

**APPLICANT:**  
 EMC PLANNING GROUP INC  
 BRIAN FOUCHT  
 601 ABREGO ST  
 MONTEREY, CA 93940  
 (831) 649-1799  
 FOUCHT@EMCPLANNING.COM

**OWNER:**  
 MARICH CONFECTIONERY ASSOCIATES  
 C/O LEONARD SPELT  
 2101 BERT DR  
 HOLLISTER, CA 95023  
 (408) 309-3509  
 LEONARD.SPELT@MARICH.COM

**CIVIL ENGINEER:**  
 SAN BENITO ENGINEERING & SURVEYING, INC.  
 502 MONTEREY ST  
 HOLLISTER, CA 95023  
 (831) 637-2763  
 info@sanbenitoeng.com

**PROPERTY INFO:**  
 APN: 051-120-047  
 PARCEL SIZE: 9.91 ACRES  
 GENERAL PLAN: INDUSTRIAL  
 ZONING: LIGHT INDUSTRIAL (M-1)  
 SEISMIC: PROPERTY IS NOT LOCATED IN FAULT ZONE  
 FLOOD: PROPERTY IS NOT LOCATED IN FEMA FLOOD ZONE  
 FIRE SEVERITY: NON-WILDLAND/NON-URBAN  
 WATER: CITY OF HOLLISTER  
 SEWER: CITY OF HOLLISTER

**PROJECT DESCRIPTION:**

THE PROJECT PROPOSES A VESTING TENTATIVE MAP TO SUBDIVIDE THE PROPERTY INTO A 5.91 ACRE PARCEL AND A 4.00 ACRE PARCEL. THE EXISTING COMMERCIAL DEVELOPMENT WILL BE ON THE 5.91 ACRE PARCEL, AND NO DEVELOPMENT IS PROPOSED ON THE 4.00 ACRE PARCEL.

**EASEMENTS:**

- AN EASEMENT FOR A SINGLE LINES OF POLES AND INCIDENTAL PURPOSES IN FAVOR OF COAST COUNTIES GAS AND ELECTRIC COMPANY, RECORDED APRIL 17, 1950 AS BOOK 169, PAGE 409 OF OFFICIAL RECORDS. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEFERRED IMPROVEMENT AGREEMENT" RECORDED NOVEMBER 06, 1979 AS INSTRUMENT NO. 152268 IN BOOK 447, PAGE 408 OF OFFICIAL RECORDS.
- AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF FUTURE INVESTMENT COMPANY, A GENERAL PARTNERSHIP, RECORDED DECEMBER 31, 1980 AS INSTRUMENT NO. 159444 IN BOOK 460, PAGE 217 OF OFFICIAL RECORDS. THE LOCATION OF THIS EASEMENT IS NOW PART OF BERT DRIVE.

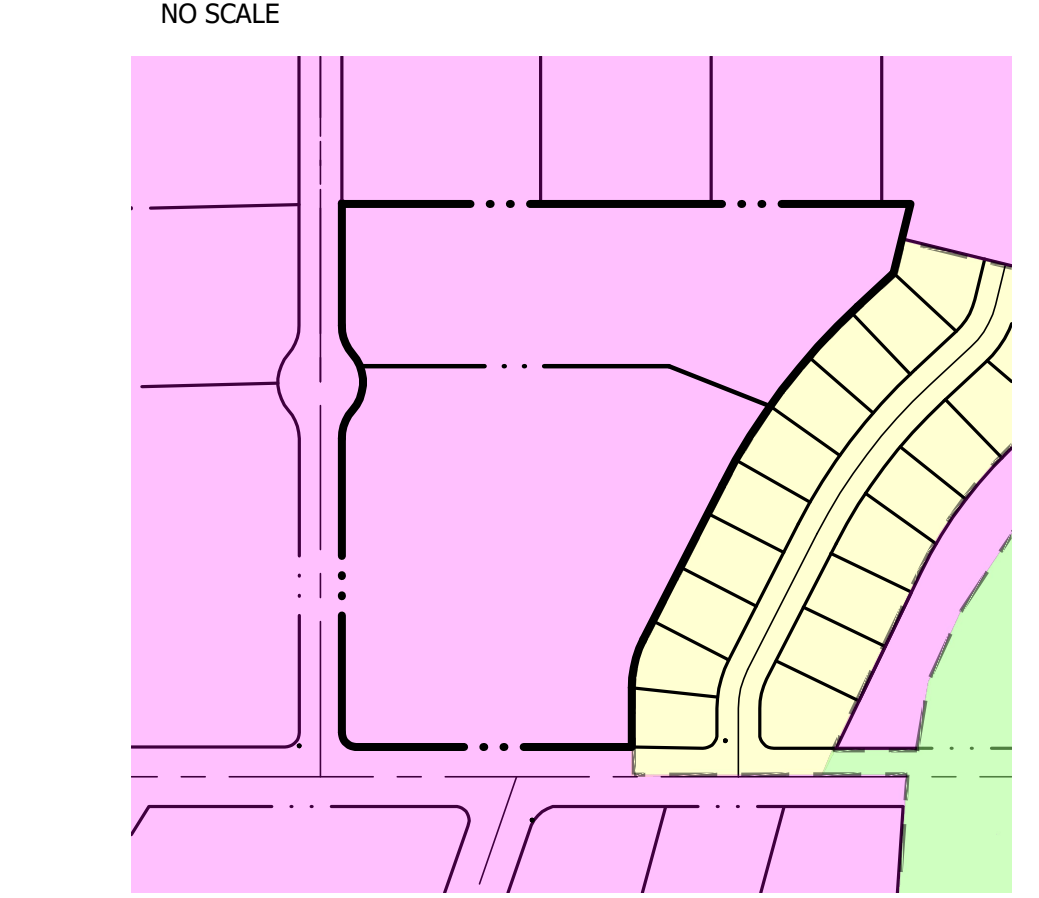
**NOTES:**

- TOPOGRAPHIC SURVEY BY SAN BENITO ENGINEERING & SURVEYING, 15 MAY, 2024
- TOTAL AREA: 9.91 ACRES. TWO PARCELS PROPOSED, MINIMUM LOT SIZE IS 4.00 ACRES, AVERAGE LOT SIZE IS 4.95 ACRES. NO IMPROVEMENTS PROPOSED AT THIS TIME.

**LEGEND**

- FLOOD HAZARD ZONE
- HOLLISTER CITY LIMIT
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROJECT SITE BOUNDARY
- EXISTING EDGE OF PAVEMENT
- EXISTING CENTERLINE OF ROAD
- EXISTING BUILDING OUTLINE
- EXISTING EASEMENT
- EXISTING WATER
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN

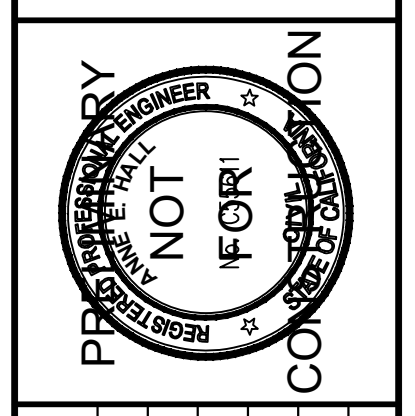
**VICINITY MAP**



**LAND USE**  
 NO SCALE

- LIGHT INDUSTRIAL (M-1) CITY OF HOLLISTER
- SINGLE FAMILY RESIDENTIAL (R1) SAN BENITO COUNTY

**SAN BENITO ENGINEERING & SURVEYING, INC.**  
 502 Monterey Street Hollister, California 95023  
 (831) 637-2763 email: info@sanbenitoeng.com



NO.	REVISIONS	DATE

CITY OF HOLLISTER  
**2101 BERT DR**  
**APN: 051-120-047**  
 SAN BENITO COUNTY, CALIFORNIA

VESTING TENTATIVE MAP  
**MARICH**  
**SUBDIVISION**

SCALE: SCALE 1" = 50'  
 DATE: 19 July 2024  
 JOB #: 124014  
 DWG: 124014TM.dwg  
 SHEET: 1  
 OF SHEETS

\* FILE NAME: X:\AutoCAD Projects\124014\124014TM.dwg \* Plotted on: Friday, 19 July 2024 at 1:59pm by: VSINGH \*