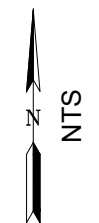


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- 15. Widened Collector Acreage Exhibit
- 16. Hillside Open Space Calculations Exhibit
- 17. 6,000 sqft Lot Exhibit

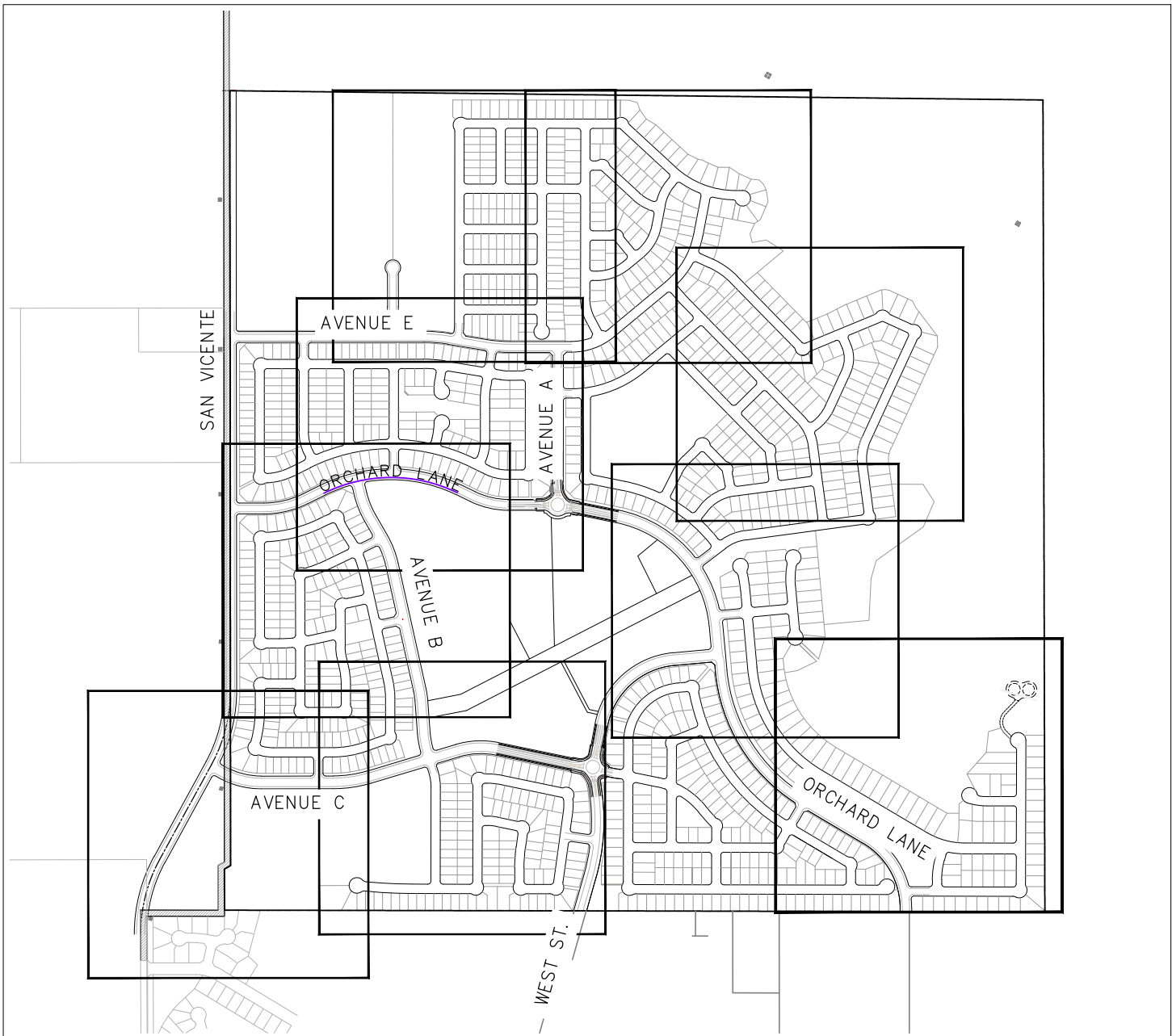


VTM COMPLIANCE EXHIBITS
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 MIRAMONTE
 SOLEDAD, CALIFORNIA
 APRIL, 2021

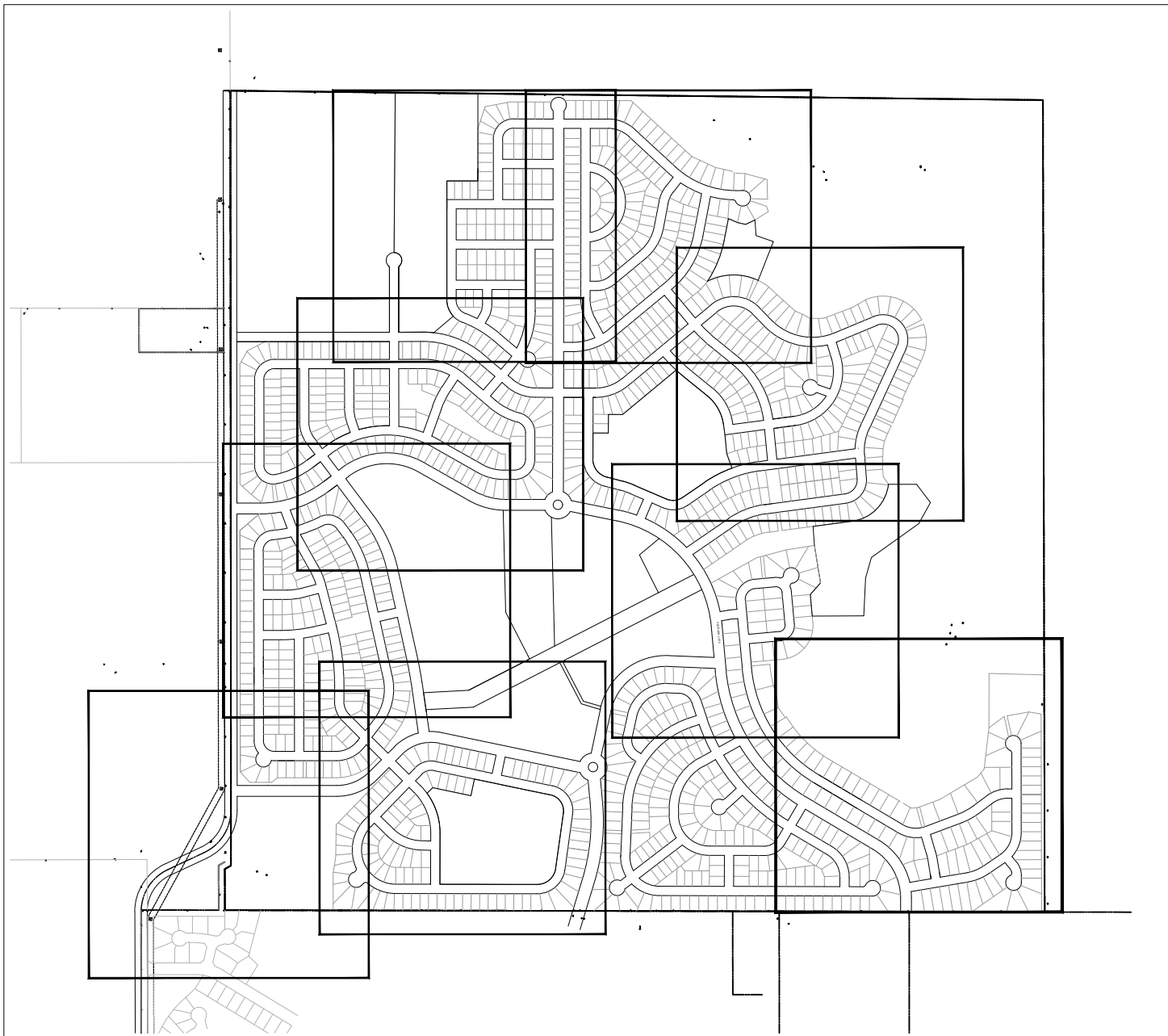
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REVISED
SITE PLAN



2018 VESTING TENTATIVE MAP
SITE PLAN

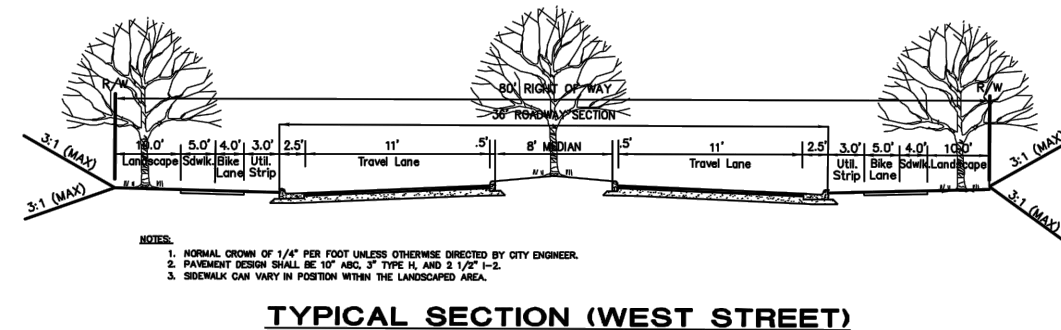
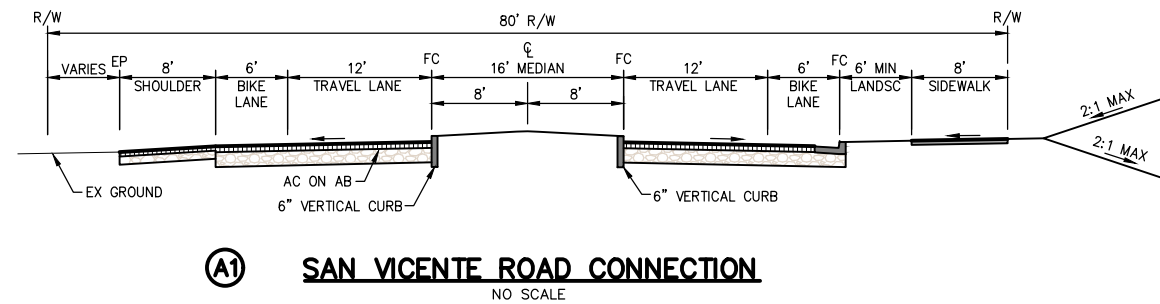
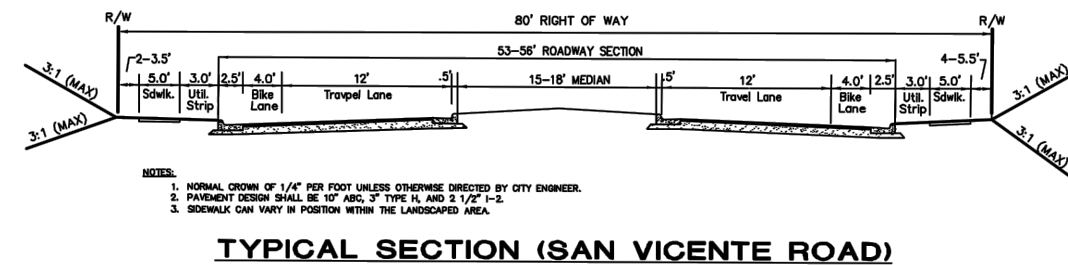
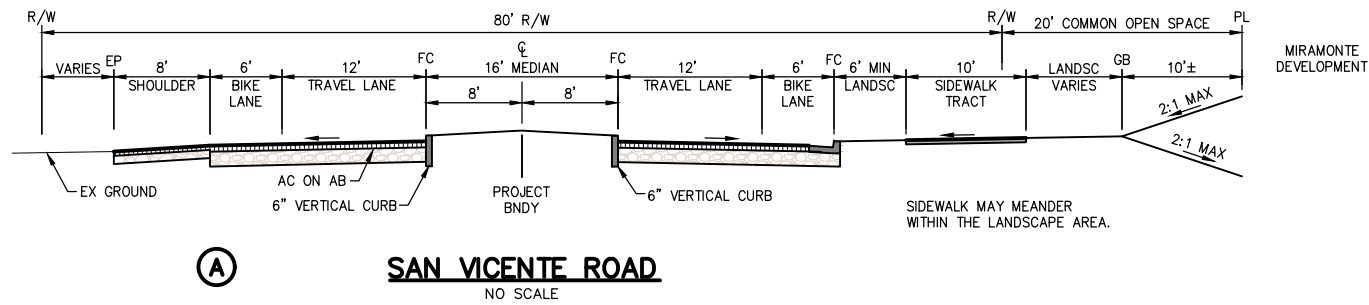


VTM COMPLIANCE EXHIBITS
KEY MAP
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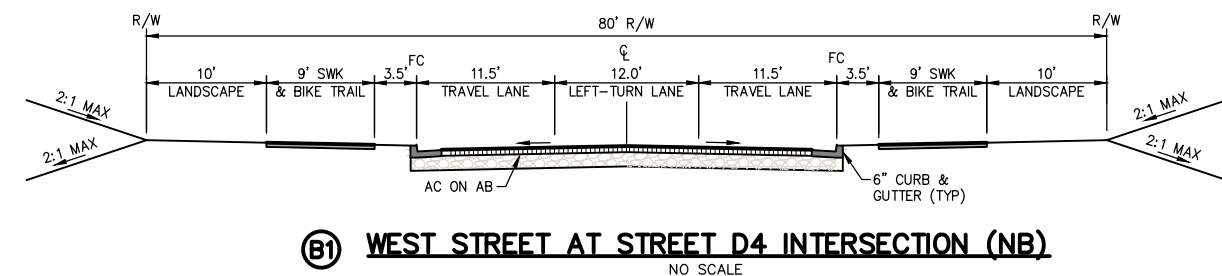
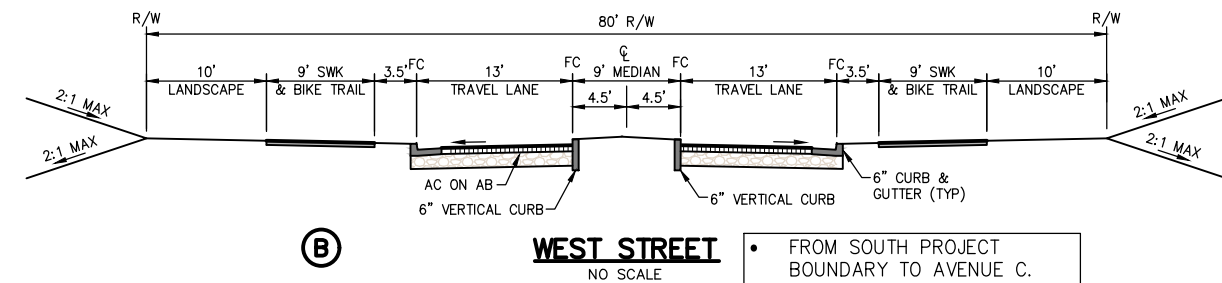
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2018 VESTING TENTATIVE MAP

NOTES

1. SAN VICENTE ROAD: SECTION A -
 - a. SHOULDER ONLY ON THE WEST SIDE TO ACCOMMODATE FARM OPERATIONS
 - b. SIDEWALK WIDENED TO 10' ON THE EAST (PROJECT) SIDE
 - c. ADDITIONAL 20' WIDE COMMON LANDSCAPE ON WEST SIDE
2. SAN VICENTE ROAD: SECTION A1 - SECTION FOR THE EXTENSION
3. WEST STREET:
 - a. PRIMARY SECTION B - NO CHANGE
 - b. NEW SECTION B1 - LEFT-TURN LANE ADDED AT STREET D4 INTERSECTION AS RECOMMENDED BY THE CITY'S TRAFFIC CONSULTANT



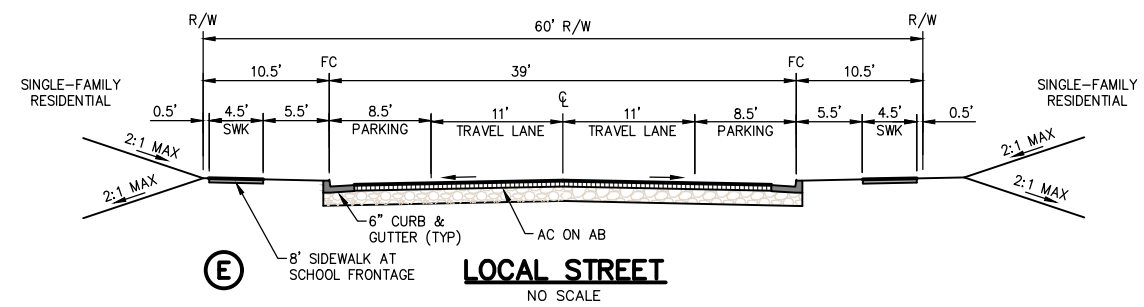
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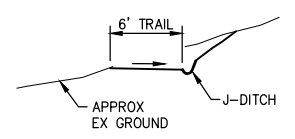
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STREET SECTIONS
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SOLEDAD, CALIFORNIA
APRIL, 2021

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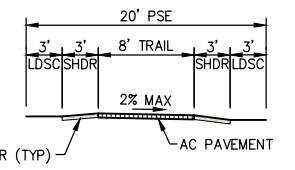
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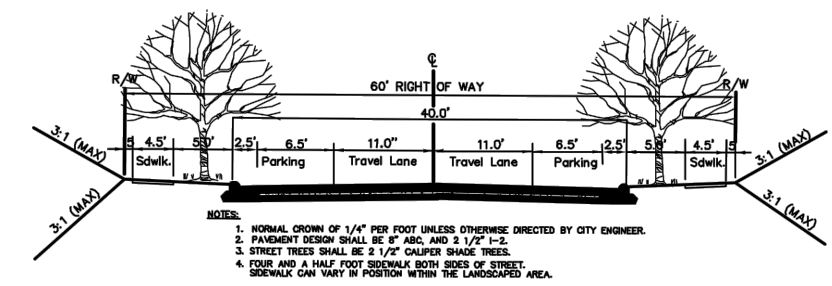


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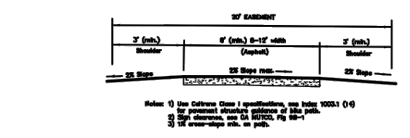


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TYPICAL SECTION (LOCAL STREET)



TYPICAL PATHWAY SECTION

2018 VESTING TENTATIVE MAP

NOTES

1. LOCAL STREETS:
 - a. PRIMARY SECTION E - NO CHANGE FROM VTM
 - b. NEW SECTION E1 - WIDENED SIDEWALK AT SCHOOL FRONTAGES PER SPECIFIC PLAN REQUIREMENTS
2. UNPAVED TRAIL SECTION S - NEW SECTION PER SPECIFIC PLAN
3. PAVED TRAIL SECTION T - LANDSCAPE AREA ADDED TO EACH SIDE

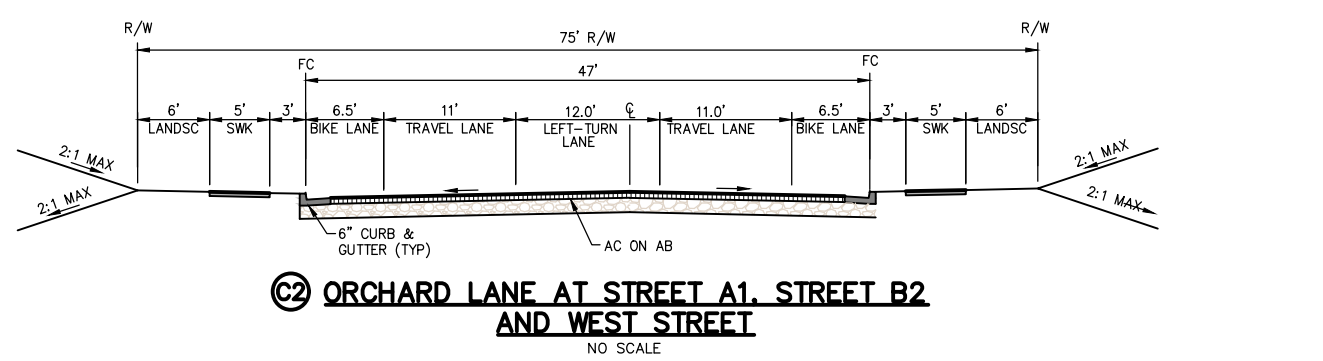
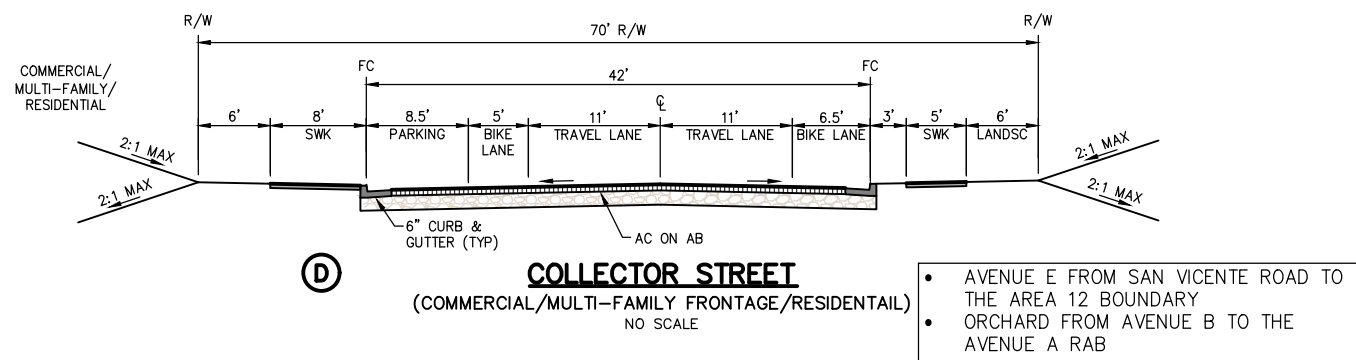
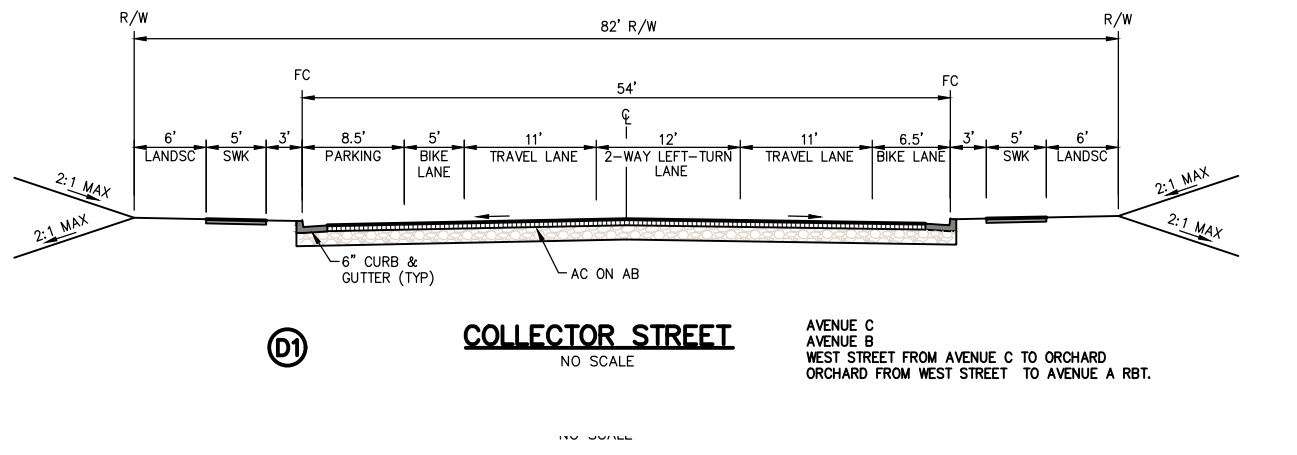
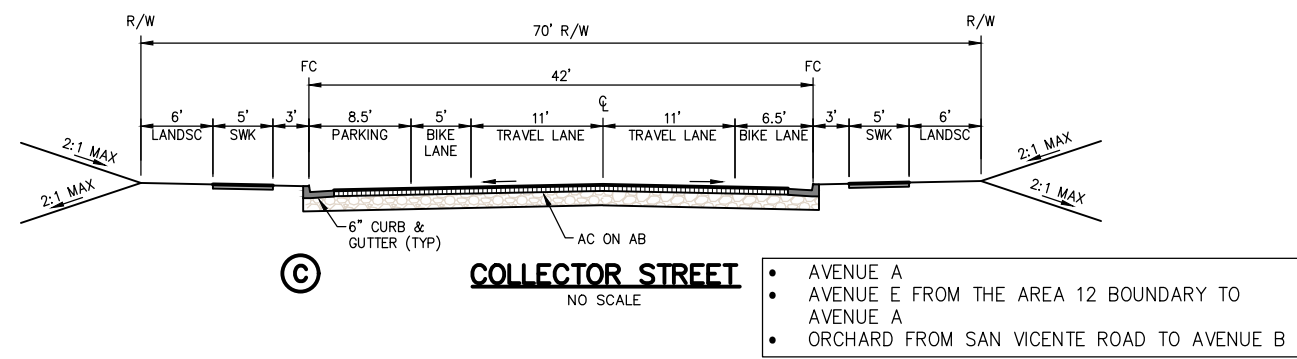
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 STREET SECTIONS
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 SOLEDAD, CALIFORNIA
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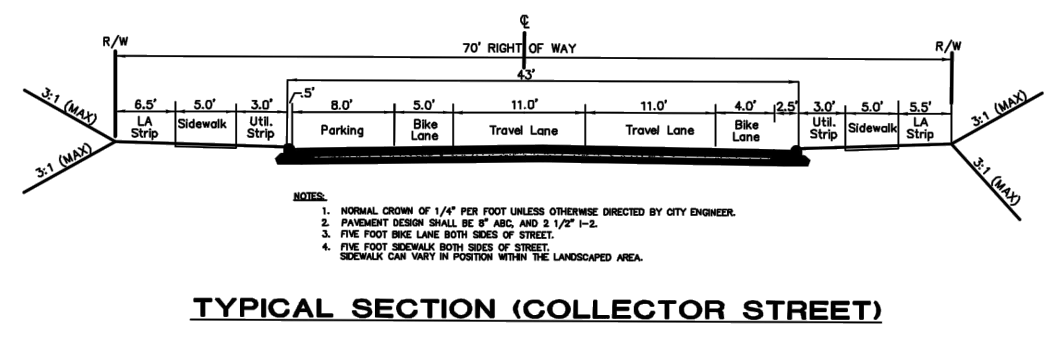
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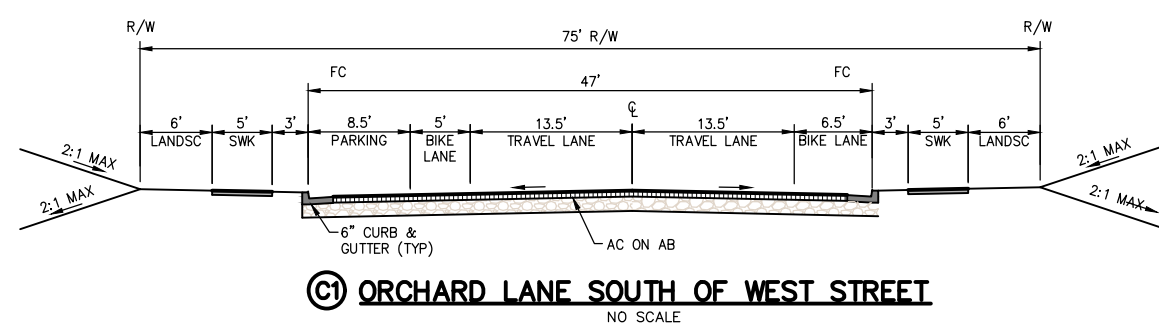
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2018 VESTING TENTATIVE MAP

NOTES

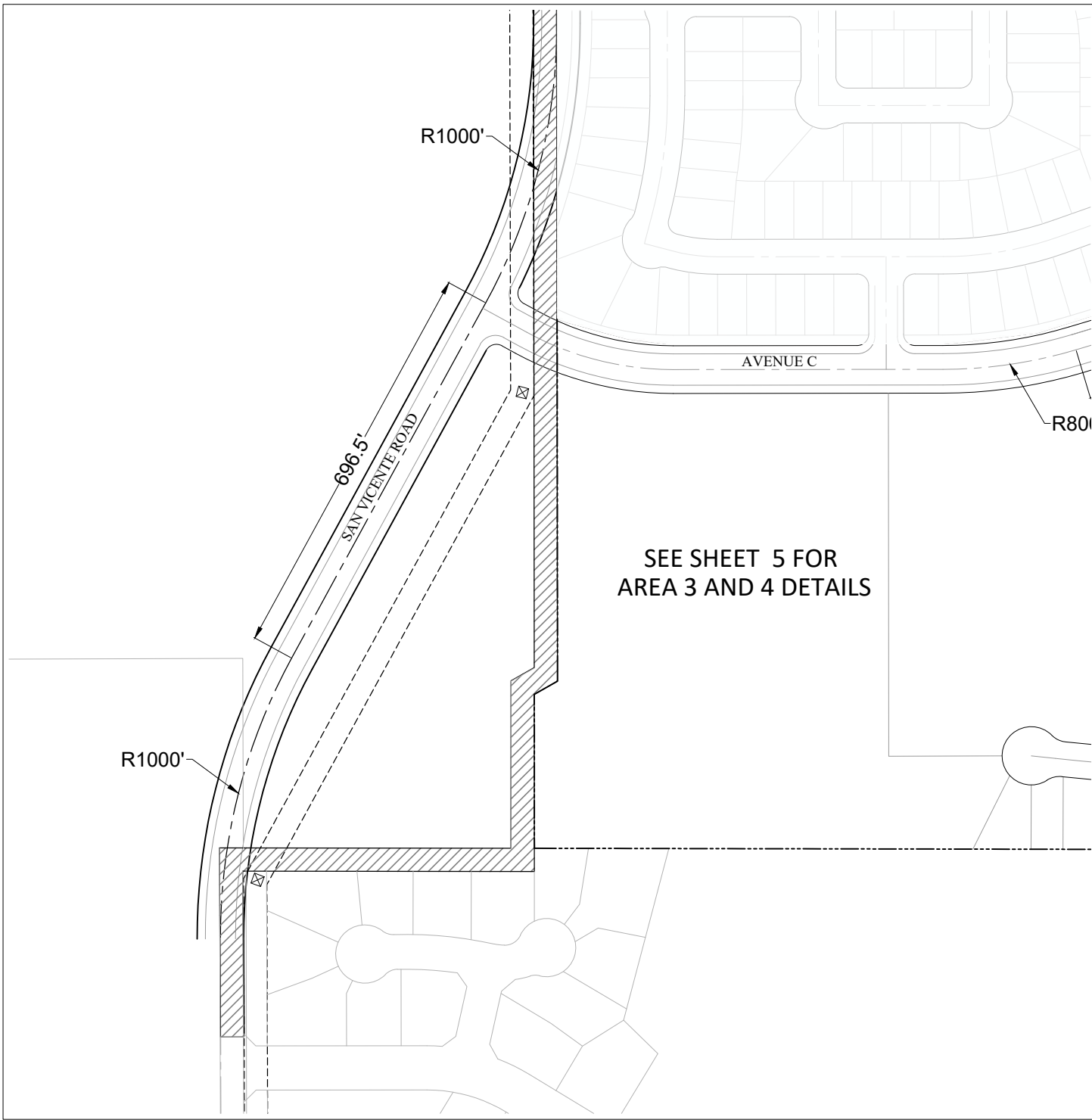
- COLLECTOR STREETS:
 - PRIMARY SECTION C - MINOR CHANGES FOR SYMMETRY
 - NEW SECTION D1:
 - ADDED THE TWO-WAY LEFT-TURN LANE AS RECOMMENDED BY THE CITY'S TRAFFIC CONSULTANT
 - WIDENED SIDEWALK AT COMMERCIAL AND MULTI-FAMILY FRONTAGES PER SPECIFIC PLAN REQUIREMENTS
 - NEW SECTION D - WIDENED SIDEWALK AT COMMERCIAL AND MULTI-FAMILY FRONTAGES PER SPECIFIC PLAN REQUIREMENTS
- ORCHARD LANE: SECTION C1 & C2 - ROW WIDENED 5':
 - NEW SECTION C1 PARKING ONE SIDE OTHER THAT AT INTERSECTIONS
 - NEW SECTION C2 PARKING LANE REMOVED TO ACCOMMODATE A LEFT-TURN LANE AT INTERSECTIONS AS RECOMMENDED BY THE CITY'S TRAFFIC CONSULTANT



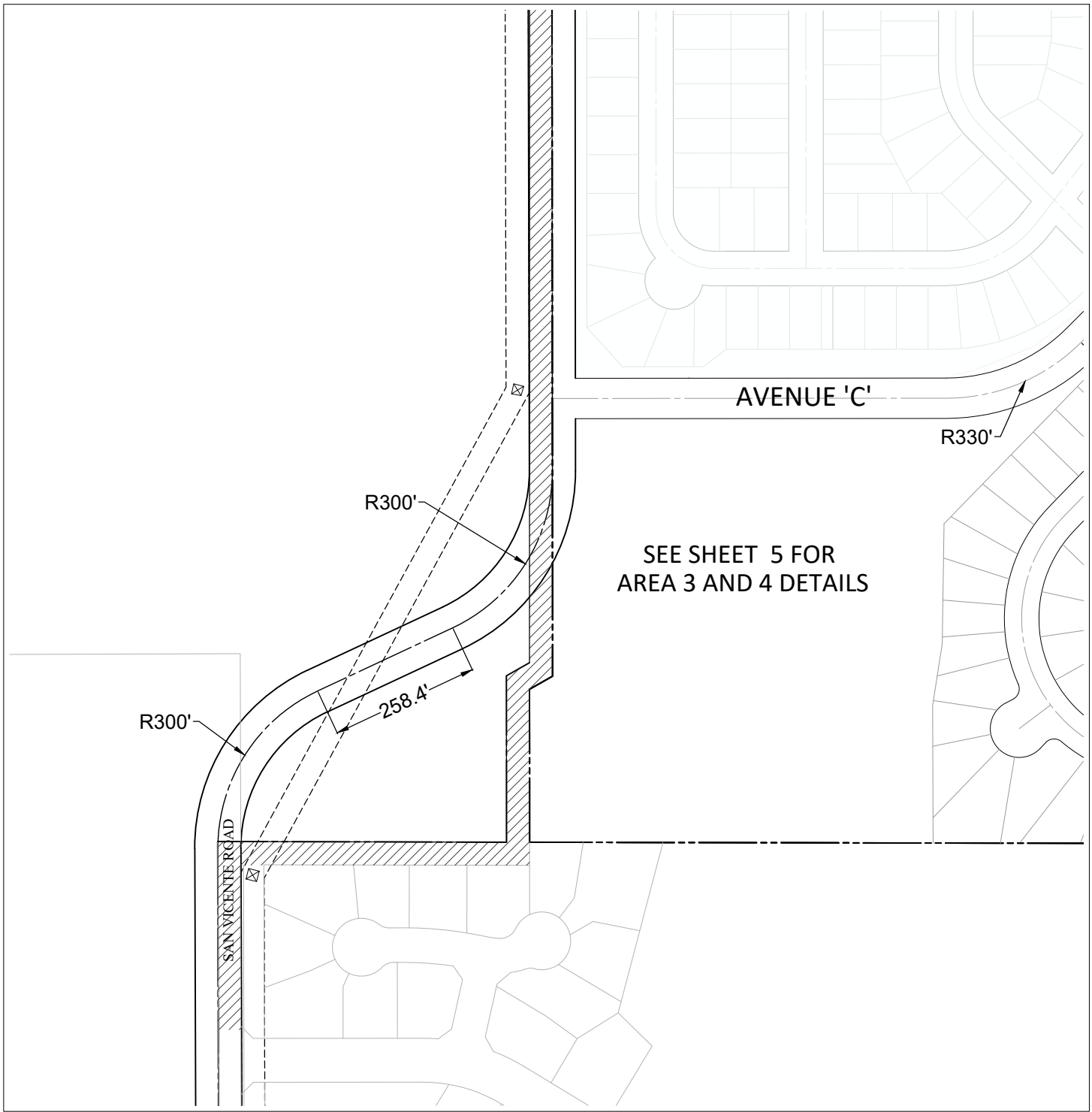
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<p>VTM COMPLIANCE EXHIBITS STREET SECTIONS MIRAMONTE SOLEDAD, CALIFORNIA APRIL, 2021</p>	 <p>RUGGERI-JENSEN-AZAR ENGINEERS ■ PLANNERS ■ SURVEYORS 8055 CAMINO ARROYO GILROY, CA 95020 PHONE: (408) 848-0300 FAX: (408) 848-0302</p>
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2018 VESTING TENTATIVE MAP

NOTES

CURVE RADII INCREASED TO PROVIDED THE APPROPRIATE DESIGN SPEED:

	<u>PROPOSED LAND PLAN</u>	<u>2018 VESTING TENTATIVE MAP</u>
CURVE RADII:	1000	300
MAXIMUM COMFORTABLE SPEED:	45 MPH	28 MPH

PROPOSED DESIGN COORDINATED WITH THE CITY'S TRAFFIC CONSULTANT



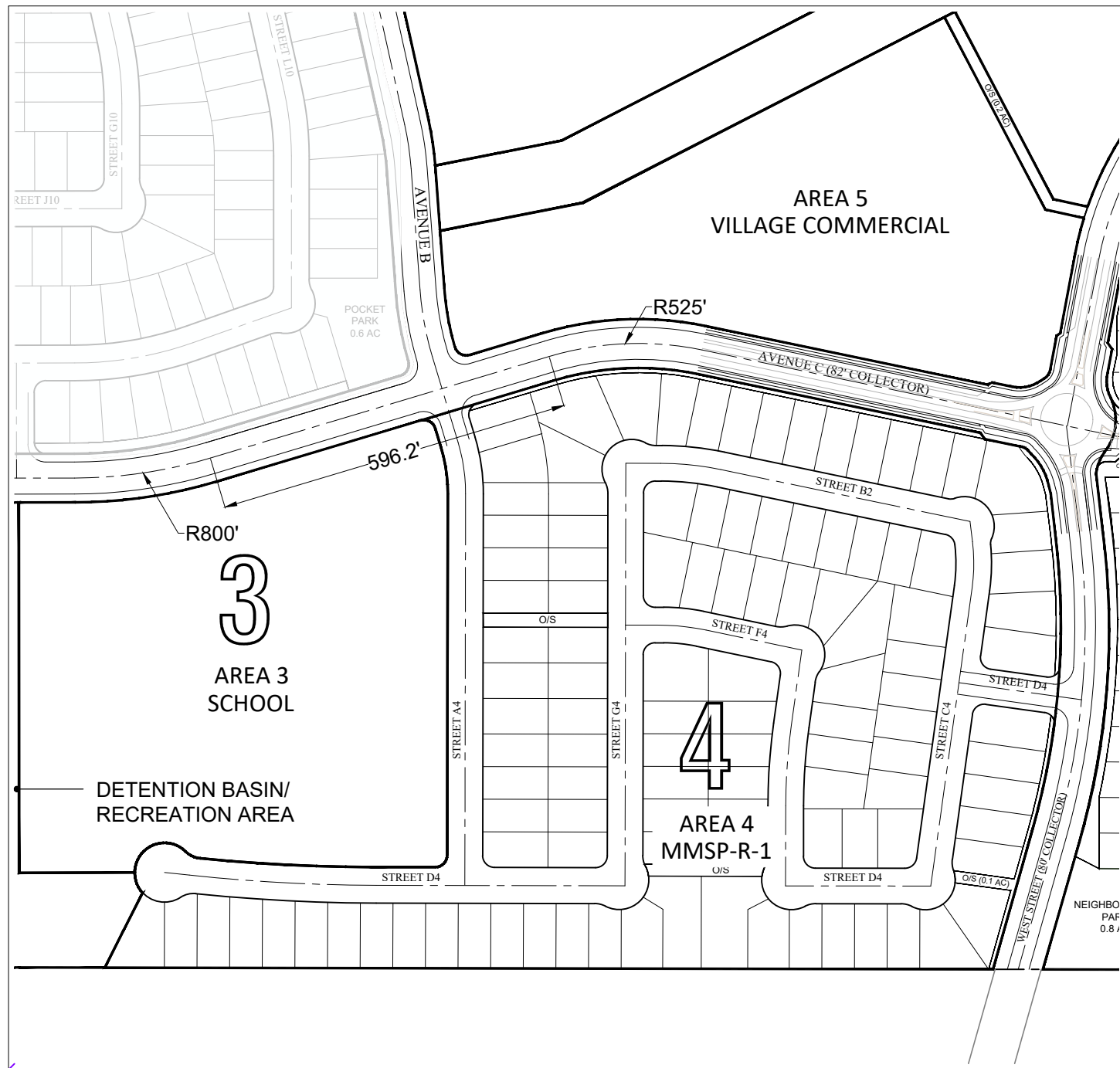
**VTM COMPLIANCE EXHIBITS
SAN VICENTE RE-ALIGNMENT**

MIRAMONTE
SOLEDAD, CALIFORNIA
APRIL, 2021

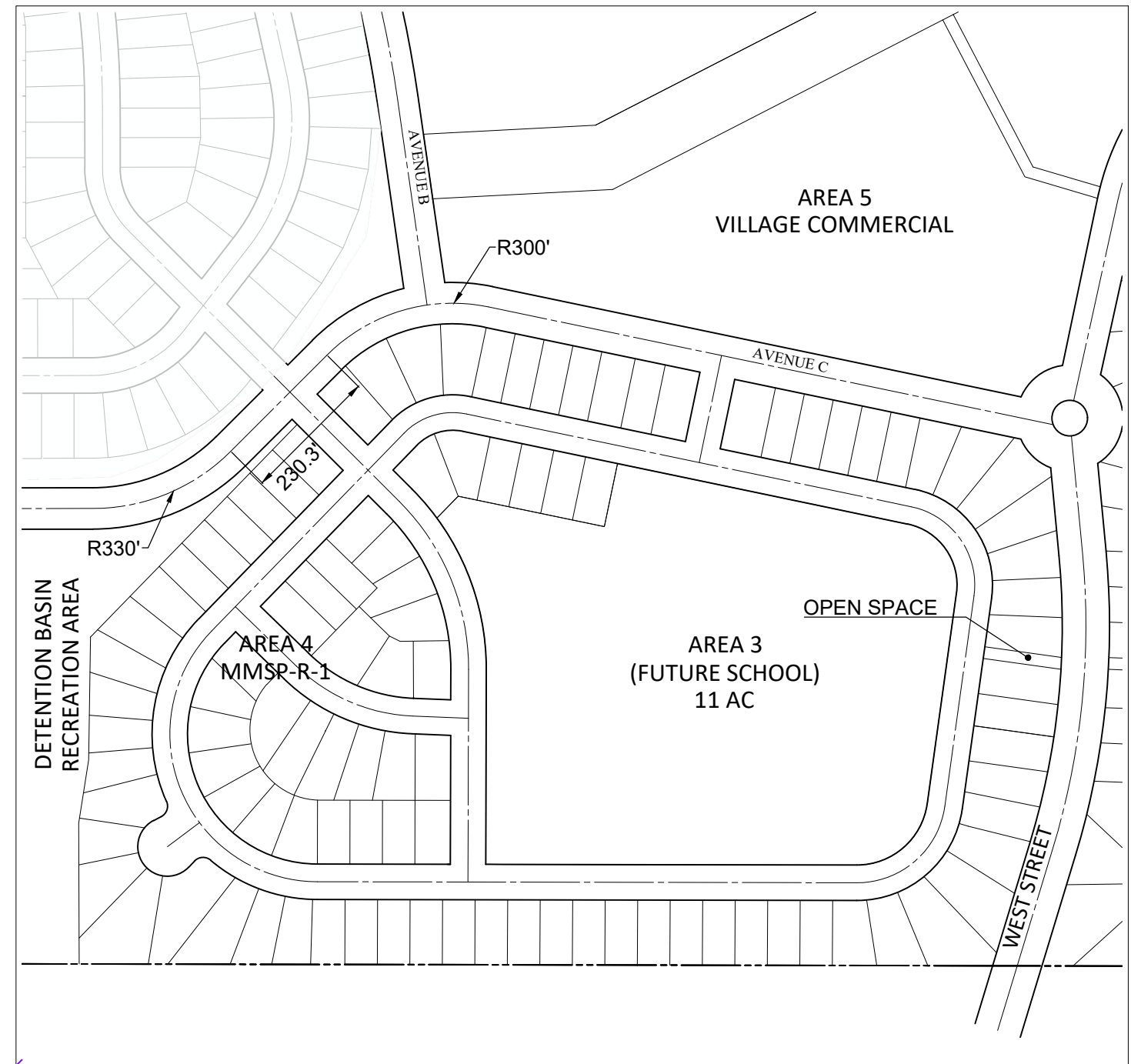
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2018 VESTING TENTATIVE MAP

NOTES

1. SCHOOL SITE - AREA 3
 - a. MOVED TO BE ADJACENT TO THE BASIN PARK
 - b. OPENS THE VIEWS FROM AVENUE C ALONG THE PROJECT ENTRY
 - c. AVOIDS RESIDENTIAL LOT BACKING ONTO THE SCHOOL SITE
 - d. LESS CONFLICT WITH ADJACENT RESIDENTIAL TRAFFIC
2. RESIDENTIAL NEIGHBORHOOD - AREA 4
 - a. MORE COHESIVE NEIGHBORHOOD DUE TO SCHOOL RELOCATION
 - b. ELIMINATES THE LOTS BACKING ONTO THE BASIN PARK
 - c. REDUCES THE NUMBER OF LOTS FRONTING THE SCHOOL, THUS REDUCING TRAFFIC CONFLICTS
3. INCREASED THE ROW FOR AVENUE C AND WEST STREET TO ACCOMMODATE THE TWO-WAY LEFT-TURN LANE RECOMMENDED BY THE CITY'S TRAFFIC CONSULTANT
4. INCREASED THE CENTERLINE RADII OF AVENUE C FOR REASONABLE DESIGN SPEED



VTM COMPLIANCE EXHIBITS

AREAS 3 & 4

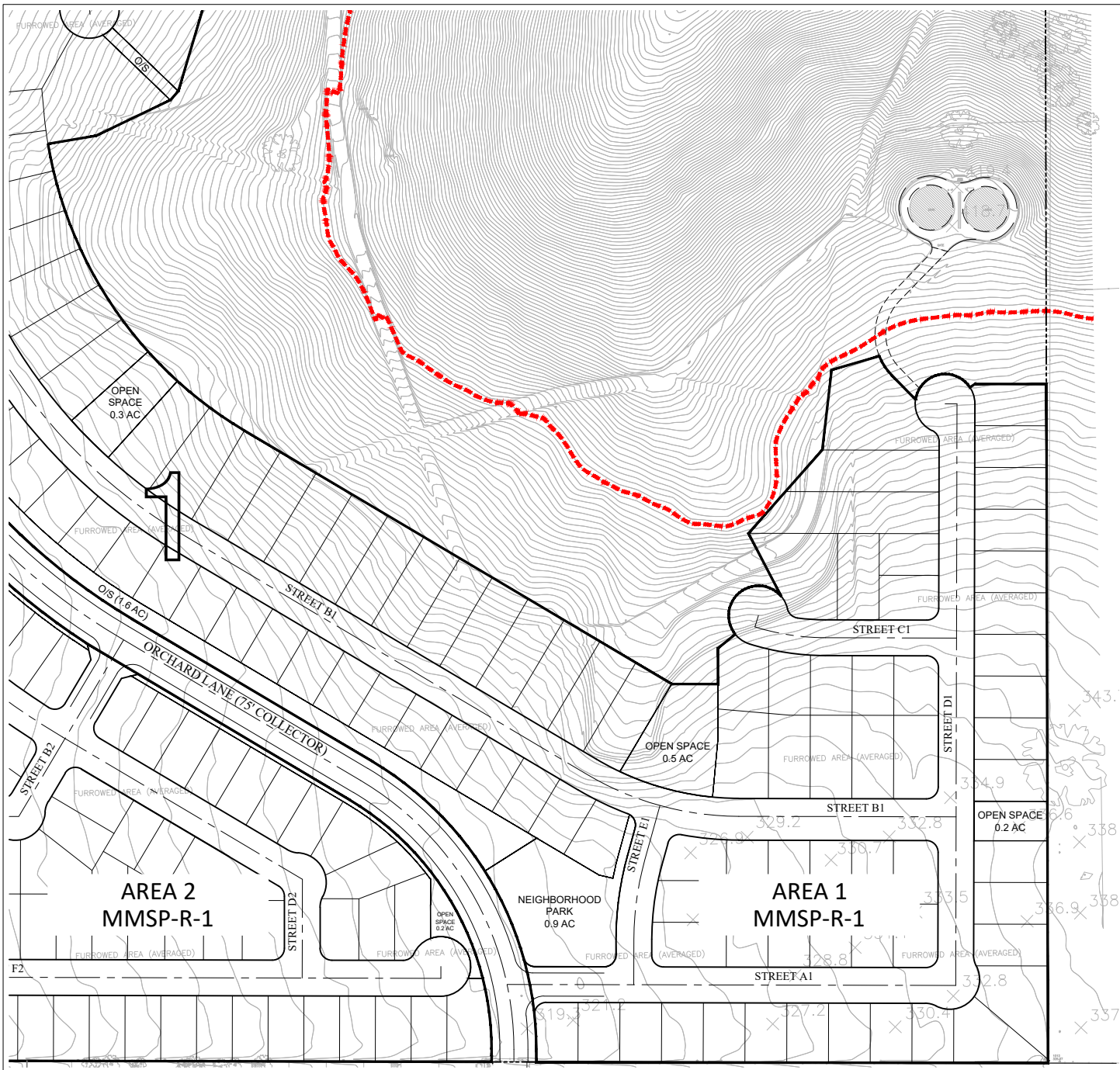
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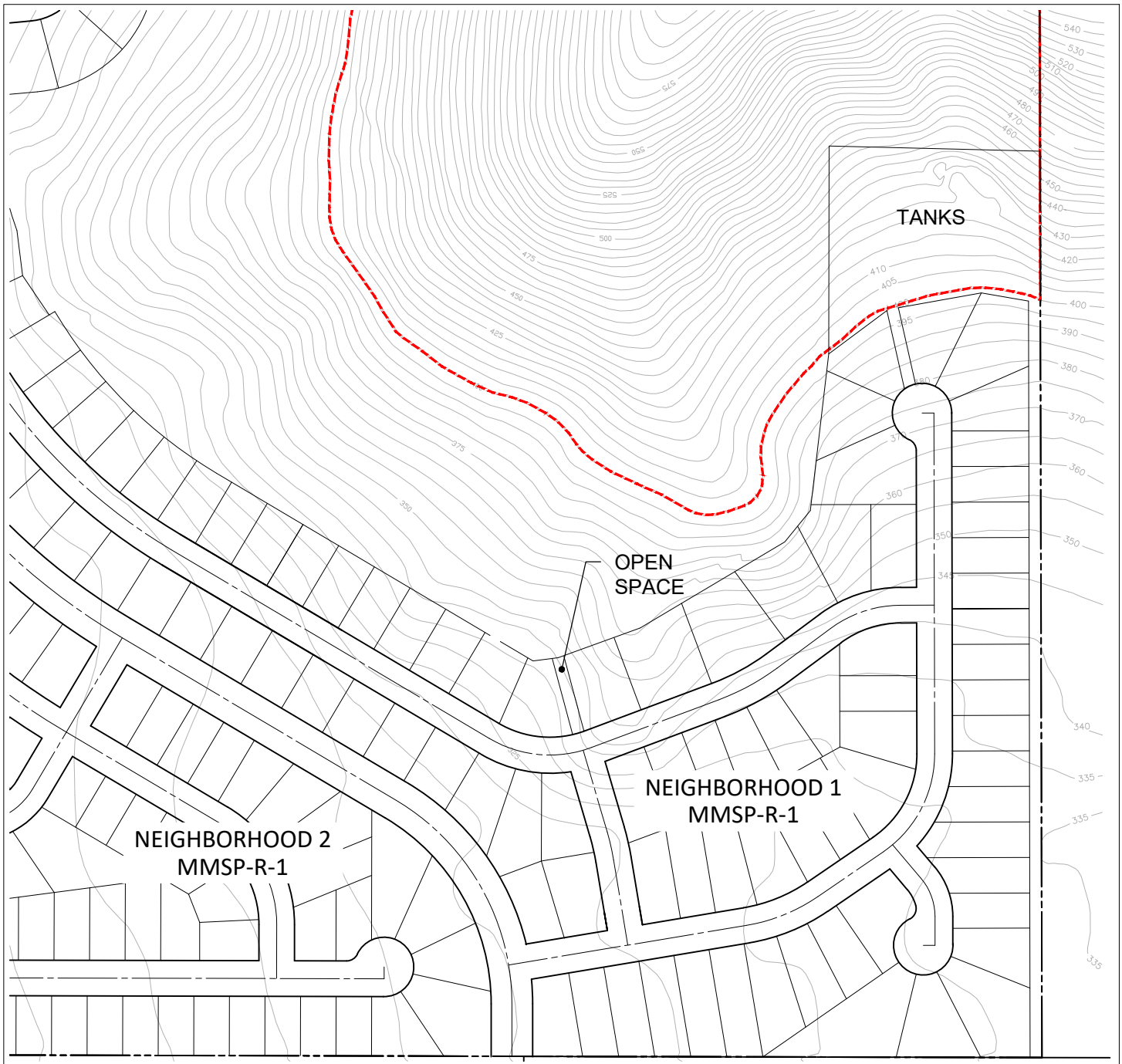
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PROPOSED



2018 VESTING TENTATIVE MAP

NOTES

- 1. RESIDENTIAL NEIGHBORHOOD - AREA 1:
 - a. OPEN SPACE ADDED ALONG THE EASTERLY BOUNDARY TO ALLOW EMERGENCY OVERLAND FLOW FROM A LARGE OFFSITE DRAINAGE AREA
 - b. OPEN SPACE ADDED ALONG ORCHARD LANE TO ACCOMMODATE GRADE CHANGES AND FOR PUE AREA
 - c. MINOR STREET ALIGNMENT CHANGES
 - d. ADDED 0.9 ACRES NEIGHBORHOOD PARK
 - e. INCREASED THE CENTERLINE RADII OF ORCHARD LANE FOR REASONABLE DESIGN SPEED
 - f. LOTS BACKING ONTO THE HILLSIDE OPEN SPACE ARE DEEPENER TO ACCOMMODATE THE REQUIRED CONFORM SLOPE
- 2. RESIDENTIAL NEIGHBORHOOD - AREA 2
 - a. OPEN SPACE ADDED ALONG ORCHARD LANE FOR PUE AREA

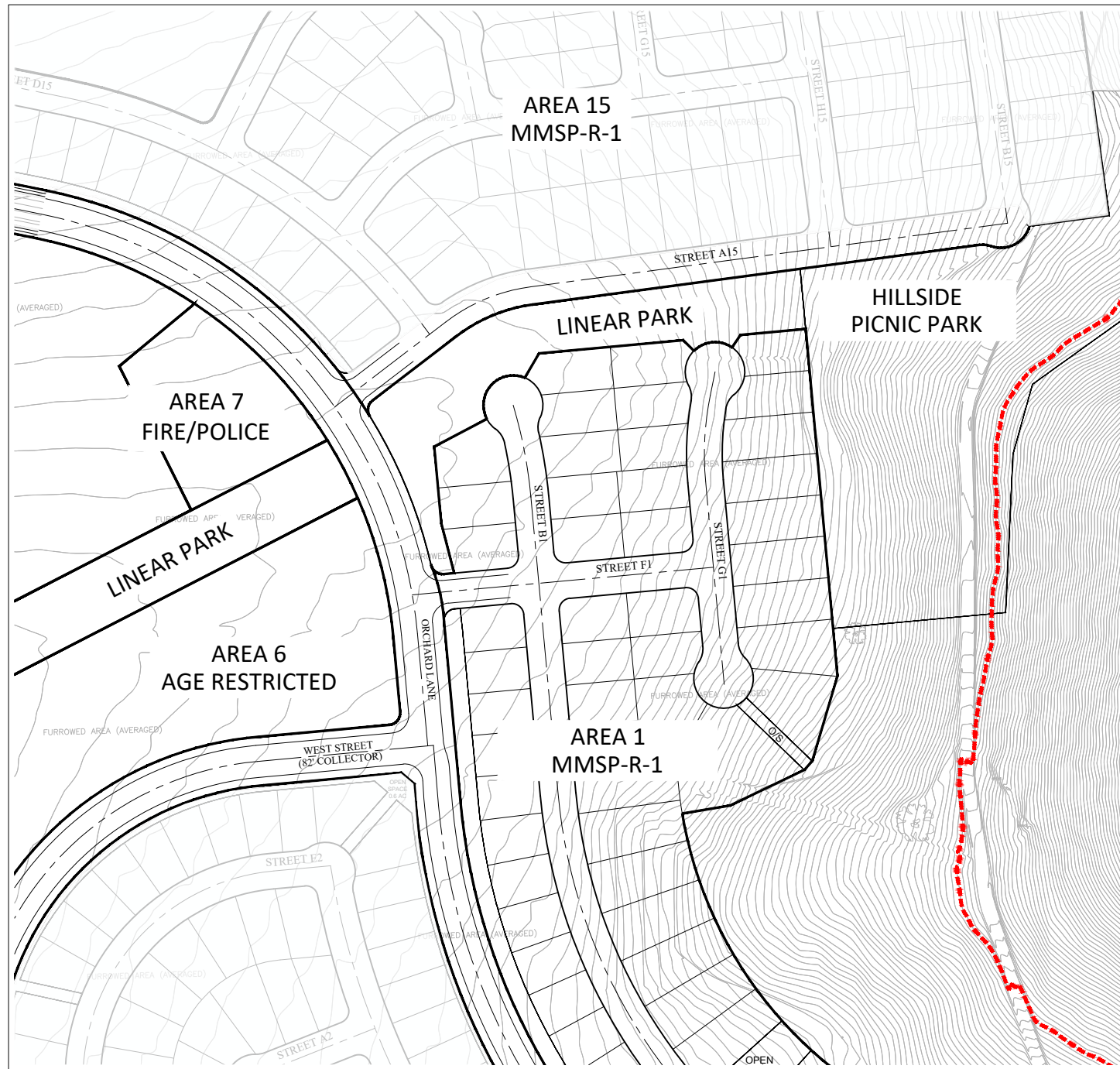


VTM COMPLIANCE EXHIBITS
 AREA 1 & 2
 MIRAMONTE
 SOLEDAD, CALIFORNIA
 APRIL, 2021

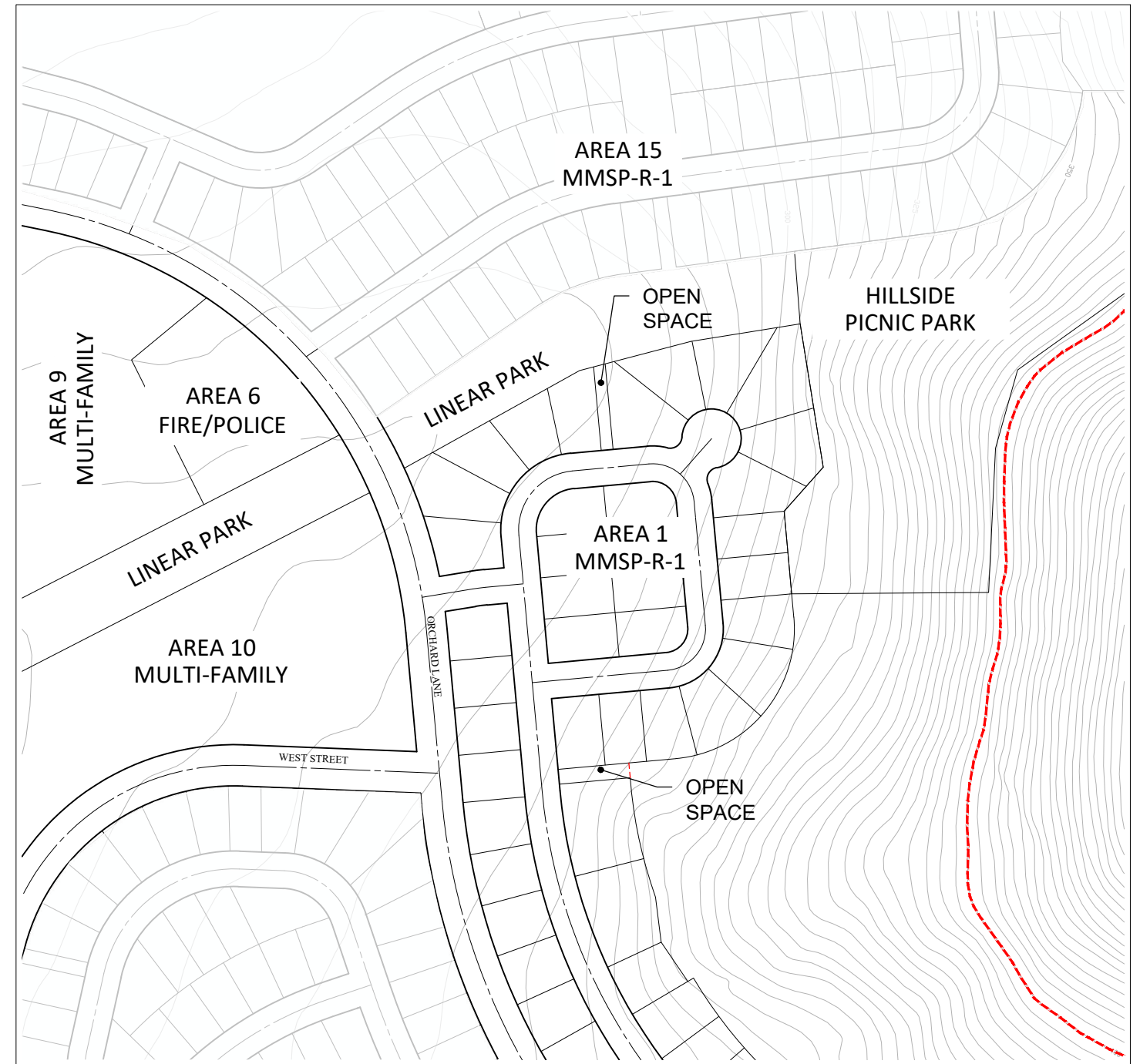
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2018 VESTING TENTATIVE MAP

NOTES

1. CUL-DE-SACS USED IN AREA 1 TO OPEN THE RESIDENTIAL NEIGHBORHOOD TO THE LINEAR PARK
2. FRONTAGE ROAD ADDED IN AREA 15 TO OPEN THE LINEAR PARK TO THE NEIGHBORHOOD.
3. ELIMINATED THE LOTS BACKING ONTO THE LINEAR PARK IN BOTH AREA 1 AND AREA 15
4. INCREASED THE CENTERLINE RADII OF ORCHARD LANE FOR REASONABLE DESIGN SPEED
5. INCREASED THE ROW FOR ORCHARD LANE AND WEST STREET TO ACCOMMODATE THE TWO-WAY LEFT-TURN LANE RECOMMENDED BY THE CITY'S TRAFFIC CONSULTANT
6. OPEN SPACE ADDED ALONG ORCHARD LANE TO ACCOMMODATE GRADE CHANGES AND PUE AREA



VTM COMPLIANCE EXHIBITS
AREA 1 & 15 AT LINEAR PARK
 MIRAMONTE
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2018 VESTING TENTATIVE MAP

NOTES
MINOR STREET & LOT LAYOUT REVISIONS TO ACCOMMODATE GRADING

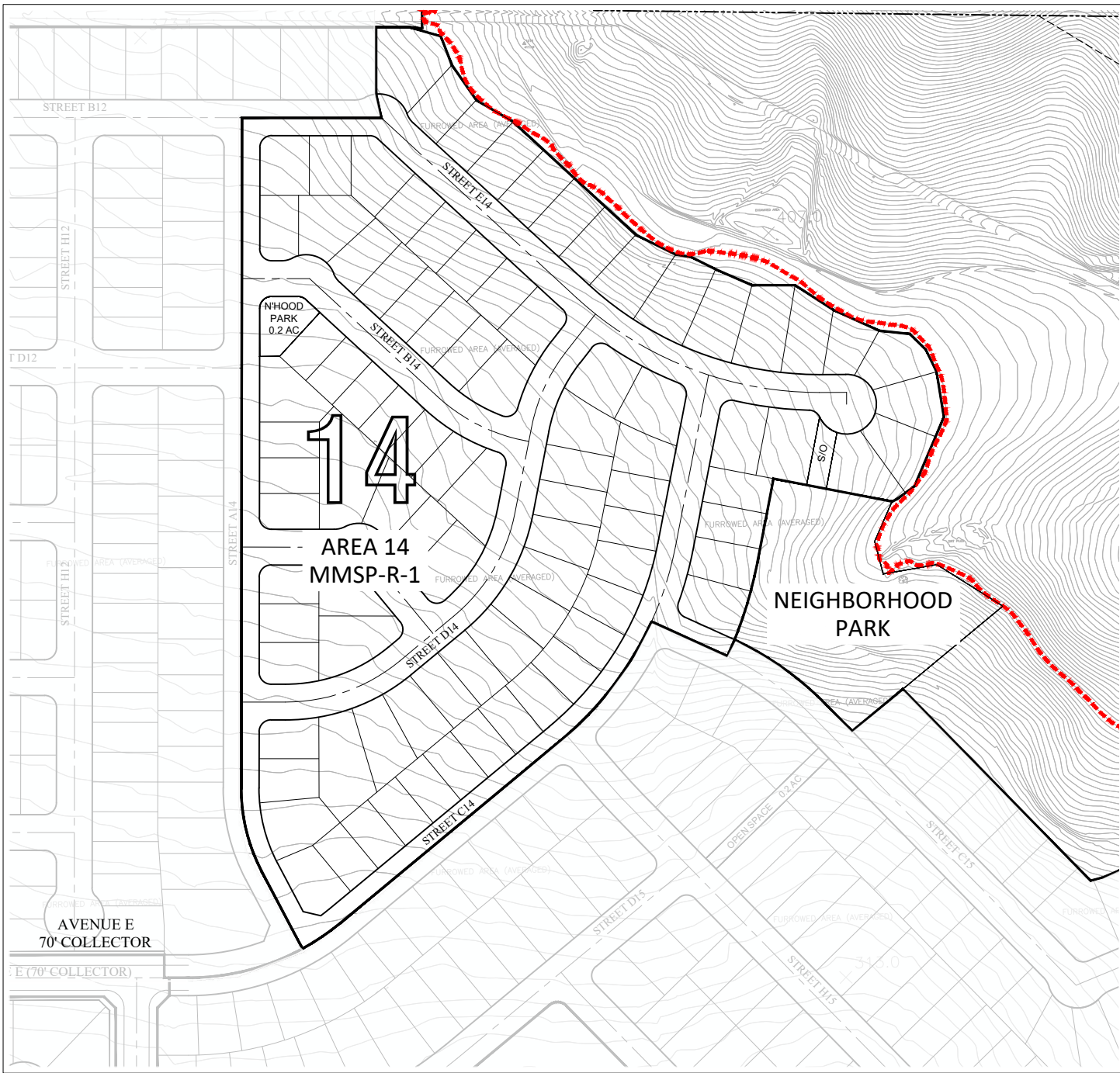


VTM COMPLIANCE EXHIBITS
 AREA 15
 MIRAMONTE
 SOLEDAD, CALIFORNIA
 APRIL, 2021

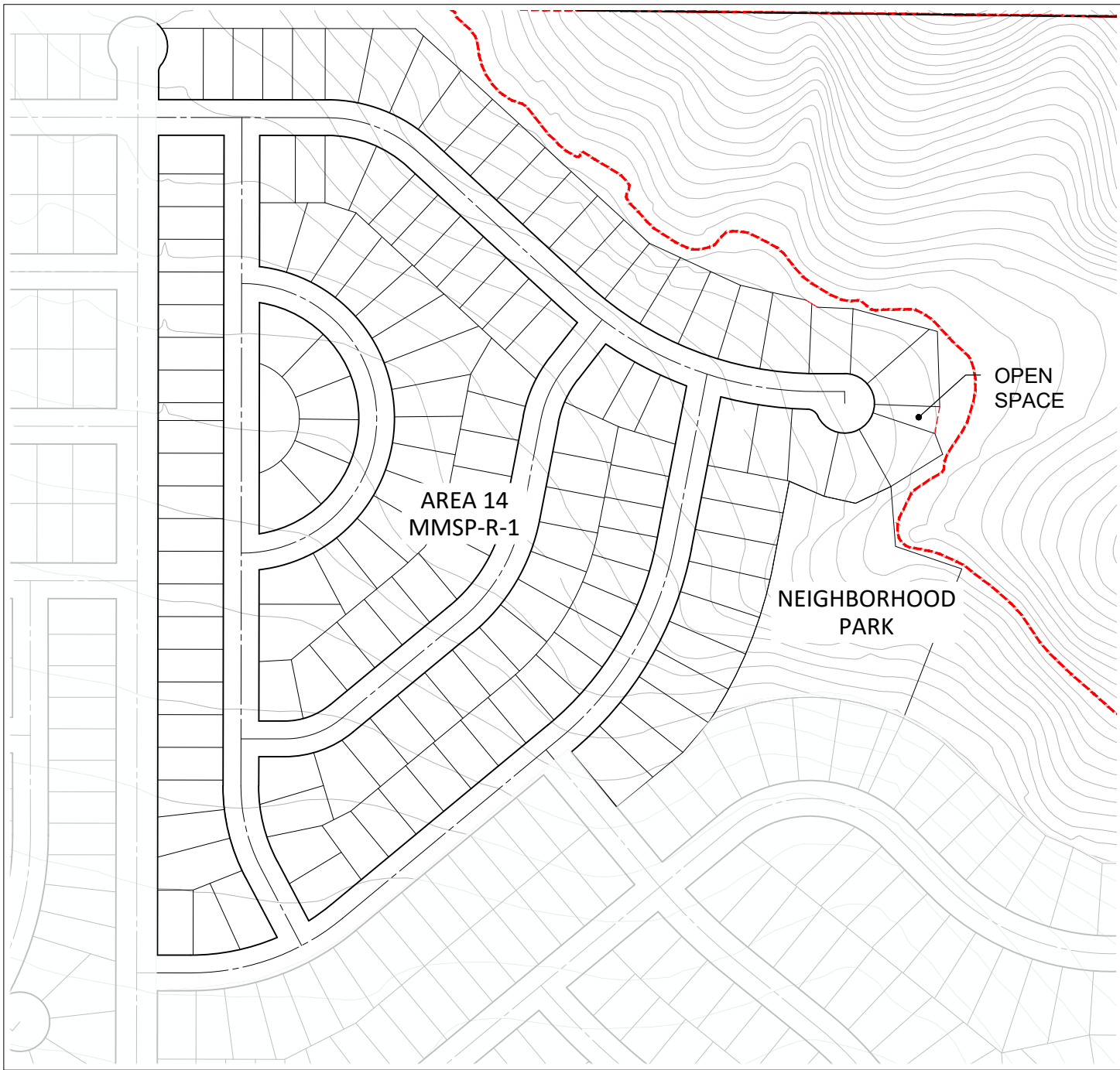
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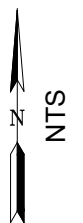
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2018 VESTING TENTATIVE MAP

NOTES

- 1. STREET AND LOT LAYOUT REVISIONS IMPROVED STREET FRONTAGE ACCESS TO THE NEIGHBORHOOD PARK BACKING ONTO THE HILLSIDE.
- NOTE THAT THIS PARK ON THE 2018 VTM WAS LAND-LOCKED WITH NO STREET FRONTAGE

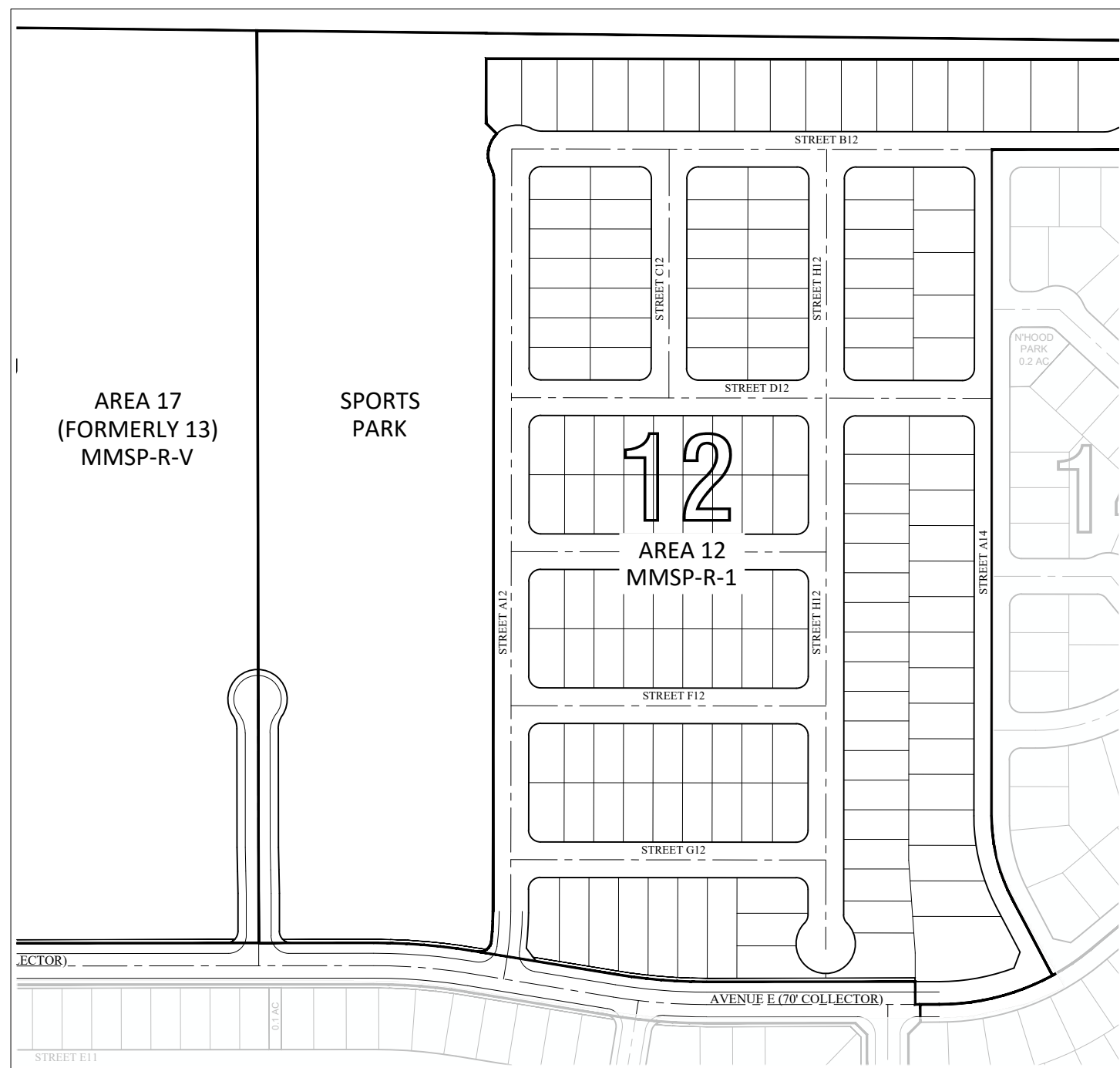


VTM COMPLIANCE EXHIBITS
 AREA 14
 MIRAMONTE
 SOLEDAD, CALIFORNIA
 APRIL, 2021

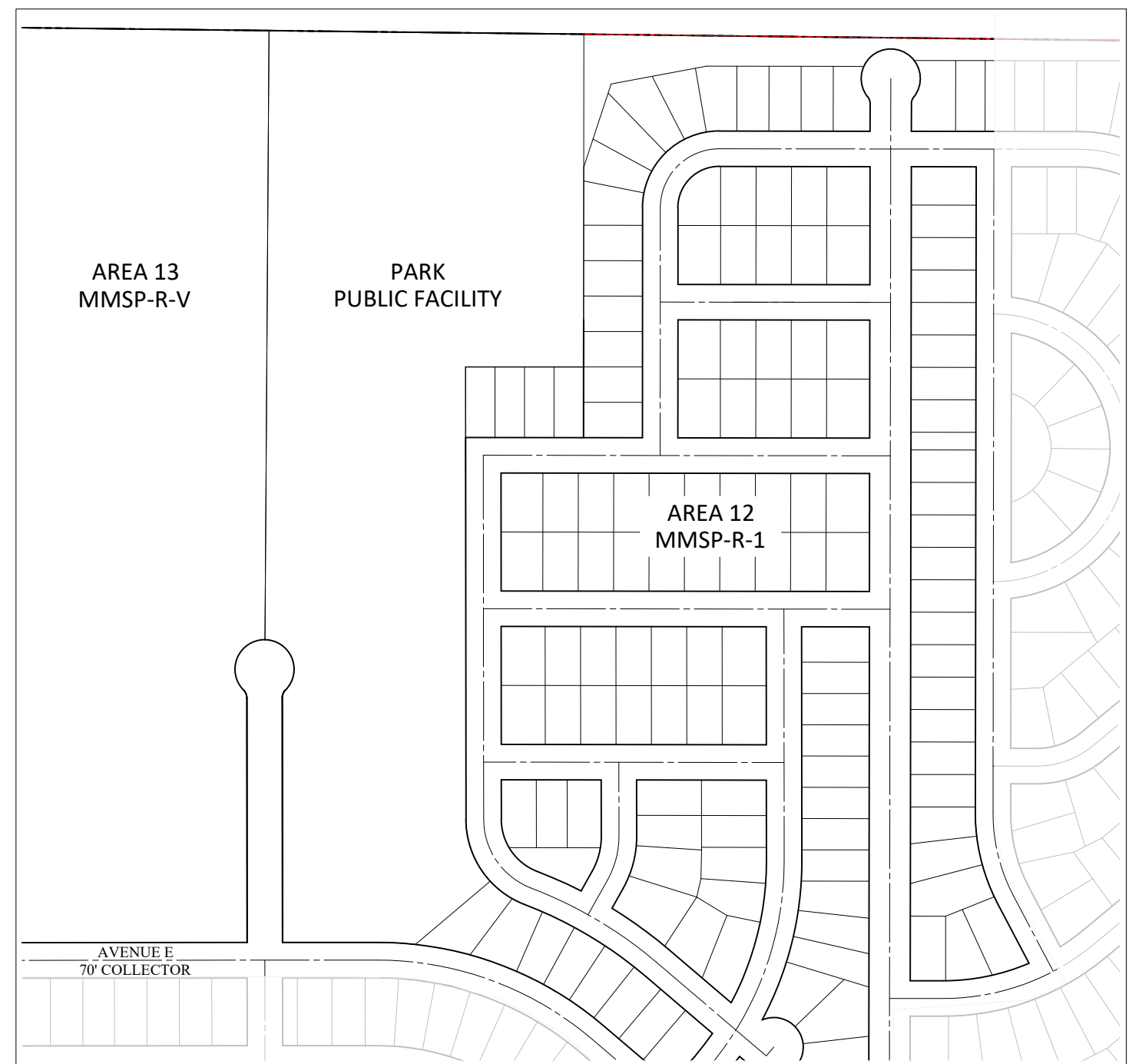
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2018 VESTING TENTATIVE MAP

NOTES

1. STREET AND LOT LAYOUT REVISIONS IMPROVED STREET FRONTAGE ACCESS TO THE SPORTS PARK
2. NO LOTS BACK ONTO THE SPORTS PARK IN THE PROPOSED PLAN
3. INCREASED THE CENTERLINE RADII OF AVENUE E FOR REASONABLE DESIGN SPEED
4. OPEN SPACE ADDED ALONG AVENUE E TO ACCOMMODATE GRADE CHANGES AND PUE AREA

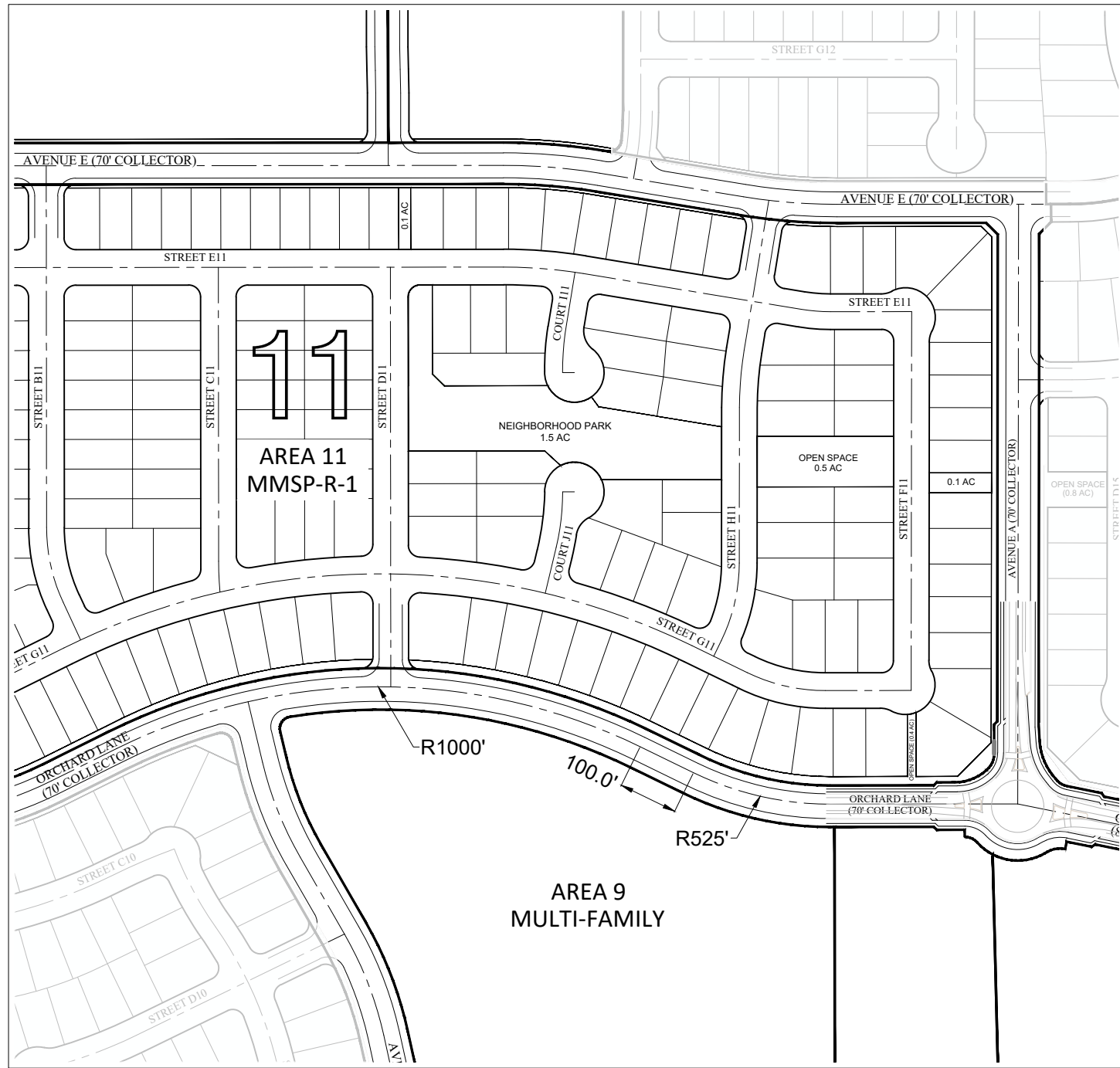


VTM COMPLIANCE EXHIBITS
AREA 12
MIRAMONTE
SOLEDAD, CALIFORNIA
APRIL, 2021

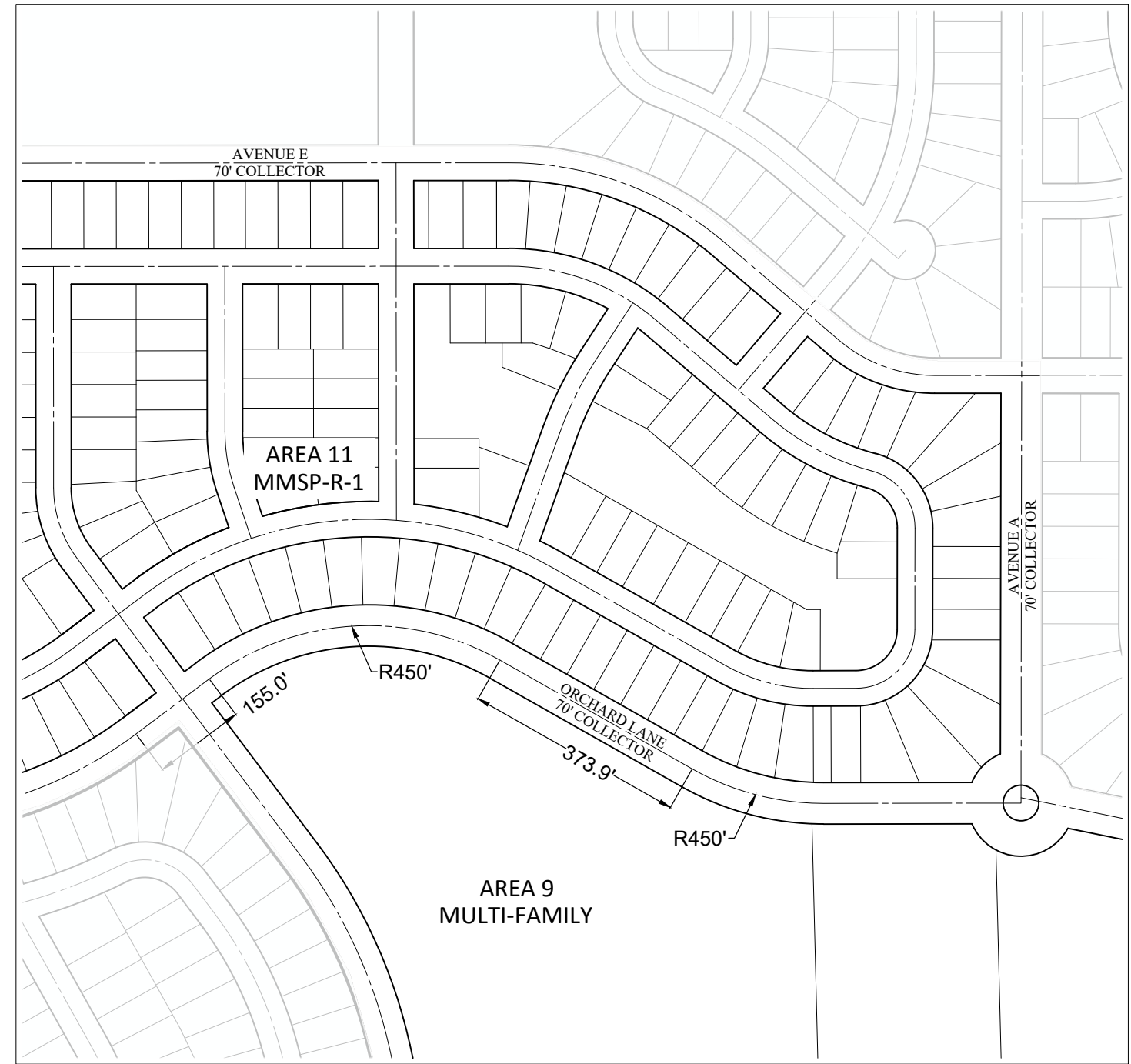
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2018 VESTING TENTATIVE MAP

NOTES

1. STREET AND LOT LAYOUT REVISIONS ELIMINATED BACK-ON LOTS ALONG THE NEIGHBORHOOD PARK
2. OPEN SPACE TRAIL ADDED TO CONNECT THE NEIGHBORHOOD TO THE SCHOOL WITH AN ENHANCE PEDESTRIAN CROSSING
3. OPEN SPACE ADDED ALONG ORCHARD LANE TO ACCOMMODATE GRADE CHANGES AND PUE AREA
4. INCREASED THE CENTERLINE RADII OF ORCHARD LANE FOR REASONABLE DESIGN SPEED
5. INCREASED THE ROW FOR ORCHARD LANE TO ACCOMMODATE THE TWO-WAY LEFT-TURN LANE RECOMMENDED BY THE CITY'S TRAFFIC CONSULTANT



VTM COMPLIANCE EXHIBITS

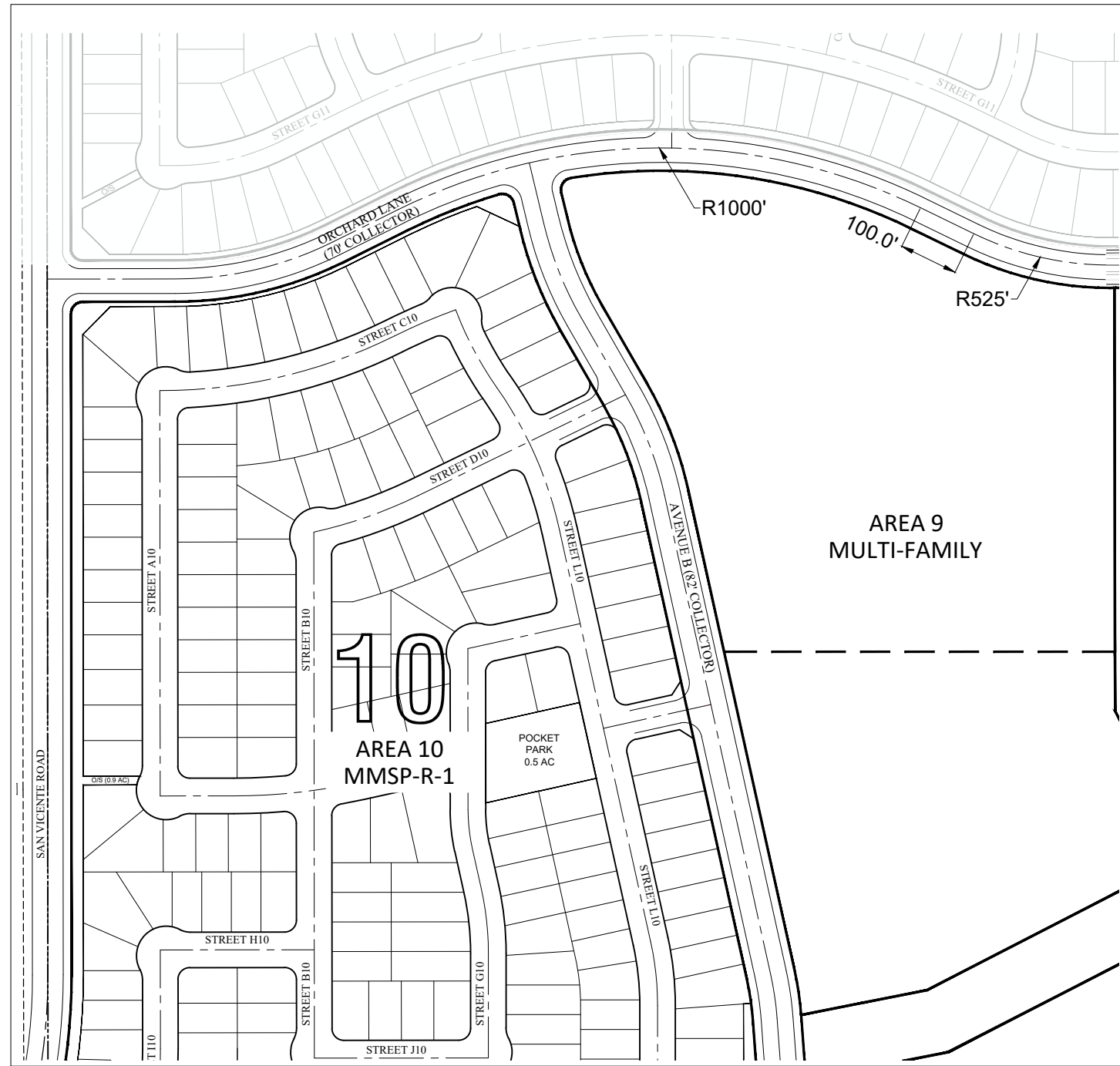
AREA 11

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2018 VESTING TENTATIVE MAP

NOTES

1. STREET AND LOT LAYOUT REVISIONS ELIMINATED LONG, SPEED INDUCING STREETS WITHIN THE NEIGHBORHOOD
2. INCREASED THE ROW FOR AVENUE B TO ACCOMMODATE THE TWO-WAY LEFT-TURN LANE RECOMMENDED BY THE CITY'S TRAFFIC CONSULTANT
3. OPEN SPACE ADDED ALONG ORCHARD LANE TO ACCOMMODATE GRADE CHANGES AND PUE AREA
4. INCREASED THE CENTERLINE RADII OF ORCHARD LANE FOR REASONABLE DESIGN SPEED



VTM COMPLIANCE EXHIBITS

AREA 10

MIRAMONTE

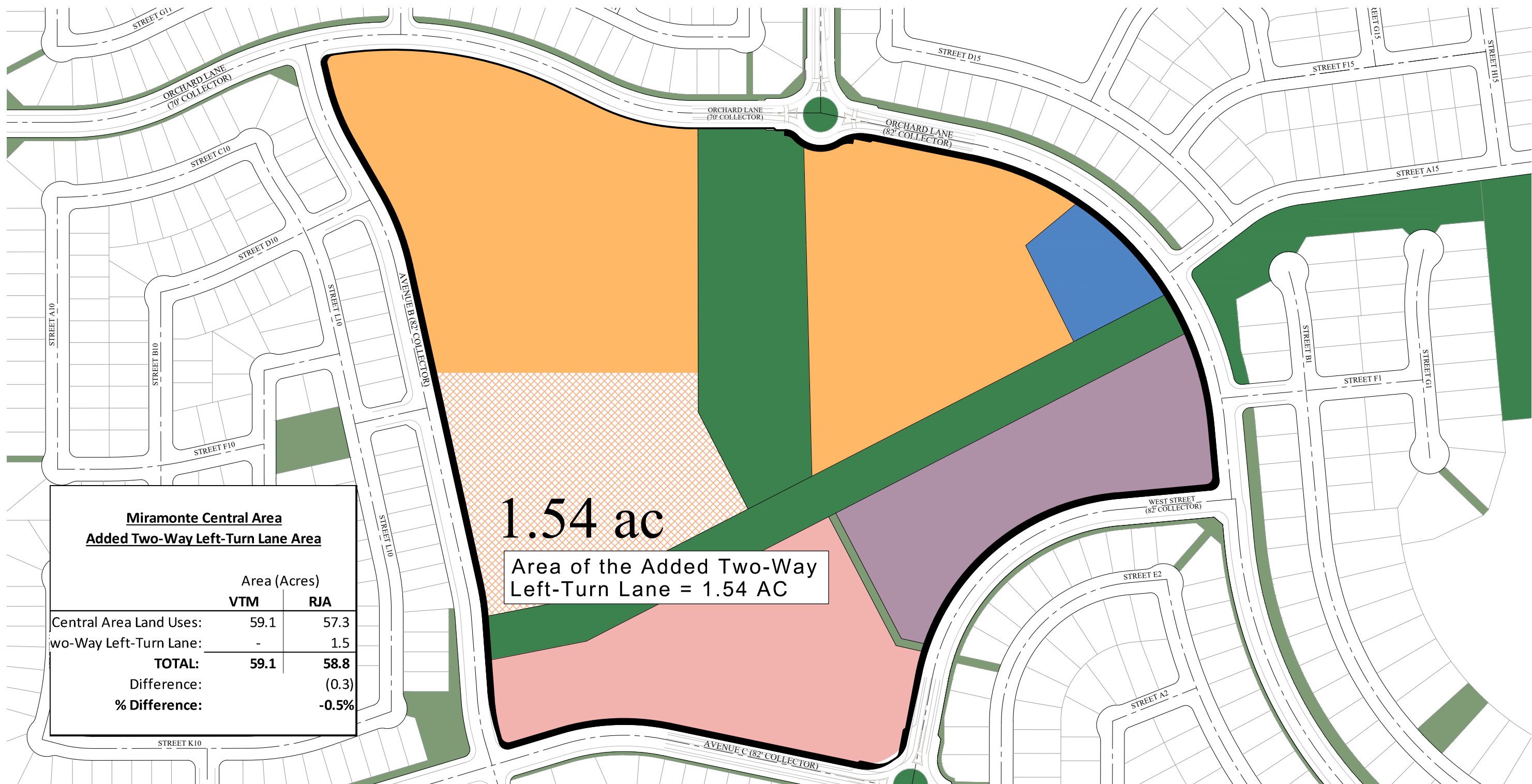
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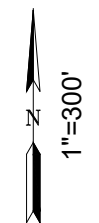
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Miramonte Central Area
Added Two-Way Left-Turn Lane Area

	Area (Acres)	
	VTM	RJA
Central Area Land Uses:	59.1	57.3
Two-Way Left-Turn Lane:	-	1.5
TOTAL:	59.1	58.8
Difference:		(0.3)
% Difference:		-0.5%

1.54 ac
Area of the Added Two-Way Left-Turn Lane = 1.54 AC



VTM COMPLIANCE EXHIBITS
WIDENED COLLECTOR AREA
MIRAMONTE
SOLEDAD, CALIFORNIA
APRIL, 2021

RJA
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MIRAMONTE HILLSIDE OPEN SPACE AREA CALCULATIONS

March 29, 2021

The Hillside Open Space land area differs between the Vesting Tentative Map (VTM) and the current Land Plan, mainly due to the placement of conforming slopes behind the single-family lots that back onto the hillside open space parcel.

The land area of the conform slopes equals approximately 6.7 acres. **Figure 1** depicts the relationship between the private lot line/fence, the conforming slope, and the hillside open space parcel, given the lot layout on the VTM. **Figure 2** shows a more typical relationship of these elements as is proposed for the current plan. Locating the conforming slope within the private lots is typical and advised for the following reasons:

- To avoid runoff from the public/OS lands entering onto the private lots.
- To provide clear maintenance responsibilities.
- To avoid inaccessible slope areas that cannot be reasonably maintained without maintenance personnel entering private property.
- To place the rear lot fences at the level of the trail, improving security.

The fencing for the rear lot lines will be open wire fencing, conforming with the Specific Plan, which encourages open-style fencing when abutting the hillside open space to provide a private property barrier while still allowing visibility into the hillside area.

Table 1 – Land Area Comparison

<u>Miramonte Hillside Open Space</u>		
<u>Area Difference Due to Conform Slope Placement</u>		
	VTM	Current
Hillside OS:	140.40	133.10
Slope Area within Lots:	-	6.71
TOTAL:	140.4	139.81
Difference:		-0.59
% Difference:		-0.4%

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Figure 1 – Slope Placement per the VTM

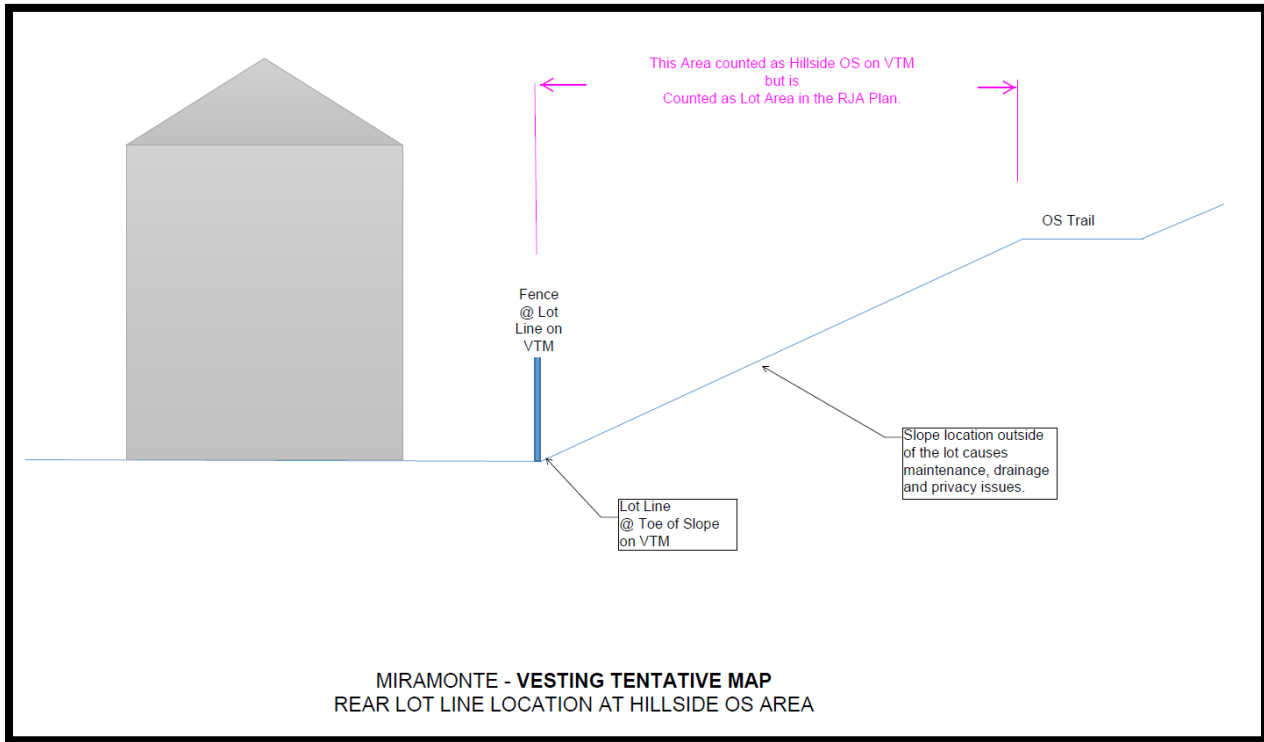
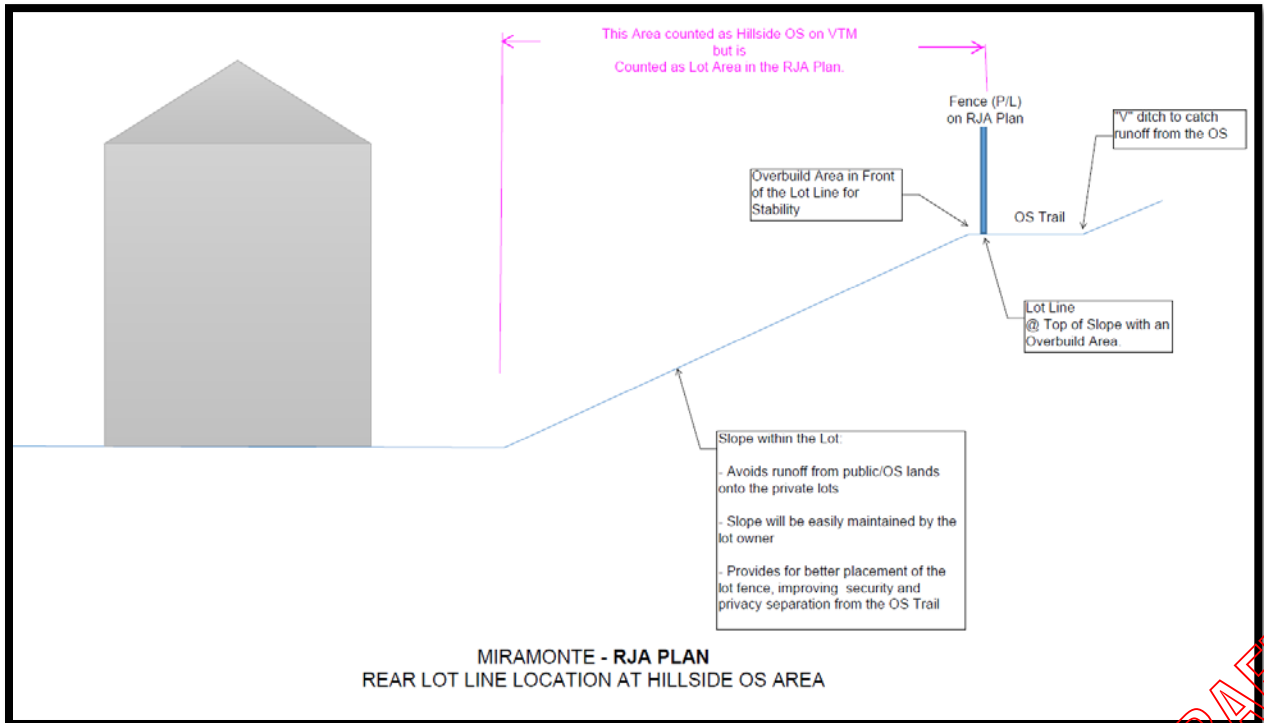
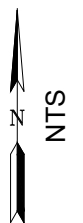


Figure 2 – Slope Placement per the Current Land Plan



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Yield Summary

Neighborhood	Lot Width				Total	
	50'	55'	60'	70'		
1	0	0	0	136	136	
2			184		184	
3					0	
4	0	113	0	0	113	
5					0	
6					134	senior living
7					0	public safety
8					190	multi-family
9					436	multi-family
10	108	95	0	0	203	
11	111	80	0	0	191	
12	117	0	34	3	154	
17 (13)					314	
14	0	0	63	29	92	
15	0	0	173	72	245	
16					0	school site
	336	288	454	240	2,392	
	14%	12%	19%	10%		
4		83				
10	25	56				
11	39	80				
12	16					
6,000 sqft lots	80	219	454	240	993	989 = 75% of 1,318

Notes and Legend

- * Corner lot (60' wide, min.)
- 70' wide lots
- 60' wide lots
- 55' wide lots
- 50' wide lots

VTM COMPLIANCE EXHIBITS
6,000 sqft LOTS
MIRAMONTE
SOLEDAD, CALIFORNIA
 APRIL, 2021



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