

# County of Santa Clara

Department of Planning and Development  
County Government Center, East Wing, 7th Floor  
70 West Hedding Street  
San Jose, CA 95110  
Phone: (408) 299-5700  
www.sccplandev.org



STAFF REPORT  
Zoning Administration  
February 1, 2024  
**Item #2**

Staff Contact: Joanna Wilk, Senior Planner  
(408) 299-5799, [joanna.wilk@pln.sccgov.org](mailto:joanna.wilk@pln.sccgov.org)

## File: PLN22-006

### **Building Site Approval, Design Review, Grading Approval, Special Permit, and Planning Clearance for primary residence, detached garage, temporary agricultural residence, and livestock shelter with three plumbing fixtures**

**Summary:** Building Site Approval, Grading Approval, Special Permit, and Planning Clearance for the construction of a two-story, 7,998 square foot single-family residence, a 640 square foot detached garage, a 1,199 square foot detached accessory dwelling unit (ADU) with a 399 square foot attached garage and a 499 square foot attached junior accessory dwelling unit (JADU), a 1,890 square foot livestock shelter with three plumbing fixtures, and a temporary agricultural residence. Grading consists of 6,082 cubic yards of cut and 5,888 cubic yards of fill and a maximum vertical depth of 11 feet to establish the foundation of the structures, driveways, and a flat pad for the temporary agricultural residence.

**Owner:** Barsana LLC  
**Applicant:** Barsana LLC  
**Address:** Auguste Court  
**Present Land Use:** Vacant  
**Supervisory District:** #3

**GP Designation:** Hillside  
**Zoning:** HS-d2  
**APN:** 029-35-007  
**Lot Size:** 15.8 acres  
**HCP:** Permit Area 2

### **RECOMMENDED ACTIONS**

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- A. Accept Categorical Exemptions, under Section 15303(a) of the CEQA Guidelines, Attachment A; and,
- B. Grant a concurrent land use permit for a Building Site Approval, Design Review, Grading Approval, Special Permit, and Planning Clearance subject to Conditions of Approval in Attachment B.

### **ATTACHMENTS INCLUDED**

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Attachment A – Proposed CEQA Determination

Attachment B – Proposed Conditions of Approval  
 Attachment C – Location & Vicinity Map  
 Attachment D – Proposed Plans  
 Attachment E – Junior ADU/ADU request  
 Attachment F – Public Comments

## **PROJECT DESCRIPTION**

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The proposed project is for Building Site Approval, Grading Approval, Design Review, Special Permit, and Planning Clearance for the construction of a two-story, 7,998 square foot single-family residence, a 640 square foot detached garage, a 1,199 square foot detached accessory dwelling unit (ADU) with a 399 square foot attached garage and a 499 square foot attached junior accessory dwelling unit (JADU), a 1,890 square foot livestock shelter with three plumbing fixtures, and a temporary agricultural residence. Grading consists of 6,082 cubic yards of cut and 5,888 cubic yards of fill and a maximum vertical depth of 11 feet to establish the foundation of the structures, driveways, and a flat pad for the temporary agricultural residence. No tree removal is proposed as a part of the development.

### **Setting/Location Information**

The subject parcel is 15.8 acres and is located in the Milpitas hills, west of Highway 680 near Jacklin Road. The subject property proposes to take access from Old Calaveras Road (a County maintained road), via an ingress/egress easement through parcel APN: 029-34-004. A preliminary easement agreement between the owner of the subject property and the owner of APN: 029-34-004 was submitted by the applicant and reviewed by the County Land Development Engineering division. The easement is to be recorded and shown on the development plans as a condition of approval for the project.

The subject property is boarded by the City of Milpitas to the north and west. However, the subject property is not within the City of Milpitas Urban Service Area and is therefore not subject to annexation. Properties to the north of the subject parcel consist of a golf course associated with to a single-family residential Country Club subdivision. Properties to the west are single-family residential. To the south of the property is a single-family residence, and APN: 029-34-004 which formerly operated as Serpa Quarry. APN: 029-34-004 is currently in the process of completing a reclamation plan, as well as pursuing the appropriate permits for a single-family residence, accessory dwelling unit, and agricultural employee housing. To the east of the subject property is a vacant parcel.

The site is located within Area 2 of the Santa Clara Valley Habitat Plan area. Development two acres or greater in this area requires coverage by the SCVHP. The proposed development, including off-site improvements, does not exceed the two-acre threshold. Additionally, no sensitive landcovers, such as riparian corridors and creeks, are impacted by the proposed development. Therefore, no coverage by the SCVHP is required. A review of the California Natural Diversity Database did not reveal the known presence of any special-status species on site. According to calculations prepared by C2G Civil Consultants Group, Inc., the average slope of the development area is 19% (Attachment D, C0.1).

## **REASONS FOR RECOMMENDATIONS**

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### **A. Environmental Review and Determination (CEQA)**

The proposed project qualifies for a Categorical Exemption under Section 15303(a) of the California Environmental Quality Act (CEQA) for a new single-family residence. As such, an Initial Study and further analysis under the CEQA was not required.



**B. Project/Proposal**

1. **General Plan:** Hillside

2. **Building Site Approval:** Per County Ordinance Code Section C12-307, Building Site Approval (BSA) is required for new single-family dwellings, including any property within the HS-d2 zoning district that is not a designated lot within an approved Parcel Map or a numbered lot on a qualifying Tract Map. The proposed project meets all development standards for the primary residence, accessory structures, and temporary agricultural residences (see Special Permit Findings in Section E below for a discussion of the livestock shelter and Section F for a discussion of the temporary agricultural residence).

The proposed development includes an Accessory Dwelling Unit (ADU) with an attached garage (less than 400 sq ft allowed pursuant to Zoning Ordinance Code 4.10.015(D)) and a Junior ADU that is attached to the garage. Staff finds that this configuration (shown in sheet C2.0 of Attachment D) does need meet the Zoning Ordinance Code Section 4.10.015(F) as it is not located entirely within the detached ADU, and it is located attached to the garage portion (non-dwelling portion) of the ADU. The applicant argues that this configuration does meet the Zoning Ordinance requirements as it shares a roof, foundation and has a common wall of at least 8 feet with the attached garage, which is attached to the ADU and its therefore a part of the detached ADU structure. Additionally, the applicant states that site constraints such as steep grades and storm drainage design restricts the Junior ADU from being attached to the dwelling portion of the detached ADU. The applicants request for approval of the current configuration is included in Attachment E. Staff recommends that the proposed application be **approved with the condition that the Junior ADU be relocated so it is attached to the dwelling portion of the ADU, so it is located “entirely within” the detached ADU** (Condition of Approval No. 21). The application for BSA was applied on January 6, 2022, and would be approved simultaneously with the Grading Approval, Design Review, Special Permit, and Planning Clearance.

3. **Zoning Standards:** The Zoning Ordinance specifies the required development standards for HS-d2 Zoning District, as summarized below, followed by a table noting the project’s conformance with Section 4.20.020 for accessory structures (the livestock shelter and detached garage):

<u>Main Residence</u>	
<b>Setbacks (HS-d2):</b>	30 feet from the front property line and/or rights-of-way 30 feet from the rear property line 30 feet from side property lines,
<b>Height:</b>	27 feet maximum
<b>Stories:</b>	2 stories maximum
<b>Floor Area:</b>	Not to exceed 8,000 square feet

*Table A: Compliance with Development Standards for Accessory Structures*

STANDARDS & REQUIREMENTS	CODE SECTION	Meets Standard (Y/N)*
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Located in Rear Yard or Minimum 75 Feet from Front Property Line	§ 4.20.020 (E)(5)	Y
Height	§ 4.20.020 (E)(1)	Y
Minimum Separation Between Residence and Accessory Structure	§ 4.20.020 (E)(4)	Y
Rear Yard Coverage	§ 4.20.020 (E)(5)	Y

\*Refer to a detailed discussion of these development standards within the body of the Special Permit Findings for the livestock shelter in Section E below

*Table B: Compliance with Development Standards for -d2 Combining District*

<b>STANDARDS &amp; REQUIREMENTS</b>	<b>CODE SECTION</b>	<b>Meets Standard (Y/N)*</b>
Maximum House size	§ 3.20.050(A)	Y
Height	§ 3.20.050(B)	Y
Color	§ 3.20.050(C)	Y
Crestline Area Development Restrictions	§ 3.20.050(D)	Y
Story Poles	§ 3.20.050(E)	Y

\*Refer to Discussion in Design Review Findings Section C below

- C. Design Review (-d2):** Per Section §5.50.040 of the County Zoning Ordinance, all Design Review applications are subject to the stated scope of review. The overall purpose of Design Review is to encourage quality design and mitigate potential adverse visual impacts of development. In the following discussion, the scope of review findings is listed in bold, and an explanation of how the project meets the required standard is in plain text below.

**1. Mitigation of any adverse visual impacts from proposed structures, grading, vegetation removal and landscaping;**

The County's Geographic Information System (GIS) data shows the proposed development to be located in the "low" to "medium" visibility designations. Based on these designations, the development has a low to medium likelihood of being seen from the valley floor. Additionally, the applicant submitted visual simulations (Attachment D) showing how the structures are hidden. Only the driveway is visible from the vantage points utilized in the visual simulations, however the applicant proposes to plant fruit trees along the driveway to further minimize its visibility.

Although these structures are hidden from the valley floor, they are visible from the country club subdivision and golf course to the north of the subject property. The applicant proposes to plant shrubs and vines along the northern retaining walls to minimize they're visibility from the neighboring properties, and staff proposes to include Condition of Approval No. 17 which requires the planting of four (4) 24-inch box trees, which are native, drought-tolerant, and evergreen, to the north of the proposed single-family residence. The trees, as well as the vines and shrubs, are to be shown on a landscaping plan prior to building and/or grading permit issuance.

Due to the planting of the fruit trees along the driveway, the vines and shrubs along the northernly retaining walls, the drought-tolerant evergreen trees to the north of

residence, and the overall minimal visibility from the valley floor, this finding can be made.

## **2. Compatibility with the natural environment;**

The proposed grading associated with the development includes 6,082 cubic yards of cut and 5,888 cubic yards of fill with a maximum depth of 11 feet. These quantities are required to establish the driveway going through the southern parcel (APN: 029-34-004) which is utilized to access the subject property, as well as the building pads and overall site grading for the single-family residence, ADU and JADU, livestock shelter, and a pad for the temporary agricultural residence.

The proposed grading conforms with the existing grade as it avoids sharp angles and blend in the proposed contours with the natural hillside. Additionally, the applicant submitted an alternative site analysis demonstrating that establishing the development on the eastern side of the parcel would result in almost twice and much grading and would be more visible from the valley floor. As such, the proposed location is the most compatible with the natural environment.

The proposed development will not impact Tularcitos Creek (located outside the western edge of the subject property) nor will it impact its associated riparian vegetation as the proposed development is located approximately 800 feet from the riparian vegetation and the associated leach field is located 80 feet away from the edge of riparian vegetation, which is beyond the 35 foot setback required by the Santa Clara Valley Habitat Plan. Additionally, the parcel has no mapped species according to the California Natural Diversity Database (CNDDDB).

As the proposed development is designed to be compatible with the natural and existing environment and does not compromise any natural habitat, this finding can be made.

## **3. Conformance with the “Design Review Guidelines,” adopted by the Board of Supervisors;**

The proposed project conforms with the County’s Board adopted Design Review Guidelines. The siting of the proposed residence is advantageous as it is in an area of “low” to “medium” visibility pursuant to the County GIS data and the proposed structures are minimally visible from the valley floor. Alternative locations on the property would require twice as much grading and would be more visible than the proposed location. Visible portions of the proposed development are to be screened with landscaping to minimize its visibility as much as possible.

The architectural design of the structure includes non-contiguous wall planes which minimize bulking and massing. Exterior colors for the house façade, trim, and roof materials all have a Light Reflective Value (LRV) of 45 or less, as shown on the site plan (Attachment D). As a part of the requirement for Design Review in the “-d2” zone, the applicant is required to erect story poles seven (7) days prior to the Zoning Administration Hearing. To ensure compliance with the story pole erection requirement (Zoning Ordinance Section 3.20.040 (A)(2)(c)), story pole placement was verified by Staff on January 25, 2024. After inspecting the required story poles, no new impacts were observed by Staff. As such, these findings can be made.

## **4. Compatibility with the neighborhood and adjacent development;**

Properties to the west, south and east of the subject property are all over 10 acres and consist of either a single-family residence, a reclaimed quarry, or vacant. The properties to the north consist of a golf course and a single-family residential country club subdivision. As the surrounding uses are single-family residential or vacant, the proposed single-family residence and accessory structures would be compatible with the surrounding neighborhood. Although the single-family residences to the south of the property are approximately 2,000 square feet in size, adjacent residences to the north and west are approximately 6,000 to 7,000 square feet and two stories, which is a similar size to the proposed single-family residence. As such, the proposed residence will be in keeping with the characteristics of the surrounding neighborhood and not be obtrusive in its context as the proposed size, and number of stories. For these reasons, this finding can be made.

**5. Compliance with applicable zoning district regulations; and**

As summarized in Section B and Tables A and B of this staff report, residential use is an allowed use in the HS-d2 (Hillside with a Design Review – Milpitas Hillsides combining district overlay) zoning district, and the project complies with the currently zoning regulations and development standards (with the exception of the proposed JADU/ADU configuration). The proposed residence meets the required setbacks (30 feet front, side, and rear) and height not exceeding the maximum 27 feet. Furthermore, the proposed design is in keeping with the “-d2” design standards as it does not exceed the required house size, height, complies with exterior color requirements and crestline area development restrictions as the structures to not protrude above any crestlines. The proposed livestock shelter and detached garage meets the front setback for 75 feet or rear yard and meet applicable side and rear setbacks.

Staff finds that the JADU configuration (shown in sheet C2.0 of Attachment D) does need meet the Zoning Ordinance Code Section 4.10.015(F) as it is not located entirely within the detached ADU, and its located attached to the garage portion (non-dwelling portion) of the ADU. The applicant argues that this configure does meet the Zoning Ordinance requirements as it shares a roof, foundation and has a common wall of at least 8 feet with the attached garage, which is attached to the ADU and its therefore a part of the detached ADU structure. Additionally, the applicant states that site constraints such as steep grades and storm drainage design restricts the JADU from being attached to the dwelling portion of the detached ADU. The applicants request for approval of the current configuration is included in Attachment E. Staff recommends that the proposed application be **approved with the condition that the Junior ADU be relocated so it is attached to the dwelling portion of the ADU**, so it is located “entirely within” the detached ADU (Condition of Approval No. 21)

For these reasons, Staff has determined that the project is in compliance with the applicable zoning district regulations with the condition of approval that the JADU be relocated so it is attached to the dwelling portion of the detached ADU, and this finding can be made.

**6. Conformance with the general plan, any applicable specific plan, or any other applicable guidelines adopted by the Board of Supervisors or Planning Commission**

The proposed development conforms with the Santa Clara County General Plan

Policy R-LU 18 which allows for low density, and agricultural and grazing uses. The proposed development is residential and includes accessory structures utilized for agricultural uses and therefore conforms with this policy. General Plan Policy R-GD-22 also applies to the project which states that grading shall be kept to a minimal to establish a primary use and avoidance of unnecessary grading. The proposed development conforms with this as it situated in the area on the parcel that requires the least amount of grading to establish the residence and accessory structures which are allowed uses. The proposed development is consistent to the County's Board adopted Design Guidelines as it is sited in such a way as to reduce grading and will incorporate tree planting to reduce the visual impacts to persons located to the north of the subject property. Additionally, the proposed development has low visibility from the Santa Clara Valley floor. As such, this finding can be made.

**D. Grading Approval: Pursuant to Section C12-433 of the County Ordinance Code, all Grading Approvals are subject to specific findings. In the following discussion, the scope of review findings are listed in **bold**, and an explanation of how the project meets the required standard is in plain text below.**

**1. The amount, design, location, and the nature of any proposed grading is necessary to establish or maintain a use presently permitted by law on the property.**

The project's grading quantities are 6,082 cubic yards of cut and 5,888 cubic yards of fill and a maximum vertical depth of 11 feet to establish the foundation of the structures, driveways, and a flat pad for the temporary agricultural residence. Construction of the ADU/JADU, livestock shelter and pad for a temporary agricultural residence are allowed accessory uses and are ancillary to the primary residence. Given the constraints of the site, there are no other alternative locations for the structures, and driveways to go which would reduce the overall grading. As such, this finding can be made.

**2. The grading will not endanger public and/or private property, endanger public health and safety, will not result in excessive deposition of debris or soil sediments on any public right-of-way, or impair any spring or existing watercourse.**

The proposed grading will not endanger public or private property. The grading is minimized to maintain a single-family residential use on the property that will provide a safe and stable foundation for the residence and accessory structure proposed. All export will be deposited at an approved site. The Conditions of Approval require that the final grading plans will ensure that grading around the building pads and driveway will not result in slope instability or erosion. Land Development Engineering has specific erosion control standards to be implemented as part of the driveway and grading design. As such, this finding can be made.

**3. Grading will minimize impacts to the natural landscape, scenic, biological and aquatic resources, and minimize erosion impacts.**

The proposed grading is designed to contour to the natural topography to the maximum extent possible given the size constraints of the lot. There are no known biologic or aquatic impacts from this project as there are no watercourses on known

occurrences of protected species that are impacted by the proposed development. Land Development Engineering has specific erosion control standards to be implemented as part of the driveway and grading design which will minimize erosion impacts. As such, this finding can be made.

- 4. For grading associated with a new building or development site, the subject site shall be one that minimizes grading in comparison with other available development sites, taking into consideration other development constraints and regulations applicable to the project.**

Due to the steep topography and other site constraints, such as Tularcitos Creek to the west of the property, there are no alternative building sites that would result in the reduction of grading quantities. The proposed grading is the minimum necessary for the residence, accessory structures, and driveway. Staff determined that the development is consistent to the County's General Plan as it is the minimal grading needed to establish the single-family residential use and accessory structures. As such, this finding can be made.

- 5. Grading and associated improvements will conform with the natural terrain and existing topography of the site as much as possible, and should not create a significant visual scar.**

The majority of the grading is necessary for the foundation of the residences, accessory structures, and associated driveway. Additionally, due to the steep topography and other site constraints, such as Tularcitos Creek to the west of the property, there are no alternative building sites that would result in the reduction of grading quantities. The site is in a "low" to "medium" visibility area and the driveways are minimally visible from the valley floor. Additionally, the applicant proposes to plant fruit trees along the driveway to prevent hillside scaring. As such, this finding can be made.

- 6. Grading conforms with any applicable general plan or specific plan; and**

The proposed grading is in conformance with specific findings and policies identified in the County General Plan. Additionally, due to the steep topography and other site constraints, such as Tularcitos Creek to the west of the property, there are no alternative building sites that would result in the reduction of grading quantities. The project is consistent with the County's General Plan R- GD22, which encourages only the minimal grading necessary to establish a single-family residence. As such, this finding can be made.

- 7. Grading substantially conforms with the adopted "Guidelines for Grading and Hillside Development" and other applicable guidelines adopted by the County.**

The proposed grading is in conformance with the adopted "Guidelines for Grading and Hillside Development," in particular, the specific guidelines for grading, siting, building form, and design. The overall grading design of the residence, accessory structures is the minimum necessary, conforms with the natural terrain, and has low visibility from the valley floor. There will not be any impact to biological resources as there is no indication of protected species on this parcel. Therefore, this finding

can be made.

- E. Special Permit:** In addition to specific findings identified in Section B above, accessory structures with three or more plumbing fixtures are subject to a Special Permit (Chapter 5.60). In the following discussion, the scope of review findings for a Special Permit are delineated in **bold** type, and an explanation of how the project meets the required findings is in plain text below. The Zoning Administrator is required to make these findings to approve the project.

**1. Special Findings for accessory structures with more than two plumbing fixtures: Residential accessory buildings (such as pool houses) with more than two (2) internal plumbing fixtures may be allowed if a special permit is obtained, per Chapter 5.60, and all of the following specific findings are made.**

- i. Must conform to the development standards specified in this chapter. More restrictive setbacks may be required in order to mitigate detrimental impacts on neighboring properties.**

The livestock shelter conforms with the accessory structure setbacks, as it is 75 feet from the front property line and is over 30 feet away from all other property lines. It is 13 feet tall, which is less than the 35-foot height maximum allowed by Zoning Ordinance Section 4.20.020. As such, this finding can be made.

- ii. May not be used for dwelling purposes or overnight accommodation.**

The structure is proposed to be used for agricultural purposes as it will keep livestock. The structure also includes an office, storage room, and a full bathroom for agricultural workers to wash off after handling the cattle. The applicant does not propose to use the accessory structure for overnight or dwelling purposes. As such, this finding can be made.

- iii. Must be of an appropriate size and design for the intended use, and should be configured in a manner that is clearly inappropriate and impractical for dwelling purposes.**

The proposed structure is 1,890 square feet, 1,600 square feet of which is used as cow and calf pens. The structure also includes an office, storage room, full bathroom, and covered porches. The floor plan is not configured in a manner that is to be used for dwelling purposes and appears to be configured in a manner that is practical for the proposed livestock use. As such, this finding can be made.

**2. The proposed use conforms with the general plan, with the zoning ordinance, and with all standards applicable to the proposed use that have been adopted by the Planning Commission or Board of Supervisors;**

As discussed in Section B, the proposed development meets applicable zoning ordinance standards. Sections C and D further discuss how the proposed development meets applicable General Plan policies for grading and hillside development. The use of the livestock shelter is agricultural which is an allowed use pursuant to R-LU 18,

and is a use allowed by right as shown in Table 2.20-2 in the Zoning Ordinance. Therefore, the above finding can be made.

- 3. The site is adequate for the proposed use, including but not limited to being of adequate size and shape to accommodate all facilities and development features to integrate the use into the surrounding area and to provide any necessary or appropriate buffers between the use and the surrounding area;**

The subject property is a 15.8-acre lot, and the proposed development would be a single-family residential and agricultural, as the proposed livestock shelter would be used to store and raise cattle. The site is adequate for the proposed uses and development as the structures meet all required setbacks, proposes to use the minimal grading necessary to establish the use (as discussed in Subsection D), and proposes to use landscaping to minimize its visibility from neighboring properties as discussed in Subsection C. As such, the area of the property and the location of the proposed structure offers adequate separation and existing landscaping provides a buffer between the proposed use and the surrounding uses to the adjacent properties. Therefore, this finding can be made.

- 4. The proposed use will not be detrimental to the public health, safety, or general welfare. In this respect the zoning administrator shall further find, without limitation, that:**

- i. Adequate off-street parking, loading and unloading areas (if applicable) and handicapped access will be provided;**

The property has ample space for off-street parking with proposed attached garage able to accommodate the required minimum one (1) covered parking space per County Zoning Ordinance Section 4.30.030. Therefore, this finding can be made.

- ii. Appropriately designed site access will be provided, including safe and adequate access for fire and emergency vehicles (including secondary access where deemed necessary by the fire marshal);**

The driveway is designed to conform with fire access requirements and other fires safety requirements, as conditionally approved by the County of Santa Clara's Fire Marshal's Office. Fire sprinklers will be installed for the single-family residence and during the Building Permit application phase as indicated on the submitted plans (Attachment D). The livestock shelter is required per code to have NFPA 13 fire sprinklers. As stated, this finding can be made.

- iii. The use will not adversely affect water quality. Adequate wastewater treatment, disposal and sanitation facilities will be provided and will satisfy all applicable local, state and federal requirements;**

The proposed development, including the livestock shelter with 3 plumbing fixtures, would utilize an onsite wastewater treatment system (OWTS). The percolation rates of the OWTS were reviewed by the County of Santa Clara Department of Environmental Health (DEH) and were deemed adequate for the proposed development, including the livestock shelter with three plumbing



fixtures. As such, this finding can be made.

**iv. The use will not be detrimental to the adjacent area because of excessive noise, odor, dust or bright lights;**

The livestock shelter would not create noise, odor, dust, or excessive light impacts. Furthermore, residential, and accessory uses shall be subject to the County Noise Ordinance. Therefore, this finding can be made.

**v. The use will not substantially worsen traffic congestion affecting the surrounding area;**

The livestock shelter will not create any additional traffic as the use is agricultural, but ancillary to the single-family residential use on the property. Therefore, this finding can be made.

**vi. Erosion will be adequately controlled; and**

Standard conditions and BMP's will be required through building permit review. Therefore, this finding can be made.

**vii. Adequate storm drainage management exists or will be provided and will comply with all applicable local, state and federal requirements.**

The Special Permit by itself would not trigger the requirement of a Drainage Permit. However, the overall project has been reviewed and conditioned by Land Development Engineering to comply with all local, state, and federal requirements. Therefore, this finding can be made.

**F. Temporary Agriculture Residence:** Pursuant to Chapter 2.10 of the County Zoning Ordinance, temporary agricultural residences are recreational vehicles or movable tiny home that provide temporary housing to a person engaged in an on-site agricultural operation, as defined in § B29-2(b) of the Ordinance Code, and their family members. For the purpose of temporary agricultural residences, a movable tiny home or recreational vehicle may be located on a property without a primary residence on-site.

Temporary agriculture residences are allowed in properties zoned Hillside pursuant to a Planning Clearance as shown in Table 2.20-1. Temporary agricultural residences are subject to Chapter 4.10.385 of the Zoning Ordinance, which requires the occupant of the agriculture residence to be involved with the on-site agricultural operation, that an agricultural operation is existing or will exist on site, a cash deposit be paid to ensure the temporary agriculture residence be removed after 5-years, the temporary agriculture residence is connected to approved water and wastewater treatment systems, and it is located out of a floodway, within a legal lot, and has adequate fire access.

The proposed temporary agriculture residence complies with the provisions of Chapter 4.10.385 as the proposed development includes the raising of cattle, which is an onsite agricultural operation, and the resident of the temporary agriculture residence would take part in, as an agricultural employee. The project is conditioned to post financial security with the Planning Office in the amount of \$2,500 to ensure the timely removal of the temporary agricultural residence within 5-years. The proposed development, including the

temporary agricultural residence, is to be connected to an OWTS, is not located in a floodway, is on a legal lot, and has been designed to have adequate fire access. As such, the proposed temporary agriculture residence is in compliance with the County Zoning Ordinance.

**Staff Recommendation**

In conclusion, Staff recommends the Zoning Administration Hearing Officer to approve the concurrent land use entitlements for a Building Site Approval, Design Review, Grading Approval, Special Permit, and Planning Clearance with the condition that the Junior ADU be reconfigured to be attached to the dwelling portion of the detached ADU. As noted throughout the Staff Report, the proposed project meets all development standards for the single-family residence (as noted in the Zoning Standards above) and all the findings for Building Site Approval, Grading Approval, and Special Permit. Lastly, the temporary agriculture residence meets the requirements in the Zoning Ordinance Code and therefore a Planning Clearance could be granted.

**BACKGROUND**

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On January 6, 2022 the applicant, Barsana LLC, applied for Building Site Approval, Design Review, and Grading Approval, to construct a two-story, single-family residence, an ADU/JADU, and three separate livestock shelters. The application was deemed incomplete on February 2, 2022, as there were missing items from the original submittal and staff also had comments related to the project. The application was resubmitted in April of 2022 and another incomplete letter was sent to the applicant in May of 2022. The application was resubmitted in November of 2022, and the applicant changed their proposal to include a new detached garage, one livestock shelter with three plumbing fixtures, and a temporary agriculture residence. The inclusion of the livestock shelter requires a Special Permit and the temporary agricultural residence requires a Planning Clearance to be included along with the previously submitted land use entitlements. The application was subsequently deemed incomplete in December of 2022. Several more rounds of incompleteness occurred in 2023 until the application was deemed complete on December 21, 2023. As such, the Permit Streamlining Act deadline for a decision on this application is February 19, 2024.

Story poles for the proposed project were erected and inspected by Staff on January 25, 2024. Staff did not find any new visual impacts as a result of the story pole inspection.

A public notice was mailed to all property owners within a 300-foot radius of the project on January 19, 2024, and published in the [Post Records](#) on January 19, 2024. As of writing this report, ten (10) public comments have been received regarding this application, all of which are in support of the proposed project and are provided in Attachment F.

**STAFF REPORT REVIEW**

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Prepared by: Joanna Wilk, Senior Planner

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*Joanna Wilk*  
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Reviewed by: Samuel Gutierrez, Principal Planner

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# Attachment A

## Proposed CEQA Determination



## STATEMENT OF EXEMPTION

### from the California Environmental Quality Act (CEQA)

<b>FILE NUMBER</b>	<b>APN(S)</b>	<b>DATE</b>
PLN22-006	02935007	1/25/2024
<b>PROJECT NAME</b>	<b>APPLICATION TYPE</b>	
Single-Family Residence; Auguste Court	Building Site Approval, Design Review, Grading Approval, Special Permit, and Planning Clearance	
<b>OWNER</b>	<b>APPLICANT</b>	
Barsana, LLC	Barsana, LLC	
<b>PROJECT LOCATION</b>		
Auguste Court, Milpitas		
<b>PROJECT DESCRIPTION</b>		
<p>Building Site Approval, Grading Approval, Special Permit, and Planning Clearance for the construction of a two-story, 7,998 square foot single-family residence, a 640 square foot detached garage, a 1,199 square foot detached accessory dwelling unit (ADU) with a 399 square foot attached garage and a 499 square foot attached junior accessory dwelling unit (JADU), a 1,890 square foot livestock shelter with three plumbing fixtures, and a temporary agricultural residence. Grading consists of 6,082 cubic yards of cut and 5,888 cubic yards of fill and a maximum vertical depth of 11 feet to establish the foundation of the structures, driveways, and a flat pad for the temporary agricultural residence).</p>		
<p>All discretionary development permits processed by the County Planning Office must be evaluated for compliance with the California Environmental Quality Act (CEQA) of 1970 (as amended). Projects which meet criteria listed under CEQA may be deemed exempt from environmental review. The project described above has been evaluated by Planning Staff under the provisions of CEQA and has been deemed to be exempt from further environmental review per the provision(s) listed below.</p>		
<b>CEQA (GUIDELINES) EXEMPTION SECTION</b>		
Section 15303(a) - Class 3: New Construction or Conversion of Small Structures (see complete text of Section 15303 on next page).		
<b>COMMENTS</b>		
<p>House is under 8,000 sq ft in accordance with County Zoning Ordinance Code and not exceptionally large among recently constructed houses in Milpitas area hillsides. Existing topography and vegetation partially shield the home site from view of many valley-floor vantage points. Conditions of approval will require muted color to minimize contrast, and some additional vegetation for screening. No unusual circumstances exist so as to constitute significant effects, per subsection 15000.2(c).</p>		

**APPROVED BY:**

Joanna Wilk, Senior Planner

*Joanna Wilk*

Signature

2/1/24

Date

# Attachment B

## Preliminary Conditions of Approval

## Preliminary Conditions of Approval

**Owner/Applicant:** Barsana LLC/ Barsana LLC

**Location:** Auguste Court (APN: 029-35-007)

**File Number:** PLN22-006

**Project Description:** Building Site Approval, Grading Approval, Special Permit, and Planning Clearance for the construction of a two-story, 7,998 square foot single-family residence, a 640 square foot detached garage a 1,199 square foot detached accessory dwelling unit (ADU) with a 399 square foot attached garage and a 499 square foot attached junior accessory dwelling unit (JADU), an 1,890 square foot livestock shelter with three plumbing fixtures, and a temporary agricultural residence. Grading consists of 6,082 cubic yards of cut and 5,888 cubic yards of fill and a maximum vertical depth of 11 feet to establish the foundation of the structures, driveways, and a flat pad for the temporary agricultural residence. This project is does not require coverage by the Santa Clara Valley Habitat Plan.

Agency	Name	Phone	E-mail
Planning	Joanna Wilk	(408) 299-5799	<a href="mailto:joanna.wilk@pln.sccgov.org">joanna.wilk@pln.sccgov.org</a>
Land Development Engineering	Ed Duazo	(408) 299-5733	<a href="mailto:Ed.duazo@pln.sccgov.org">Ed.duazo@pln.sccgov.org</a>
Environmental Health	Darrin Lee	(408) 918-3435	<a href="mailto:darrin.lee@cep.sccgov.org">darrin.lee@cep.sccgov.org</a>
Fire Marshal's Office	Alex Goff	(408) 299-5760	<a href="mailto:alex.goff@sccfd.org">alex.goff@sccfd.org</a>
Geology	David Seymour	(408) 573-6711	<a href="mailto:David.seymour@pln.sccgov.org">David.seymour@pln.sccgov.org</a>

### **STANDARD CONDITIONS OF APPROVAL**

#### **Building Inspection**

1. For detailed information about the requirements for a Building Permit, obtain a Building Permit Application Instruction handout form the Building Inspection Office or visit the website at [www.sccbuilding.org](http://www.sccbuilding.org).

#### **Planning**

2. Development must take place according to approved grading plans prepared by C2G Civil Engineering Consultants, submitted on September 27, 2023, and architect plans prepared by Ajay Goyal submitted on November 20, 2023, and these Conditions of Approval.
3. Changes to the design or size of the house, livestock shelter, or to the grading quantities, may require a modification of this land use entitlement and/or additional environmental review under the California Environmental Quality Act, which may require a public hearing. All changes are to be submitted to the Planning Division for review and approval.

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4. Existing zoning is HS-d2 (hillside in the design review – Milpitas hillsides combining district). Maintain the following minimum residential setbacks:
 

<b>Front:</b>	30 feet
<b>Sides:</b>	30 feet
<b>Rear:</b>	30 feet
<b>Height:</b>	27 feet (maximum)
<b>Stories:</b>	2 (maximum)
  
5. Pursuant to Section 3.20.050 of the County Zoning Ordinance (ZO), this property may not have a home that exceeds 8,000 square feet. Floor area calculations shall be noted on building permit site plans. These computations must be calculated, verified, signed and stamped by a registered civil engineer, a licensed land surveyor, or a licensed architect.
  
6. Two (2) off-street parking spaces are required for the residence; one (1) must be covered pursuant to Section 4.30.030 of the ZO.
  
7. Any detached accessory structures shall be in the rear half of the lot, or at least 75 feet from the front property line or edge of the right-of-way, and shall not exceed 12 feet in height, or 35 feet in height if located 30 feet away from the side and rear property lines (Section 4.20.020 (E)). Rear yard coverage of cumulative detached accessory structures shall not be more than 30%, which excludes green houses or agricultural structures.
  
8. One ADU is allowed and shall be limited to 1,200 square feet in floor area pursuant to Section 4.10.015(D)(1) of the ZO; one Junior ADU is allowed and shall be contained entirely within a single-family residence or a standard accessory dwelling unit, requires a deed restriction of owner occupancy on the property, and limited to 500 square feet in floor area pursuant to Section 4.10.015(F) of the ZO.
 

The final plans submitted for building and grading review shall show the Junior ADU attached to the detached ADU so it follows Zoning Ordinance Code 2.10 and is located “entirely within” the detached ADU.
  
9. An ADU or Junior ADU shall not exceed 16 feet in height unless it complies with the residential setbacks noted in Condition No. 4 pursuant to Section 4.10.015 of the ZO.
  
10. An ADU shall have at least one (1) parking space, which does not need to be covered pursuant to Section 4.10.015(I) of the ZO.
  
11. If archaeological resources or human skeletal remains are discovered during construction, work shall immediately stop, and the County Coroner’s Office notified. Upon determination that the remains are Native American, no further disturbance of the site may be made except as authorized by the County Coordinator of Indian Affairs, in accordance with state law and Chapter B6-18 of the County Ordinance Code.

Land Development Engineering

12. The property owner is responsible for the adequacy of any drainage facilities and for the



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continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to adjoining property.

#### Department of Environmental Health

13. Should the following occur: where the number of connections increase or the water system (as approved under SR0870798) is found to serve 25 persons or more for at least 60 days out of the year property-wide, then a public water system approval from California State Water Resources Control Board, Division of Drinking Water shall be required.
14. All construction activities shall be in conformance with the Santa Clara County Noise Ordinance Section B11-154 and prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Saturdays, or at any time on Sundays for the duration of construction.

### **CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO DEVELOPMENT PERMIT ISSUANCE**

#### Planning

15. **Prior to the issuance of any permits**, the applicant shall pay all reasonable costs associated with the work by the Department of Planning and Development.
16. **Prior to the issuance of a building permit**, and pursuant to ZO Section 5.20.125, record a "Notice of Permit and Conditions" with the County Office of Clerk-Recorder, to ensure that successor property owners are made aware that certain conditions of approval shall have enduring obligation. Evidence of such recordation shall be provided **prior to building permit application**.
17. **LANDSCAPE PLAN**: If landscaping of over 500 square feet is proposed, submit a landscape plan (including irrigation systems), prepared and stamped by a licensed landscape architect **prior to issuance of the building permit**. The landscape plan shall emphasize native plant species and shall be designed to meet the County's Model Water Efficient Landscape Ordinance (MWELo) requirements. A tree permit will be required for the removal of any trees within the County right-of-way (refer to Condition No. 16).

Additionally, to minimize visibility of the proposed development from neighboring properties and the valley floor, include the following on the landscape plan:

- A. The placement of four (4) 24-inch box trees that are native, drought-tolerant, and evergreen located to the north of the proposed residence to screen the structure from the neighboring property.
- B. The planting of shrubs and vines along the northern exposed retaining walls to minimize the visibility from the northern neighboring property.
- C. The planting of fruit trees along the driveway accessing the proposed development to minimize visibility from the valley floor, as shown on sheets C1.2, C1.3, and C1.24 of the approved site plan.

The requirements of Division B33 of the County Ordinance Code (Water Conservation in Landscaping) shall apply. In particular:

- i. Landscape water efficiency must be demonstrated by utilizing any one of the three options provided in Section B33-5: Demonstration of Landscape Water Efficiency.
  - ii. Landscape design must comply with all applicable standards and criteria of Section B33-6: Water-Efficient Design Elements.
  - iii. Landscape and irrigation plans must comply with all applicable standards and criteria of Section B33-8: Landscape and Irrigation Design Plans. The landscape ordinance and supporting information can be found on the Planning Office web site:  
[www.sccplanning.org](http://www.sccplanning.org) > Plans and Ordinances > Landscape Ordinance
18. Exterior colors of all structures (walls, roof, window trim / accent, retaining walls, fences) shall use natural dark earth tones such as hues of brown, green, and shades of gray, and not exceed a light reflective value of 45. For parcels zoned "-d2" within the unincorporated Milpitas hillsides, in order to mitigate the potential visibility and contrast of a dark building against a lighter background, the exterior colors of all structures shall be earth tones which blend with the color of the predominant natural background.
19. Windows on the structures shall utilize non-reflective materials as light, bright and reflective materials shall be avoided on the exterior surfaces of buildings.
20. Zoning Ordinance Code Section 2.10.030 notes that two-family residences or multi-family residences are multi-dwelling units within one structure that individually has their own kitchen. As such, the proposed single-family residence must clearly indicate on the plan set for building permits only one full kitchen **prior to building permit issuance**.
21. The final plans submitted for building and grading review shall show the Junior ADU attached to the detached ADU so it follows Zoning Ordinance Code 2.10 and is located "entirely within" the detached ADU.

#### *Temporary Agriculture Residence*

22. The applicant shall post financial security with the Planning Office in the amount of \$2,500 to ensure timely removal of the temporary agricultural residence within 5 years, **prior to building permit issuance**.
23. The temporary agricultural residence shall be removed from the property no later than five years after the planning clearance is issued for the residence.
24. At least one occupant shall be primarily engaged in an on-site agricultural operation or the development of an on-site agricultural operation. Family members of the person engaged in the on-site agricultural operation may also live in the residence.
25. The applicant shall demonstrate to the satisfaction of the Planning Director the existence of an on-site agricultural operation, or an acceptable plan to establish an agricultural operation, and the need for on-site employee housing in support of the existing or planned agricultural operation.

#### Land Development Engineering

26. Obtain a Grading Permit from Land Development Engineering (LDE) prior to beginning any

construction activities. Issuance of the grading permit is required prior to LDE clearance of the building permit (building and grading permits may be applied for concurrently). The process for obtaining a grading permit and the forms that are required can be found at the following web page: <https://plandev.sccgov.org/home> > How to > Apply for a Development Permit or Planning Application > Grading Permit

If the County Roads and Airports Department provides a condition of approval to obtain an encroachment permit, for your convenience, the grading and encroachment permits will be processed concurrently under one set of improvement (grading) plans.

27. Final plans shall include a single sheet which contains the County standard notes and certificates as shown on the County Standard Cover Sheet. Plans shall be neatly and accurately drawn, at an appropriate scale that will enable ready identification and recognition of submitted information.
28. Final improvement plans shall be prepared by a licensed civil engineer for review and approval by LDE and the scope of work shall be in substantial conformance with the conditionally approved preliminary plans on file with the Planning Office. Include plan, profile, typical sections, contour grading for all street, road, driveway, structures, and other improvements as appropriate for construction. The final design shall be in conformance with all currently adopted standards and ordinances. The following standards are available online:
  - Standard Details Manual, September 1997, County of Santa Clara, Roads and Airports Department: <https://countyroads.sccgov.org/home> > Do Business with Us > County Standard Details, Specifications and Documents
  - March 1981 Standards and Policies Manual, Volume 1 (Land Development): <https://plandev.sccgov.org/home> > Ordinances & Codes > Land Development Standards and Policies
  - 2007 Santa Clara County Drainage Manual: <https://plandev.sccgov.org/home> > Ordinances & Codes > Grading and Drainage Ordinance
29. Survey monuments shall be shown on the improvement plan to provide sufficient information to locate the proposed improvements and the property lines. Existing monuments must be exposed, verified, and noted on the grading plans. Where existing monuments are below grade, they shall be field verified by the surveyor and the grade shall be restored and a temporary stake shall be placed identifying the location of the found monument. If existing survey monuments are not found, temporary staking delineating the property line may be placed prior to construction and new monuments shall be set prior to final acceptance of the improvements. The permanent survey monuments shall be set pursuant to the State Land Surveyor's Act. The Land Surveyor / Engineer in charge of the boundary survey shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.
30. The improvement plans shall include an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period).

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Include the County's Standard Best Management Practice Plan Sheets BMP-1 and BMP-2 with the Plan Set.

31. All applicable easements affecting the parcel(s) with benefactors and recording information shall be shown on the improvement plans.
32. Provide landscaping and disturbed area quantities on the final plans along with water efficiency calculations to demonstrate compliance with water usage requirements.
33. Provide a drainage analysis prepared by a licensed civil engineer in accordance with criteria as designated in the 2007 County Drainage Manual (see Section 6.3.3 and Appendix L for design requirements). The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow for the 10-year and 100-year storm event or cause a hazard or public nuisance. The mean annual precipitation is available on the online property profile.
34. All new on-site utilities, mains and services shall be placed underground and extended to serve the proposed development. All extensions shall be included in the improvement plans. Off-site work should be coordinated with any other undergrounding to serve other properties in the immediate area.
35. All storm drainage inlets shall be appropriately stenciled as drains to the bay/creek.
36. Provide a Stormwater Management Plan. The Stormwater Management Plan shall incorporate site design measures, source control measures, and drainage management areas, treatment measures, and hydromodification management (HM) features. Sizing calculations for the treatment measures and hydraulic analysis of the HM measures are required. For additional information, refer to the C.3 Stormwater Handbook published by the Santa Clara Valley Urban Runoff Pollution Prevention Program (SCVURPPP) available at the following website: [www.scvurppp.org](http://www.scvurppp.org) > Resources > reports and work products > New Development and Redevelopment > C.3 Stormwater Handbook (June 2016)
37. Submit one copy of the signed and stamped geotechnical report for the project.
38. Submit a plan review letter by the Project Geotechnical Engineer certifying that the geotechnical recommendation in the above geotechnical report have been incorporated into the improvement plan.
39. Indicate on the improvement plans the land area that will be disturbed. If one acre or more of land area will be disturbed, file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) for coverage under the State General Construction Permit. The SWRCB will issue a Waste Discharge Identification number (WDID). The WDID number shall be shown on the on the final improvement plans. The SWRCB web site is at: [www.waterboards.ca.gov](http://www.waterboards.ca.gov) > Water Issues > Programs > Stormwater
40. Offer to dedicate an easement to the public and the County for storm-drainage purposes for the portion of Tularcitos Creek that passes through the property (APN: 029-35-007). The

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easement shall be a minimum of 25-feet wide based on the centerline of the creek, or 5-feet beyond the top of bank, whichever is greater. The easement dedication shall include a legal description, plat, and corresponding documents to be reviewed and approved by the County Surveyor's Office. The owner/ applicant will be required to record the document with the County's Recorder's Office after reviewed and approved by the County Surveyor's Office.

41. The "Road, Utilities and Slope Easement and Use Agreement," made between Barsana LLC and Gokulam LLC on October 30, 2022, shall be recorded with the Santa Clara County Recorder's Office.
42. Enter into a land development improvement agreement with the County. Submit an Engineer's Estimate of Probable Construction Cost prepared by a registered civil engineer with all stages of work clearly identified for all improvements and grading as proposed in this application. Post financial assurances based upon the estimate, sign the development agreement and pay necessary inspection and plan check fees, and provide the County with a Certificate of Worker's Compensation Insurance. (C12-206).
43. Enter into an Operations and Maintenance Agreement for Stormwater Quality Improvements with the County per Section C11.5-23 of the County Ordinance Code.

#### Department of Environmental Health

44. Prior to issuance of a development permit, submit an onsite wastewater treatment system (OWTS) design site plan to the Department of Environmental Health for review and approval (septic system clearance). OWTS plan shall show all proposed dwellings, location of the drinking water well, proposed accessory structures, and driveways. The OWTS plan shall be overlaid onto the final site grading and drainage plan. Maintain all setbacks as outlined within the County of Santa Clara Onsite Systems Manual.
  - Based upon the average adjusted stabilized percolation rate of 11.46 minutes per inch (with an application rate of 1.0 gallons per day/ square feet), onsite subsurface sewage conditions have been determined as followed: septic tank(s) with a minimum storage capacity 4,400 gallons, emergency storage/ recirculation tank with a minimum storage capacity of 3,300 gallons, Advantex secondary treatment unit(s), and multi-drip dispersal fields/zones. As conditioned, this onsite wastewater treatment system can accommodate a designed waste flow not to exceed 2,200 gallons per day, which is equivalent to an 8-bedroom main house, a 3-bedroom accessory dwelling unit, 2-bedroom junior accessory dwelling unit, 2-bedroom temporary housing, day worker showers, and other wash waters.
45. As confirmation of the final OWTS design, provide to the Department of Environmental Health the final floor plans for all proposed dwellings - - main dwelling, accessory dwelling unit, and junior accessory dwelling unit.
46. Prior to issuance of a development permit, include/ provide to the Department of Environmental Health issued individual water clearance letter with a project heading SR0870798 (dated December 30, 2022).

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### Fire Marshal's Office

#### *Fire Protection – Water*

47. Fire protection water system shall be installed, functioning and inspected prior to approval of the foundation. The system shall be maintained in good working order and accessible throughout construction. A stop work order may be placed on the project if the required hydrant systems are not installed, accessible, and/or functioning.
48. Where on-site storage tanks are required, details for fire protection water supply shall be included with the building permit set of drawings. Submittal shall include, but not be limited to, location of water supply, (e.g. onsite well, shared well; tank location and capacity, pipe size, standard fire hydrant orifice size and location, domestic and fire protection water tanks and piping configuration).
  - Building Permit plan submittal to include an NFPA 1142 tank size analysis showing that the proposed water tank will be sized accordingly.
  - Provide a shared water agreement for the water tank.
49. On-site standard fire hydrant meeting CFMO-W1 is to be located within 400 ft. exterior path of travel to all portions of non-sprinklered accessory structures and 600 ft. of sprinklered residential structures.

#### *Fire Department Access*

50. GENERAL REQUIREMENTS: These are minimum Fire Marshal standards. Should these standards conflict with any other local, state or federal requirement, the most restrictive shall apply.
51. All required access roads, driveways, turnarounds, and turnouts shall be installed, and serviceable prior to approval of the foundation, and shall be maintained throughout construction. A stop work order may be placed on the project if required driving surfaces are not installed, accessible, and/or maintained at all times.
52. Access roads (roads serving more than two lots) and driveways (roads serving no more than two lots) for fire department access shall comply with the following:
  - Width: Access Roads to have a clear drivable width of 20 ft. excluding. shoulders per CFMO-A1. Driveways are to have a 12 ft. drivable width and a 3 ft. shoulder. Access road width is based on non-residential use.
  - Vertical Clearance: Minimum vertical clearance of 13 ft. 6 in. shall be maintained to the building site (trim or remove, tree limbs, electrical wires, structures, and similar improvements) for access roads and driveways.
  - Curve Radius: Plans to show a minimum 30 ft. inside turn radius for curves and a 50 ft. exterior turn radius.
  - Grade: Maximum grade shall not exceed 15%.
  - Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000 pound gross vehicle weight.
  - Dead End Roads: Turnarounds shall be provided for dead end access roads in excess of 150 ft. in length. Acceptable turnaround shall comply with County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.
  - Turnouts: Passing turnouts in compliance with SD-16 shall be provided at every 400 ft. and wherever hydrants are placed adjacent to a driveway.
  - Turnarounds: Turnaround shall be provided for driveways in excess of 150 ft. as

- measured along the path of travel from the centerline of the access road to the structure. Acceptable turnaround shall comply with County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.
- Gates: Gates shall not obstruct the required width or vertical clearance of the driveway and may require a Fire Department Lock Box/Gate Switch to allow for fire department access. Installation shall comply with CFMO-A3.
  - Address: Numbered address to be easily recognizable from the street.

### *Miscellaneous*

53. This property is located in the Wildland Urban Interface Fire Area. All of the following conditions shall apply:
- A Class "A" roof assembly is required. Detail shall be included in plans submitted for building permit.
  - Meet Chapter 7A of the CBC.
  - Remove significant combustible vegetation within 30 feet of the structure to minimize risk of wildfire casualty. Maintain appropriate separation of vegetative fuels in areas between 30 and 100 feet from the structure.
54. Maintenance: Fire protection water systems and equipment shall be accessible and maintained in operable condition at all times, and shall be replaced or repaired where defective. Fire protection water shall be made available to the fire department.
55. Fire department access roads, driveways, turnouts, and turnarounds shall be maintained free and clear and accessible at all times for fire department use. Gates shall be maintained in good working order and shall remain in compliance with Fire Marshal Standard CFMO-A3 at all times.

### Geology

56. Geo-Engineering's geotechnical engineering report (dated 12-2-2021) includes the logs of three test pits that record 3 to 4 feet of clayey topsoil over siltstone/sandstone bedrock. The report is approved with Conditions:
- Prior to issuance of permits, submit a Plan Review Letter that confirms the plans conform with the recommendations presented in the approved report.
  - Prior to Grading Completion/Final Inspection, submit a Construction Observations Letter that verifies the work was completed in accordance with the approved plans. (A note to that effect must be on the plans.)

## **CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO FINAL INSPECTION**

### Planning

57. **Prior to final inspection**, contact Joanna Wilk in the Planning Division, **at least two (2) weeks in advance** to schedule a site visit to verify the landscaping, colors, and material finishes have been installed as approved per conditions of approval 17, 18, and 19.

### Land Development Engineering

58. Existing and set permanent survey monuments shall be verified by inspectors prior to final acceptance of the improvements by the County. Any permanent survey monuments damaged or missing shall be reset by a licensed land surveyor or registered civil engineer

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authorized to practice land surveying and they shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.

59. Construct the improvements. Construction staking is required and shall be the responsibility of the developer.

Department of Environmental Health

60. Provide proof of garbage service at the time of final occupancy sign-off. Garbage service in the unincorporated areas of Santa Clara County is mandatory.

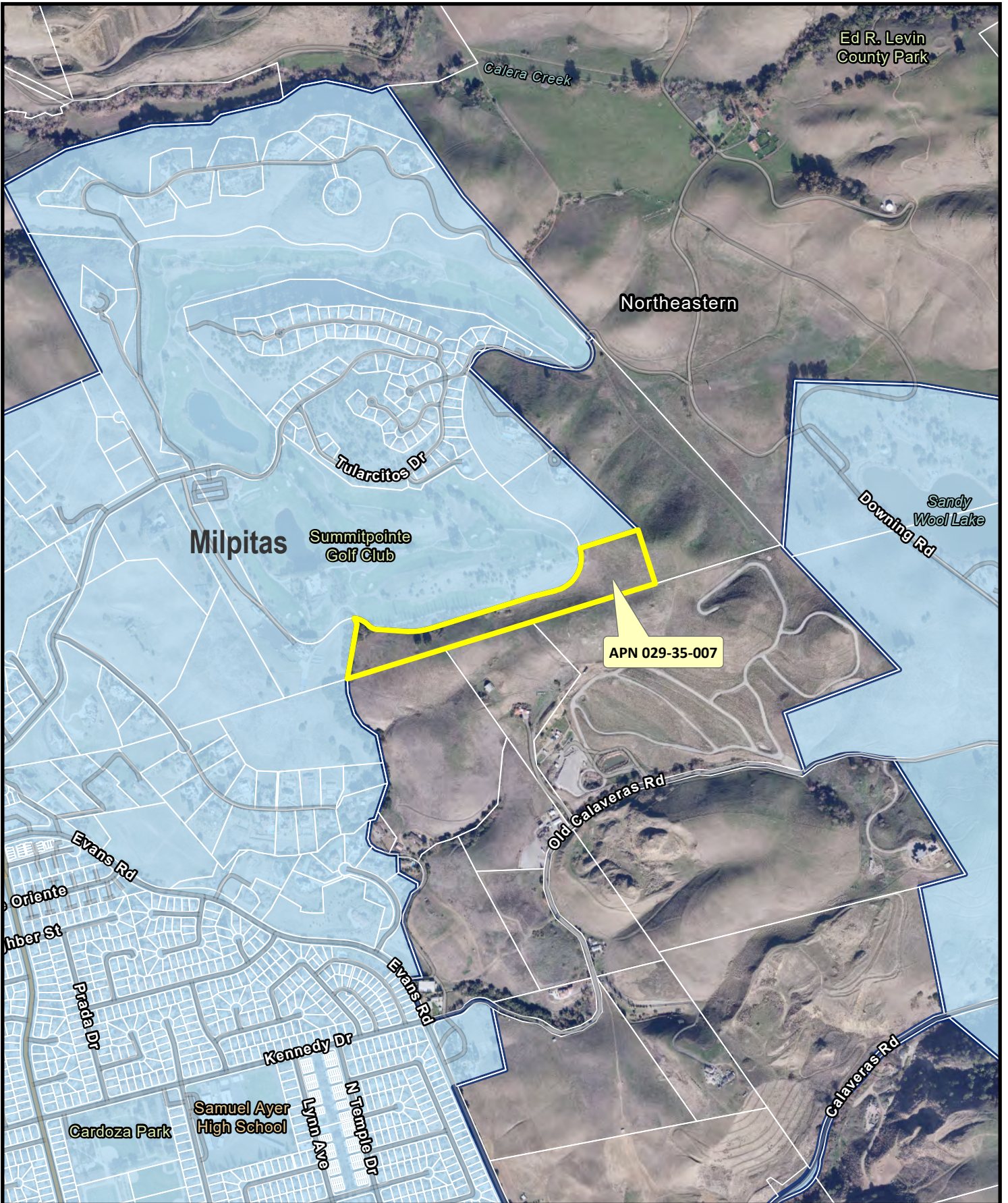
Fire Marshal's Office

61. FIRE SPRINKLER SYSTEM: An approved residential fire sprinkler system complying with CFMO-SP6 shall be installed throughout the residential structures.
62. Non-residential structures are to have an NFPA 13 fire sprinkler system.  
NOTE: The fire sprinkler system shall be installed and finalized by this office prior to occupancy. A separate permit shall be obtained from this office by a state licensed C-16 contractor prior to installation. Please allow for a minimum of 30 days for plan review of fire sprinkler plans by this office.



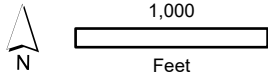
# Attachment C

## Location and Vicinity Map



**Location and Vicinity Map**

Record No. PLN22-006  
 APN 029-35-007  
 Auguste Ct., Milpitas



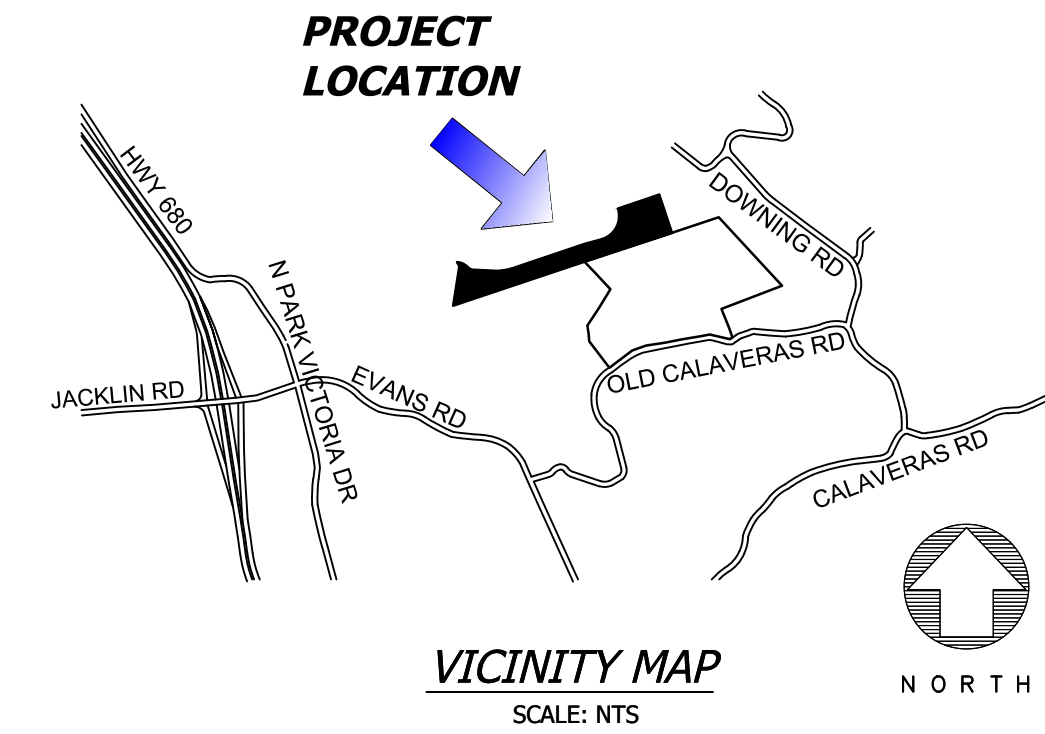
# Attachment D

## Site Plan and Visual Simulations



# BARSANA RESIDENCE

## APN: 029-35-007



### INDEX OF SHEETS

- CO.1 - COVER SHEET
- CO.2 - PROPOSED EASEMENT
- CO.3 - PROPOSED EASEMENT
- C1.0 - EXISTING ACCESS ROAD PLAN
- C1.1 - EXISTING ACCESS ROAD PLAN & PROFILE
- C1.2 - PROPOSED ACCESS ROAD PLAN & PROFILE
- C1.3 - PROPOSED ACCESS ROAD PLAN & PROFILE
- C1.4 - PROPOSED ACCESS ROAD PLAN & PROFILE
- C1.5 - PROPOSED ACCESS ROAD PLAN & PROFILE
- C1.6 - EXISTING INFILTRATION POND PLAN
- C1.7 - EXISTING INFILTRATION POND SECTION
- C1.8 - TRIBUTARY AREA MAP
- C2.0 - ENLARGED SITE PLAN
- C2.1 - PROFILES/SECTIONS
- C3.0 - OVERALL SITE PLAN & CUT/FILL ANALYSIS
- C3.1 - CUT/FILL SECTIONS
- C3.2 - CUT/FILL SECTIONS
- C3.3 - CUT/FILL SECTIONS
- C4.1 - DETAILS
- C4.2 - DETAILS
- C5.1 - EROSION CONTROL
- C6.1 - ALTERNATE SITE PLAN
- P01 - 0' AND 5' LVL PLAN
- P02 - 12' LVL PLAN
- P03 - AREA CALCULATION
- P04 - SECTIONS
- P05 - ELEVATIONS
- P06 - VIEWS
- A01 - FLOOR PLAN
- A02 - ELEVATIONS
- A03 - SECTIONS
- A04 - VIEWS
- WW1 - PRELIMINARY OWTS DISPOSAL PLAN
- LSS 01 - LIVESTOCK SHELTER FLOOR PLAN
- LSS 02 - LIVESTOCK SHELTER ELEVATIONS
- LSS 03 - LIVESTOCK SHELTER SECTIONS
- LSS 04 - LIVESTOCK SHELTER VIEWS

### NOTES

A.P.N. 029-35-007  
 PRESENT USE: AGRICULTURE/RANCH LAND  
 PROPOSED USE: AGRICULTURE/RANCH LAND  
 PRESENT ZONING: HS-D2  
 PROPOSED ZONING: HS-D2  
 SANITARY SEWER: SEPTIC  
 WATER SUPPLY: PRIVATE WELL  
 GAS & ELECTRIC: P.G. & E.  
 TELEPHONE: A.T.&T.  
 EXISTING IMPROVEMENTS: NONE  
 TOTAL PROJECT ACREAGE: 15.768 ACRES

### GENERAL NOTES

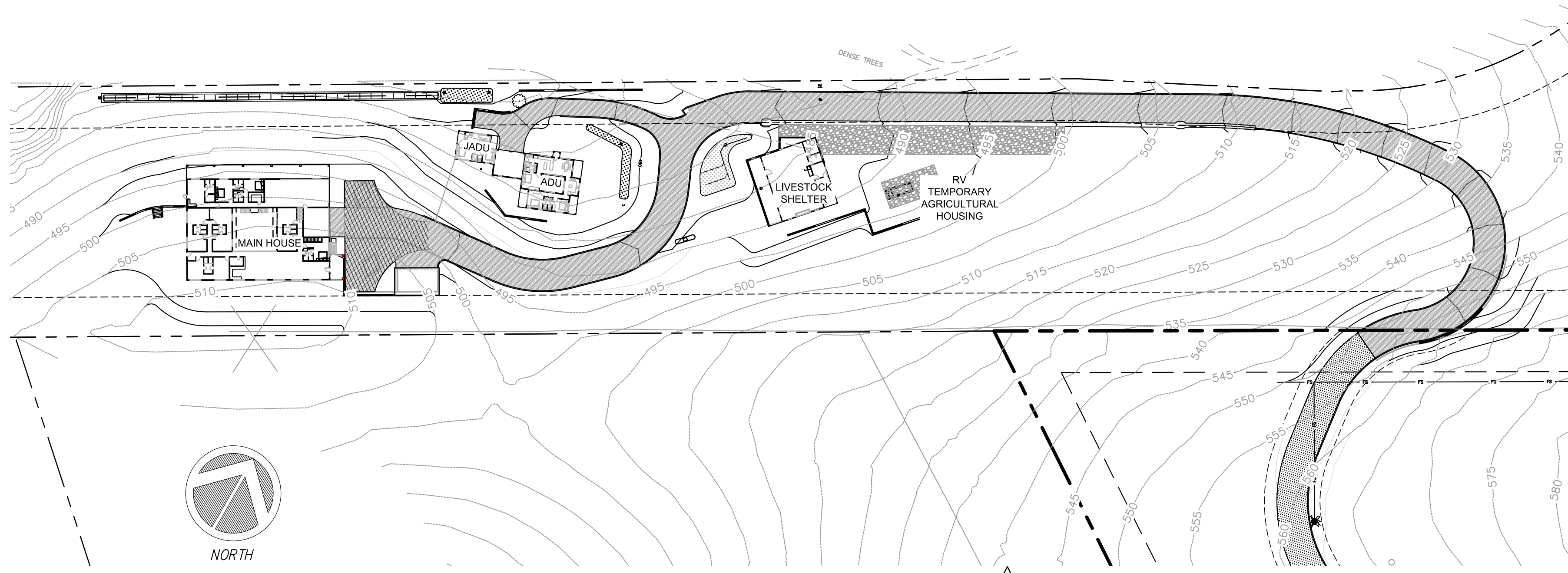
NO CHANGE TO THE GRADING PLAN SHALL BE PERMITTED WITHOUT PRIOR APPROVAL BY THE OWNER OR OWNERS REPRESENTATIVES.

CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS AND INVERTS OF EXISTING UTILITY PRIOR TO COMMENCEMENT OF WORK AND SHALL NOTIFY OWNER OR OWNERS REPRESENTATIVES OF VARIANCE FROM THOSE SHOWN ON THE PLANS.

UNDERGROUND FACILITIES AND UTILITIES HAVE BEEN SHOWN BASED ON RECORD DRAWINGS AND VISIBLE EVIDENCE FOUND IN FIELD. NO WARRANTY IS MADE REGARDING THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. PRIOR TO CONSTRUCTION, DETERMINE THE EXACT LOCATION OF UNDERGROUND FACILITIES AND UTILITIES, AND PRESERVE SAME FROM DAMAGE. PRIOR TO CONSTRUCTION, VERIFY LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AT THE CROSSING POINTS WITH PROPOSED UTILITIES. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNERS REPRESENTATIVES IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE DRAWINGS AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITION HAS BEEN EVALUATED. CONTACT UNDERGROUND SERVICES ALERT (USA) (1-800-227-2600) TWO (2) WEEKS PRIOR TO DIGGING. REPAIR UNDERGROUND UTILITIES DAMAGED BY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES ASSOCIATED WITH CONTRACTOR'S FAILURE TO EXACTLY LOCATED AND PRESERVE UNDERGROUND FACILITIES AND UTILITIES.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH THE APPROPRIATE UTILITY COMPANIES AND/OR AGENCIES TO VERIFY THE EXISTENCE AND/OR LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK. AND SHALL NOTIFY U.S.A. @ (800) 227-2600 AT LEAST 48-HOURS IN ADVANCE OF EXCAVATION.

IF ANY INDICATIONS OF ARCHEOLOGICAL REMAINS ARE ENCOUNTERED DURING GRADING ACTIVITIES FOR ANY DEVELOPMENT WITHIN THE PROJECT SITE, ALL WORK SHALL BE HALTED WITHIN 200 FOOT RADIUS OF THE FIND. OWNER SHALL RETAIN A QUALIFIED ARCHEOLOGIST RETAINED TO DETERMINE THE NATURE OF THE DISCOVERY AND RECOMMEND APPROPRIATE EVALUATION PROCEDURES.



### OWNER/DEVELOPER:

BARSANA LLC,  
 40762 GREYSTONE TERRACE  
 FREMONT, CA 94538  
 PHONE: (216) 496-9596  
 EMAIL: vijay.datt@inf-usa.org

### CIVIL ENGINEER:

C2G/CIVIL CONSULTANTS GROUP, INC.  
 4444 SCOTTS VALLEY DRIVE STE. 6  
 SCOTTS VALLEY, CA 95066  
 OFFICE: (831) 438-4420

### SURVEYOR

ALPHA LAND SURVEYS, INC.  
 4444 SCOTTS VALLEY DRIVE STE. 7  
 SCOTTS VALLEY, CA 95066  
 OFFICE: (831) 438-4453

### SCOPE

MULTIPLE SMALL STRUCTURES TO BE BUILT INCLUDING THE MAIN SINGLE FAMILY RESIDENCE WITH GARAGE, JADU WITH ADU, AND ANIMAL SHELTERS. FOR MORE DETAILS AND SECTIONS FOR THE PROPOSED STRUCTURES PLEASE REFERENCE TO THE ARCHITECTURAL PLANS FOR THE PROPOSED SITE.

PROPOSED STRUCTURE SIZES  
 -PROPOSED MAIN BUILDING AND GARAGE = 7,999 SQ FT  
 -PROPOSED DETACHED GARAGE = 462 SQ FT  
 -PROPOSED JADU & ADU = 1,698 SQ FT  
 -PROPOSED ANIMAL SHELTERS = 1,452 SQ FT  
 -PROPOSED RV TEMPORARY AGRICULTURAL RESIDENCE = 248 SQ FT

(N) IMPERVIOUS AREAS TABLE			
DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)	EQUIVALENT AREA (ACRES)
EXISTING	0	0	0
MAIN BUILDING & GARAGE	9,439	0.217	0.217
JADU & ADU	2,537	0.058	0.058
AC ROAD	23,632	0.543	0.543
CONCRETE VALLEY GUTTER	1,072	0.025	0.025
PROPOSED LIVESTOCK SHELTER	2,600	0.060	0.060
GRAVEL BASEROCK (PARKING)	2,201	0.051	0.031
TOTAL (N) IMPERVIOUS AREA	41,481	0.952	0.933
TOTAL LOT AREA	686,854	15.768	15.768
IMPERVIOUS % OF TOTAL LOT			11.8%

IMPERVIOUS AREA IN APN 029-34-004			
DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)	EQUIVALENT AREA (ACRES)
NEW ASPHALT ROAD	18,780	0.431	0.431

NOTE: EXISTING GRAVEL ROAD TO BE ASPHALTED PER 2022 RECLAMATION PLAN AMENDMENT FROM STATION 5+50 TO 15+26

### FIRE ACCESS NOTE

FIRE DEPARTMENT ACCESS SHALL BE MADE OF AN "ALL WEATHER" MATERIAL CAPABLE OF HOLDING 75,000 POUNDS.

### DEFERRED SUBMITAL NOTE

THE FOLLOWING SHALL BE DEFERRED AND SUBMITTED SEPARATELY FROM THIS APPLICATION:  
 A. RESIDENTIAL FIRE SPRINKLERS.  
 B. FIRE PROTECTION UNDERGROUND (STANDARD FIRE HYDRANT).

### BUILDING SITE APPROVAL SLOPE CALCULATIONS

$$S = \frac{I * L}{A} (100)$$

S = AVERAGE SLOPE OF THE AREA IN PERCENT  
 I = IS THE CONTOUR INTERVAL IN FEET  
 L = IS THE COMBINED LENGTH OF CONTOUR LINES IN FEET  
 A = SITE DEVELOPMENT AREA IN SQUARE FEET

PROPOSED DEVELOPED AREA FOR LOT

$$S = \frac{1 * 30,251}{158,412 \text{ SQ.FT.}} (100) = 19.10\% \text{ AVE. SLOPE}$$

### PROJECT EARTHWORK QUANTITIES

NOTE: THE EARTHWORK QUANTITIES SHOWN HEREON ARE EXCLUSIVE OF WALL FOOTINGS, EXISTING PAVEMENT REMOVAL AND OVER EXCAVATION AND RECOMPACTION, UTILITY TRENCH SPOILS & SOIL EXPANSION AND CONTRACTION FACTORS.

DESCRIPTION	CUT (cu.yds)	FILL (cu.yds)	NET (cu.yds)	MAX CUT (ft) HEIGHT	MAX FILL (ft) HEIGHT
MAIN BUILDING	682	418	264(C)	8	6
ADU/JADU	401	323	78(C)	5	4
ROAD (APN 029-35-007)	2808	2786	22(C)	11	7
ROAD (APN 029-34-004)	1746	2219	473(F)	6	8
LIVESTOCK SHELTER & RV PARKING	445	142	303(C)	3	3
TOTAL	6082	5888	194(C)		

NET VOLUME = 194 CU.YDS. OF CUT

THE ABOVE QUANTITIES ARE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE NECESSARY CUT AND FILL TO ACCOMPLISH FINISH GRADE SHOWN ON THESE PLANS.

### CONTRACTOR RESPONSIBILITY

CONTRACTOR AGREES THAT HE SHOULD ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED DURING WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE DESIGN PROFESSIONALS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.

### DISCREPANCIES

IF THERE ARE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE DESIGN PROFESSIONAL FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

### CONSTRUCTION SURVEYING / STAKING

CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL SURVEYING AND OR STAKING BY A LICENSED SURVEYOR FOR ALL CONSTRUCTION PURPOSES.

### ADDITIONAL NOTES

- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

- THE STANDARD SPECIFICATIONS AND DETAILS, LATEST EDITION, OF THE COUNTY OF SANTA CLARA SHALL GOVERN UNLESS OTHERWISE SPECIFIED HEREIN.

### UNAUTHORIZED CHANGES AND USES

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THE PLANS

### FIRE PROTECTION NOTES

1. ALL DRIVEWAYS AND ACCESS ROADS TO MEET COUNTY STANDARD SD1.
2. ALL DRIVEWAYS, ACCESS ROAD, AND PARKING LOTS TO BE MADE OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS AND HAVE A MAXIMUM SLOPE OF 16%.
3. WATER TANKS TO HAVE A MINIMUM HEIGHT OF 12 FEET AND MEET STANDARDS SET IN CFMO W2 & W5. TANKS GREATER THAN 12 FEET IN HEIGHT WILL REQUIRE A SEPARATE BUILDING PERMIT.
4. FIRE HYDRANT SHALL MEET STANDARDS SET IN CFMO-W2.
5. WATER TANK SHALL BE SIZED PER NFPA 1142 TO INCLUDE SPRINKLER DEMAND AND HYDRANT DEMAND.
6. ALL STRUCTURES SHALL MEET WILDLAND URBAN INTERFACE (WUI) REQUIREMENTS AT BUILDING PERMIT SUBMITTAL
7. NFPA 13 FIRE SPRINKLERS SHALL BE INSTALLED IN ALL BUILDINGS AND WILL BE A DEFERRED SUBMITTAL.
8. ALL DEFERRED SUBMITTALS FOR FIRE PROTECTION UNDERGROUND, FIRE HYDRANTS, WATER TANKS, & FIRE PUMP.
9. PROPERTY TO MAINTAIN 100 FEET DEFENSIBLE SPACE AT ALL TIMES.
10. STRUCTURES SHALL CONFORM TO WUI BUILDING REQUIREMENTS.

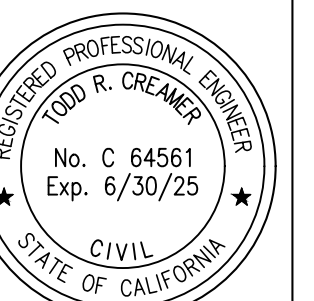
ALL CONSTRUCTION SHALL COMPLY WITH ALL LOCAL CODES AND ORDINANCES AND THE CODES LISTED BELOW OR THE MOST CURRENT CODES AND ORDINANCES AT THE TIME OF SUBMITTAL

### 2022 CALIFORNIA CODES

1. 2022 CALIFORNIA BUILDING CODE
2. 2022 CALIFORNIA ELECTRICAL CODE
3. 2022 CALIFORNIA MECHANICAL CODE
4. 2022 CALIFORNIA PLUMBING CODE
5. 2022 CALIFORNIA GREEN CODE
6. 2022 CALIFORNIA ENERGY CODE
7. 2022 CALIFORNIA RESIDENTIAL CODE
8. 2022 CALIFORNIA FIRE CODE

REVISIONS	BY
1 RESPONSE TO SCC COMMENTS 11/05/21	DD
2 RESPONSE TO SCC COMMENTS 03/16/23	DD
3 RESPONSE TO SCC COMMENTS 05/25/23	DD

COVER SHEET



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 Engineers/Planners  
 4444 SCOTTS VALLEY DRIVE  
 SCOTTS VALLEY, CA 95066  
 T (831) 438-4420 F (831) 438-4420  
 License: Prof. Eng. No. 27, 2023 - 10/25/26  
 License: Prof. Planner No. 27, 2023 - 10/25/26  
 License: Prof. Surveyor No. 27, 2023 - 10/25/26

BARSANA RESIDENCE  
 AUGUSTE COURT  
 APN: 029-35-007

Date: 09/27/23

Scale: 1" = 60'

Drawn: DD

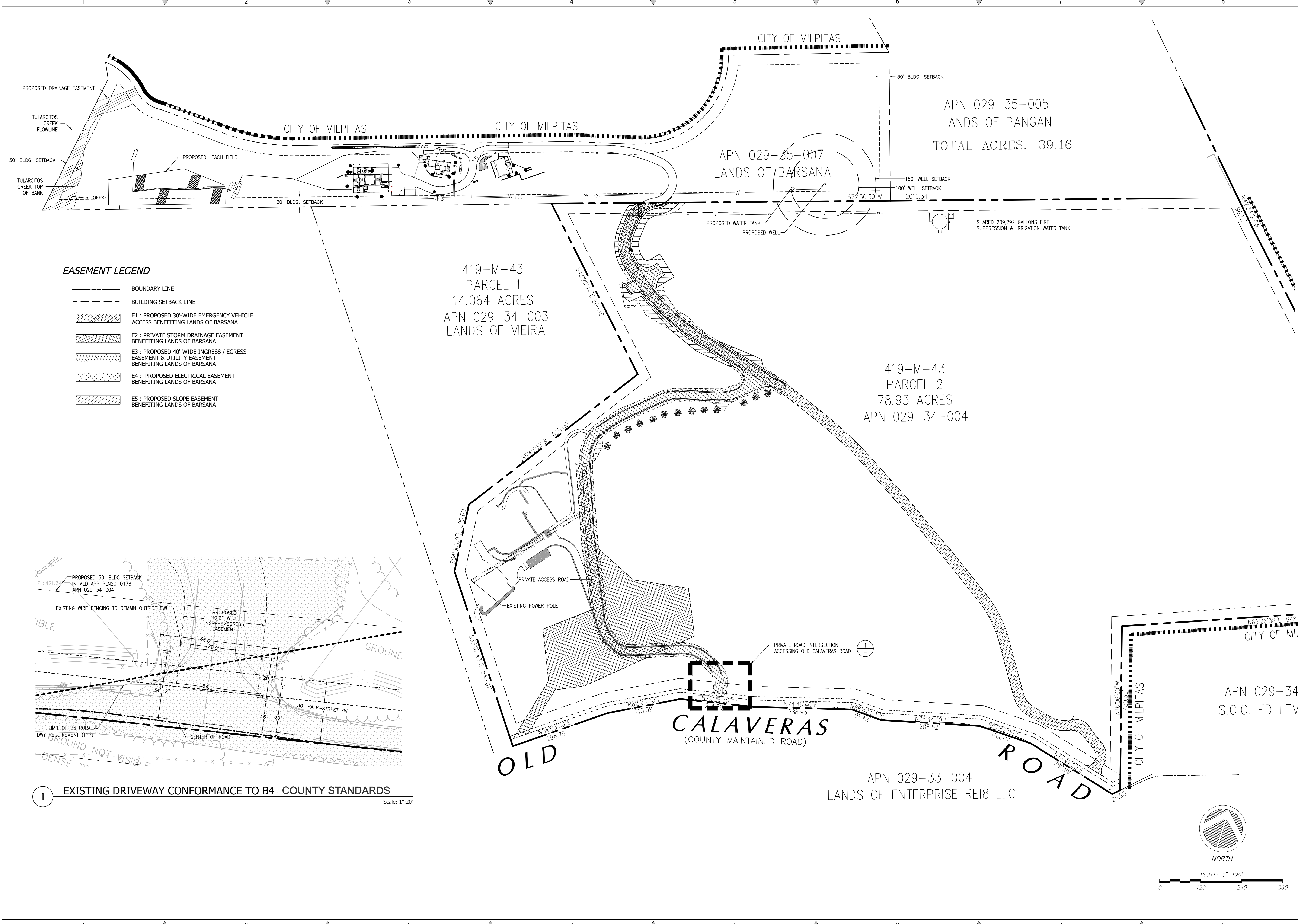
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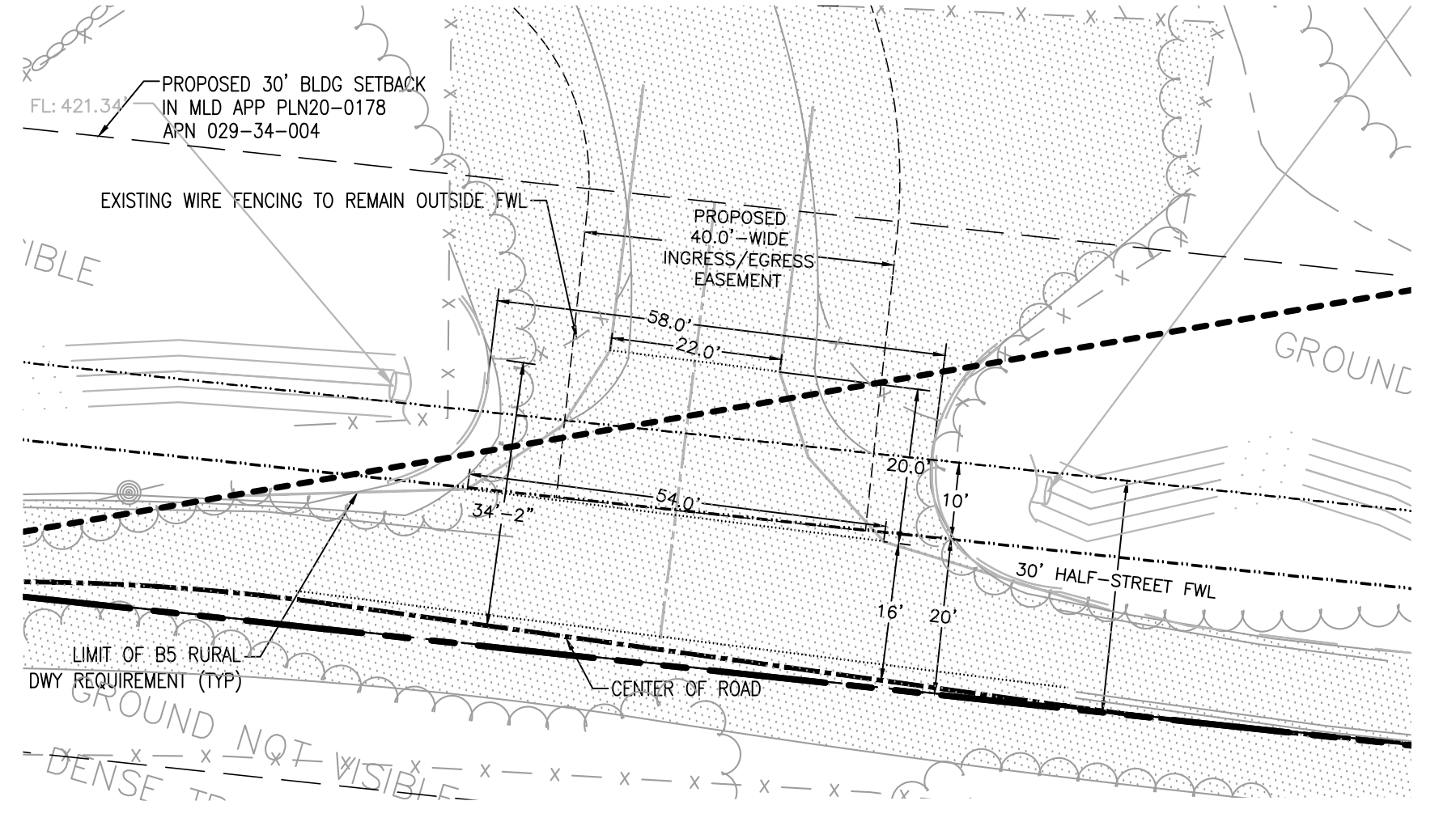
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**EASEMENT LEGEND**

	BOUNDARY LINE
	BUILDING SETBACK LINE
	E1 : PROPOSED 30'-WIDE EMERGENCY VEHICLE ACCESS BENEFITING LANDS OF BARSANA
	E2 : PRIVATE STORM DRAINAGE EASEMENT BENEFITING LANDS OF BARSANA
	E3 : PROPOSED 40'-WIDE INGRESS / EGRESS EASEMENT & UTILITY EASEMENT BENEFITING LANDS OF BARSANA
	E4 : PROPOSED ELECTRICAL EASEMENT BENEFITING LANDS OF BARSANA
	E5 : PROPOSED SLOPE EASEMENT BENEFITING LANDS OF BARSANA



1 EXISTING DRIVEWAY CONFORMANCE TO B4 COUNTY STANDARDS Scale: 1"=20'

REVISIONS	BY
1 RESPONSE TO SCC COMMENTS 11/05/21	DD
2 RESPONSE TO SCC COMMENTS 03/16/23	DD
3 RESPONSE TO SCC COMMENTS 05/25/23	DD

**PROPOSED SITE ACCESS & EASEMENTS**

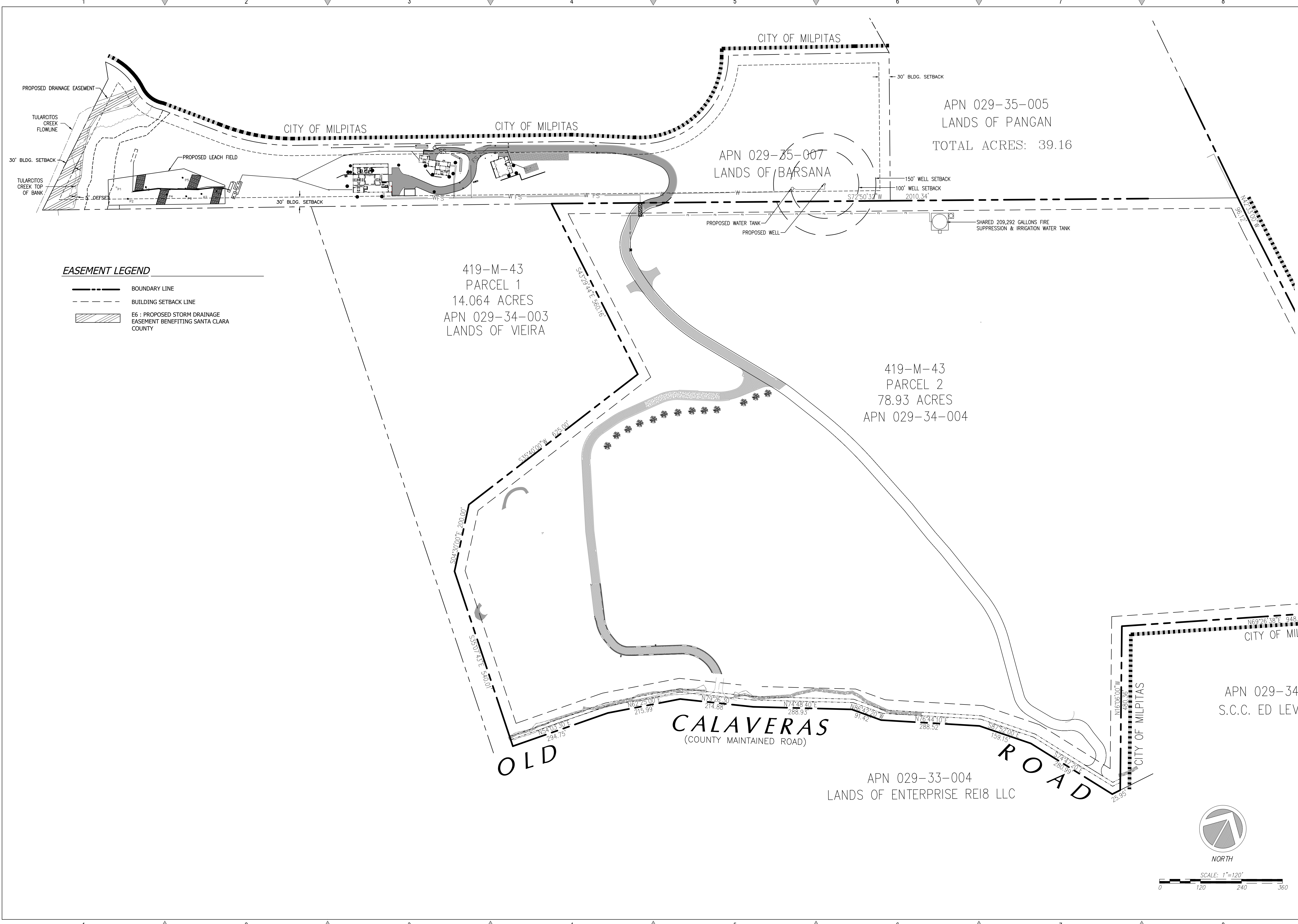
REGISTERED PROFESSIONAL ENGINEER  
 TODD R. CREAGER  
 No. C 64561  
 Exp. 6/30/25  
 CIVIL  
 STATE OF CALIFORNIA

**C2G CIVIL CONSULTANTS GROUP, INC.**  
 Engineers/Planners  
 44000  
 Scotts Valley, CA 95066  
 T (831) 438-4420 F (831) 438-4420

**BARSANA RESIDENCE AUGUSTE COURT**  
 APN: 029-35-007

Date: 09/27/23  
 Scale: 1" = 120'  
 Drawn: DD  
 Job: 3007.02  
 Sheet: C0.2  
 of 37 Sheets





**EASEMENT LEGEND**

	BOUNDARY LINE
	BUILDING SETBACK LINE
	E6 : PROPOSED STORM DRAINAGE EASEMENT BENEFITING SANTA CLARA COUNTY

REVISIONS	BY
1 RESPONSE TO SCC COMMENTS 11/05/21	DD
2 RESPONSE TO SCC COMMENTS 03/16/23	DD
3 RESPONSE TO SCC COMMENTS 05/25/23	DD

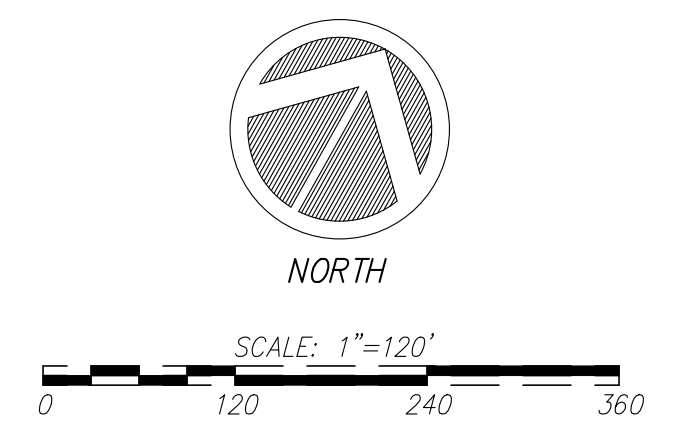
**PROPOSED STORM DRAIN EASEMENTS**



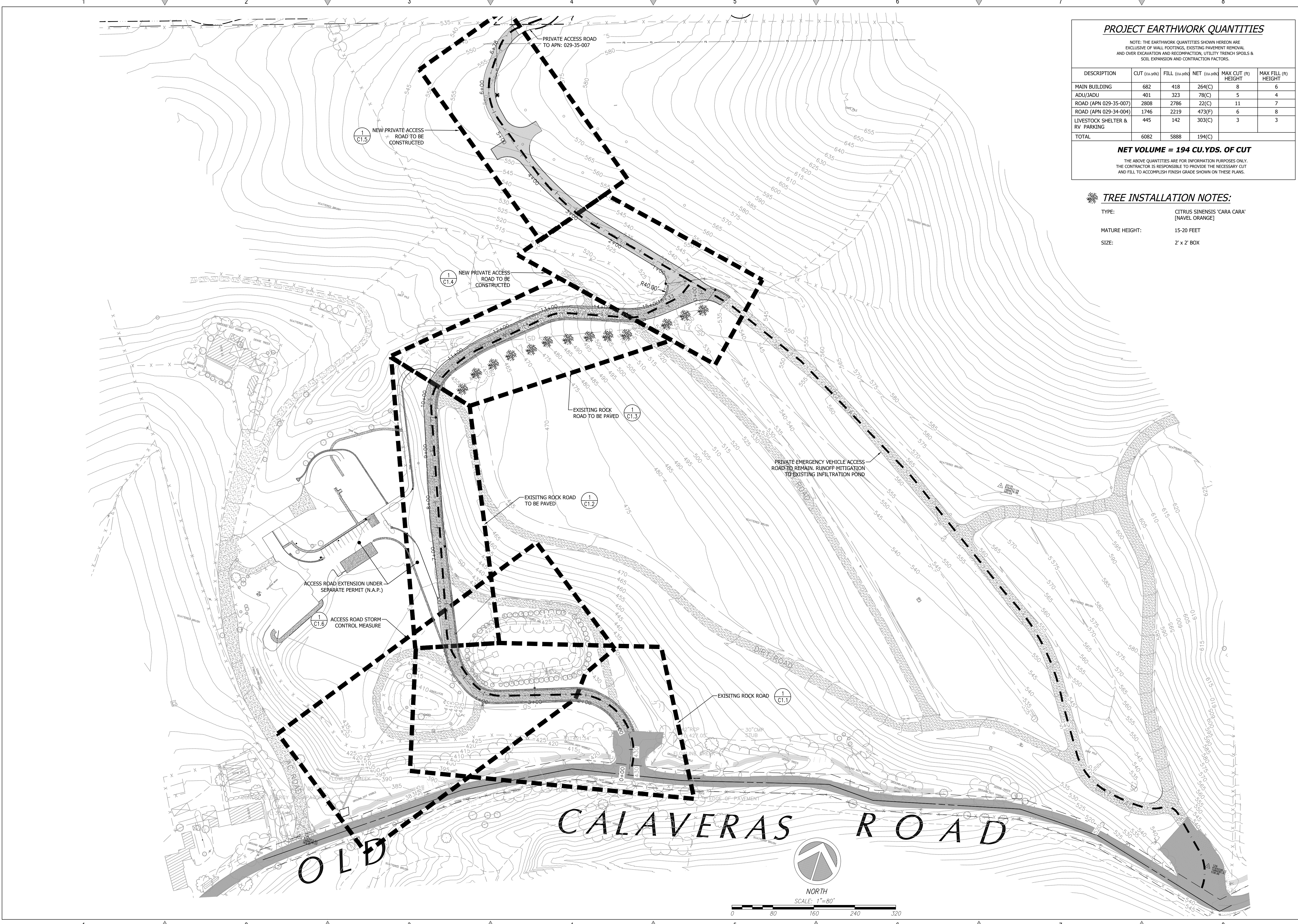
**C2G CIVIL CONSULTANTS GROUP, INC.**  
 Engineers/Planners  
 4400 Scotts Valley Road, Suite 6  
 Scotts Valley, CA 95066  
 T (831) 438-4420 F (831) 438-4420

**BARSANA RESIDENCE  
 AUGUSTE COURT  
 APN: 029-35-007**

Date:	09/27/23
Scale:	1" = 120'
Drawn:	DD
Job:	3007.02
Sheet:	C0.3
Of	37 Sheets







**PROJECT EARTHWORK QUANTITIES**

NOTE: THE EARTHWORK QUANTITIES SHOWN HEREON ARE EXCLUSIVE OF WALL FOOTINGS, EXISTING PAVEMENT REMOVAL AND OVER EXCAVATION AND RECOMPACTION, UTILITY TRENCH SPOILS & SOIL EXPANSION AND CONTRACTION FACTORS.

DESCRIPTION	CUT (cu-yds)	FILL (cu-yds)	NET (cu-yds)	MAX CUT (ft) HEIGHT	MAX FILL (ft) HEIGHT
MAIN BUILDING	682	418	264(C)	8	6
ADU/JADU	401	323	78(C)	5	4
ROAD (APN 029-35-007)	2808	2786	22(C)	11	7
ROAD (APN 029-34-004)	1746	2219	473(F)	6	8
LIVESTOCK SHELTER & RV PARKING	445	142	303(C)	3	3
<b>TOTAL</b>	<b>6082</b>	<b>5888</b>	<b>194(C)</b>		

**NET VOLUME = 194 CU.YDS. OF CUT**

THE ABOVE QUANTITIES ARE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE NECESSARY CUT AND FILL TO ACCOMPLISH FINISH GRADE SHOWN ON THESE PLANS.

**TREE INSTALLATION NOTES:**

TYPE: CITRUS SINENSIS 'CARA CARA' (NAVEL ORANGE)

MATURE HEIGHT: 15-20 FEET

SIZE: 2' x 2' BOX

REVISIONS	BY
1 RESPONSE TO SCC COMMENTS 11/05/21	DD
2 RESPONSE TO SCC COMMENTS 03/16/23	DD
3 RESPONSE TO SCC COMMENTS 05/25/23	DD

**EXISTING SITE ACCESS**

REGISTERED PROFESSIONAL ENGINEER  
 TODD R. CREAGER  
 No. C 64561  
 Exp. 6/30/25  
 CIVIL  
 STATE OF CALIFORNIA

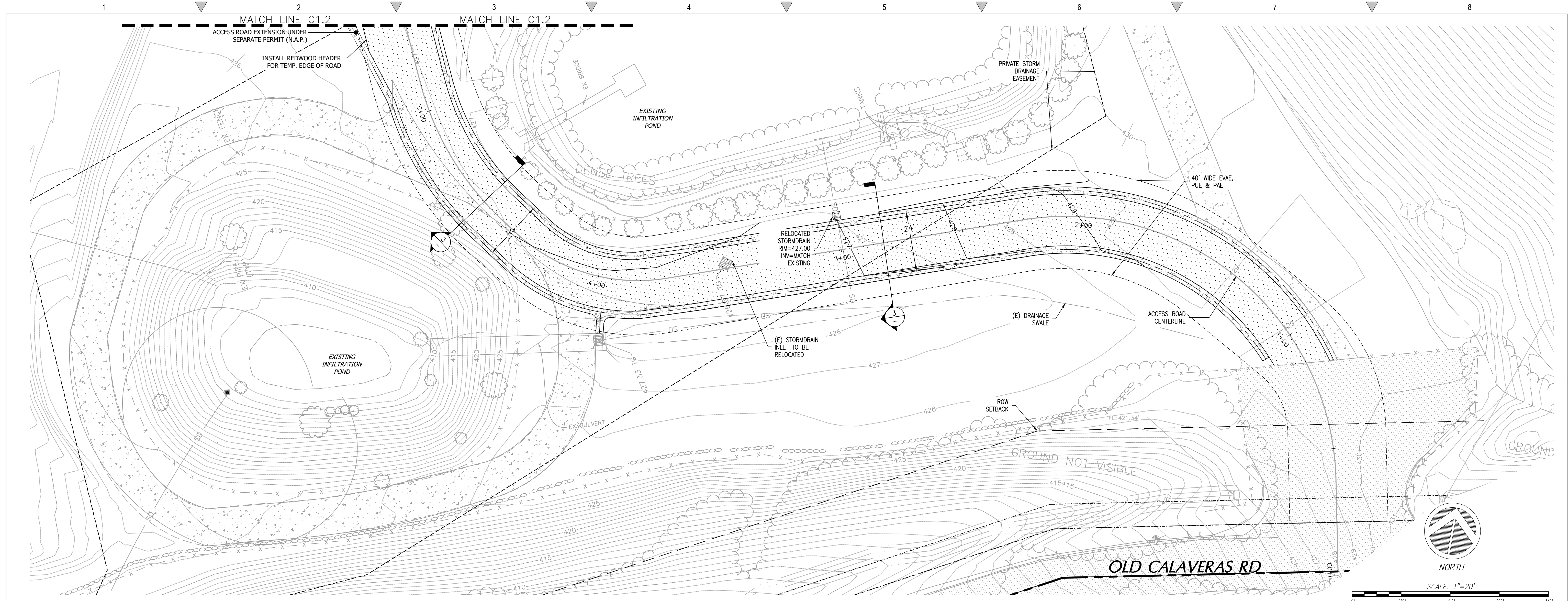
**C2G CIVIL CONSULTANTS GROUP, INC.**  
 Engineers/Planners  
 44000 Old Calaveras Road  
 Scotts Valley, CA 95066  
 T (831) 438-4420 F (831) 438-4420

**BARSANA RESIDENCE**  
 AUGUSTE COURT  
 APN: 029-35-007

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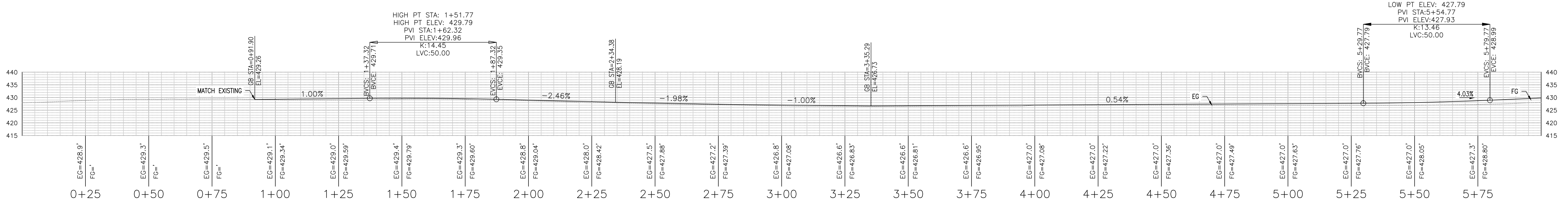
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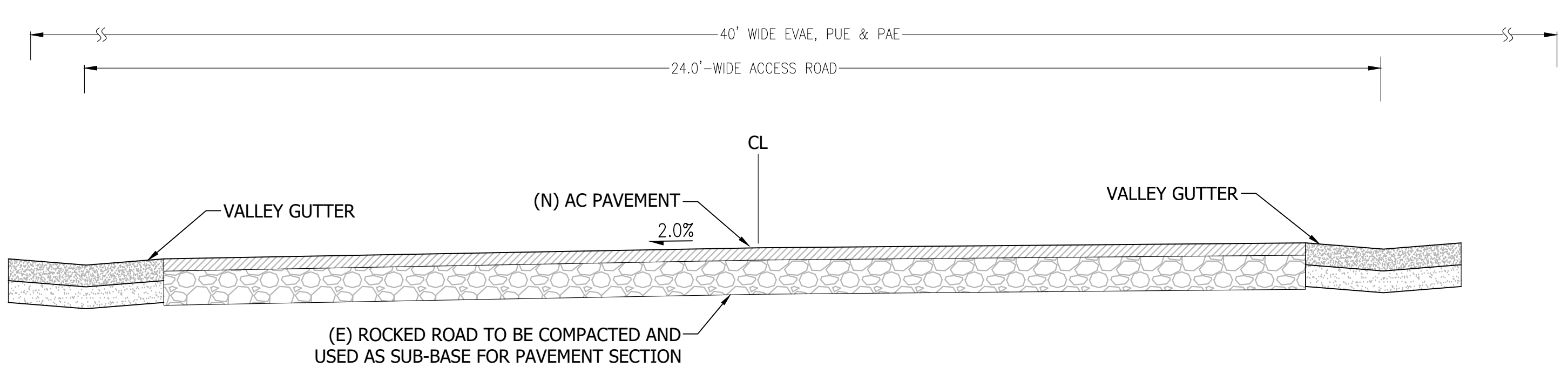
1 EXISTING ACCESS ROAD PLAN

Scale: 1:20



2 ACCESS ROAD PROFILE - STA. 0+00 TO 6+00

Scale: 1:20

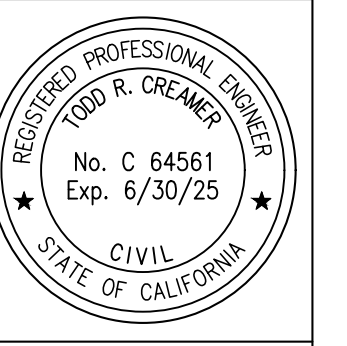


3 22'-WIDE ACCESS ROAD SECTION

Scale: 1"=2'

REVISIONS	BY
1 RESPONSE TO SCC COMMENTS 11/05/21	DD
2 RESPONSE TO SCC COMMENTS 03/16/23	DD
3 RESPONSE TO SCC COMMENTS 05/25/23	DD

**EXISTING ACCESS ROAD PLAN & PROFILES**

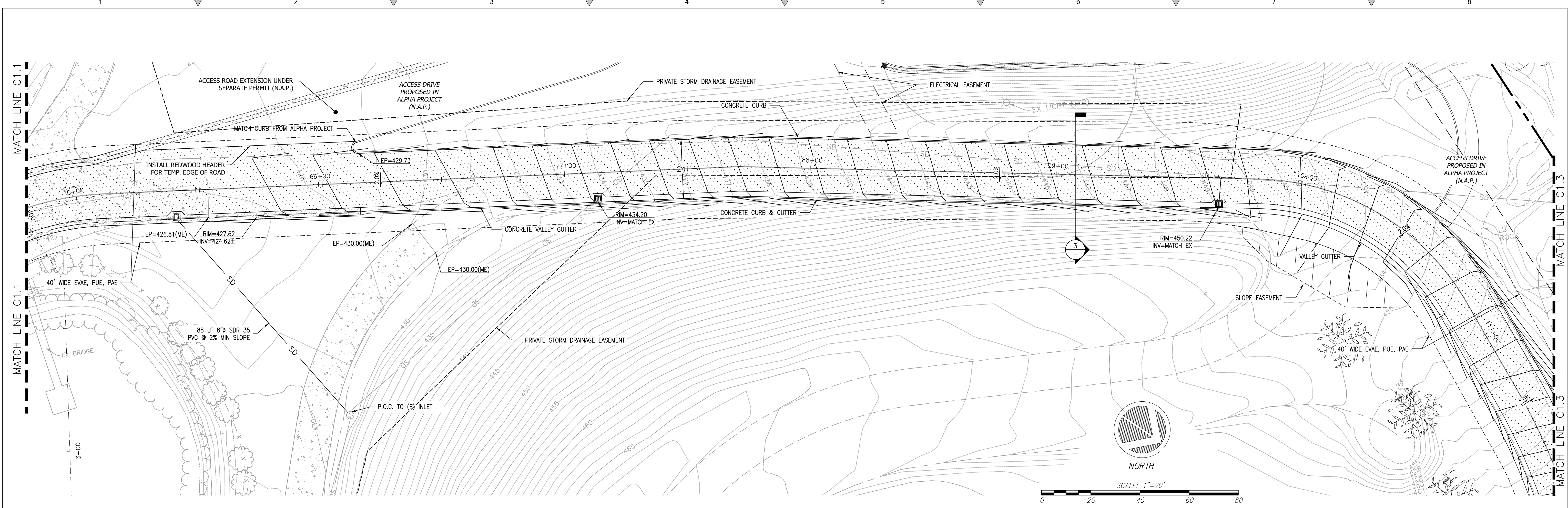


**C2G CIVIL CONSULTANTS GROUP, INC.**  
 Engineers/Planners  
 4400 Scotts Valley Blvd., Suite 6  
 Scotts Valley, CA 95066  
 T (831) 438-4420 F (831) 438-4420  
 Leaf Printed: Wed Sep 27, 2023 10:00am By: PAK/SAM/WH

**BARSANA RESIDENCE**  
**AUGUSTE COURT**  
 APN: 029-35-007

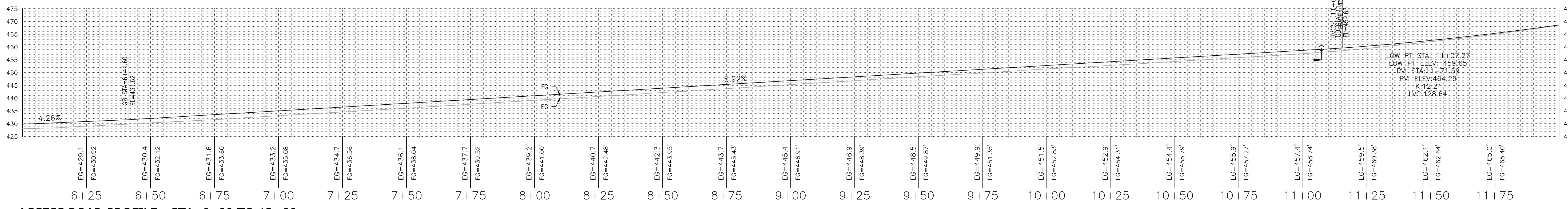
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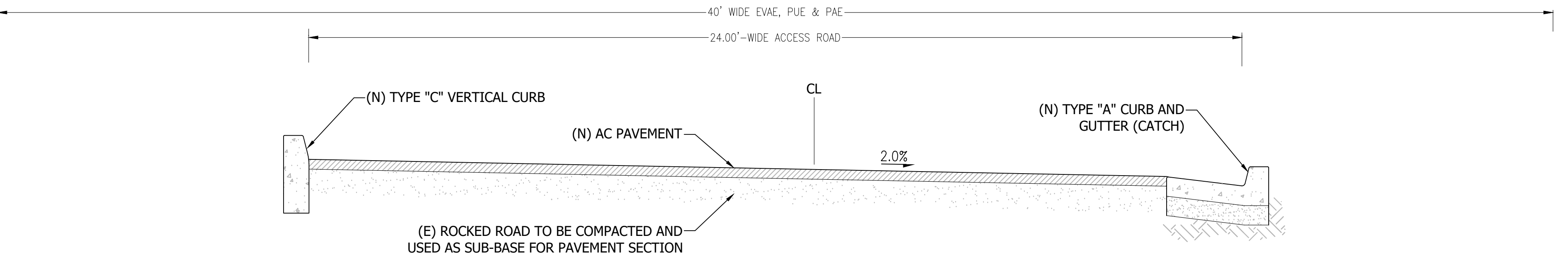
1 PROPOSED ACCESS ROAD PLAN

Scale: 1:20



2 ACCESS ROAD PROFILE - STA. 6+00 TO 12+00

Scale: 1:20

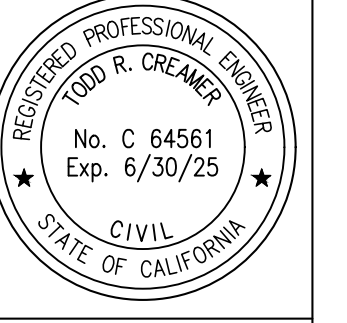


3 24'-WIDE ACCESS ROAD SECTION

Scale: 1":2'

REVISIONS	BY
1 RESPONSE TO SCC COMMENTS 11/05/21	DD
2 RESPONSE TO SCC COMMENTS 03/16/23	DD
3 RESPONSE TO SCC COMMENTS 05/25/23	DD

ACCESS ROAD PLAN & PROFILES

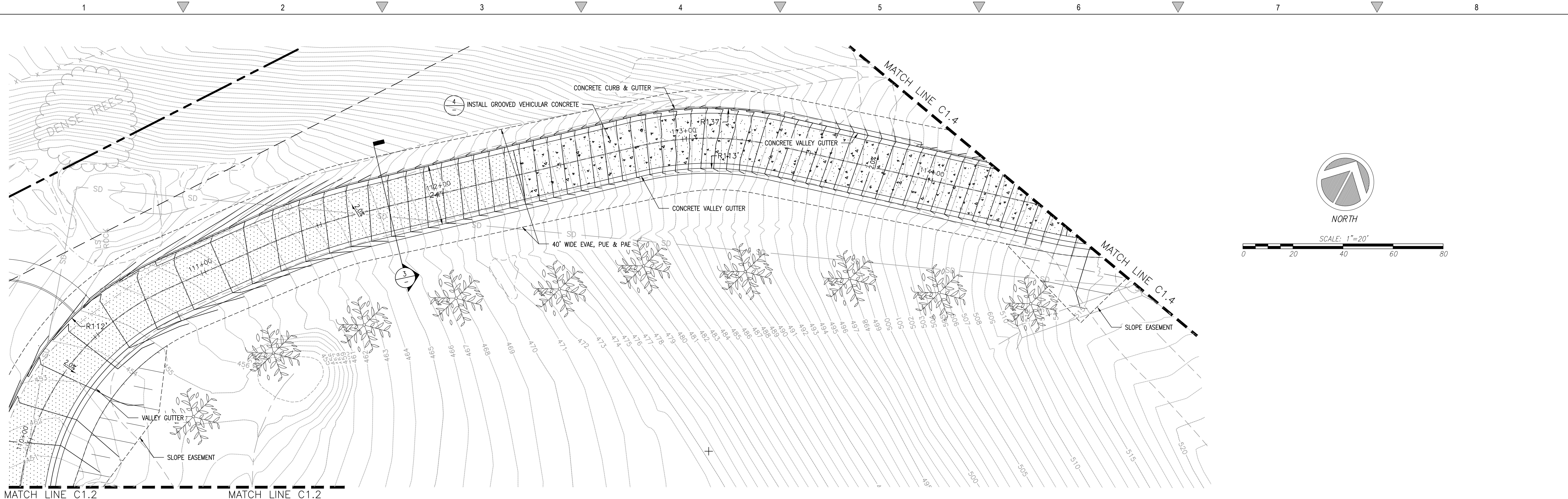


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 Engineers/Planners  
 4400 Scotts Valley Blvd., Suite 6  
 Scotts Valley, CA 95066  
 T (831) 438-4420 F (831) 438-4420

**BARSANA RESIDENCE**  
 AUGUSTE COURT  
 APN: 029-35-007

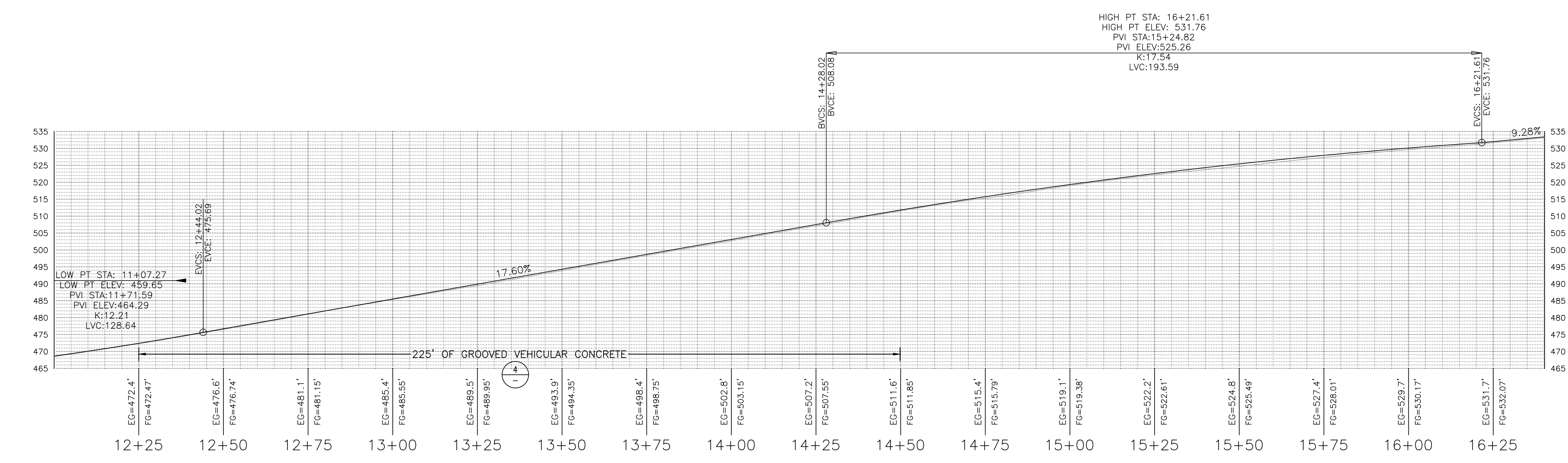
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 of 37 Sheets





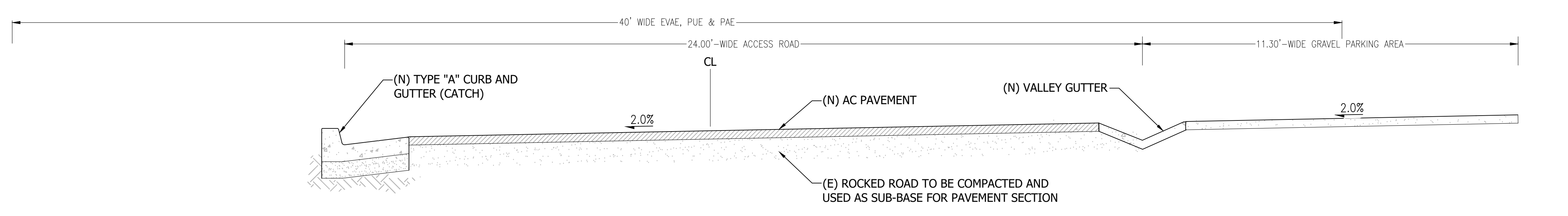
1 PROPOSED ACCESS ROAD PLAN

Scale: 1:20



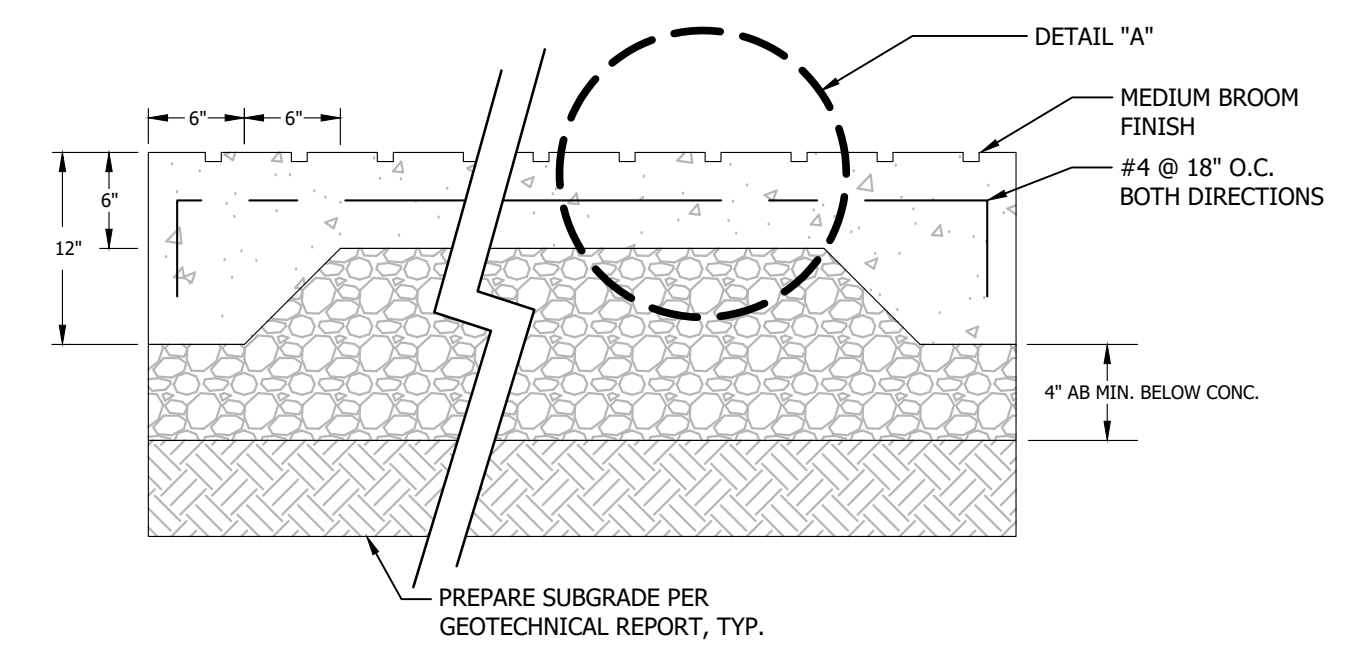
2 ACCESS ROAD PROFILE - STA. 12+00 TO 16+45

Scale: 1:20

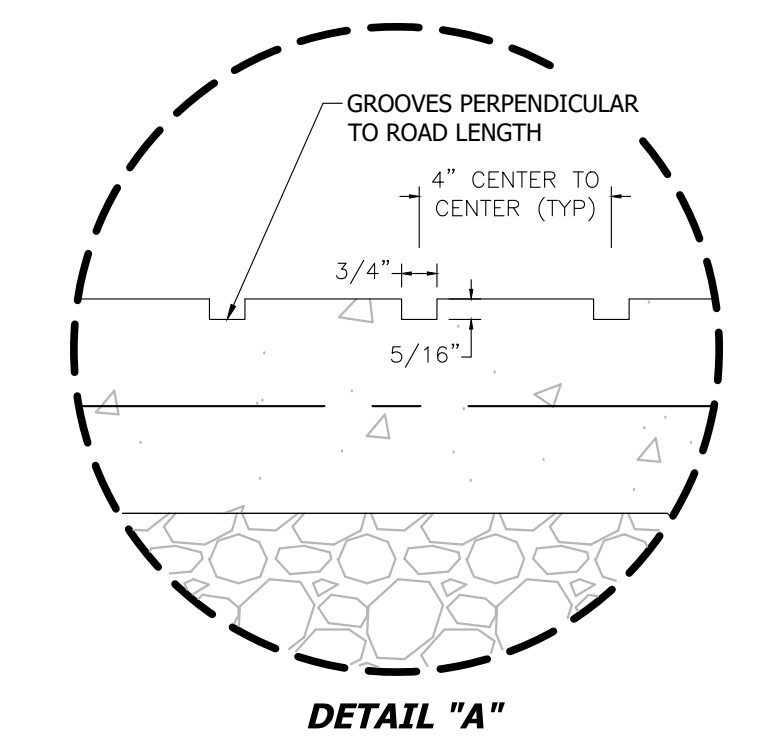


3 24'-WIDE ACCESS ROAD SECTION

Scale: 1":2'



- NOTE:
1. TYPE OF CONCRETE: CLASS A
  2. MINIMUM 6" CLASS 2 AB, COMPACTED TO 95%.
  3. SEE LANDSCAPE PLAN FOR LOCATION OF SCORING AND EXPANSION JOINTS.
  4. DOWEL WITH #4 BARS, 12" LONG, AT 24" ON CENTERS, EMBEDDED 4" WITH EPOXY IN EDGE OF EXISTING CONCRETE.
  5. DOWELING & REINFORCING TO BE PROVIDED AT JOINTS.

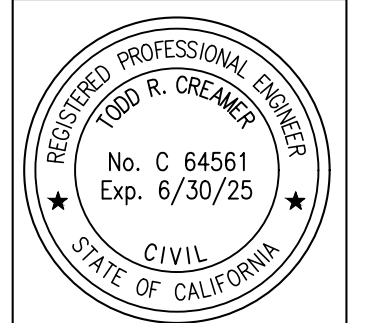


4 VEHICULAR CONCRETE SECTION W/ GROOVES

Scale: NTS

REVISIONS	BY
1 RESPONSE TO SCC COMMENTS 11/05/21	DD
2 RESPONSE TO SCC COMMENTS 03/16/23	DD
3 RESPONSE TO SCC COMMENTS 05/25/23	DD

ACCESS ROAD PLAN & PROFILES

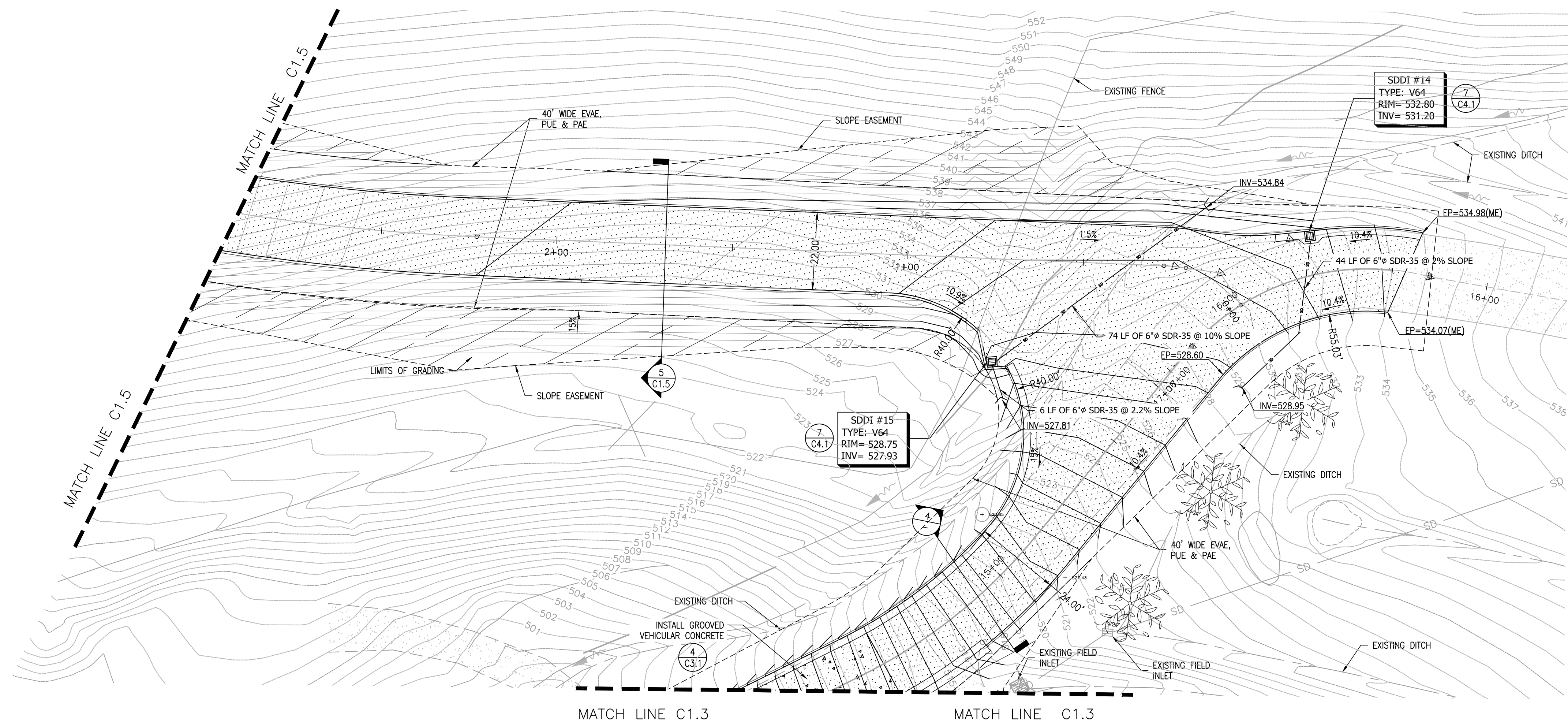


**C2G CIVIL CONSULTANTS GROUP, INC.**  
 Engineers/Planners  
 4400 Scotts Valley Blvd., Suite 6  
 Scotts Valley, CA 95066  
 T (831) 438-4420 F (831) 438-4420

**BARSANA RESIDENCE**  
**AUGUSTE COURT**  
 APN: 029-35-007

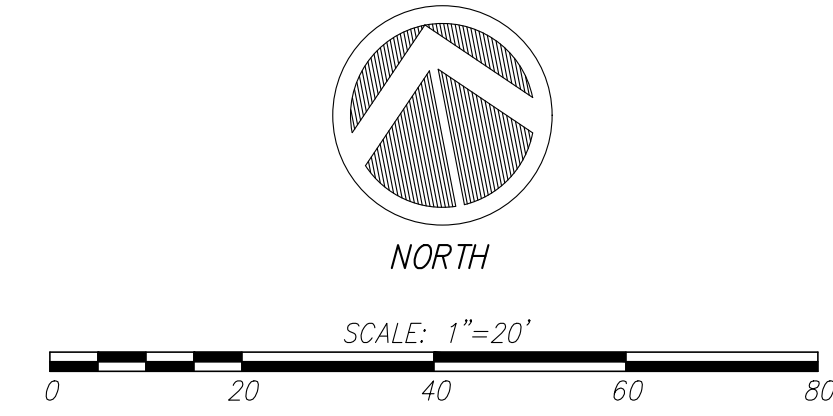
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Of	37 Sheets



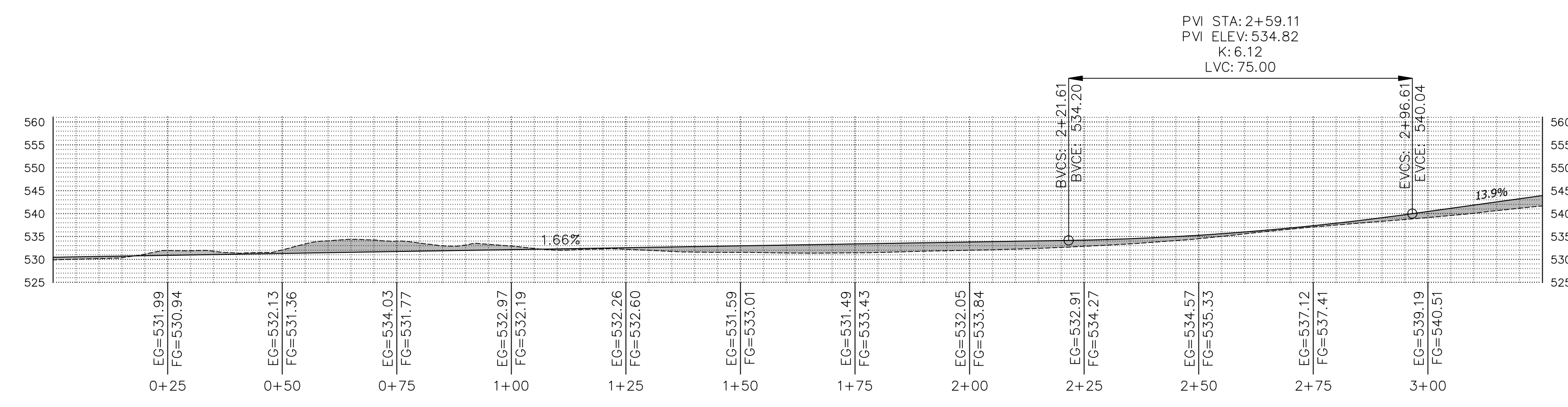


**LEGEND**

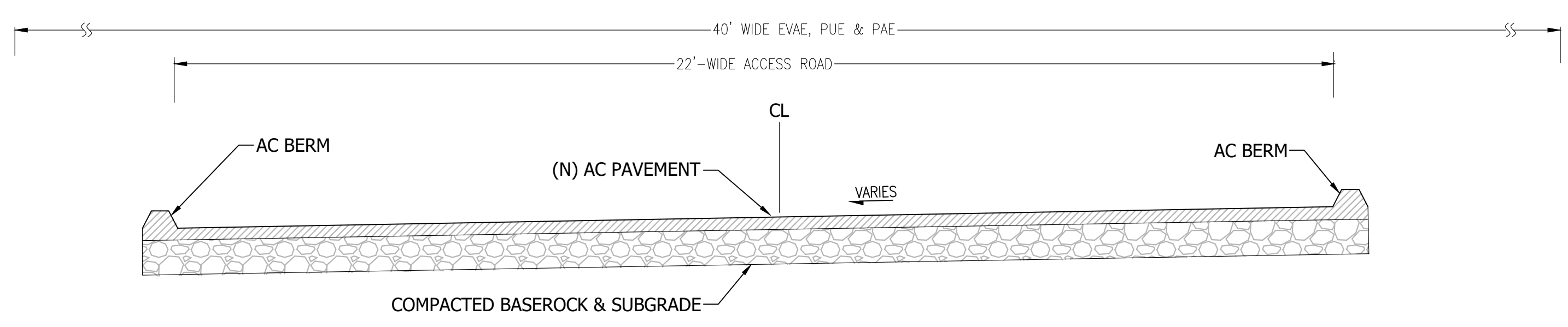
- (N) AC (C4.1)
- PROPERTY LINE
- SD (N) STORM DRAIN PIPE
- (E) TREE
- PROPOSED CONTOUR
- (N) RETAINING WALL
- DRAINAGE DIRECTIONAL ARROW



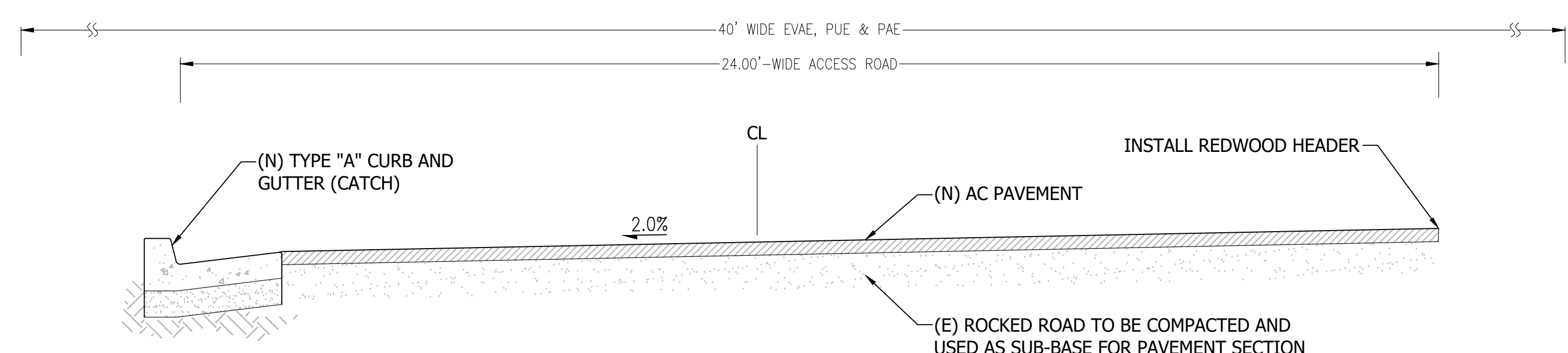
1 ENLARGED SITE PLAN - ACCESS ROAD



2 MAIN ROAD PROFILE - STA. 0+00 TO 3+25



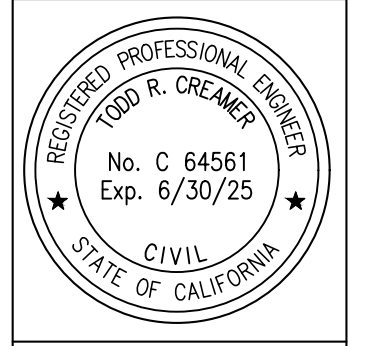
3 22'-WIDE ACCESS ROAD SECTION



4 24'-WIDE ACCESS ROAD SECTION

REVISIONS	BY
1 RESPONSE TO SCC COMMENTS 11/05/21	DD
2 RESPONSE TO SCC COMMENTS 03/16/23	DD
3 RESPONSE TO SCC COMMENTS 05/25/23	DD

ENLARGED SITE PLAN

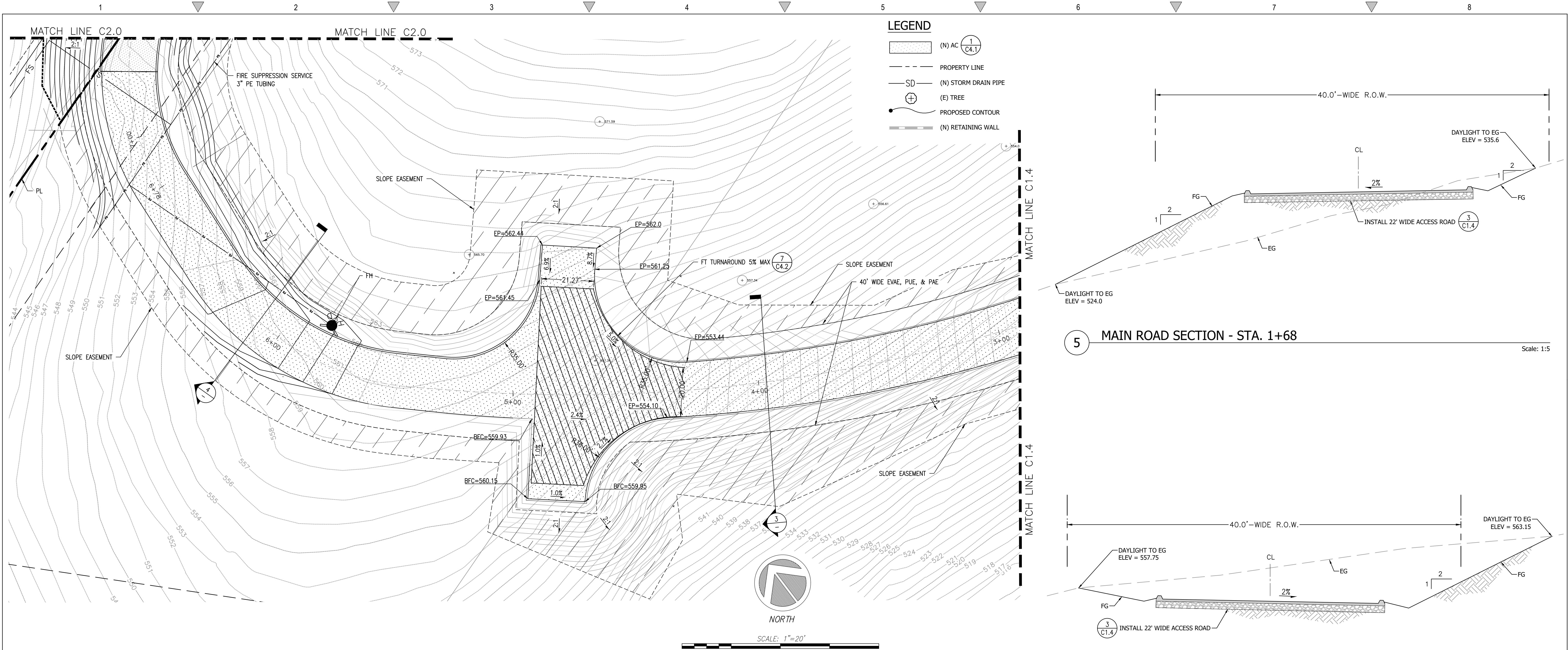


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 Scotts Valley, CA 95066  
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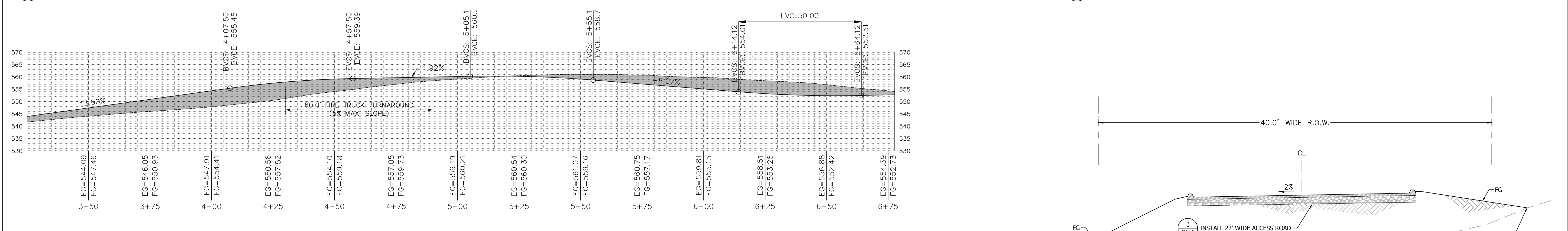
BARSANA RESIDENCE  
 AUGUSTE COURT  
 APN: 029-35-007

Date: 09/27/23  
 Scale: 1" = 20'  
 Drawn: DD  
 Job: 3007.02  
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 Of 37 Sheets

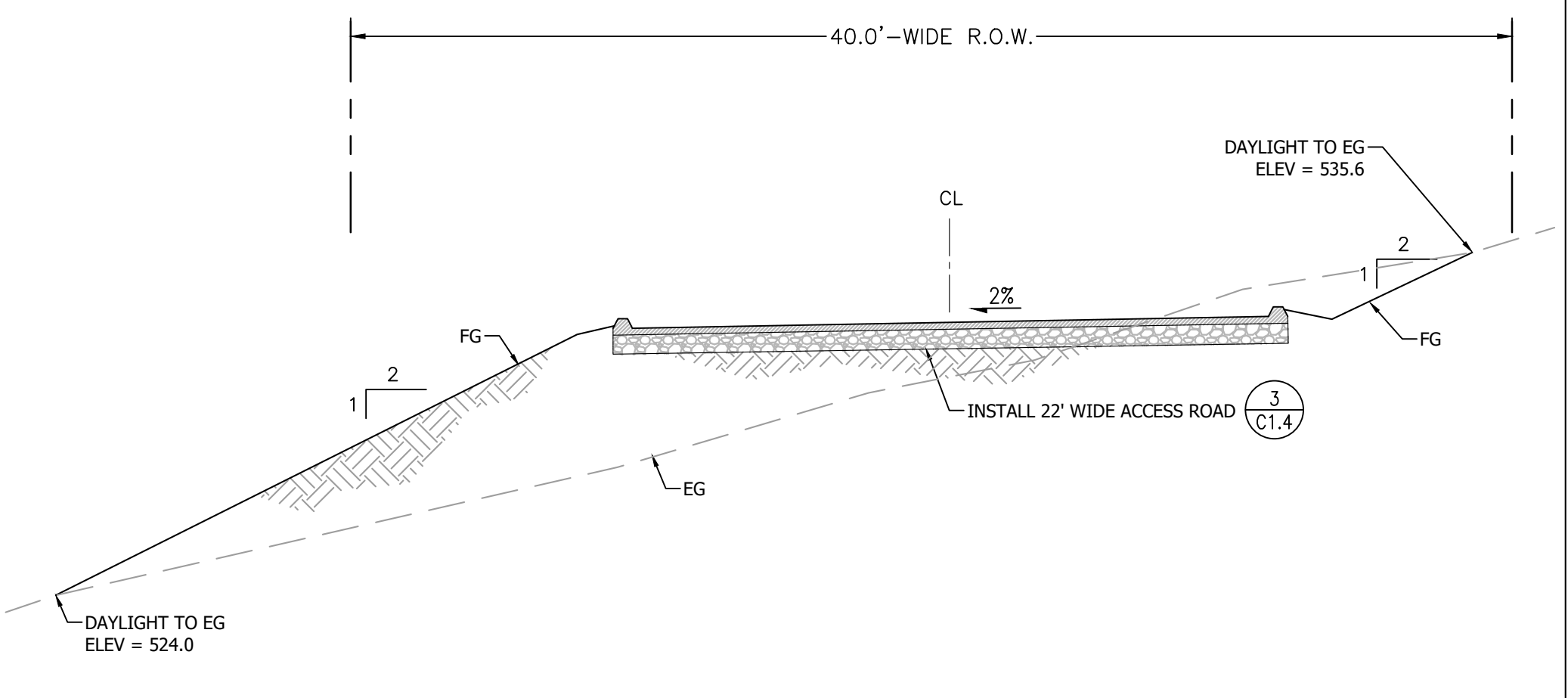




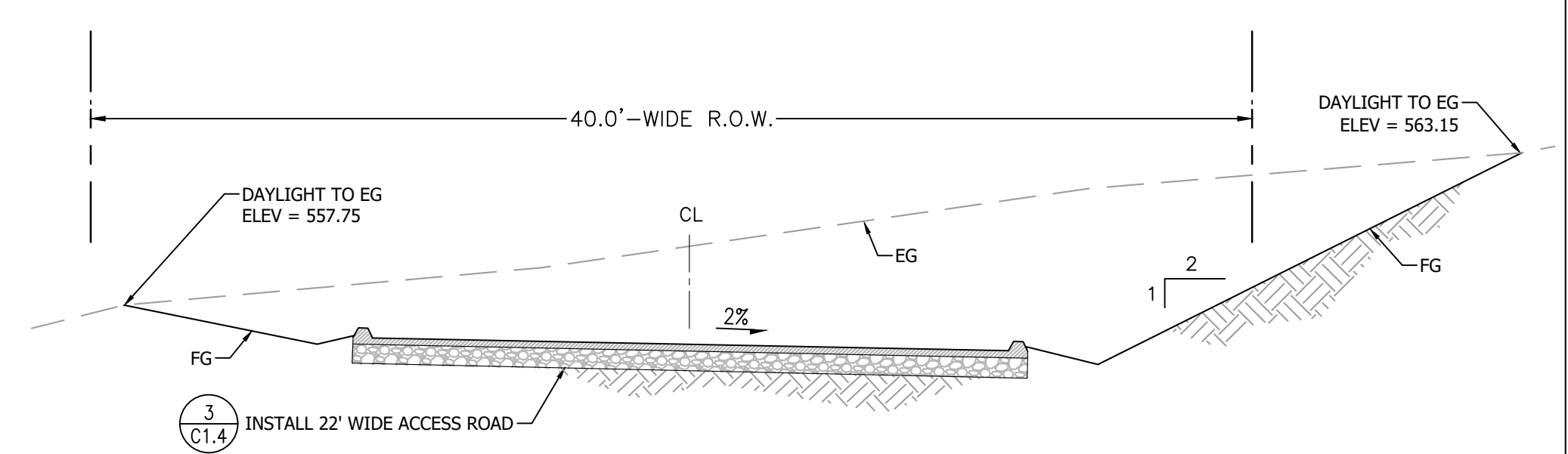
1 ENLARGED SITE PLAN - ACCESS ROAD



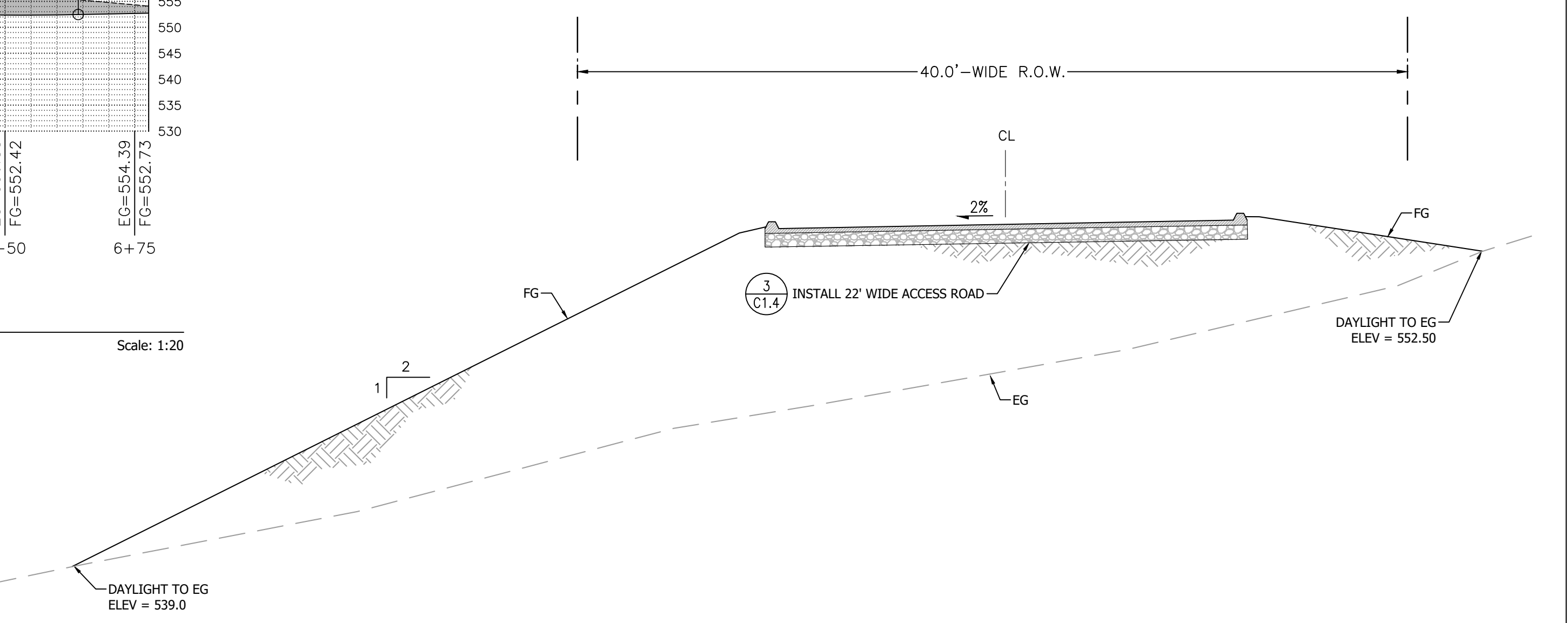
2 MAIN ROAD PROFILE - STA. 1+50 TO 6+78



5 MAIN ROAD SECTION - STA. 1+68



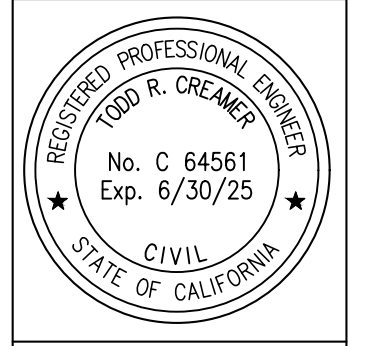
4 MAIN ROAD SECTION - STA. 6+10



3 MAIN ROAD SECTION - STA. 3+97

REVISIONS	BY
1 RESPONSE TO SCC COMMENTS 11/05/21	DD
2 RESPONSE TO SCC COMMENTS 03/16/23	DD
3 RESPONSE TO SCC COMMENTS 05/25/23	DD

**PROPOSED ACCESS PLAN AND PROFILE**



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 Engineers/Planners  
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 Scotts Valley, CA 95066  
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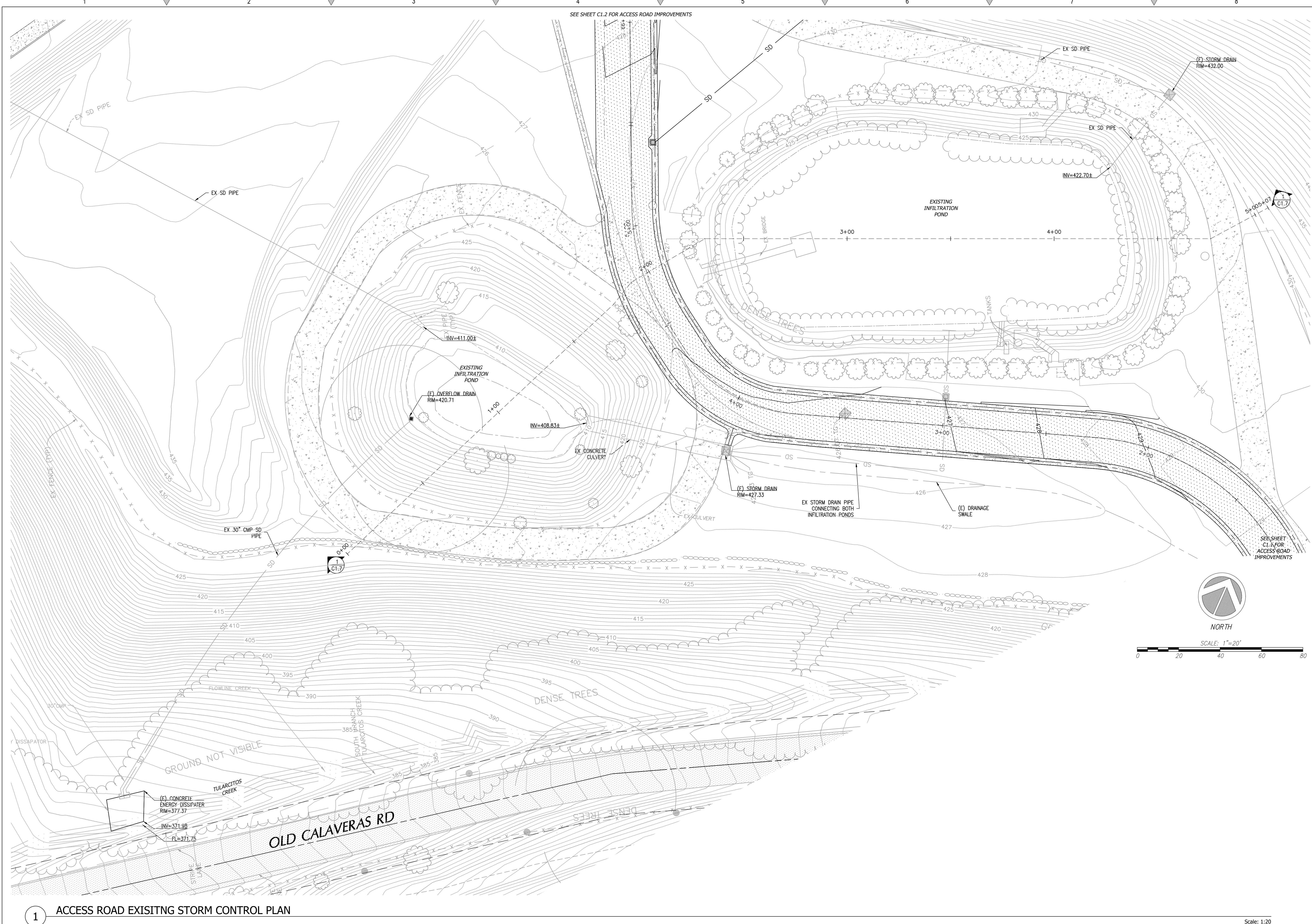
**BARSANA RESIDENCE**  
**AUGUSTE COURT**  
 APN: 029-35-007

Date: 09/27/23  
 Scale: 1" = 20'  
 Drawn: DD  
 Job: 3007.02

Sheet:  
**C1.5**  
 of 37 Sheets

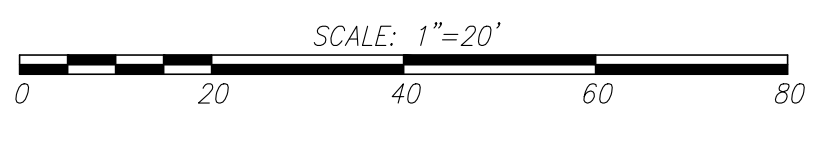
Drawing: 2 (Sheet) CAD (3007.02) - INF - Super Query 15 Area SPB (Design) CAD (Sheet) 3007.02 - C1.5 - ACCESS STREET PLAN & PROFILE.dwg    Layout: C1.5 - PLANNING PROFILE    Leaf: Sheet: Top Sep 27, 2023 - 11:30am    By: PAKSANGHAT





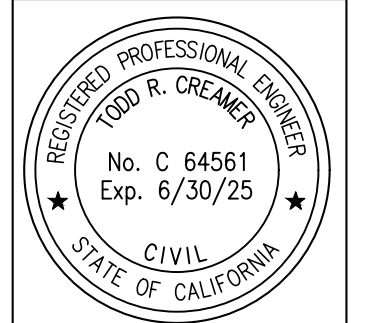
SEE SHEET C1.2 FOR ACCESS ROAD IMPROVEMENTS

SEE SHEET C1.1 FOR ACCESS ROAD IMPROVEMENTS



REVISIONS	BY
1 RESPONSE TO SCC COMMENTS 11/05/21	DD
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3 RESPONSE TO SCC COMMENTS 05/25/23	DD

# EXISTING INFILTRATION POND PLAN



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 4400 Scotts Valley Road, Suite 6  
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## BARSANA RESIDENCE AUGUSTE COURT APN: 029-35-007

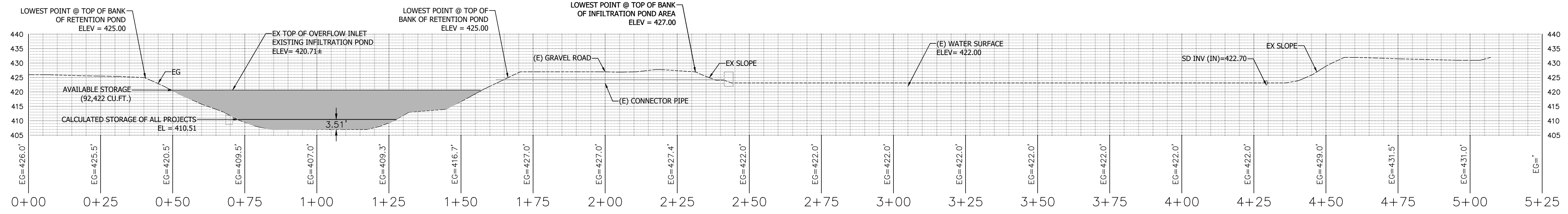
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 Job: 3007.02

Sheet:  
**C1.6**  
 of 37 Sheets

1 ACCESS ROAD EXISTING STORM CONTROL PLAN

Scale: 1:20





1 EXISTING INFILTRATION POND, DRAIN AND OVERFLOW STRUCTURE

Scale: 1" = 20'

**BARSANA (15-ACRE LOT) SFH PROJECT**

IMPERVIOUS AREA IN APN 029-34-004			
DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)	EQUIVALENT AREA (ACRES)
NEW ASPHALT ROAD	18,780	0.431	0.431

NOTE: EXISTING GRAVEL ROAD TO BE ASPHALTED PER 2022 RECLAMATION PLAN AMENDMENT FROM STATION 5+50 TO 15+26

**GOKULAM BUILDING PERMIT FOR LIVESTOCK SHELTERS**

SHED 1: DEV22-3196  
SHED 2: DEV22-3201  
SHED 3: DEV22-3202

STORAGE 1: DEV22-3206  
STORAGE 2: DEV22-3207

IMPERVIOUS AREA		
DESCRIPTION	SQ. FT.	ACRES
ROOF	738	0.0169
CONC.	485	0.0111
TOTAL	1223	0.0281

**GOKULAM WATER TANK IMPROVEMENT PROJECT**

DEV23-0115

IMPERVIOUS AREA		
DESCRIPTION	SQ. FT.	ACRES
WATER TANK	1998	0.0459
CONC.	699	0.0160
TOTAL	2697	0.0619

**GOKULAM LIVESTOCK SHELTER ACCESS ROAD AND PARKING**

FUTURE CARPORT FOR THE UTILITY VEHICLE APPROVED UNDER PLN20-125  
FUTURE LIVESTOCK SHELTER APPROVED UNDER PLN20-125  
FUTURE FEE STORAGE SHED APPROVED UNDER PLN20-125  
FUTURE AGRICULTURAL SHED APPROVED UNDER PLN20-125

NEW IMPERVIOUS AREA		
DESCRIPTION	AREA (SF)	ACRES
ROOF	5803	0.1332
AC	37307	0.8565
CONC.	8728	0.2004
TOTAL	51838	1.1900

**GOKULAM SMALL SCALE PERMANENT AGRICULTURAL EMPLOYEE HOUSING**

NEW IMPERVIOUS AREA		
DESCRIPTION	AREA (SF)	ACRES
BUILDING & GARAGE	1849	0.0424
CONCRETE DRIVEWAY	372	0.0085
ASPHALT ROAD	571	0.0131
CONCRETE WALKWAYS	413	0.0095
TOTAL (N) IMPERVIOUS AREA	3205	0.0736
EXISTING IMPERVIOUS AREA TBR	0	0.0000
NET INCREASE OF IMPERVIOUS AREA	3205	0.0736

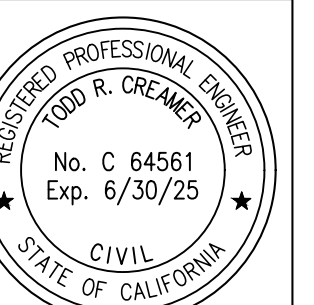
T (min)	100-Yr Depth (in)	Intensity (in/hr)	Peak Flow (CFS)	Volume In (CU.FT.)	Volume Out (CU.FT.)	Soil Infiltration Rate (cfs)	Storage Vol. (Cu. Ft.)
5	0.38	4.53	7.32	2582.047	147.399	0.491	2434.649
10	0.53	3.21	5.18	3657.784	294.797	0.491	3362.986
15	0.63	2.52	4.07	4310.813	442.196	0.491	3868.617
30	0.85	1.70	2.75	5813.094	884.392	0.491	4928.703
60	1.20	1.20	1.94	8228.209	1768.783	0.491	6459.425
120	1.82	0.91	1.47	12443.414	3537.567	0.491	8905.848
180	2.38	0.79	1.28	16255.439	5306.350	0.491	10949.089
360	3.81	0.63	1.03	26055.401	10612.700	0.491	15442.701
720	5.69	0.47	0.77	38911.910	21225.400	0.491	17686.510
1440	8.12	0.34	0.55	55526.516	42450.800	0.491	13075.716
2880	10.99	0.23	0.37	75185.806	84901.600	0.491	-9715.794
5760	12.85	0.13	0.22	87890.721	169803.200	0.491	-81912.479
Depth of new runoff in pond (ft)=							3.51

2 IMPERVIOUS AREA TABULATION OF CURRENT PROJECTS

2 STORM WATER CALCULATION PER SANTA CLARA DESIGN MANUAL

REVISIONS	BY
1 RESPONSE TO SCC COMMENTS 11/05/21	DD
2 RESPONSE TO SCC COMMENTS 03/16/23	DD
3 RESPONSE TO SCC COMMENTS 05/25/23	DD

EXISTING INFILTRATION POND PLAN

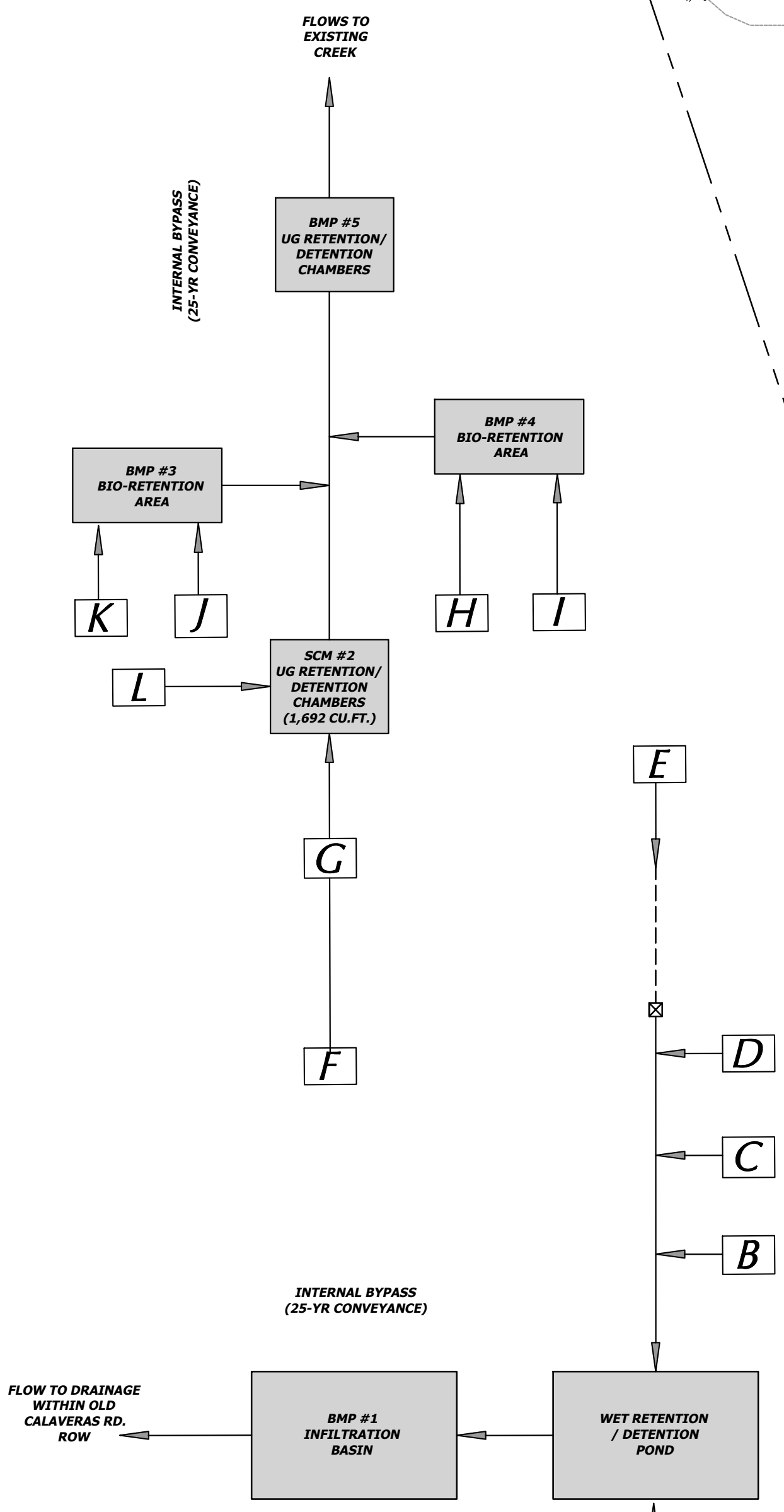
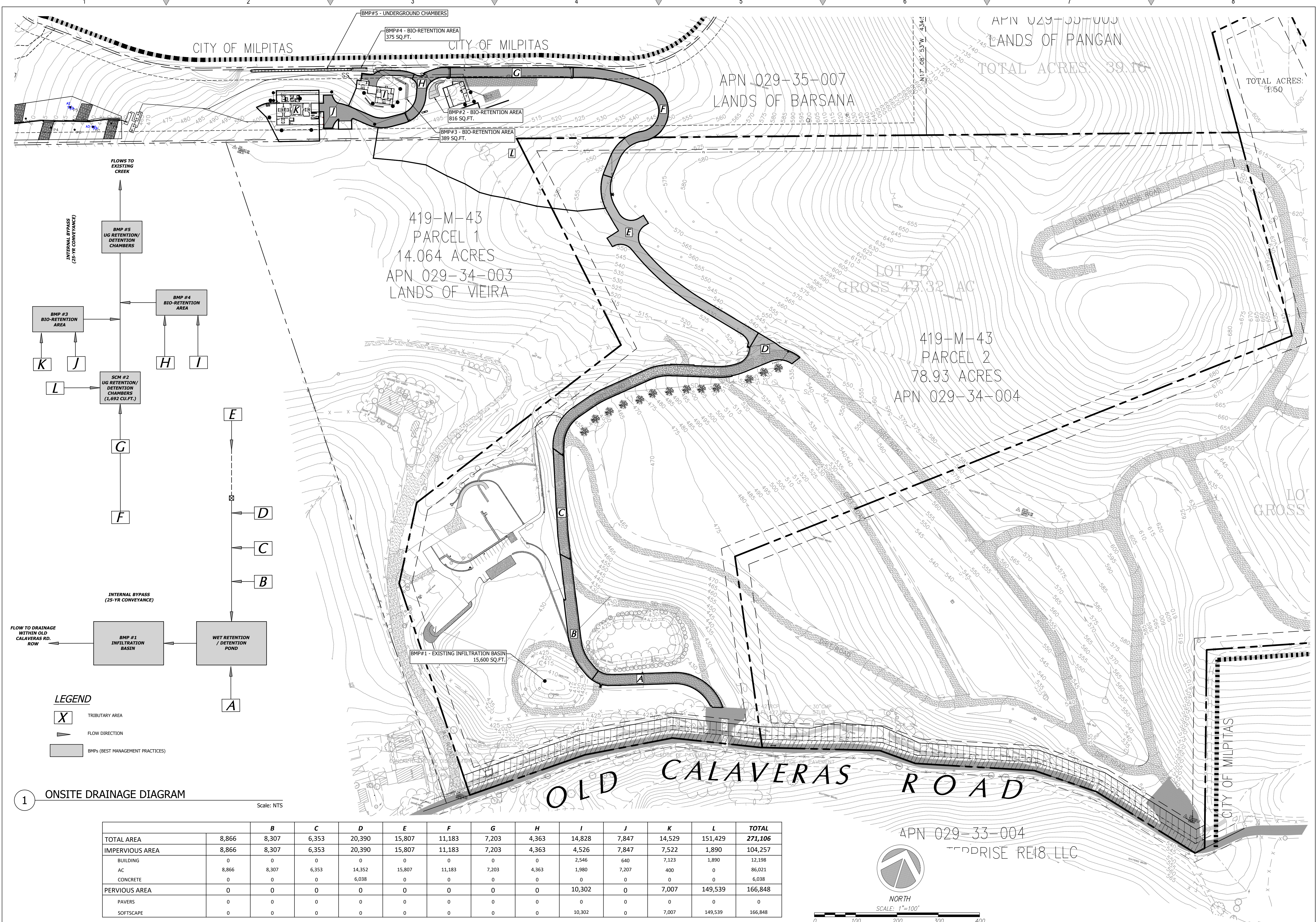


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Engineers/Planners  
4400 Scotts Valley Blvd., Suite 6  
Scotts Valley, CA 95066  
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BARSANA RESIDENCE  
AUGUSTE COURT  
APN: 029-35-007

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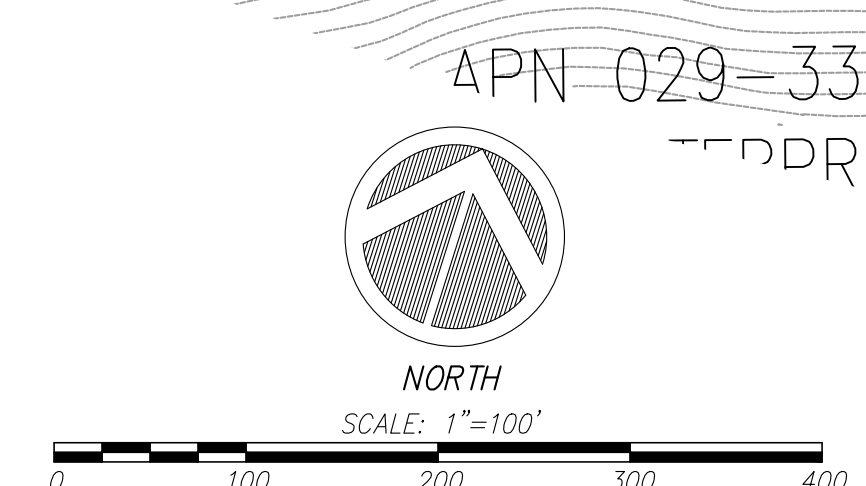


**LEGEND**

- X TRIBUTARY AREA
- FLOW DIRECTION
- BMPs (BEST MANAGEMENT PRACTICES)

**1** ONSITE DRAINAGE DIAGRAM  
Scale: NTS

	B	C	D	E	F	G	H	I	J	K	L	TOTAL
TOTAL AREA	8,866	8,307	6,353	20,390	15,807	11,183	7,203	4,363	14,828	7,847	14,529	271,106
IMPERVIOUS AREA	8,866	8,307	6,353	20,390	15,807	11,183	7,203	4,363	4,526	7,847	7,522	104,257
BUILDING	0	0	0	0	0	0	0	0	2,546	640	7,123	12,198
AC	8,866	8,307	6,353	14,352	15,807	11,183	7,203	4,363	1,980	7,207	400	86,021
CONCRETE	0	0	0	6,038	0	0	0	0	0	0	0	6,038
PERVIOUS AREA	0	0	0	0	0	0	0	0	10,302	0	7,007	149,539
PAVERS	0	0	0	0	0	0	0	0	0	0	0	0
SOFTSCAPE	0	0	0	0	0	0	0	0	10,302	0	7,007	149,539



REVISIONS	BY
1 RESPONSE TO SCC COMMENTS 11/05/21	DD
2 RESPONSE TO SCC COMMENTS 03/16/23	DD
3 RESPONSE TO SCC COMMENTS 05/25/23	DD

**TRIBUTARY AREA MAP**

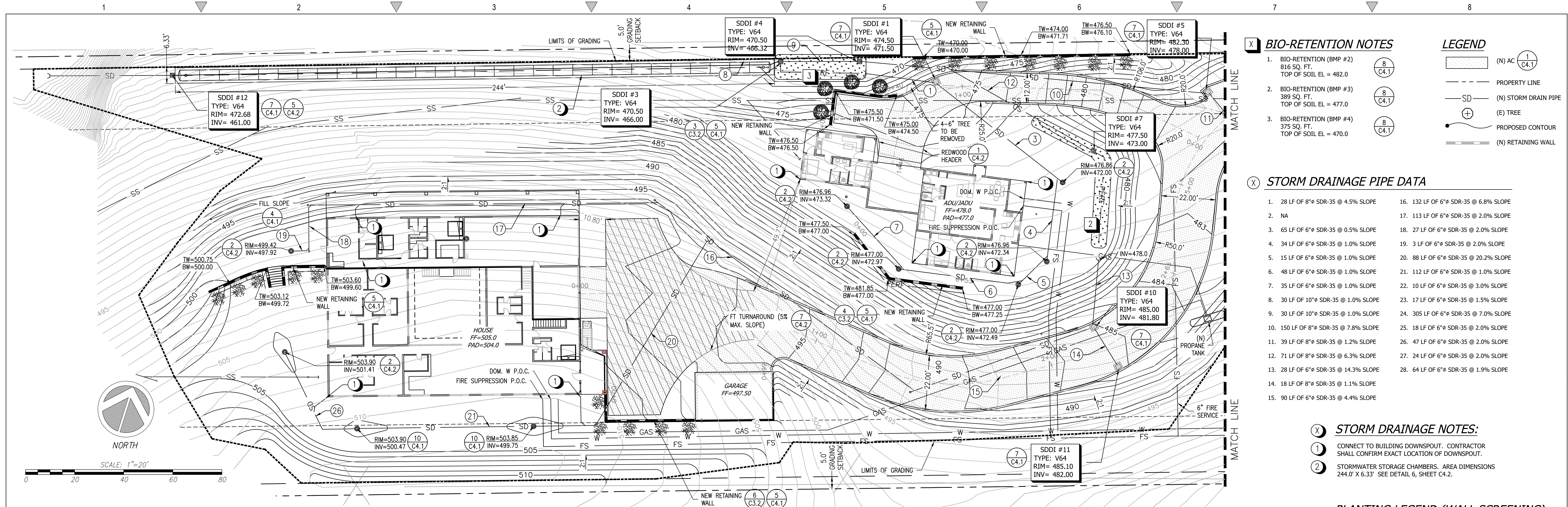
REGISTERED PROFESSIONAL ENGINEER  
TODD R. CREAMER  
No. C 64561  
Exp. 6/30/25  
CIVIL  
STATE OF CALIFORNIA

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T (831) 438-4420 F (831) 438-4420

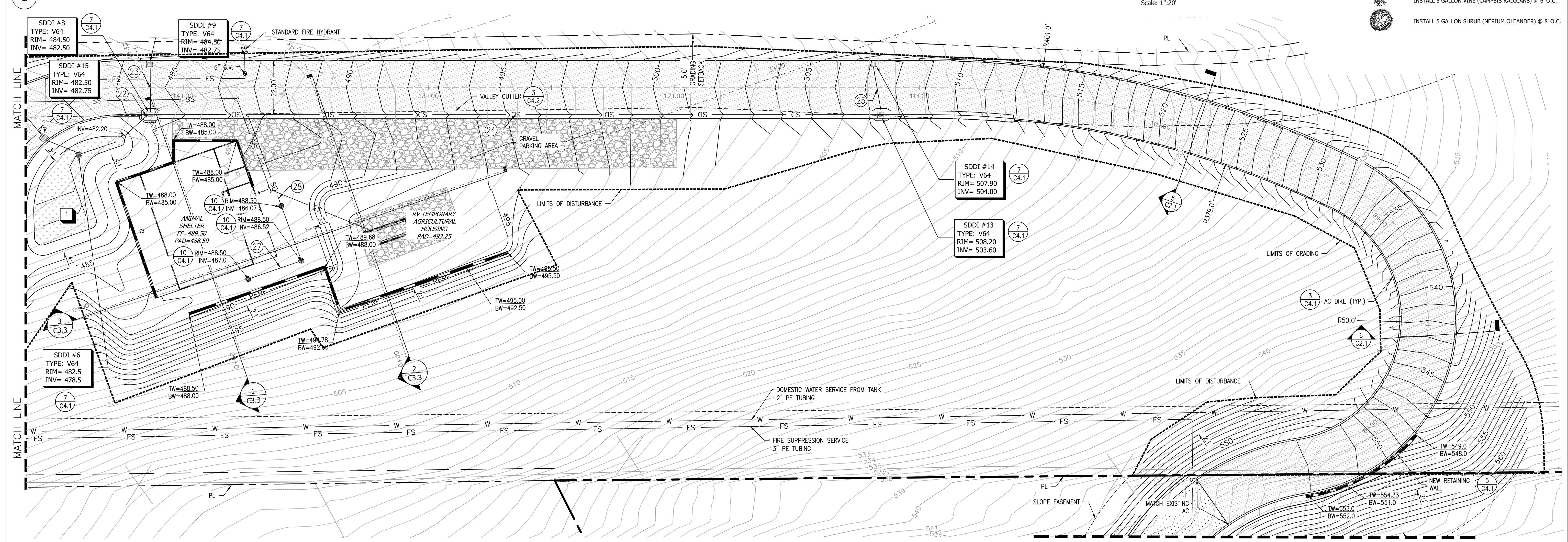
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AUGUSTE COURT  
APN: 029-35-007

Date: 09/27/23  
Scale: 1" = 100'  
Drawn: DD  
Job: 3007.02  
Sheet: **C1.8**  
Of 37 Sheets





1 ENLARGED SITE PLAN - SOUTH



2 ENLARGED SITE PLAN - NORTH

**BIO-RETENTION NOTES**

- BIO-RETENTION (BMP #2) 816 SQ. FT. TOP OF SOIL EL = 482.0
- BIO-RETENTION (BMP #3) 389 SQ. FT. TOP OF SOIL EL = 477.0
- BIO-RETENTION (BMP #4) 375 SQ. FT. TOP OF SOIL EL = 470.0

**LEGEND**

- (N) AC (C4.1)
- PROPERTY LINE
- (N) STORM DRAIN PIPE
- (E) TREE
- PROPOSED CONTOUR
- (N) RETAINING WALL

**STORM DRAINAGE PIPE DATA**

- 28 LF OF 8" SDR-35 @ 4.5% SLOPE
- NA
- 65 LF OF 6" SDR-35 @ 0.5% SLOPE
- 34 LF OF 6" SDR-35 @ 1.0% SLOPE
- 15 LF OF 6" SDR-35 @ 1.0% SLOPE
- 48 LF OF 6" SDR-35 @ 1.0% SLOPE
- 35 LF OF 6" SDR-35 @ 1.0% SLOPE
- 30 LF OF 10" SDR-35 @ 1.0% SLOPE
- 30 LF OF 10" SDR-35 @ 1.0% SLOPE
- 150 LF OF 8" SDR-35 @ 7.8% SLOPE
- 39 LF OF 8" SDR-35 @ 1.2% SLOPE
- 71 LF OF 8" SDR-35 @ 6.3% SLOPE
- 28 LF OF 6" SDR-35 @ 14.3% SLOPE
- 18 LF OF 8" SDR-35 @ 1.1% SLOPE
- 90 LF OF 6" SDR-35 @ 4.4% SLOPE
- 132 LF OF 6" SDR-35 @ 6.8% SLOPE
- 113 LF OF 6" SDR-35 @ 2.0% SLOPE
- 27 LF OF 6" SDR-35 @ 2.0% SLOPE
- 3 LF OF 6" SDR-35 @ 2.0% SLOPE
- 88 LF OF 6" SDR-35 @ 20.2% SLOPE
- 112 LF OF 6" SDR-35 @ 1.0% SLOPE
- 10 LF OF 6" SDR-35 @ 3.0% SLOPE
- 17 LF OF 6" SDR-35 @ 1.5% SLOPE
- 305 LF OF 6" SDR-35 @ 7.0% SLOPE
- 18 LF OF 6" SDR-35 @ 2.0% SLOPE
- 47 LF OF 6" SDR-35 @ 2.0% SLOPE
- 24 LF OF 6" SDR-35 @ 2.0% SLOPE
- 64 LF OF 6" SDR-35 @ 1.9% SLOPE

**STORM DRAINAGE NOTES:**

- CONNECT TO BUILDING DOWNSPOUT. CONTRACTOR SHALL CONFIRM EXACT LOCATION OF DOWNSPOUT.
- STORMWATER STORAGE CHAMBERS. AREA DIMENSIONS 244.0' X 6.33' SEE DETAIL 6, SHEET C4.2.

**PLANTING LEGEND (WALL SCREENING)**

- INSTALL 5 GALLON VINE (CAMPSIS RADICANS) @ 6' O.C.
- INSTALL 5 GALLON SHRUB (NERIUM OLEANDER) @ 8' O.C.

REVISIONS	BY
1 RESPONSE TO SCC COMMENTS 11/05/21	DD
2 RESPONSE TO SCC COMMENTS 03/16/23	DD
3 RESPONSE TO SCC COMMENTS 05/25/23	DD

**ENLARGED SITE PLAN**

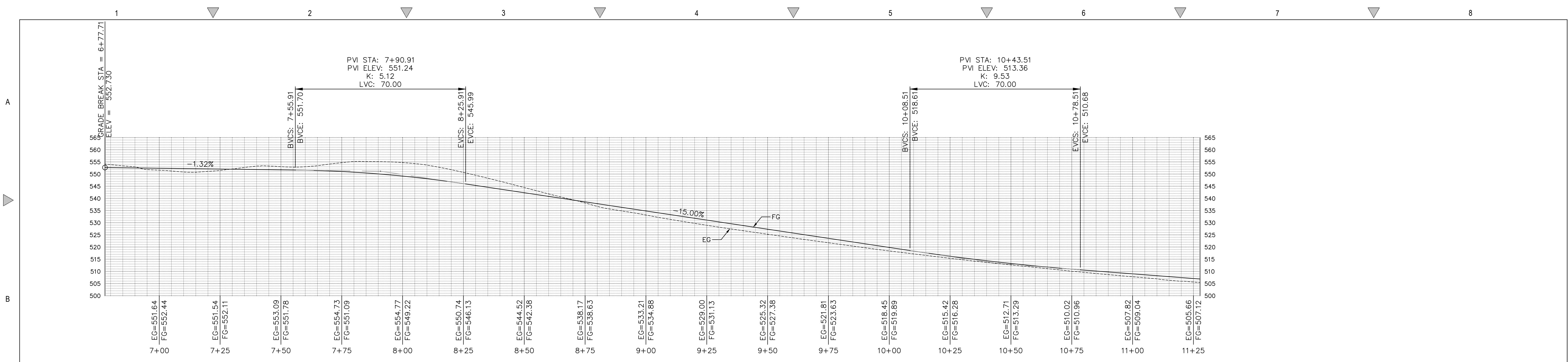


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 Engineers/Planners  
 4400 Scotts Valley Blvd., Suite 6  
 Scotts Valley, CA 95066  
 T (831) 438-4420 F (831) 438-4420  
 By: P. K. S. / M. W. M.

**BARSANA RESIDENCE**  
**AUGUSTE COURT**  
 APN: 029-35-007

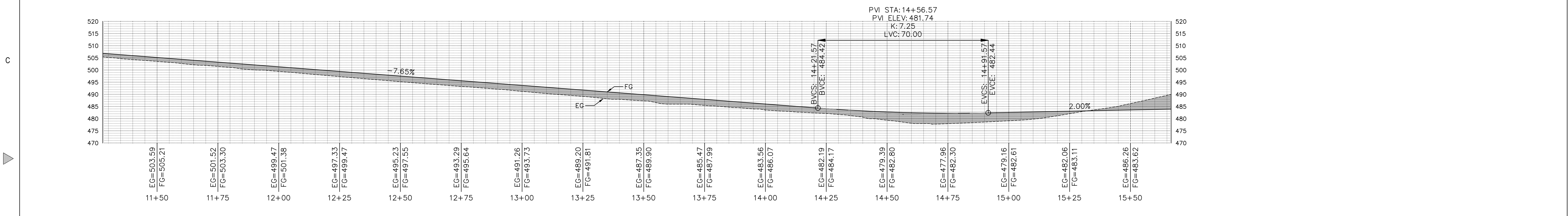
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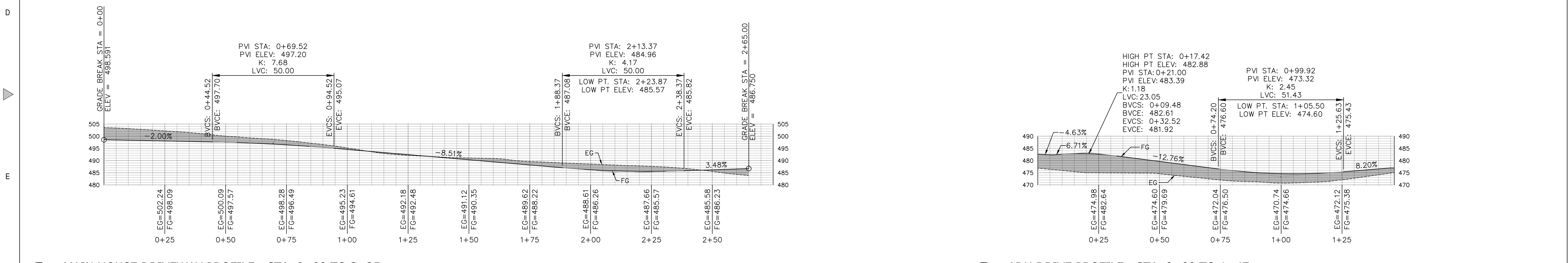
1 MAIN ROAD PROFILE - STA. 6+78 TO 11+28

Scale: 1:20



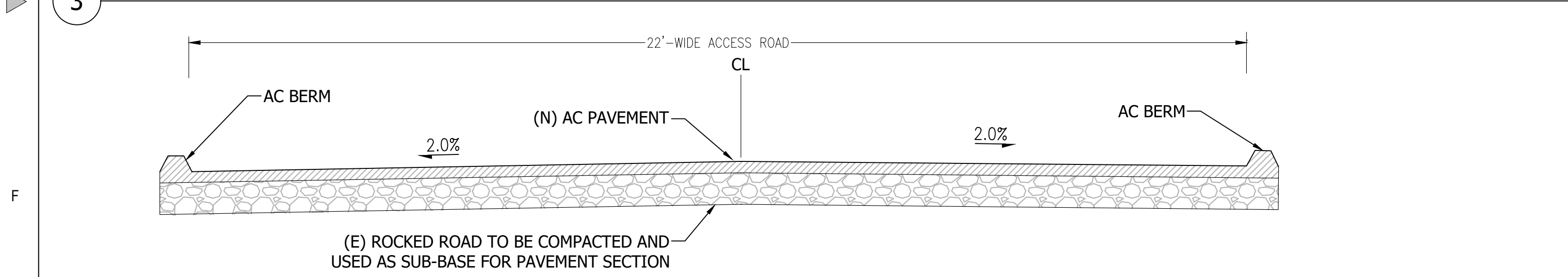
2 MAIN ROAD PROFILE - STA. 11+28 TO 15+67

Scale: 1:20



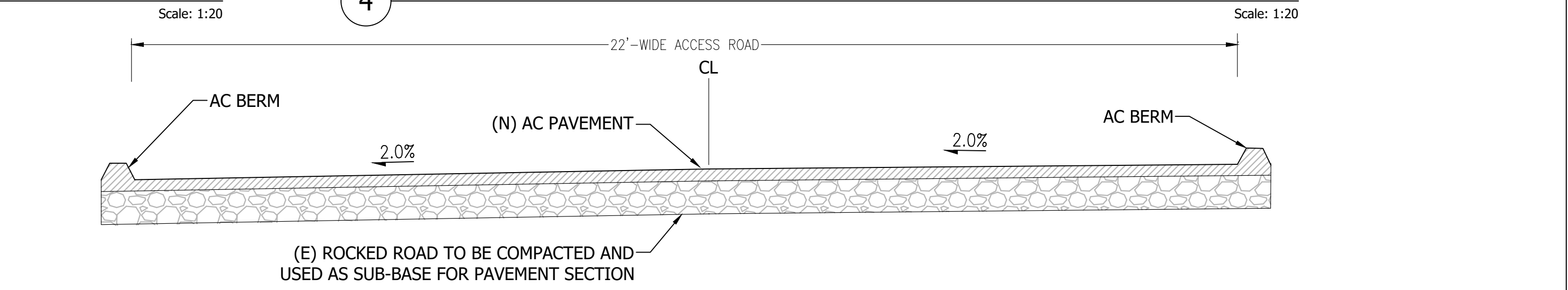
3 MAIN HOUSE DRIVEWAY PROFILE - STA. 0+00 TO 3+25

4 ADU DRIVE PROFILE - STA. 0+00 TO 1+47



5 22'-WIDE ACCESS ROAD SECTION

Scale: 1":2'

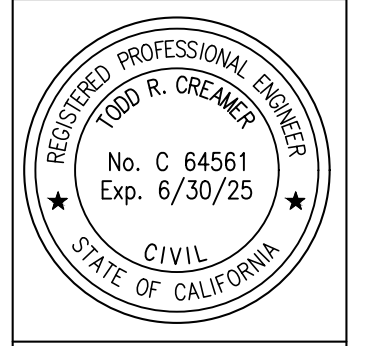


6 22'-WIDE ACCESS ROAD SECTION

Scale: 1":2'

REVISIONS	BY
1 RESPONSE TO SCC COMMENTS 11/05/21	DD
2 RESPONSE TO SCC COMMENTS 03/16/23	DD
3 RESPONSE TO SCC COMMENTS 05/25/23	DD

PROFILES / SECTIONS

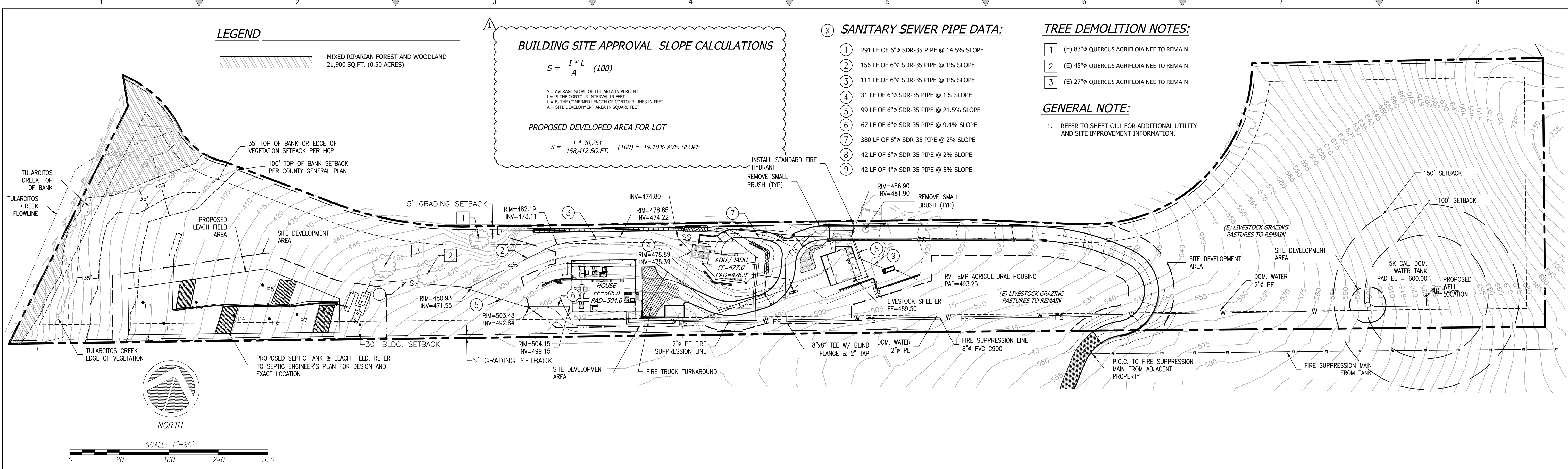


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Date: 09/27/23  
 Scale: 1" = 20'  
 Drawn: DD  
 Job: 3007.02  
 Sheet:





**BUILDING SITE APPROVAL SLOPE CALCULATIONS**

$$S = \frac{I * L}{A} (100)$$

S = AVERAGE SLOPE OF THE AREA IN PERCENT  
 I = IS THE CONTOUR INTERVAL IN FEET  
 L = IS THE COMBINED LENGTH OF CONTOUR LINES IN FEET  
 A = SITE DEVELOPMENT AREA IN SQUARE FEET

**PROPOSED DEVELOPED AREA FOR LOT**

$$S = \frac{1 * 30,251}{158,412 \text{ SQ.FT.}} (100) = 19.10\% \text{ AVE. SLOPE}$$

- SANITARY SEWER PIPE DATA:**
- 291 LF OF 6" SDR-35 PIPE @ 14.5% SLOPE
  - 156 LF OF 6" SDR-35 PIPE @ 1% SLOPE
  - 111 LF OF 6" SDR-35 PIPE @ 1% SLOPE
  - 31 LF OF 6" SDR-35 PIPE @ 1% SLOPE
  - 99 LF OF 6" SDR-35 PIPE @ 21.5% SLOPE
  - 67 LF OF 6" SDR-35 PIPE @ 9.4% SLOPE
  - 380 LF OF 6" SDR-35 PIPE @ 2% SLOPE
  - 42 LF OF 6" SDR-35 PIPE @ 2% SLOPE
  - 42 LF OF 4" SDR-35 PIPE @ 5% SLOPE

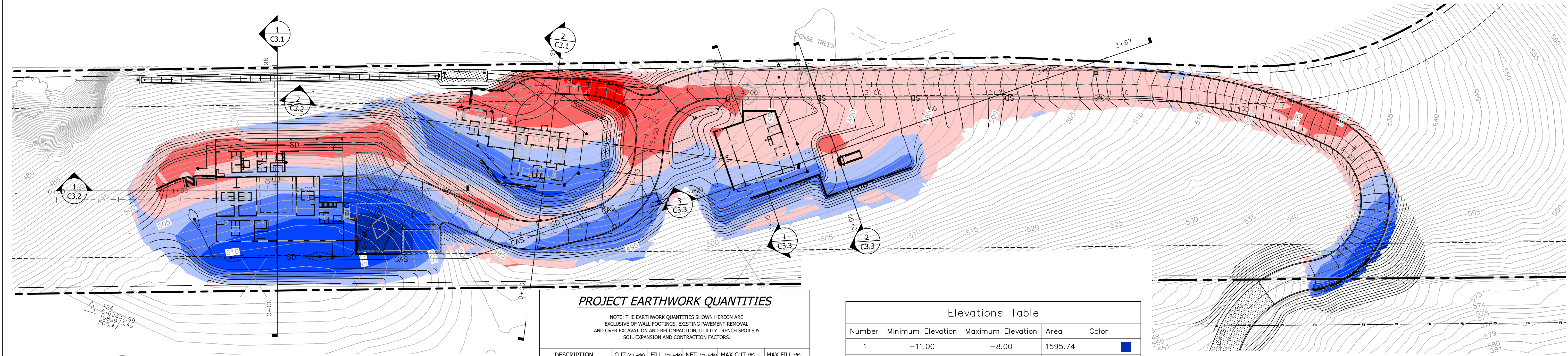
- TREE DEMOLITION NOTES:**
- (E) 83" Q QUERCUS AGRIFOLIA NEE TO REMAIN
  - (E) 45" Q QUERCUS AGRIFOLIA NEE TO REMAIN
  - (E) 27" Q QUERCUS AGRIFOLIA NEE TO REMAIN

**GENERAL NOTE:**

- REFER TO SHEET C1.1 FOR ADDITIONAL UTILITY AND SITE IMPROVEMENT INFORMATION.

1 ENLARGED SITE PLAN

Scale: 1"=80'



**PROJECT EARTHWORK QUANTITIES**

NOTE: THE EARTHWORK QUANTITIES SHOWN HEREON ARE EXCLUSIVE OF WALL FOOTINGS, EXISTING PAVEMENT REMOVAL AND OVER EXCAVATION AND RECOMPACTION, UTILITY TRENCH SPOILS & SOIL EXPANSION AND CONTRACTION FACTORS.

DESCRIPTION	CUT (cu.yds)	FILL (cu.yds)	NET (cu.yds)	MAX CUT (ft) HEIGHT	MAX FILL (ft) HEIGHT
MAIN BUILDING	682	418	264(C)	8	6
ADU/JADU	401	323	78(C)	5	4
ROAD (APN 029-35-007)	2808	2786	22(C)	11	7
ROAD (APN 029-34-004)	1746	2219	473(F)	6	8
LIVESTOCK SHELTER & RV PARKING	445	142	303(C)	3	3
<b>TOTAL</b>	<b>6082</b>	<b>5888</b>	<b>194(C)</b>		

**NET VOLUME = 194 CU.YDS. OF CUT**

THE ABOVE QUANTITIES ARE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE NECESSARY CUT AND FILL TO ACCOMPLISH FINISH GRADE SHOWN ON THESE PLANS.

**Elevations Table**

Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-11.00	-8.00	1595.74	Blue
2	-8.00	-5.00	7420.26	Blue
3	-5.00	-2.00	16853.64	Blue
4	-2.00	0.00	22029.55	Light Blue
5	0.00	2.00	40126.60	Light Red
6	2.00	5.00	13504.60	Red
7	5.00	8.00	773.62	Red
8	8.00	10.00	0.00	Red

2 CUT AND FILL ANALYSIS

Scale: 1"=40'

REVISIONS	BY
1 RESPONSE TO SCC COMMENTS 11/05/21	DD
2 RESPONSE TO SCC COMMENTS 03/16/23	DD
3 RESPONSE TO SCC COMMENTS 05/25/23	DD

**OVERALL SITE PLAN & CUT/FILL ANALYSIS**

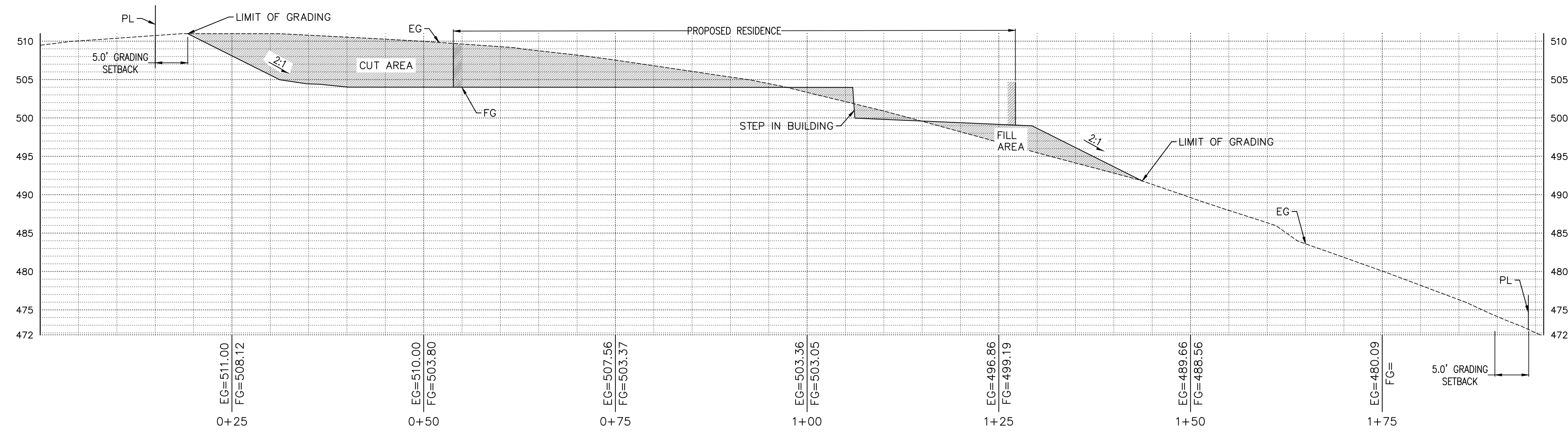


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 Scotts Valley, CA 95066  
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**BARSANA RESIDENCE**  
 AUGUSTE COURT  
 APN: 029-35-007

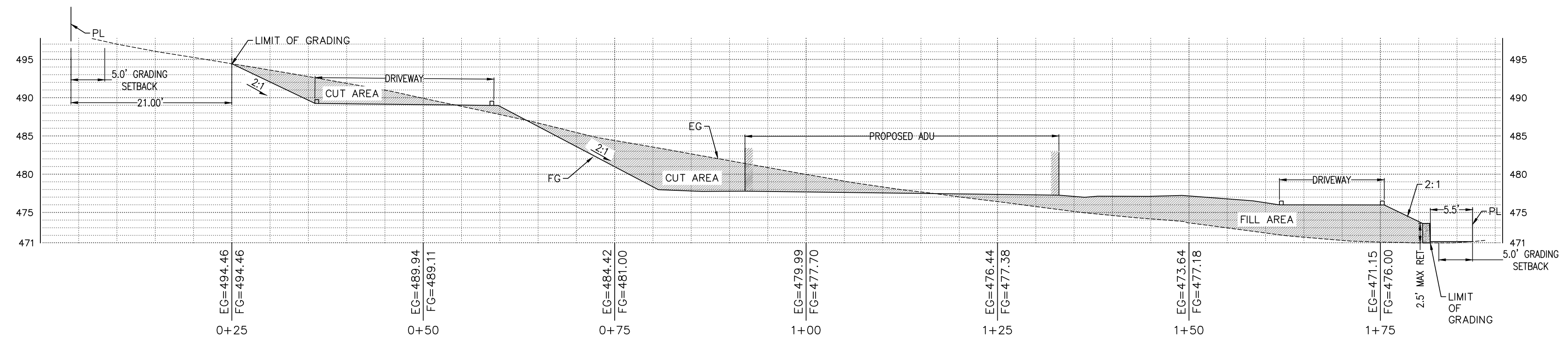
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 Drawn: DD  
 Job: 3007.02  
 Sheet: C3.0  
 of 37 Sheets





1 MAIN HOUSE SECTION

Scale: 1:10

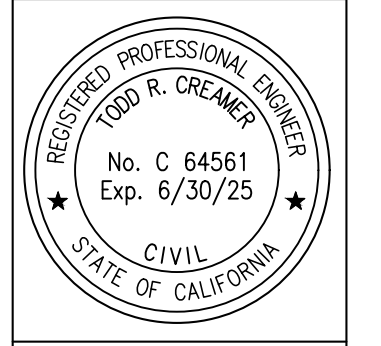


2 ADU HOUSE SECTION

Scale: 1:10

REVISIONS	BY
1 RESPONSE TO SCC COMMENTS 11/05/21	DD
2 RESPONSE TO SCC COMMENTS 03/16/23	DD
3 RESPONSE TO SCC COMMENTS 05/25/23	DD

# CUT/FILL SECTIONS

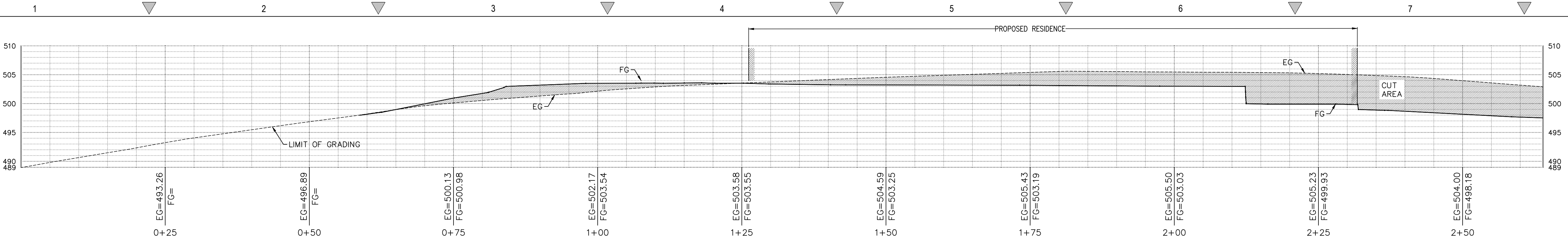


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**BARSANA RESIDENCE**  
 AUGUSTE COURT  
 APN: 029-35-007

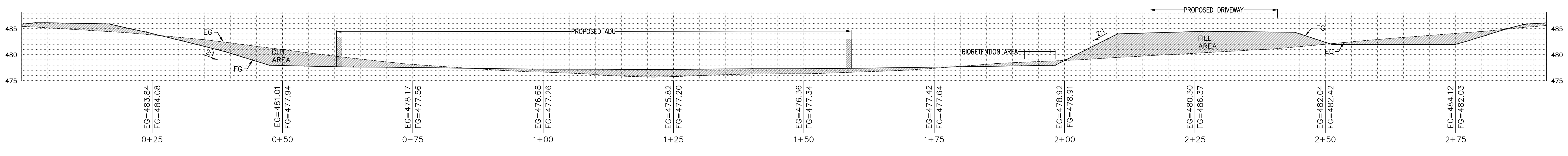
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Drawn:	DD
Job:	3007.02
Sheet:	C3.1
Of	37 Sheets

Drawing: Z:\Shared\CAD\3007.02 - Bar - Steps Query 15.sxd SPS [Design] [CAD] Sheets\3007.02 - C3.1 - SECTIONS (2)1711.dwg Layout: C3.1 - Cut Sheet: Top 041.25, 2022 - 5.36pm  
 Last Project: 08/27/2022 - 11:17am By: E.A.Santana



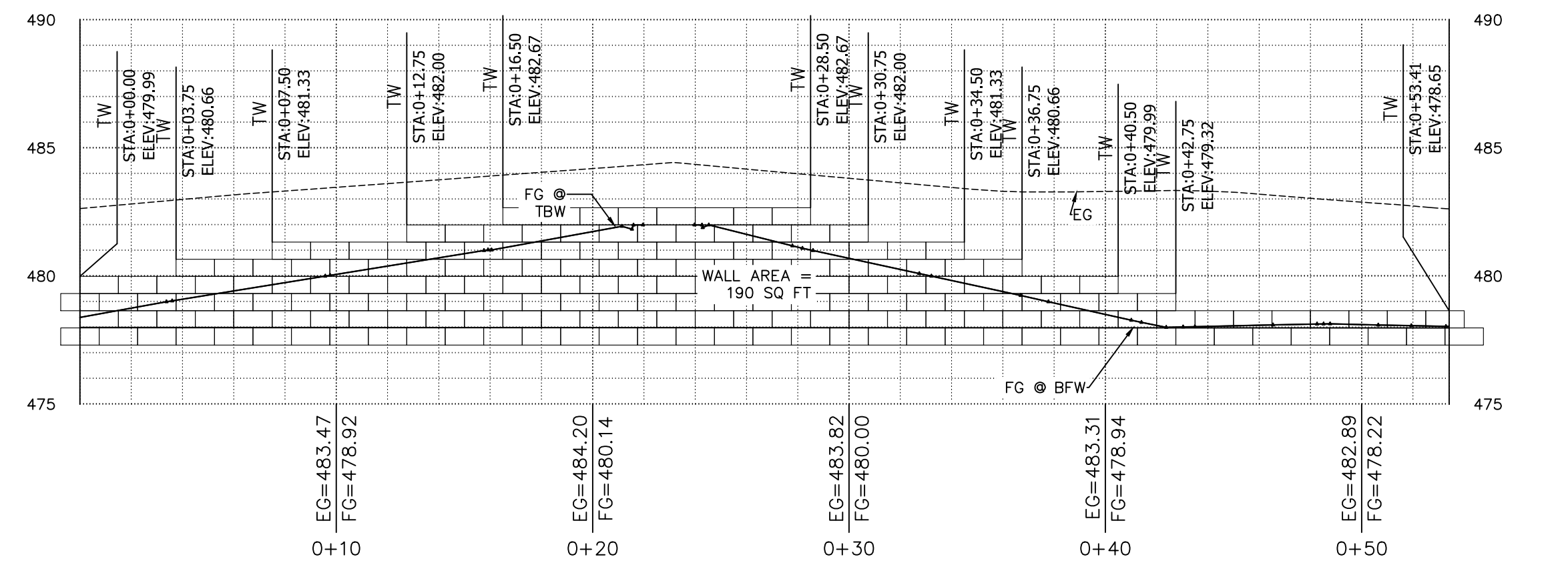
1 MAIN HOUSE CROSS SECTION

Scale: 1:10



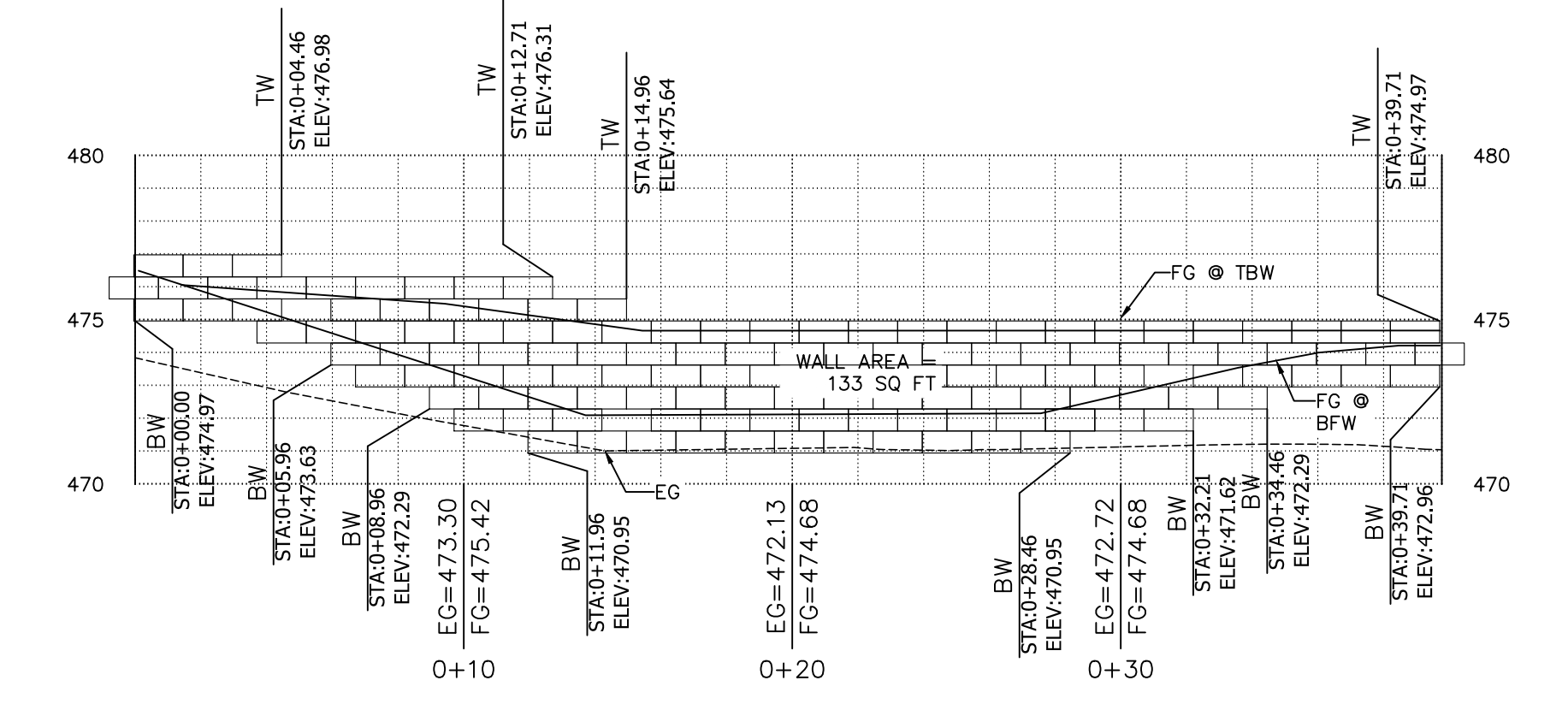
2 ADU HOUSE CROSS SECTION

Scale: 1:10



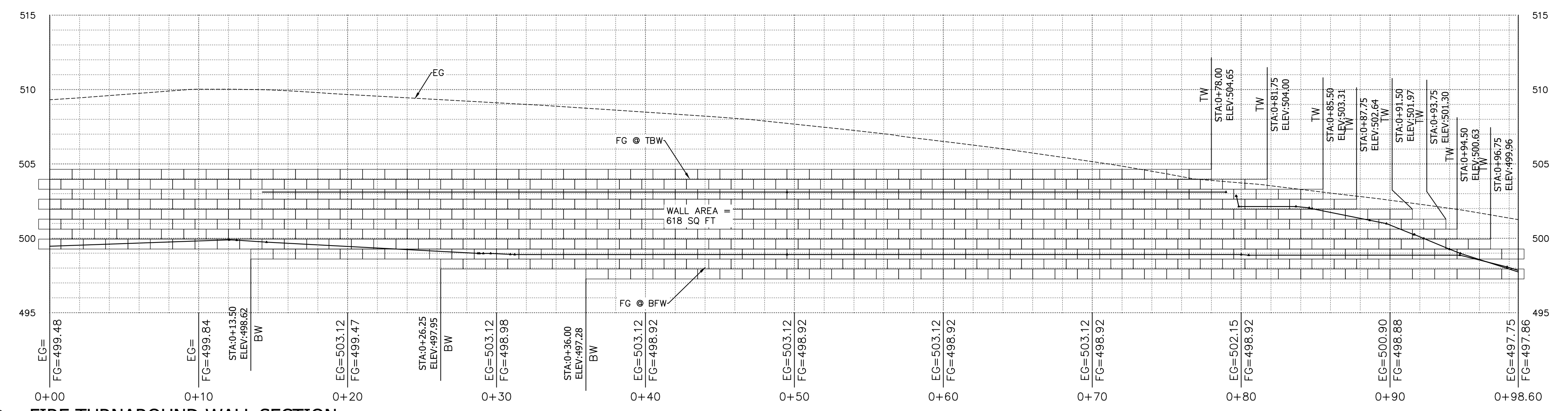
3 ADU WALL SECTION @ SIDEYARD

Scale: 1:5



4 ADU WALL SECTION @ DRIVEWAY

Scale: 1:5



5 FIRE TURNAROUND WALL SECTION

Scale: 1:5

REVISIONS	BY
1 RESPONSE TO SCC COMMENTS 11/05/21	DD
2 RESPONSE TO SCC COMMENTS 03/16/23	DD
3 RESPONSE TO SCC COMMENTS 05/25/23	DD

**CUT/FILL SECTIONS**

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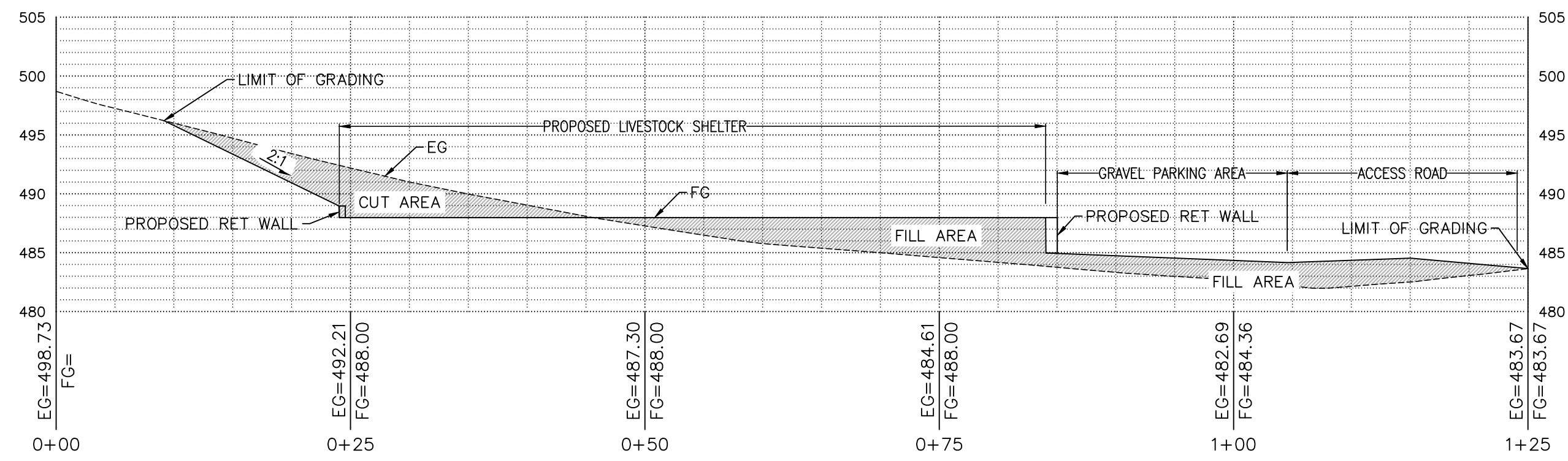
**BARSANA RESIDENCE**  
 AUGUSTE COURT  
 APN: 029-35-007

Date:	09/27/23
Scale:	AS SHOWN
Drawn:	DD
Job:	3007.02
Sheet:	C3.2
Of	37 Sheets

Drawing: 2 | Shared CAD | 3007.02 - WF - Steps Down 15 from SPB Design | CAD Sheets | 3007.02 - 03.2 - SECTIONS | 07/17/23 | 11:45am | Copyright: C2G  
 Last Printed: Wed Sep 27, 2023 - 11:20am | By: EricGonzalez

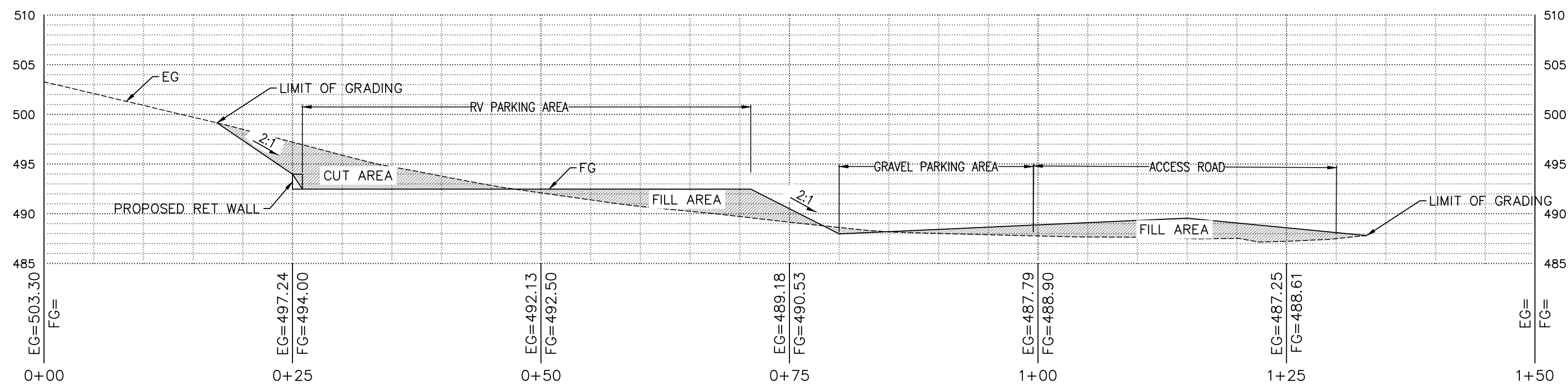
1 2 3 4 5 6 7 8

A  
B  
C  
D  
E  
F



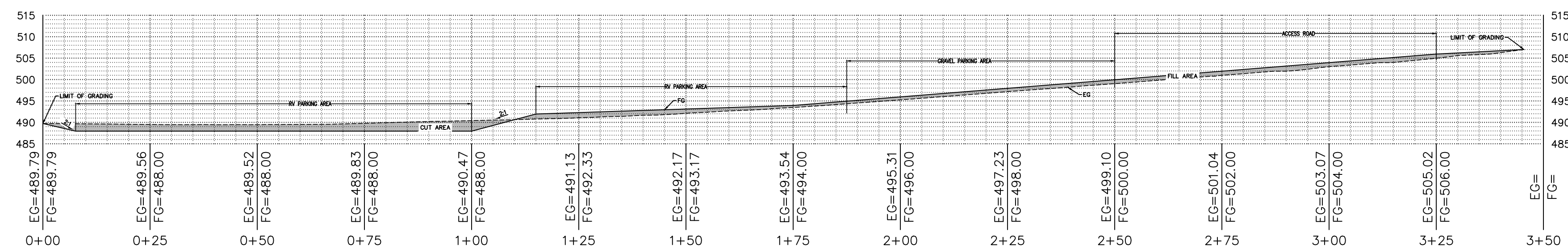
1 LIVESTOCK SHELTER CROSS SECTION

Scale: 1"=10'



2 RV PARKING AREA CROSS SECTION

Scale: 1"=10'



2 LIVESTOCK SHELTER AND RV PARKING AREA CROSS SECTION

Scale: 1"=20'

REVISIONS	BY
1 RESPONSE TO SCC COMMENTS 11/05/21	DD
2 RESPONSE TO SCC COMMENTS 03/16/23	DD
3 RESPONSE TO SCC COMMENTS 05/25/23	DD

CUT/FILL SECTIONS

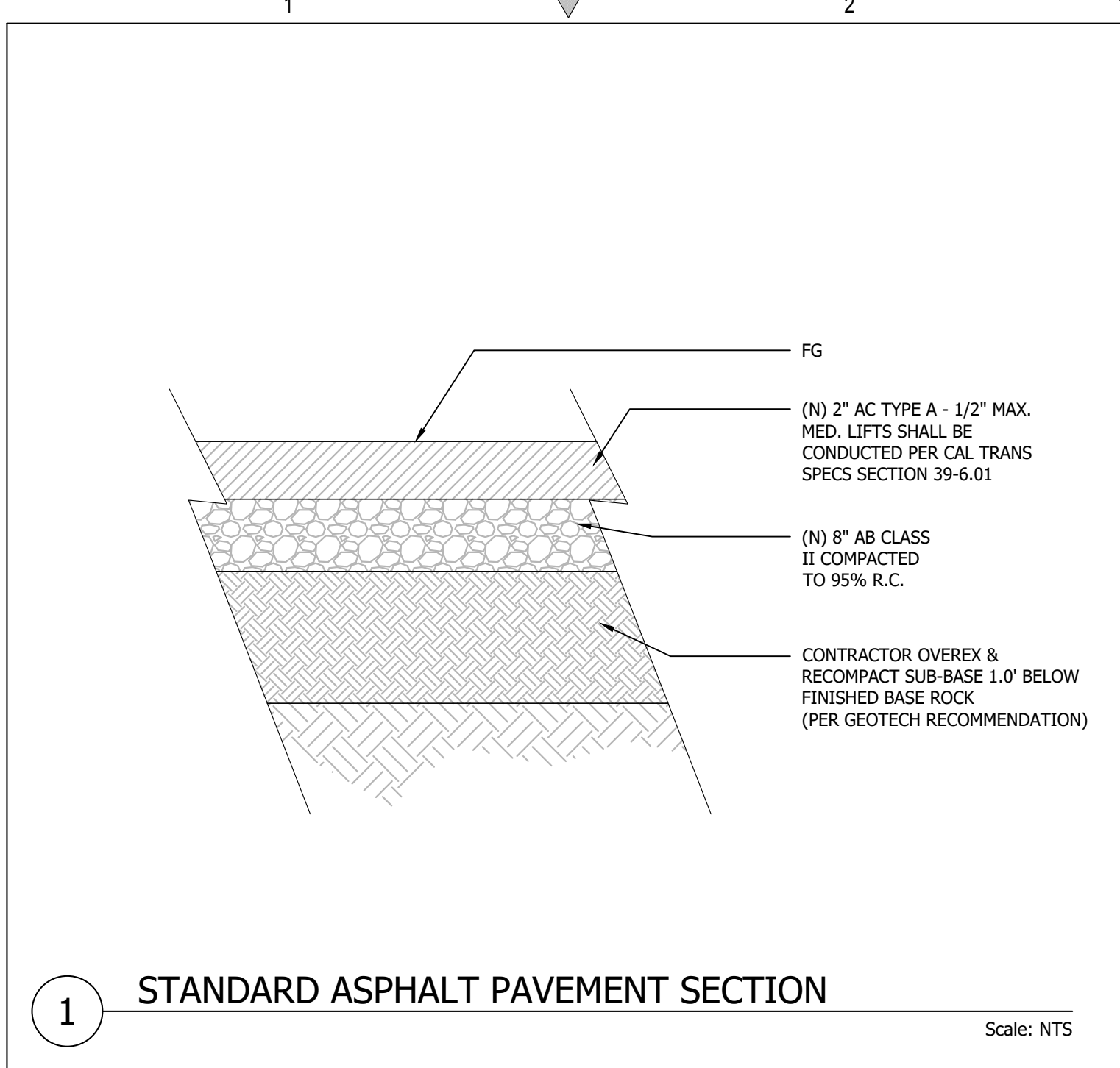


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 Scotts Valley, CA 95066  
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 Leaf Printed: Wed Sep 27, 2023 - 11:58am By: PASC/WJW

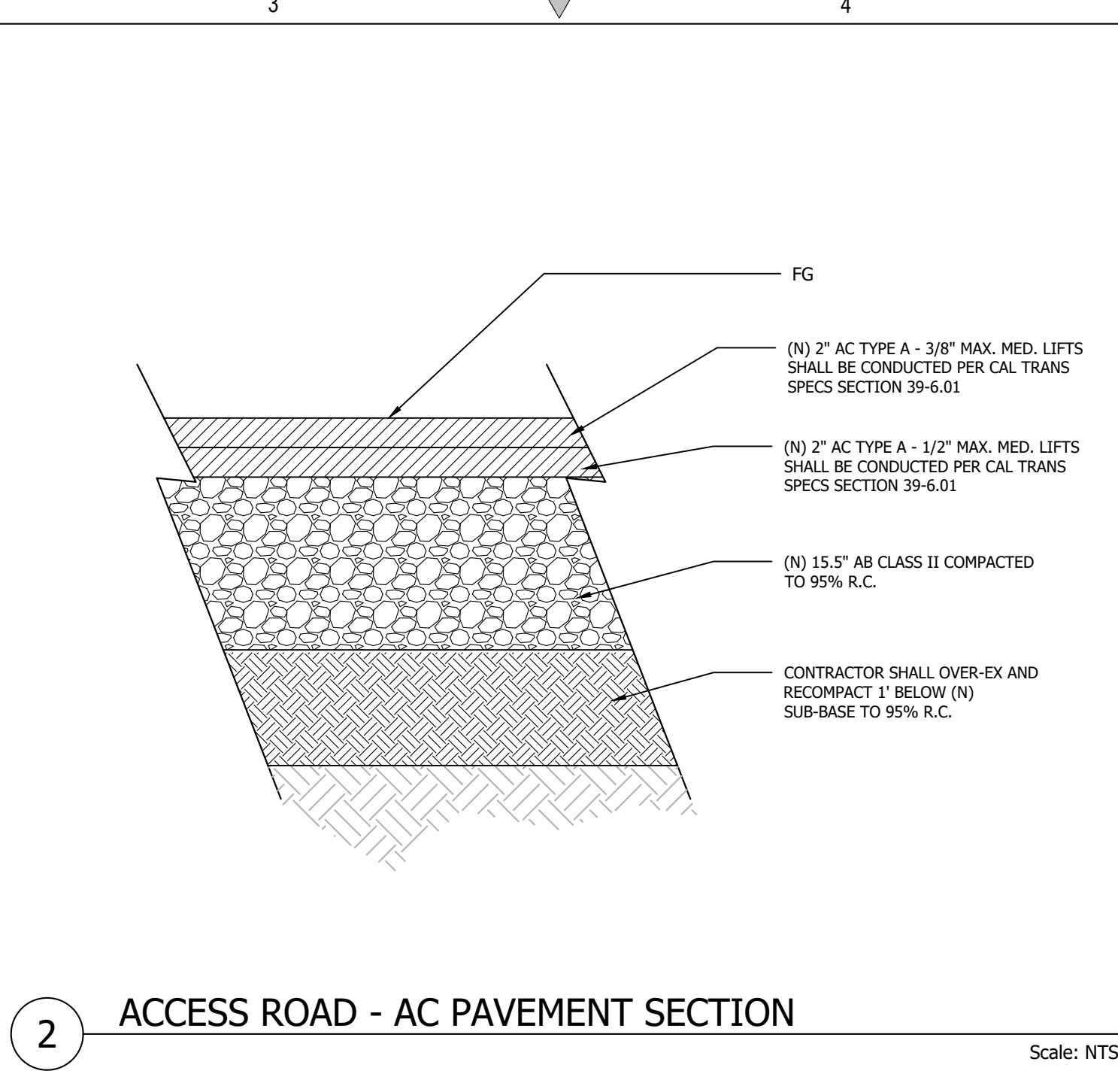
**BARSANA RESIDENCE**  
 AUGUSTE COURT  
 APN: 029-35-007

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Drawn:	DD
Job:	3007.02
Sheet:	C3.3
Of	37 Sheets

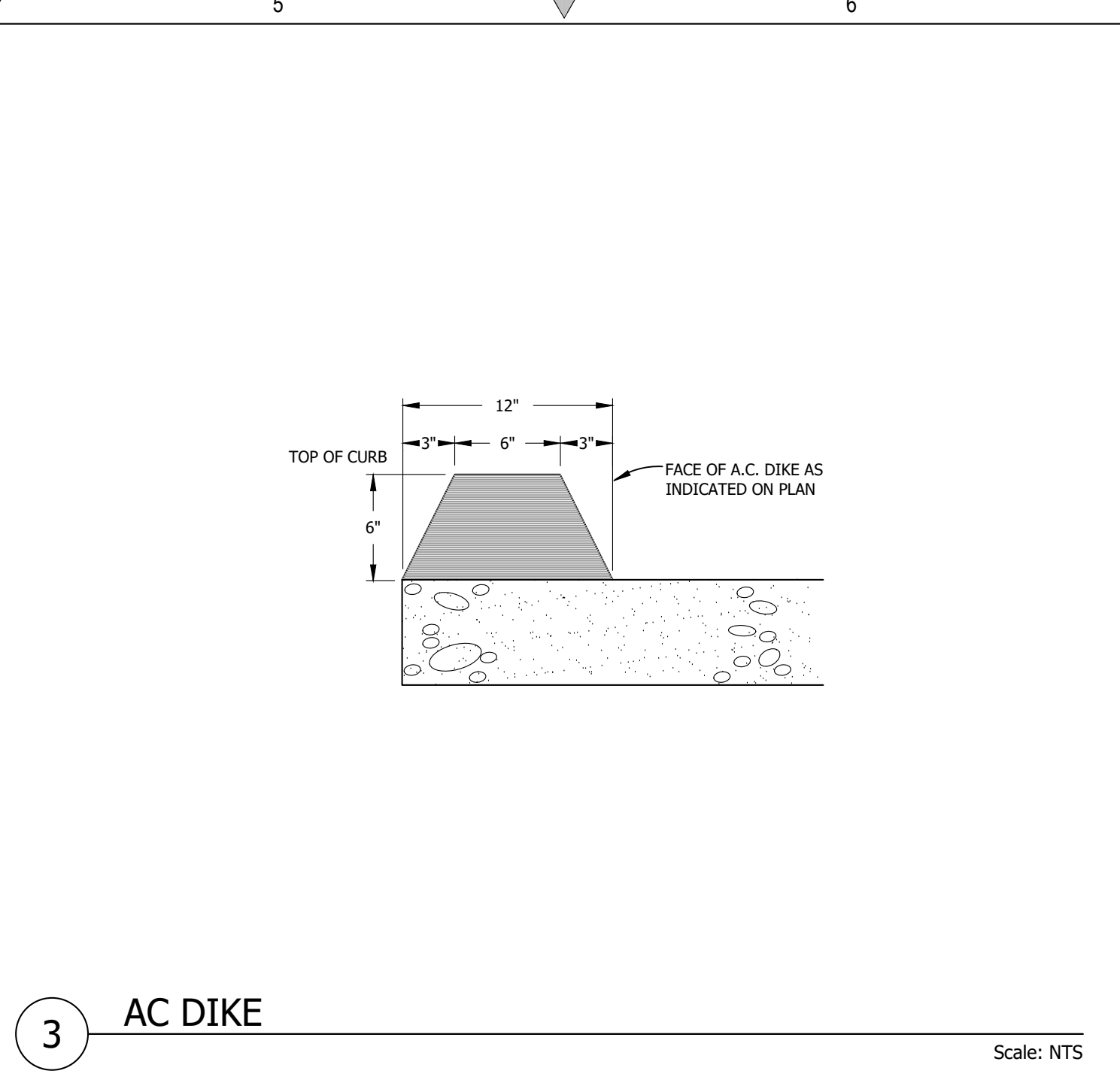
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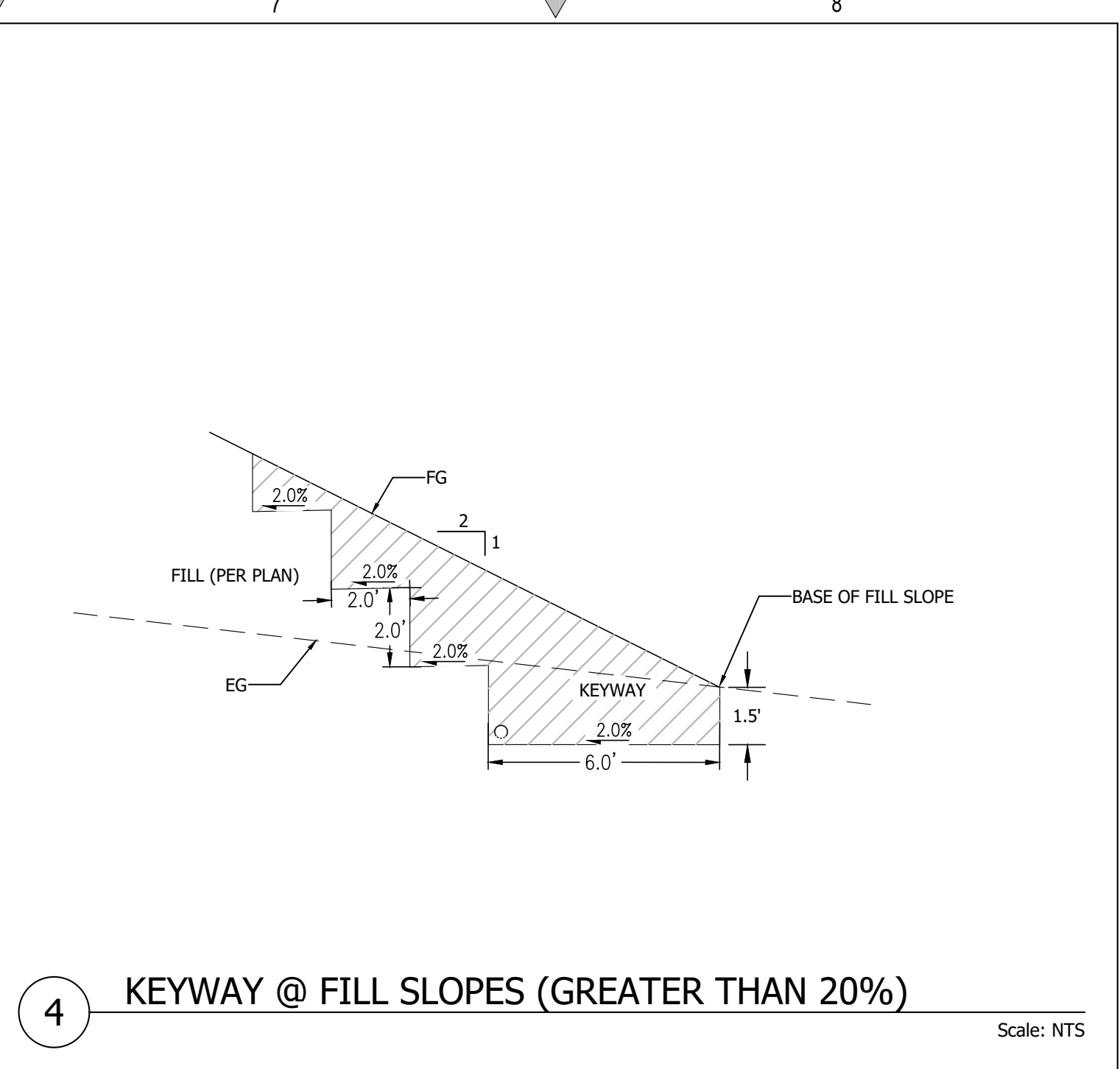
1 STANDARD ASPHALT PAVEMENT SECTION  
Scale: NTS



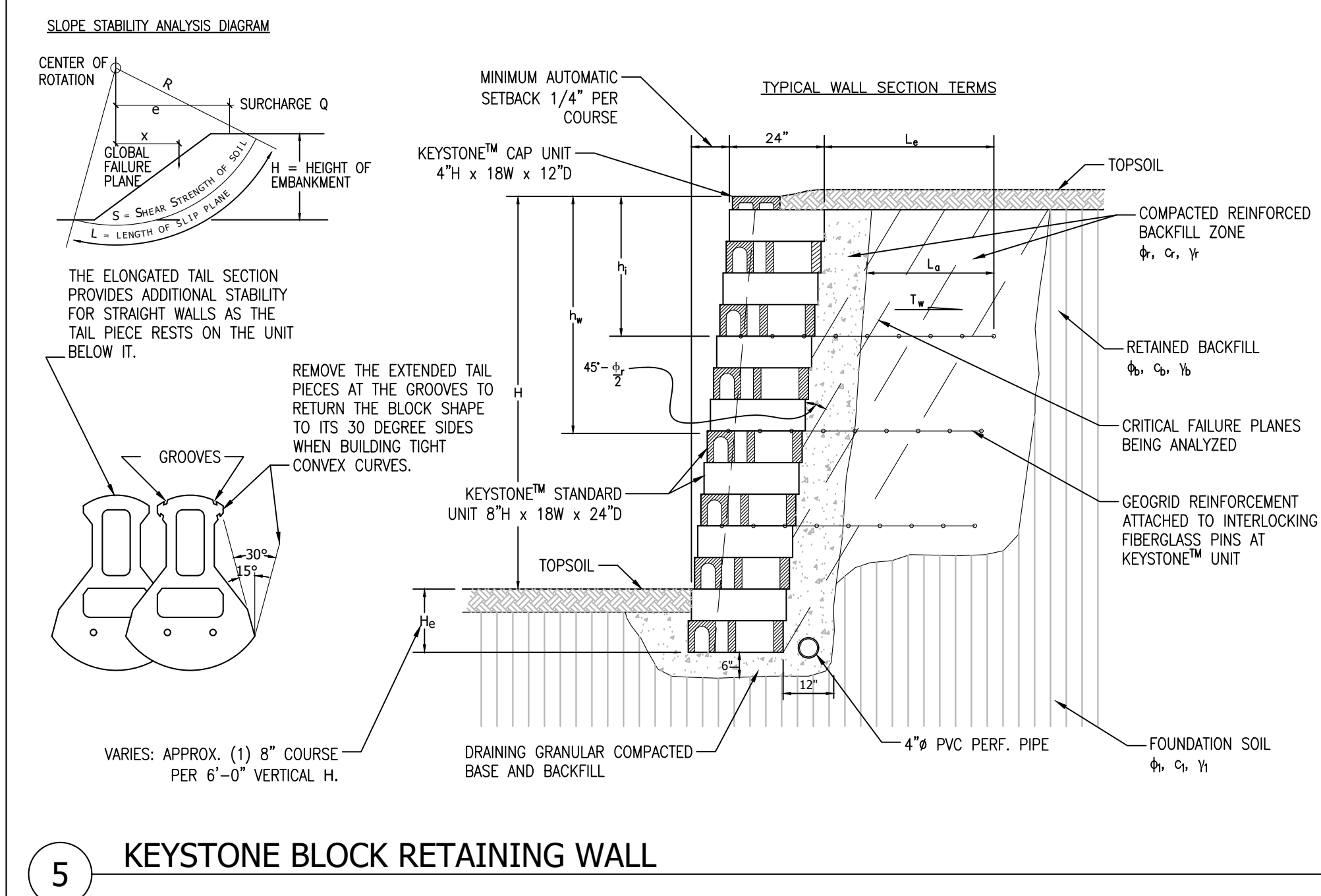
2 ACCESS ROAD - AC PAVEMENT SECTION  
Scale: NTS



3 AC DIKE  
Scale: NTS



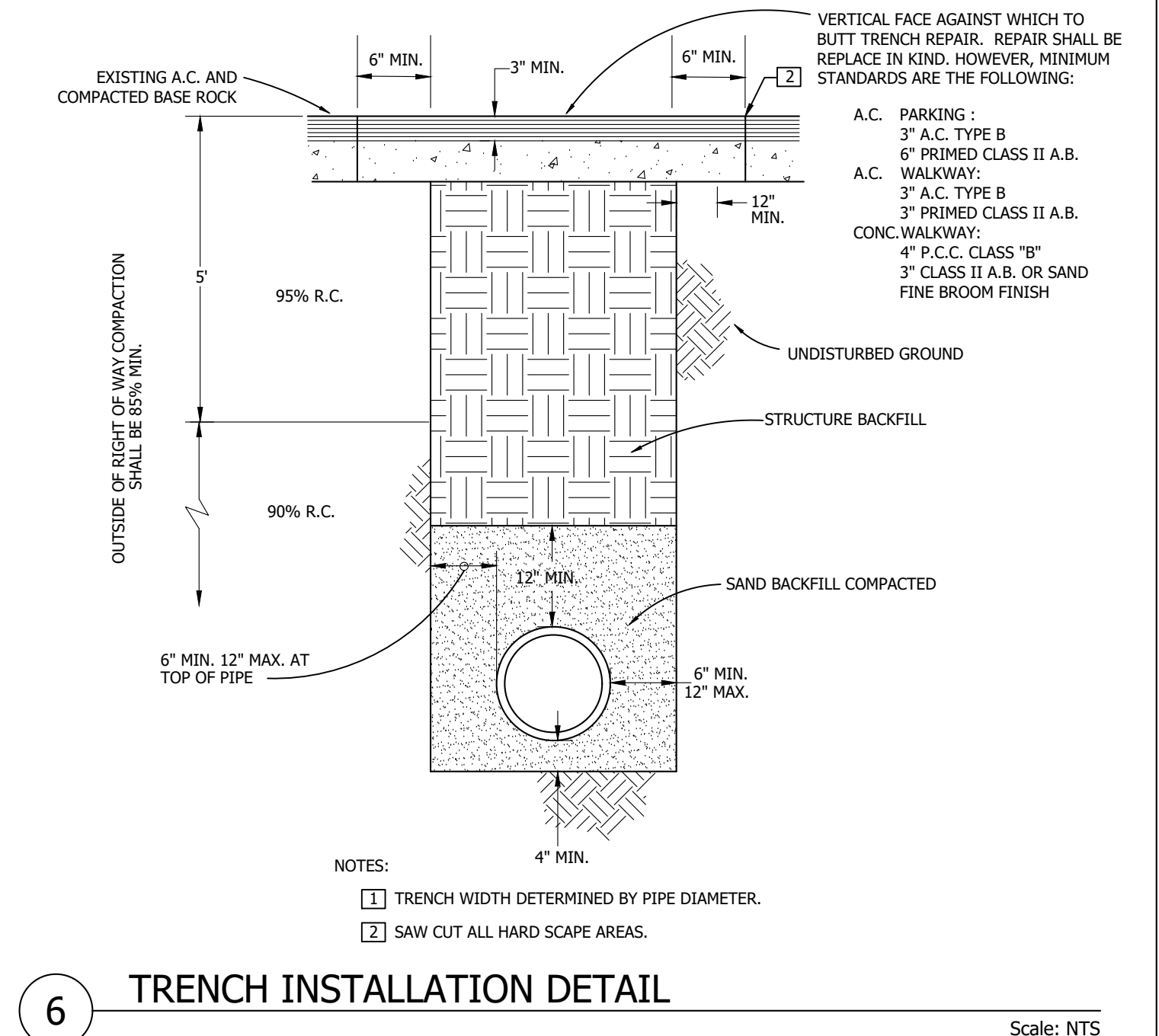
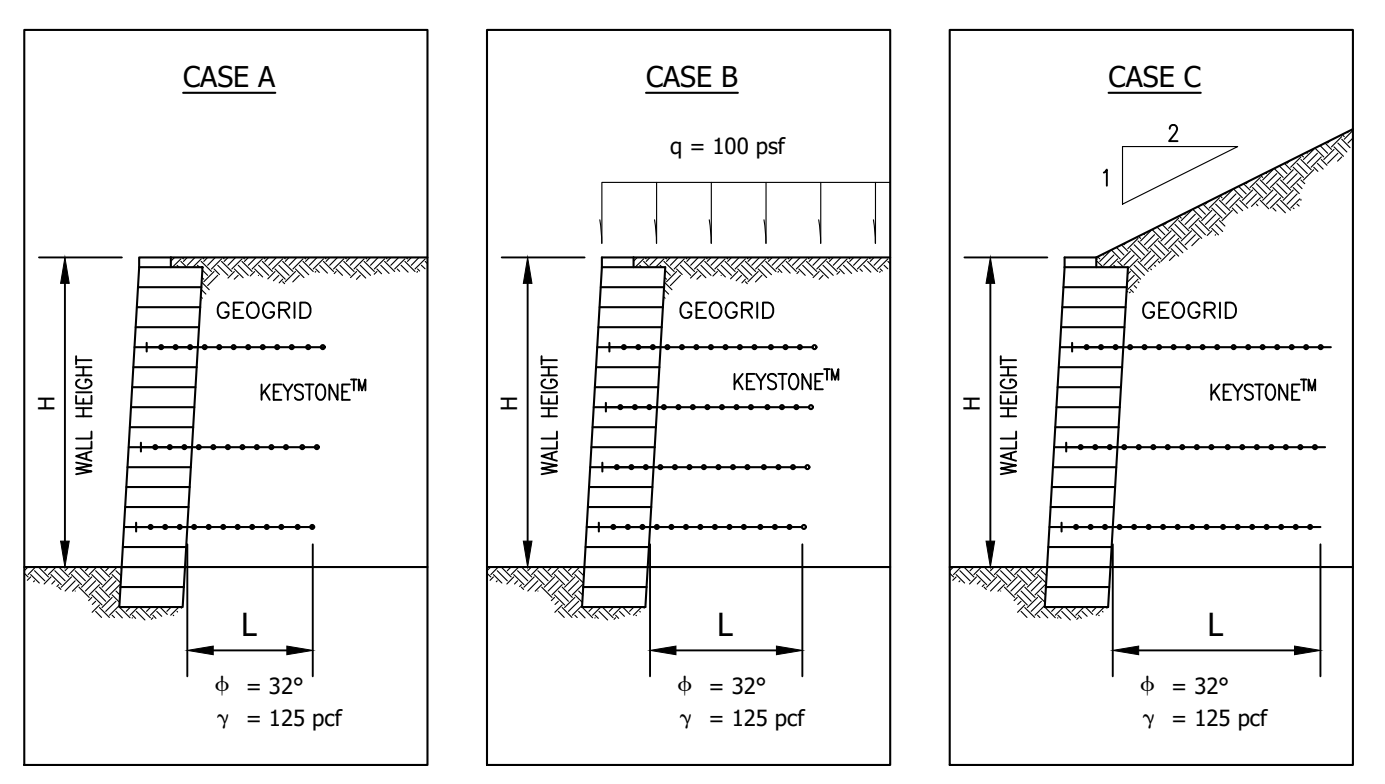
4 KEYWAY @ FILL SLOPES (GREATER THAN 20%)  
Scale: NTS



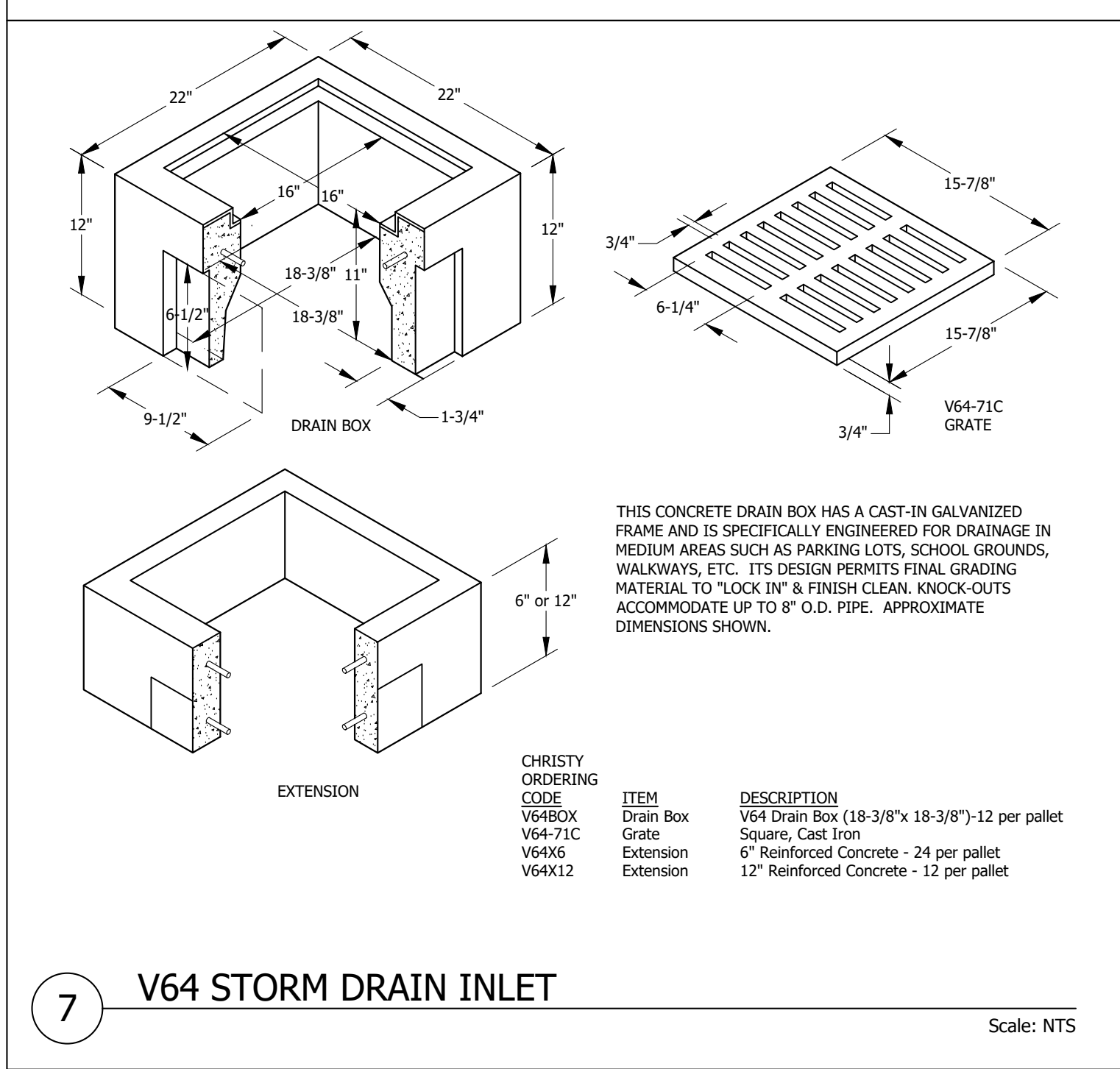
5 KEYSTONE BLOCK RETAINING WALL  
Scale: NTS

BASIC GEOGRID PLACEMENT CHART \*

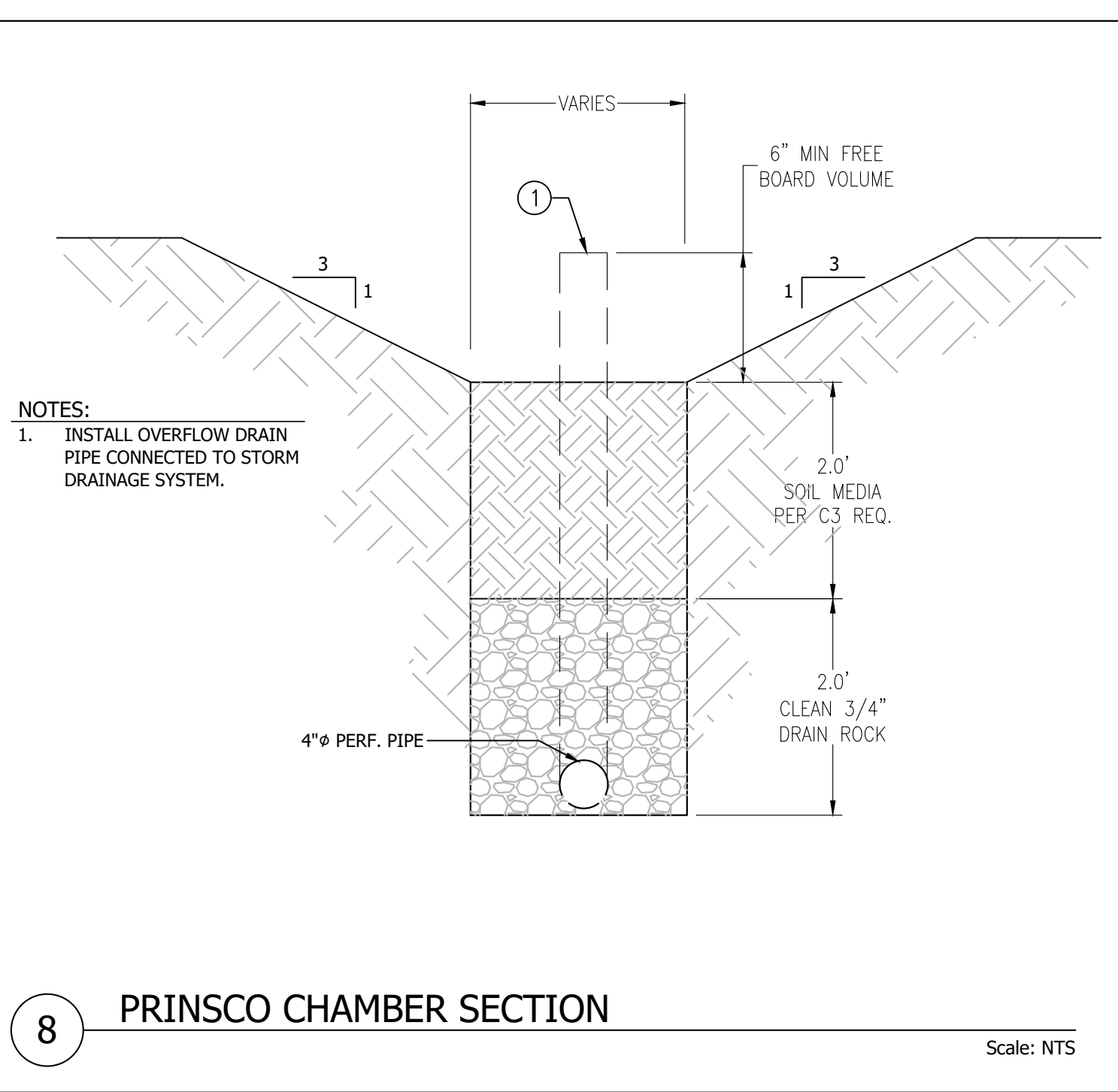
WALL HEIGHT FEET	CASE	GRID TYPE	NUMBER OF LAYERS	GEOGRID LENGTH FEET	GEOGRID LAYER NUMBER
4	A	-	-	-	1 2 3 4 5
4	B	-	-	-	
4	C	1	2.5	1.5	
5	A	-	-	-	
5	B	1	2.5	2	
5	C	2	3.7	1.3	3.3
6	A	1	2.5	2.7	
6	B	2	2.5	1.3	3.3
6	C	3	4.3	.7	2 4
7	A	2	3.0	1.3	4.0
7	B	3	3.0	1.3	2.7 4.7
7	C	3	4.9	1.3	2.7 4.7
8	A	3	3.2	1.3	3.3 5.3
8	B	4	3.5	.7	2.7 4.7 6.7
8	C	3	5.8	1.3	3.3 5.3
10	A	3	4.3	1.3	4 6.7
10	B	4	4.6	1.3	3.3 5.3 7.3
10	C	3	7.0	1.3	4.0 6.7



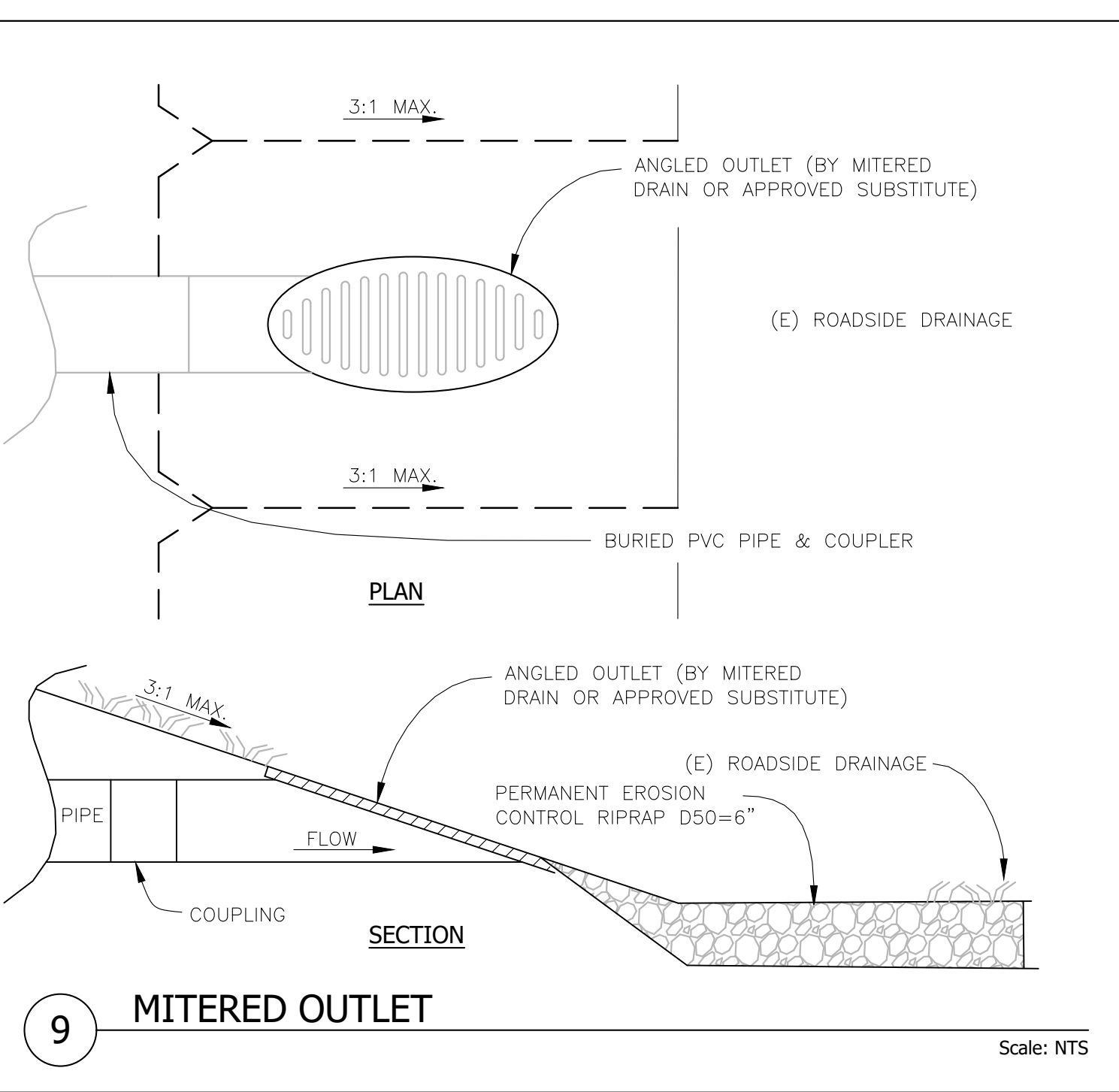
6 TRENCH INSTALLATION DETAIL  
Scale: NTS



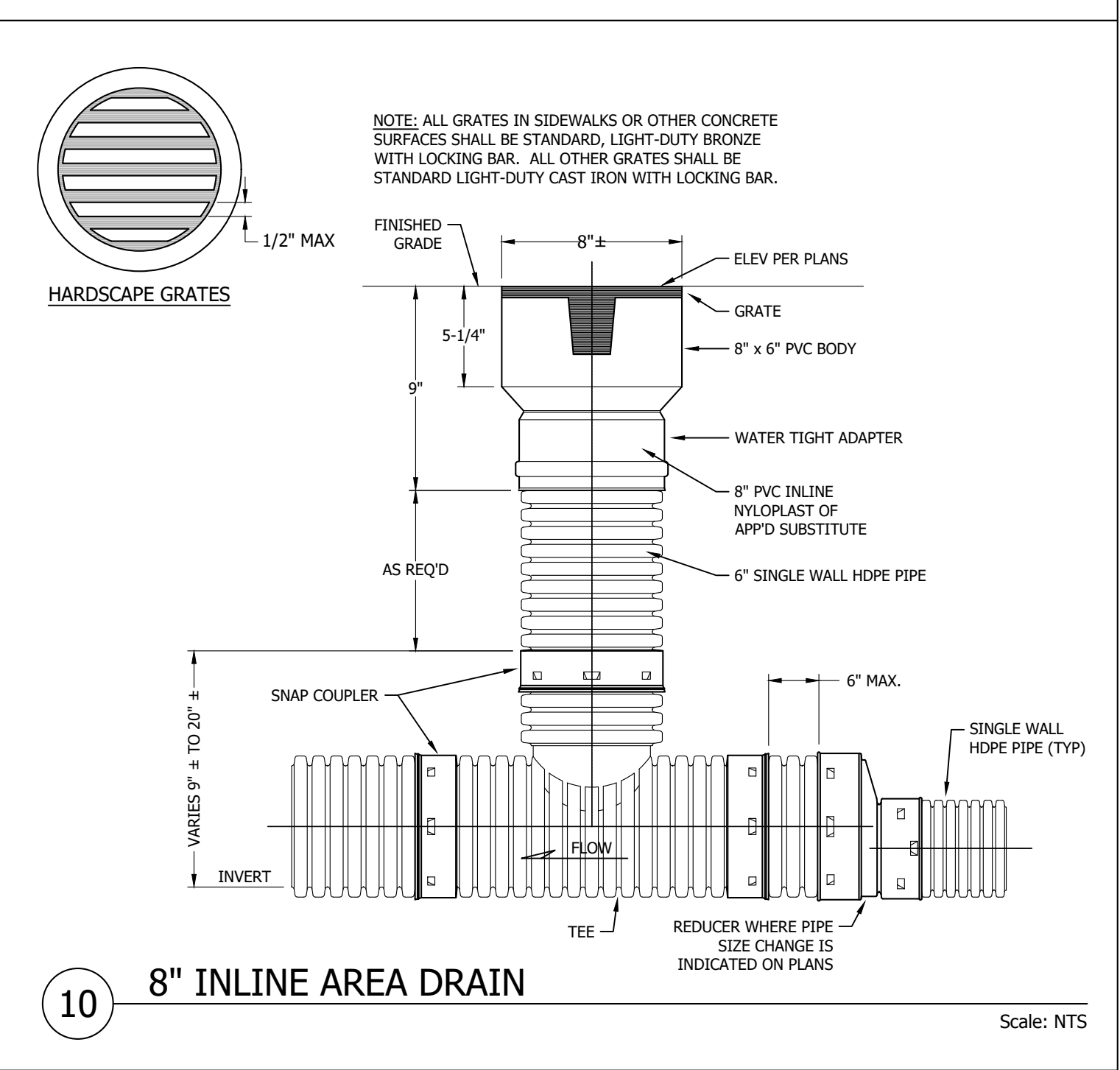
7 V64 STORM DRAIN INLET  
Scale: NTS



8 PRINSCO CHAMBER SECTION  
Scale: NTS



9 MITERED OUTLET  
Scale: NTS



10 8" INLINE AREA DRAIN  
Scale: NTS

REVISIONS	BY
1 RESPONSE TO SCC COMMENTS 11/05/21	DD
2 RESPONSE TO SCC COMMENTS 03/16/23	DD
3 RESPONSE TO SCC COMMENTS 05/25/23	DD

**DETAILS**

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T (831) 438-4420 F (831) 438-4420

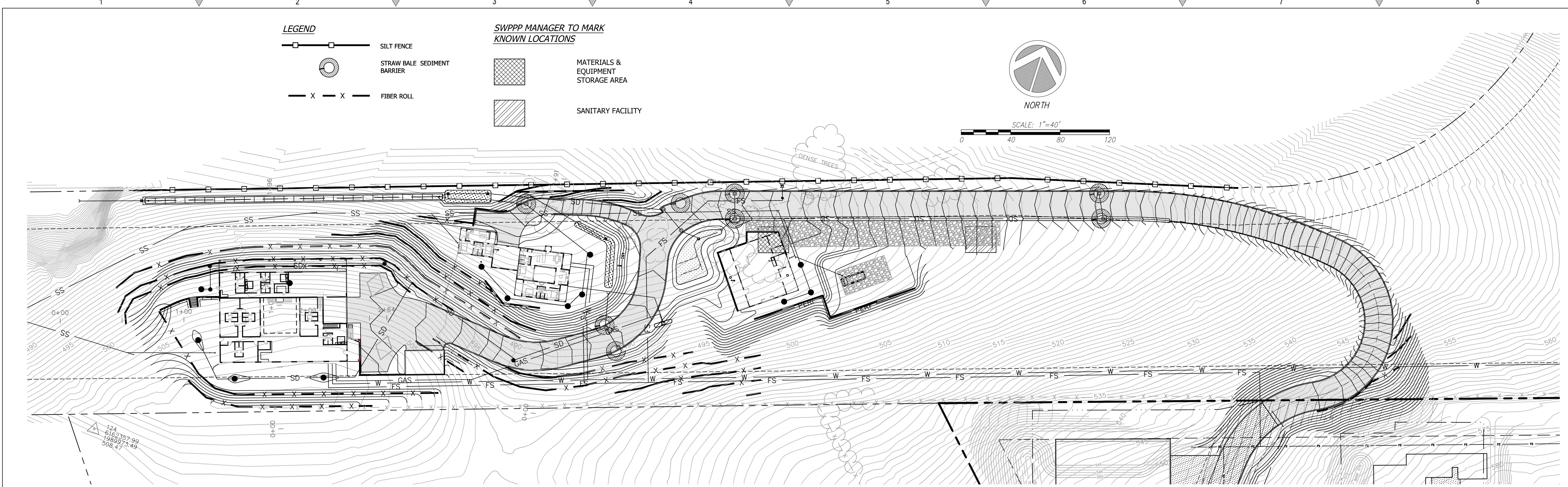
**BARSANA RESIDENCE**  
AUGUSTE COURT  
APN: 029-35-007

Date: 09/27/23  
Scale: NTS  
Drawn: DD  
Job: 3007.02  
Sheet: C4.1  
Of 37 Sheets









REVISIONS	BY
1 RESPONSE TO SCC COMMENTS 11/05/21	DD
2 RESPONSE TO SCC COMMENTS 03/16/23	DD
3 RESPONSE TO SCC COMMENTS 05/25/23	DD

# EROSION CONTROL

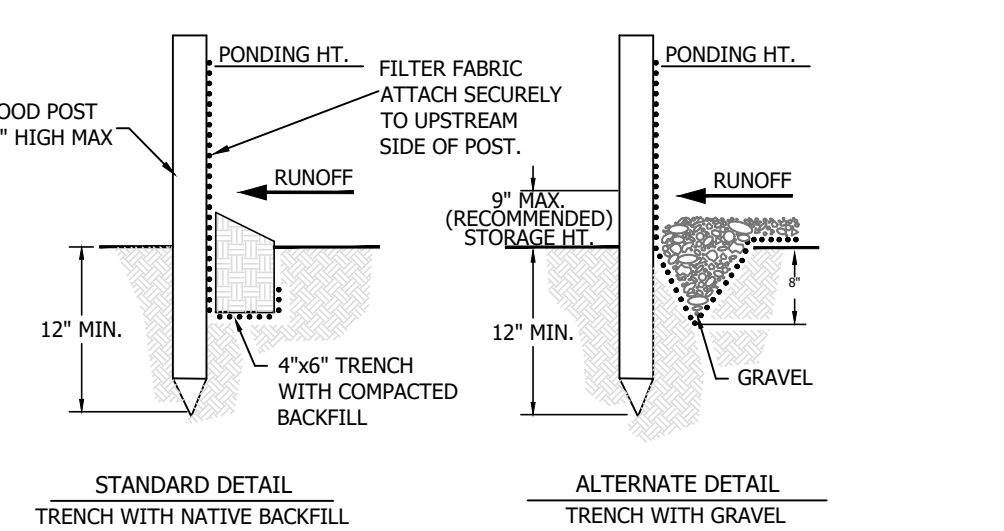
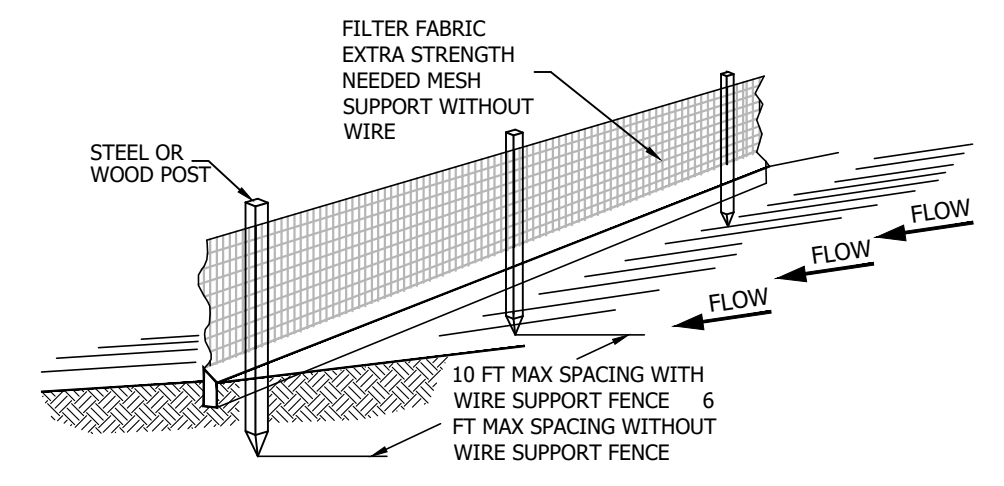


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## BARSANA RESIDENCE AUGUSTE COURT APN: 029-35-007

Date:	09/27/23
Scale:	1" = 40'
Drawn:	DD
Job:	3007.02
Sheet:	C5.1
of 37 Sheets	

- NOTE:**
- INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
  - REMOVED SEDIMENT SHALL BE DEPOSITED AT AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
  - SILT FENCE SHALL BE REPLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



1 SILT FENCE

Scale: NTS

### CONSTRUCTION SPECIFICATIONS

THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES. STORAGE HEIGHT SHALL NEVER EXCEED 18". THE FENCE LINE SHALL FOLLOW THE CONTOUR AS CLOSELY AS POSSIBLE.

IF POSSIBLE, THE FILTER FABRIC SHALL BE CUT FROM A CONTINUOUS ROLL TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.

POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET. TURN THE ENDS OF THE FENCE UPHILL.

A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 6 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.

WHEN STANDARD-STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, THE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

THE STANDARD-STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 6 INCHES OF THE FABRIC SHALL EXTEND INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.

WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS.

THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE TOE OF THE FILTER FABRIC.

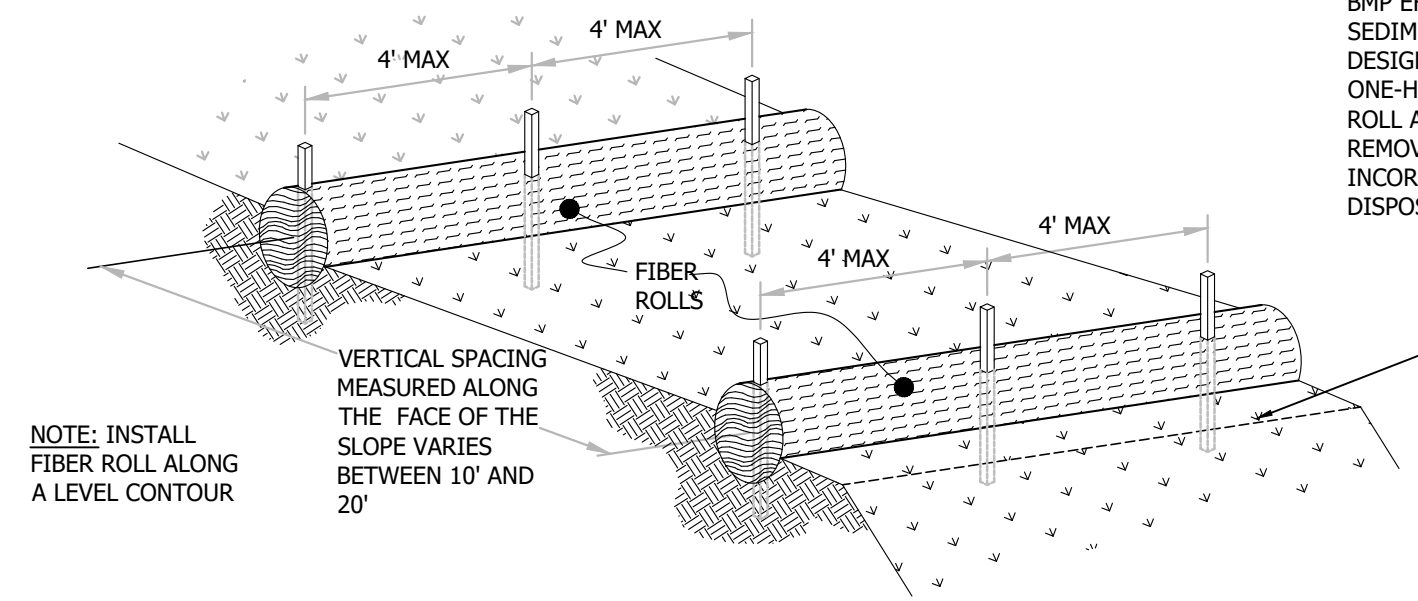
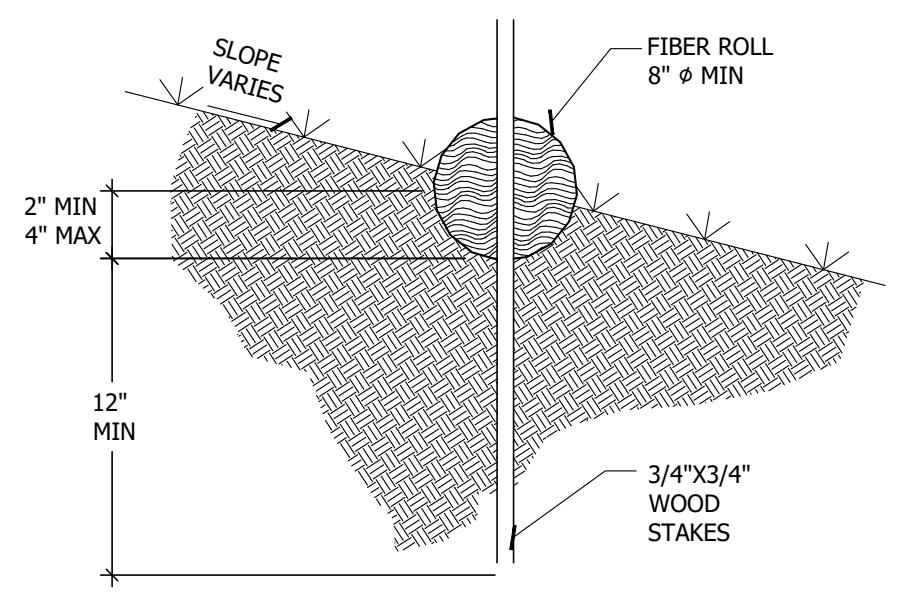
SILT FENCES PLACED AT THE TOE OF A SLOPE SHALL BE SET AT LEAST 6 FEET FROM THE TOE IN ORDER TO INCREASE PONDING VOLUME.

SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED, AND ANY SEDIMENT STORED BEHIND THE SILT FENCE HAS BEEN REMOVED.

**INSPECTION AND MAINTENANCE**

SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED WEEKLY AND AFTER EACH SIGNIFICANT STORM (1" IN 24 HR.). ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/3 HEIGHT OF THE FENCE OR 9 INCHES MAXIMUM.

THE REMOVED SEDIMENT SHALL VEGETATE OR OTHERWISE STABILIZED.



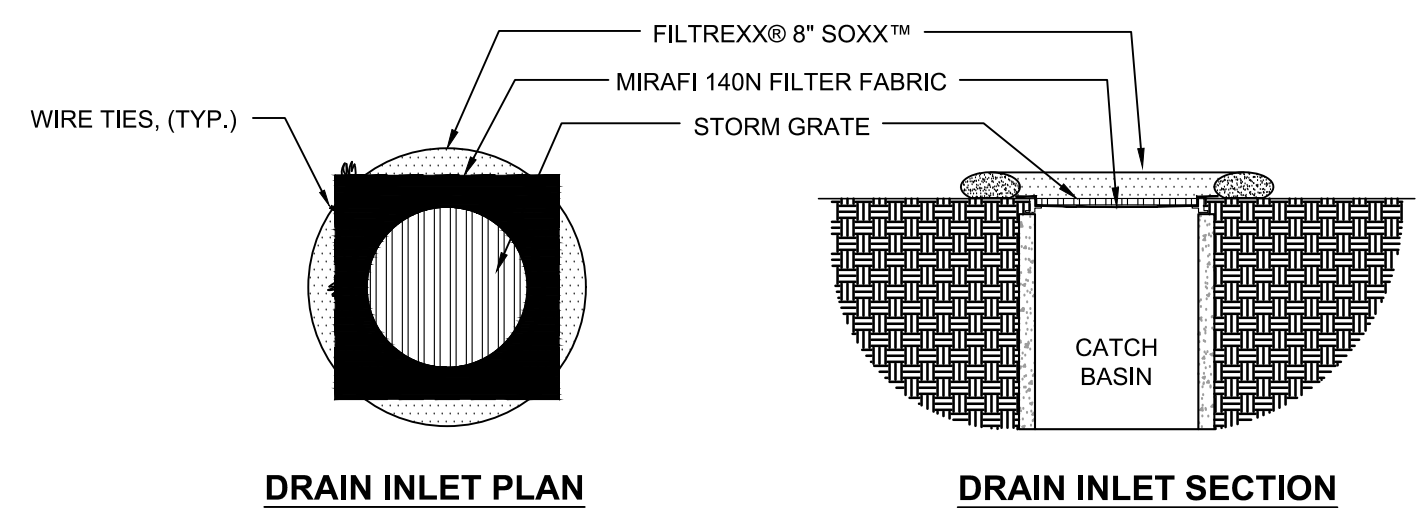
2 FIBER ROLLS

Scale: NTS

### CONSTRUCTION SPECIFICATIONS

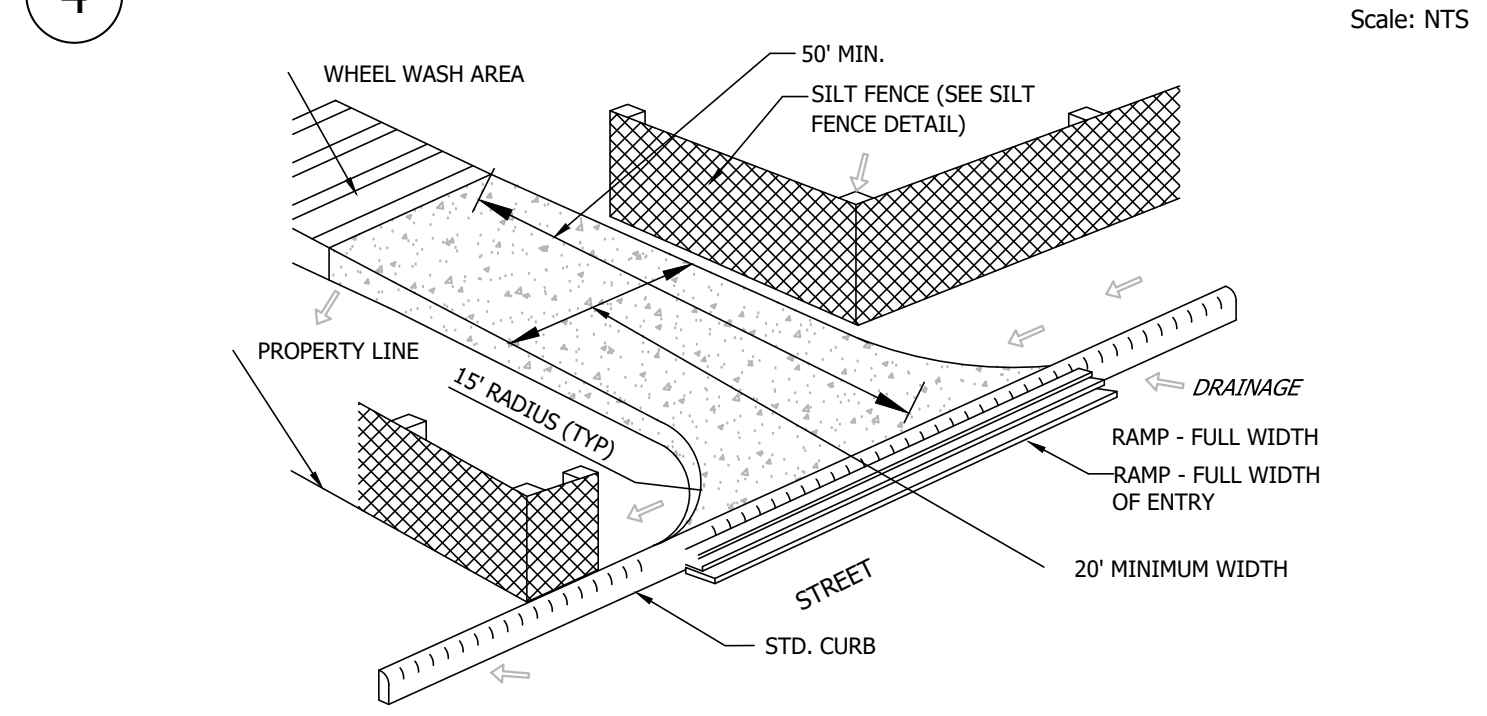
LOCATE FIBER ROLLS ON LEVEL CONTOURS SPACED AS FOLLOWS:

- SLOPE INCLINATION OF 4:1 (H:V) OR FLATTER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 20 FT.
- SLOPE INCLINATION BETWEEN 4:1 AND 2:1 (H:V) FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 15 FT. (A CLOSER SPACING IS MORE EFFECTIVE).
- SLOPE INCLINATION OF 2:1 (H:V) OR GREATER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 10 FT. (A CLOSER SPACING IS MORE EFFECTIVE).
- TURN THE ENDS OF THE FIBER ROLL UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL. STAKE FIBER ROLLS INTO A 2 TO 4 IN. DEEP TRENCH WITH A WIDTH EQUAL TO THE DIAMETER OF THE FIBER ROLL.
- DRIVE STAKES AT THE END OF EACH FIBER ROLL AND SPACED 4 FT MAXIMUM ON CENTER.
- USE WOOD STAKES WITH A NOMINAL CLASSIFICATION OF 0.75 BY 0.75 IN. AND A MINIMUM LENGTH OF 24 IN.
- IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED. REPAIR OR REPLACE SPLIT, TORN, UNRAVELING OR SLUMPING FIBER ROLLS.



- NOTES:**
- ALL MATERIAL TO MEET FILTRIX® SPECIFICATIONS.
  - FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
  - COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
  - CONTRACTOR SHALL EXTEND MIRAFIX 140N FABRIC 6" BEYOND CATCH BASIN AFTER PLACEMENT OF GRATE
  - CONTRACTOR SHALL REMOVE ALL FILTER FABRIC FROM ALL STORM DRAIN INLETS UPON COMPLETION OF PROJECT

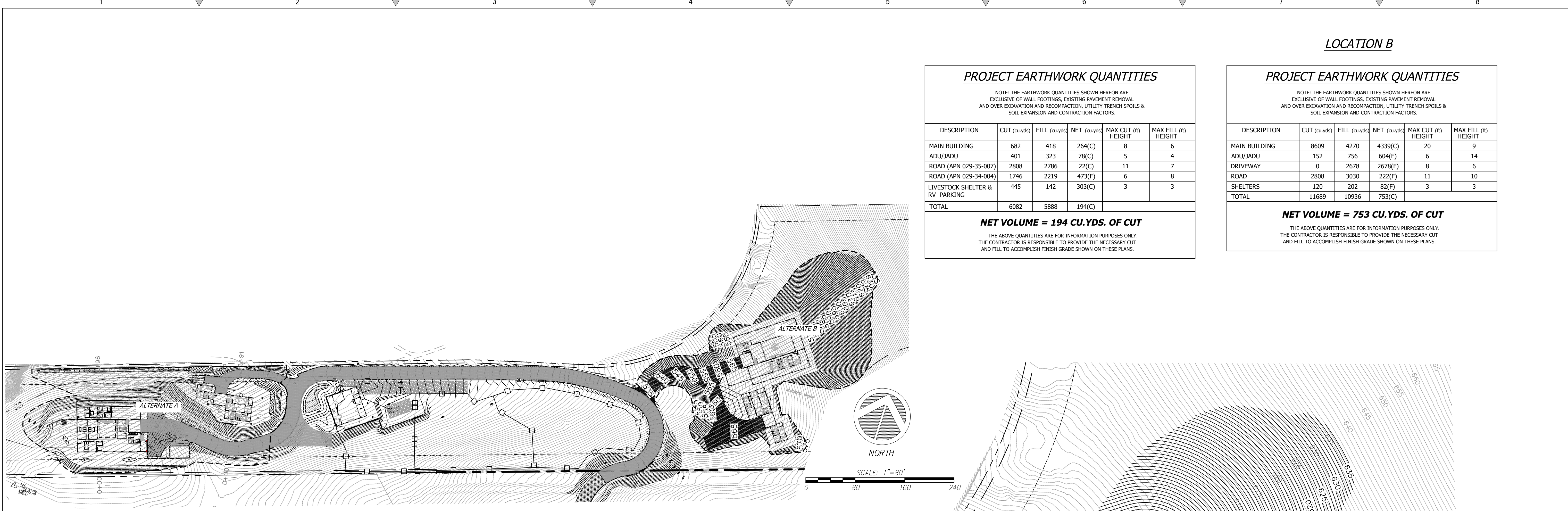
### 4 FILTRIX® INLET PROTECTION



3 ROCKED CONSTRUCTION ENTRANCE

Scale: NTS





1 OVERALL SITE PLAN

Scale: 1:80

**PROJECT EARTHWORK QUANTITIES**

NOTE: THE EARTHWORK QUANTITIES SHOWN HEREON ARE EXCLUSIVE OF WALL FOOTINGS, EXISTING PAVEMENT REMOVAL AND OVER EXCAVATION AND RECONSTRUCTION, UTILITY TRENCH SPOILS & SOIL EXPANSION AND CONTRACTION FACTORS.

DESCRIPTION	CUT (cu.yds)	FILL (cu.yds)	NET (cu.yds)	MAX CUT (ft) HEIGHT	MAX FILL (ft) HEIGHT
MAIN BUILDING	682	418	264(C)	8	6
ADU/JADU	401	323	78(C)	5	4
ROAD (APN 029-35-007)	2808	2786	22(C)	11	7
ROAD (APN 029-34-004)	1746	2219	473(F)	6	8
LIVESTOCK SHELTER & RV PARKING	445	142	303(C)	3	3
<b>TOTAL</b>	<b>6082</b>	<b>5888</b>	<b>194(C)</b>		

**NET VOLUME = 194 CU.YDS. OF CUT**

THE ABOVE QUANTITIES ARE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE NECESSARY CUT AND FILL TO ACCOMPLISH FINISH GRADE SHOWN ON THESE PLANS.

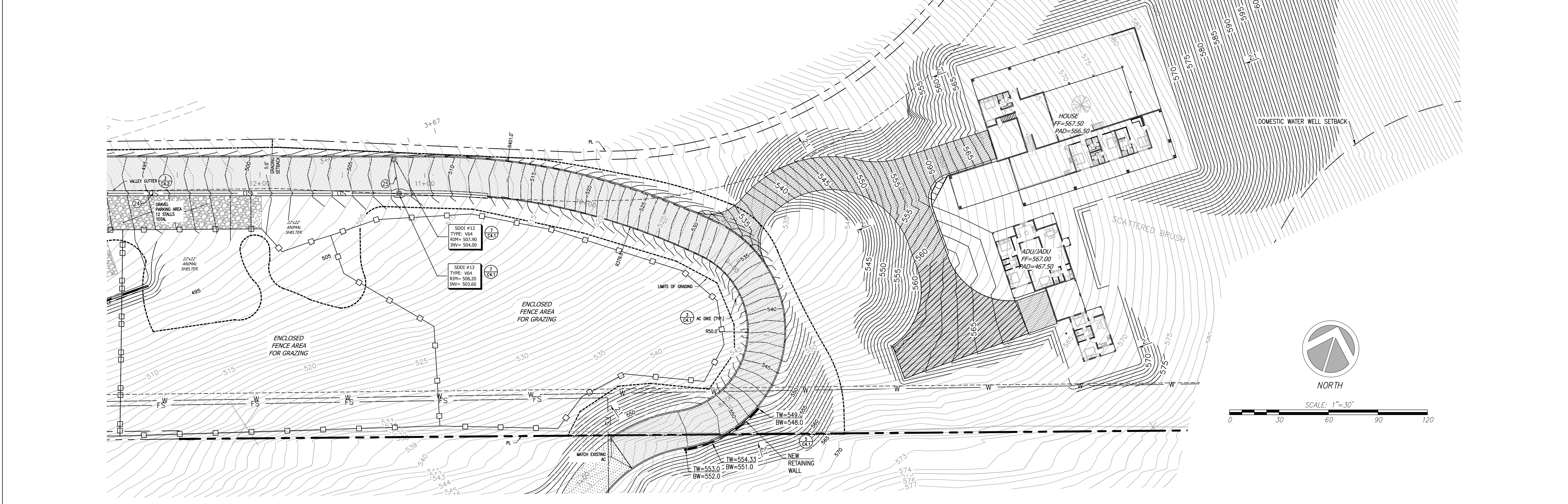
**PROJECT EARTHWORK QUANTITIES**

NOTE: THE EARTHWORK QUANTITIES SHOWN HEREON ARE EXCLUSIVE OF WALL FOOTINGS, EXISTING PAVEMENT REMOVAL AND OVER EXCAVATION AND RECONSTRUCTION, UTILITY TRENCH SPOILS & SOIL EXPANSION AND CONTRACTION FACTORS.

DESCRIPTION	CUT (cu.yds)	FILL (cu.yds)	NET (cu.yds)	MAX CUT (ft) HEIGHT	MAX FILL (ft) HEIGHT
MAIN BUILDING	8609	4270	4339(C)	20	9
ADU/JADU	152	756	604(F)	6	14
DRIVEWAY	0	2678	2678(F)	8	6
ROAD	2808	3030	222(F)	11	10
SHELTERS	120	202	82(F)	3	3
<b>TOTAL</b>	<b>11689</b>	<b>10936</b>	<b>753(C)</b>		

**NET VOLUME = 753 CU.YDS. OF CUT**

THE ABOVE QUANTITIES ARE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE NECESSARY CUT AND FILL TO ACCOMPLISH FINISH GRADE SHOWN ON THESE PLANS.



2 ALTERNATE SITE PLAN

Scale: 1:30

REVISIONS	BY
1 RESPONSE TO SCC COMMENTS 11/05/21	DD
2 RESPONSE TO SCC COMMENTS 03/16/23	DD
3 RESPONSE TO SCC COMMENTS 05/25/23	DD

ALTERNATE  
SITE PLAN



C2G CIVIL CONSULTANTS GROUP, INC.

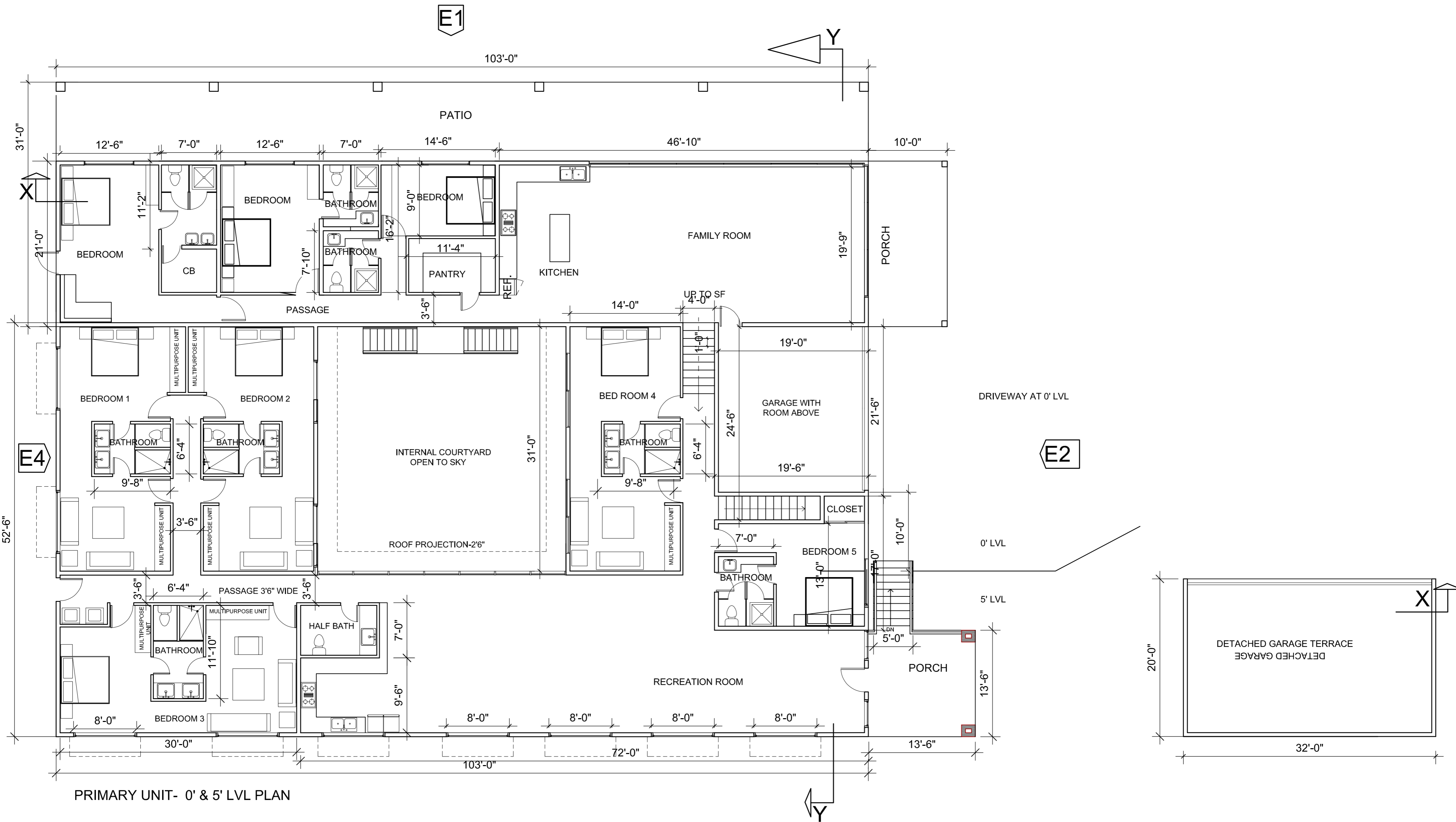
Engineers/Planners  
4400 Scotts Valley Blvd., Suite 6  
Scotts Valley, CA 95066  
T (831) 438-4420 F (831) 438-4420

BARSANA RESIDENCE  
AUGUSTE COURT  
APN: 029-35-007

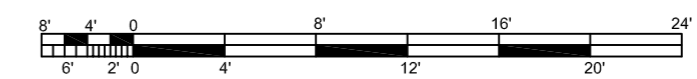
Date:	09/27/23
Scale:	AS SHOWN
Drawn:	DD
Job:	3007.02
Sheet:	C6.1
Of	37 Sheets

Drawing: 2 | Shared CAD | 10/07/23 - 01 - ALTERNATE SITE PLAN | Date Plotted: 09/27/2023 11:38am | By: EricSullivan

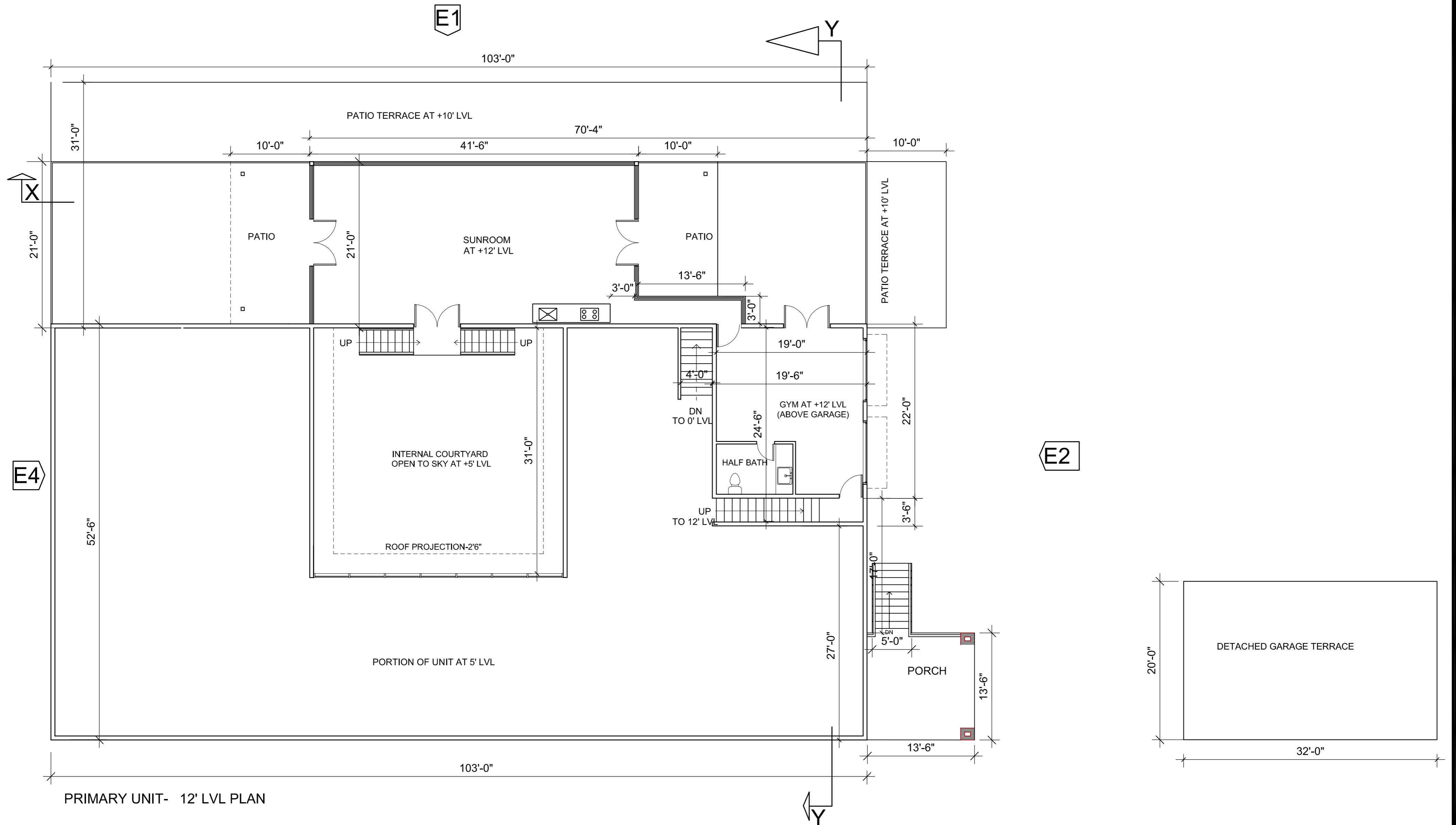




PRIMARY UNIT- 0' & 5' LVL PLAN



<p>BARSANA 1 AUGUSTE CT, MILPITAS, CA 95035</p>	<p>AJAY GOYAL 748 BLUE STONE CIRCLE, FOLSOM CA 95630   916-294 - 5337</p>	<p>DRAWN BY: NEHA</p>	<p>DATE: 07-02- 2021 SCALE: 1:100</p>	<p>LOCATION: APN 029-35-007</p>	<p>SUBJECT: <b>PRIMARY RESIDENCE</b> 0' AND 5' LVL PLAN</p>	<p>DRAWING NO. : P01</p>
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PRIMARY UNIT- 12' LVL PLAN

BARSANA  
1 AUGUSTE CT, MILPITAS, CA 95035

AJAY GOYAL  
748 BLUE STONE CIRCLE, FOLSOM CA 95630 | 916-294 - 5337

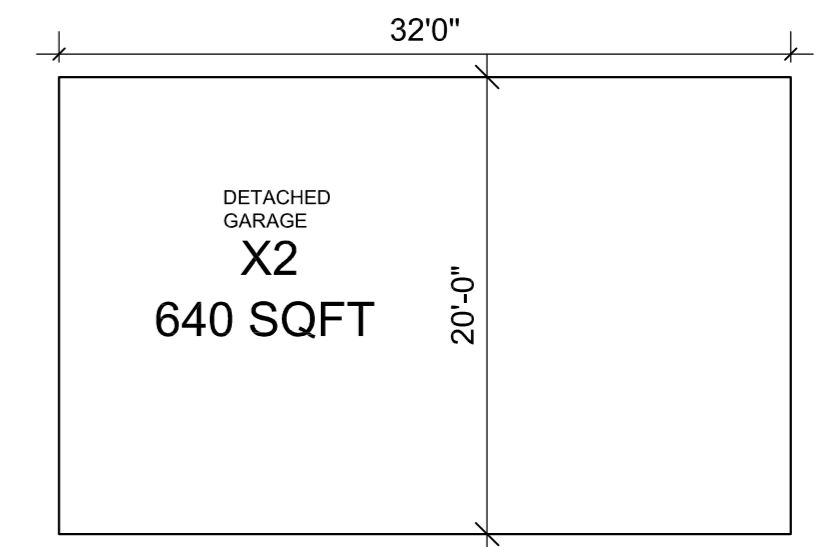
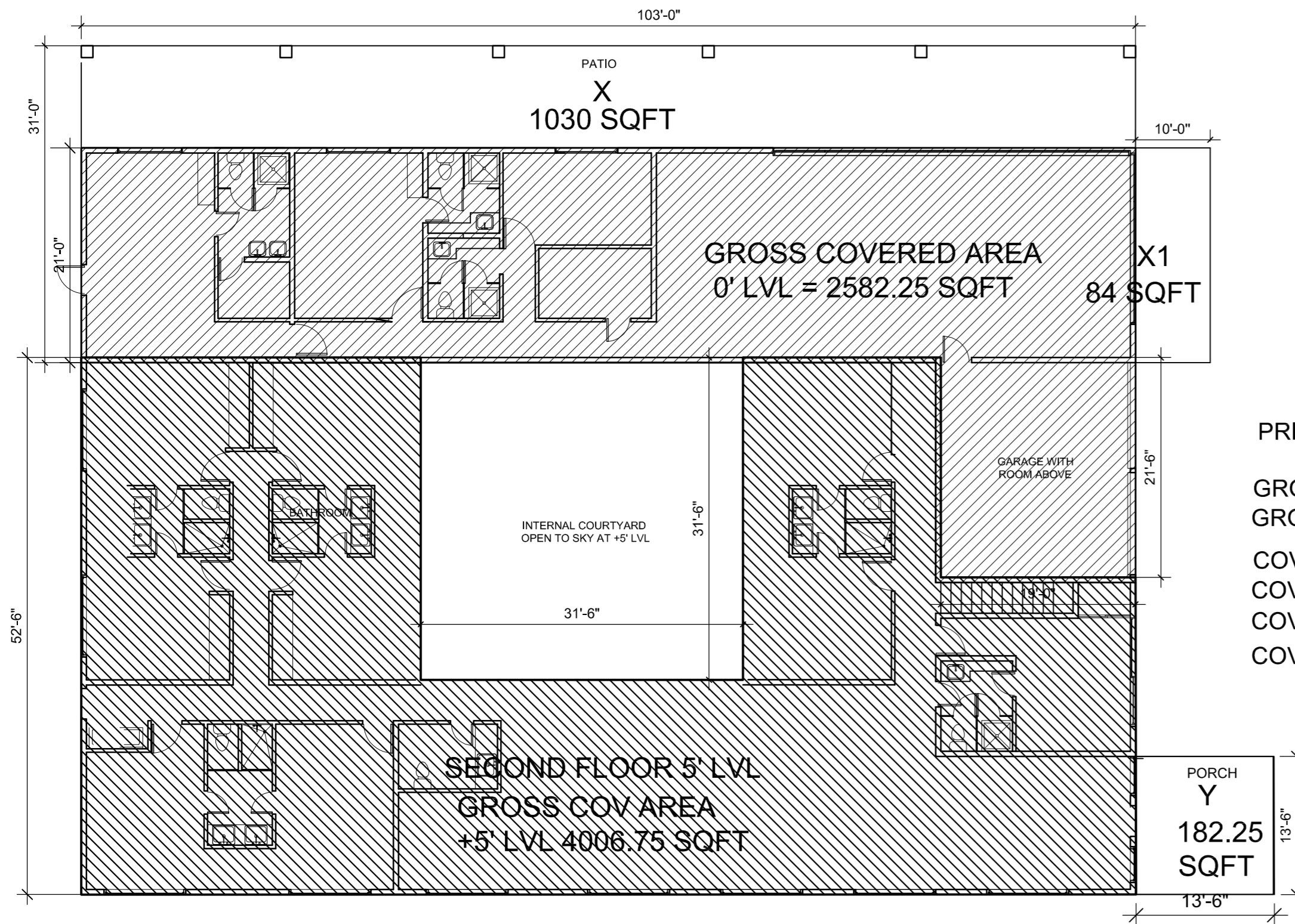
DRAWN BY:  
NEHA

DATE: 07-02- 2021  
SCALE: 1:100

LOCATION:  
APN 029-35-007

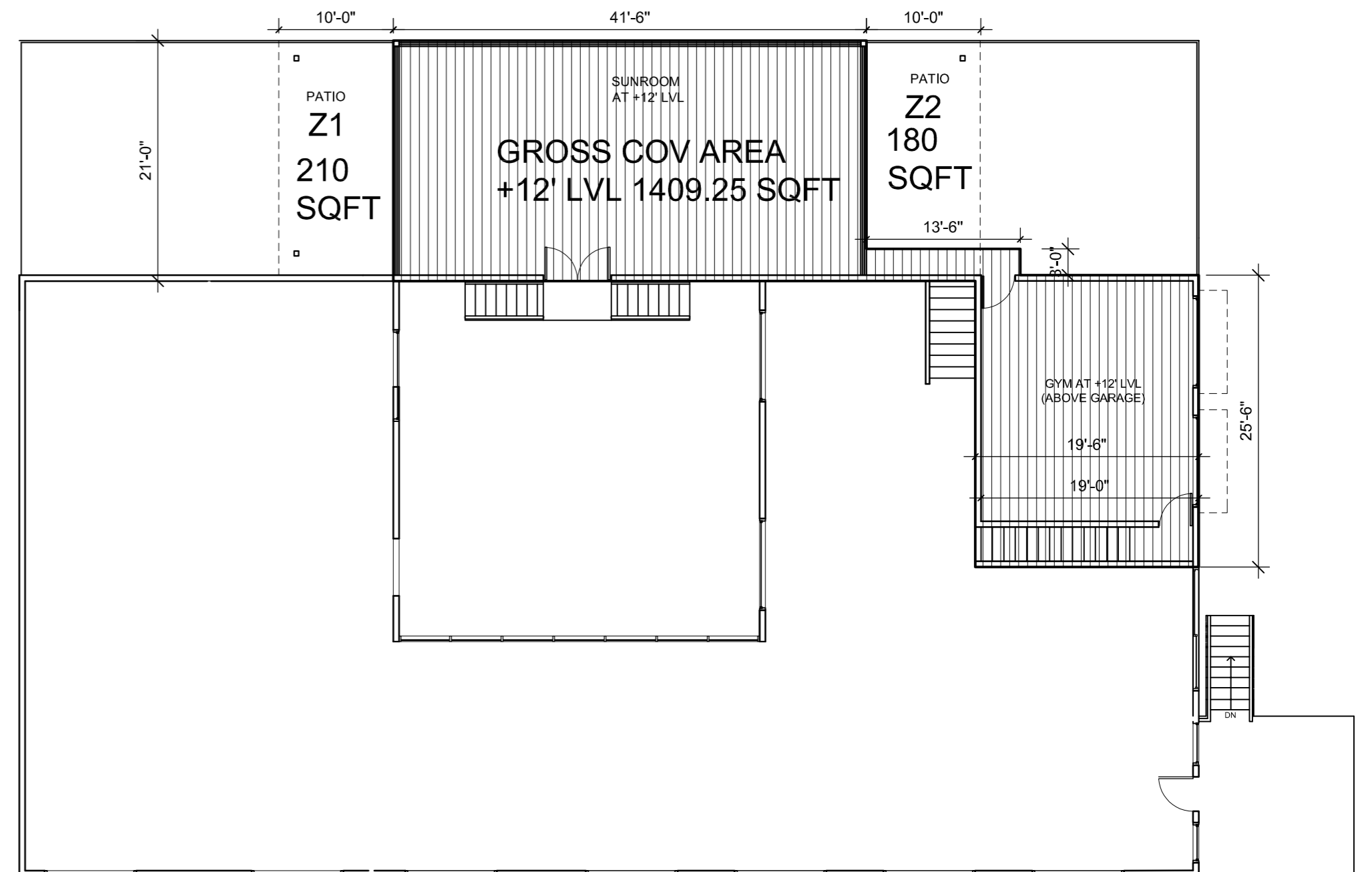
SUBJECT:  
**PRIMARY RESIDENCE**  
12' LVL PLAN

DRAWING NO. :  
P02

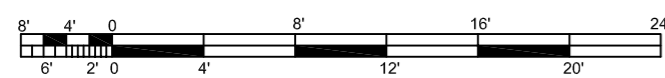


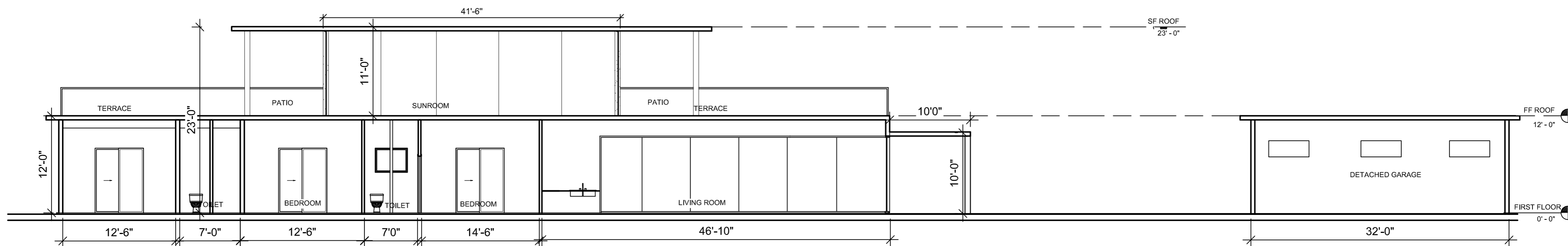
**PRIMARY RESIDENCE- AREA ANALYSIS OF 12' LVL PLAN**

GROSS AREA OF +12' LVL PLAN =1409.25 SQFT  
 COVERED AREA OF PATIO Z1= 210 SQFT  
 COVERED AREA OF PATIO Z2= 180 SQFT

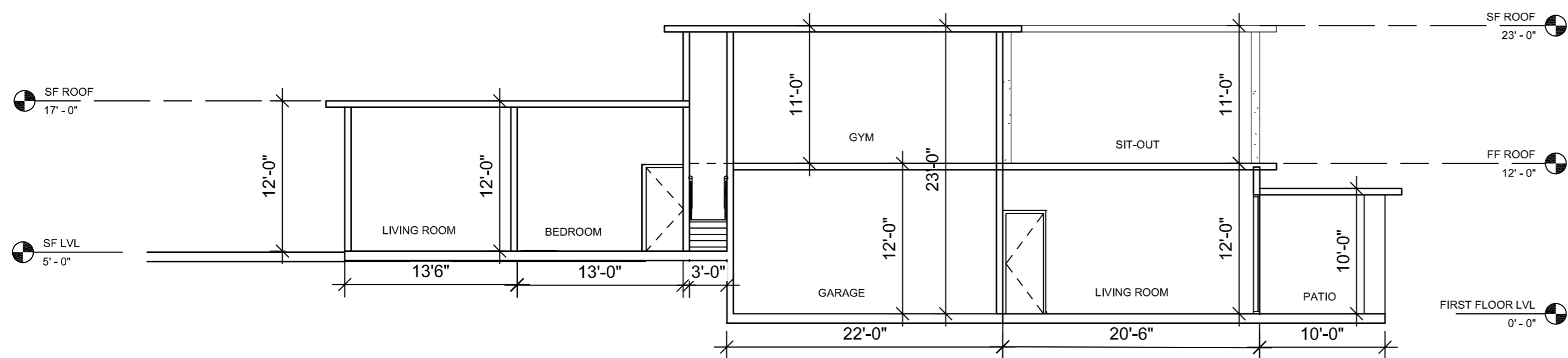


AREA TABULATION		
LVL	BUILDING PORTION	GROSS AREA
0'	ENTERTAINMENT RM,BED ROOM,KITCHEN,TOILET,PANTRY	2582.25 SQFT
5'	RECREATION RM,BED ROOMS,TOILET,STAIRS	4006.75 SQFT
12'	GYMNASIUM,SUNROOM	1409.25 SQFT
		7998.25 SQFT

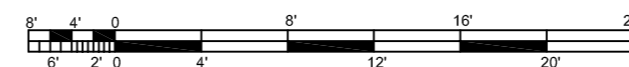




SECTION : X-X



SECTION : Y-Y



BARSANA  
1 AUGUSTE CT, MILPITAS, CA 95035

AJAY GOYAL  
748 BLUE STONE CIRCLE, FOLSOM CA 95630 | 916-294 - 5337

DRAWN BY :  
NEHA

DATE: 07-02-2021  
SCALE: 1:100

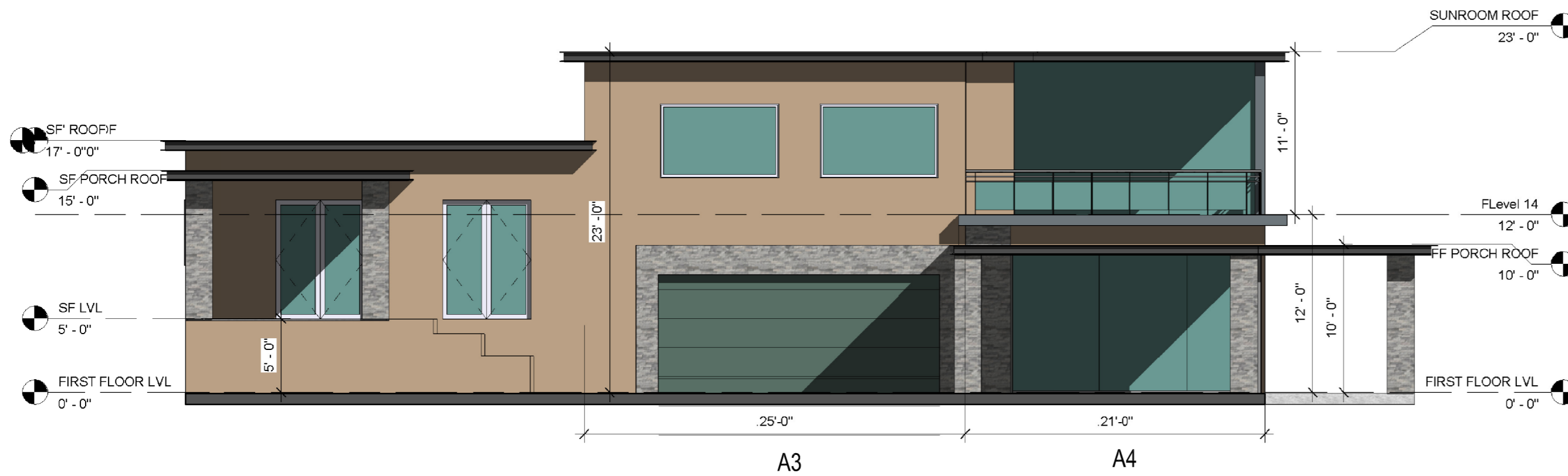
LOCATION:  
APN 029-35-007

SUBJECT:  
**PRIMARY RESIDENCE**  
SECTIONS

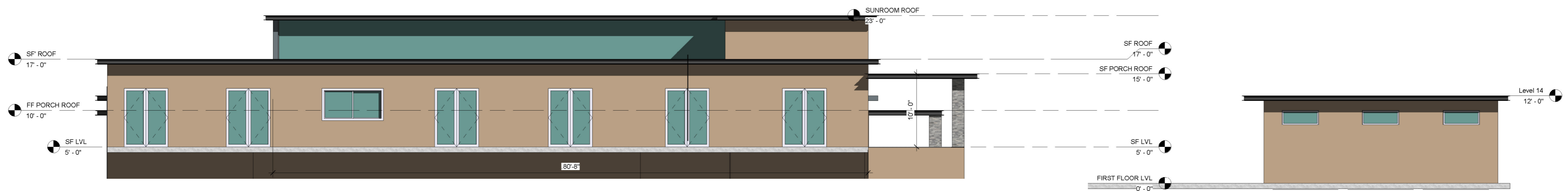
DRAWING NO. :  
P04



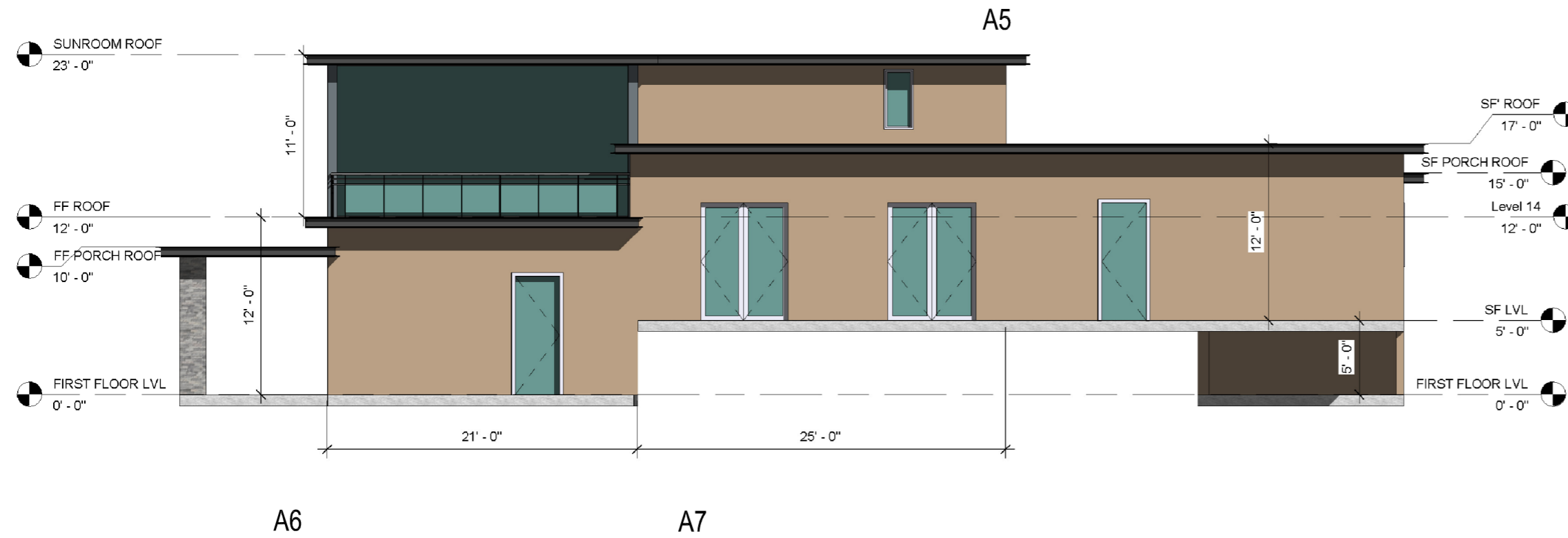
ELEVATION E1



ELEVATION E2



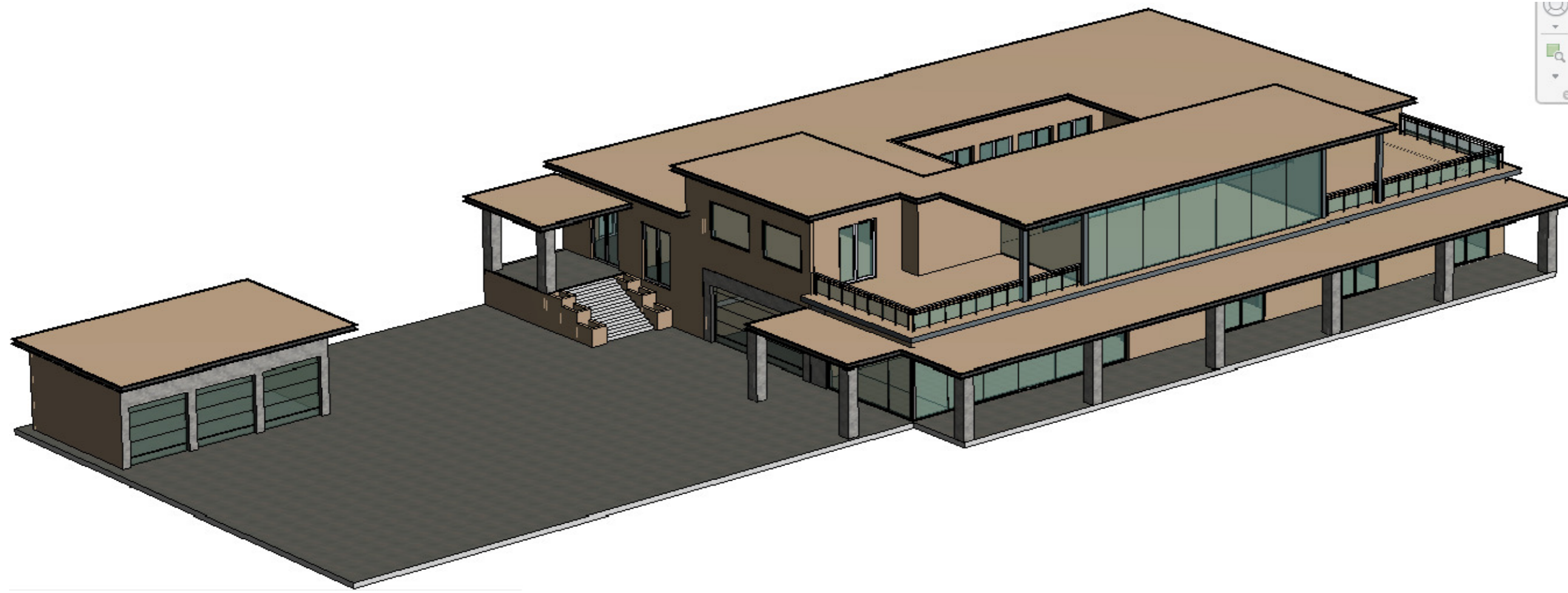
ELEVATION E3



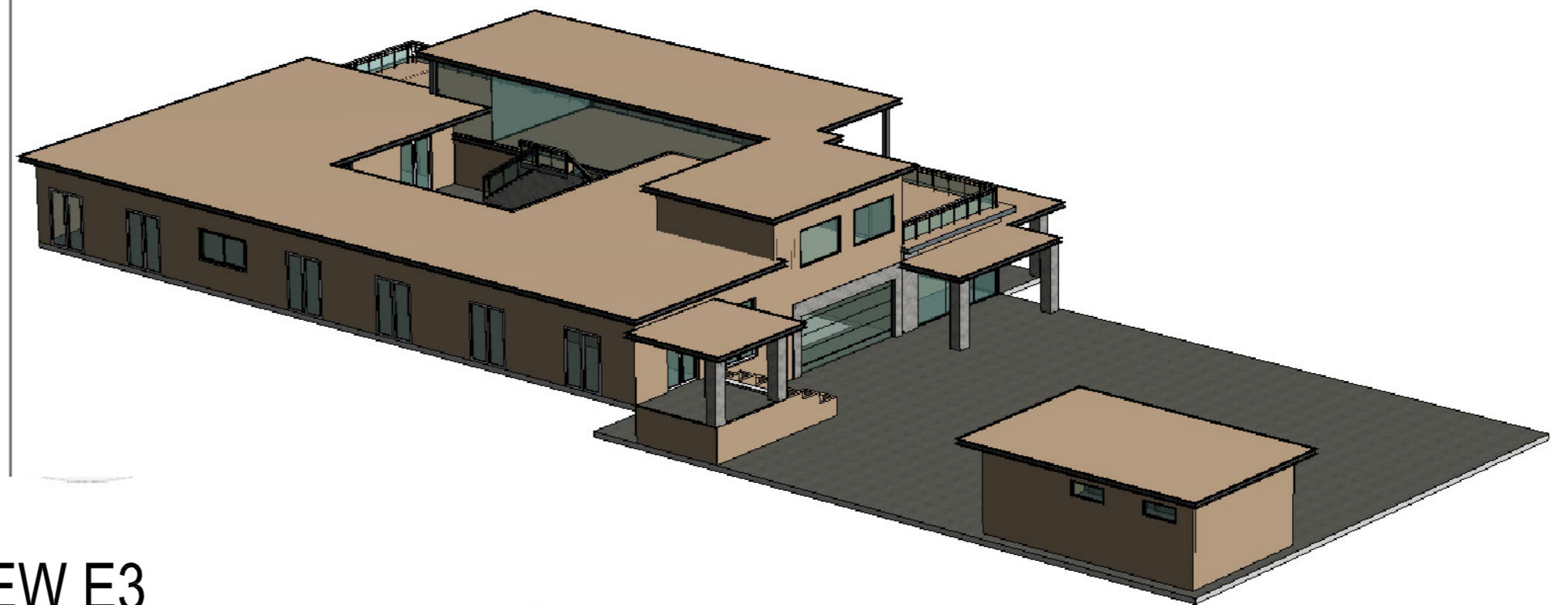
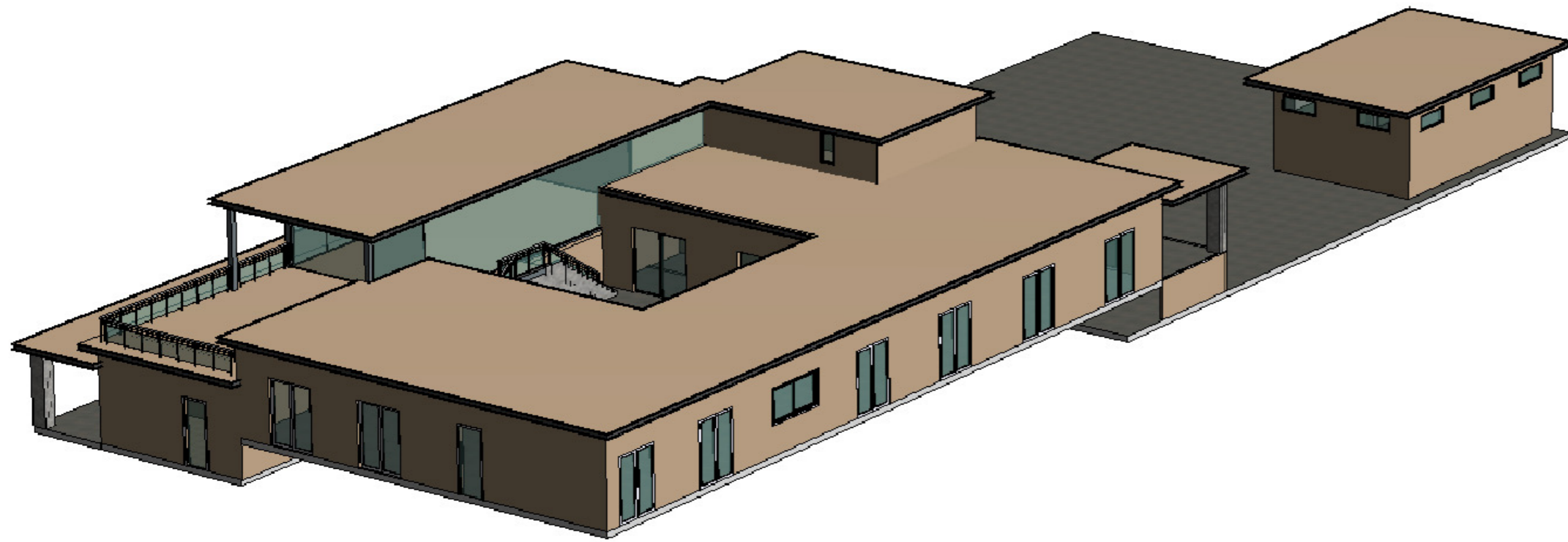
ELEVATION E4

COLOR AND MATERIAL PALETTE				
WALL CLADDING	METAL ROOFING, GUTTER, EAVES	ENTRANCE WALL	GARAGE DOOR	DOOR, WINDOW, FRAME, TRIMS
PALM DESERT TAN (LRV43.07)	WOLF GREY (LRV 19.89)	MSI ALASKA GREY (LRV 44.42)	WOOD FINISH (LRV 35.71)	WHITE (LRV 99.2)



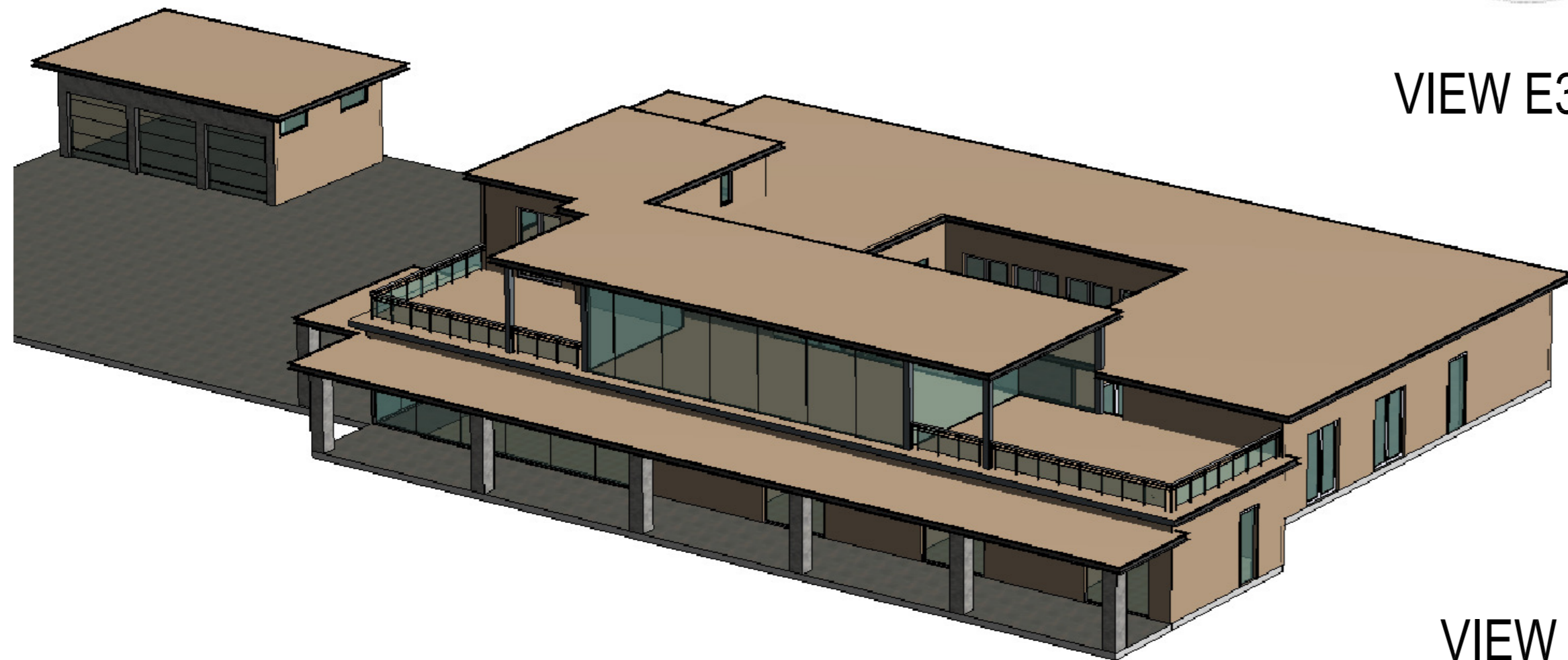


VIEW E1



VIEW E3

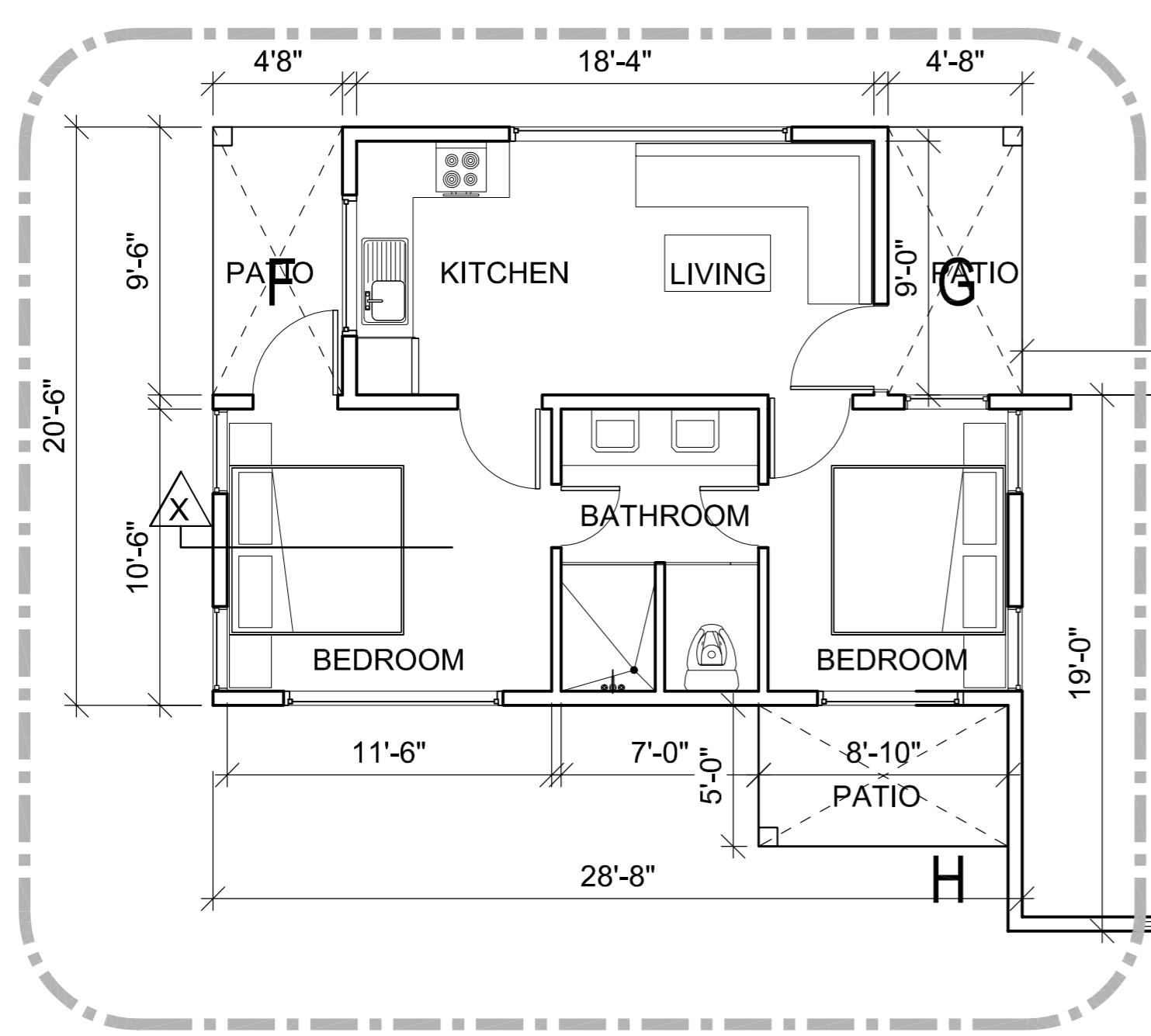
VIEW E2



VIEW E4

COLOR AND MATERIAL PALETTE				
WALL CLADDING	METAL ROOFING, GUTTER, EAVES	ENTRANCE WALL	GARAGE DOOR	DOOR, WINDOW, FRAME, TRIMS
PALM DESERT TAN (LRV 43.07)	WOLF GREY (LRV 19.89)	MSI ALASKA GREY (LRV 44.42)	WOOD FINISH (LRV 35.71)	WHITE (LRV 99.2)





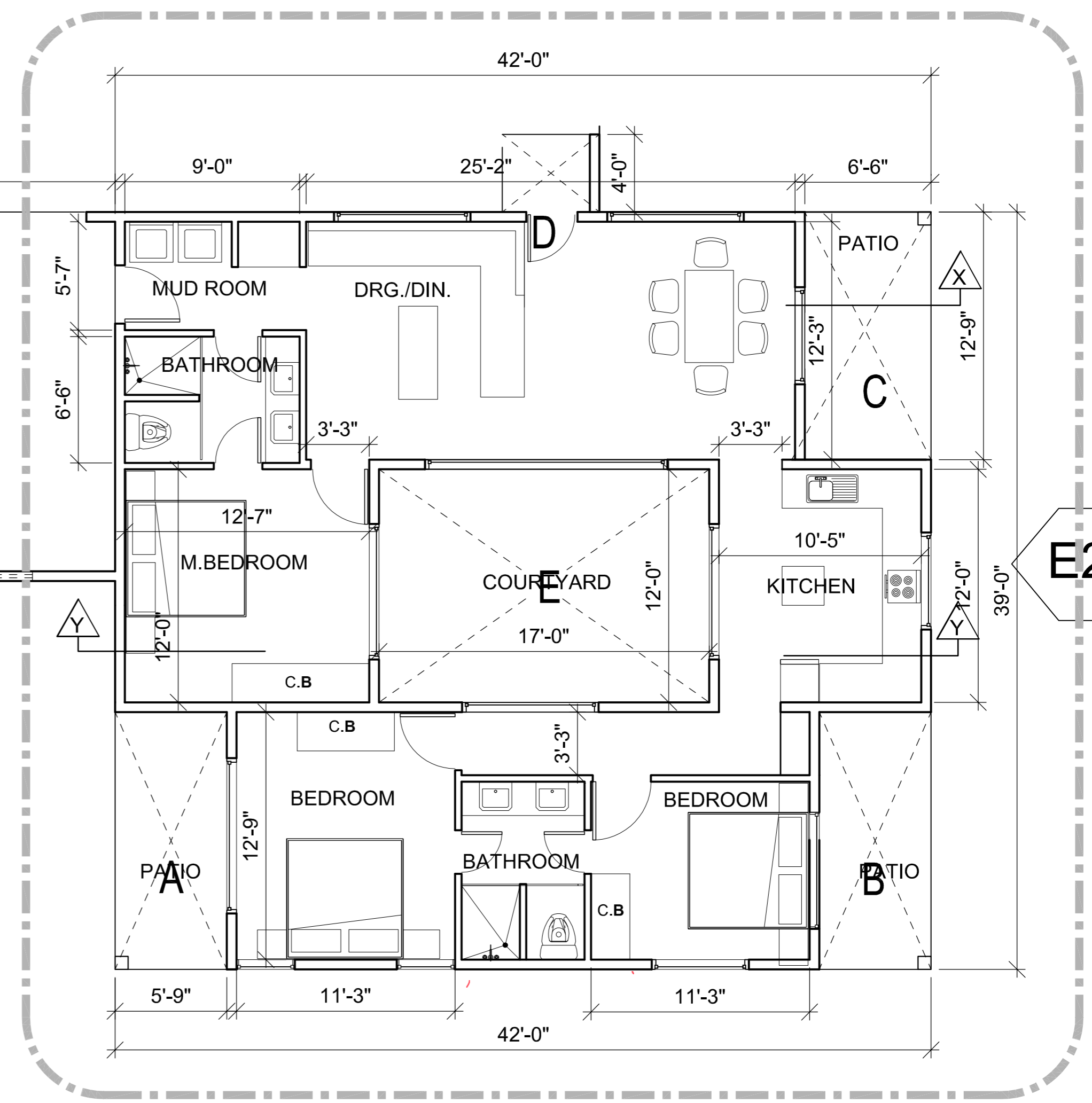
**JADU UNIT**

COVERED AREA CALCULATIONS		
ID	SIZE	Area ( SQFT )
ADU	42'0" x 39'0" - AREA ( A+B+C+E ) =(42x39)-(76.188+76.188+82.75+204)	1198.75
JADU	28'8" x 20'6" - AREA ( F+G ) =(28'8"x20'6")-(44.33+44.33)	499.01
TOTAL UNIT AREA ADU+JADU =		1697.76 SQFT

COVERED & PARTIALLY ENCLOSED AREA CALCULATIONS			
ID		size	Area ( SQFT )
A	ADU	5'9" x 13'3"	76.188
B	ADU	5'9" x 13'3"	76.188
C	ADU	6'6"x12'9"	82.875
D	ADU	5'0" x 4'0"	20.00
TOTAL ADU			255.251 SQFT
F	JADU	4'8" x 9'6"	44.33
G	JADU	4'8" x 9'6"	44.33
H	JADU	8'10"x5'0"	44.17
TOTAL JADU			132.83 SQFT
TOTAL ADU+JADU			388.081 SQFT

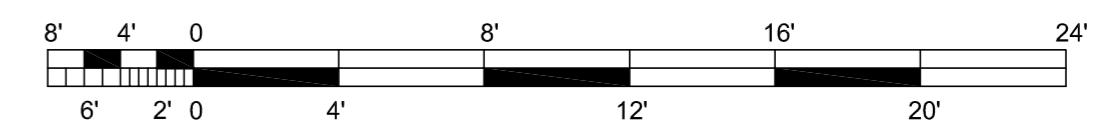
J		GARAGE AREA= 21'0" x 19'0"	399 SQFT
---	--	----------------------------	----------

E1



**ADU UNIT**

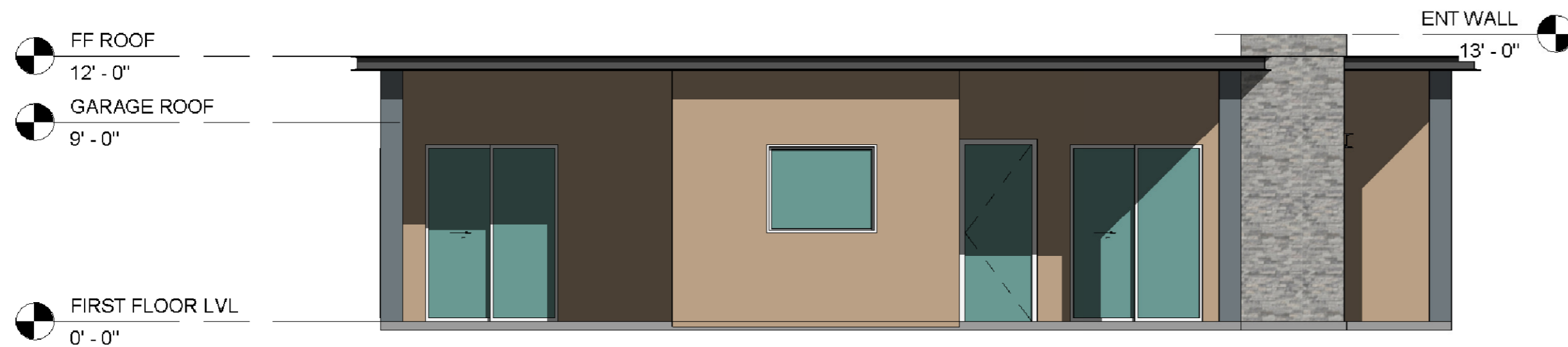
E3



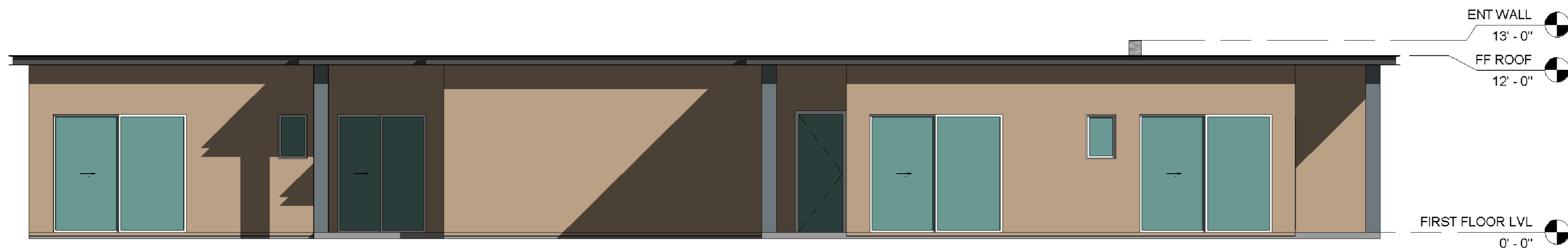




**ELEVATION : E1**



**ELEVATION : E2**

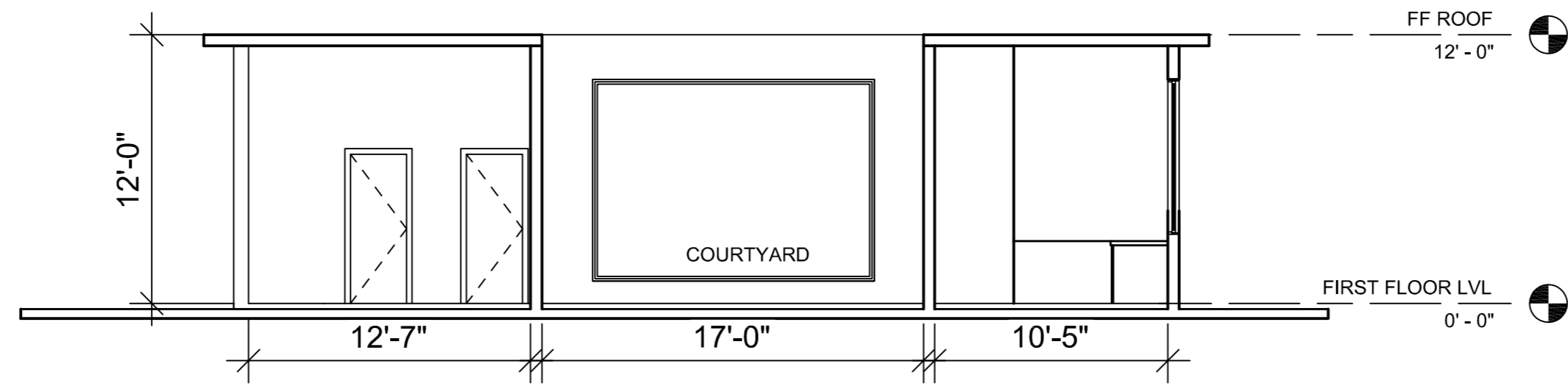


**ELEVATION : E3**

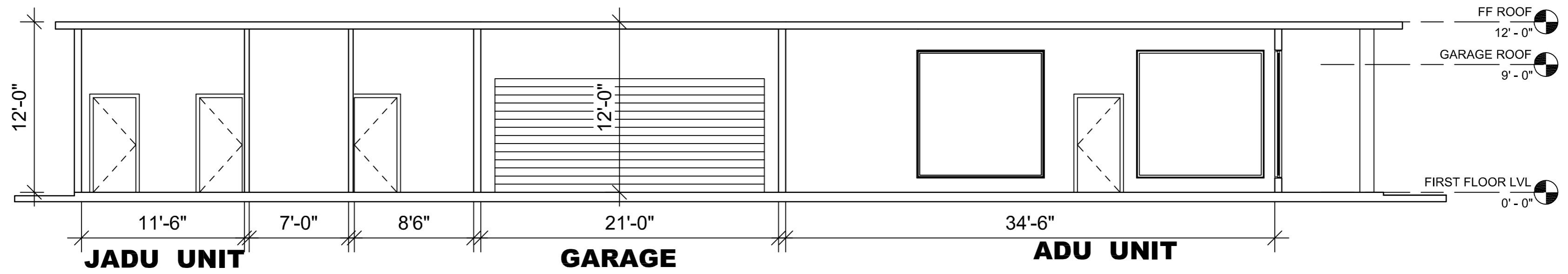


**ELEVATION : E4**

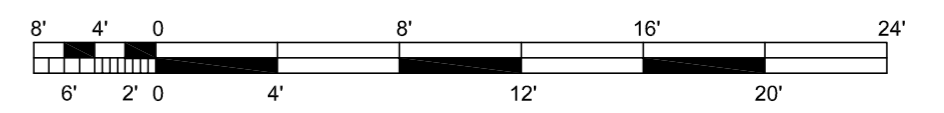
COLOR AND MATERIAL PALETTE				
WALL CLADDING	METAL ROOFING, GUTTER, EAVES	ENTRANCE WALL	GARAGE DOOR	DOOR, WINDOW, FRAME, TRIMS
PALM DESERT TAN ( LRV43.07 )	WOLF GREY ( LRV 19.89 )	MSI ALASKA GREY ( LRV 44.42 )	WOOD FINISH ( LRV 35.71 )	WHITE ( LRV 99.2 )



**SECTION : Y-Y**



**SECTION : X-X**



BARSANA  
1 AUGUSTE CT, MILPITAS, CA 95035

AJAY GOYAL  
748 BLUE STONE CIRCLE, FOLSOM CA 95630 | 916-294 - 5337

DRAWN BY:  
NEHA

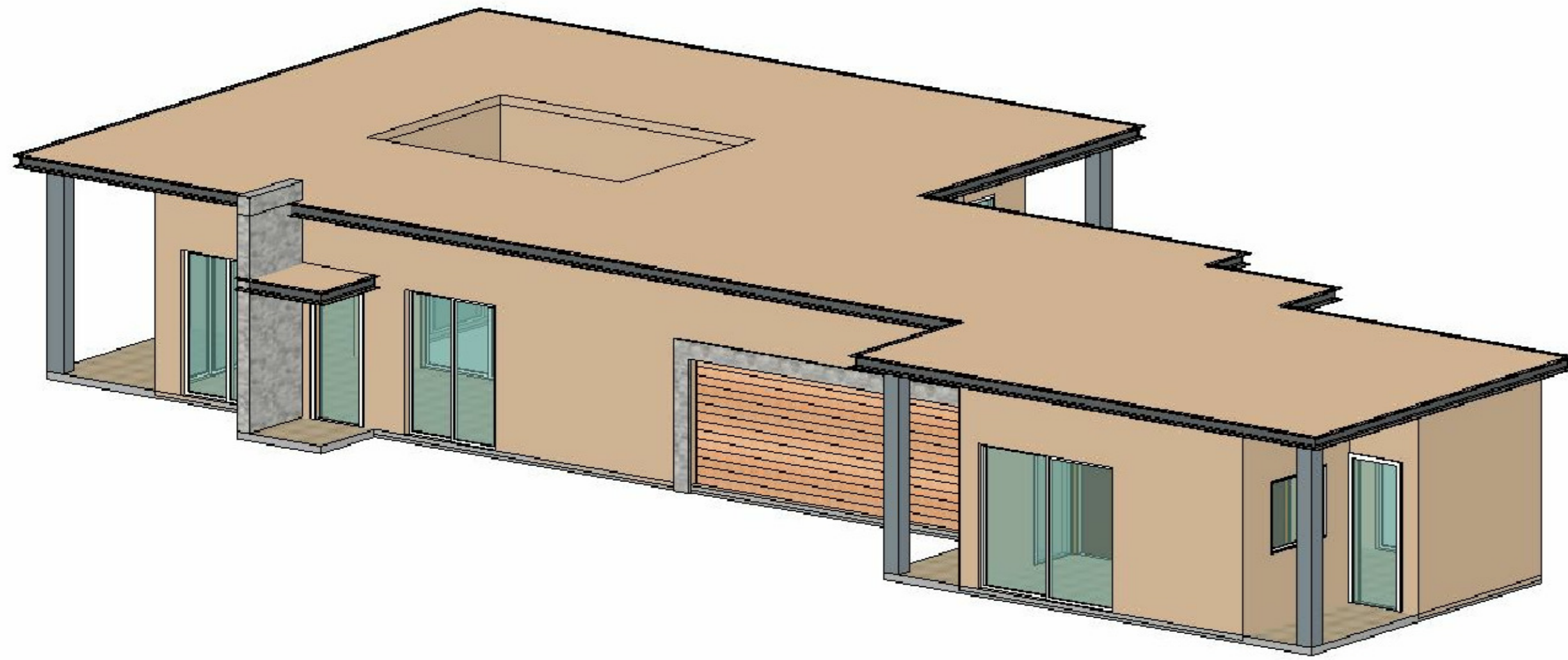
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LOCATION:  
APN 029-35-007

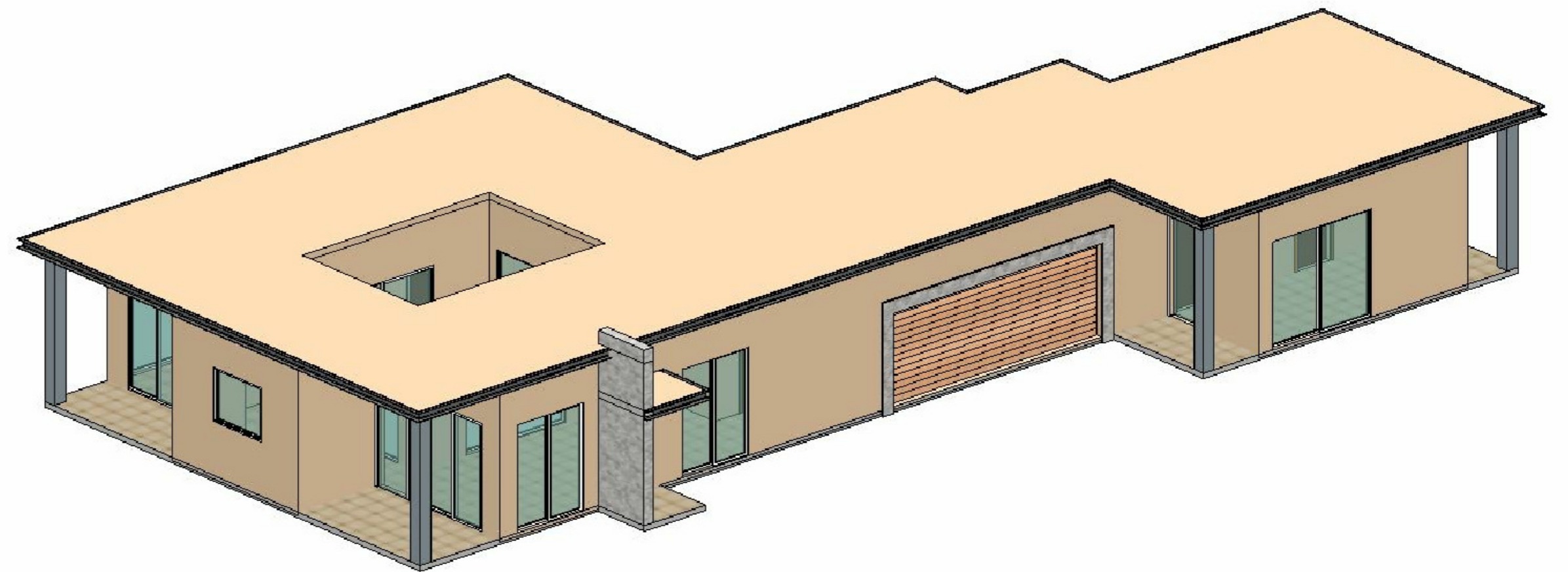
SUBJECT:  
**PLOT-15 ACRE: ADU, JADU UNIT**  
SECTIONS

DRAWING NO. :  
A03

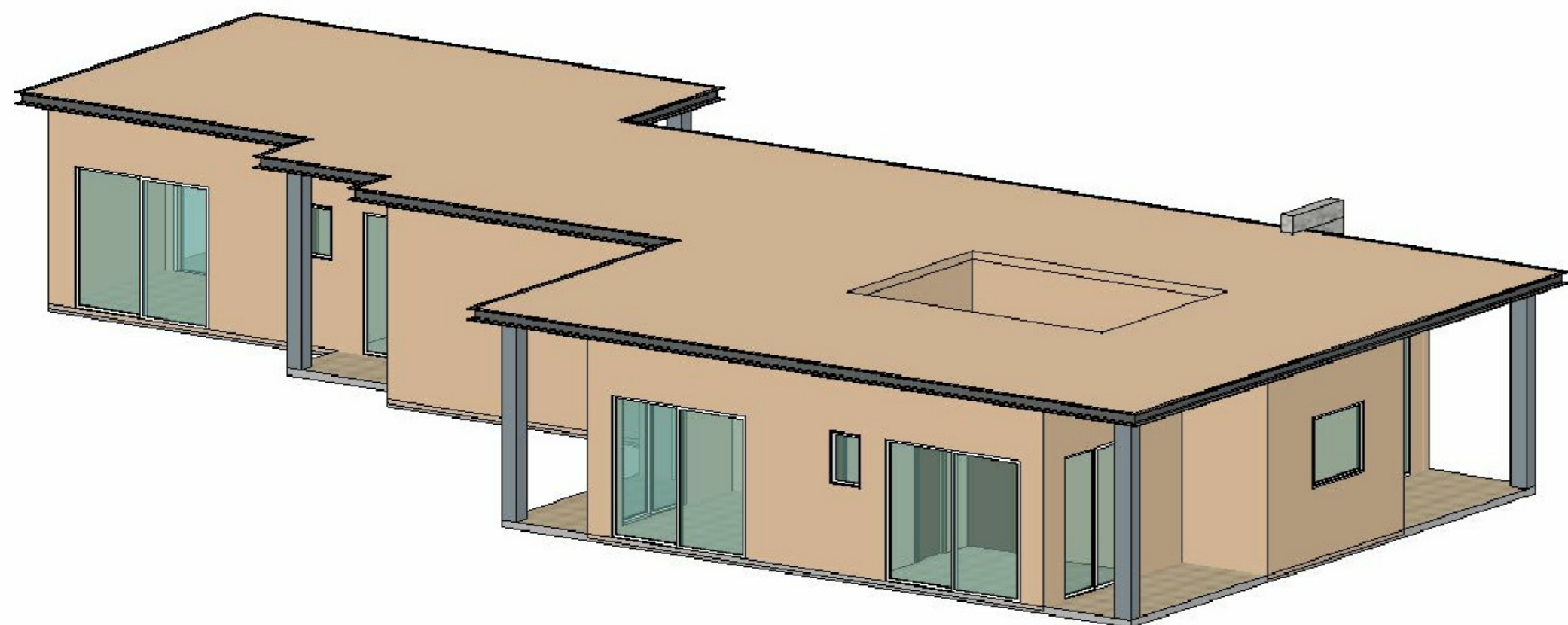







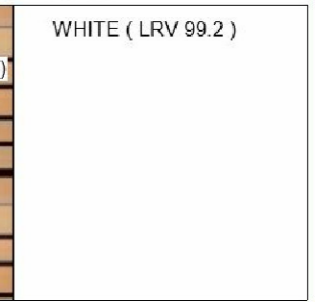
**ADU ENTRY SIDE VIEW E1**

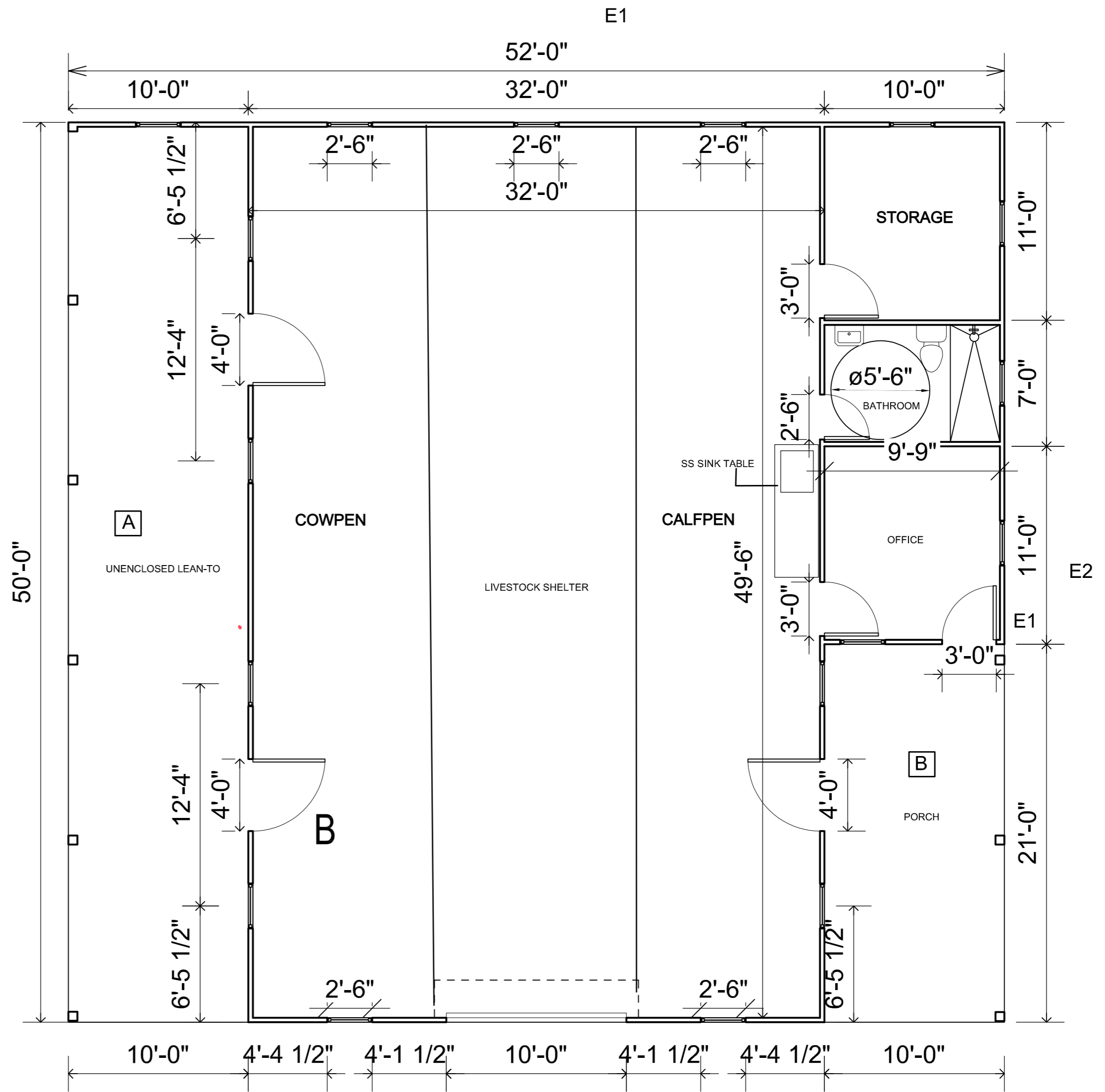


**GARAGE SIDE VIEW E4**



**E VIEW E2**

COLOR AND MATERIAL PALETTE				
WALL CLADDING	METAL ROOFING, GUTTER, EAVES	ENTRANCE WALL	GARAGE DOOR	DOOR, WINDOW, FRAME, TRIMS
PALM DESERT TAN ( LRV43.07 )	WOLF GREY ( LRV 19.89 )	MSI ALASKA GREY ( LRV 44.42 )	WOOD FINISH ( LRV 35.71 )	WHITE ( LRV 99.2 )
				

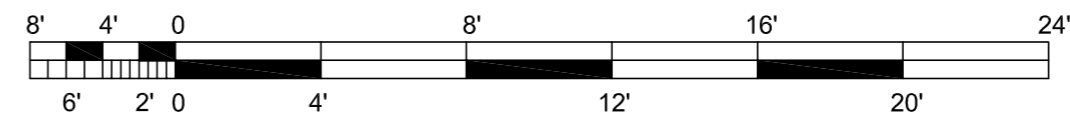


COVERED AREA CALCULATIONS		
ID	SIZE	Area ( SQFT )
LSS	52'0" x 50'0" - AREA ( A+B) =(2600)-(500+210)	1890.00
TOTAL UNIT AREA LIVESTOCK SHED =		1890.00 SQFT

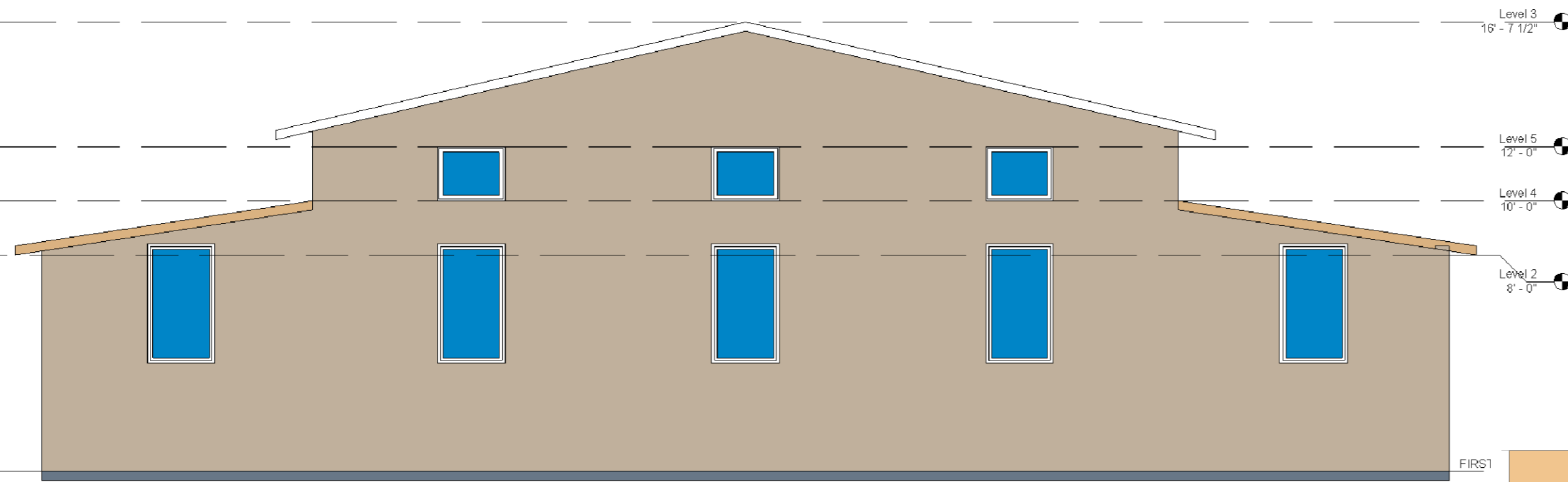
  

COVERED & PARTIALLY ENCLOSED AREA CALCULATIONS		
ID	size	Area ( SQFT )
A	50' x 10'	500
B	21' x 10'	210
TOTAL		710.00 SQFT

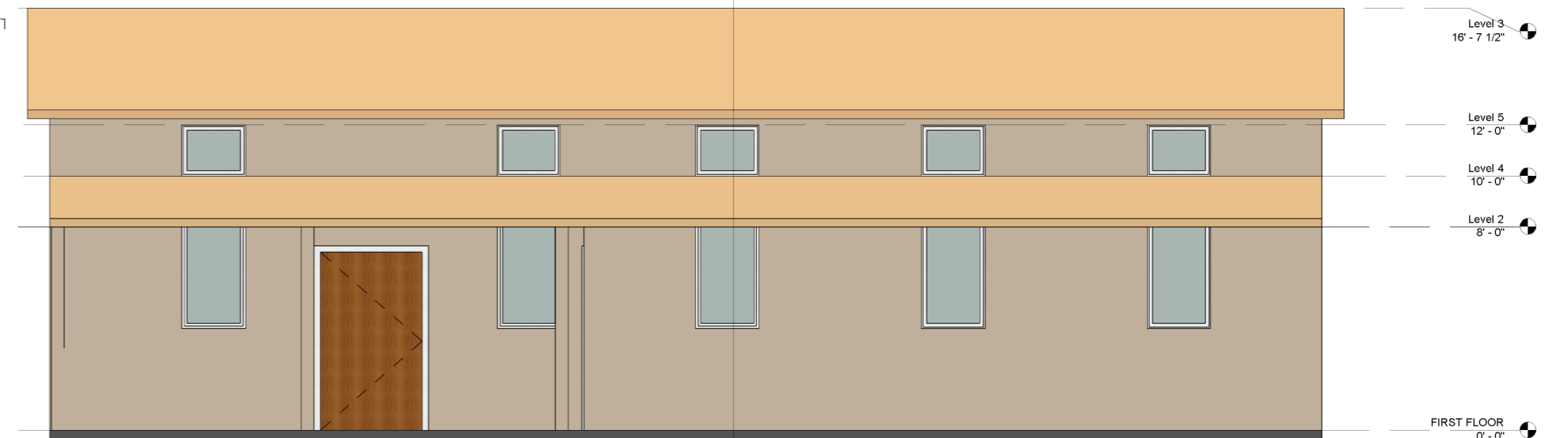
LIVE STOCK SHED PLAN



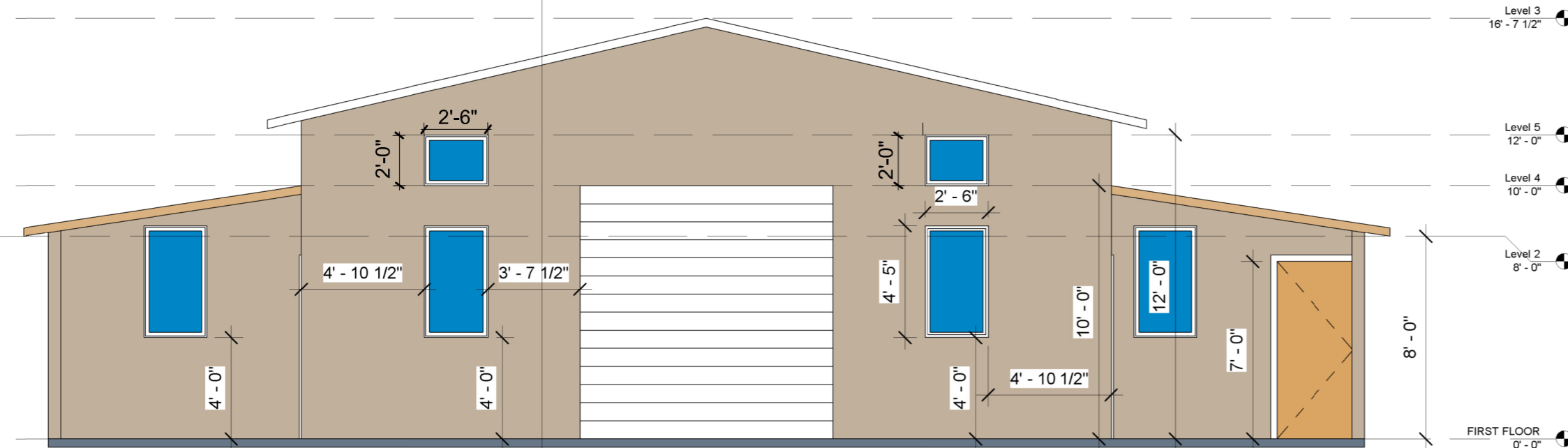




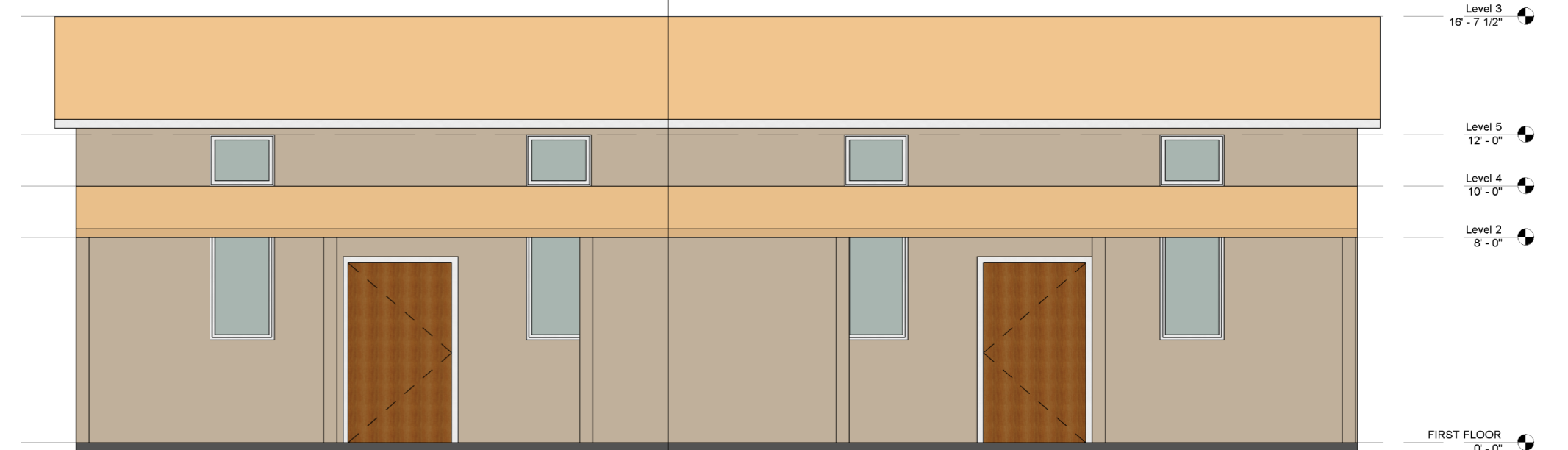
**ELEVATION : E1**



**ELEVATION : E2**

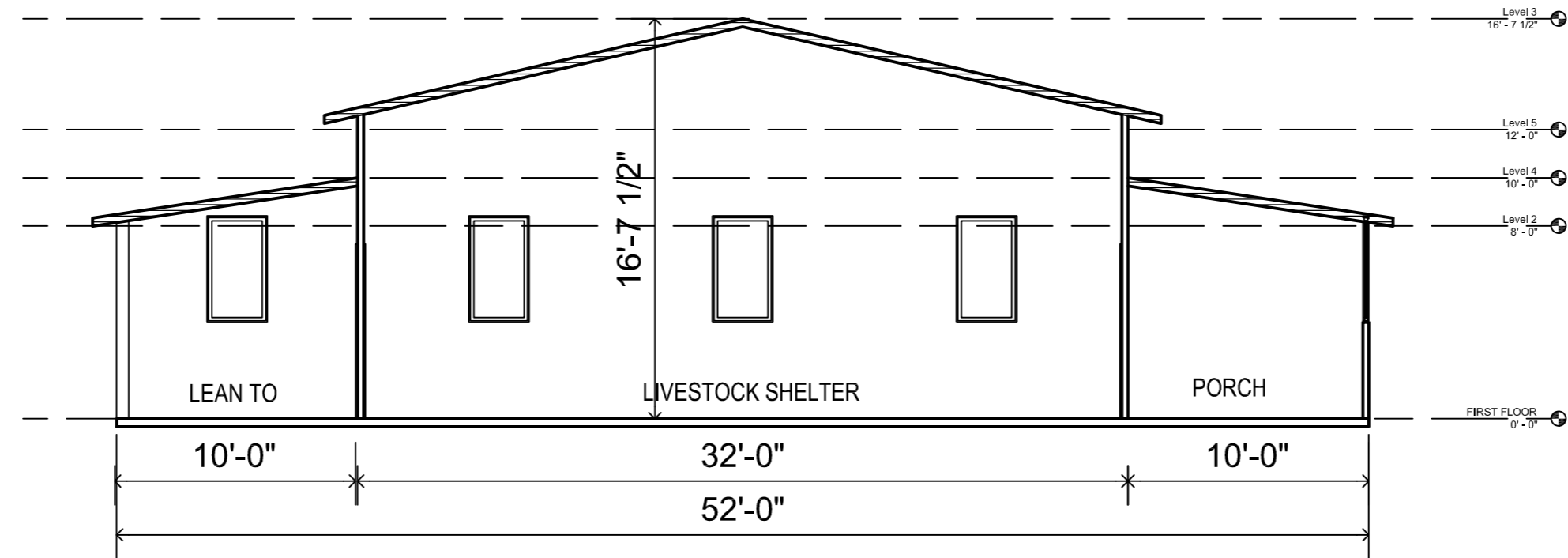


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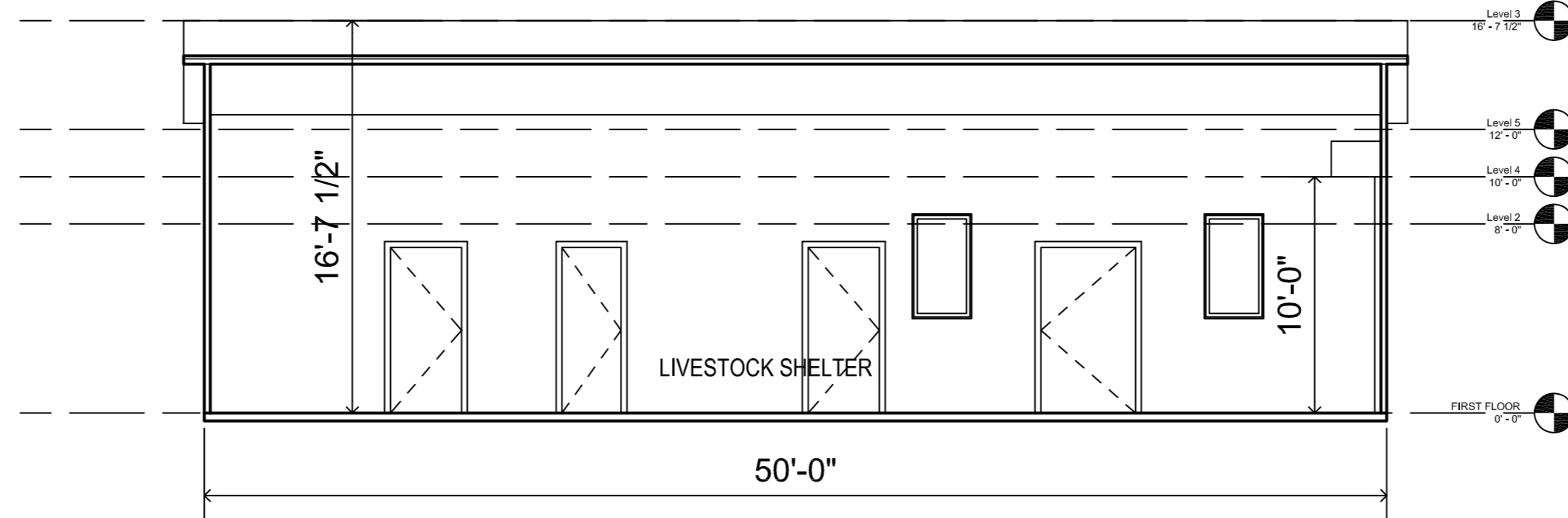


**ELEVATION : E4**

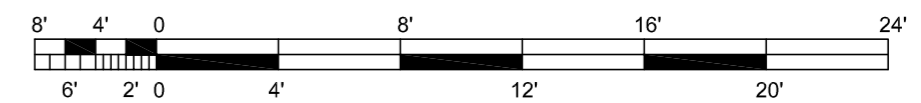
COLOR AND MATERIAL PALETTE		
WALL CLADDING	METAL ROOFING, GUTTER, EAVES	DOOR, WINDOW, FRAME, TRIMS
CLAY ( LRV 41.57 )	RAW HIDE ( LRV 39.3 )	WHITE ( LRV 99.2 )



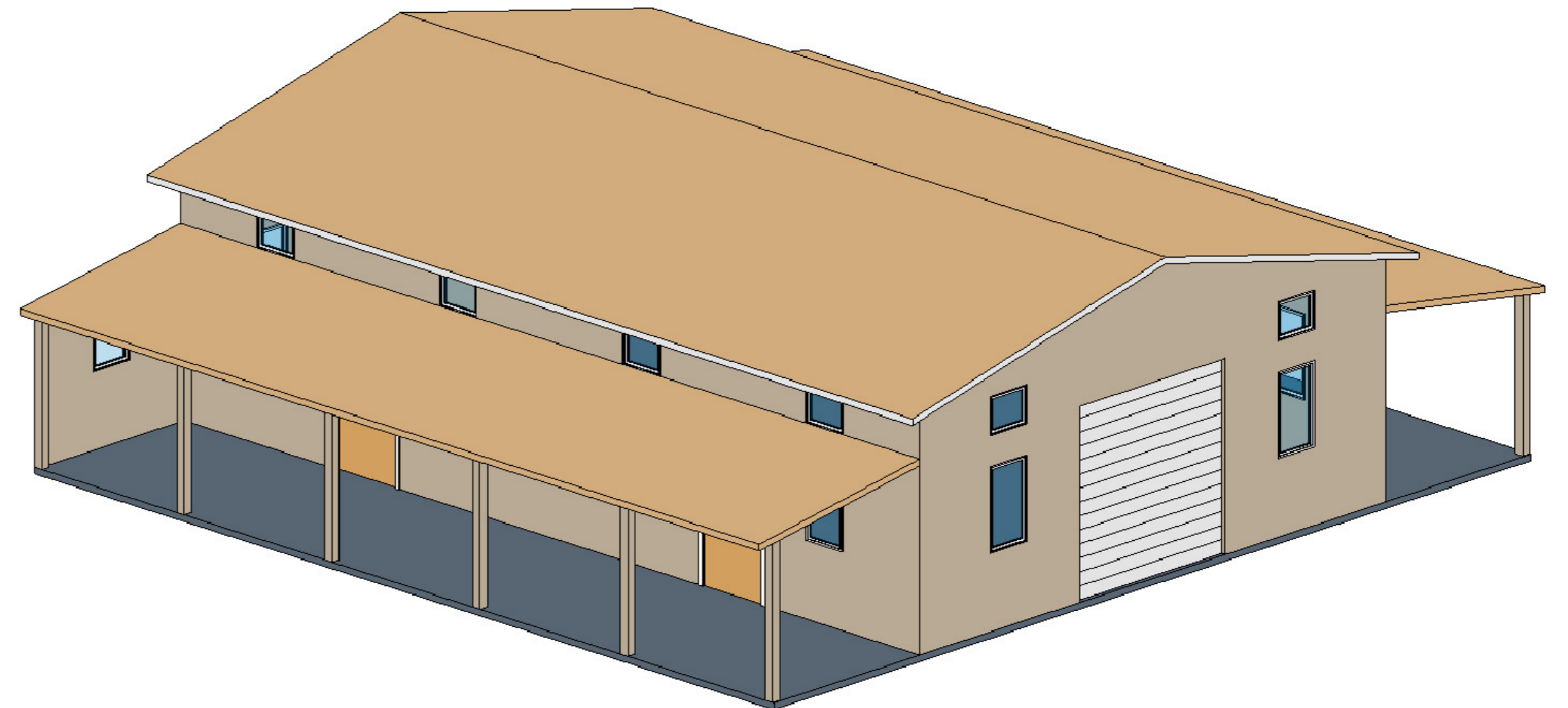
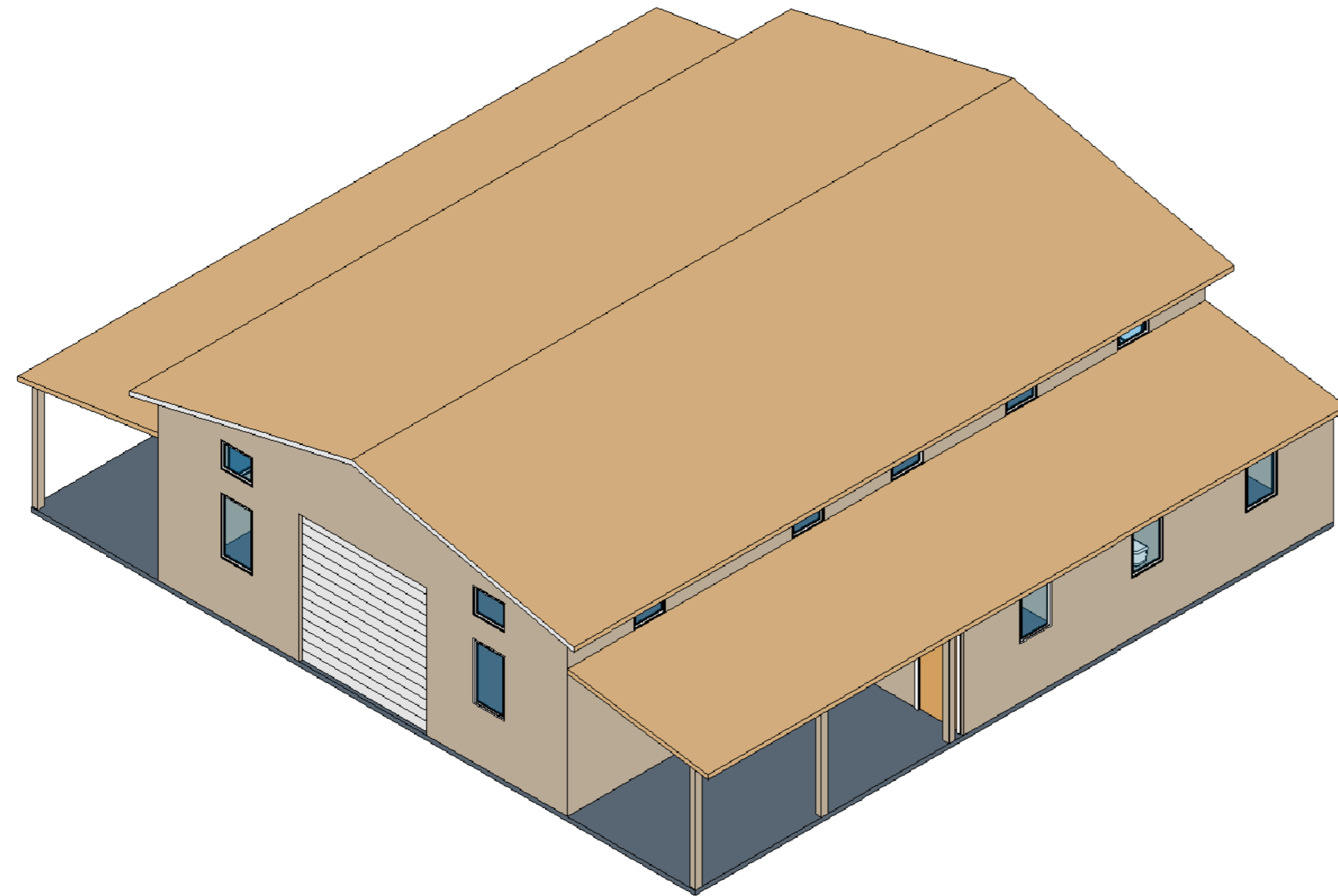
**SECTION : X-X**



**SECTION : Y-Y**







COLOR AND MATERIAL PALETTE		
WALL CLADDING	METAL ROOFING, GUTTER, EAVES	DOOR, WINDOW, FRAME, TRIMS
CLAY (LRV 41.57)	RAW HIDE (LRV 39.3)	WHITE (LRV 99.2)

BARSANA  
1 AUGUSTE CT, MILPITAS, CA 95035

AJAY GOYAL  
748 BLUE STONE CIRCLE, FOLSOM CA 95630 | 916-294 - 5337

DRAWN BY :  
NEHA

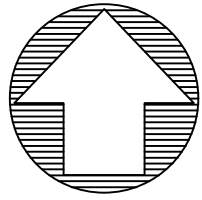
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SCALE: 1:100, 1:200

LOCATION:  
APN 029-35-007

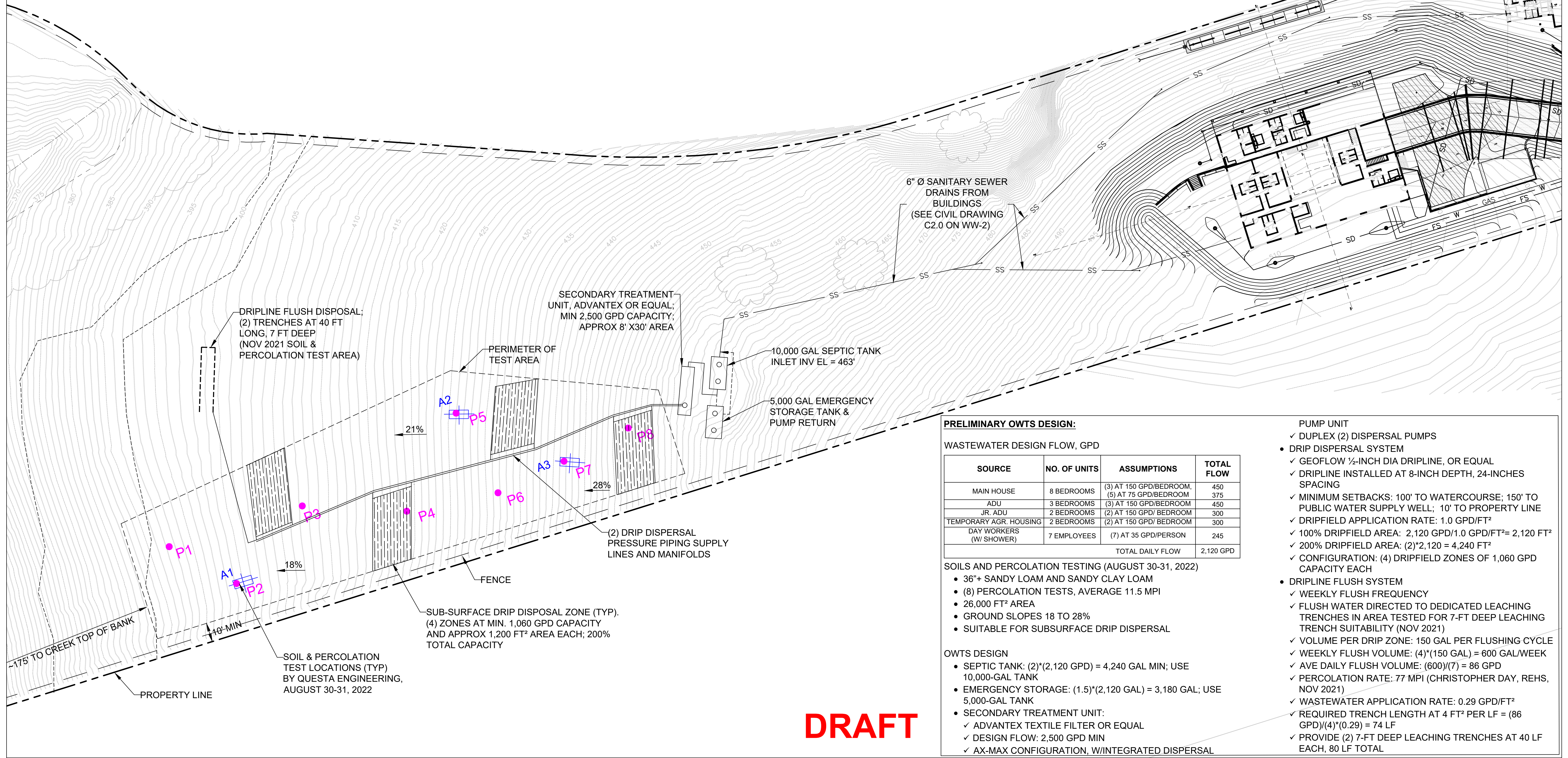
SUBJECT:  
**LIVESTOCK SHED VIEWS**

DRAWING NO. :  
LSS 04





0 30 60 Feet



**PRELIMINARY OWTS DESIGN:**

**WASTEWATER DESIGN FLOW, GPD**

SOURCE	NO. OF UNITS	ASSUMPTIONS	TOTAL FLOW
MAIN HOUSE	8 BEDROOMS	(3) AT 150 GPD/BEDROOM, (5) AT 75 GPD/BEDROOM	450
ADU	3 BEDROOMS	(3) AT 150 GPD/BEDROOM	450
JR. ADU	2 BEDROOMS	(2) AT 150 GPD/ BEDROOM	300
TEMPORARY AGR. HOUSING	2 BEDROOMS	(2) AT 150 GPD/ BEDROOM	300
DAY WORKERS (W/ SHOWER)	7 EMPLOYEES	(7) AT 35 GPD/PERSON	245
TOTAL DAILY FLOW			2,120 GPD

**SOILS AND PERCOLATION TESTING (AUGUST 30-31, 2022)**

- 36"+ SANDY LOAM AND SANDY CLAY LOAM
- (8) PERCOLATION TESTS, AVERAGE 11.5 MPI
- 26,000 FT<sup>2</sup> AREA
- GROUND SLOPES 18 TO 28%
- SUITABLE FOR SUBSURFACE DRIP DISPERSAL

**OWTS DESIGN**

- SEPTIC TANK: (2)\*(2,120 GPD) = 4,240 GAL MIN; USE 10,000-GAL TANK
- EMERGENCY STORAGE: (1.5)\*(2,120 GAL) = 3,180 GAL; USE 5,000-GAL TANK
- SECONDARY TREATMENT UNIT:
  - ✓ ADVANTEX TEXTILE FILTER OR EQUAL
  - ✓ DESIGN FLOW: 2,500 GPD MIN
  - ✓ AX-MAX CONFIGURATION, W/INTEGRATED DISPERSAL

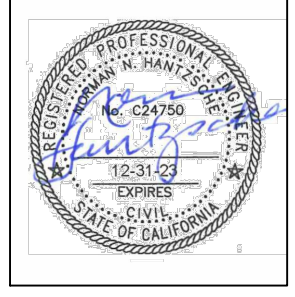
**PUMP UNIT**

- ✓ DUPLEX (2) DISPERSAL PUMPS
- DRIP DISPERSAL SYSTEM
  - ✓ GEOFLOW 1/2-INCH DIA DRIPLINE, OR EQUAL
  - ✓ DRIPLINE INSTALLED AT 8-INCH DEPTH, 24-INCHES SPACING
  - ✓ MINIMUM SETBACKS: 100' TO WATERCOURSE; 150' TO PUBLIC WATER SUPPLY WELL; 10' TO PROPERTY LINE
  - ✓ DRIPFIELD APPLICATION RATE: 1.0 GPD/FT<sup>2</sup>
  - ✓ 100% DRIPFIELD AREA: 2,120 GPD/1.0 GPD/FT<sup>2</sup> = 2,120 FT<sup>2</sup>
  - ✓ 200% DRIPFIELD AREA: (2)\*2,120 = 4,240 FT<sup>2</sup>
  - ✓ CONFIGURATION: (4) DRIPFIELD ZONES OF 1,060 GPD CAPACITY EACH
- DRIPLINE FLUSH SYSTEM
  - ✓ WEEKLY FLUSH FREQUENCY
  - ✓ FLUSH WATER DIRECTED TO DEDICATED LEACHING TRENCHES IN AREA TESTED FOR 7-FT DEEP LEACHING TRENCH SUITABILITY (NOV 2021)
  - ✓ VOLUME PER DRIP ZONE: 150 GAL PER FLUSHING CYCLE
  - ✓ WEEKLY FLUSH VOLUME: (4)\*(150 GAL) = 600 GAL/WEEK
  - ✓ AVE DAILY FLUSH VOLUME: (600)/(7) = 86 GPD
  - ✓ PERCOLATION RATE: 77 MPI (CHRISTOPHER DAY, REHS, NOV 2021)
  - ✓ WASTEWATER APPLICATION RATE: 0.29 GPD/FT<sup>2</sup>
  - ✓ REQUIRED TRENCH LENGTH AT 4 FT<sup>2</sup> PER LF = (86 GPD)/(4)\*(0.29) = 74 LF
  - ✓ PROVIDE (2) 7-FT DEEP LEACHING TRENCHES AT 40 LF EACH, 80 LF TOTAL

**DRAFT**

**BARSANA RESIDENCE OWTS**

APN: 029-35-007  
MILPITAS, CA



Sht:	Rev:	Date:	By:	Description:	Appr'd:

Design:	MW
Drawn:	PS
Checked:	NH
Appr'd:	NH

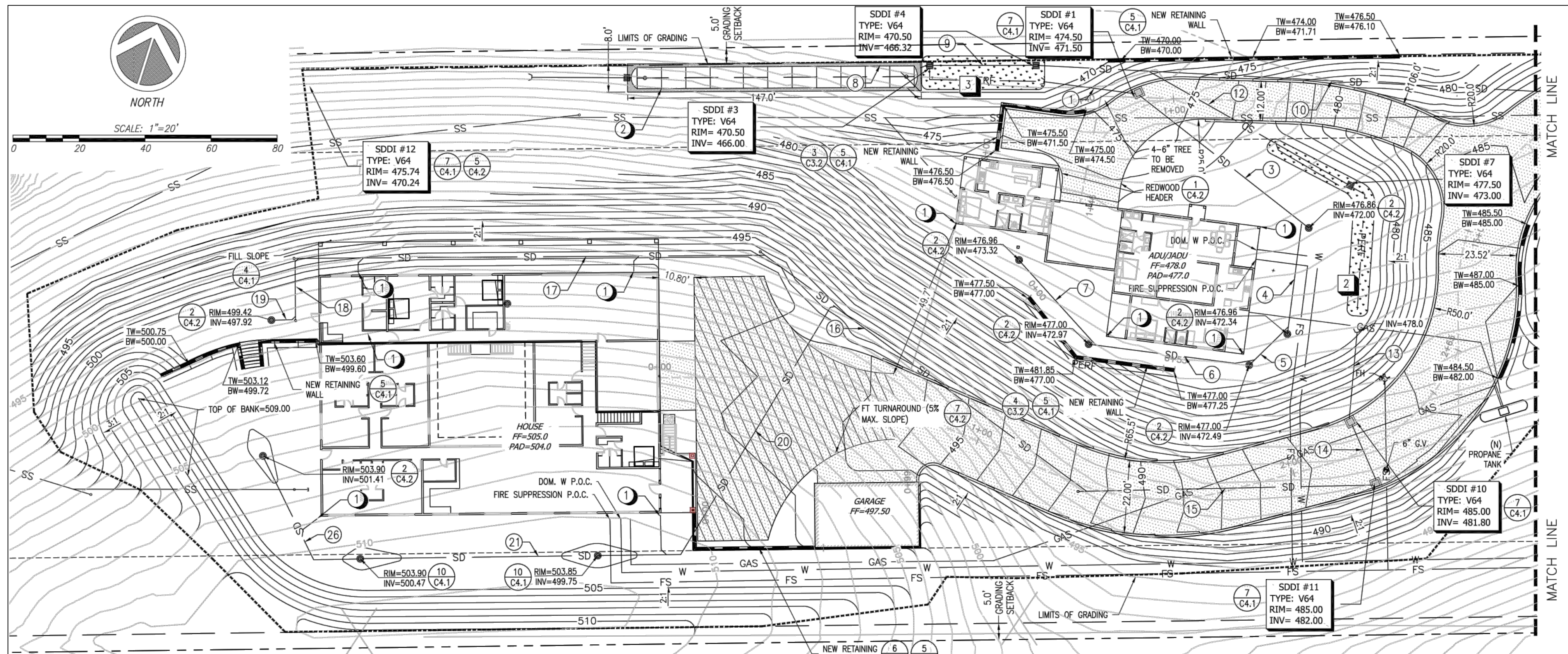
**ONSITE WASTEWATER TREATMENT AND DISPOSAL PLAN**

BARSANA RESIDENCE, MILPITAS, CA

Size	Project
D	2200017
Scale:	AS NOTED
Date:	10/19/22
Sheet:	WW-1

LAST SAVED: 2/17/2023 PLOT DATE: 2/17/2023 PLOT STYLE: ONE INCH D-SIZE PRINT PAGE SETUP: P:\2022\2200017\_BARSANA\_RESIDENCE\_OWTS\CAD\2200017 SITE PERCSZ.DWG





1 ENLARGED SITE PLAN - SOUTH

**BIO-RETENTION NOTES**

- BIO-RETENTION AREA #1  
747 SQ. FT.  
TOP OF SOIL EL = 482.0
- BIO-RETENTION AREA #2  
389 SQ. FT.  
TOP OF SOIL EL = 477.0
- BIO-RETENTION AREA #3  
375 SQ. FT.  
TOP OF SOIL EL = 470.0

**STORM DRAINAGE PIPE DATA**

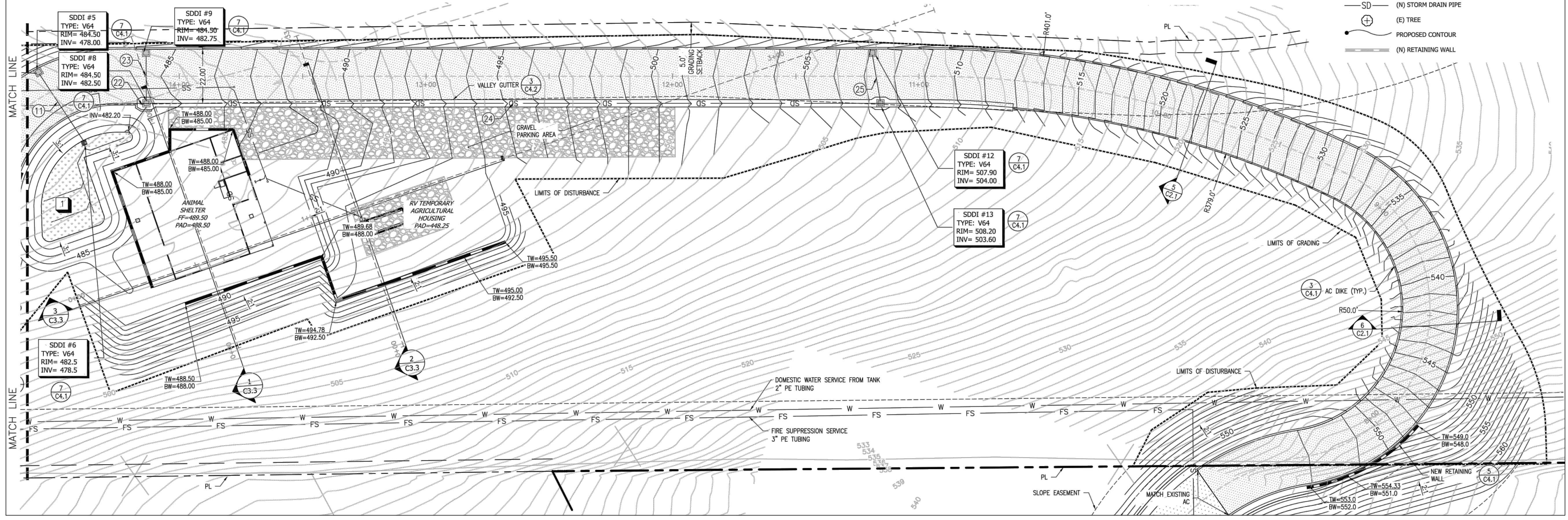
- |                                      |                                      |
|--------------------------------------|--------------------------------------|
| 1. 28 LF OF 8" SDR-35 @ 4.5% SLOPE   | 15. 90 LF OF 6" SDR-35 @ 4.4% SLOPE  |
| 2. NA                                | 16. 132 LF OF 6" SDR-35 @ 6.8% SLOPE |
| 3. 65 LF OF 6" SDR-35 @ 0.5% SLOPE   | 17. 113 LF OF 6" SDR-35 @ 2.0% SLOPE |
| 4. 34 LF OF 6" SDR-35 @ 1.0% SLOPE   | 18. 27 LF OF 6" SDR-35 @ 2.0% SLOPE  |
| 5. 15 LF OF 6" SDR-35 @ 1.0% SLOPE   | 19. 3 LF OF 6" SDR-35 @ 2.0% SLOPE   |
| 6. 48 LF OF 6" SDR-35 @ 1.0% SLOPE   | 20. 88 LF OF 6" SDR-35 @ 20.2% SLOPE |
| 7. 35 LF OF 6" SDR-35 @ 1.0% SLOPE   | 21. 112 LF OF 6" SDR-35 @ 1.0% SLOPE |
| 8. 30 LF OF 10" SDR-35 @ 1.0% SLOPE  | 22. 10 LF OF 6" SDR-35 @ 3.0% SLOPE  |
| 9. 30 LF OF 10" SDR-35 @ 1.0% SLOPE  | 23. 17 LF OF 6" SDR-35 @ 1.5% SLOPE  |
| 10. 150 LF OF 8" SDR-35 @ 7.8% SLOPE | 24. 305 LF OF 6" SDR-35 @ 7.0% SLOPE |
| 11. 39 LF OF 8" SDR-35 @ 1.2% SLOPE  | 25. 18 LF OF 6" SDR-35 @ 2.0% SLOPE  |
| 12. 71 LF OF 8" SDR-35 @ 6.3% SLOPE  | 26. 47 LF OF 6" SDR-35 @ 2.0% SLOPE  |
| 13. 28 LF OF 6" SDR-35 @ 14.3% SLOPE |                                      |
| 14. 18 LF OF 8" SDR-35 @ 1.1% SLOPE  |                                      |

**STORM DRAINAGE NOTES:**

- CONNECT TO BUILDING DOWNSPOUT. CONTRACTOR SHALL CONFIRM EXACT LOCATION OF DOWNSPOUT.
- STORMWATER STORAGE CHAMBERS. AREA DIMENSIONS 147' X 8' SEE DETAIL 6/ SHEET C4.2.

**LEGEND**

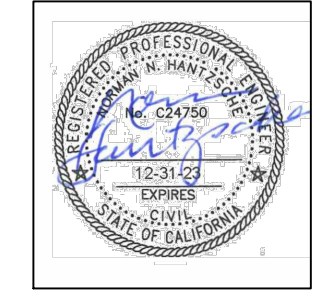
- (N) AC (C4.1)
- PROPERTY LINE
- SD (N) STORM DRAIN PIPE
- (E) TREE
- PROPOSED CONTOUR
- (N) RETAINING WALL



**BARSANA RESIDENCE OWTS**

APN: 029-35-007  
MILPITAS, CA

**QUESTA**  
ENGINEERING CORP.  
Civil Environmental & Water Resources  
(510) 236-6114  
FAX (510) 236-2423  
questa@questaec.com  
P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807



Sht	Rev	Date	By	Description	App'd

Design:	MW
Drawn:	PS
Checked:	NH
App'd:	NH

**SITE PLAN  
(PER CIVIL DWG C2.0)**

BARSANA RESIDENCE, MILPITAS, CA

Size D	Project 2200017
Scale:	AS NOTED
Date:	10/19/22
Sheet:	WW-2

PLOT DATE: 2/17/2023  
 PLOT SETUP: ONE INCH  
 D-SIZE PRINT  
 LAST SAVED: 2/17/2023  
 PLOT DATE: 2/17/2023  
 SITE PERCSZ.DWG



# Visual Simulation of proposed structures at 1 Auguste court, Milpitas

## 1. Project Location

The proposed project is located in the foothills just east of the City of Milpitas within an unincorporated portion of Santa Clara County, California. The project is located at 1 Auguste court, Milpitas - 95035 on APN 029-35-007, approximately 5 miles northeast of the City of San Jose. The site and a few other unincorporated parcels nearby are nearly surrounded by the City of Milpitas and the Ed Levin Regional Park.

Figure 1: Project Location Map

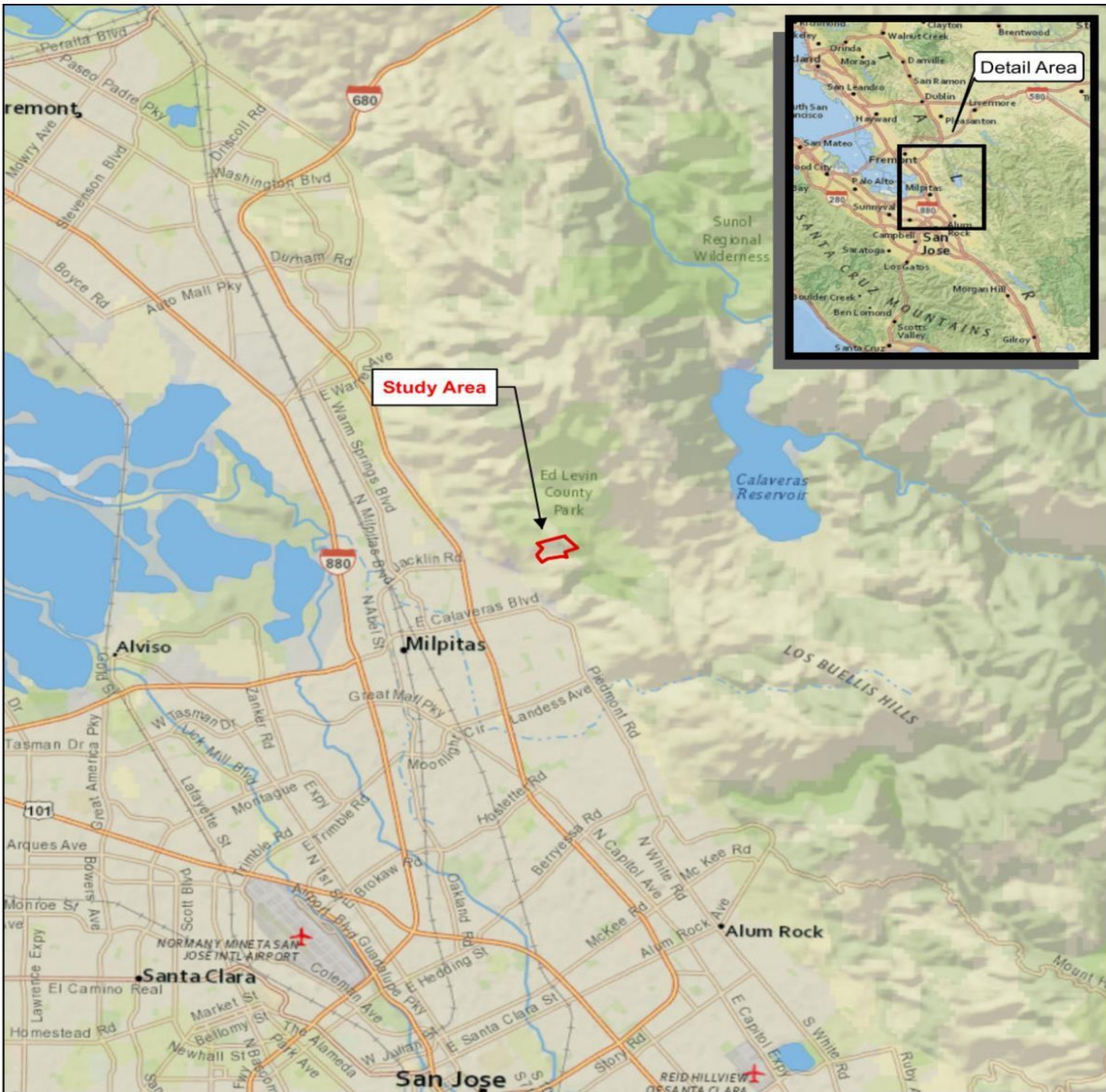


Figure 1. Project Area Location Map

India Heritage Center Santa Clara County, California		



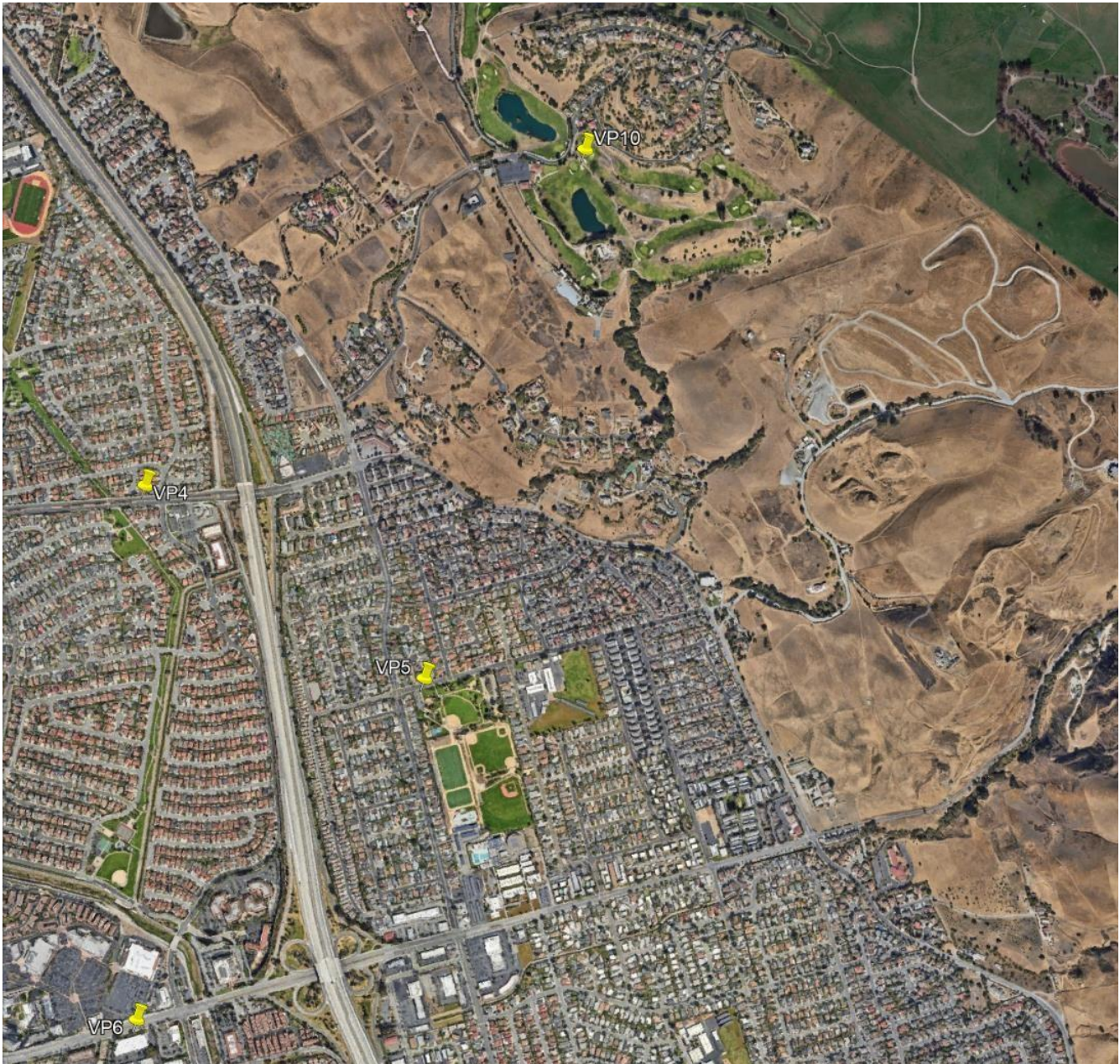
## 2. Viewpoints for Visual Simulations

The city of Milpitas zoning map defines nine viewpoints across the city. Visual simulations of the proposed development need to be evaluated from the three closest viewpoints to the development site. As shown in the picture and table below, VP-4, VP-5 and VP-6 are the three closest viewpoints. Viewing distance is also important to consider when evaluating the project visibility, since the closest point of the valley floor where the project would be visible is nearly 4,000 feet away. Most valley floor viewers are 5,000 to 10,000 feet away, where visible features will become very small in the distance.

As discussed with county planner Joanna on 1/19/2023, we have added a visual simulation from the north of the subject property using a location on 'Country Club Drive, Milpitas, CA' we identified in the meeting (37°27'20"N 121°52'48"W @ 425 ft elevation called ViewPoint VP-10). This viewpoint is not part of the nine viewpoints defined in the Milpitas Zoning map. The Milpitas Valley Floor is to the South of the property. To the North of the property are a golf course and a few houses on four roads which are mostly at higher elevations between 500' and 600' from sea level. The four roads are - County Club Drive (where the property is visible in a few places), Pebble Beach Court (which has no visibility to the property), Tularcitos Drive (where the property is visible in a few places) and Augusta Drive (which has no visibility to the property).

List of the FOUR closest viewpoints:

Viewpoint #	Latitude	Longitude	Intersection	Elevation
VP-4	37°26'49"N	121°53'41"W	Intersection of Jacklin Road and North Hillview Drive, looking 54° North-East. The project site is partially visible.	35'
VP-5	37°26'31"N	121°53'8"W	At the parking lot of Cardoza park on Kennedy Drive where the nearest cross street is North Park Victoria Drive, looking 37° North-East. The project site is visible.	55'
VP-6	37°25'59"N	121°53'42"W	475' west on Old Calaveras Boulevard from the intersection of South Hillview Drive, looking 38° North-East. The project site is visible.	35'
VP-10	37°27'20"N	121°52'48"W	Located on Country Club Drive. The project site is partially visible.	425'



### 3. Visual Simulation Setup

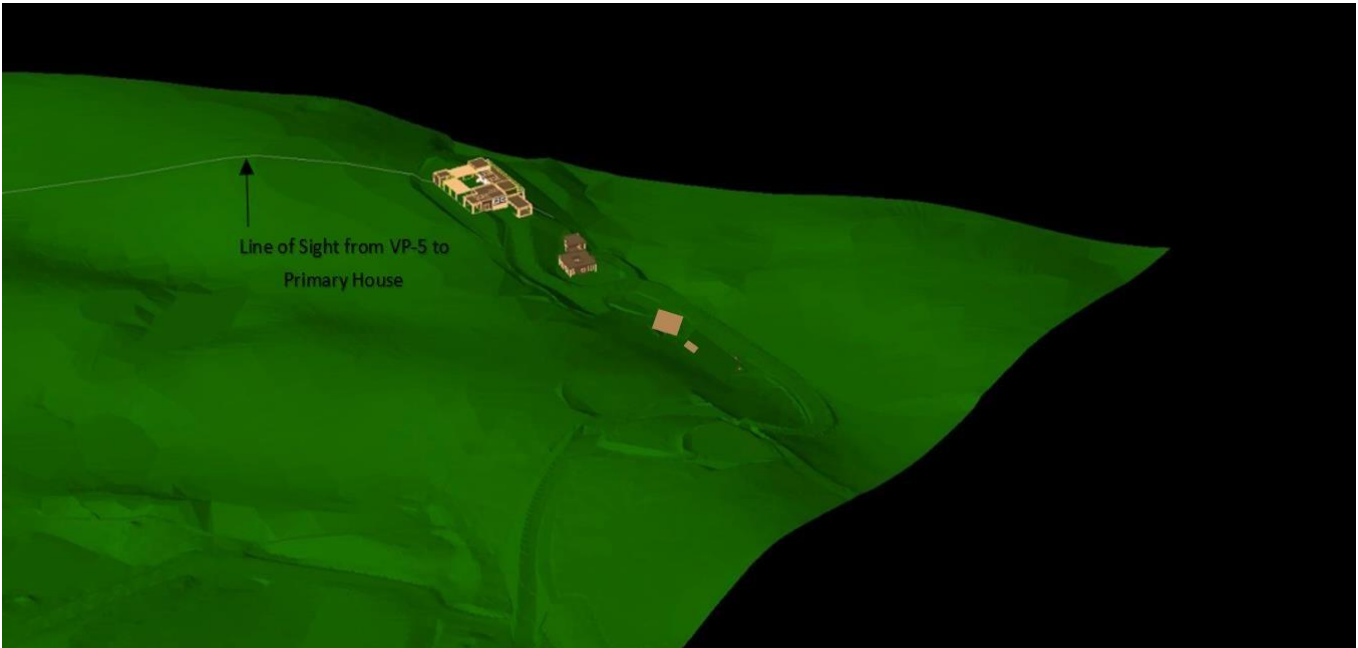
The simulation was done using the structures as listed in the table below. All the retaining walls are also shown in the below image.





Structure #	Structure	Description
1	Primary House	Elevation 505', Height of building 23' Area 7,999 sqft
2	Secondary house ADU / JADU	Elevation 478', Height of building 12', Area 1697 sqft
3	Livestock shelter	Elevation 489.50', Height of building 16', Area 1890 sqft
4	RV temporary agricultural residence	Elevation 493.25', Height of building 13'2", Area 248 sqft

Example analysis setup for Viewpoint 5: A 3-D model of the proposed land improvements and structures was inserted into the model of Milpitas Hillside and Valley Floor. Three camera viewpoints were setup corresponding to the location and elevation of VP-4, VP-5 and VP-6. The screenshot below shows the line of sight from VP-5 to the Primary House.



The following profile view of the line of sight from VP-5 to Primary House shows that the proposed structure does not protrude above the perceived crestline.



This is confirmed in the visual simulation below from VP-5. None of the proposed structures are visible or protrude above the perceived crestline.





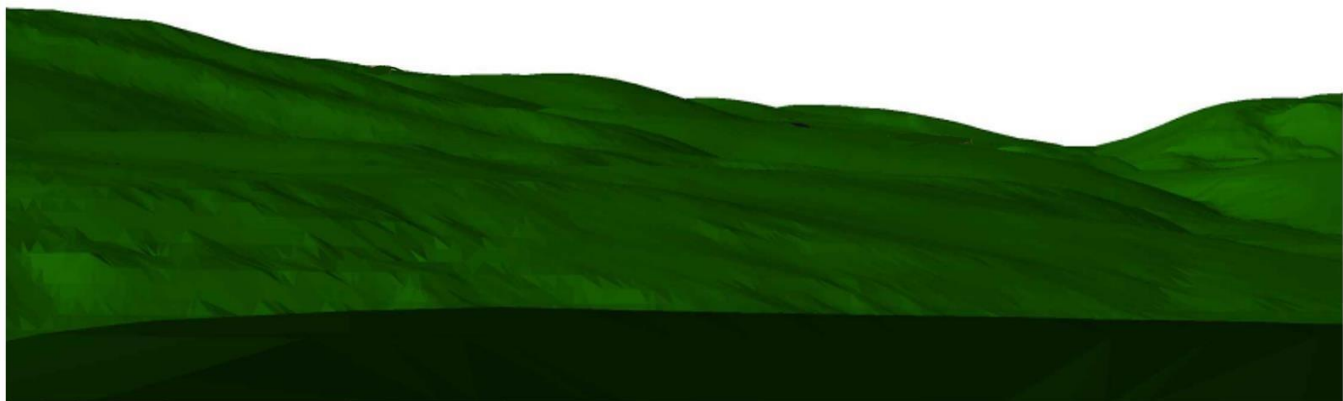
#### 4. Visual Simulation from viewpoint – VP-4

Viewpoint VP-4 is located at latitude 37°26'49"N, longitude 121°53'41"W at an elevation of 35' and at the intersection of Jacklin Road and North Hillview Drive, looking 54° North-East.

Project site as viewed from viewpoint VP-4. The site is partially visible as shown. Most of the site is hidden by the rolling hills between Milpitas Valley Floor and the site.



None of the 4 proposed structures and roads are visible as seen in the simulation below.



When we overlay the visual simulation onto the photograph from VP-4, we can see that none of the 4 proposed structures and roads are visible as seen in the simulation below.



## 5. Visual Simulation from viewpoint – VP-5

Viewpoint VP-5 is located at latitude 37°26'31"N, longitude 121°53'8"W at an elevation of 35' and at the parking lot of Cardoza park on Kennedy Drive where the nearest cross street is North Park Victoria Drive, looking 37° North-East. The project site is partially visible as shown. Only the north-eastern portion of the site where no development is proposed is visible to the Milpitas Valley Floor.



None of the proposed structures in this project are visible as seen in the simulation below. Only some portion of the asphalt road in Lands of Gokulam (APN 029-34-004), where Barsana has ingress/egress easement, is slightly visible.





When we overlay the visual simulation onto the photograph from VP-5, we can see that none of the proposed structures in this project are visible. Only some portion of the asphalt road is slightly visible.



The proposed vegetative cover of fruit trees will mostly cut off visibility of the road from the valley floor. Again, to reiterate, none of the proposed structures of this application are visible.

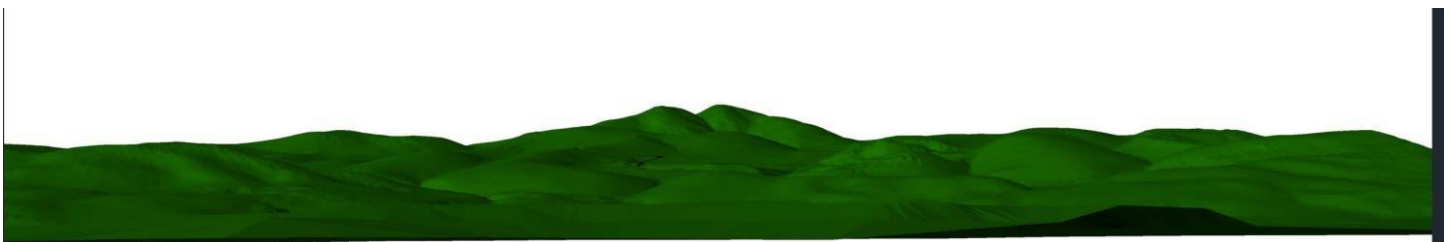


## Visual Simulation from viewpoint – VP-6

Viewpoint VP-6 is located at latitude 37°25'59"N, longitude 121°53'42"W at an elevation of 35' and at 475' west on Old Calaveras Boulevard from the intersection of South Hillview Drive, looking 38° North-East. The project site is partially visible between structures and trees at the viewpoint location as shown. Only the north-eastern portion of the site where no development is proposed is visible to the Milpitas Valley Floor.



None of the proposed structures in this project are visible as seen in the visual simulation below. Only thin line of the asphalt road is partially visible.





When we overlay the visual simulation onto the photograph from VP-6, we can see that none of the proposed structures in this project are visible as seen in the visual simulation below. Only thin line of the asphalt road is partially visible.



The proposed vegetative cover of fruit trees will mostly cut off visibility of the road. Again, to reiterate, none of the proposed structures of this application are visible.





## Visual Simulation from viewpoint – VP-10

As discussed with county planner Joanna on 1/19/2023, we have added a visual simulation from the north of the subject property using a location on 'Country Club Drive, Milpitas, CA' we identified in the meeting (37°27'20"N 121°52'48"W@425 ft elevation called ViewPoint VP-10). . This viewpoint is not part of the nine viewpoints defined in the Milpitas Zoning map. The Milpitas Valley Floor is to the South of the property. To the North of the property are a golf course and a few houses on four roads which are mostly at higher elevations between 500' and 600' from sea level. The four roads are - County Club Drive (where the property is visible in a few places), Pebble Beach Court (which has no visibility to the property), Tularcitos Drive (where the property is visible in a few places) and Augusta Drive (which has no visibility to the property). The project site is partially visible between structures and trees at the viewpoint location as shown.



When we overlay the visual simulation onto the photograph from VP-10, we can see that portion of the primary house is partially visible behind well-established trees as seen below. The ADU/JADU unit, the Livestock shelter and RV temporary agricultural residence are located in a valley and not at all visible as seen in the simulation below. Thus, the proposed structures have limited visual impact even from the North Side.





# Attachment E

## JADU Reconfiguration Request



**From:** [Deepa dhatri Prashanth](#)  
**To:** [Wilk, Joanna](#)  
**Cc:** [Vijay Datt](#); [Kishore Nandyala](#); [Jessica Margutti](#)  
**Subject:** Re: [EXTERNAL] Time sensitive help; PLN22-006 Complete Application  
**Date:** Wednesday, January 17, 2024 5:38:19 AM  
**Attachments:** [image001.png](#)  
[image.png](#)

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Hi Joanna,

I hope you're doing well. Thank you for the discussion last week regarding the recent policy changes, specifically about JADUs being attached to ADUs. Your insights were greatly appreciated.

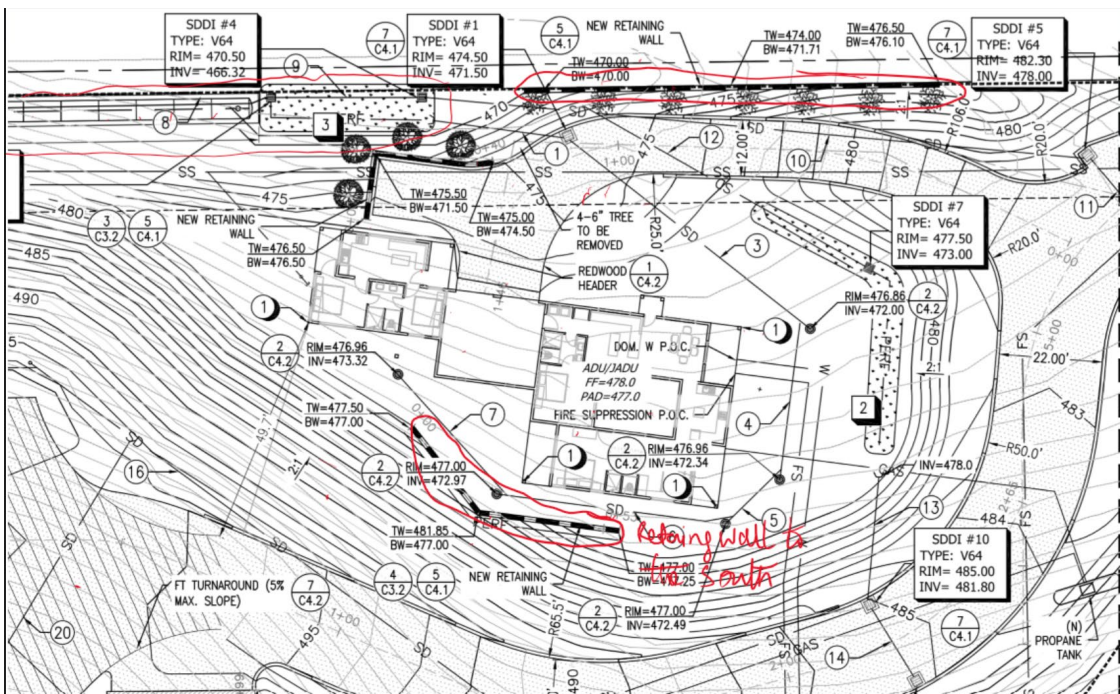
In response to the PLN22-006 Additional Info Letter R9, Item 2, which I've included below:

**2. Pursuant to Zoning Ordinance Code Section 2.10.030, Junior ADUs are to be “contained entirely within a primary single-family residence or a detached accessory dwelling unit.” The proposed JADU is attached to a garage that is attached to an ADU and is not located entirely within the detached ADU. As such, the proposed JADU will need to be attached to the dwelling portion of the ADU prior to building permit issuance.**

I am writing to clarify how our architect has designed the ADU/JADU buildings to meet this code and to be in compliance with the Santa Clara County ordinances. Since August 2021, we have maintained the current design, specifically recommended by our architect to comply with the county ordinances. We would greatly appreciate your assistance in coordinating with the zoning administrator to consider our request to maintain the design as it is, for the following reasons:

1- The current design appears to be consistent with the definition of how structures are considered connected to each other. As mentioned in code section 4.10.015.C - Accessory Dwelling Units: "An attached accessory dwelling unit is defined as one that shares a roof, a foundation, and a common wall of at least eight horizontal feet with the primary residence." Based on this information, our architect has ensured that the JADU shares the roof, a foundation, and a common wall of at least eight horizontal feet with the ADU. The garage, which is attached to the ADU, is considered part of the ADU unit. We kindly request that you consider this, as the county has found our design to be consistent with the ordinances and has not given us any comments on this from August 2021 until December 2023.

2- Please refer to the image below. As you can see from the site plan, the location of the JADU/JADU is severely constrained by significant slopes on the southern side, which necessitated the construction of a retaining wall. Any attempt to place the JADU unit behind the garage, as you suggested, would result in increasing the retaining wall's height from its current 5 feet to about 15 feet or higher. This would require significant structural engineering and solid concrete walls, which would be cost-prohibitive. Additionally, the site is constrained by a retaining wall on the north side of the lot, with a required 5-foot buffer between our property and the neighboring property line to the north. We also have a bioretention area and underground concrete chambers for stormwater mitigation, further constraining the site location. Given all these limitations, we request your approval of the existing configuration to minimize grading and disturbances to the site at this advanced stage of the process.



Thank you for your time.

Best regards  
Deepa

On Thu, Dec 21, 2023 at 9:40 PM Wilk, Joanna <[joanna.wilk@pln.sccgov.org](mailto:joanna.wilk@pln.sccgov.org)> wrote:

Hi Deepa,

Attached is a letter deeming your application complete. Please note I also included an additional information letter. There's been some policy changes regarding JADUs being attached to ADUs somewhat recently and this impacts your proposed design.

Please read through it and let me know if you have any questions. I can meet sometime in the first week in January if you'd like to discuss.

Thank you,



**JOANNA WILK**

Senior Planner

Department of Planning and Development



# Attachment F

## Public Comment

## Wilk, Joanna

---

**From:** raghunath dendukuri <ragden@yahoo.com>  
**Sent:** Tuesday, January 16, 2024 3:49 PM  
**To:** Wilk, Joanna  
**Subject:** [EXTERNAL] Support for Brazen Residence project PLN22-006

To,  
Joanna Wilk  
Senior Planner  
Department of Planning and Development  
County of Santa Clara

From

Raghunath Dendukuri  
1609 Country Club Dr, Milpitas, CA 95035  
ph:4089313017

1/16/2024

Re: Support for Barsana Residence Project (File No. PLN22-006)

Dear Ms. Joanna,

I trust this letter finds you well. I am writing to express my strong support for the Barsana Residence Project, referenced under File No. PLN22-006, located at 1 Auguste CT, Milpitas, CA 95035.

While I understand there might not be an official Notice of Intent received by me, I have become aware of the proposed project and wish to formally convey my endorsement. Having observed Barsana LLC as a considerate and responsible neighbor, I am confident that this project will be a positive and valuable addition to our community.

I appreciate the efforts taken by the project team to enhance the local area, and I believe the Barsana Residence Project aligns with the community's best interests.

Thank you.

Sincerely,  
Raghunath Dendukuri



## **Wilk, Joanna**

---

**From:** raj dhami <dhamigs@live.com>  
**Sent:** Wednesday, January 24, 2024 3:48 PM  
**To:** Wilk, Joanna  
**Subject:** [EXTERNAL] Support Barsana residence project PLN22-006

Dear Ms. Joanna,

I trust this letter finds you well. I am writing to express my strong support for the Barsana Residence Project, referenced under File No. PLN22-006, located at 1 Auguste CT, Milpitas, CA 95035.

While I understand there might not be an official Notice of Intent received by me, I have become aware of the proposed project and wish to formally convey my endorsement. Having observed Barsana LLC as a considerate and responsible neighbor, I am confident that this project will be a positive and valuable addition to our community.

I appreciate the efforts taken by the project team to enhance the local area, and I believe the Barsana Residence Project aligns with the community's best interests.

Thank you.

Regards  
Raj dhami  
2100 old calaveras rd  
Milpitas ca  
**Cell: +1 6503041243**

## Wilk, Joanna

---

**From:** Evan PANGAN <roy2767@hotmail.com>  
**Sent:** Thursday, January 18, 2024 11:02 PM  
**To:** Wilk, Joanna  
**Cc:** Vijay Datt; Deepa dhatri Prashanth; Evan PANGAN  
**Subject:** [EXTERNAL] Support for Barsana Residence Project (File No. PLN22-006)

Joanna Wilk  
Senior Planner  
Department of Planning and Development  
County of Santa Clara  
70 W. Hedding Street, San Jose, CA 95110  
Work: (408) 299-5799  
Email: [joanna.wilk@pln.sccgov.org](mailto:joanna.wilk@pln.sccgov.org)

From:  
APN: 029 35 005  
Evan & Roy Pangan  
2767 Belmont Terrace, Fremont, Ca 94539  
510 648 6869

1/18/2024

Re: Support for Barsana Residence Project (File No. PLN22-006)

Dear Ms. Joanna,

I trust this letter finds you well. I am writing to express my strong support for the Barsana Residence Project, referenced under File No. PLN22-006, located at 1 Auguste CT, Milpitas, CA 95035.

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I appreciate the efforts taken by the project team to enhance the local area, and I believe the Barsana Residence Project aligns with the community's best interests.

Thank you.

Sincerely, Evan & Roy Pangan



## Wilk, Joanna

---

**From:** Sunil Saxena <sunil2saxena@gmail.com>  
**Sent:** Thursday, January 18, 2024 6:52 PM  
**To:** Wilk, Joanna  
**Subject:** [EXTERNAL] Support for Barsana Residence Project (File No. PLN22-006)

Dear Ms. Joanna,

I trust this letter finds you well. I am writing to communicate my strong support for the Barsana Residence Project, referenced under File No. PLN22-006, located at 1 Auguste CT, Milpitas, CA 95035.

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I appreciate the efforts taken by the project team to enhance the local area, and I believe the Barsana Residence Project aligns with the community's best interests.

Thank you.

Sincerely,

Cheers  
Sunil (408) 838-8749

## Wilk, Joanna

---

**From:** rekhaprodduturi@gmail.com  
**Sent:** Tuesday, January 16, 2024 7:28 PM  
**To:** Wilk, Joanna  
**Subject:** [EXTERNAL] Support for Barsana Residence Project (File No. PLN22-006)

Joanna Wilk  
Senior Planner  
Department of Planning and Development  
County of Santa Clara

Dear Ms. Joanna,

Wishing you a joyful New Year! We wanted to express my wholehearted support for the Barsana Residence Project, identified under File No. PLN22-006, located at 1 Auguste CT, Milpitas, CA 95035. We are one of the residents at Summit Pointe community adjacent to the above project.

Even though we may not have received an official Notice of Intent, we have learned about the proposed project and would like to formally express my approval. Recognizing Barsana LLC as a thoughtful and accountable neighbor, we are confident that this endeavor will greatly benefit our community.

We commend the project team for their efforts to improve the local area, and we strongly believe that the Barsana Residence Project is in the best interest of our community.

Thank you.

Sincerely,

Naga Santosh and Rekha Prodduturi  
1362 Tularcitos Dr  
Milpitas, CA



**Wilk, Joanna**

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**From:** raghunath dendukuri <ragden@yahoo.com>  
**Sent:** Tuesday, January 16, 2024 3:49 PM  
**To:** Wilk, Joanna  
**Subject:** [EXTERNAL] Support for Brazen Residence project PLN22-006

To,  
Joanna Wilk  
Senior Planner  
Department of Planning and Development  
County of Santa Clara

From

Raghunath Dendukuri  
1609 Country Club Dr, Milpitas, CA 95035  
ph:4089313017

1/16/2024

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Thank you.

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1362 Tularcitos Dr  
Milpitas, CA



**Wilk, Joanna**

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**From:** Deepak Kulkarni <kulkarni@gmail.com>  
**Sent:** Wednesday, January 17, 2024 9:04 PM  
**To:** Wilk, Joanna  
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Sincerely,

Neeta and Deepak Kulkarni  
1740 Country Club Dr. Milpitas, CA 95035  
(408) 666-5551

**Wilk, Joanna**

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