1 Shed
020-120-143	3.78 acres	

COUNTY OF SAN BENITO
Zoning: Rural Residential (RR)
General Plan Designation: Rural Residential (RR)
Existing Use: Vacant/Residential
Proposed Use: Single Family Residential

CITY OF HOLLISTER
Zoning: Low Density Residential (R1)
General Plan Designation: Low Density Residential
Existing Use: Vacant/Residential
Proposed Use: Single Family Residential

Hazard Zones: There are no known natural hazard zones on this property and the property is located outside of any flood hazard zones.

Water District: This project is within the service area of the Sunnyslope County Water District

Adjacent Property Uses: Residential, Vacant

Required Setbacks:
Front: 15' to Residence/20' feet to Garage
Side: 6' (10' for corner lots)
Back: 20% of Lot Depth (15 ft ≥ ft ≥ 20)

Robert Matthew J. Kelley — Date
LS 6283 EXP.: 12/31/2015

LICENSED LAND SURVEYOR — MATTHEW J. KELLEY — EXP. 12/31/2015 LS 6283 — STATE OF CALIFORNIA

THIS SPACE IS RESERVED FOR THE APPROVAL OF THE COUNTY SURVEYOR

BY	DATE	REVISIONS	APPR

KELLEY
ENGINEERING & SURVEYING
400 PARK CENTER DRIVE, SUITE #4
HOLLISTER, CA 95023
OFFICE (831) 636-1104 FAX (831) 636-1837

DATE:	SEPTEMBER 2014
SCALE:	1" = 40'
DESIGNED:	MJK, TJK
DRAWN:	TJK
JOB NO.:	13020

PRE-ZONING FOR ANNEXATION MAP
LANDS OF KUTZ
HOLLISTER, CA

SHEET 1 OF 1

EXHIBIT 2B
PROJECT SITE PLAN
LANDS OF KUTZ

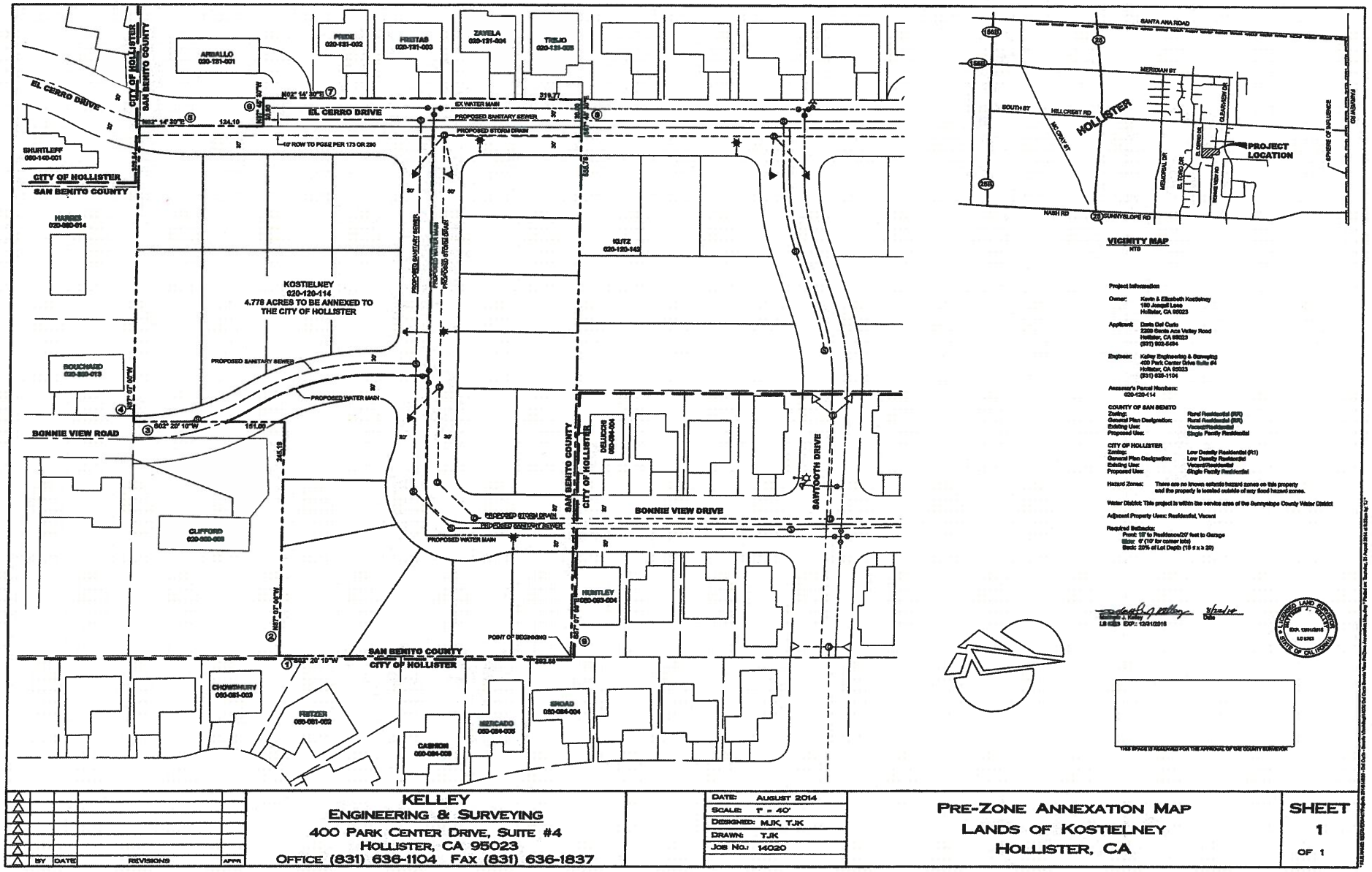


EXHIBIT 2C
PROJECT SITE PLAN
LANDS OF KOSTIELNEY

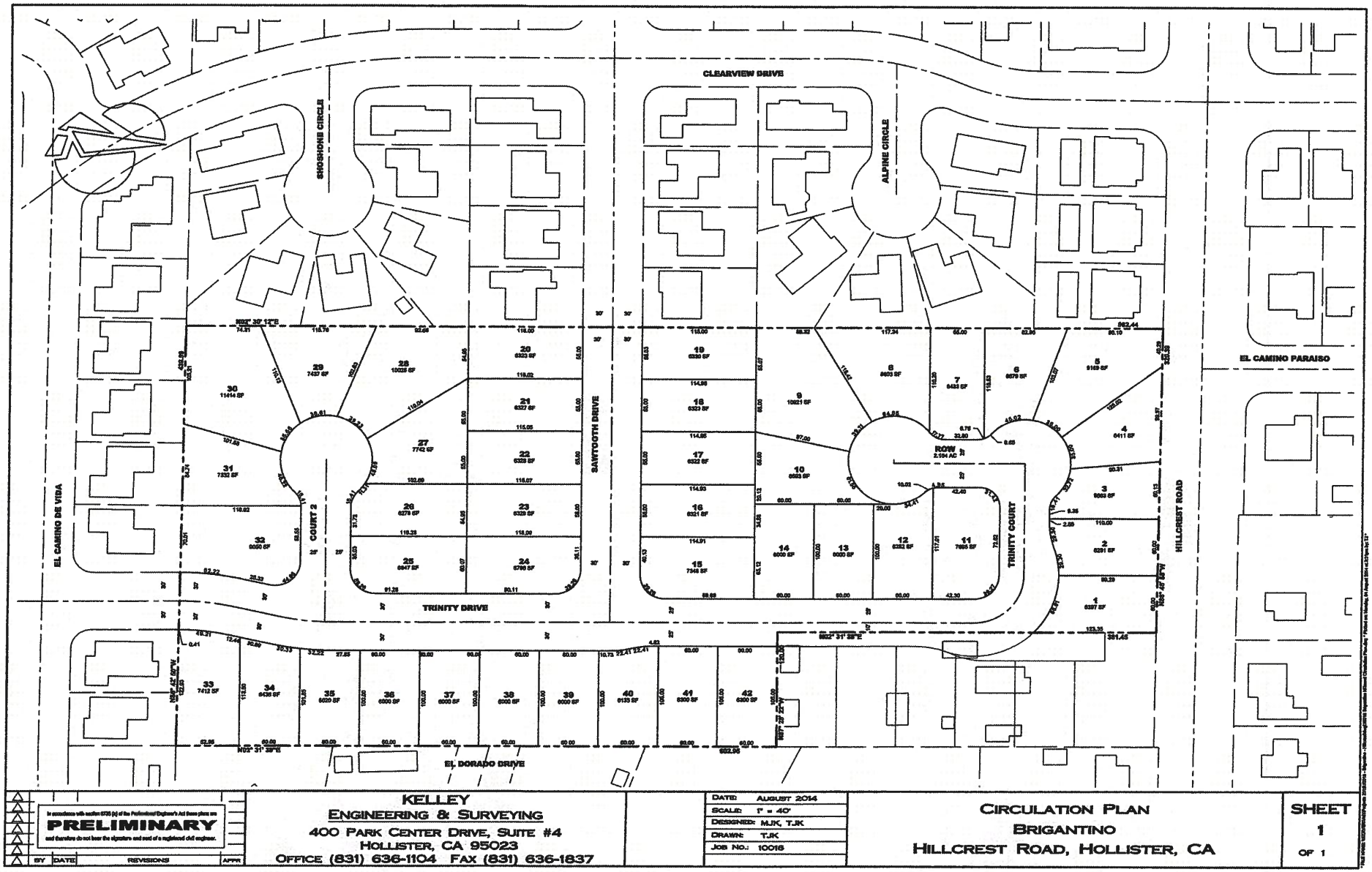
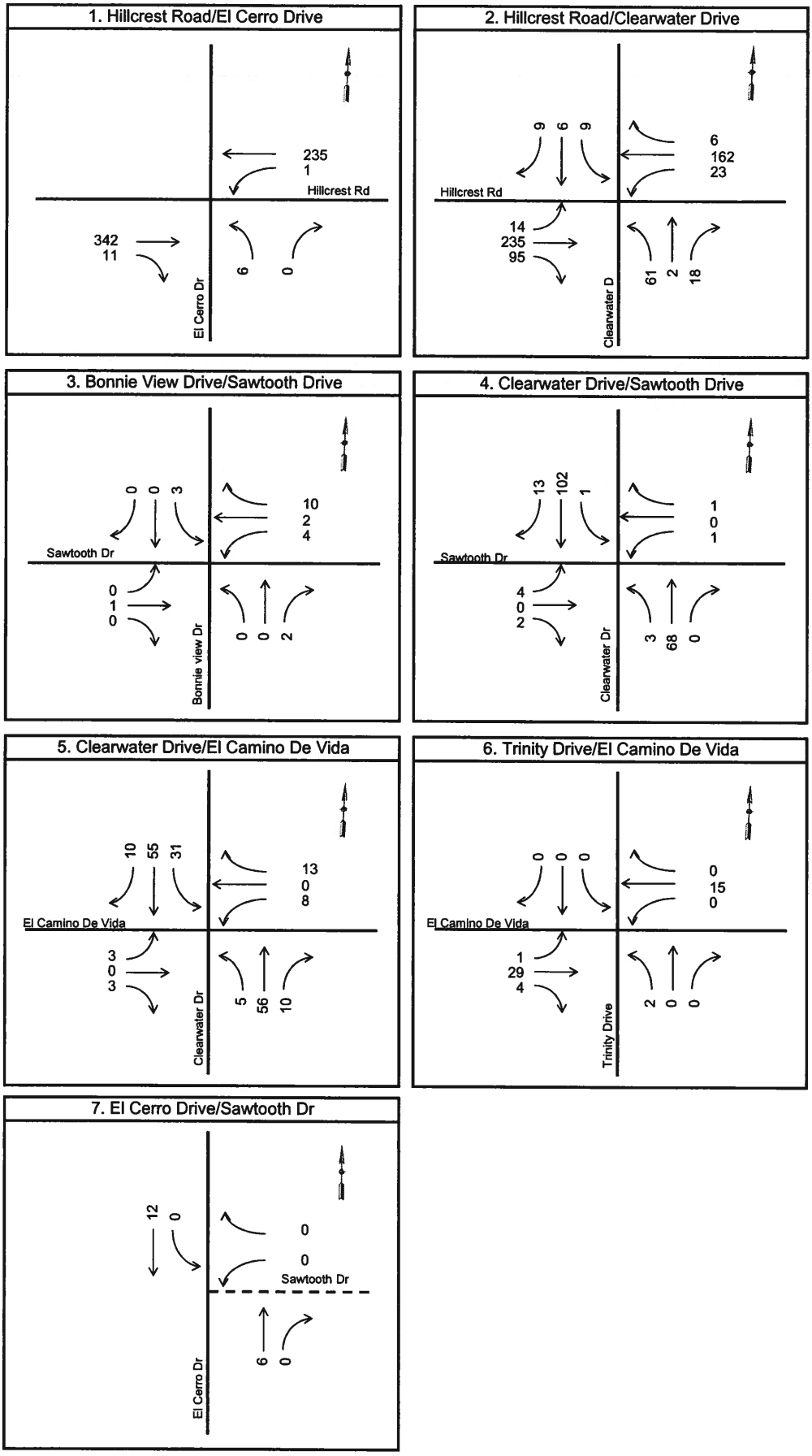


EXHIBIT 2D
PROJECT SITE PLAN
BRIGANTINO

EXHIBIT 2E
CONSOLIDATED PROJECT
PARCEL MAPS



Count date: Thursday, January 22, 2015

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Volumes.xls

EXHIBIT 3
EXISTING PM PEAK HOUR
TRAFFIC VOLUMES

	N-S Street	E-W Street	Existing Lane Configuration	Existing Intersection Control	LOS Standard	Existing Conditions		Existing Plus Project Conditions		Background Conditions		Background Plus Project Conditions		Cumulative Conditions		Cumulative Plus Project Conditions	
						PM Peak Hr.		PM Peak Hr.		PM Peak Hr.		PM Peak Hr.		PM Peak Hr.		PM Peak Hr.	
						Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)	LOS
1	El Cerro Drive	Hillcrest Road	NB 1-L/R EB 1-T/R WB 1-L/T	Two-Way Stop (NB) Northtbound Approach	C	0.1 13.3	A B	0.9 14.2	A B	0.1 27.3	A D	1.1 33.8	A D	0.1 28.3	A D	1.2 35.7	A E
2	Clearwater Drive	Hillcrest Road	NB 1-L/T/R SB 1-L/T/R EB 1-L, 1-T/R WB 1-L, 1-T/R	Two-Way Stop (NB/SB) Northtbound Approach Southtbound Approach	C	2.8 14.5 12.5	A B B	3.1 15.2 12.8	A C B	4.0 50.0 27.2	A F D	5.1 59.1 28.9	A F D	4.0 52.8 26.6	A F D	5.4 65.5 30.3	A F D
3	Bonnie View Drive	Sawtooth Drive	NB 1-L/T/R SB 1-L/T/R EB 1-L/T/R WB 1-L/T/R	Two-Way Stop (NB/SB) Northtbound Approach Southtbound Approach	C	3.3 8.3 8.7	A A A	6.2 8.5 8.5	A A A	3.3 8.3 8.7	A A A	6.2 8.5 8.5	A A A	3.3 8.3 8.7	A A A	6.2 8.5 8.5	A A A
4	Clearwater Drive	Sawtooth Drive	NB 1-L/T/R SB 1-L/T/R EB 1-L/T/R WB 1-L/T/R	All-Way Stop	C	7.6	A	7.6	A	7.6	A	7.6	A	7.6	A	7.6	A
5	Clearwater Drive	El Camino De Vida	NB 1-L/T/R SB 1-L/T/R EB 1-L/T/R WB 1-L/T/R	All-Way Stop	C	7.5	A	7.5	A	7.5	A	7.5	A	7.5	A	7.5	A
6	Trinity Drive	El Camino De Vida	NB 1-L/T/R SB 1-L/T/R EB 1-L/T/R WB 1-L/T/R	Two-Way Stop (NB/SB) Northtbound Approach Southtbound Approach	C	0.5 9.0 0.0	A A A	2.0 9.3 8.5	A A A	0.5 9.0 0.0	A A A	2.0 9.3 8.5	A A A	0.5 9.0 0.0	A A A	2.0 9.3 8.5	A A A
7	El Cerro Drive	Sawtooth Drive	Future Geometrics NB 1-T/R SB 1-L/T WB 1-L/R	Two-Way Stop (WB) Westbound Approach	C	- -	- -	2.1 8.7	A A	- -	- -	2.1 8.7	A A	- -	- -	2.1 8.7	A A

Notes:
1 L, T, R = Left, Through, Right
2 NB, SB, EB, WB = Northbound, Southbound, Eastbound, Westbound

EXHIBIT 4
INTERSECTION LEVELS OF SERVICE

PROJECT TRIP GENERATION

LAND USE TYPE	DAILY	AM PEAK HOUR				PM PEAK HOUR			
		PEAK HOUR	(% OF DAILY)	IN	OUT	PEAK HOUR	(% OF DAILY)	IN	OUT
Residential - Single Family Detached	9.52	0.75	8%	0.25	0.75	1.00	11%	0.63	0.37

PROJECT	SIZE	DAILY TRIPS	AM PEAK HOUR				PM PEAK HOUR			
			PEAK HOUR VOL.	(% OF DAILY)	IN	OUT	PEAK HOUR VOL.	(% OF DAILY)	IN	OUT
1. Kutz	18 SFD	171	14	(8%)	4	10	18	(11%)	11	7
2. Kostielney	20 SFD	190	15	(8%)	4	11	20	(11%)	13	7
3. Brigantino	42 SFD	400	32	(8%)	8	24	42	(11%)	26	16
TOTAL PROJECT	80 SFD	762	61	(8%)	16	45	80	(11%)	50	30

Notes:
1. Trip generation rates published by the Institute of Transportation Engineers, *Trip Generation*, 9th Edition, 2012.

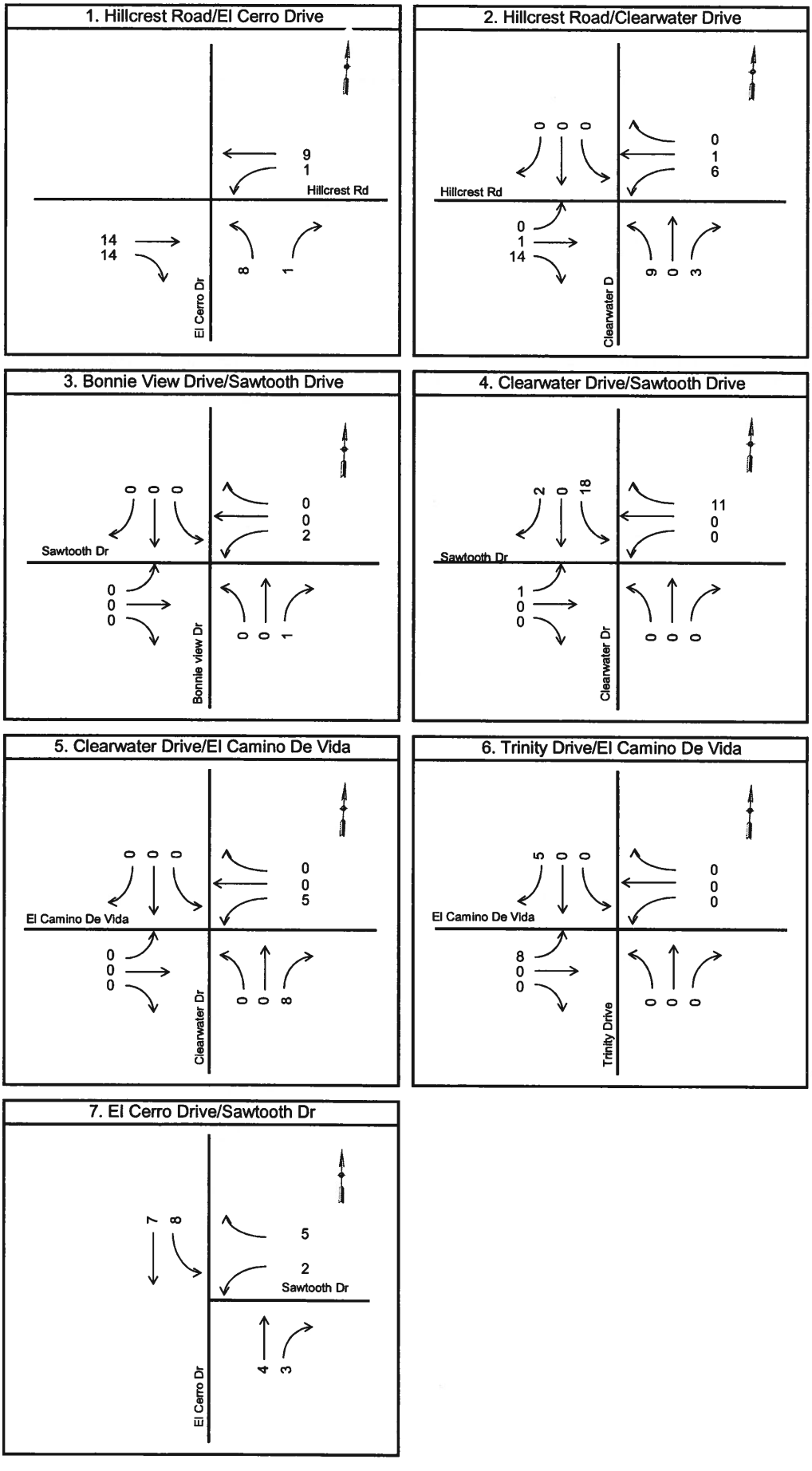

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EXHIBIT 6
PROJECT PM PEAK HOUR
TRIP ASSIGNMENT

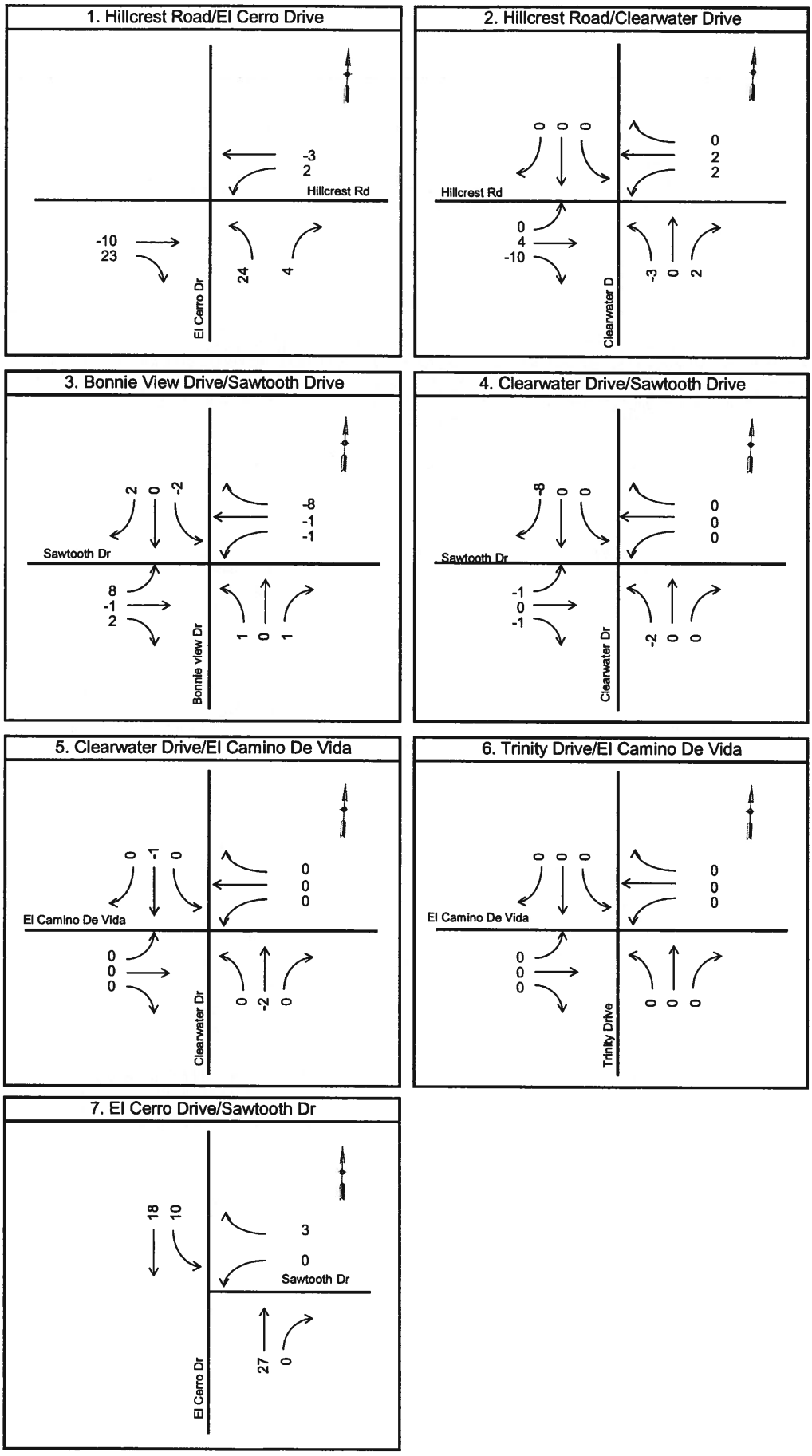

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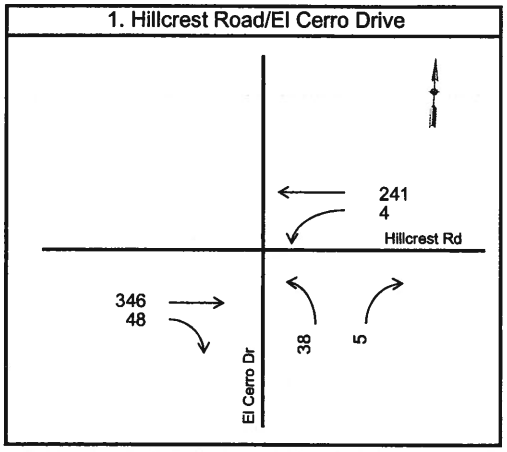
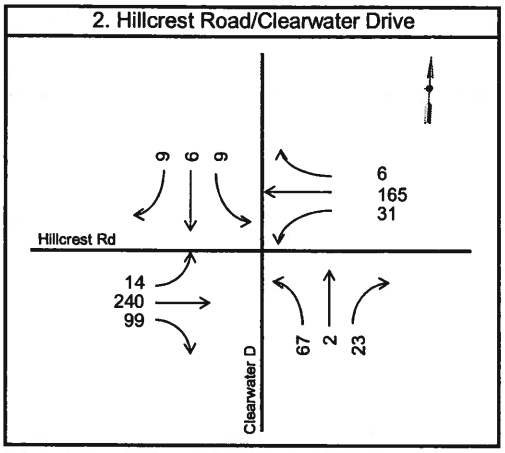
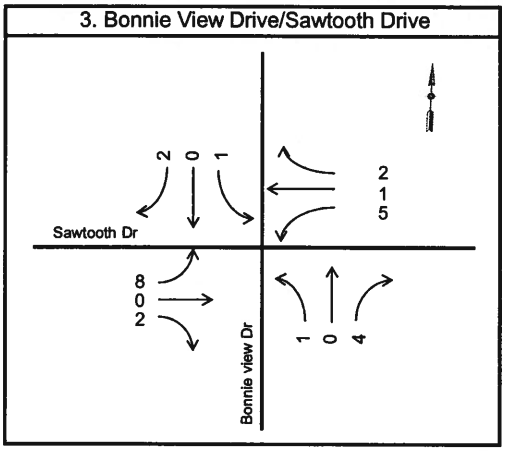
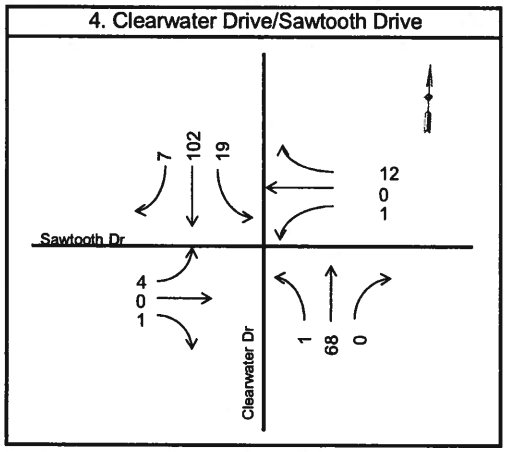
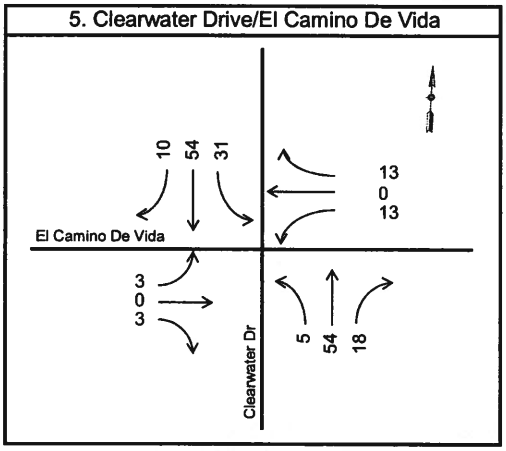
EXHIBIT 7
PM PEAK HOUR
TRAFFIC DIVERSIONS

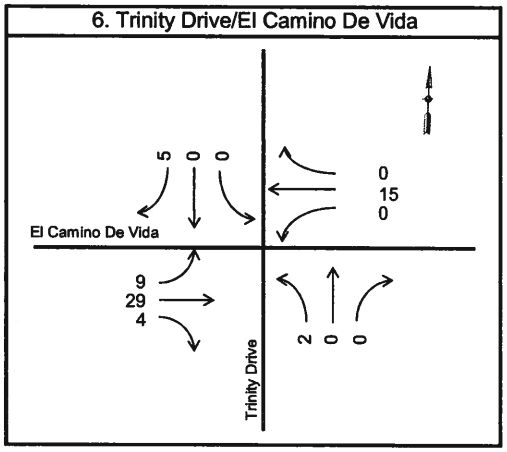












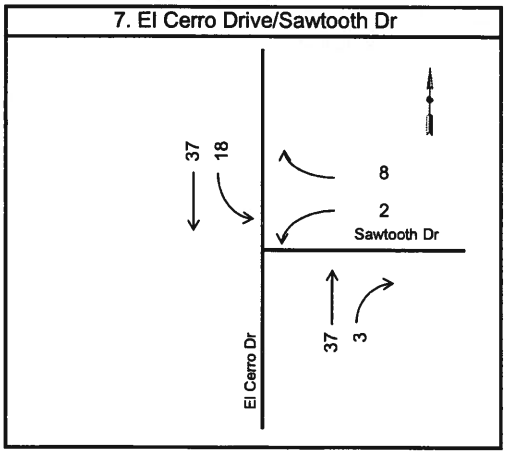


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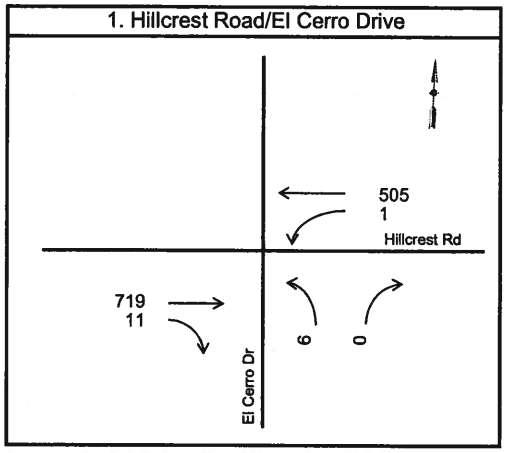
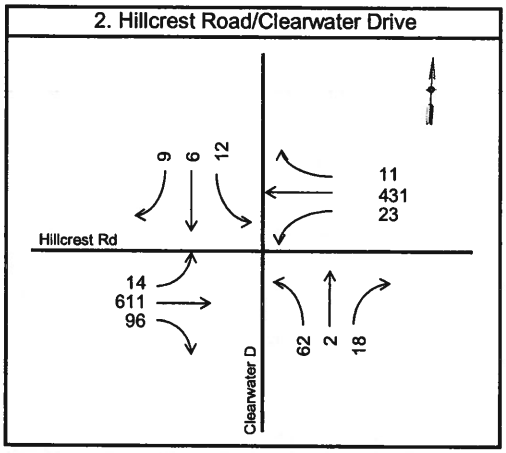
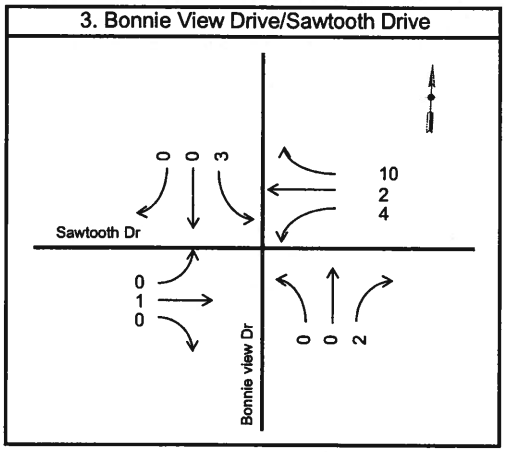
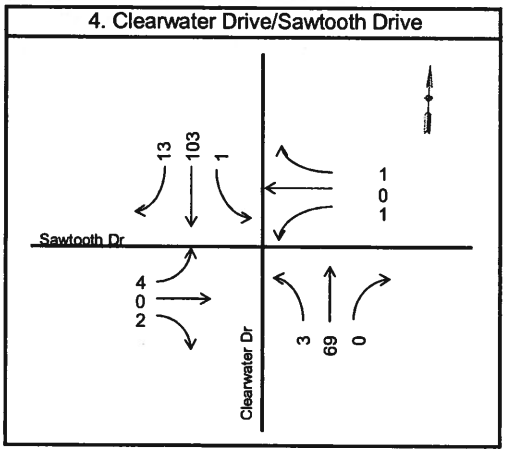
EXHIBIT 8
EXISTING PLUS PROJECT
PM PEAK HOUR
TRAFFIC VOLUMES

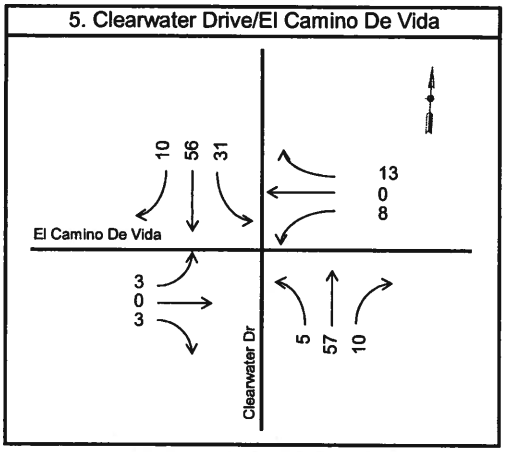
EXHIBIT 9
EXISTING PLUS PROJECT
DAILY TRAFFIC VOLUME

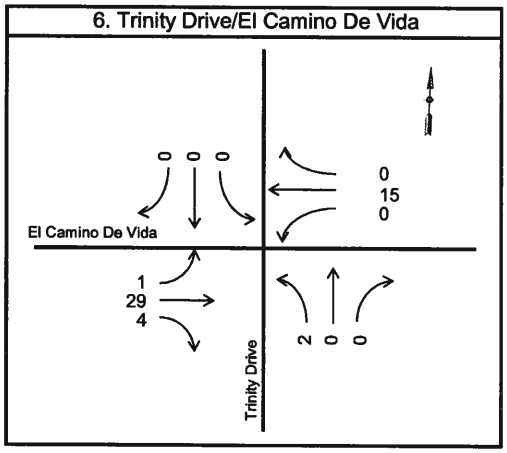












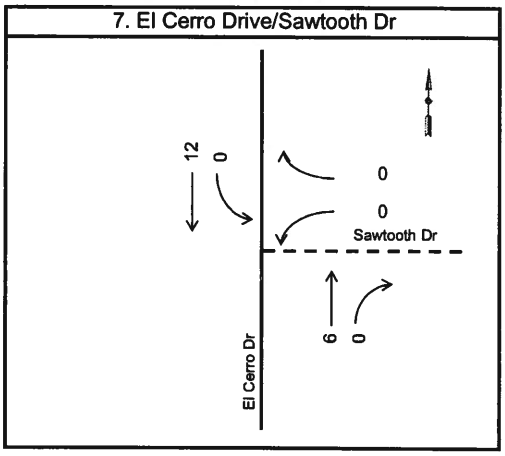


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EXHIBIT 10
BACKGROUND
PM PEAK HOUR
TRAFFIC VOLUMES

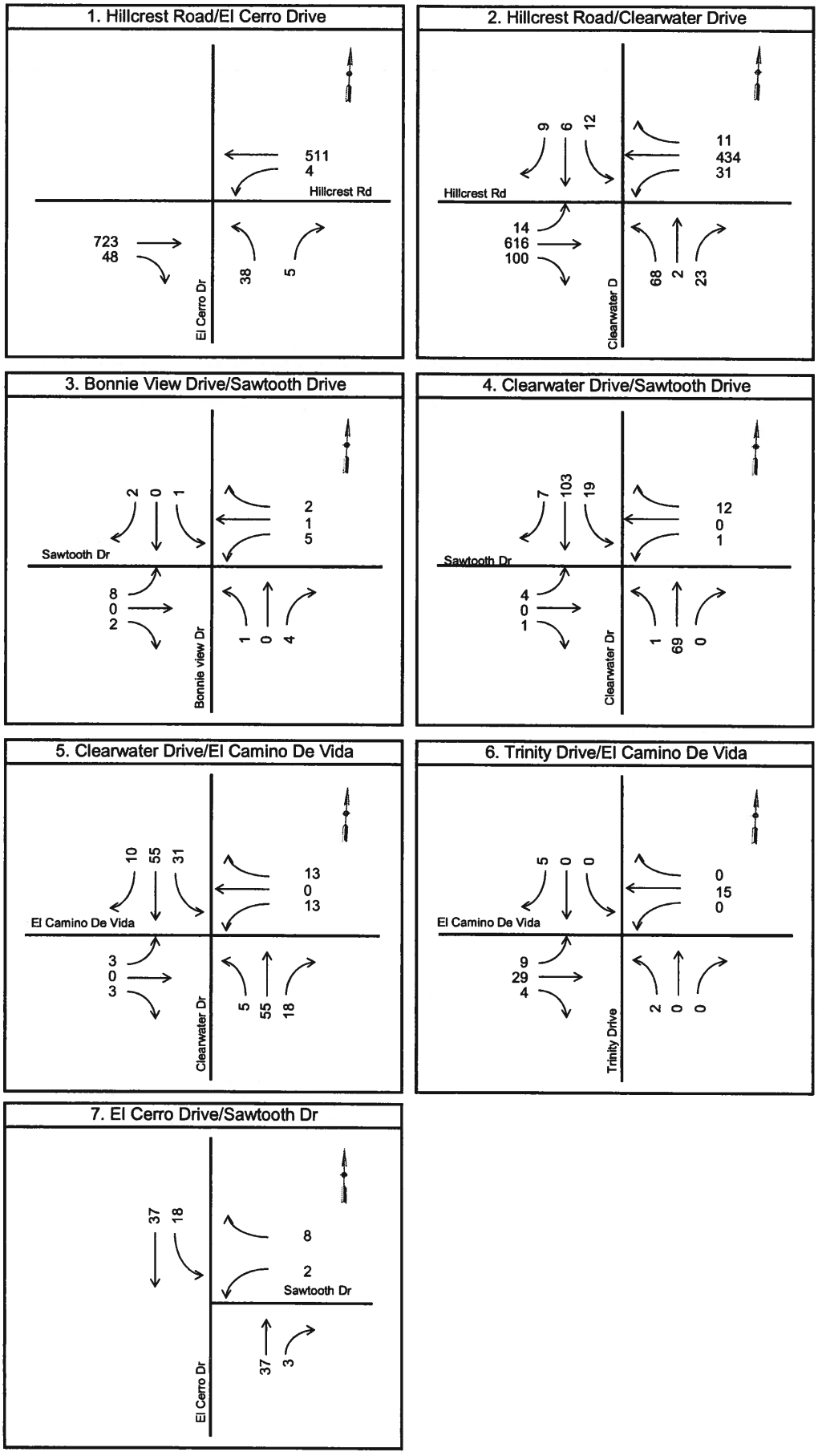

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EXHIBIT 11
BACKGROUND PLUS PROJECT
PM PEAK HOUR
TRAFFIC VOLUMES

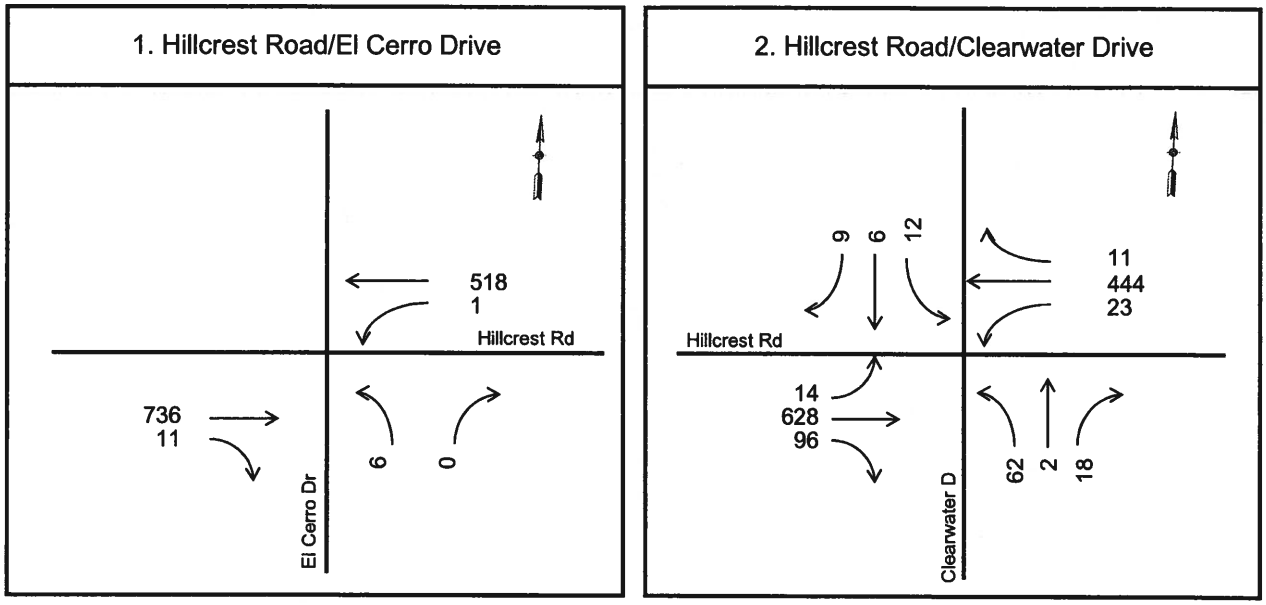

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EXHIBIT 12
CUMULATIVE WITHOUT PROJECT
PM PEAK HOUR
TRAFFIC VOLUMES

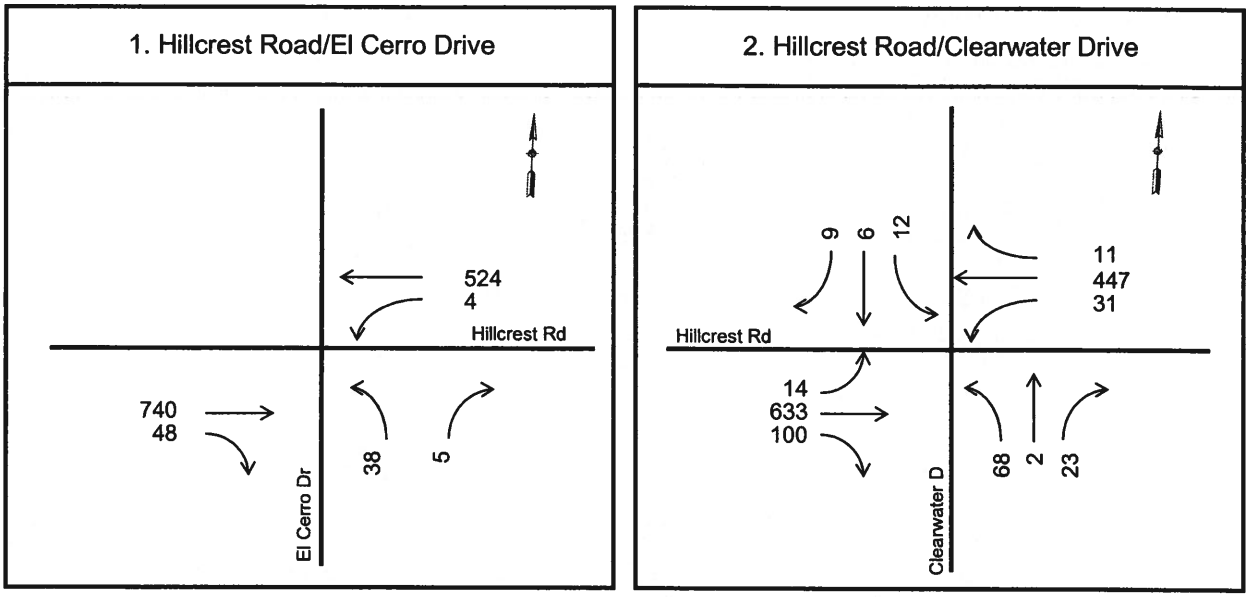

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EXHIBIT 13
CUMULATIVE WITH PROJECT
PM PEAK HOUR
TRAFFIC VOLUMES