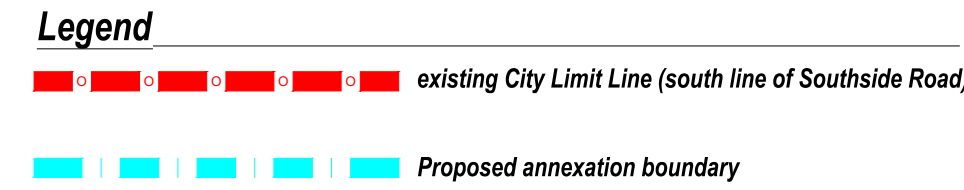


**Notes:**  
**Basis of Bearings:** The bearings shown on this map are based on the centerline of Southside Road as found monumented and recorded as North 2°10'01" East on the description of the project parcel contained within the current deed for the project parcel. doc# 2017-0003217, San Benito County Records.  
**Benchmark:** Elevations shown on this plan set are based on NGS 8698, GU2822 - CGS disk stamped 6558 (Point 1953" in the abutment at the northwest end of the 4th Street bridge, ELEVATION 267.21 (NAVD83)).  
**Underground Utility Note:** Observed surface evidence of utility lines including facilities, appurtenances, and markings were used in depicting the locations of underground utilities. However, lacking excavation the exact location and depth of underground utility features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.  
**Flood Zone:** portions of this project lie within Zone X, 0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas less than one square mile per FEMA FIRM LOMR-APP Case No. 17-09-1234P effective 1/8/2018 Panel 185 of 955 revision to FIRM Panel 06099C0185D per FEMA.  
**Seismic Zone:** Areas of this project site fall within a seismic special studies zone along a branch of the Calaveras Fault according to the State of California Special Studies Zone Map, Hollister-Quadrangle Effective January 1, 1982. These areas are between the lines labeled as such on the map.  
**Boundary Note:** The boundary and easement information shown is based on record information contained within the documents noted together with found physical monuments. All full boundary resolution and determination will accompany the subdivision mapping when appropriate.

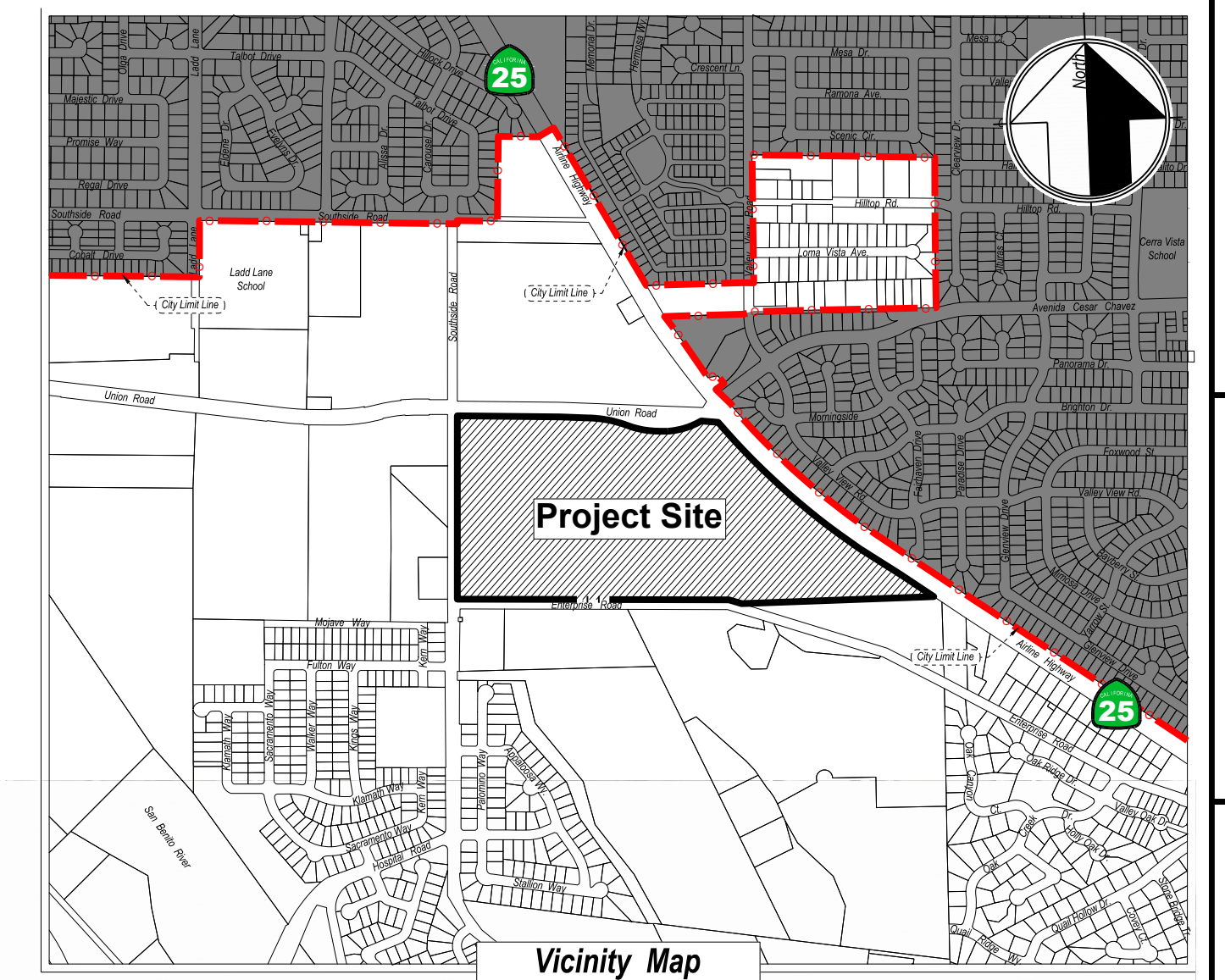


**Project Data**

**Project Name:** Lico Enterprise  
**Assessors Parcel Number:** 020-290-056  
**Property Location:** 209 Enterprise Road (project is bound by Enterprise Rd, Southside Rd, Union Rd & Highway 25)  
**Parcel Size:** 55.512 acres  
**Proposed Pre-zoning Designation:** Specific Plan or Residential/Performance Overlay  
**San Benito County Zoning:** Rural Residential  
**San Benito County General Plan:** Residential Mixed  
**City of Hollister General Plan:** Low Density Residential Mixed Use  
**Number of Existing Dwelling Units/Buildings:** 2 single family homes, 6 unit ag housing building, 4 sheds/outbuildings  
**Flood Zone:** portions of this project lie in Zone X, 0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas less than one square mile per FEMA FIRM LOMR-APP Case No 17-09-1234P effective 1/8/2018 Panel 185 of 955 revision to FIRM Panel 06099C0185D per FEMA  
**Seismic Zone:** areas of this project site fall within a seismic special studies zone along a branch of the Calaveras Fault according to the State of California Special Studies Zone Map, Hollister Quadrangle Effective January 1, 1982. These areas are between the lines labeled as such on the map.  
**Water District:** project property is entirely within the Sunnyslope County Water District Boundary  
**Proposed Pre-zoning:** Specific Plan or Residential/Performance Overlay  
**Boundary of Proposed Annexation:** All of APN 020-290-056 including the adjacent dedicated right of ways of Enterprise Road, Southside Road, Union Road, & Highway 25 as required by LAFCO Policy 2.2.19  
**Use of Adjacent Properties:** as labeled on face of plan - generally as follows:  
**West:** RR parcels (walnut orchard & 3 rr residential parcels)  
**North:** RR parcels (walnut orchard & ag facility north of Union Rd)  
**East:** Single Family Residential  
**South:** Single Family Residential (Vista Del Calabria), 2 rr parcels, & enterprise storm detentions basin  
**Easements:**  
slope easement adjacent to enterprise storm detention basin  
SSCWD well site & water facility easement (along Southside Road)

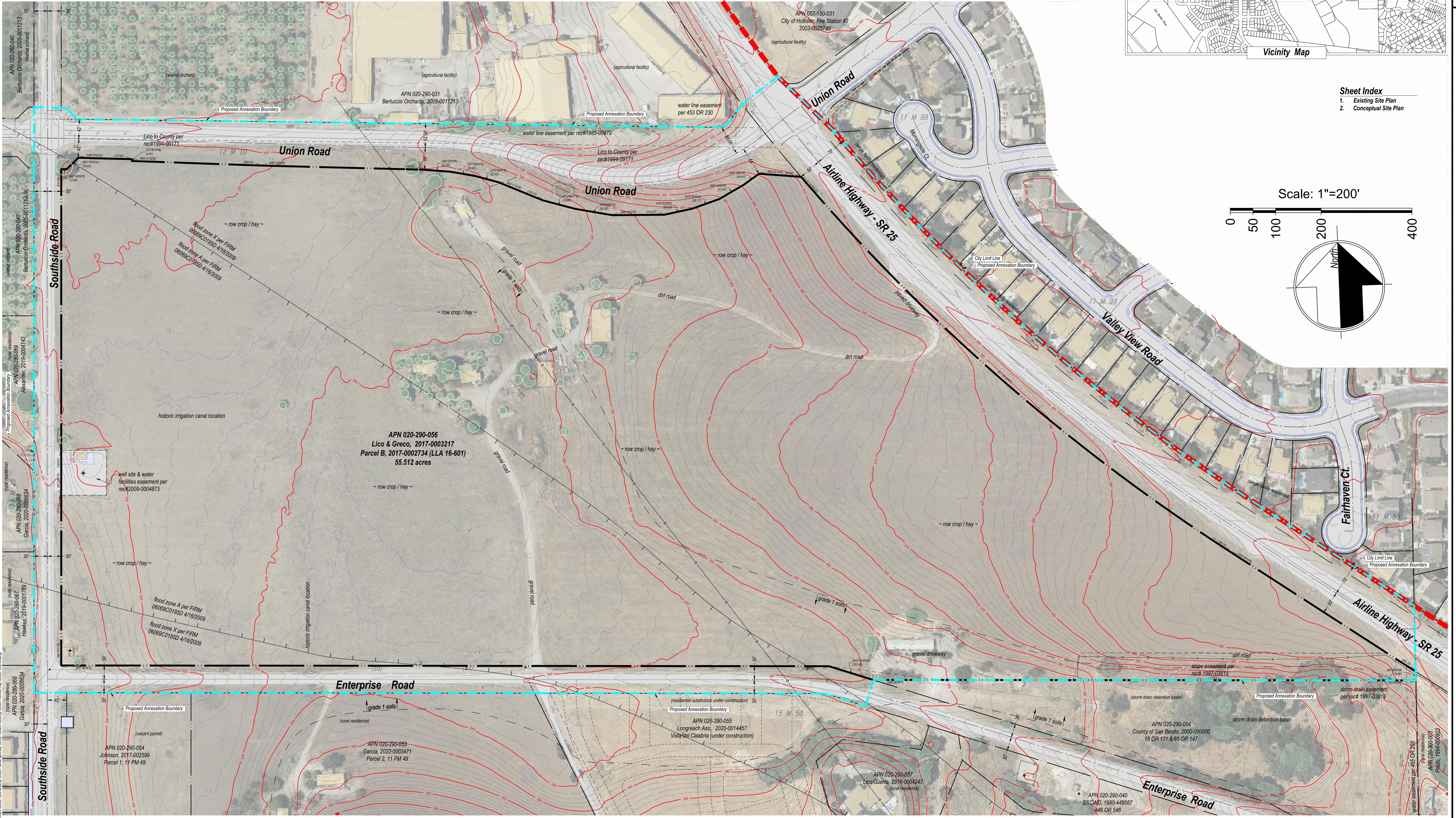
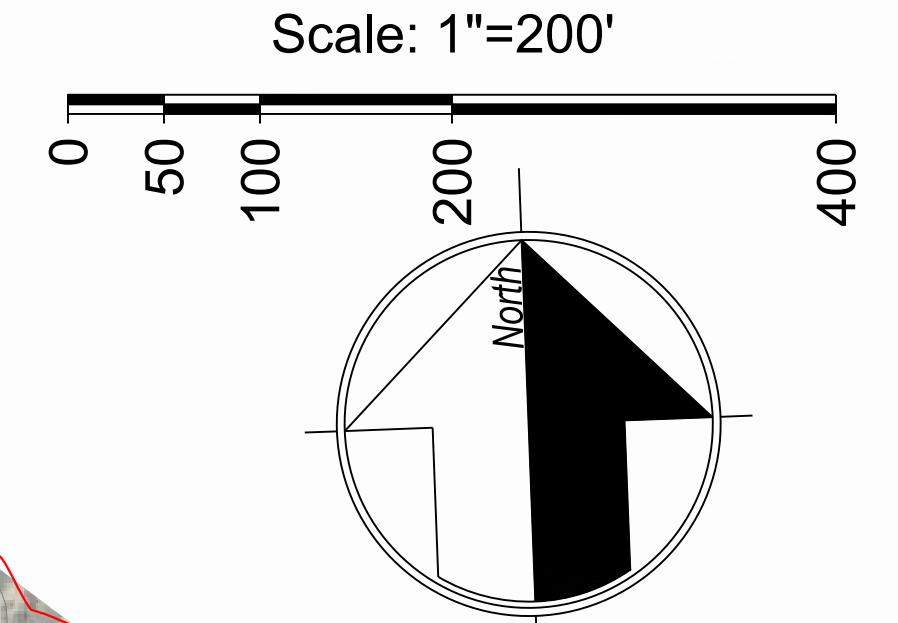
**Applicant / Owner / Agent / Engineer**

**Applicant:**  
Lico & Greco Properties, LLC  
PO Box 2583  
Hollister, CA 95024  
831.595.5713 / joelico1934@gmail.com  
**Owner:**  
Lico & Greco Properties, LLC  
PO Box 2583  
Hollister, CA 95024  
831.595.5713 / joelico1934@gmail.com  
**Owner's/Applicant's Agent:**  
K2 Solutions LLC, Karson Klauer  
1485 Rosebud Ct.  
Hollister, CA 95023  
831.801.0858 / k2solutions.sbc@gmail.com  
**Engineer/Surveyor:**  
MH Engineering, Allen Andrade  
16075 Vineyard Blvd.  
Morgan Hill, CA 95037  
831.524.2212 / allena@mhengineering.com



**Sheet Index**

- Existing Site Plan
- Conceptual Site Plan

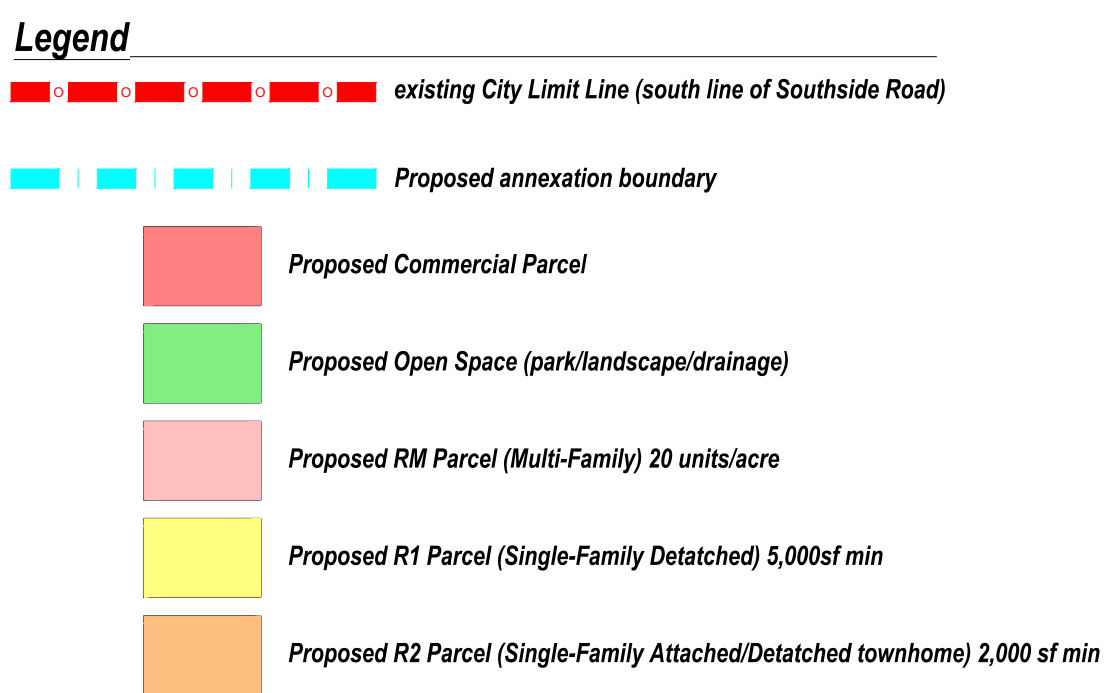


**MH engineering Co.**  
16075 Vineyard Boulevard  
Morgan Hill, CA 95037

**Existing Site**  
**Lico Enterprise, Pre-Zoning & Annexation**

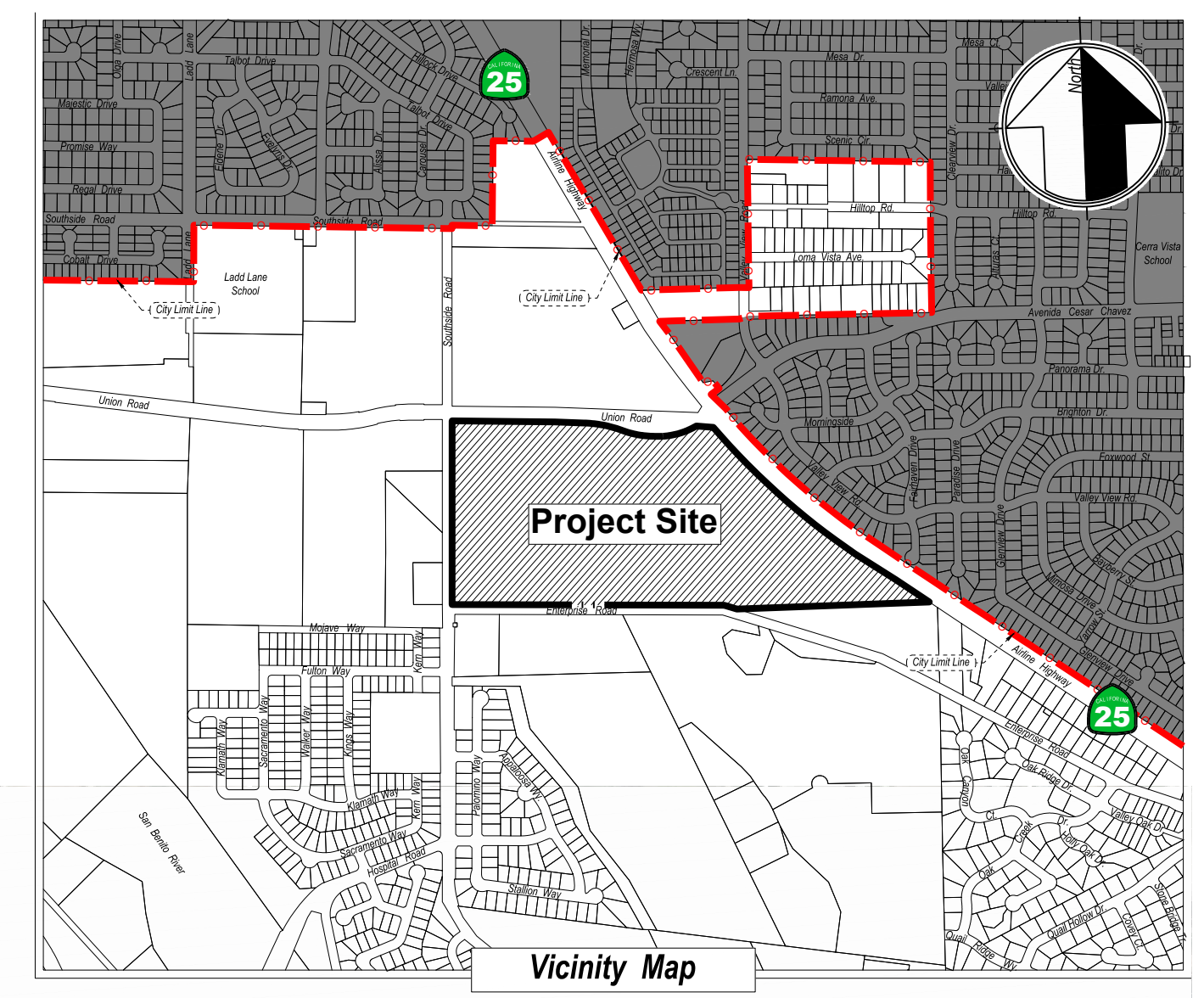
DATE: 2023-08-07  
SCALE: AS  
DRAWN BY: AS  
CHECKED BY: IK  
JOB NO: 220021  
SHEET: PZ-1  
OF: 2

**Notes:**  
**Basis of Bearings:** The bearings shown on this map are based on the centerline of Southside Road as found monumented and recorded as North 2°10'01" East on the description of the project parcel contained within the current deed for the project parcel. doc# 2017-0023217, San Benito County Records.  
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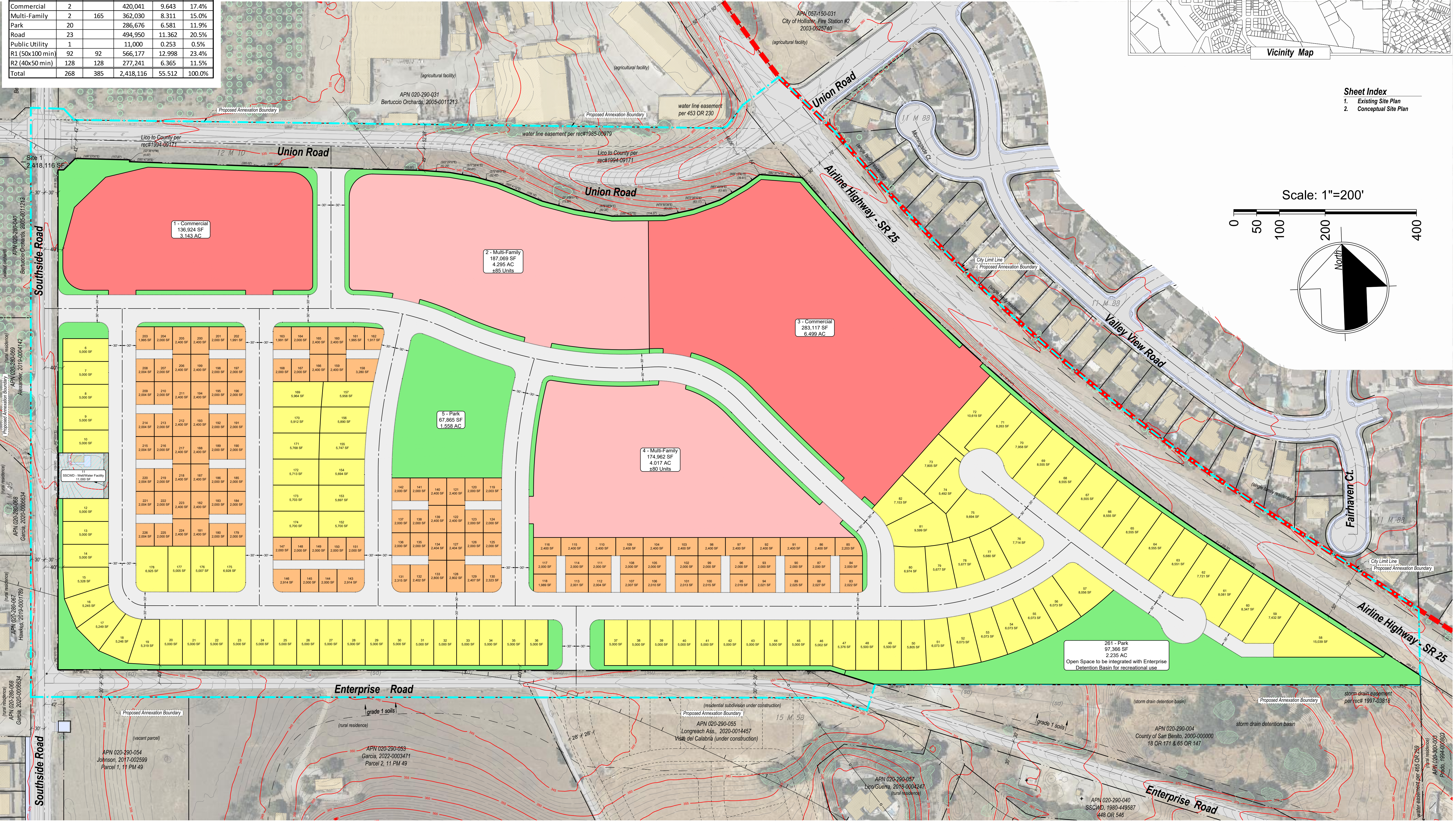
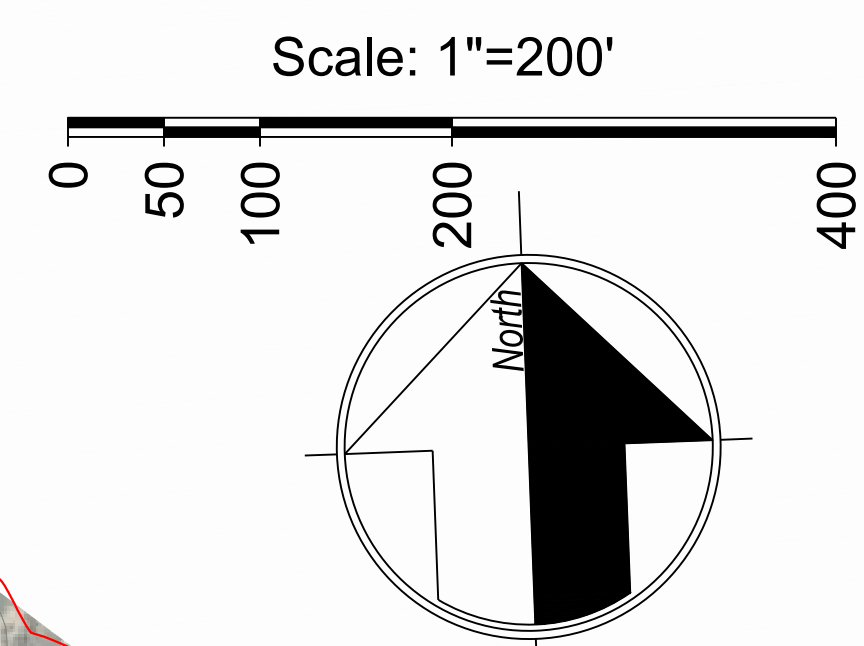
**Project Data**  
**Project Name:** Lico Enterprise  
**Assessors Parcel Number:** 020-290-056  
**Property Location:** 209 Enterprise Road (project is bound by Enterprise Rd, Southside Rd, Union Rd & Highway 25)  
**Parcel Size:** 55.512 acres  
**Proposed Pre-zoning Designation:** Specific Plan or Residential/Performance Overlay  
**San Benito County Zoning:** Rural Residential  
**San Benito County General Plan:** Residential Mixed  
**City of Hollister General Plan:** Low Density Residential Mixed Use  
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**Seismic Zone:** areas of this project site fall within a seismic special studies zone along a branch of the Calaveras Fault according to the State of California Special Studies Zone Map, Hollister Quadrangle Effective January 1, 1982. These areas are between the lines labeled as such on the map.  
**Water District:** project property is entirely within the Sunnyside County Water District Boundary  
**Proposed Pre-zoning:** Specific Plan or Residential/Performance Overlay  
**Boundary of Proposed Annexation:** All of APN 020-290-056 including the adjacent dedicated right of ways of Enterprise Road, Southside Road, Union Road, & Highway 25 as required by LAFCO Policy 2.2.19  
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**Easements:**  
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**Owner's/Applicant's Agent:**  
 K2 Solutions LLC, Karson Klauer  
 1485 Rosebud Ct.  
 Hollister, CA 95023  
 831.801.0858 / k2solutions.sbc@gmail.com  
**Engineer/Surveyor:**  
 MH Engineering, Allen Andrade  
 16075 Vineyard Blvd  
 Morgan Hill, CA 95037  
 831.524.2212 / allena@mhengineering.com



Area Type	# of lots	# dwelling units	total area sf	ac	% of total area
Commercial	2		420,041	9.643	17.4%
Multi-Family	20	165	362,030	8.311	15.0%
Park	20		286,676	6.581	11.9%
Road	23		494,950	11.362	20.5%
Public Utility	1		11,000	0.253	0.5%
R1 (50x100 min)	92	92	566,177	12.998	23.4%
R2 (40x50 min)	128	128	277,241	6.365	11.5%
<b>Total</b>	<b>268</b>	<b>385</b>	<b>2,418,116</b>	<b>55.512</b>	<b>100.0%</b>

**Sheet Index**  
 1. Existing Site Plan  
 2. Conceptual Site Plan



**MH engineering Co.**  
 16075 Vineyard Boulevard  
 Morgan Hill, CA 95037

**Pre-Zoning Site Plan**  
**Lico Enterprise, Pre-Zoning & Annexation**

DATE: 2023-08-07  
 SCALE: AS SHOWN  
 DRAWN BY: AAR  
 CHECKED BY: IKK  
 JOB NO: 220021  
 SHEET: PZ-2  
 OF: 2