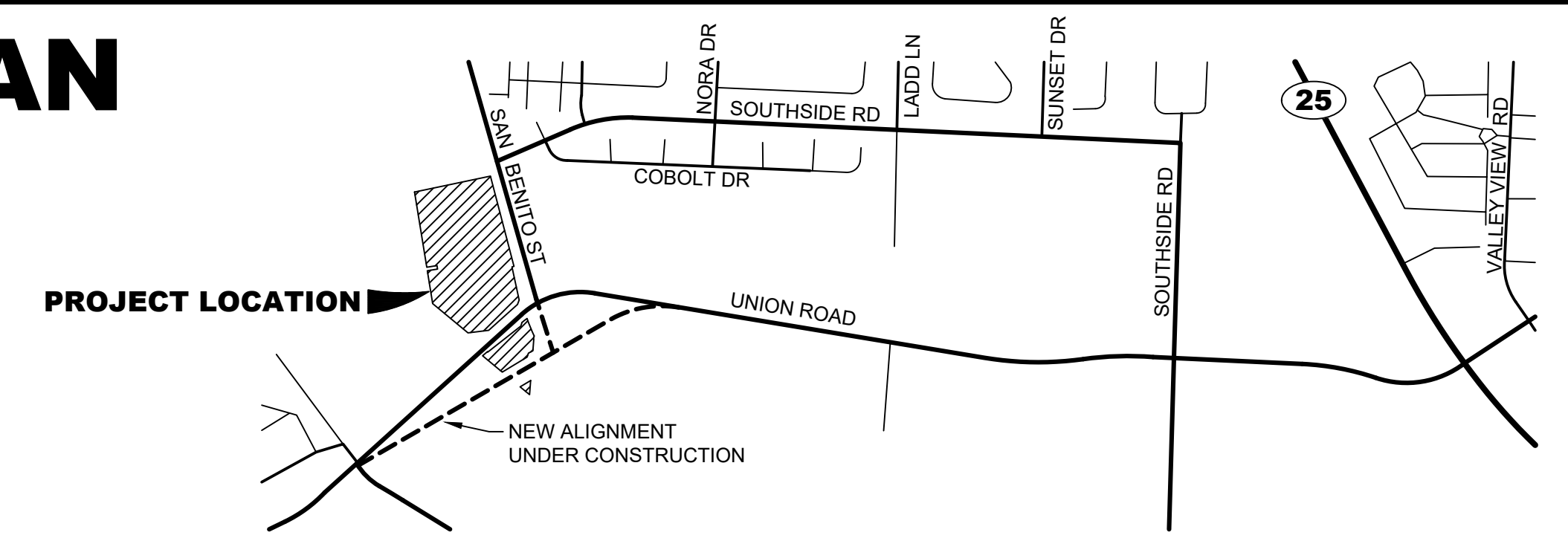
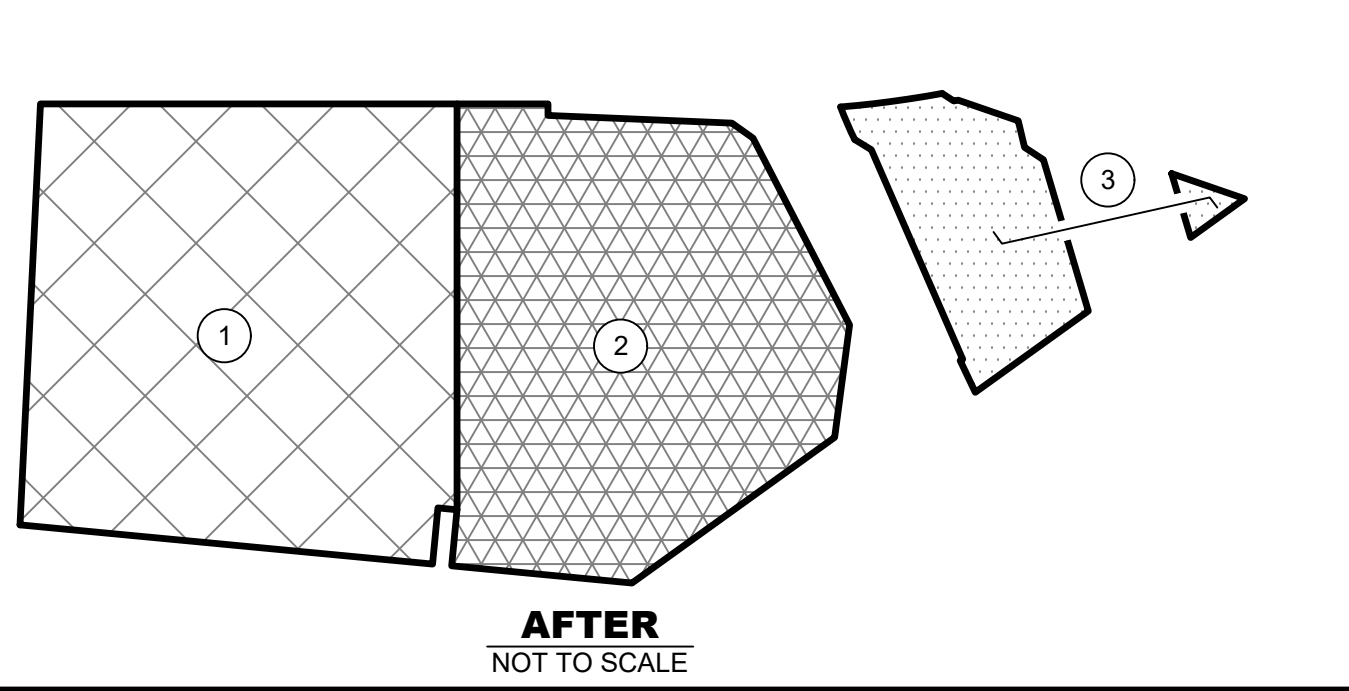
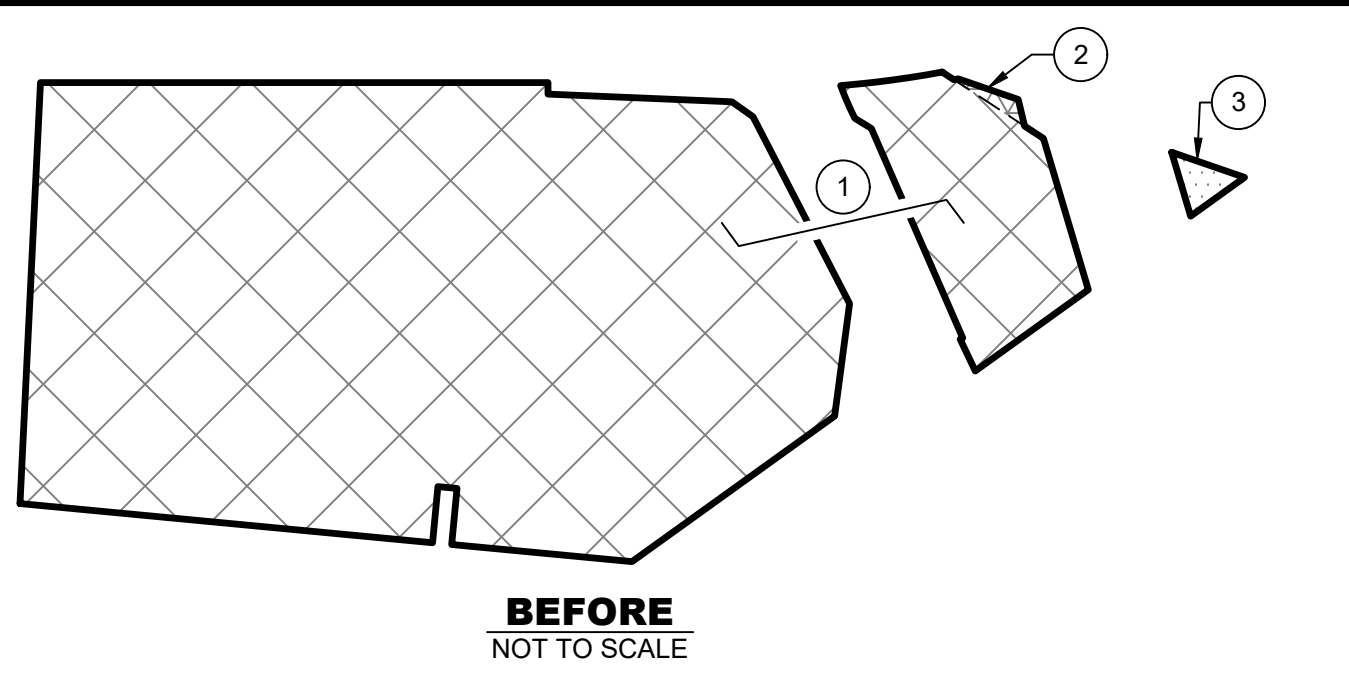


# LOT LINE ADJUSTMENT SITE PLAN LANDS OF D&D BRIGANTINO 2220 CIENEGA ROAD HOLLISTER, CA



**VICINITY MAP**  
NOT TO SCALE

**PROJECT INFORMATION**

**OWNER:** BRIGANTINO D & D FAM LTD PARTNERSHIP  
P.O. BOX 928  
HOLLISTER, CA 95024-0928  
1-831-801-6142  
DAVE@SANBENITOREALTY.COM

**APPLICANT:** DAVE BRIGANTINO  
P.O. BOX 928  
HOLLISTER, CA 95024-0928  
1-831-801-6142  
DAVE@SANBENITOREALTY.COM

**ENGINEER:** MATTHEW J. KELLEY, RCE 62098  
KELLEY ENGINEERING & SURVEYING  
400 PARK CENTER DRIVE SUITE #4  
HOLLISTER, CA 95023  
(831) 636-1104

**ASSESSOR'S PARCEL NUMBERS:** 020-280-053

**TOTAL AREA:** 9.520 ACRES

**EXISTING LOT COVERAGE:** 1.4%

**PROPOSED LOT COVERAGE:** 3.3% (< 50% MAX)

**EXISTING LAND USE:** AGRICULTURE / RESIDENTIAL

**GENERAL PLAN:** COMMERCIAL THOROUGHFARE/  
RESIDENTIAL RURAL

**ZONING:** NEIGHBORHOOD COMMERCIAL (C2) / RURAL  
RESIDENTIAL

**REQUIRED SETBACKS:**  
FRONT 25'  
SIDE 32'  
REAR 35'

**FIRE SEVERITY:** NON-WILDLAND/NON-URBAN  
FLOOD HAZARD ZONE: ZONE X  
SEISMIC HAZARD ZONE: ALQUIST-PRIOLO FAULT ZONE  
WATER FEATURES: SAN BENITO RIVER IS 600 FEET  
WEST OF PARCEL  
SOURCE OF WATER: ON SITE WELL  
SEWER SERVICE: SEPTIC  
GAS & ELECTRIC SERVICE: PG&E

**FARMLAND**

PRIME FARMLAND: ACCORDING TO THE WEB BASED CALIFORNIA  
IMPORTANT FARMLAND FINDER BY THE CALIFORNIA DEPARTMENT  
OF CONSERVATION, THE PROJECT PARCEL IS DESIGNATED AS  
GRAZING LAND.

GRADE-1 SOIL: ACCORDING TO SAN BENITO COUNTY'S WEBGIS, A  
PORTION OF THE PROJECT SITE CONTAINS GRADE 1 SOILS.

**LEGEND**

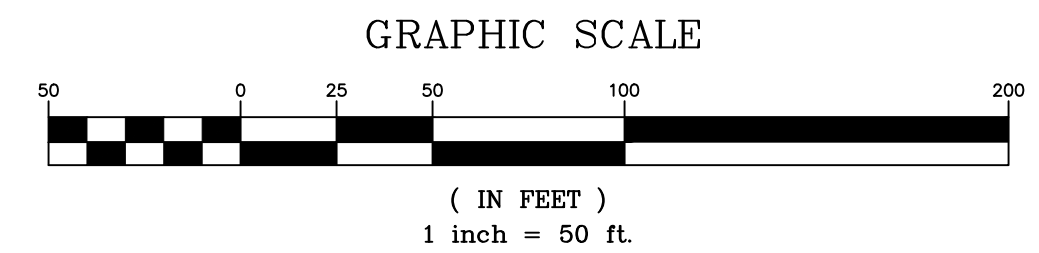
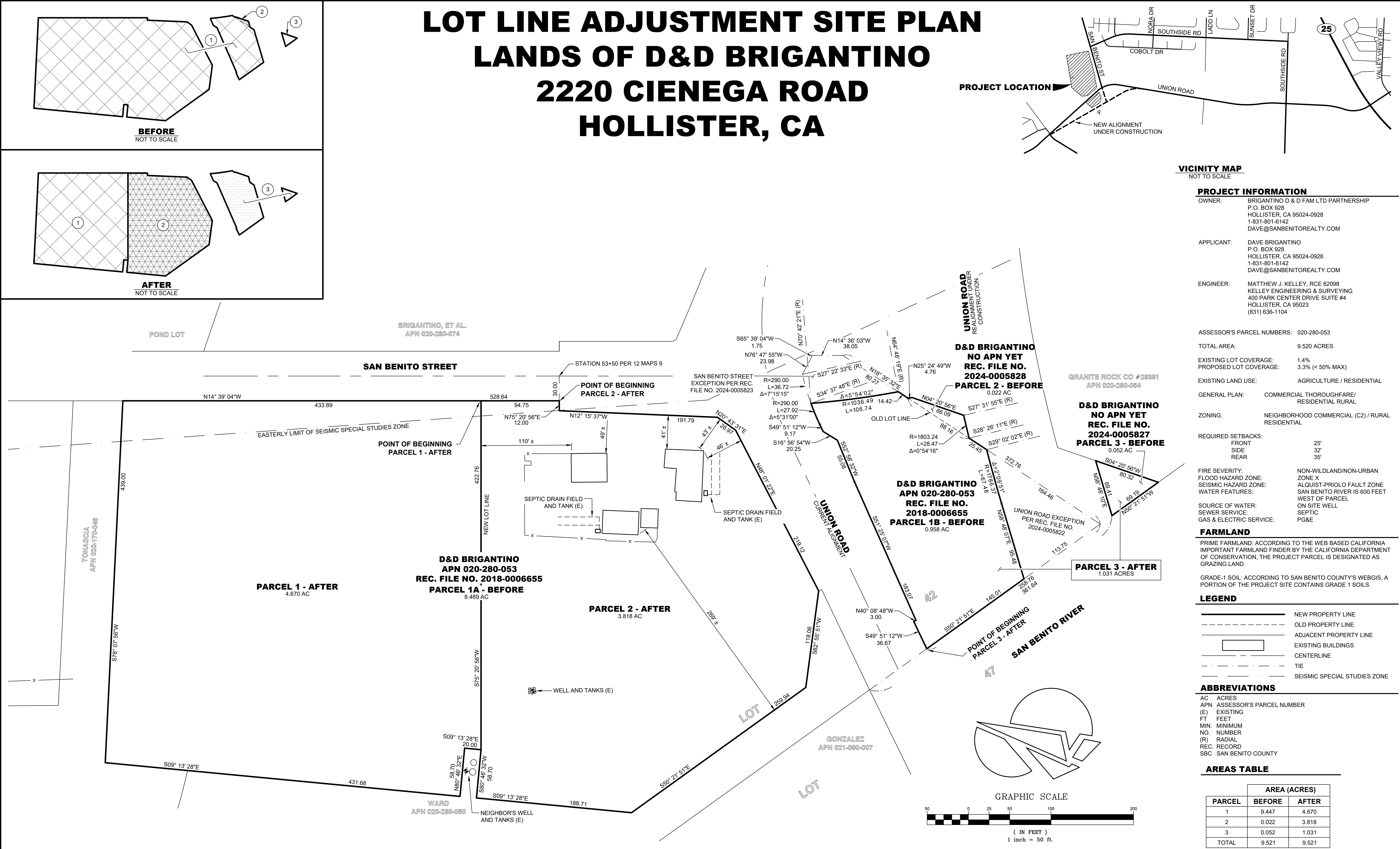
- NEW PROPERTY LINE
- OLD PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING BUILDINGS
- CENTERLINE
- TIE
- SEISMIC SPECIAL STUDIES ZONE

**ABBREVIATIONS**

- AC ACRES
- APN ASSESSOR'S PARCEL NUMBER
- (E) EXISTING
- FT FEET
- MIN. MINIMUM
- NO. NUMBER
- (R) RADIAL
- REC. RECORD
- SBC SAN BENITO COUNTY

**AREAS TABLE**

PARCEL	AREA (ACRES)	
	BEFORE	AFTER
1	9.447	4.670
2	0.022	3.818
3	0.052	1.031
<b>TOTAL</b>	<b>9.521</b>	<b>9.521</b>



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:** NOVEMBER 2024  
**SCALE:** 1" = 50'  
**DESIGNED:** MJK, TJK  
**DRAWN:** TJK  
**JOB No.:** 24023

**LOT LINE ADJUSTMENT SITE PLAN  
LANDS OF D&D BRIGANTINO  
2220 CIENEGA ROAD, HOLLISTER, CA**

**SHEET  
1  
OF 1**

\* FILE NAME: K:\Projects 2024\24023 - Brigantino Cienea LLA 01 LLA Site Plan.dwg - Plotted on: Monday, 18 November 2024 at 7:38pm by: MATT