County of Santa Clara

Department of Planning and Development

"People Centered Services"

County Government Center, East Wing, 7th Floor
70 West Hedding Street
San José, CA 95110
Phone: (408) 299-5700
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STAFF REPORT
Zoning Administration
April 9, 2024

Item #1

Staff Contact: Lara Tran, Senior Planner
(408) 299-5759, lara.tran@pln.sccgov.org

File: PLN22-006
Building Site Approval, Design Review, Grading Approval, and Planning Clearance for primary residence, detached garage, temporary agricultural residence, and livestock shelter with three plumbing fixtures

Summary: Building Site Approval, Design Review, Grading Approval, and Planning Clearance for the construction of a two-story, 7,974 square feet single-family residence, a 640 square feet detached garage, a 1,199 square feet detached accessory dwelling unit (ADU) with a 399 square feet attached garage and a 499 square feet attached junior accessory dwelling unit (JADU), a 3,750 square feet livestock shelter and green house with three plumbing fixtures, and a 397 square feet temporary agricultural residence. Grading consists of 5,581 cubic yards of cut and 4,052 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
Supervisorial District: 3

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

RECOMMENDED ACTIONS

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, and Planning Clearance subject to Conditions of Approval in Attachment B.

ATTACHMENTS INCLUDED

Attachment A – Proposed CEQA Determination
Attachment B – Proposed Conditions of Approval
Attachment C – Location &Vicinity Map
Attachment D – Proposed Plans and Visual Simulation
Attachment E – Public Comments (from February 1, 2024, Zoning Administration Hearing)
Attachment F – Story Pole Photos

PROJECT DESCRIPTION

The proposed project is for Building Site Approval, Grading Approval, and Planning Clearance for the construction of a two-story, 7,974 square feet single-family residence, a 640 square feet detached garage, a 1,199 square feet detached accessory dwelling unit (ADU) with a 399 square feet attached garage and a 499 square feet attached junior accessory dwelling unit (JADU), a 3,750 square feet livestock shelter and greenhouse with three plumbing fixtures, and a 397 square feet temporary agricultural residence. Grading consists of 5,581 cubic yards of cut and 4,052 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.

Agricultural Use

The proposed use for the single-family residence, detached garage, ADU and JADU is residential, while the use of the livestock shelter and temporary agricultural residence is agricultural. The proposed agricultural operation on the property includes keeping and rearing livestock, production of vermicompost/organic manure, production of bales of hay, and growing herbs and flowers. Portions of the livestock shelter includes an 875 sq. ft. pen area for the livestock, a 1,650 sq. ft. area for the processing of the compost, a 1,200 sq. ft. greenhouse for the growth of herbs and flowers, and a 900 sq. ft. area for an office, which includes a full bathroom (refer to Attachment D, sheet LSS 01). The applicant also noted that the flat pad created for the temporary agricultural residence would be used for planting beds for additional herb and flower growth once the temporary agricultural residence is removed.

The agricultural use also includes sales of the vermicompost/organic manure, the hay, and the herbs and flowers. The applicant also noted that there would be at least two employees/volunteers who would help with the agricultural processing and sales. Below is a table provided by the applicant detailing their proposed agricultural use.

Figure 1: Hours and Frequency of Agricultural Sales and Processing Per Week

Hours	Day	Employees/ Volunteers	Customers	Total
7am – 1pm & 4pm – 8pm	Monday – Friday	2	4	6
7am – 8pm	Saturday	2	45	47

7am – 8pm	Sunday	2	4	6

Parking

The applicant also proposes parking areas to accommodate the customers and employees visiting and utilizing the property of the agricultural use. The following parking spaces are proposed:

- An approximately 20 x 160 (3,200 sq. ft.) aggregate base parking area located to the north of the livestock structure, which can accommodate approximately 18 parking spaces. This area is proposed to for:
    - 1 tractor
    - 1 tractor equipment
    - 1 livestock trailer
    - 1 ATV parking
    - 2 Employee/Volunteer spaces
    - The remaining area (approximately 12 spaces) for customers.
- Four parking spaces (including 1 ADA parking space) located to the west of the livestock structure to accommodate additional customers.

Total proposed: 21 spaces

The proposed parking conforms with the parking requirements listed in Zoning Ordinance Chapter 4.30.040, which requires the following:

- Agricultural Processing: 1 space per 500 square feet, plus 1 per employee
    - 3 spaces required for the agricultural process area (1,650 sq. ft.) plus 2 spaces for employees (5 total).
- Agricultural Sales: 5 spaces per stand, plus 3 additional spaces for operations that allow customers access to the growing areas and pick the product themselves.
    - 5 spaces required as there is only one "stand" proposed (the livestock shelter) and the proposed agricultural use does not include customers accessing growing areas to pick the agricultural products themselves.

Total required: 10 spaces

In summary, the applicant proposes sufficient parking in compliance with the numerical parking requirements listed in Zoning Ordinance Section 4.30.040 and accommodates the anticipated number of employees and customers who will access the subject property.

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: 029-34-008 (formerly APN: 029-34-006). A preliminary easement agreement between the owner of the subject property and the owner of APN: 029-34-008 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 (Condition No. 41).

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 APNs: 029-34-008 and 029-34-007 (formerly APN: 029-34-006) which formerly operated as Serpa Quarry. APN: 029-34-008 and APN:029-34-007 are 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

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. Additionally, no circumstances exist so as to constitute an exception to the Categorical Exemption, per subsection 15300.2 (a)-(f). As such, an Initial Study and further analysis under the CEQA was not required.

B. Project/Proposal

1. **General Plan:** Hillsides

   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 (refer to Section F for a discussion of the temporary agricultural residence). The application for BSA was applied on January 6, 2022, and would be approved simultaneously with the Grading Approval, Design Review, and Planning Clearance.

2. **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):

Main Residence

Setbacks (HS-d2):	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,
Height:	27 feet maximum
Stories:	2 stories maximum
Floor Area:	Not to exceed 8,000 square feet

Table A: Compliance with Development Standards for Accessory Structures

STANDARDS & REQUIREMENTS	**CODE SECTION**	**Meets Standard (Y/N)***
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

*Note the property line adjacent to APN: 029-35-032 is considered the front, the most westerly property line is considered the rear, while the remaining lot lines are considered the sides (Classification of Lot Lines, completed on 1/22/24).

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

STANDARDS & REQUIREMENTS	**CODE SECTION**	**Meets Standard (Y/N)***
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 four (4) 24-inch box trees that are native, drought tolerant, and evergreen located to the north of the proposed single-family residence to screen the structure from the neighboring property. Additionally, the applicant proposes to plant shrubs and vines along the northern retaining walls to minimize their visibility from the neighboring properties. The landscaping screening requirements are incorporated as Condition of Approval No. 19 (Attachment B). 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 5,581 cubic yards of cut and 4,052 cubic yards of fill and a maximum vertical depth of 11 feet. These quantities are required to establish the driveway going through the southern parcel (APN: 029-34-008) 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, pad for the temporary agricultural residence, onsite driveways and parking areas.

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 (CNDDB).

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 of Santa Clara's Board adopted Design Review Guidelines. The siting of the proposed development 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 structures include non-contiguous wall planes which minimize bulking and massing. Exterior colors for the structures 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 poles were verified by staff on April 1, 2025 and affirmed that no new visibility impacts are 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 are 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 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. The proposed structures will have natural,

each-toned exterior colors with that are well below the 45 LRV (light reflective value).

Additionally, the properties to the south and northeast consist of several residential accessory structures and agricultural structures that vary in size from approximately 400 to 3,400 sq. ft. As such, the proposed 3,750 agricultural structure and residential accessory structures are compatible with the neighborhood and adjacent development.

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, the proposed development complies with the current development standards, and residential uses and agricultural uses are an allowed in the HS-d2 (Hillside with a Design Review – Milpitas Hillsides combining district overlay) zoning district. 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/greenhouse and detached garage meets the front setback for 75 feet or rear yard and meet applicable side and rear setbacks.

   For these reasons, Staff determined that the project is in compliance with the applicable zoning district regulations 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 Hillsides General Plan Policy R-LU 18 which allows for low density, and agricultural and grazing uses. The proposed development is residential and includes agricultural structures utilized for agricultural processing and sales 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 of Santa Clara'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 5,581 cubic yards of cut and 4,052 cubic yards of fill and a maximum vertical depth of 11 feet to establish the foundation of the structures, driveways, parking areas and a flat pad for the temporary agricultural residence. Construction of the ADU/JADU and detached garage are allowed accessory uses and are ancillary to the primary residence, and the grading associated with them is necessary to establish their use. The livestock shelter/greenhouse and pad for a temporary agricultural residence are allowed agricultural uses in the Hillside zone pursuant to Section 2.20.020. The proposed grading associated with establishing access to these structures and parking areas for the agricultural employees and customers is the minimum necessary. The driveways accessing the structures are the minimum widths of 22 feet as required by the County Standards and Policies Manual, and the proposed parking areas is sufficient for the proposed number of employees, customers, and agricultural equipment associated with the agricultural use. 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 single-family residential and agricultural uses on the property that will provide a safe and stable foundation for the residence and accessory structures 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, agricultural structures and associated driveways. 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 and agricultural use and the associated accessory structures, which are allowed uses in General Plan Policy R-LU 18.

   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 proposed grading is necessary for the foundation of the residences, accessory structures, agricultural structures, associated driveways and parking areas. 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 the proposed development.

   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, agricultural structures, accessory structures, driveways and associated parking 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. 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 onsite wastewater treatment system (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, and Planning Clearance. As noted throughout the Staff Report, the proposed project meets all development standards for the single-family residence, accessory structures, and agricultural structures (as noted in the Zoning Standards above) and all the findings for Building Site Approval, Grading Approval, and Design Review. Lastly, the temporary agriculture residence meets the requirements in the Zoning Ordinance Code and therefore a Planning Clearance could be granted.

BACKGROUND

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 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.

The project was noticed and placed on the Zoning Administration Hearing for February 1, 2024. During the hearing on February 1, 2024, the item was continued to a date uncertain to allow the applicant to address concerns brought forth by the community regarding the livestock shelter and its location near a golf course. The applicant revised their project proposal to address the community concerns by changing the design and location of the livestock shelter and associated grading. The modified application was submitted on March 12, 2024, and was subsequently deemed incomplete on April 11, 2024. Staff continued to work with the applicant on revisions to their plans and the modified application was deemed complete on March 3, 2025.

Story poles for the proposed project were erected and inspected by staff on April 1, 2025, and 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

March 28, 2025[1], and published in the Post Record on the same date. The project received ten (10) public comments at the February 1, 2024 Zoning Administration Hearing, all of which were in support of the project, and are provided as background reference in Attachment E. As of the writing of this report, no additional comments from the public were received.

STAFF REPORT REVIEW

Prepared by: Lara Tran, Senior Planner 

Reviewed by: Joanna Wilk, Principal Planner 

[1] San Jose Post Record; https://www.postrecord.news/home.cfm?ref=legalnotices&disp=1 – Legal Notices March 28, 2025; https://www.postrecord.news/LegalNotices/SJR-2025-03-28.pdf.

Attachment A

Proposed CEQA Determination

County of Santa Clara

Department of Planning and Development

"People Centered Services"

County Government Center, East Wing, 7th Floor
70 West Hedding Street
San José, CA 95110
Phone: (408) 299-5700
Website: plandev.santaclaracounty.gov

STATEMENT OF EXEMPTION

from the California Environmental Quality Act (CEQA)

FILE NUMBER	APN(S)	DATE
PLN22-006	029-35-007	4/3/2025

PROJECT NAME	APPLICATION TYPE
Single-Family Residence; Auguste Court, Milpitas	Building Site Approval, Design Review, Grading Approval, and Planning Clearance

OWNER	APPLICANT
Barsana, LLC	Barsana, LLC

PROJECT LOCATION

Auguste Court, Milpitas

PROJECT DESCRIPTION

Building Site Approval, Grading Approval, and Planning Clearance for the construction of a two-story, 7,974 square feet single-family residence, a 640 square feet detached garage, a 1,199 square feet detached accessory dwelling unit (ADU) with a 399 square feet attached garage and a 499 square feet attached junior accessory dwelling unit (JADU), a 3,750 square feet livestock shelter with three plumbing fixtures, and a 397 square feet temporary agricultural residence. Grading consists of 5,581 cubic yards of cut and 4,052 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.

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.

CEQA (GUIDELINES) EXEMPTION SECTION

Section 15303(a) - Class 3: New Construction or Conversion of Small Structures
(see complete text of Section 15303 on next page).

COMMENTS

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 15300.2(c).

Board of Supervisors: Sylvia Arenas, Betty Duong, Otto Lee, Susan Ellenberg, Margaret Abe-Koga
County Executive: James R. Williams

APPROVED BY: Lara Tran, Senior Planner	DocuSigned by: Lara Tran 747B96A85CB94DC... Signature	4/3/2025 Date

Attachment B

Preliminary Conditions of Approval

PRELIMINARY CONDITIONS OF APPROVAL
BUILDING SITE APPROVAL, GRADING APPROVAL, DESIGN REVIEW, AND PLANNING CLEARANCE

Owner/Applicant: Barsana LLC/ Barsana LLC
Location: Auguste Court (APN: 029-35-007)
File Number: PLN22-006
Project Description: Building Site Approval, Grading Approval, Design Review, and Planning Clearance for the construction of a two-story, 7,974 square feet single-family residence, a 640 square feet detached garage, a 1,199 square feet detached accessory dwelling unit (ADU) with a 399 square feet attached garage and a 499 square feet attached junior accessory dwelling unit (JADU), a 3,750 square feet livestock shelter with three plumbing fixtures, and a 397 square feet temporary agricultural residence. Grading consists of 5,581 cubic yards of cut and 4,052 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.

The project does not require coverage by the Santa Clara Valley Habitat Conservation Plan (HCP).

Agency	Name	Phone	E-mail
Planning	Lara Tran	(408) 299-5759	lara.tran@pln.sccgov.org
Land Development Engineering	Ed Duazo	(408) 299-5733	ed.duazo@pln.sccgov.org
Environmental Health	Darrin Lee	(408) 918-3435	darrin.lee@cep.sccgov.org
Fire Marshal's Office	Alex Goff	(408) 299-5760	alex.goff@sccfd.org
Geology	David Seymour	(408) 573-6711	david.seymour@pln.scgov.org

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.

Planning

2. Development must take place according to approved grading plans prepared by C2G Civil Engineering Consultants, submitted February 3, 2025, 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/greenhouse, 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.

4. Existing zoning is HS-d2 (Hillsides in the Design Review – Milpitas combining district). Maintain the following minimum residential setbacks:

Front:	30 feet
Sides:	30 feet
Rear:	30 feet
Height:	27 feet (maximum)
Stories:	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 Zoning Ordinance Section 4.30.030.

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. The proposed agricultural sales and processing use requires the following pursuant to Zoning Ordinance Section 4.30.040. These minimum parking requirements shall be adhered to on the final plans submitted for building and grading permits:
    - Agricultural Processing: 1 space per 500 square feet of agricultural processing, plus 1 per employee
    - Agricultural Sales: 5 per stand, plus 3 additional spaces for operations that allow customers access to the growing areas and pick the product themselves.

9. One ADU is allowed and shall be limited to 1,200 square feet in floor area pursuant to Zoning Ordinance Section 4.10.015(D)(1); 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 Zoning Ordinance Section 4.10.015(F).

10. 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 Zoning Ordinance Section 4.10.015.

11. An ADU shall have at least one (1) parking space, which does not need to be covered pursuant to Zoning Ordinance Section 4.10.015(I).

12. 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

13. The property owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to adjoining property.

Department of Environmental Health

14. 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.

15. 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 (GRADING/BUILDING) PERMIT ISSUANCE

Planning

16. **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.

17. **Prior to the issuance of a building permit,** and pursuant to Zoning Ordinance 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**.

Landscape Plans

18. 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.

19. To minimize visibility of the proposed development from neighboring properties and the valley floor, submit a landscaping plan that includes the following:
    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 plating 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 > Plans and Ordinances > Landscape Ordinance

20. 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.

21. Windows on the structures shall utilize non-reflective materials as light, bright and reflective materials shall be avoided on the exterior surfaces of buildings.

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.

<u>Land Development Engineering</u>

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). 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 > Resources > reports and work products > New Development and Redevelopment >C.3 Stormwater Handbook (June 2016)

37. Submit one (1) 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 > 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 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. Through the Department of Environmental Health (DEH), apply for and receive an approval for the proposed onsite wastewater treatment system (OWTS). This is a separate submittal to DEH and subject to completion of a service application, submittal of an OWTS plan overlaid onto the final grading and drainage as submitted to Land Development and Engineering, and payment of applicable fees.

    A. Based upon a percolation rate of 11.46 minutes per inch (MPI) and application rate of 1.0 gallons per day per square foot (gpd/sqft), onsite sewage disposal and treatment has been determined as utilization of 5,000 gallon septic tank, a pump tank with at least 1.5 day storage capacity, an approved treatment pod/ proprietary treatment system, a dual drip dispersal field sized with a minimum sizing requirement as 2080 square feet plus 2080 square feet. As conditioned, this onsite wastewater treatment system can accommodate a waste flow design not to exceed 2080 gallons per day (or 8 bedroom single family residence, a 3 bedroom accessory dwelling unit, a 2 bedroom junior accessory dwelling unit, a 2 bedroom agricultural housing trailer, 2 employees and 11 visitors per day.
    B. To ensure proper OWTS sizing, submit final floor plans for all habitable structures, including the housing trailer.

45. As evidence of achieving of water clearance, include a current copy of the DEH generated water clearance an exhibit within the formal building permit application

Fire Marshal Office

Fire Protection – Water

46. 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.

47. 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.

48. 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

49. 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.

50. 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.

51. 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

52. 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.

53. 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.

54. 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

55. 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

56. **Prior to final inspection**, contact Lara Tran 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 18, 19, and 20.

Land Development Engineering

57. 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 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.

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

Department of Environmental Health

59. 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.

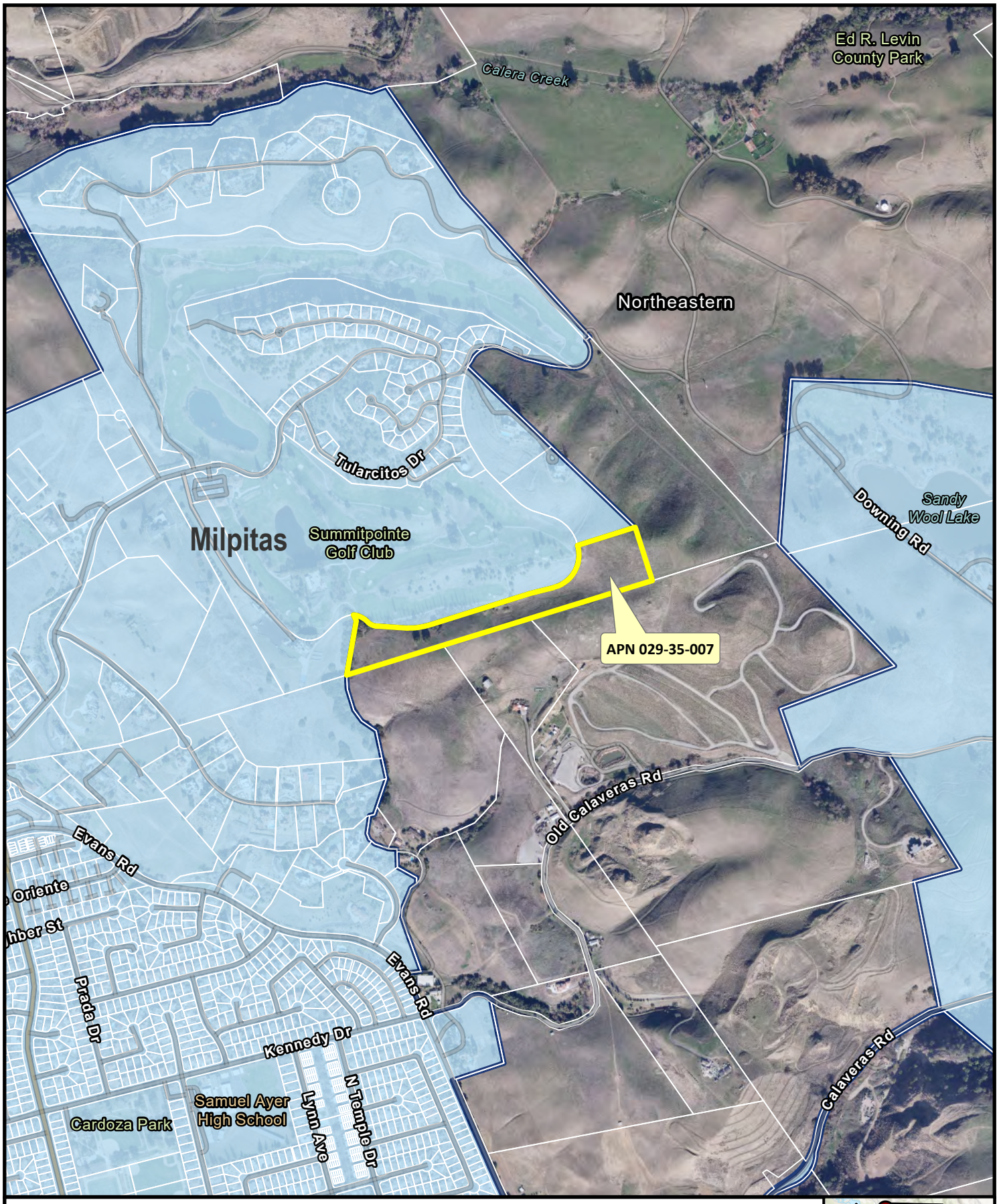
Fire Marshal Office

60. An approved residential fire sprinkler system complying with CFMO-SP6 shall be installed throughout the residential structures.

61. Non-residential structures are to have an NFPA 13 fire sprinkler system. The fire sprinkler system shall be installed and finaled by County Fire Marshal 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

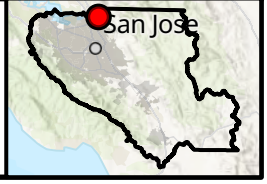


Location and Vicinity Map

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

N

1,000
Feet



Attachment D

Site Plan and Visual Simulations

BARSANA RESIDENCE
APN: 029-35-007

INDEX OF SHEETS

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C0.2 - PROPOSED SITE ACCESS & EASEMENTS
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C1.1 - EXISTING ACCESS ROAD PLAN & PROFILE
C1.2 - ACCESS ROAD PLAN & PROFILE
C1.3 - ACCESS ROAD PLAN & PROFILE
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C1.6 - EXISTING INFILTRATION POND PLAN
C1.7 - SANTACLARA COUNTY STORM WATER PEAK FLOW CALCULATIONS AND SECTIONS
C1.8 - TRIBUTARY AREA MAP
C1.9 - STORMWATER MANAGEMENT PLAN - GOKULAM
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C3.0 - OVERALL SITE PLAN & CUT/FILL ANALYSIS
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C3.2 - CUT/FILL SECTIONS
C3.3 - CUT/FILL SECTIONS
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SSP-6 CONSTRUCTION NOTES AND DETAILS
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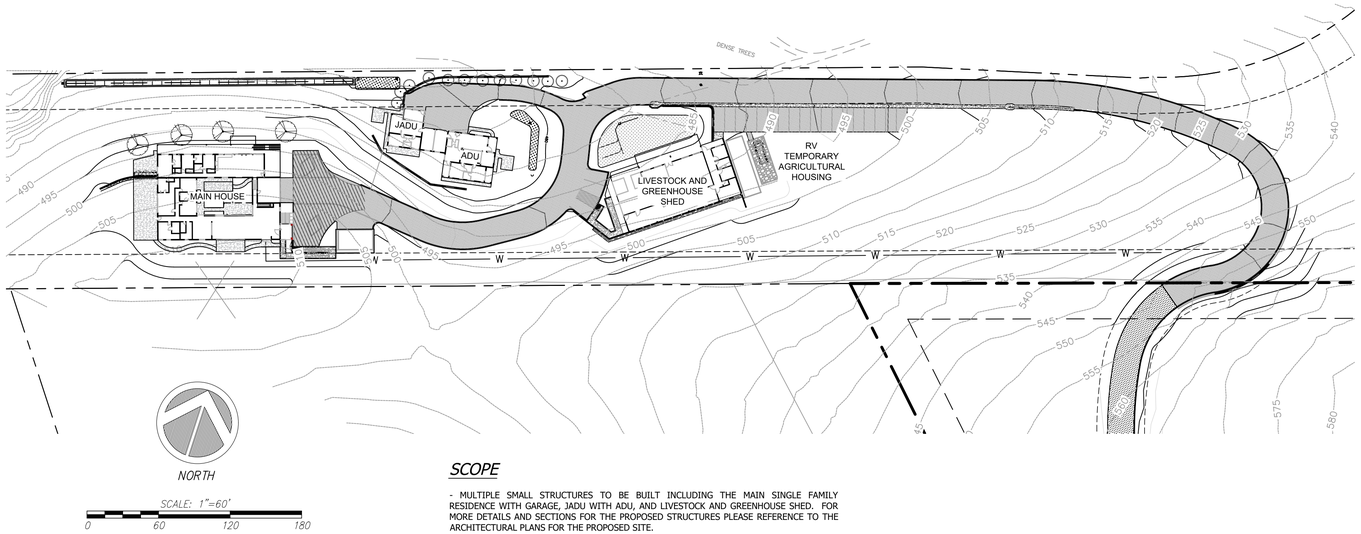
SSP-9 OPERATION & MAINTENANCE REQUIREMENTS

LANDSCAPE PLANS

L-1 OVERALL LANDSCAPE PLAN
L-2 ENLARGED LANDSCAPE PLAN



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

SCOPE

- MULTIPLE SMALL STRUCTURES TO BE BUILT INCLUDING THE MAIN SINGLE FAMILY RESIDENCE WITH GARAGE, JADU WITH ADU, AND LIVESTOCK AND GREENHOUSE SHED. 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 = 7,974 SQ FT
-PROPOSED DETACHED GARAGE = 640 SQ FT
-PROPOSED JADU & ADU = 2,098 SQ FT
-PROPOSED LIVESTOCK AND GREENHOUSE SHED = 3,750 SQ FT
-PROPOSED RV TEMPORARY AGRICULTURAL RESIDENCE = 397 SQ FT

OWNER/DEVELOPER:

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

CIVIL ENGINEER:

C2G/CIVIL CONSULTANTS GROUP, INC
4444 SCOTTS VALLEY DRIVE STE. 6
SCOTTS VALLEY, CA 95066
PHONE: (831) 438-4420
EMAIL: david@c2gengrs.com

SURVEYOR

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

ARCHITECT:

JOHNSTON ARCHITECTURE GROUP (JAG)
6738 MOHAWK STREET
SAN DIEGO, CA 92115
PHONE (702) 465-2777
EMAIL: matthew.johnston.aia@gmail.com

SEPTIC:

QUESTA ENGINEERING CORP.
P.O. BOX 70356
1220 BRICKYARD COVE ROAD POINT
RICHMOND, CA 94807
PHONE (510) 236-6114
EMAIL: questa@questaec.co

LANDSCAPE ARCHITECT

AITKEN ASSOCIATES LANDSCAPE ARCHITECTS
8262 RANCHO REAL
GILROY, CA 95020
PHONE (408) 842-0245
EMAIL: karen@kaa.design

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 REMIANS 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 APPROPRATE EVALUATION PROCEDURES.

(N) IMPERVIOUS AREAS TABLE			
DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)	EQUIVALENT AREA (ACRES)
EXISTING	0	0	0
MAIN BULDING & GARAGE	7,763	0.178	0.178
JADU & ADU	2,812	0.065	0.065
AC ROAD	27,781	0.638	0.638
CONCRETE VALLEY GUTTER	2,461	0.056	0.056
LIVESTOCK AND GREENHOUSE SHED	5,205	0.119	0.119
CONCRETE WALKWAY	4,417	0.101	0.101
AC PARKING	4,107	0.094	0.094
RV TEMPORARY AG HOUSING	532	0.012	0.008
TOTAL (N) IMPERVIOUS AREA	55,078	1.264	1.260
TOTAL LOT AREA	686,854	15.768	15.768
IMPERVIOUS % OF TOTAL LOT			16.0%

IMPERVIOUS AREA IN APN 029-34-004			
DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)	EQUIVALENT AREA (ACRES)
NEW ASPHALT ROAD	49,650	1.140	1.140
NEW CONCRETE GUTTER	12,715	0.292	0.292

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

1

BUILDING SITE APPROVAL SLOPE CALCULATIONS

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

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

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

PROJECT EARTHWORK QUANTITIES

FOR BARSANA LOT (APN 029-35-007)

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 RESIDENCE BLDG + 5' PERIMETER	773	279	494(C)	10.6	4.6
MAIN RESIDENCE SITE GRADING & DWY	2528	518	2010(C)	10.8	5.7
ADU/JADU BLDG + 5' PERIMETER	161	87	74(C)	5.6	4.0
ADU/JADU SITE GRADING & DWY	563	794	382(F)	7.2	6.7
ROAD (APN 029-35-007)	527	1692	1165(F)	8.4	6.7
RV TEMPORARY AG HOUSING + 5' PERIMETER	415	157	258(C)	6.6	2.7
LIVESTOCK AND GREENHOUSE SHED SITE GRADING AND DWY	614	525	89(C)	7.0	5.4
TOTAL	5581	4052	1529(C)		

NET VOLUME = 1,529 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

FOR GOKULAM LOT, APN 029-34-004, UNDER GRADING PERMIT DEV23-1588-MOD1

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
ROAD (APN 029-34-004)	1870	3101	1231(F)	9.0	9.3

NET VOLUME = 1,231 CU.YDS. OF FILL

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 LOCATION



VICINITY MAP

SCALE: NTS

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 CFNO W2 & W5 . TANKS GREATER THAN 12 FEET IN HEIGHT WILL REQUIRE A SEPARATE BUILDING PERMIT.**
4. **FIRE HYDRANT SHALL MEET STANDARDS SET IN CFM0-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**

1

FIRE ACCESS NOTE

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

DEFFERED SUBMITAL NOTE

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

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
4 RESUBMITTAL AND REVISION 01/07/25	DD

COVER SHEET

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

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BARSANA RESIDENCE
AUGUSTE COURT
APN: 029-35-007

Date:	08/14/24
Scale:	1" = 60'
Drawn:	DD
Job:	3007.02
Sheet:	C0.1
Of	49 Sheets

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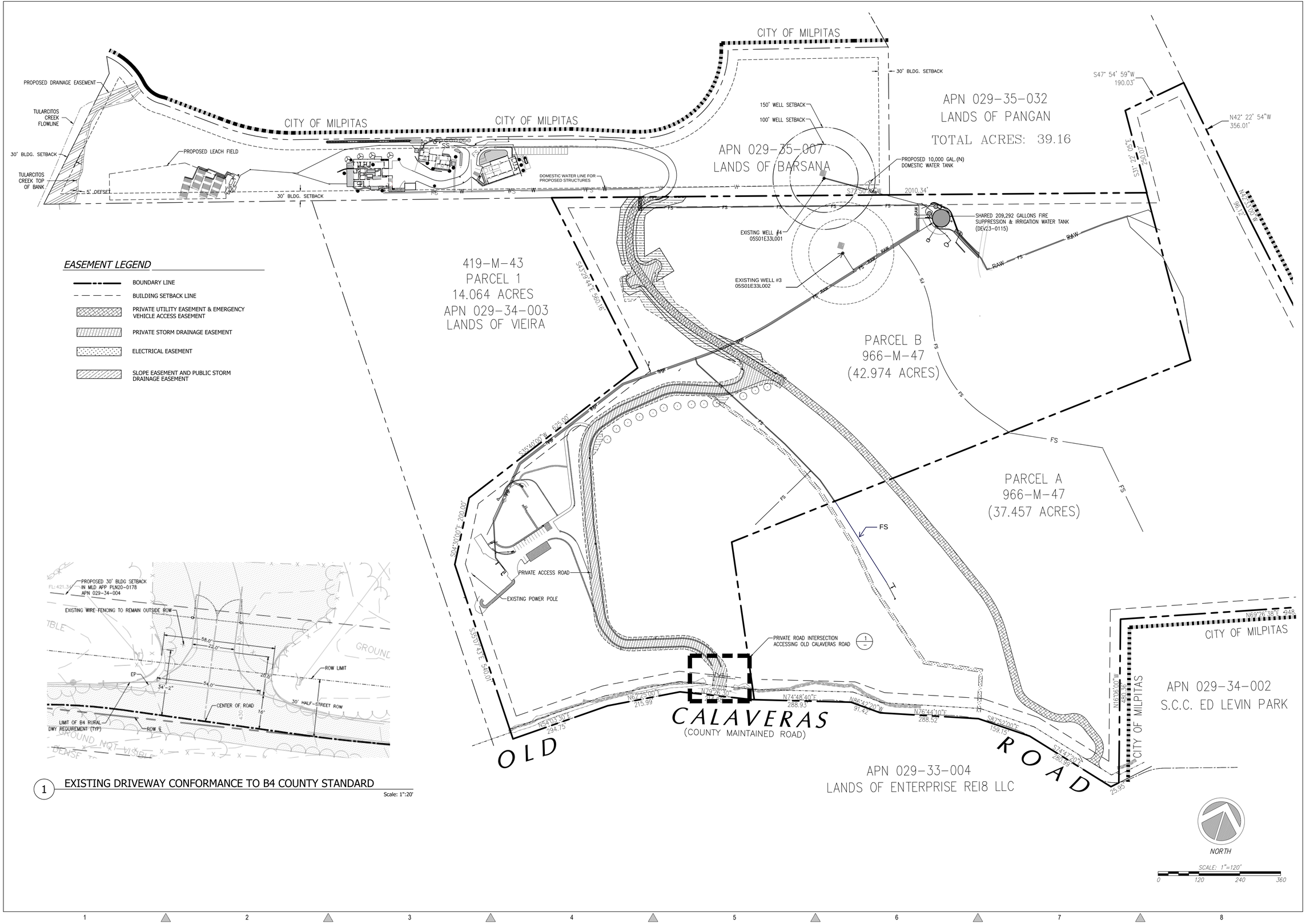

EASEMENT LEGEND

- BOUNDARY LINE
- BUILDING SETBACK LINE
- PRIVATE UTILITY EASEMENT & EMERGENCY VEHICLE ACCESS EASEMENT
- PRIVATE STORM DRAINAGE EASEMENT
- ELECTRICAL EASEMENT
- SLOPE EASEMENT AND PUBLIC STORM DRAINAGE EASEMENT

1 EXISTING DRIVEWAY CONFORMANCE TO B4 COUNTY STANDARD

Scale: 1":20'

REVISIONS	BY
1 RESPONSE TO SCC COMMENTS 11/05/21	DD
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3 RESPONSE TO SCC COMMENTS 05/25/23	DD
4 RESUBMITTAL AND REVISION 01/07/25	DD

PROPOSED SITE ACCESS & EASEMENTS

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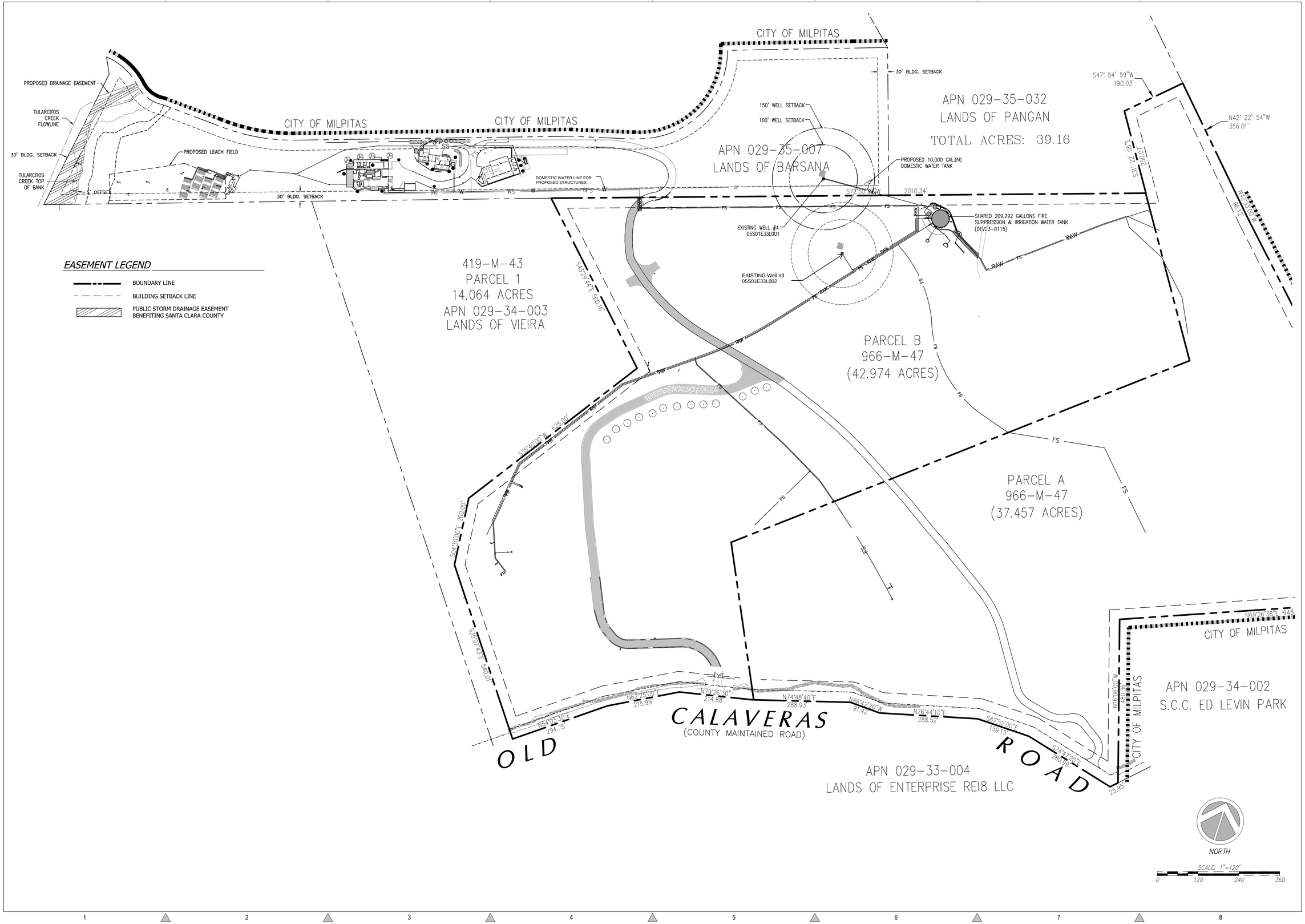

REVISIONS	BY
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3 RESPONSE TO SCC COMMENTS 05/25/23	DD
4 RESUBMITTAL AND REVISION 01/07/25	DD

PROPOSED STORMDRAIN EASEMENTS

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

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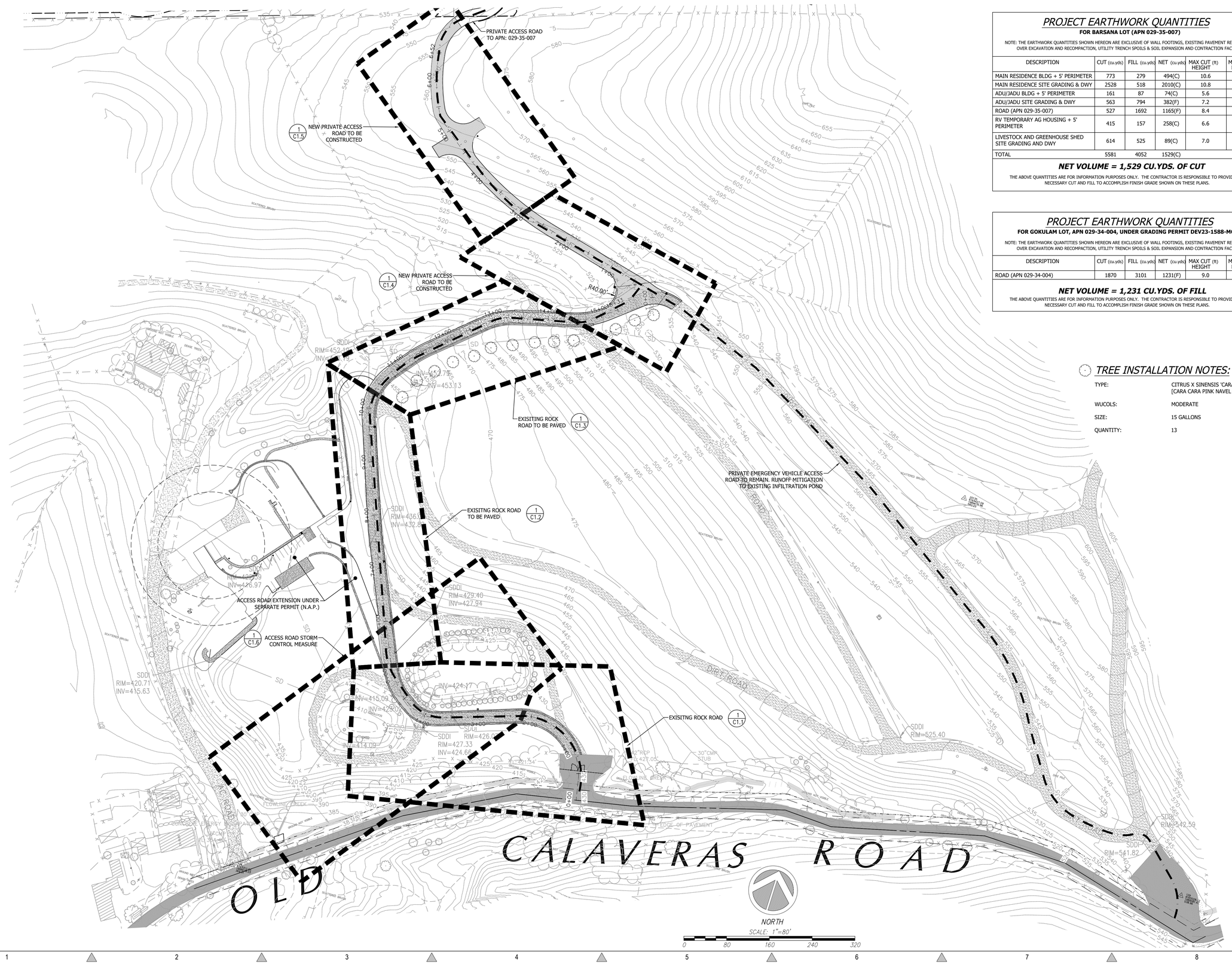

PROJECT EARTHWORK QUANTITIES

FOR BARSANA LOT (APN 029-35-007)

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.

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LIVESTOCK AND GREENHOUSE SHED SITE GRADING AND DWY	614	525	89(C)	7.0	5.4
TOTAL	5581	4052	1529(C)		

NET VOLUME = 1,529 CU.YDS. OF CUT

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PROJECT EARTHWORK QUANTITIES

FOR GOKULAM LOT, APN 029-34-004, UNDER GRADING PERMIT DEV23-1588-MOD1

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.

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ROAD (APN 029-34-004)	1870	3101	1231(F)	9.0	9.3

NET VOLUME = 1,231 CU.YDS. OF FILL

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TREE INSTALLATION NOTES:

TYPE:	CITRUS X SINENSIS 'CARA CARA' [CARA CARA PINK NAVEL ORANGE]
WUCOLS:	MODERATE
SIZE:	15 GALLONS
QUANTITY:	13

REVISIONS	BY
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3 RESPONSE TO SCC COMMENTS 05/25/23	DD
4 RESUBMITTAL AND REVISION 01/07/25	DD

EXISTING SITE ACCESS

REGISTERED PROFESSIONAL ENGINEER
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APN: 029-35-007

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Of	49 Sheets

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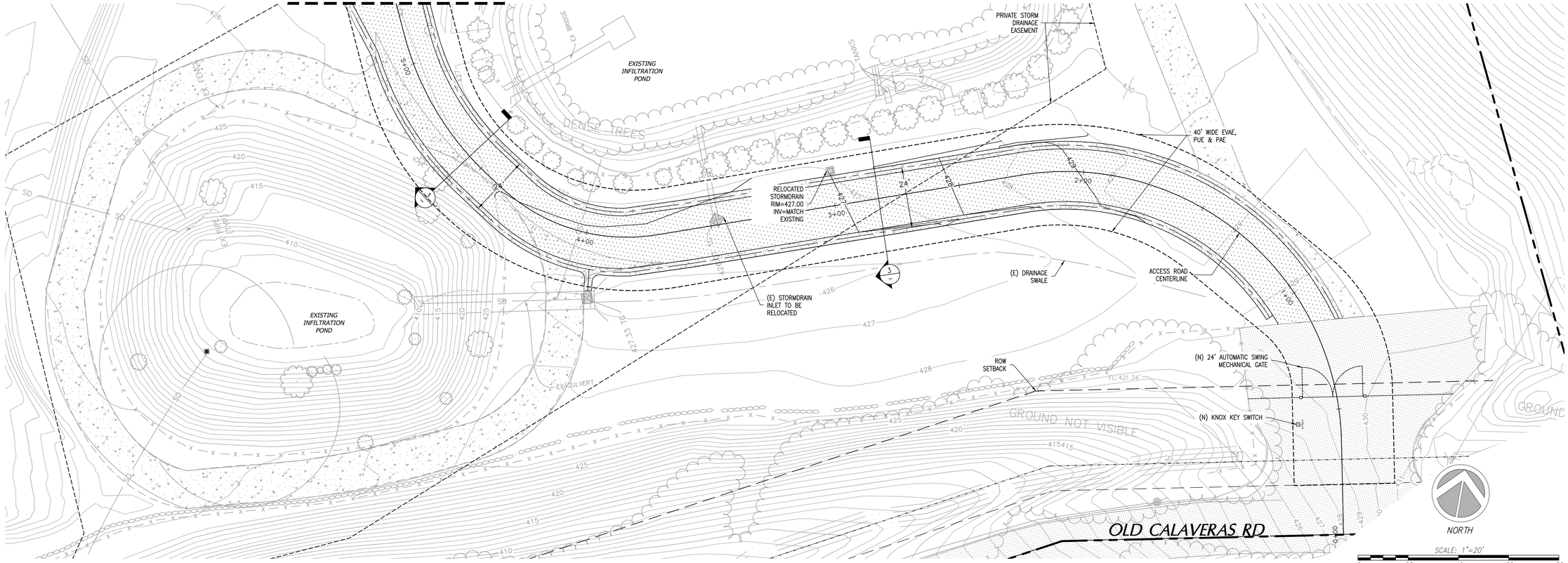
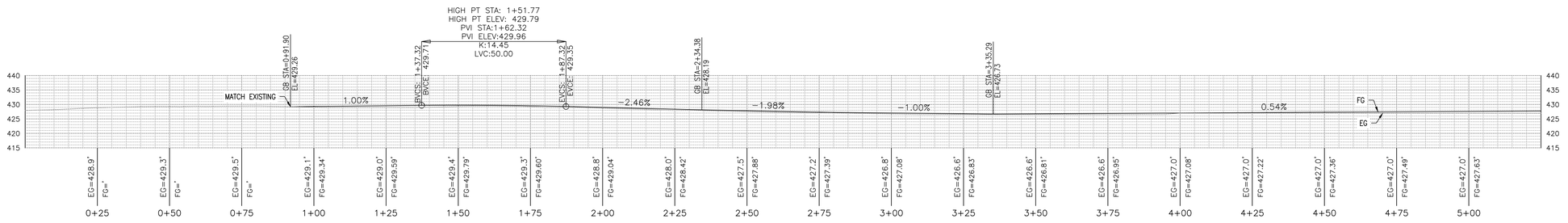


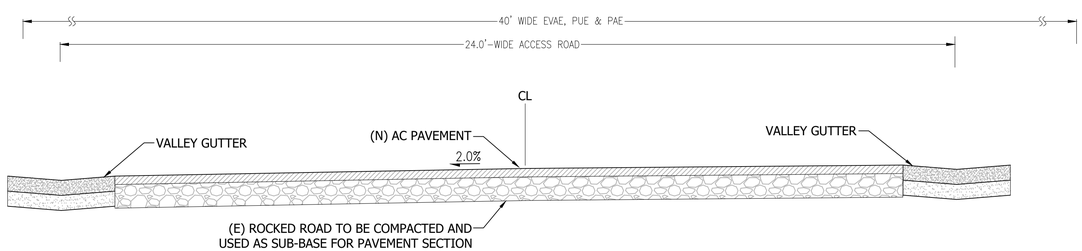
1 EXISITNG ACCESS ROAD PLAN

Scale: 1:20



2 ACCESS ROAD PROFILE - STA. 0+00 TO 5+25

Scale: 1:20



3 22'-WIDE ACCESS ROAD SECTION

Scale: 1":2'

REVISIONS	BY
1 RESPONSE TO SCC COMMENTS 11/05/21	DD
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3 RESPONSE TO SCC COMMENTS 05/25/23	DD
4 RESUBMITTAL AND REVISION 01/07/25	DD

EXISITNG ACCESS ROAD PLAN & PROFILES

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

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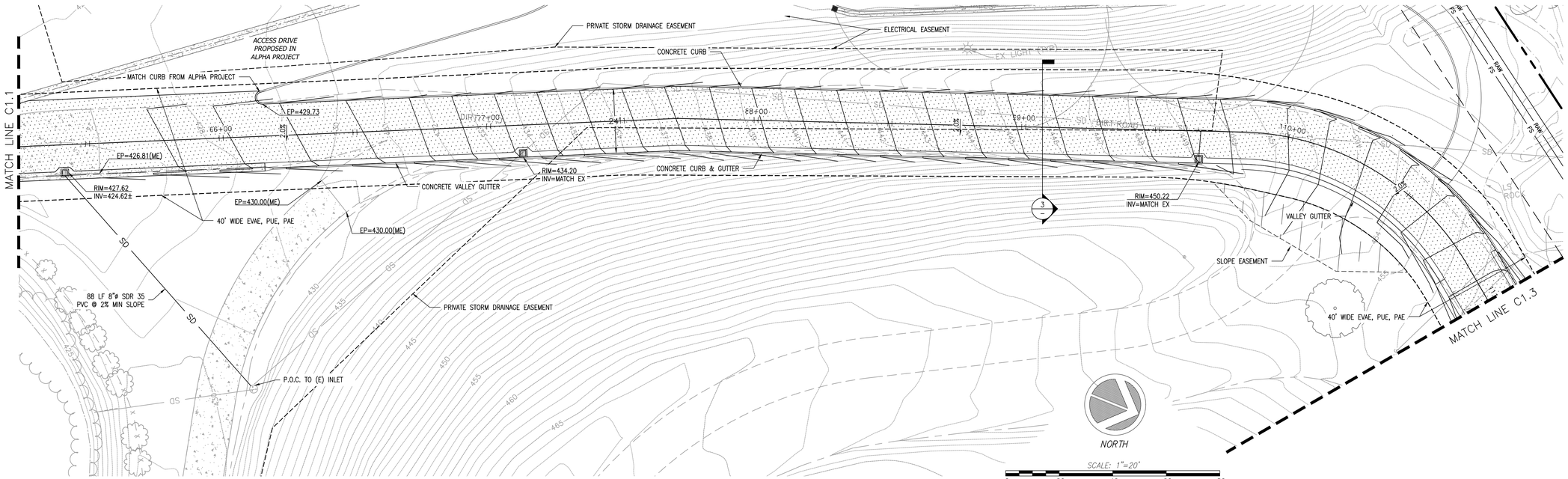
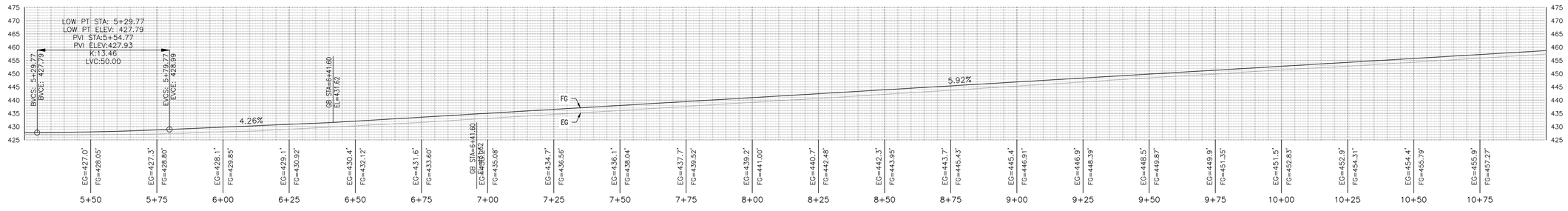


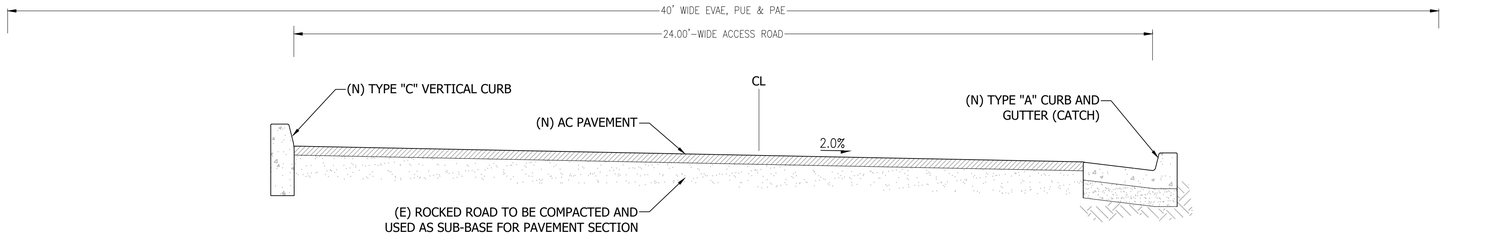
1 PROPOSED ACCESS ROAD PLAN

Scale: 1:20



2 ACCESS ROAD PROFILE - STA. 5+25 TO 11+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
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ACCESS ROAD PLAN & PROFILES

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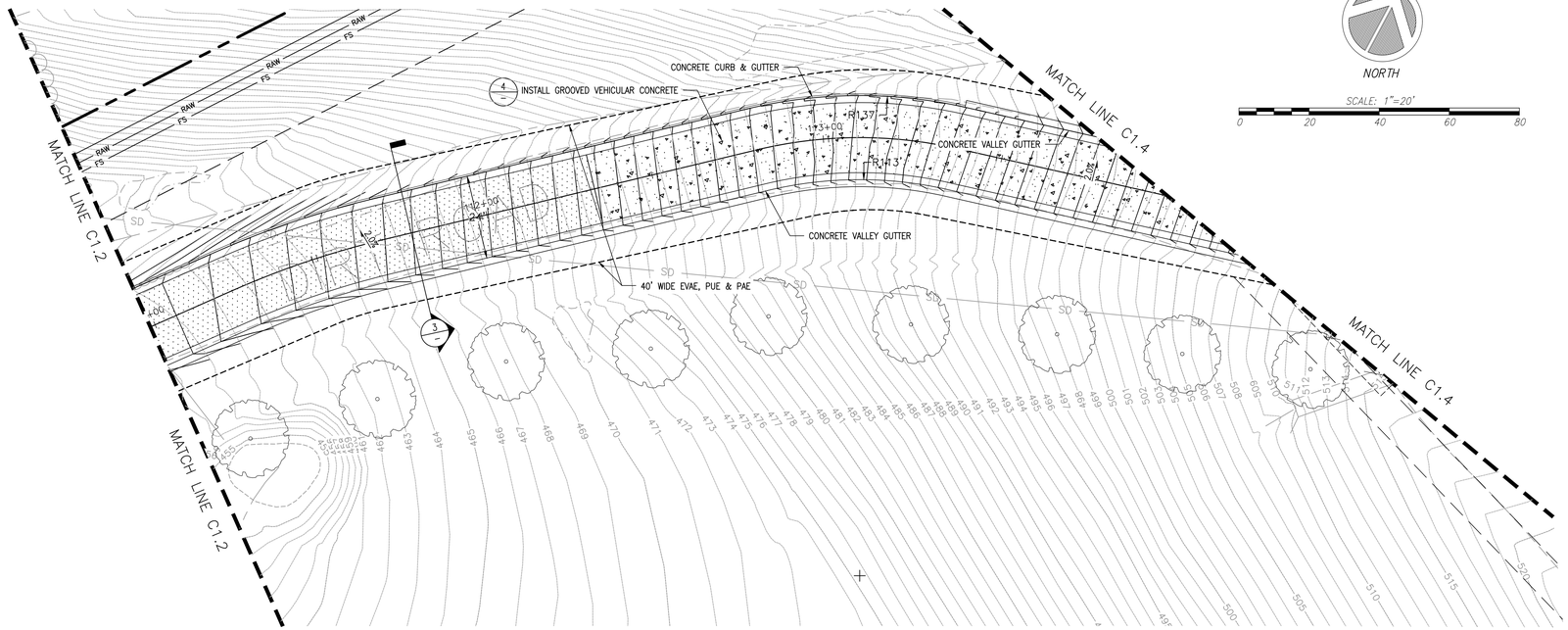
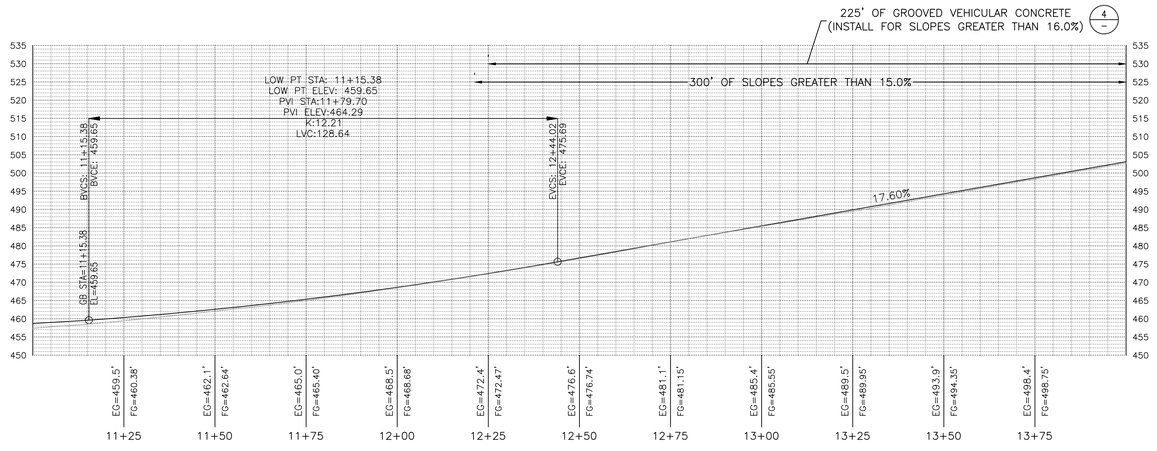


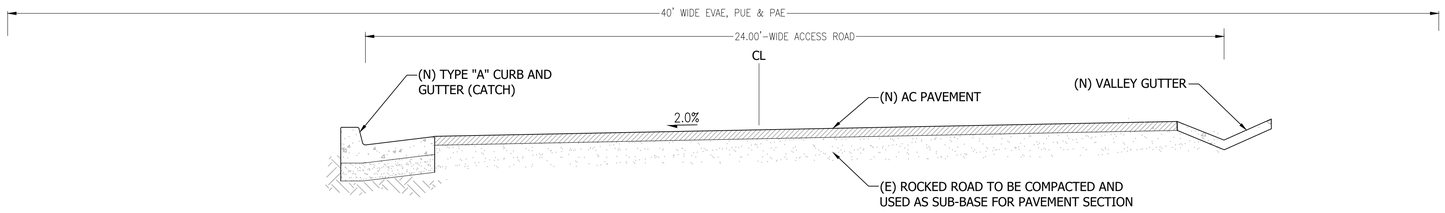
1 PROPOSED ACCESS ROAD PLAN

Scale: 1:20



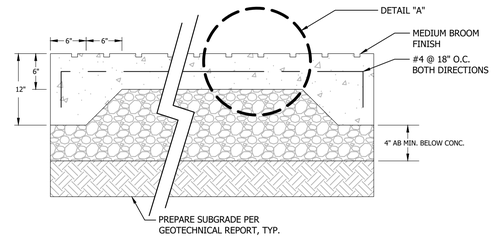
2 ACCESS ROAD PROFILE - STA. 11+00 TO 14+00

Scale: 1:20

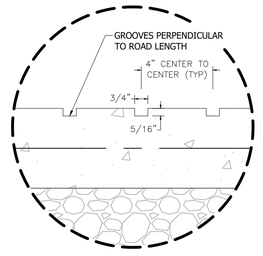


3 24'-WIDE ACCESS ROAD SECTION

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.



DETAIL "A"

4 VEHICULAR CONCRETE SECTION W/ GROOVES

Scale: NTS

REVISIONS	BY
1 RESPONSE TO SCC COMMENTS 11/05/21	DD
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3 RESPONSE TO SCC COMMENTS 05/25/23	DD
4 RESUBMITTAL AND REVISION 01/07/25	DD

ACCESS ROAD PLAN & PROFILES

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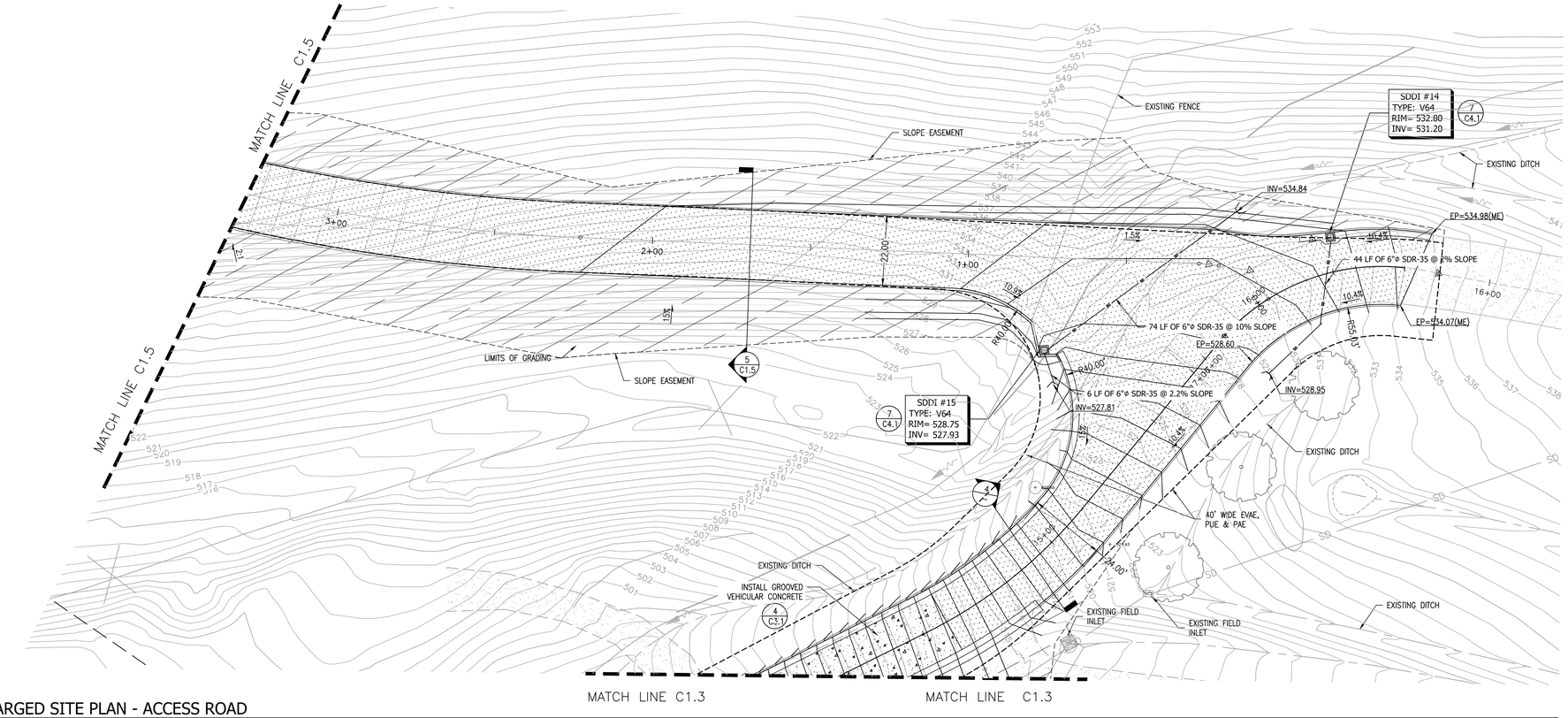
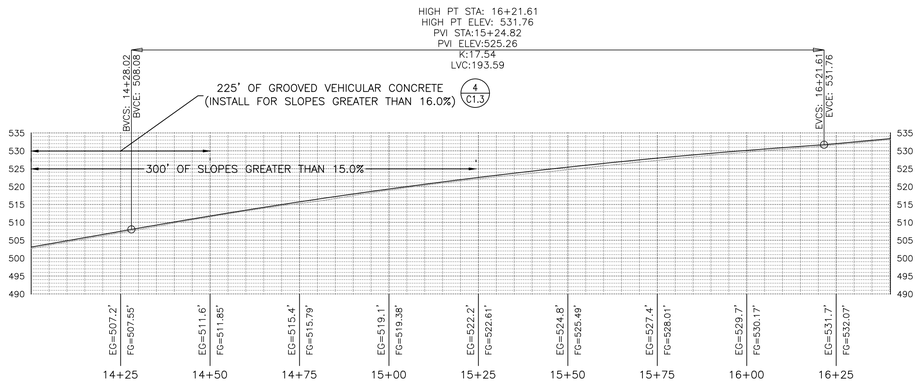


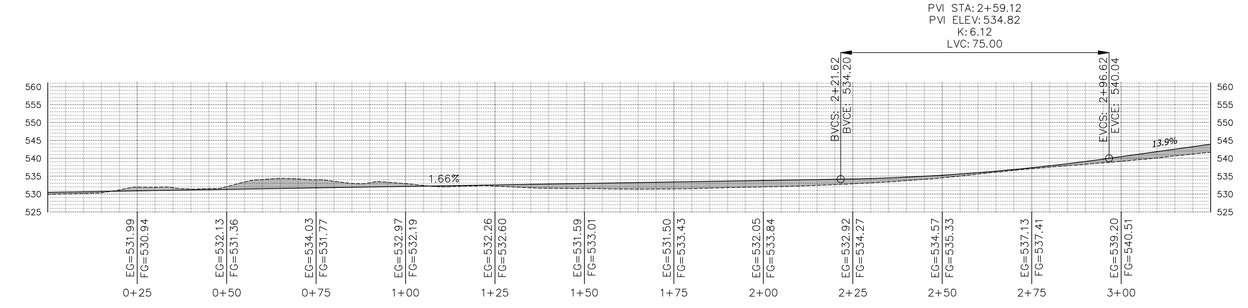
1 ENLARGED SITE PLAN - ACCESS ROAD

Scale: 1":20'



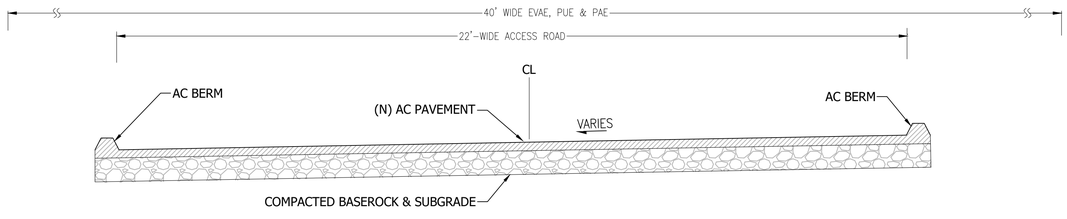
2 ACCESS ROAD PROFILE - STA. 14+00 TO 16+45

Scale: 1:20



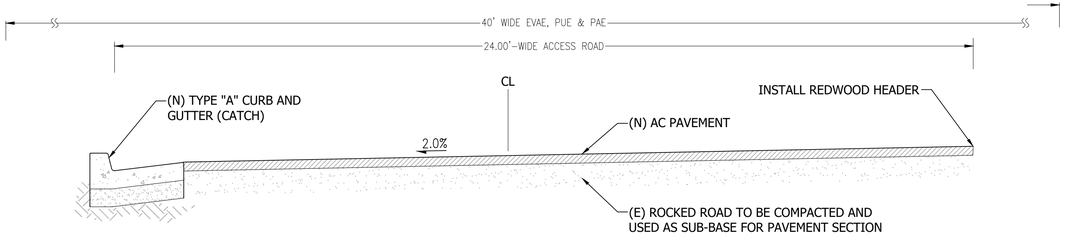
3 MAIN ROAD PROFILE - STA. 0+00 TO 3+25

Scale: 1:20



4 22'-WIDE ACCESS ROAD SECTION

Scale: 1":2'



5 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
4 RESUBMITTAL AND REVISION 01/07/25	DD

ACCESS ROAD PLAN & PROFILE

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

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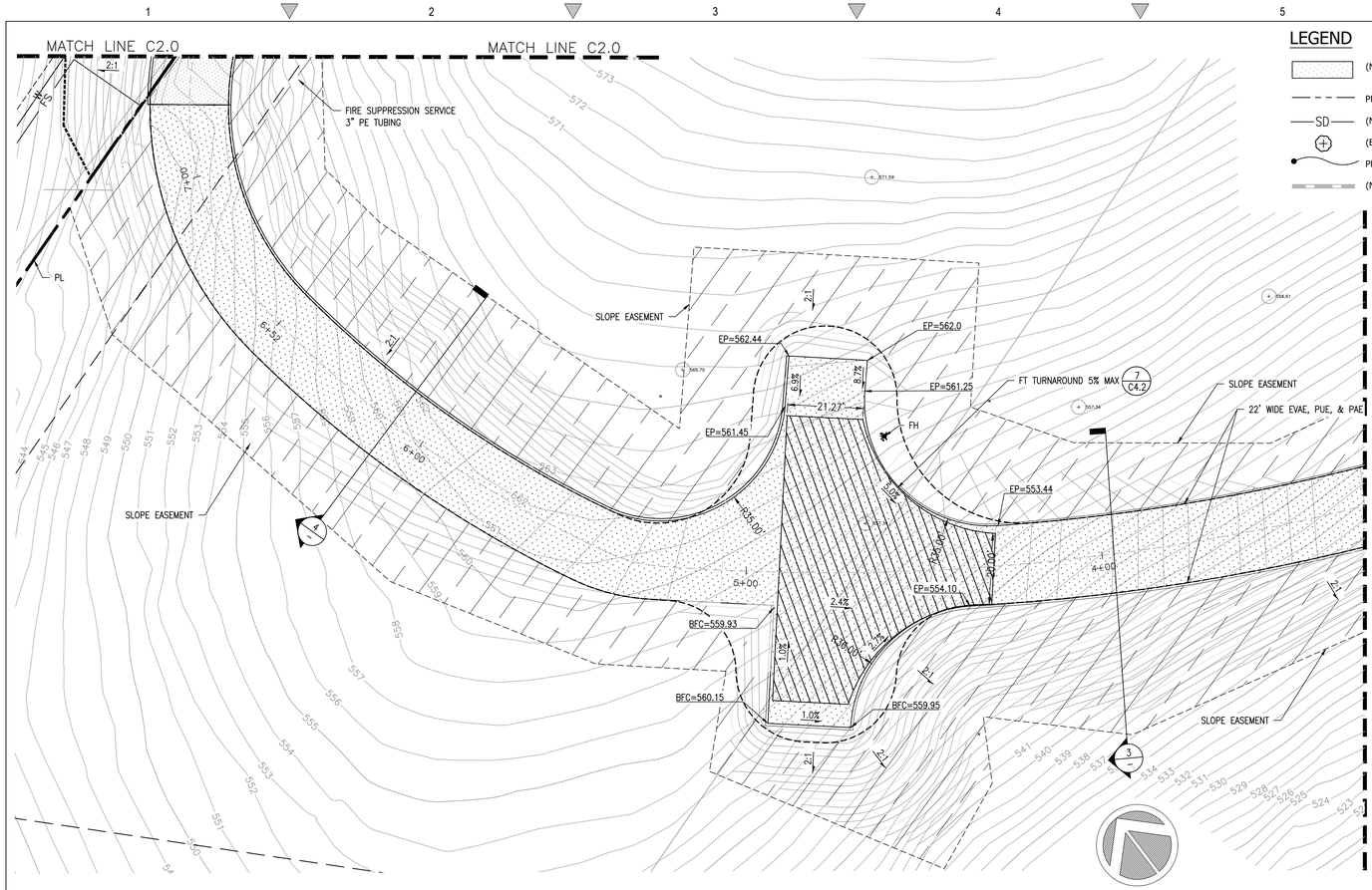
BARSANA RESIDENCE
AUGUSTE COURT
APN: 029-35-007

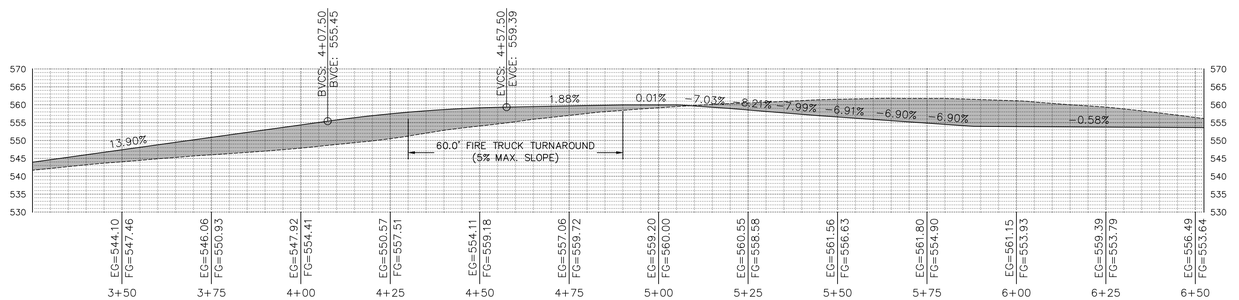
Date:	08/14/24
Scale:	1" = 20'
Drawn:	DD
Job:	3007.02
Sheet:	C1.4
Of	49 Sheets

Drawing: Z:\Drawn\JOB\3007.02 - BRF - Swiss Quarry 15 acre SFR\Design\CAD\Sheets\3007.02 - C1.4 - ACCESS STREET PLAN & PROFILE.dwg Layout: C1.4 - PLAN&PROFILE Last Saved: Thu Jan 02, 2025 - 1:55pm Last Plotted: Tue Jan 07, 2025 - 8:27am By: TrevorAndrews



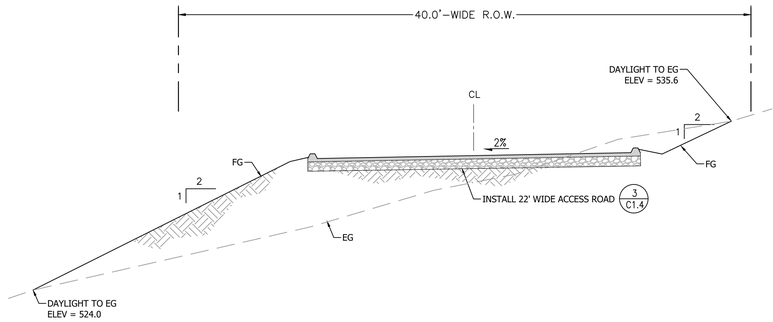
1 ENLARGED SITE PLAN - ACCESS ROAD

Scale: 1":20'



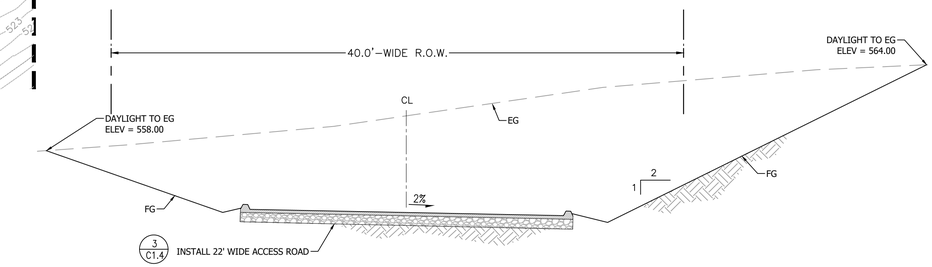
2 MAIN ROAD PROFILE - STA. 3+25 TO 6+52

Scale: 1:20



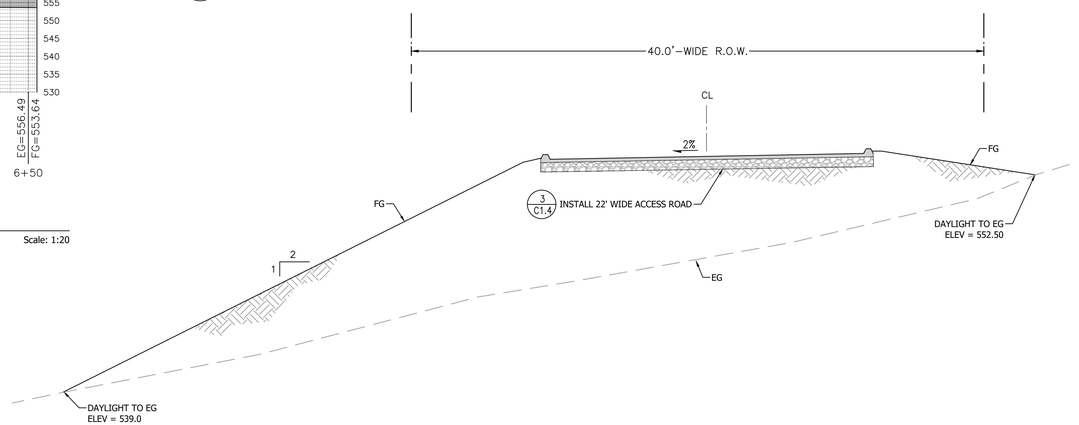
5 MAIN ROAD SECTION - STA. 1+68

Scale: 1:5



4 MAIN ROAD SECTION - STA. 6+10

Scale: 1:5



3 MAIN ROAD SECTION - STA. 3+97

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
4 RESUBMITTAL AND REVISION 01/07/25	DD

PROPOSED ACCESS PLAN AND PROFILE

REGISTERED PROFESSIONAL ENGINEER
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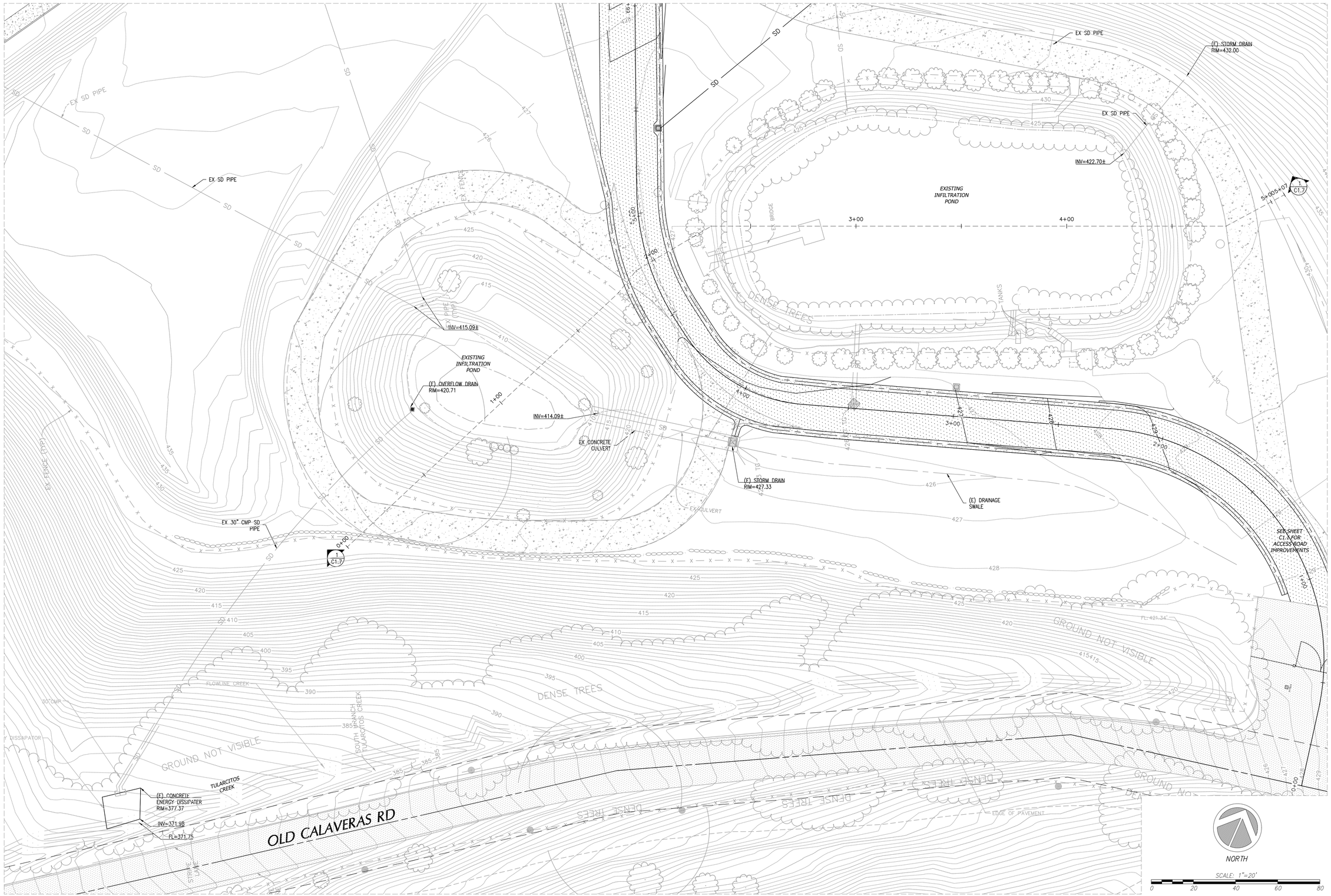
Drawing: Z:\Shared\CAD\3007.02 - MF - Serpa Quarry 35 acre SFR\Design\CAD\Sheets\3007.02 - C1.5 - ACCESS STREET PLAN & PROFILE.dwg Layout: C1.5 - PLAN&PROFILE Last Saved: Thu Jan 02, 2025 - 1:53pm Last Plotted: Tue Jan 07, 2025 - 8:38am By: TrevorAndrews

BARSANA RESIDENCE
AUGUSTE COURT
APN: 029-35-007

Date:	08/14/24
Scale:	1" = 20'
Drawn:	DD
Job:	3007.02
Sheet:	C1.5
Of	49 Sheets



1 ACCESS ROAD EXISITNG STORM CONTROL PLAN

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
4 RESUBMITTAL AND REVISION 01/07/25	DD

EXISITNG INFILTRATION POND PLAN

REGISTERED PROFESSIONAL ENGINEER
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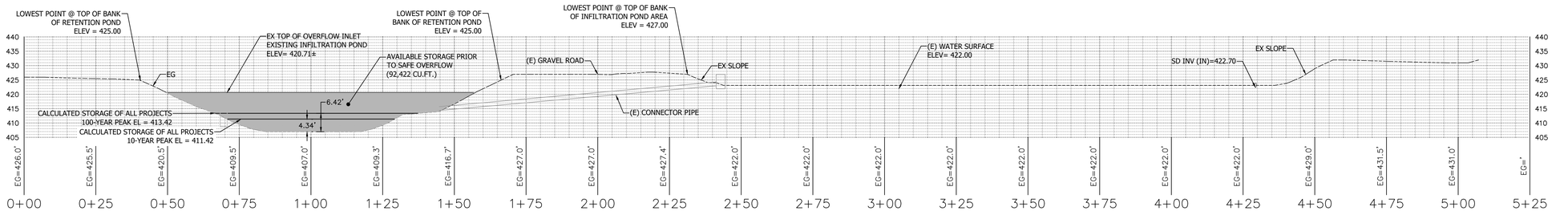
BARSANA RESIDENCE
AUGUSTE COURT
APN: 029-35-007

Date:	08/14/24
Scale:	1" = 20'
Drawn:	DD
Job:	3007.02
Sheet:	C1.6
Of	49 Sheets



1 EXISTING INFILTRATION POND, DRAIN AND OVERFLOW STRUCTURE

Scale: 1" = 20'

EXISTING IMPERVIOUS AREAS

	A	B	C	D	E	F	G	H	I	J	K	TOTAL
TOTAL AREA (Square Feet)	798,105	80,231	11,760	38,525	356,118	28,576	9,982	154,249	77,150	57,314	54,793	***1,666,803***
TOTAL AREA (Acres)	*18.322*	*1.842*	*0.270*	*0.884*	*8.175*	*0.656*	*0.229*	*3.541*	*1.771*	*1.316*	*1.258*	*38.265*
IMPERVIOUS AREAS	0	0	0	0	0	0	0	0	0	0	0	0
EXISTING ROOF	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL IMPERVIOUS AREA	0	0	0	0	0	0	0	0	0	0	0	0
LANDSCAPE/NATURAL AREAS	798,105	80,231	11,760	38,525	356,118	28,576	9,982	154,249	77,150	57,314	54,793	1,666,803
RUNOFF COEFICIENT	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.250
TIME OF CONCENTRATION	15	15	15	15	15	15	15	15	15	15	15	15
RAINFALL INTENSITY (10YR)	1.56	1.56	1.56	1.56	1.56	1.56	1.56	1.56	1.56	1.56	1.56	1.56
RUNOFF RATE FOR 10-YR (CFS)	***7.146***	***0.718***	***0.105***	***0.345***	***3.188***	***0.256***	***0.089***	***1.381***	***0.691***	***0.513***	***0.491***	***13.982***
(25 YR)	*8.359*	*0.840*	*0.123*	*0.404*	*3.730*	*0.299*	*0.105*	*1.616*	*0.808*	*0.600*	*0.574*	*17.458*
(50 YR)	*9.046*	*0.909*	*0.133*	*0.437*	*4.037*	*0.324*	*0.113*	*1.748*	*0.874*	*0.650*	*0.621*	*18.893*
(100 YR)	*9.848*	*0.990*	*0.145*	*0.475*	*4.394*	*0.353*	*0.123*	*1.903*	*0.952*	*0.707*	*0.676*	*20.567*

PROPOSED IMPERVIOUS AREAS

TRIBUTARY TO (E) INFILTRATION BASIN	A	B	C	D	E	F	G	H	I	J	K	L	TOTAL
TOTAL AREA (Square Feet)	714,352	118,132	11,760	38,525	356,118	31,058	9,982	154,249	77,150	57,314	54,793	83,400	***1,706,834***
TOTAL AREA (Acres)	*16.399*	*2.712*	*0.270*	*0.884*	*8.175*	*0.713*	*0.229*	*3.541*	*1.771*	*1.316*	*1.258*	*1.915*	*39.184*
IMPERVIOUS AREAS	6,101	31,521	0	0	0	3,454	0	5,060	0	19,147	2,663	2,995	70,940
EXISTING ROOF	0	0	0	0	0	0	0	0	0	0	0	0	0
NEW ROOF	2,337	2,623	0	0	0	1,450	0	1,240	0	0	0	500	8,150
NEW GRAVEL	0	0	0	0	0	0	0	2,139	0	0	0	0	2,139
NEW AC / CONCRETE	3,764	28,897	0	0	0	2,004	0	1,681	0	19,147	2,663	2,495	60,651
TOTAL IMPERVIOUS AREA	6,101	31,521	0	0	0	3,454	0	5,060	0	19,147	2,663	2,995	70,940
LANDSCAPE/NATURAL AREAS	708,251	86,612	11,760	38,525	356,118	27,604	9,982	149,189	77,150	38,167	52,130	80,406	1,635,894
RUNOFF COEFICIENT	0.26	0.41	0.25	0.25	0.25	0.32	0.25	0.27	0.25	0.45	0.28	0.27	0.27
TIME OF CONCENTRATION	15	15	15	15	15	15	15	15	15	15	15	15	15
RAINFALL INTENSITY (10YR)	1.56	1.56	1.56	1.56	1.56	1.56	1.56	1.56	1.56	1.56	1.56	1.56	1.56
RUNOFF RATE FOR 10-YR (CFS)	***6.527***	***1.735***	***0.105***	***0.345***	***3.188***	***0.352***	***0.089***	***1.490***	***0.691***	***0.925***	***0.548***	***0.811***	***15.745***
(25 YR)	*7.636*	*2.030*	*0.123*	*0.404*	*3.730*	*0.412*	*0.105*	*1.743*	*0.808*	*1.082*	*0.641*	*0.949*	*19.661*
(50 YR)	*8.263*	*2.197*	*0.133*	*0.437*	*4.037*	*0.446*	*0.113*	*1.886*	*0.874*	*1.171*	*0.694*	*1.027*	*21.277*
(100 YR)	*8.995*	*2.391*	*0.145*	*0.475*	*4.394*	*0.486*	*0.123*	*2.053*	*0.952*	*1.274*	*0.755*	*1.118*	*23.162*

NOT TRIBUTARY TO (E) INFILTRATION BASIN	M	TOTAL
TOTAL AREA (Square Feet)	30,432	***30,432***
TOTAL AREA (Acres)	*0.699*	*0.699*
IMPERVIOUS AREAS	12,951	12,951
EXISTING ROOF	263	263
NEW ROOF	3,233	3,233
NEW GRAVEL	108	108
NEW AC / CONCRETE	9,346	9,346
TOTAL IMPERVIOUS AREA	12,951	12,951
LANDSCAPE/NATURAL AREAS	17,481	17,481
RUNOFF COEFICIENT	0.51	0.51
TIME OF CONCENTRATION	15	15
RAINFALL INTENSITY (10YR)	1.56	1.56
RUNOFF RATE FOR 10-YR (CFS)	***0.551***	***0.551***
(25 YR)	*0.644*	*0.644*
(50 YR)	*0.697*	*0.697*
(100 YR)	*0.759*	*0.759*

NOTE: IMPERVIOUS AREAS CALCULATED FOR COUNTY DRAINAGE PEAK FLOW REQUIREMENTS CONSIDER EXISTING ROCKED ROAD AS PERVIOUS.

2 IMPERVIOUS AREA TABULATION OF CURRENT PROJECTS (PEAK FLOW REQUIREMENTS - COUNTY DRAINAGE)

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
4 RESUBMITTAL AND REVISION 01/07/25	DD

SANTA CLARA COUNTY
STORM WATER PEAK FLOW
CALCULATIONS & SECTION

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/25
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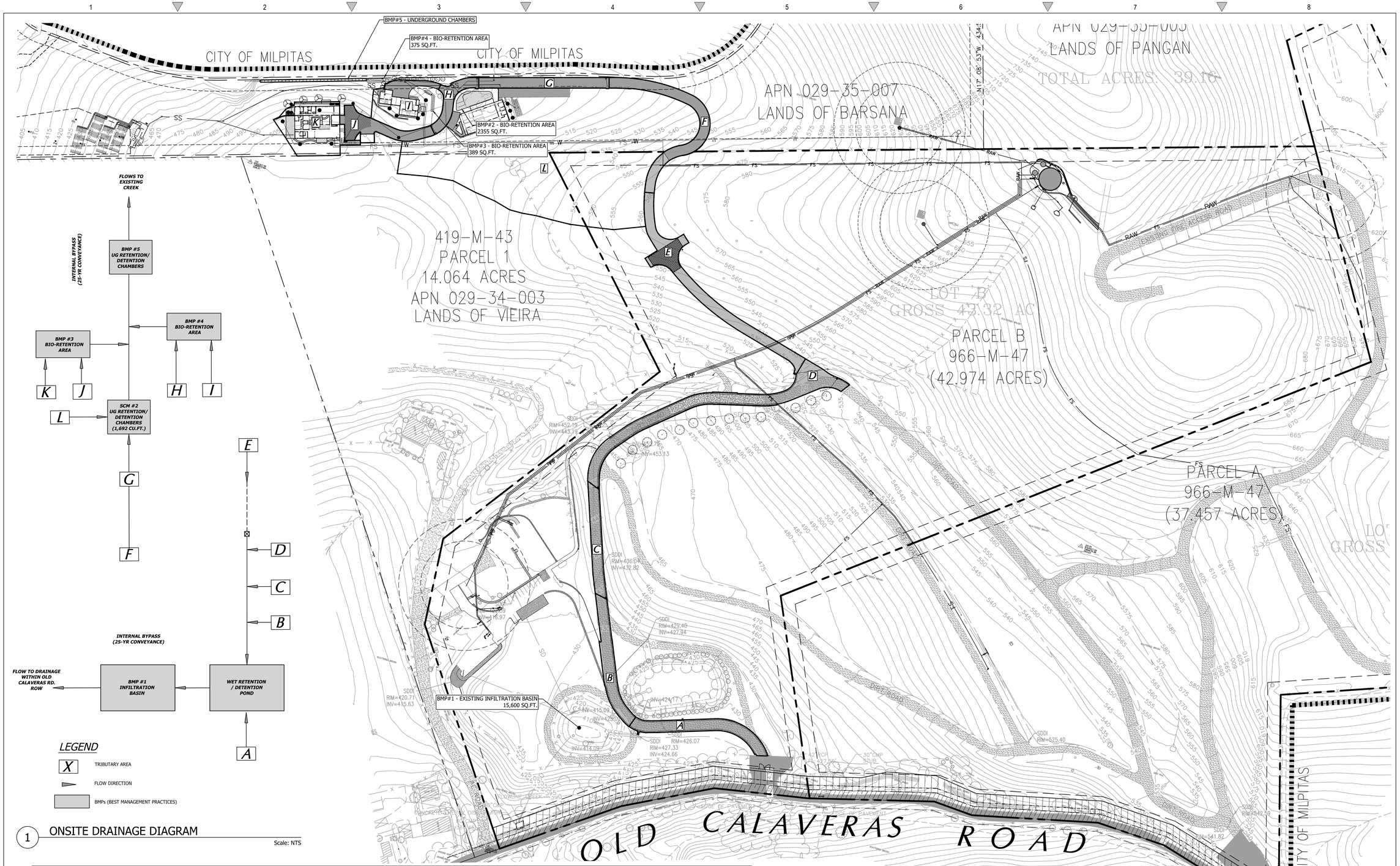
Sheet: C1.7
Of 49 Sheets

Drawing: Z:\Shared\CAD\3007.02 - BRF - Sergi Quarry 15 acre SFR\Design\CAD\Sheets\3007.02 - C1.7 - EX BMPs PRATION SWPP SECTION.dwg Layout: C1.7 - SEC Last Saved: Fri Jan 03, 2025 - 2:57pm Last Plotted: Tue Jan 07, 2025 - 8:29am By: TreverAndrews



1 ONSITE DRAINAGE DIAGRAM

Scale: NTS

		B	C	D	E	F	G	H	I	J	K	L	TOTAL
TOTAL AREA	8,866	8,306	6,368	20,375	15,577	11,248	7,169	4,338	15,843	7,922	16,163	152,449	***274,623***
IMPERVIOUS AREA	8,866	8,306	6,368	20,375	15,577	11,248	7,169	4,338	6,480	7,897	10,292	10,526	117,443
BUILDING	0	0	0	0	0	0	0	0	2,812	640	7,123	5,205	15,779
AC	6,884	7,073	5,588	12,326	15,056	10,535	6,100	4,089	2,722	7,059	0	4,107	81,538
RV TEMPORARY AG HOUSING	0	0	0	0	0	0	0	0	0	0	0	532	532
CONCRETE	1,982	1,233	780	8,049	521	713	1,069	249	947	198	3,170	682	19,593
PERVIOUS AREA	0	0	0	0	0	0	0	0	9,363	25	5,871	141,923	157,181
PAVERS	0	0	0	0	0	0	0	0	0	0	0	0	0
SOFTSCAPE	0	0	0	0	0	0	0	0	9,363	25	5,871	141,923	157,181

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
4 RESUBMITTAL AND REVISION 01/07/25	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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Of 49 Sheets



LEGEND

- DMA IDENTIFICATION
- DMA LIMIT (ONSITE ONLY)
- EXISTING CONTOUR (5' INTERVAL)
- DRAINAGE ARROW

SHEET NOTES

1. (E) 12"ø CULVERT W/ 6"ø ROCK RIP RAP
2. (E) ROCK LINED INTERCEPTOR SWALE
3. (E) DETENTION BASIN
4. (E) DRAINAGE RELEASE POINT
5. (E) 30"ø PIPE
6. (E) RAISED INLET FOR OVERFLOW
7. (E) OVERFLOW PIPE
8. (E) DRAINAGE INLET
9. (E) 12"ø CULVERT

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
4 RESUBMITTAL AND REVISION 01/07/25	DD

GOKULAM – STORM WATER MANAGEMENT PLAN

REGISTERED PROFESSIONAL ENGINEER
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Of	49 Sheets

PARKING TABLE	
EMPLOYEE	2
CUSTOMER	11
ADA ACCCESIBLE	1
TRACTOR	1
TRACTOR EQUIPMENT	1
COW TRAILER	1
ATV/TRAILER	2
RV RESIDENTS	2
TOTAL	21

1 ENLARGED SITE PLAN - SOUTH

Scale: 1":20'

2 ENLARGED SITE PLAN - NORTH

Scale: 1":20'

BIO-RETENTION NOTES

1. BIO-RETENTION (BMP #2) 2355 SQ. FT. TOP OF SOIL EL = 482.0 — 8 C4.1
2. BIO-RETENTION (BMP #3) 389 SQ. FT. TOP OF SOIL EL = 477.0 — 8 C4.1
3. BIO-RETENTION (BMP #4) 375 SQ. FT. TOP OF SOIL EL = 470.0 — 8 C4.1

LEGEND

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

(X) STORM DRAINAGE PIPE DATA

1. 49 LF OF 8"ø SDR-35 @ 3.1% SLOPE
2. 32 LF OF 12"ø HDPE @ 62.5% SLOPE
3. 61 LF OF 6"ø SDR-35 @ 0.8% SLOPE
4. 34 LF OF 6"ø SDR-35 @ 1.0% SLOPE
5. 15 LF OF 6"ø SDR-35 @ 1.0% SLOPE
6. 48 LF OF 6"ø SDR-35 @ 1.0% SLOPE
7. 26 LF OF 6"ø SDR-35 @ 1.3% SLOPE
8. NA
9. 30 LF OF 10"ø SDR-35 @ 1.0% SLOPE
10. 157 LF OF 8"ø SDR-35 @ 7.4% SLOPE
11. 20 LF OF 8"ø SDR-35 @ 15.2% SLOPE
12. 63 LF OF 8"ø SDR-35 @ 19.8% SLOPE
13. 26 LF OF 6"ø SDR-35 @ 14.7% SLOPE
14. 18 LF OF 8"ø SDR-35 @ 1.1% SLOPE
15. 90 LF OF 6"ø SDR-35 @ 4.4% SLOPE
16. 132 LF OF 6"ø SDR-35 @ 6.8% SLOPE
17. 113 LF OF 6"ø SDR-35 @ 2.0% SLOPE
18. 27 LF OF 6"ø SDR-35 @ 2.0% SLOPE
19. 3 LF OF 6"ø SDR-35 @ 2.0% SLOPE
20. 88 LF OF 6"ø SDR-35 @ 20.2% SLOPE
21. 112 LF OF 6"ø SDR-35 @ 1.0% SLOPE
22. 10 LF OF 6"ø SDR-35 @ 3.0% SLOPE
23. 17 LF OF 6"ø SDR-35 @ 1.5% SLOPE
24. 305 LF OF 6"ø SDR-35 @ 7.0% SLOPE
25. 18 LF OF 6"ø SDR-35 @ 2.0% SLOPE
26. 70 LF OF 6"ø SDR-35 @ 1.3% SLOPE
27. 15 LF OF 6"ø SDR-35 @ 1.0% SLOPE
28. 15 LF OF 6"ø SDR-35 @ 1.0% SLOPE
29. 39 LF OF 6"ø SDR-35 @ 1.9% SLOPE

(X) STORM DRAINAGE NOTES:

1. CONNECT TO BUILDING DOWNSPOUT. CONTRACTOR SHALL CONFIRM EXACT LOCATION OF DOWNSPOUT.
2. STORMWATER STORAGE CHAMBERS. AREA DIMENSIONS 244.0' X 6.33' SEE DETAIL 6, SHEET C4.2.
3. ATTACH STORM DRAIN LINE TO EXISTING SLOPE WITH CALTRANS STANDARD TIE-DOWNS AND CONCRETE COLLARS

PLANTING LEGEND (WALL SCREENING)

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
TREES					
	Quercus agrifolia	Coast Live Oak	24"box	Low	4
	BOTANICAL NAME	**COMMON NAME**	**SIZE**	**WUCOLS**	**QTY**
SHRUBS AND VINES					
	Ceanothus x 'Skylark'	Skylark Wild Lilac	5 gal.	Low	3
	Ficus pumila	Creeping Fig	5 gal.	Moderate	4
	Myrica californica	Pacific Wax Myrtle	15 gal.	Moderate	12

REVISIONS	BY
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3 RESPONSE TO SCC COMMENTS 05/25/23	DD
4 RESUBMITTAL AND REVISION 01/07/25	DD

ENLARGED SITE PLAN

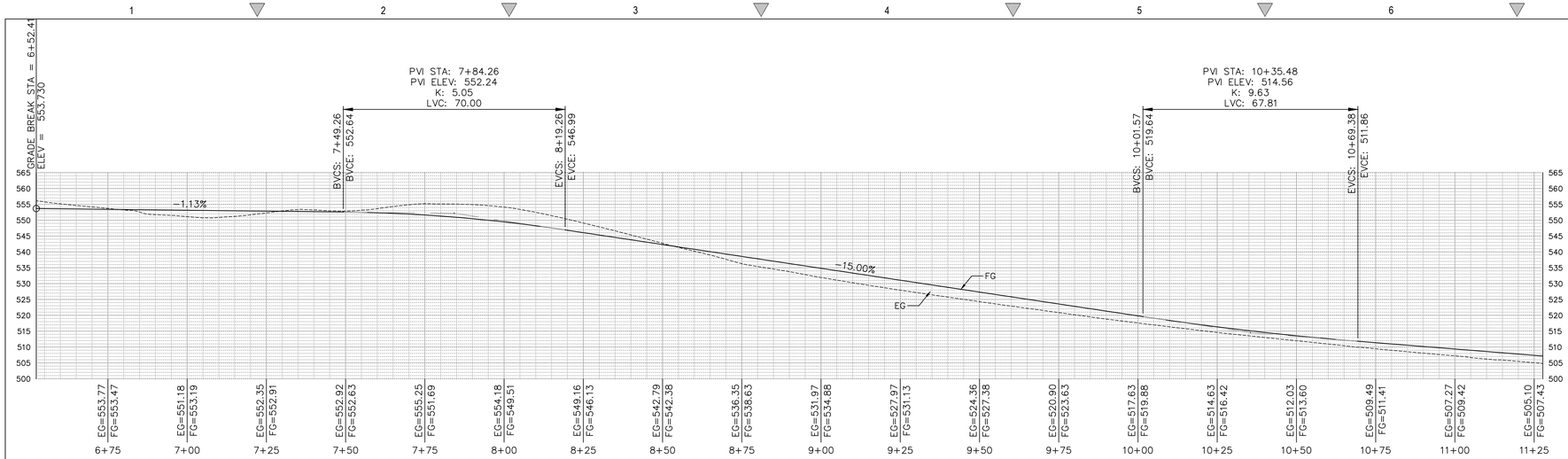
REGISTERED PROFESSIONAL ENGINEER TODD R. CREAMER No. C 64561 Exp. 6/30/25 CIVIL STATE OF CALIFORNIA

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
T (831) 438-4420

BARSANA RESIDENCE
AUGUSTE COURT
APN: 029-35-007

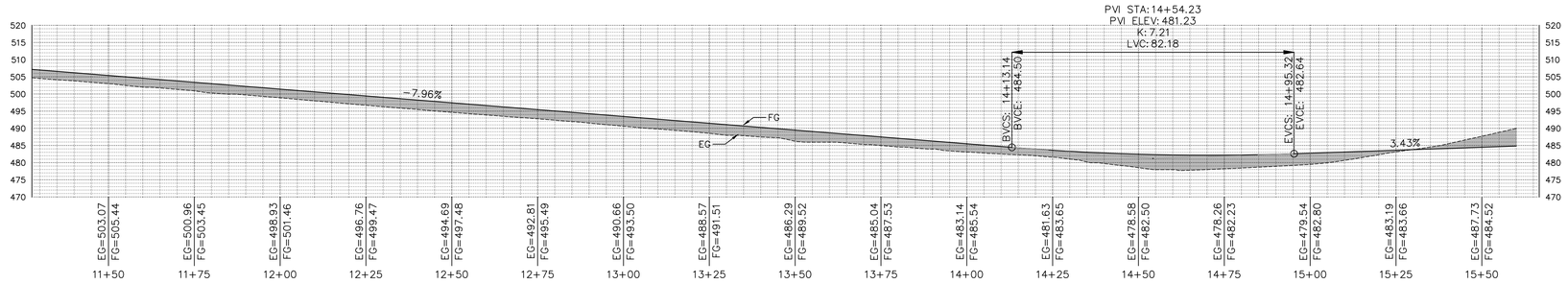
Date:	08/14/24
Scale:	1" = 20'
Drawn:	DD
Job:	3007.02
Sheet:	C2.0
Of	49 Sheets

Drawing: Z:\Shared\CAD\3007.02 - JMF - Sonya Quarry 15 acres 3DP\Design\CAD\Sheets\3007.02 - C2.0 - SITE PLAN.DWG Layout: C2.0 Last Saved: Thu Jan 02, 2025 - 2:19pm Last Plotted: Tue Jan 07, 2025 - 8:31am By: Trevorhaines



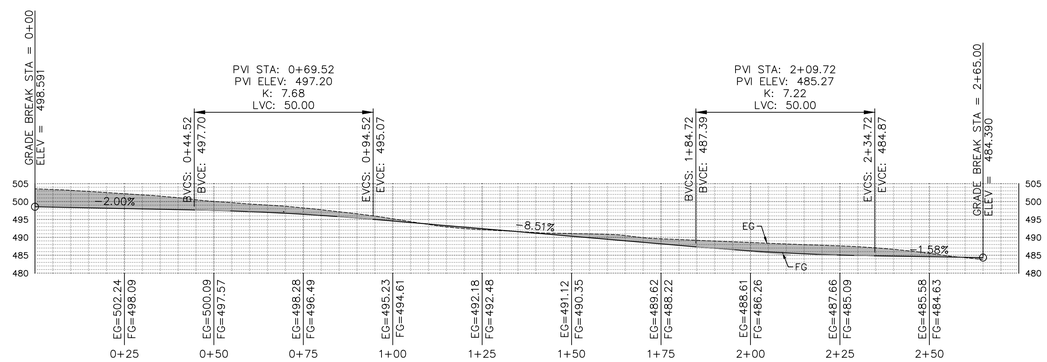
1 MAIN ROAD PROFILE - STA. 6+52 TO 11+28

Scale: 1:20



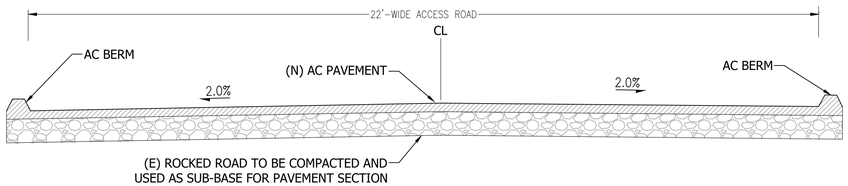
2 MAIN ROAD PROFILE - STA. 11+28 TO 15+60

Scale: 1:20



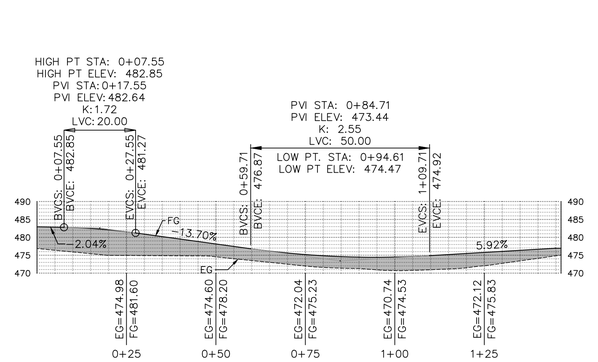
3 MAIN HOUSE DRIVEWAY PROFILE - STA. 0+00 TO 2+65

Scale: 1:20



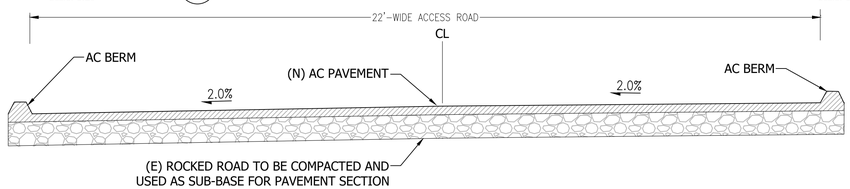
5 22'-WIDE ACCESS ROAD SECTION

Scale: 1":2'



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

Scale: 1:20



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
4 RESUBMITTAL AND REVISION 01/07/25	DD

PROFILES / SECTIONS

REGISTERED PROFESSIONAL ENGINEER
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Sheet:
C2.1
Of 49 Sheets

Drawing: Z:\Shared\CAD\3007.02 - Wolf - Sergo Quarry 15 acre SFR\Design\CAD\Sheets\3007.02 - C2.1 - PROFILES, SECTIONS.dwg Layout: C2.1 - PROFILES Last Saved: Tue Jul 23, 2024 - 8:37am Last Plotted: Tue Jan 07, 2025 - 8:37am By: TrevorAndrews

LEGEND

MIXED RIPARIAN FOREST AND WOODLAND
21,900 SQ.FT. (0.50 ACRES)

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

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

SANITARY SEWER PIPE DATA:

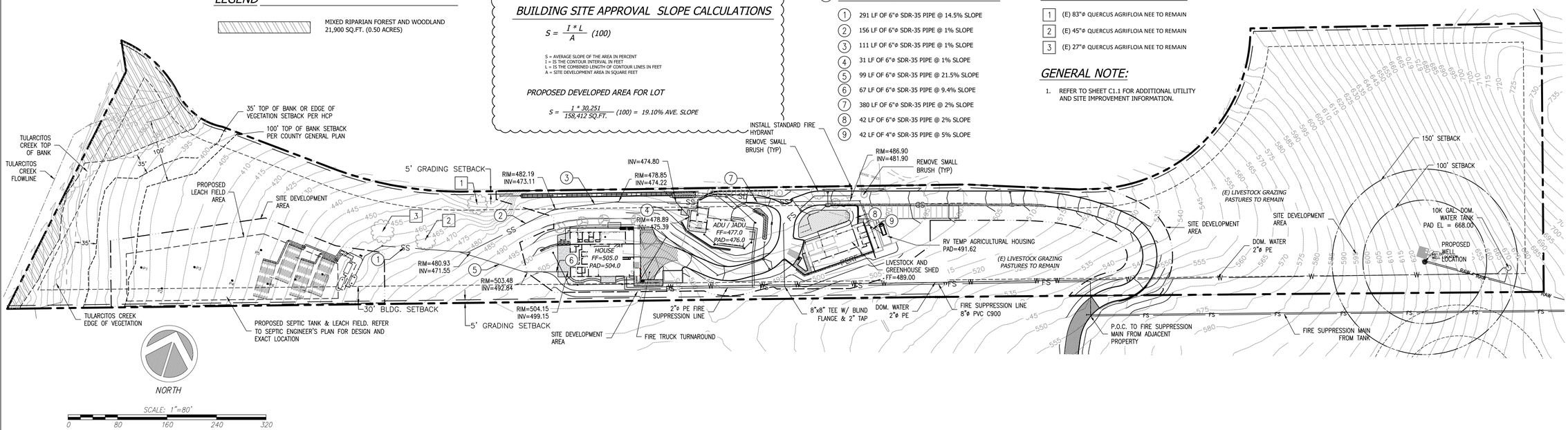
1. 291 LF OF 6"ø SDR-35 PIPE @ 14.5% SLOPE
2. 156 LF OF 6"ø SDR-35 PIPE @ 1% SLOPE
3. 111 LF OF 6"ø SDR-35 PIPE @ 1% SLOPE
4. 31 LF OF 6"ø SDR-35 PIPE @ 1% SLOPE
5. 99 LF OF 6"ø SDR-35 PIPE @ 21.5% SLOPE
6. 67 LF OF 6"ø SDR-35 PIPE @ 9.4% SLOPE
7. 380 LF OF 6"ø SDR-35 PIPE @ 2% SLOPE
8. 42 LF OF 6"ø SDR-35 PIPE @ 2% SLOPE
9. 42 LF OF 4"ø SDR-35 PIPE @ 5% SLOPE

TREE DEMOLITION NOTES:

1. (E) 83"ø QUERCUS AGRIFLOIA NEE TO REMAIN
2. (E) 45"ø QUERCUS AGRIFLOIA NEE TO REMAIN
3. (E) 27"ø QUERCUS AGRIFLOIA NEE TO REMAIN

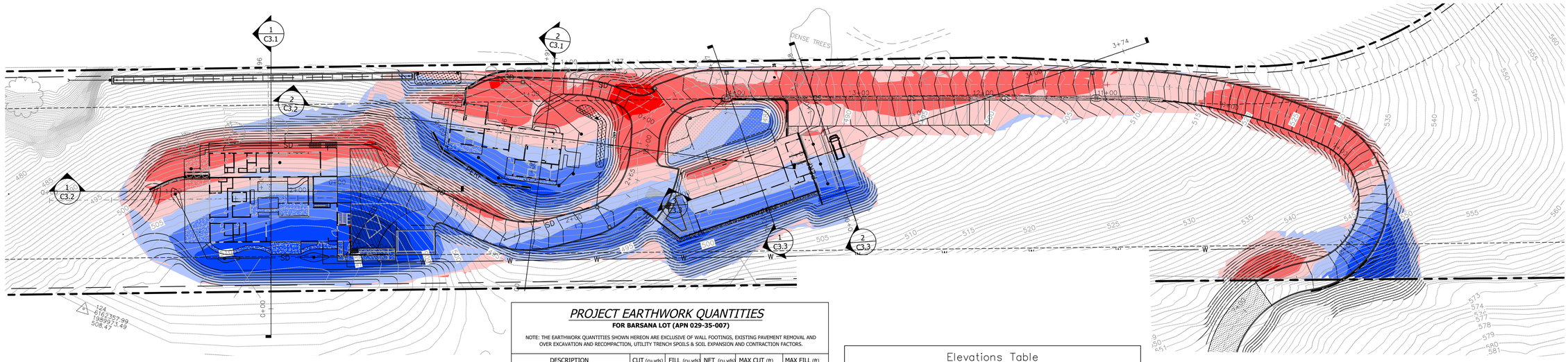
GENERAL NOTE:

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



1 ENLARGED SITE PLAN

Scale: 1":80'



PROJECT EARTHWORK QUANTITIES

FOR BARSANA LOT (APN 029-35-007)

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 RESIDENCE BLDG + 5' PERIMETER	773	279	494(C)	10.6	4.6
MAIN RESIDENCE SITE GRADING & DWY	2528	518	2010(C)	10.8	5.7
ADU/JADU BLDG + 5' PERIMETER	161	87	74(C)	5.6	4.0
ADU/JADU SITE GRADING & DWY	563	794	382(F)	7.2	6.7
ROAD (APN 029-35-007)	527	1692	1165(F)	8.4	6.7
RV TEMPORARY AG HOUSING + 5' PERIMETER	415	157	258(C)	6.6	2.7
LIVESTOCK AND GREENHOUSE SHED SITE GRADING AND DWY	614	525	89(C)	7.0	5.4
TOTAL	5581	4052	1529(C)		

NET VOLUME = 1,529 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	
2	−8.00	−5.00	7420.26	
3	−5.00	−2.00	16853.64	
4	−2.00	0.00	22029.55	
5	0.00	2.00	40126.60	
6	2.00	5.00	13504.60	
7	5.00	8.00	773.62	
8	8.00	10.00	0.00	

PROJECT EARTHWORK QUANTITIES

FOR GOKULAM LOT, APN 029-34-004, UNDER GRADING PERMIT DEV23-1588-MOD1

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
ROAD (APN 029-34-004)	1870	3101	1231(F)	9.0	9.3

NET VOLUME = 1,231 CU.YDS. OF FILL

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 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
4 RESUBMITTAL AND REVISION 01/07/25	DD

OVERALL SITE PLAN & CUT/FILL ANALYSIS

REGISTERED PROFESSIONAL ENGINEER
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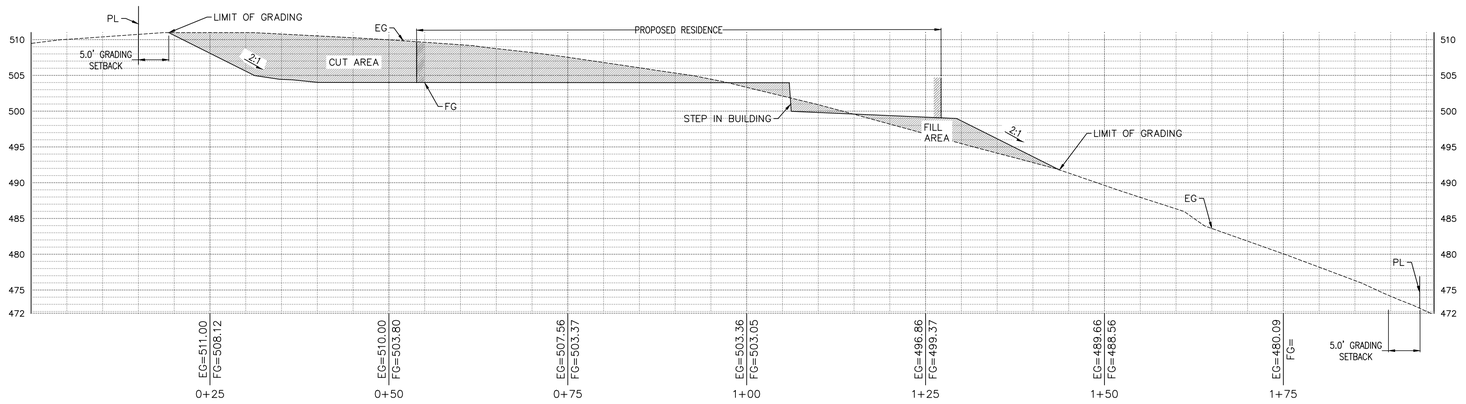
BARSANA RESIDENCE
AUGUSTE COURT
APN: 029-35-007

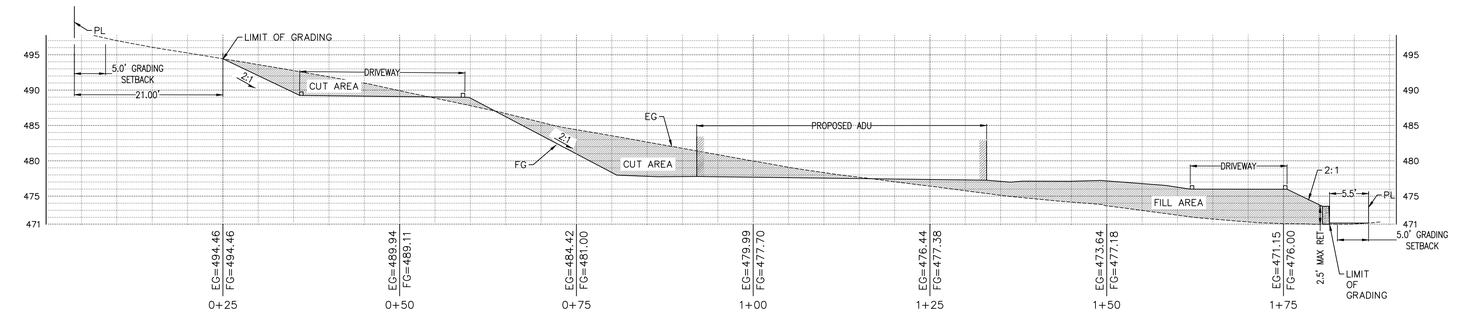
Date: 08/14/24
Scale: AS SHOWN
Drawn: DD
Job: 3007.02
Sheet: C3.0
Of 49 Sheets

Drawing: Z:\Drawn\JOB\3007.02 - BRT - Sierra Quarry 15 acre SFR\Design\CAD\Sheets\3007.02 - C3.0 - OVERALL SITE & CUT_FILL.dwg Layout: C3.0 Last Saved: Tue Jan 07, 2025 - 7:56am Last Plotted: Tue Jan 07, 2025 - 8:30am By: TrevorAndrews



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
4 RESUBMITTAL AND REVISION 01/07/25	DD

CUT/FILL SECTIONS

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BARSANA RESIDENCE

AUGUSTE COURT
APN: 029-35-007

Date:	08/14/24
Scale:	AS SHOWN
Drawn:	DD
Job:	3007.02
Sheet:	C3.1
Of	49 Sheets

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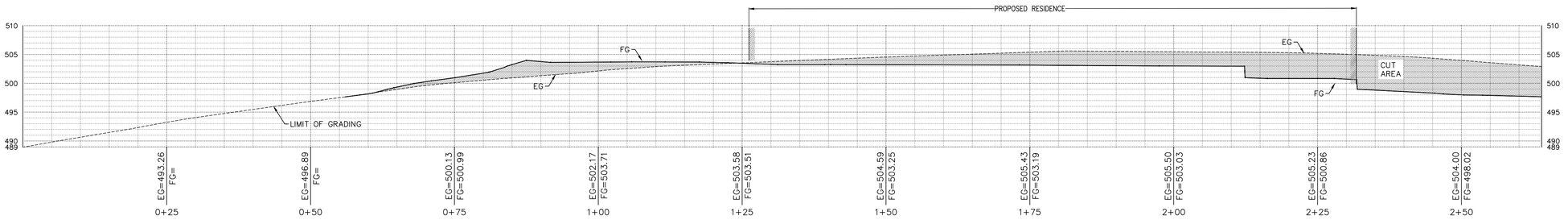
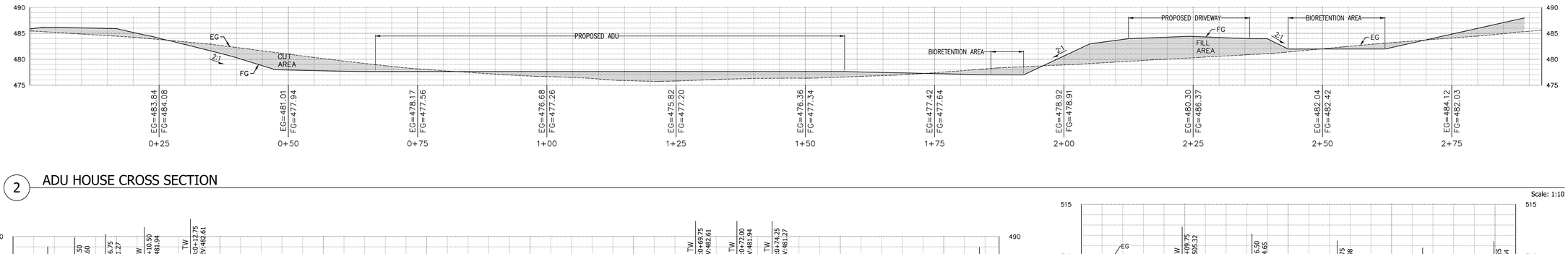


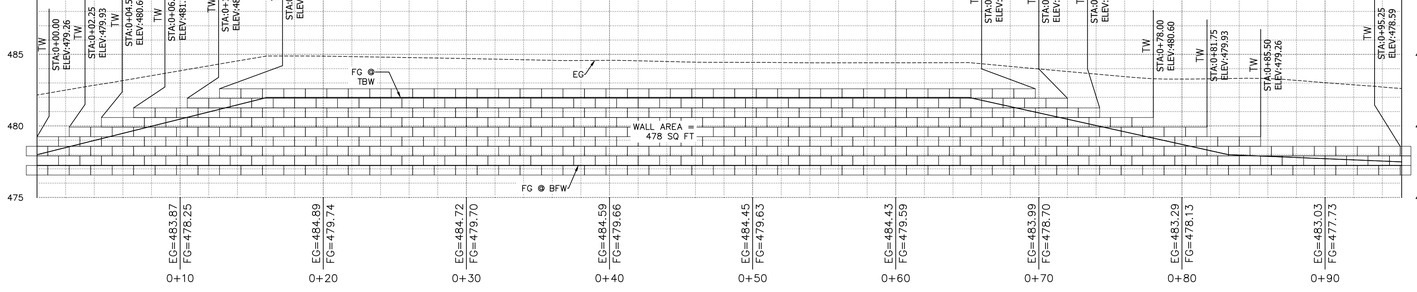
1 MAIN HOUSE CROSS SECTION

Scale: 1:10



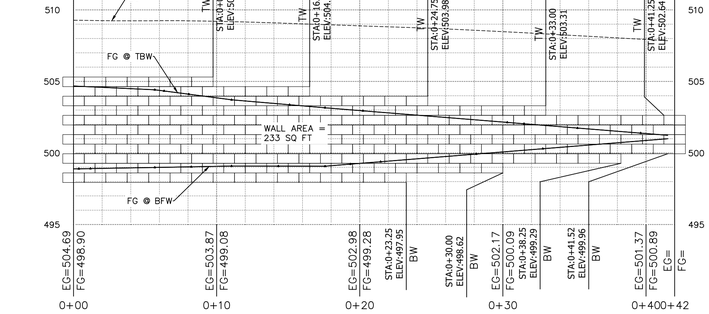
2 ADU HOUSE CROSS SECTION

Scale: 1:10



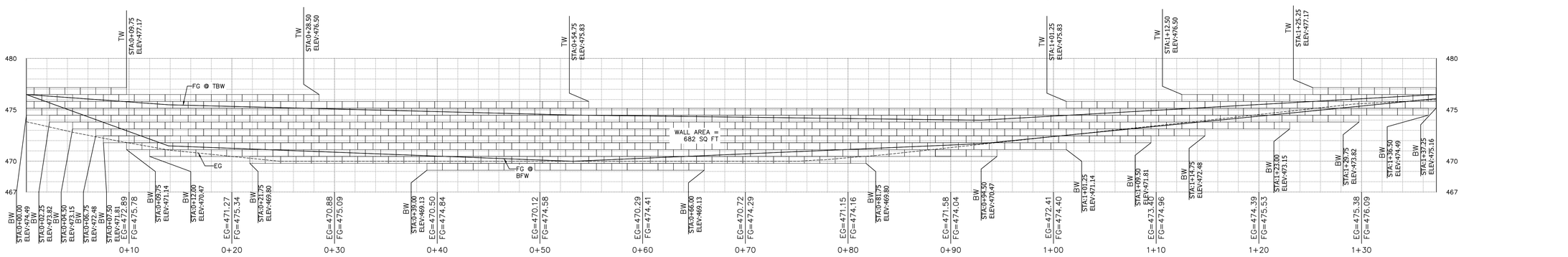
3 ADU WALL SECTION @ SIDEYARD

Scale: 1:5



4 FIRE TURNAROUND WALL SECTION

Scale: 1:5



5 ADU WALL SECTION @ DRIVEWAY

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
4 RESUBMITTAL AND REVISION 01/07/25	DD

CUT/FILL SECTIONS

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BARSANA RESIDENCE

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Drawn:	DD
Job:	3007.02
Sheet:	C3.2
Of	49 Sheets

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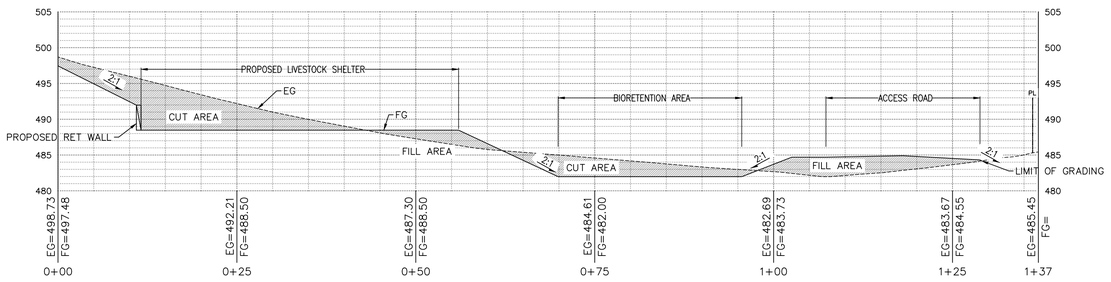

1 LIVESTOCK AND GREENHOUSE SHED CROSS SECTION

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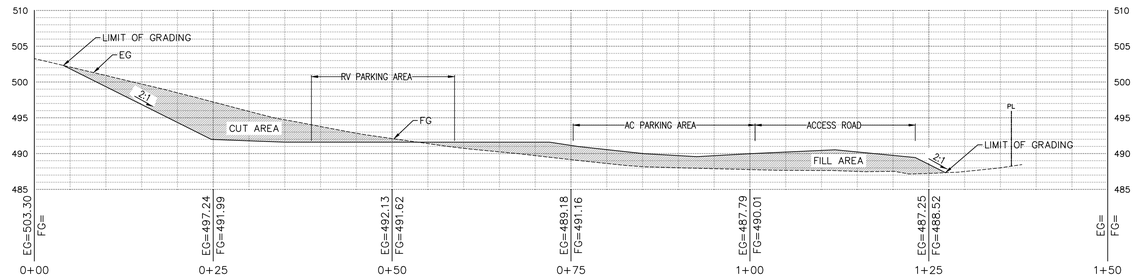
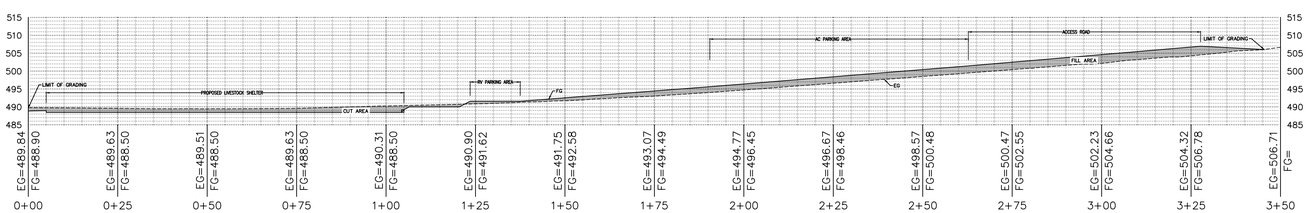


2 RV PARKING AREA CROSS SECTION

Scale: 1"=10'



3 LIVESTOCK AND GREENHOUSE SHED 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
4 RESUBMITTAL AND REVISION 01/07/25	DD

CUT/FILL SECTIONS

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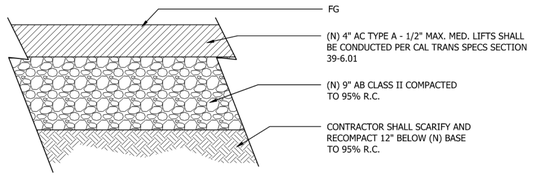
Date:	08/14/24
Scale:	X" = XX'
Drawn:	DD
Job:	3007.02
Sheet:	C3.3
Of	49 Sheets

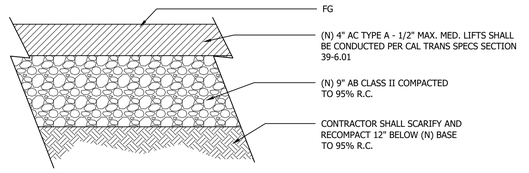
Drawing: P:\Shared\CAD\3007.02 - Jeff - Santa Quarry 15 acre RVP\Design\CAD\Sheets\3007.02 - C3.3 - SECTIONS CUTFILL.dwg Layout: C3.3 - DETAILS Last Saved: Tue Jul 23, 2024 - 2:12pm Last Plotted: Tue Jan 07, 2025 - 8:33am By: TreesArchimes



1. AC PAVEMENT FOR ACCESS ROAD SHALL BE ALL-WEATHER MATERIAL CAPABLE OF SUPPORTING 75,000 LBS.

1 STANDARD ASPHALT PAVEMENT SECTION

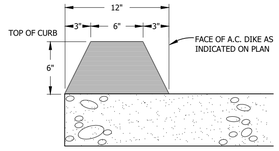
Scale: NTS



1. AC PAVEMENT FOR ACCESS ROAD SHALL BE ALL-WEATHER MATERIAL CAPABLE OF SUPPORTING 75,000 LBS.

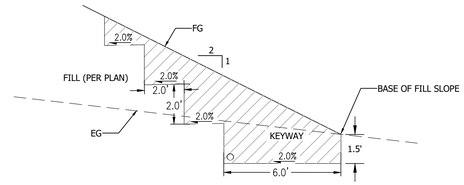
2 ACCESS ROAD - AC PAVEMENT SECTION

Scale: NTS



3 AC DIKE

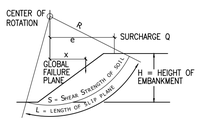
Scale: NTS



4 KEYWAY @ FILL SLOPES (GREATER THAN 20%)

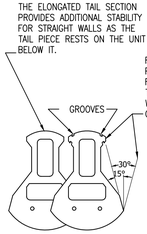
Scale: NTS

SLOPE STABILITY ANALYSIS DIAGRAM

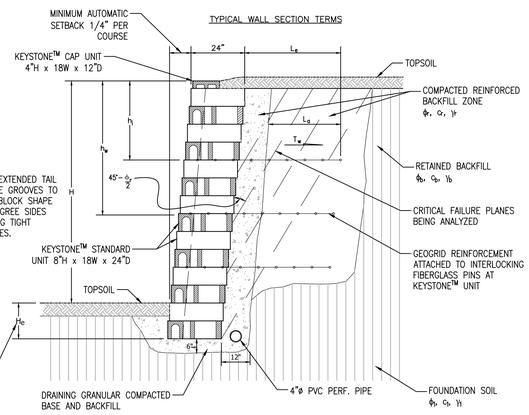


THE ELONGATED TAIL SECTION PROVIDES ADDITIONAL STABILITY FOR STRAIGHT WALLS AS THE TAIL PIECE RESTS ON THE UNIT BELOW IT.

REMOVE THE EXTENDED TAIL PIECES AT THE GROOVES TO RETURN THE BLOCK SHAPE TO ITS 30 DEGREE SIDES WHEN BUILDING TIGHT CONVEX CURVES.



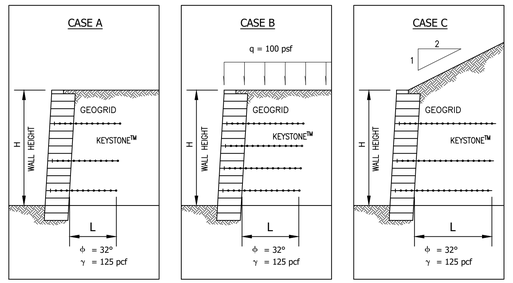
TYPICAL WALL SECTION TERMS



BASIC GEOGRID PLACEMENT CHART *

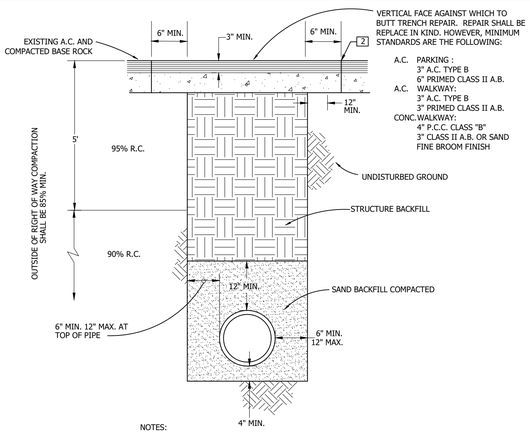
WALL HEIGHT FEET	CASE	GRID TYPE *	NUMBER OF LAYERS	GEOGRID LENGTH FEET	GEOGRID LAYER NUMBER 1	2	3	4	5
4	A		-						
4	B		-						
4	C		1	2.5	1.5				
5	A		-						
5	B		1	2.5	2				
5	C		2	3.7	1.3	3.3			
6	A		1	2.5	2.7				
6	B		2	2.5	1.3	3.3			
6	C		3	4.3	.7	2	4		
7	A		2	3.0	1.3	4.0			
7	B		3	3.0	1.3	2.7	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		

DISTANCE ABOVE BASE IN FEET



5 KEYSTONE BLOCK RETAINING WALL

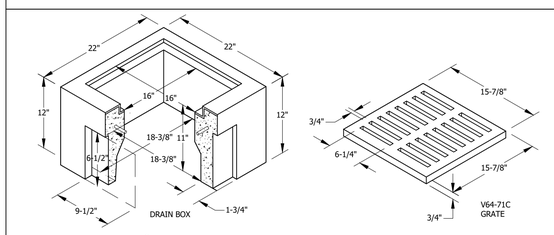
Scale: NTS



NOTES:
1. TRENCH WIDTH DETERMINED BY PIPE DIAMETER.
2. SAW CUT ALL HARD SCAPE AREAS.

6 TRENCH INSTALLATION DETAIL

Scale: NTS



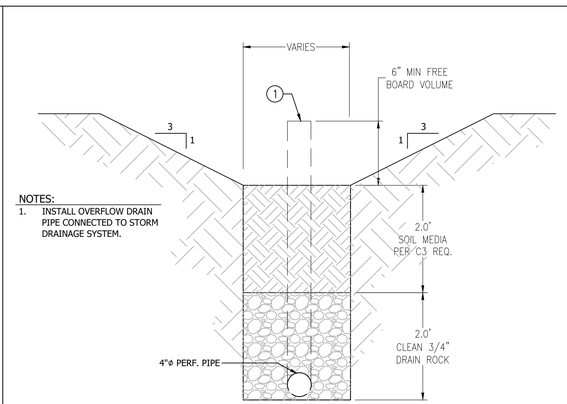
THIS CONCRETE DRAIN BOX HAS A CAST-IN GALVANIZED FRAME AND IS SPECIFICALLY ENGINEERED FOR DRAINAGE IN MEDIUM AREAS SUCH AS PARKING LOTS, SCHOOL GROUNDS, WALKWAYS, ETC. ITS DESIGN PERMITS FINAL GRADING MATERIAL TO "LOCK IN" & FINISH CLEAN. KNOCK-OUTS ACCOMMODATE UP TO 8" O.D. PIPE. APPROXIMATE DIMENSIONS SHOWN.

CHRISTY ORDERING

CODE	ITEM	DESCRIPTION
V64BOX	Drain Box	V64 Drain Box (18-3/8"x 18-3/8")-12 per pallet
V64-71C	Grate	Square, Cast Iron
V64X6	Extension	6" Reinforced Concrete - 24 per pallet
V64X12	Extension	12" Reinforced Concrete - 12 per pallet

7 V64 STORM DRAIN INLET

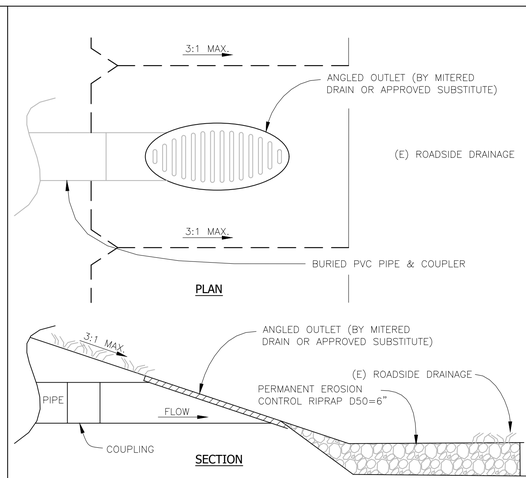
Scale: NTS



NOTES:
1. INSTALL OVERFLOW DRAIN PIPE CONNECTED TO STORM DRAINAGE SYSTEM.

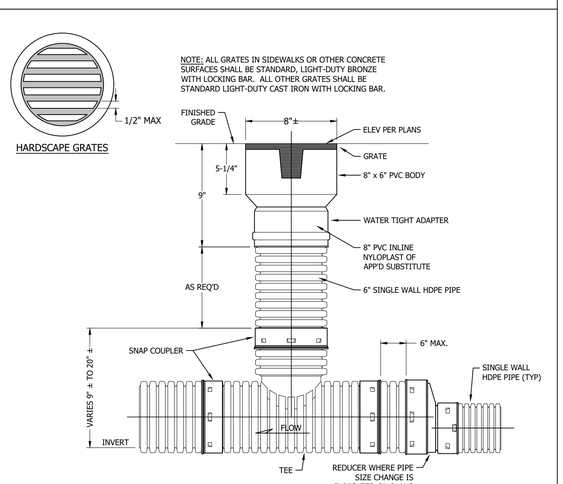
8 PRINSCO CHAMBER SECTION

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
4	RESUBMITTAL AND REVISION 01/07/25	DD

DETAILS

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

C2G /CIVIL CONSULTANTS, INC.
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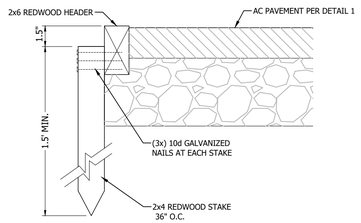
BARSANA RESIDENCE
AUGUSTE COURT
APN: 029-35-007

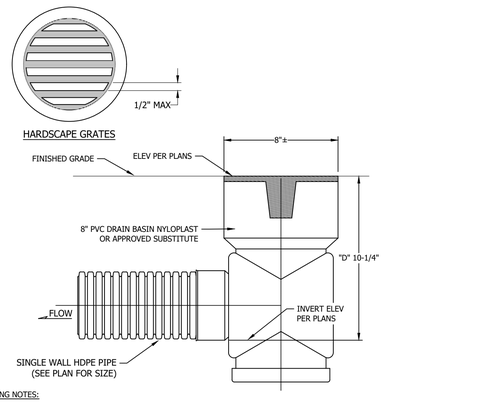
Date:	08/14/24
Scale:	NTS
Drawn:	DD
Job:	3007.02
Sheet:	C4.1
Of	49 Sheets

Drawing: Z:\Shared\CAD\3007.02 - Barsana Quarry 15 acres SFR\Design\CAD\Sheets\3007.02 - C4.1 - DETAILS.dwg Layout: C4.1 Last Saved: Thu Jan 02, 2025 - 2:15pm Last Plotted: Tue Jan 07, 2025 - 8:33am By: TreenAndrews



1 REDWOOD HEADER

Scale: NTS

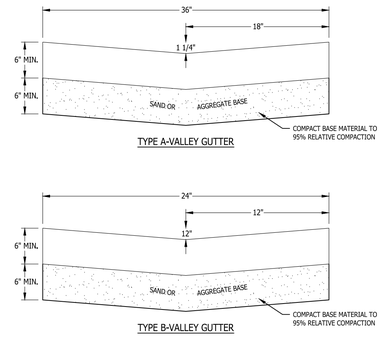


GRATING NOTES:

1. ALL GRATES IN SIDEWALKS, PATIOS, OR OTHER CONCRETE FLATWORK OR SIMILAR PAVED AREAS SHALL BE STANDARD LIGHT-DUTY BRONZE WITH LOCKING BAR.
2. ALL GRATES IN TREE WELLS AND AREAS PLANTED WITH GROUND COVER SHALL BE LIGHT-DUTY DOME-TYPE CAST IRON WITH LOCKING BAR.
3. ALL OTHER GRATES, INCLUDING THOSE IN TURFED AREAS SHALL BE STANDARD LIGHT-DUTY CAST IRON WITH LOCKING BAR.
4. REFER TO LANDSCAPE PLANS FOR SPECIFIC LOCATIONS.

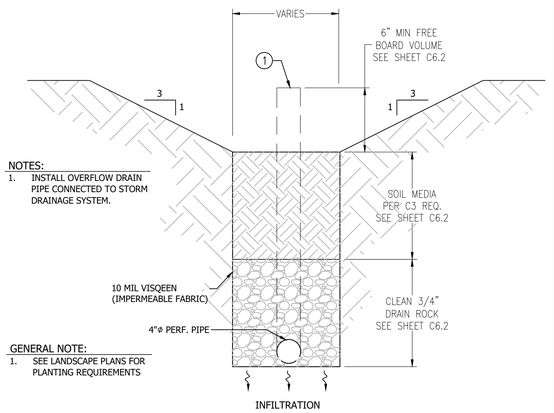
2 8" TERMINAL AREA DRAIN

Scale: NTS



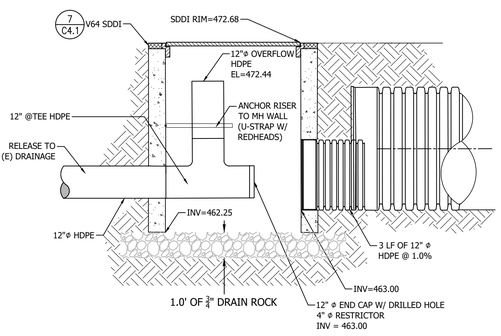
3 CONCRETE VALLEY GUTTER

Scale: NTS



4 BIORETENTION SECTION

Scale: NTS

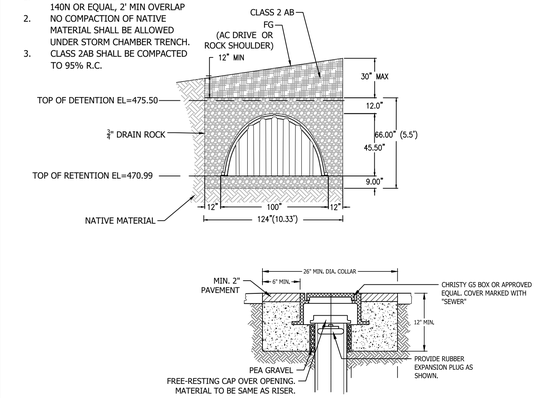


5 STORMWATER RELEASE STRUCTURE

Scale: NTS

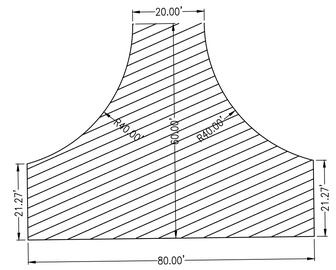
NOTES

1. WRAP DRAIN ROCK IN MIRAFI 140N OR EQUAL, 2' MIN OVERLAP
2. NO COMPACTION OF NATIVE MATERIAL SHALL BE ALLOWED UNDER STORM CHAMBER TRENCH.
3. CLASS 2AB SHALL BE COMPACTED TO 95% R.C.



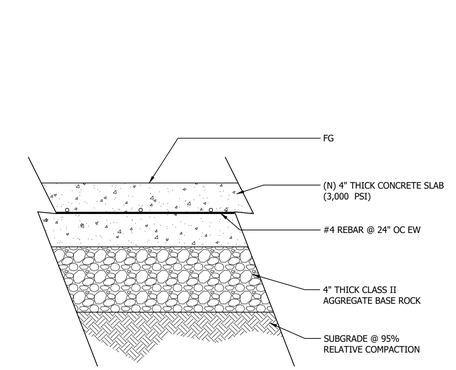
6 MC-4500 STORMTECH CHAMBER SECTION

Scale: NTS



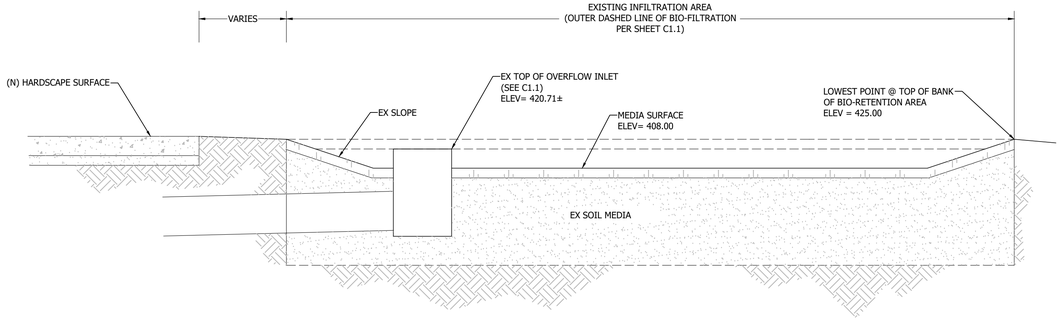
7 FIRE ACCESS TURNAROUND DETAIL

Scale: 1:20



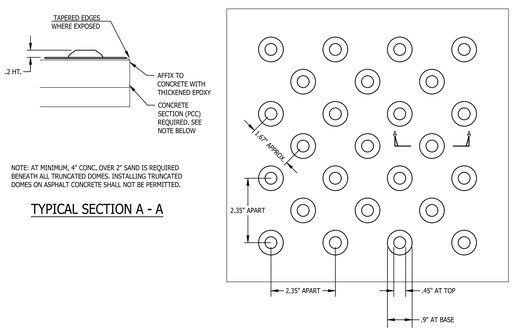
8 CONCRETE SIDEWALK SECTION

Scale: NTS



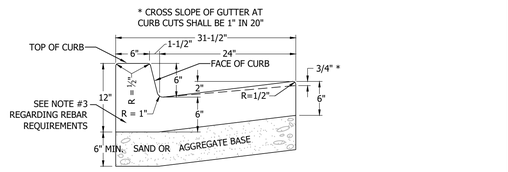
9 EX BIOFILTRATION BASIN, DRAIN AND OVERFLOW STRUCTURE

Scale: NTS



10 TRUNCATED DOME DETAIL

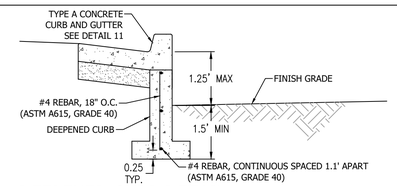
Scale: NTS



1. ALL CURB, GUTTER & SIDEWALK ARE TO BE CONSTRUCTED OF CLASS B CONCRETE, 6 SACK MINIMUM.
2. WEAKENED PLANE JOINTS SHALL BE CONSTRUCTED AT 20' INTERVALS, AND AT THE ENDS OF RETURNS. EXPANSION JOINTS SHALL BE AT MAXIMUM 60 FEET SPACING.
3. IF SIDEWALK IS NOT INSTALLED MONOLITHICALLY WITH CURB & GUTTER, PLACE #4 DOWELS 18" LONG AT 4' O.C. IN BACK OF CURB 2" DOWN FROM TOP OF CURB, 6" IN CONCRETE.

11 TYPE A CONCRETE CURB AND GUTTER

Scale: NTS



12 DEEPENED CURB DETAIL

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
4 RESUBMITTAL AND REVISION 01/07/25	DD

DETAILS

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

C2G /CIVIL CONSULTANTS GROUP, INC.
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BARSANA RESIDENCE
AUGUSTE COURT
APN: 029-35-007

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Of	49 Sheets

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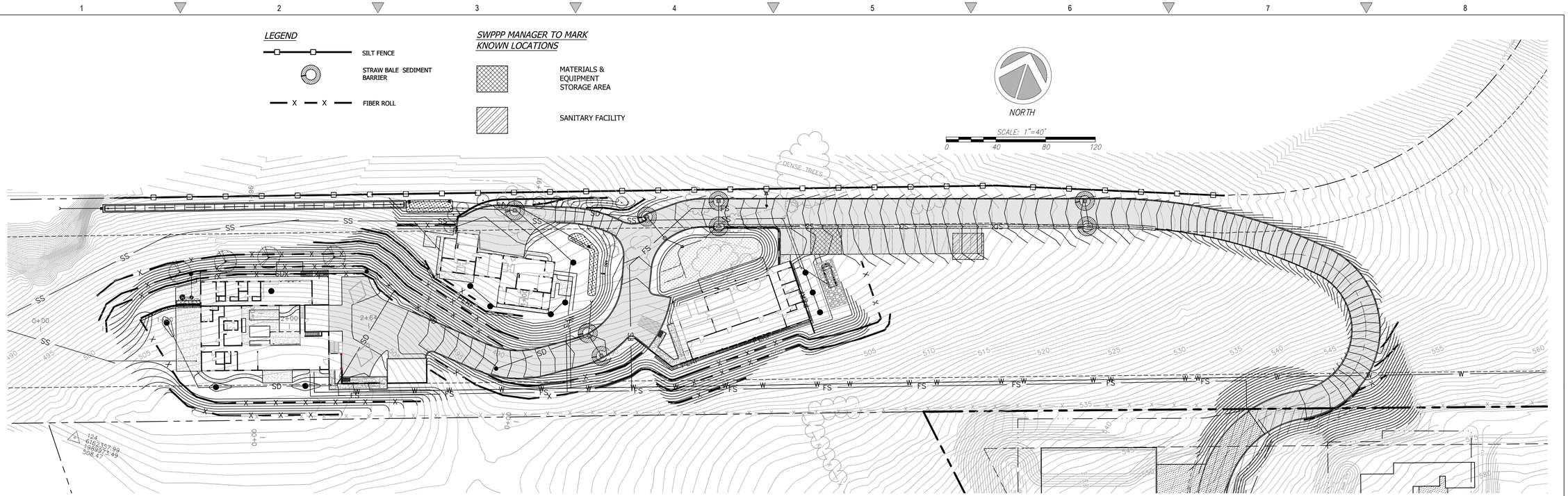
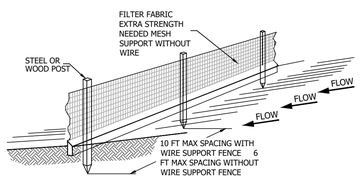
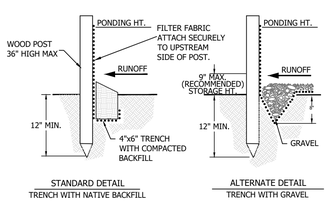


NOTE:

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





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, TIE 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.

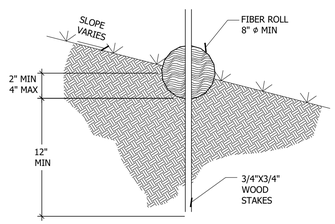
INSPECTION AND MAINTENANCE

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.

1 SILT FENCE

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).

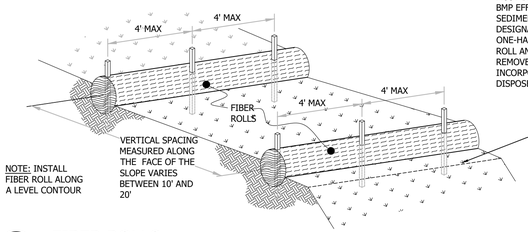
- SLOPE INCLINATION OF 2:1 (H:V) OR GREATER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 10 FT. (A CLOSER SPACING IS MORE EFFECTIVE).

- 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.

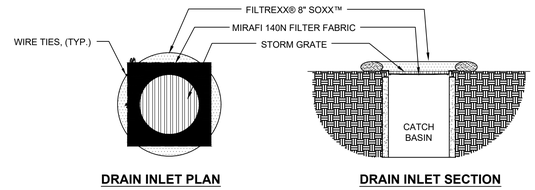


NOTE: INSTALL FIBER ROLL ALONG A LEVEL CONTOUR

IF THE FIBER ROLL IS USED AS A SEDIMENT CAPTURE DEVICE, OR AS AN EROSION CONTROL DEVICE TO MAINTAIN SHEET FLOWS, SEDIMENT THAT ACCUMULATES IN THE BMP MUST BE PERIODICALLY REMOVED IN ORDER TO MAINTAIN BMP EFFECTIVENESS. SEDIMENT SHOULD BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES ONE-HALF THE DESIGNATED SEDIMENT STORAGE DEPTH, USUALLY ONE-HALF THE DISTANCE BETWEEN THE TOP OF THE FIBER ROLL AND THE ADJACENT GROUND SURFACE. SEDIMENT REMOVED DURING THE MAINTENANCE MAY BE INCORPORATED INTO EARTHWORK ON THE SITE OR DISPOSED AT AN APPROPRIATE LOCATION.

2 FIBER ROLLS

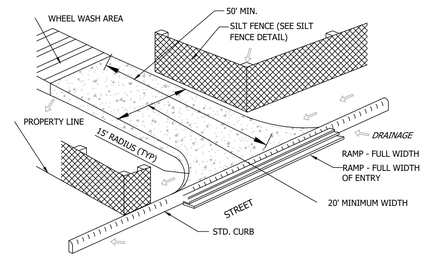
Scale: NTS



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

4 FILTREX® INLET PROTECTION

Scale: NTS



3 ROCKED CONSTRUCTION ENTRANCE

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
4 RESUBMITTAL AND REVISION 01/07/25	DD

EROSION CONTROL

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

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
T (831) 438-4420 F (831) 438-4420

BARSANA RESIDENCE

AUGUSTE COURT
APN: 029-35-007

Date:	08/14/24
Scale:	1" = 40'
Drawn:	DD
Job:	3007.02
Sheet:	C5.1
Of	49 Sheets

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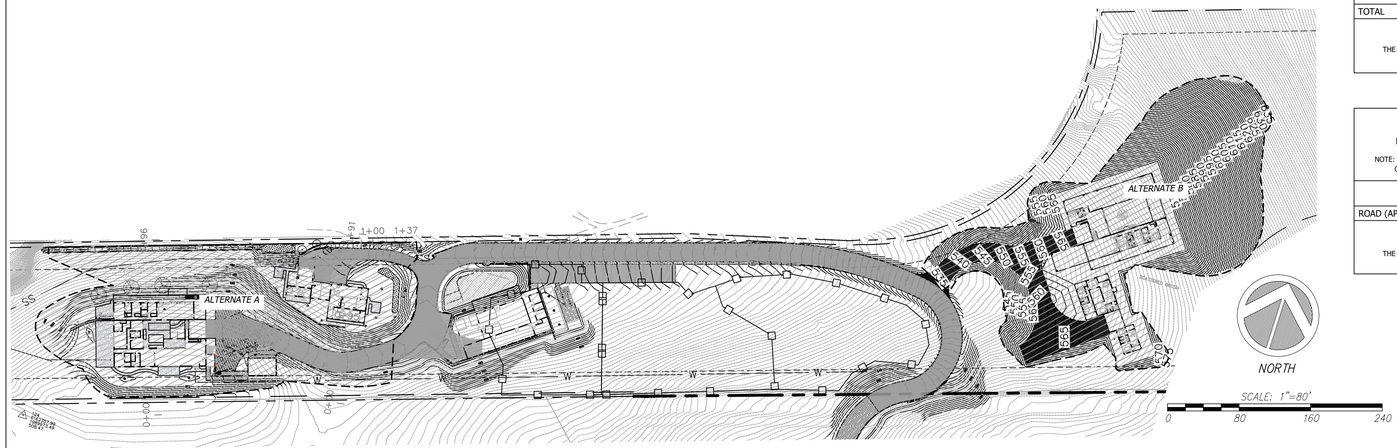


1 OVERALL SITE PLAN

Scale: 1:80

PROJECT EARTHWORK QUANTITIES

FOR BARSANA LOT (APN 029-35-007)

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 RESIDENCE BLDG + 5' PERIMETER	773	279	494(C)	10.6	4.6
MAIN RESIDENCE SITE GRADING & DWY	2528	518	2010(C)	10.8	5.7
ADU/JADU BLDG + 5' PERIMETER	161	87	74(C)	5.6	4.0
ADU/JADU SITE GRADING & DWY	563	794	382(F)	7.2	6.7
ROAD (APN 029-35-007)	527	1692	1165(F)	8.4	6.7
RV TEMPORARY AG HOUSING + 5' PERIMETER	415	157	258(C)	6.6	2.7
LIVESTOCK AND GREENHOUSE SHED SITE GRADING AND DWY	614	525	89(C)	7.0	5.4
TOTAL	5581	4052	1529(C)		

NET VOLUME = 1,529 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

FOR GOKULAM LOT, APN 029-34-004, UNDER GRADING PERMIT DEV23-1588-MOD1

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
ROAD (APN 029-34-004)	1870	3101	1231(F)	9.0	9.3

NET VOLUME = 1,231 CU.YDS. OF FILL

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.

LOCATION B

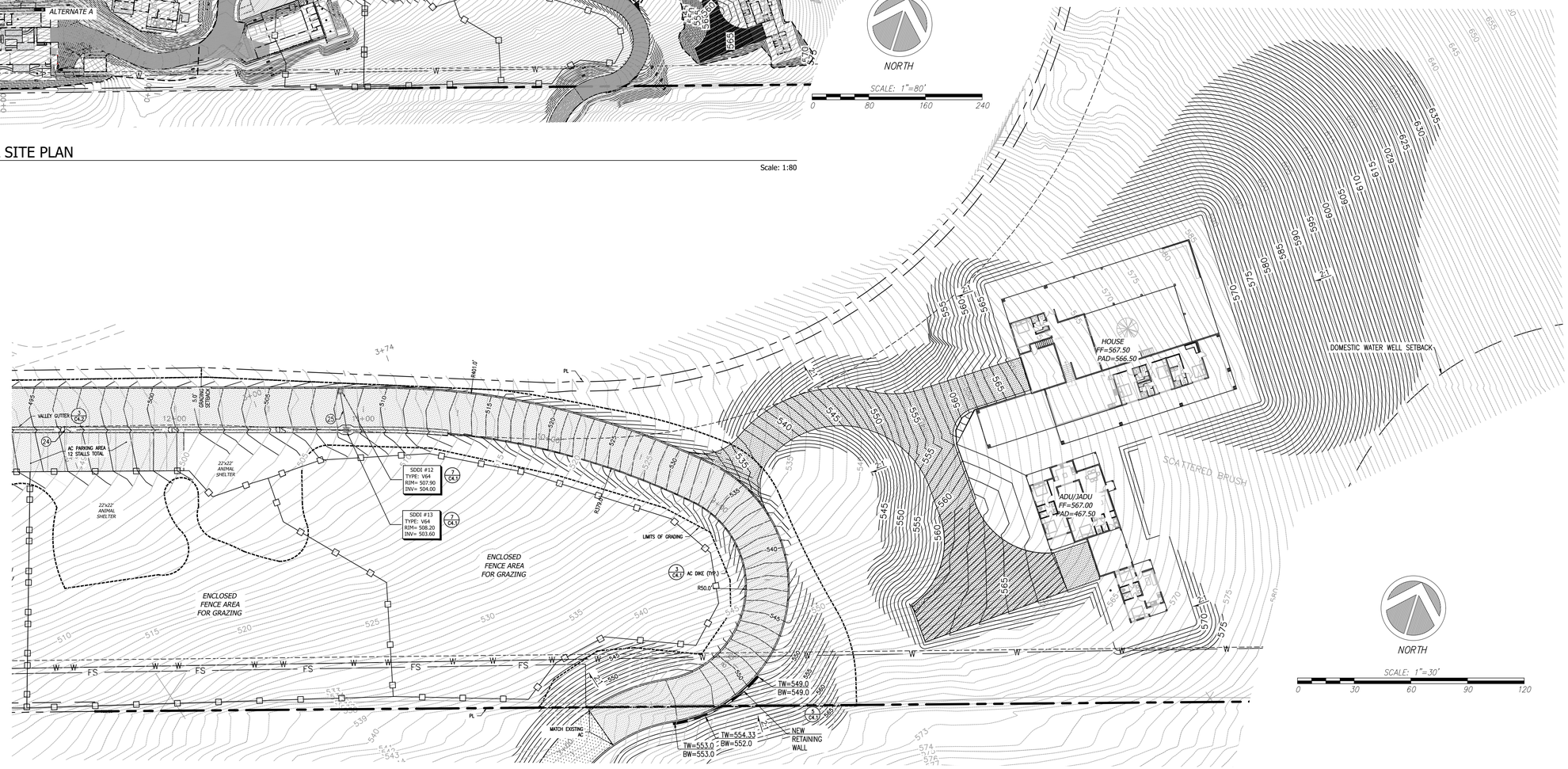
PROJECT EARTHWORK QUANTITIES

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	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
TOTAL	11689	10936	753(C)		

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
4 RESUBMITTAL AND REVISION 01/07/25	DD

ALTERNATE SITE PLAN

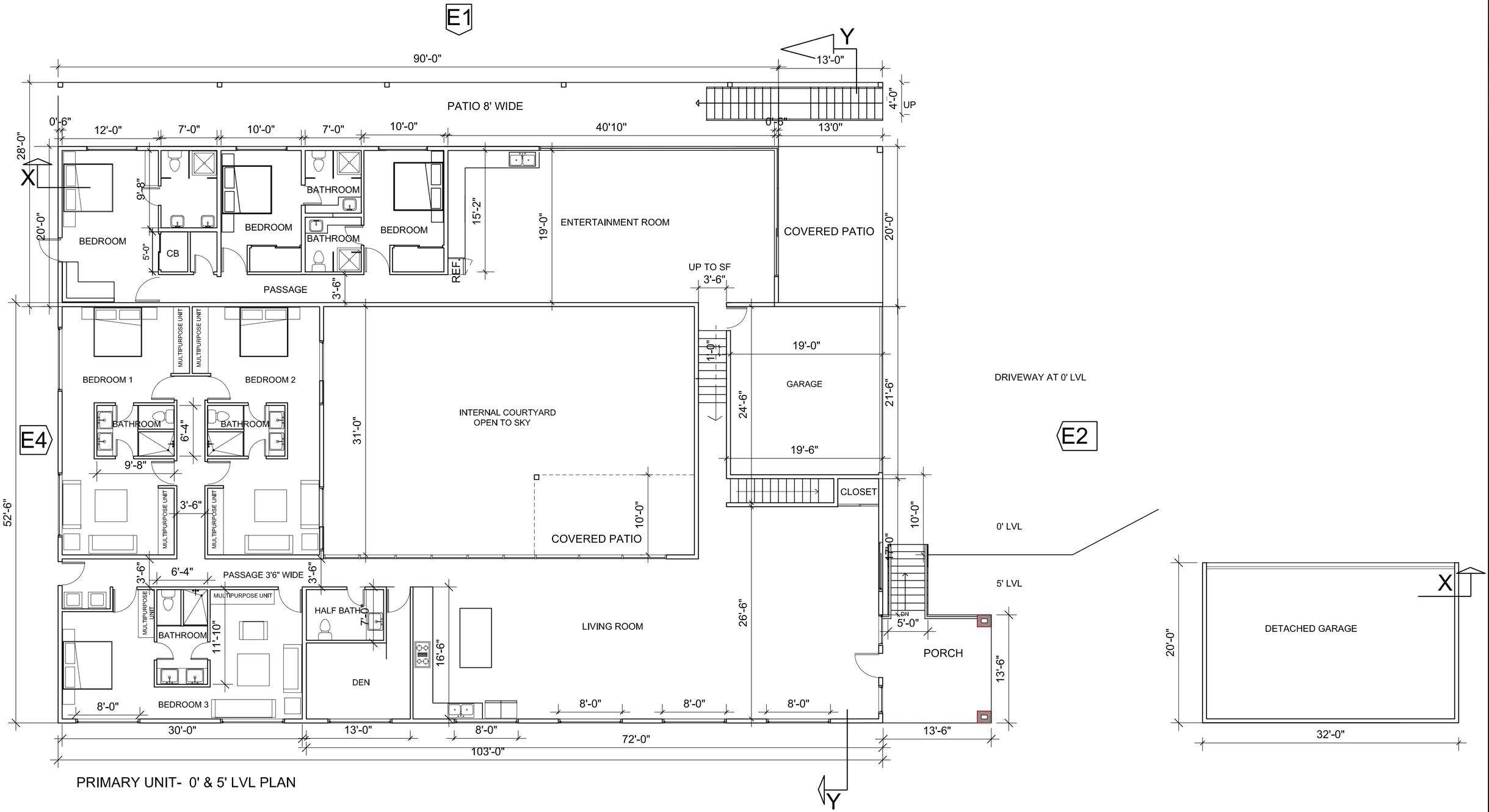
REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/25
CIVIL
STATE OF CALIFORNIA

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
T (831) 438-4420 F (831) 438-4420

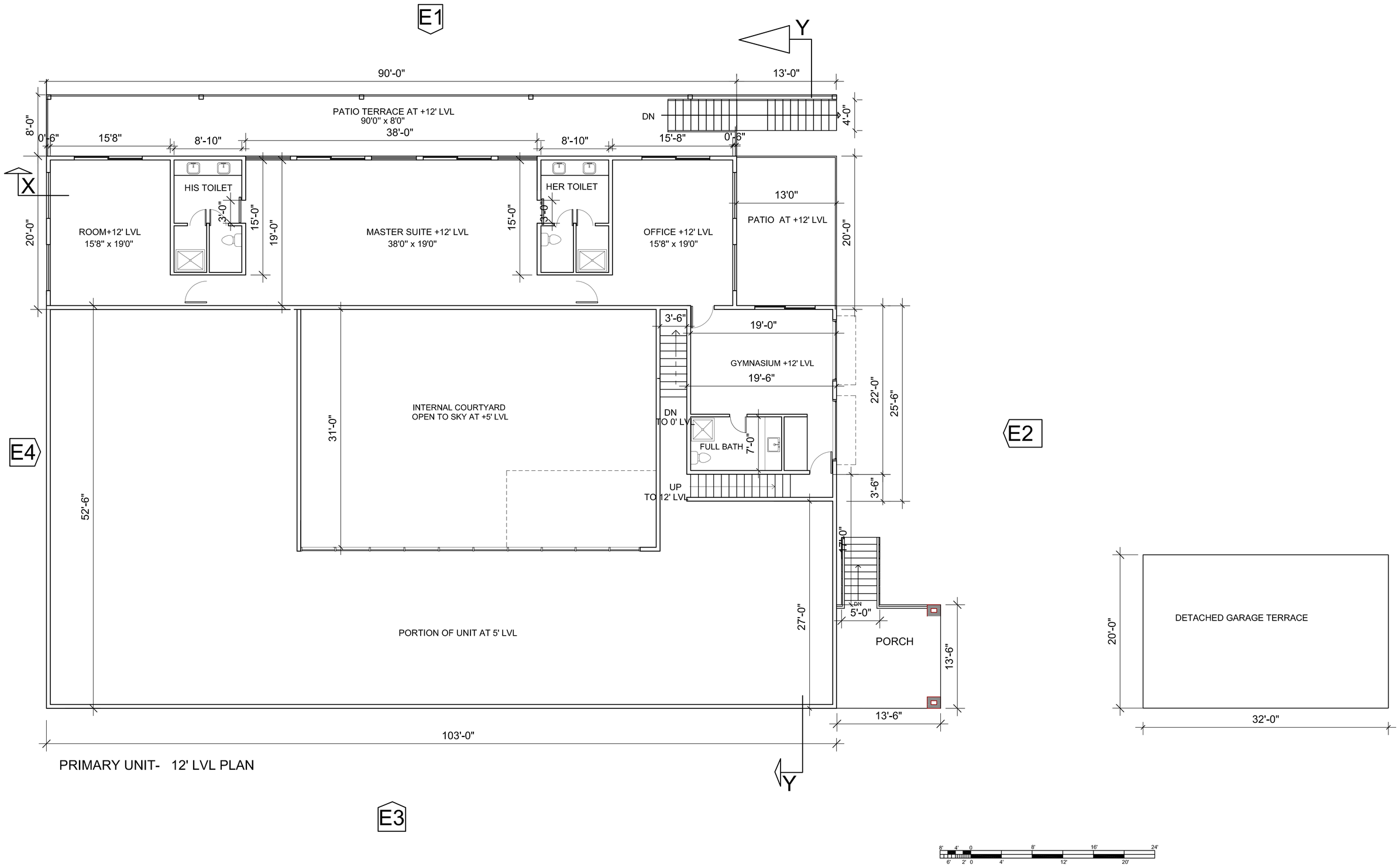
Drawing: Z:\Shared\CAD\3007.02 - Hiff - Serpa Quarry 35 acre SFH\Design\CAD\Sheets\3007.02 - C6.1 - ALTERNATE SITE PLAN.DWG Layout: C6.1 Last Saved: Sat Aug 17, 2024 - 11:35am Last Plotted: Tue Jan 07, 2025 - 8:36am By: Trevorkaines

BARSANA RESIDENCE
AUGUSTE COURT
APN: 029-35-007

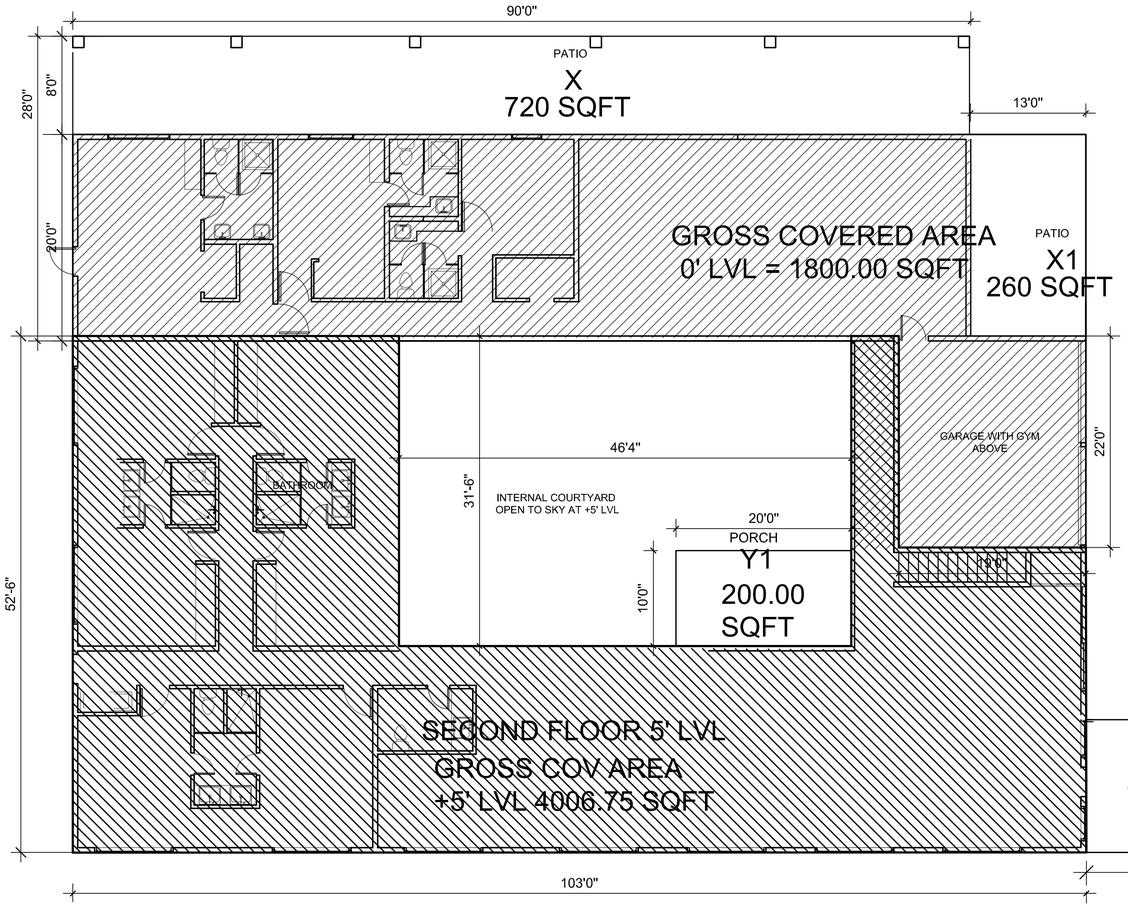
Date:	08/14/24
Scale:	AS SHOWN
Drawn:	DD
Job:	3007.02
Sheet:	C6.1
Of	49 Sheets



BARSANA 1 AUGUSTE CT, MILPITAS,CA 95035	AJAY GOYAL 748 BLUE STONE CIRCLE, FOLSOM CA 95630 | 916-294 - 5337	DRAWN BY : NEHA	DATE: 11-17- 2023 SCALE: 1:100	LOCATION: APN 029-35-007	SUBJECT: **PRIMARY RESIDENCE** 0' AND 5' LVL PLAN	DRAWING NO. : P01



BARSANA 1 AUGUSTE CT, MILPITAS,CA 95035	AJAY GOYAL 748 BLUE STONE CIRCLE, FOLSOM CA 95630 | 916-294 - 5337	DRAWN BY : NEHA	DATE: 11-17- 2023 SCALE: 1:100	LOCATION: APN 029-35-007	SUBJECT: **PRIMARY RESIDENCE** 12' LVL PLAN	DRAWING NO. : P02

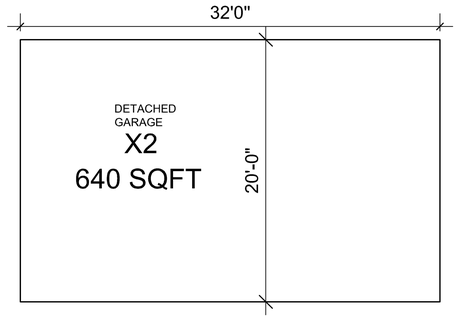


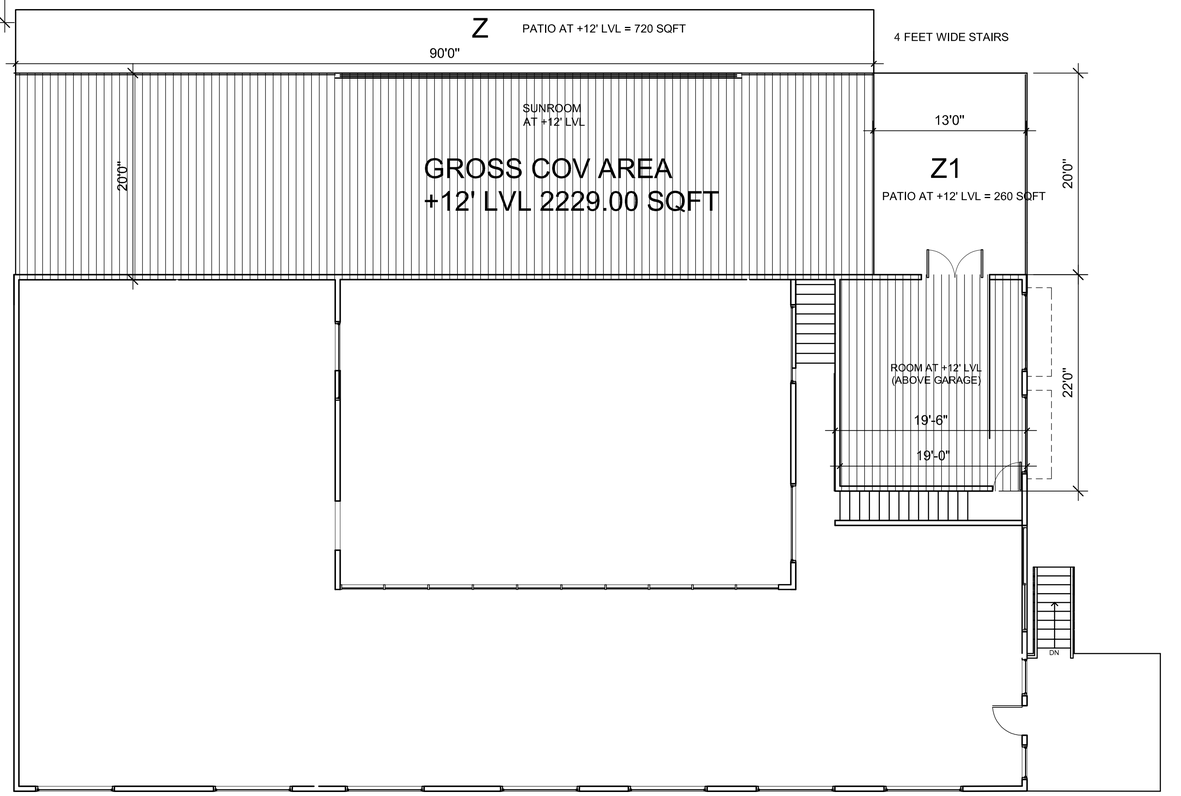
PRIMARY UNIT- AREA ANALYSIS OF 0' AND 5' LVL PLAN

GROSS AREA OF 0 LVL PLAN INCLD GARAGE = 1800.00+418=2218.00 SQFT
GROSS AREA OF +5' LVL PLAN = 3530.00 SQFT

COVERED AREA OF PATIO-X = 720 SQFT
COVERED AREA PATIO X1= 260 SQFT
COVERED AREA DETACHED GARAGE X2= 640 SQFT

COVERED AREA OF PATIO-Y =182.25 SQFT
COVERED AREA OF PATIO-Y1 =200.00 SQFT

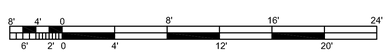




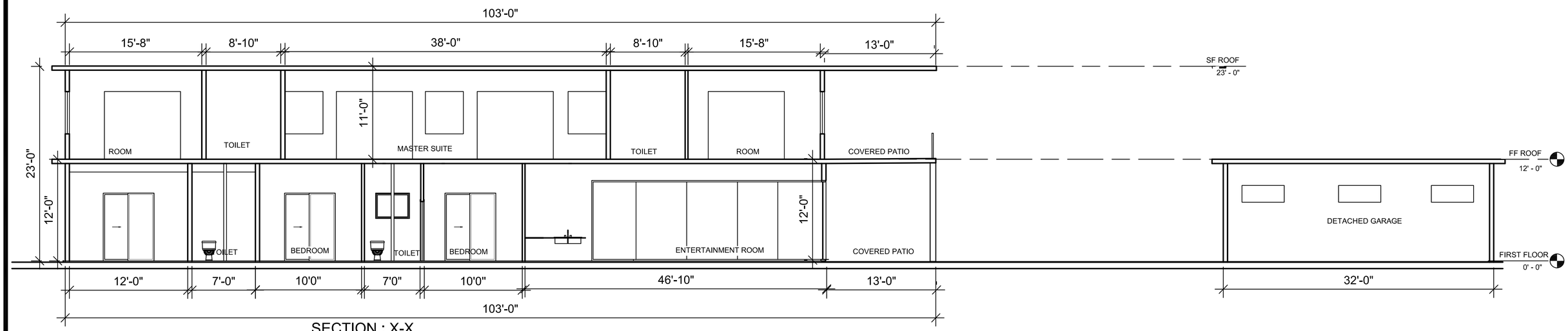
PRIMARY RESIDENCE- AREA ANALYSIS OF 12' LVL PLAN

GROSS AREA OF +12' LVL PLAN =1409.25 SQFT
COVERED AREA OF PATIO Z = 720 SQFT
COVERED AREA OF PATIO Z1= 260 SQFT

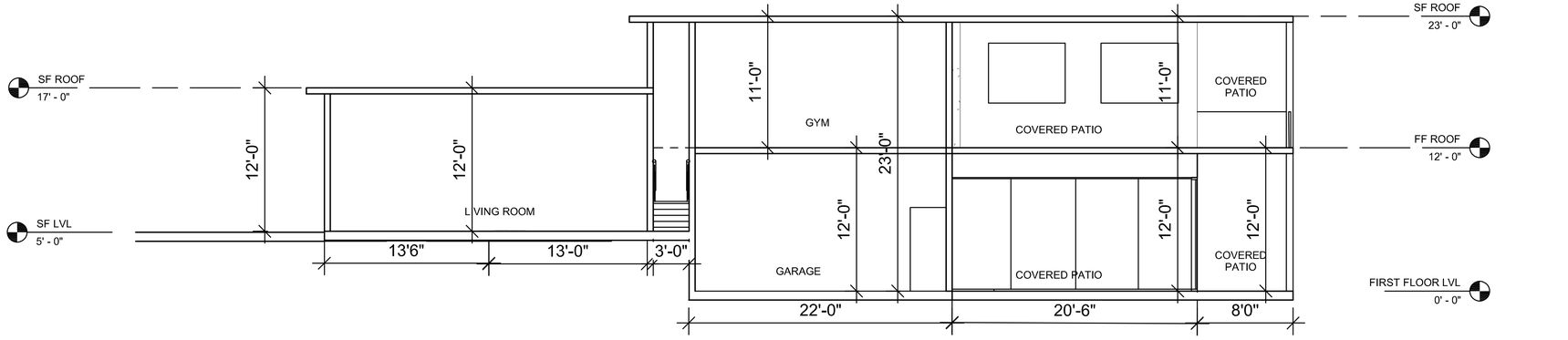
	AREA TABULATION	
LVL	BUILDING PORTION	GROSS AREA
0'	ENTERTAINMENT RM,BED ROOM,KITCHEN,GARAGE	2218.00 SQFT
5'	LIVING RM,BED ROOMS,TOILET,STAIRS	3530.00 SQFT
12'	MASTER SUITE, GYMNASIUM	2229.00 SQFT
		7974.00 SQFT



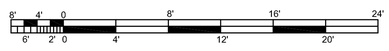
BARSANA 1 AUGUSTE CT, MILPITAS,CA 95035	AJAY GOYAL 748 BLUE STONE CIRCLE, FOLSOM CA 95630 | 916-294 - 5337	DRAWN BY : NEHA	DATE: 11-17- 2023 SCALE: 1:100	LOCATION: APN 029-35-007	SUBJECT: **PRIMARY RESIDENCE** AREA CALCULATION	DRAWING NO. : P03



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: 11-17- 2023 SCALE: 1:64 ($\frac{3}{16}$"=1'0")	LOCATION: APN 029-35-007	SUBJECT: **PRIMARY RESIDENCE** SECTIONS	DRAWING NO. : P04	



ELEVATION E1



ELEVATION E2



ELEVATION E3



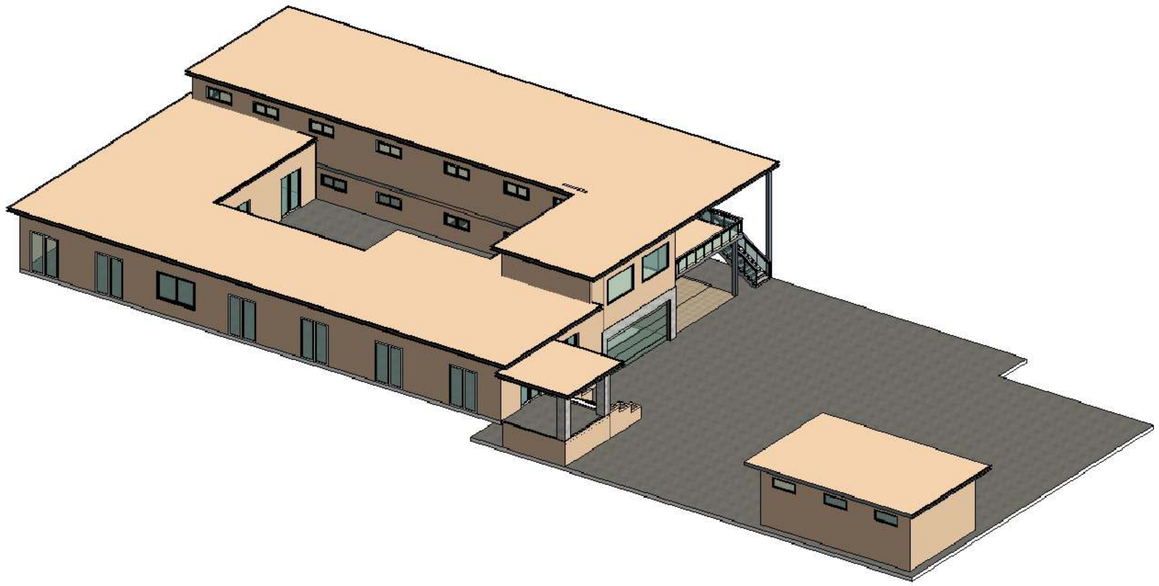


ELEVATION E4

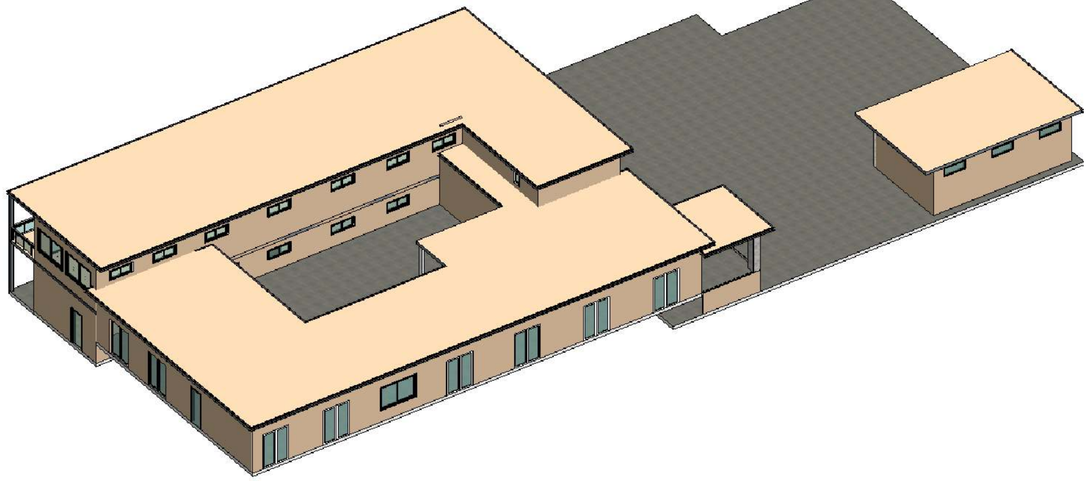
BARSANA 1 AUGUSTE CT, MILPITAS,CA 95035	AJAY GOYAL 748 BLUE STONE CIRCLE, FOLSOM CA 95630 | 916-294 - 5337	DRAWN BY : NEHA	DATE: 11-17- 2023 SCALE: 1:100	LOCATION: APN 029-35-007	SUBJECT: **PRIMARY RESIDENCE** VIEWS	DRAWING NO. : P05



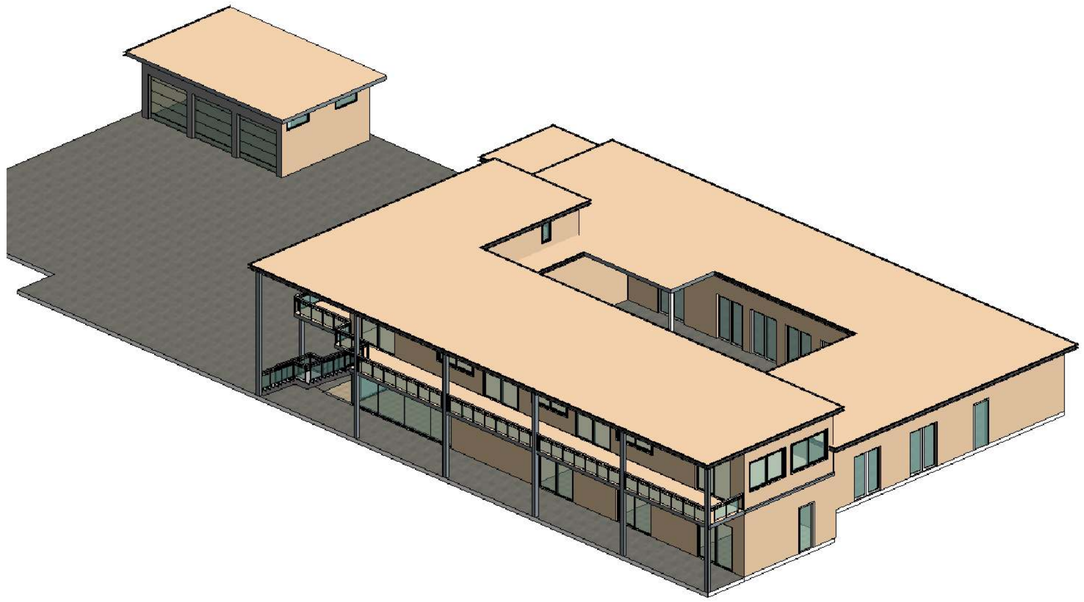
VIEW 1



VIEW 2



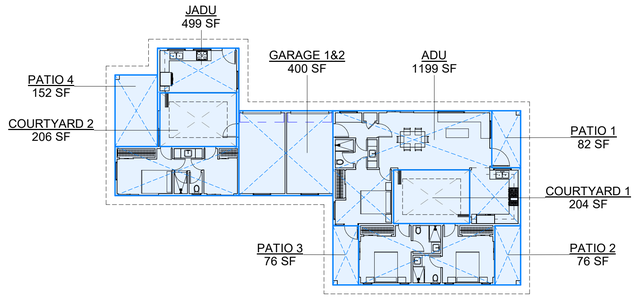
VIEW 3



VIEW 4

A6 A7

BARSANA 1 AUGUSTE CT, MILPITAS,CA 95035	AJAY GOYAL 748 BLUE STONE CIRCLE, FOLSOM CA 95630 | 916-294 - 5337	DRAWN BY : NEHA	DATE: 11-17- 2023 SCALE: 1:100	LOCATION: APN 029-35-007	SUBJECT: **PRIMARY RESIDENCE** VIEWS	DRAWING NO. : P06	P1



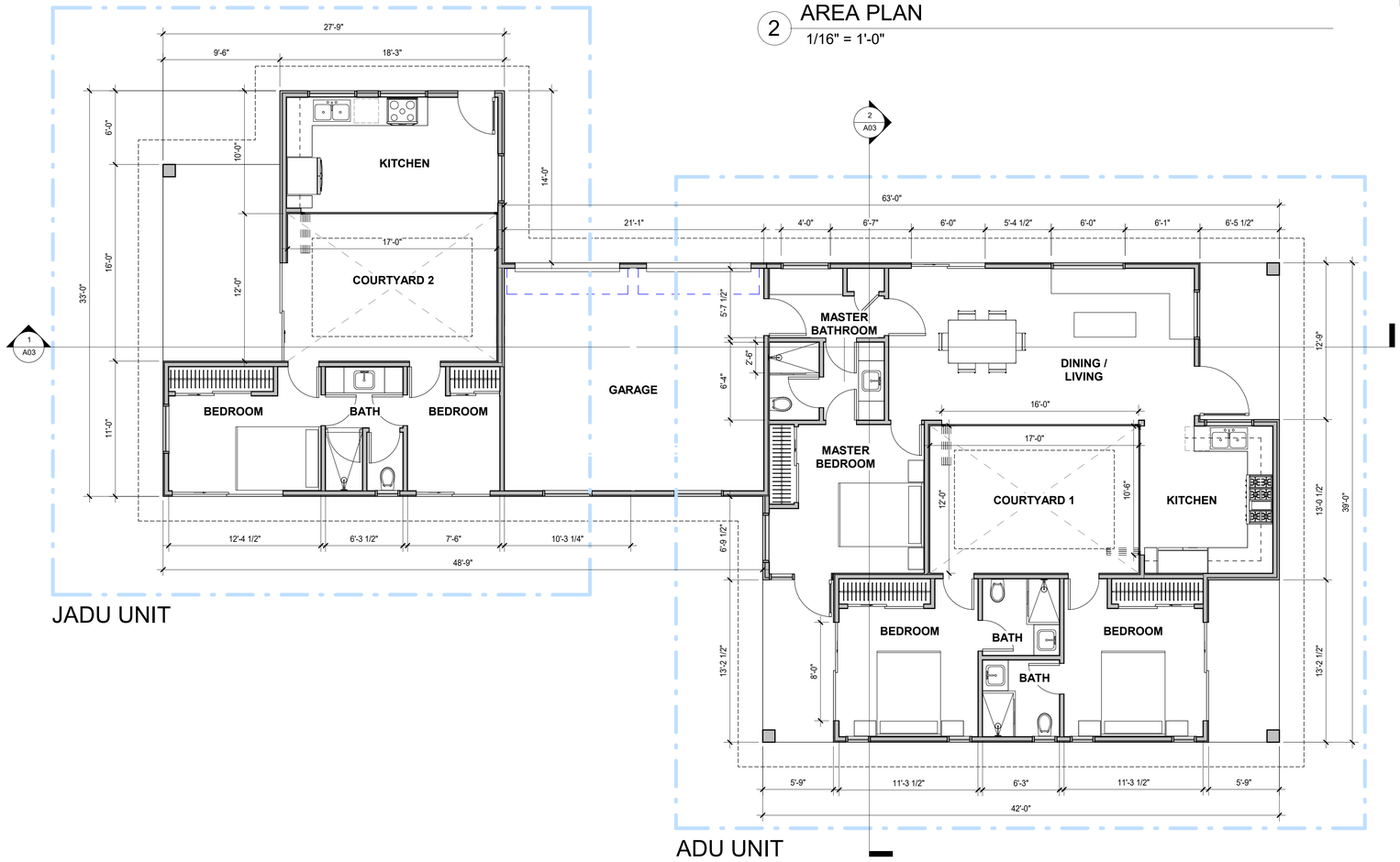
2 AREA PLAN

1/16" = 1'-0"

GROSS FLOOR AREA SUMMARY	
ADU:	1,199 SF
JADU:	499 SF
TOTAL:	1,698 SF

COVERED & PARTIALLY ENCLOSED AREA SUMMARY	
ADU PATIO 1:	82 SF
ADU PATIO 2:	76 SF
ADU PATIO 3:	76 SF
ADU TOTAL:	234 SF
JADU PATIO 4:	152 SF
GRAND TOTAL:	386 SF

GARAGE AREA	
GARAGE 1&2:	400 SF



1 FLOOR PLAN

3/16" = 1'-0"

MATERIALS

NOTE: 144 SF OF PLASTER REQUIRES A CONTROL JOINT

- **STANDING SEAM ROOF** METAL - SLATE GRAY, LVR 18.76
- **DOOR & WINDOW FRAMES, RAILINGS, TRIM** WHITE, LVR 99.2
- **EXTERIOR WALLS** PLASTER - PALM DESERT TAN, LVR 43.07
- **ARCHITECTURAL ACCENTS** STONE - MSI ALASKA GREY, LRV 44.42

JAG
JOHNSTON ARCHITECTURE GROUP
MATTHEW.JOHNSTON.AIA@GMAIL.COM

BARSANA RESIDENCE - ADU & JADU

1 AUGUSTE CT
MILPITAS, CA 95035

APN 029-35-007

MILESTONE / REVISION

DATE	REMARKS

DATE: 2/28/2024

FLOOR PLAN

SHEET
A01

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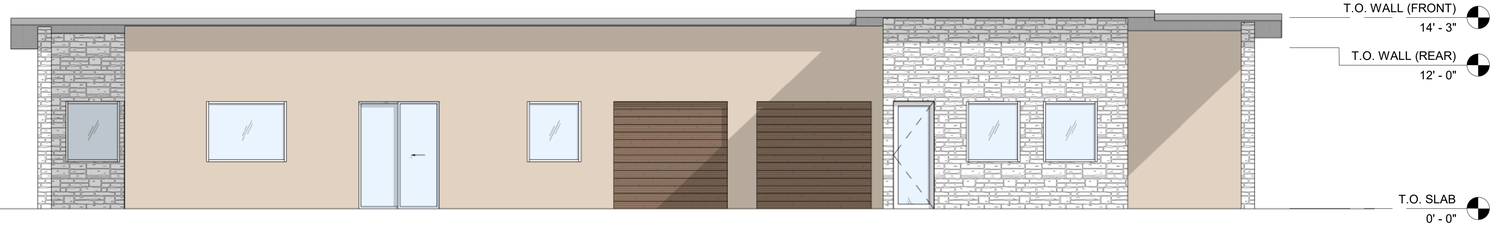
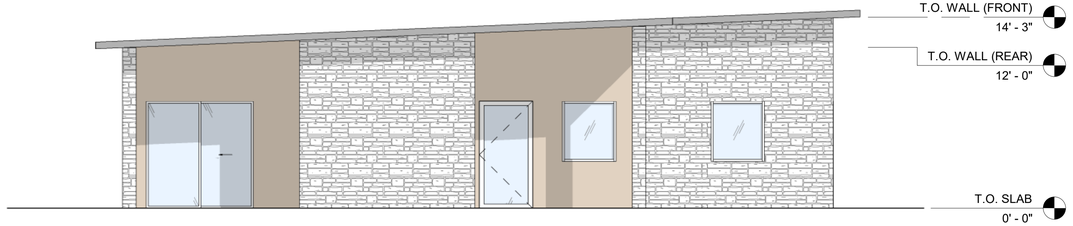
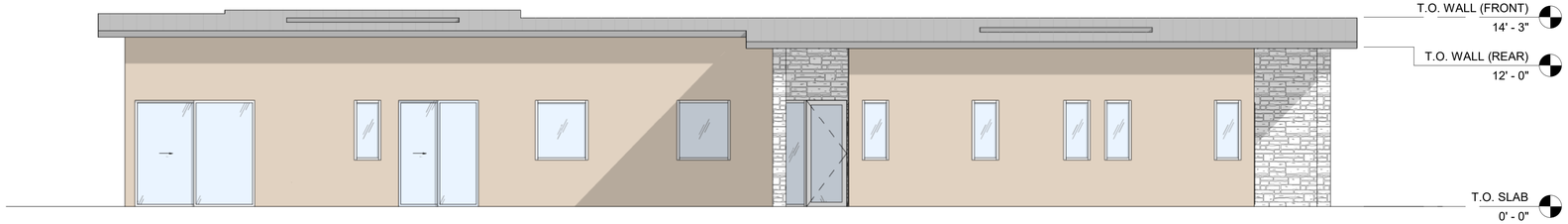


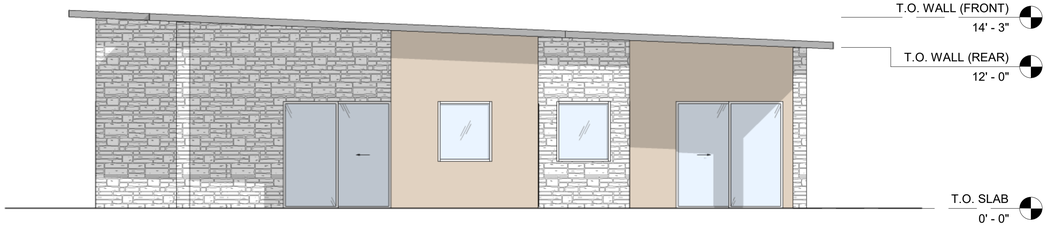
1 North
3/16" = 1'-0"



2 East
3/16" = 1'-0"



3 South
3/16" = 1'-0"



4 West
3/16" = 1'-0"

MATERIALS

NOTE: 144 SF OF PLASTER REQUIRES A CONTROL JOINT

	STANDING SEAM ROOF METAL - SLATE GRAY, LVR 18.76
	DOOR & WINDOW FRAMES, RAILINGS, TRIM WHITE, LVR 99.2
	EXTERIOR WALLS PLASTER - PALM DESERT TAN, LVR 43.07
	ARCHITECTURAL ACCENTS STONE - MSI ALASKA GREY, LRV 44.42

JAG
JOHNSTON ARCHITECTURE GROUP
MATTHEW.JOHNSTON.AIA@GMAIL.COM

BARSANA RESIDENCE - ADU & JADU

1 AUGUSTE CT
MILPITAS, CA 95035

APN 029-35-007

MILESTONE / REVISION

DATE	REMARKS

DATE: 2/28/2024

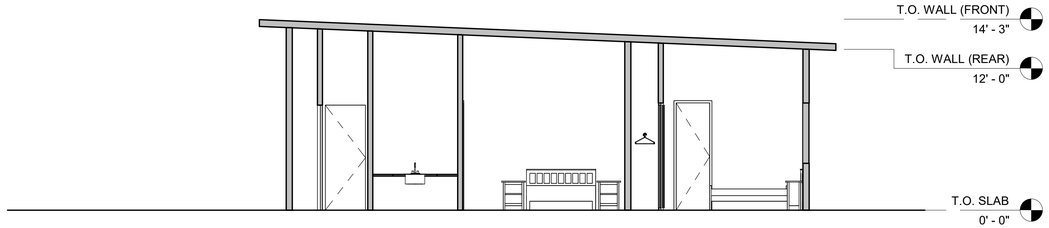
ELEVATIONS

SHEET
A02

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF MATTHEW JOHNSTON AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH MATTHEW JOHNSTON. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF MATTHEW JOHNSTON PRIOR TO THE COMMENCEMENT OF ANY WORK.



1 Section 1
3/16" = 1'-0"



2 Section 2
3/16" = 1'-0"

MATERIALS

NOTE: 144 SF OF PLASTER REQUIRES A CONTROL JOINT

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	ARCHITECTURAL ACCENTS STONE - MSI ALASKA GREY, LRV 44.42

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1 AUGUSTE CT
MILPITAS, CA 95035

APN 029-35-007

MILESTONE / REVISION

DATE	REMARKS

DATE: 2/28/2024

SECTIONS

SHEET
A03

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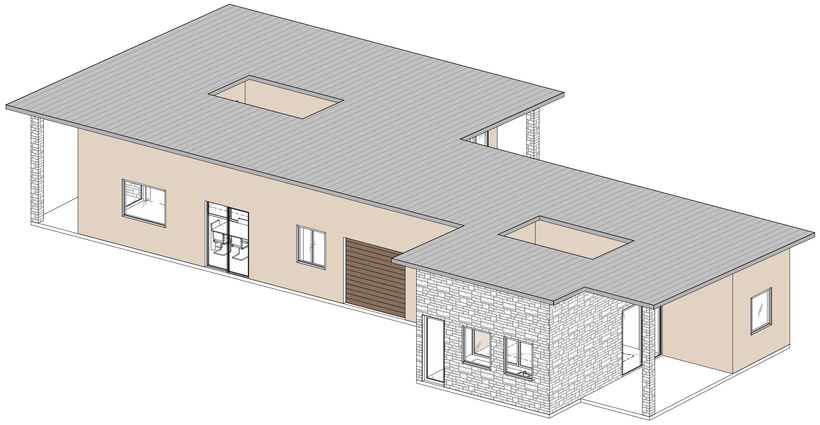

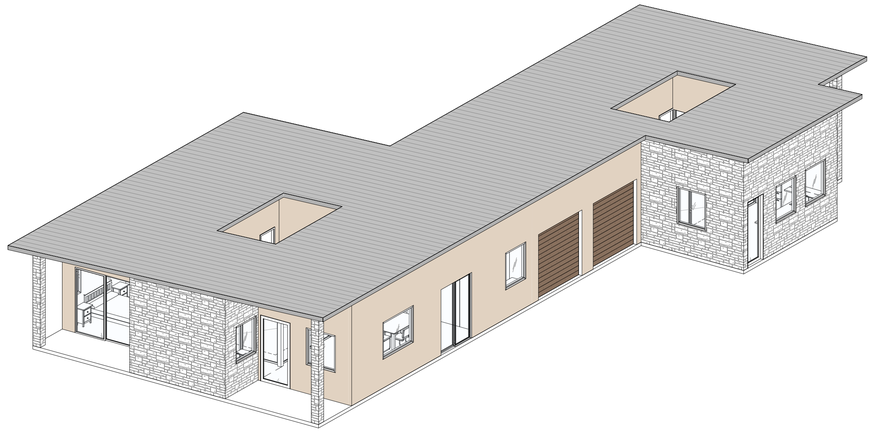

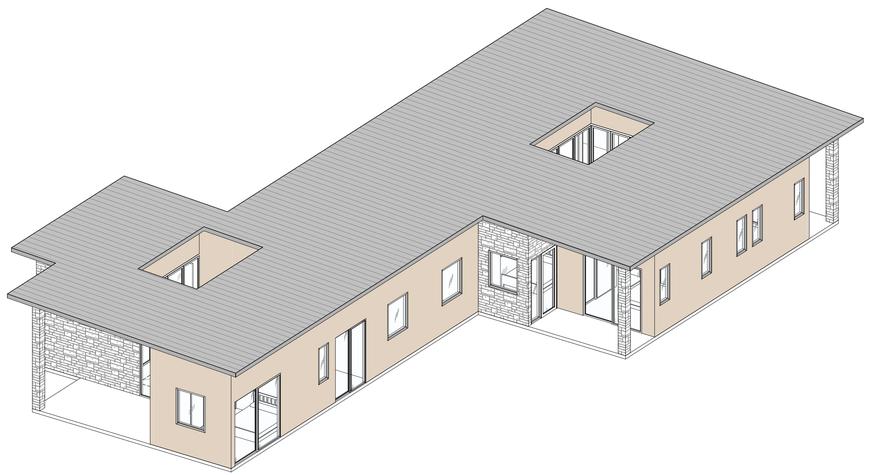

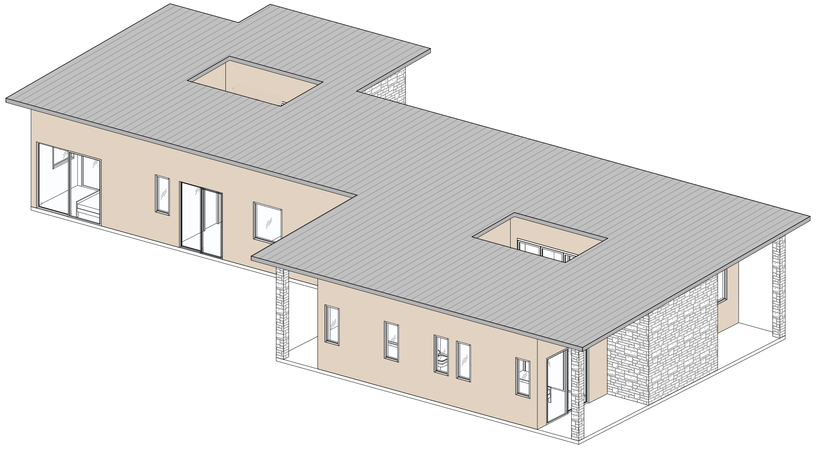

MATERIALS

NOTE: 144 SF OF PLASTER REQUIRES A CONTROL JOINT

	STANDING SEAM ROOF METAL - SLATE GRAY, LVR 18.76
	DOOR & WINDOW FRAMES, RAILINGS, TRIM WHITE, LVR 99.2
	EXTERIOR WALLS PLASTER - PALM DESERT TAN, LVR 43.07
	ARCHITECTURAL ACCENTS STONE - MSI ALASKA GREY, LRV 44.42

JAG

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BARSANA RESIDENCE - ADU & JADU

1 AUGUSTE CT
MILPITAS, CA 95035

APN 029-35-007

MILESTONE / REVISION

DATE	REMARKS

DATE: 2/28/2024

3D VIEWS

SHEET

A04

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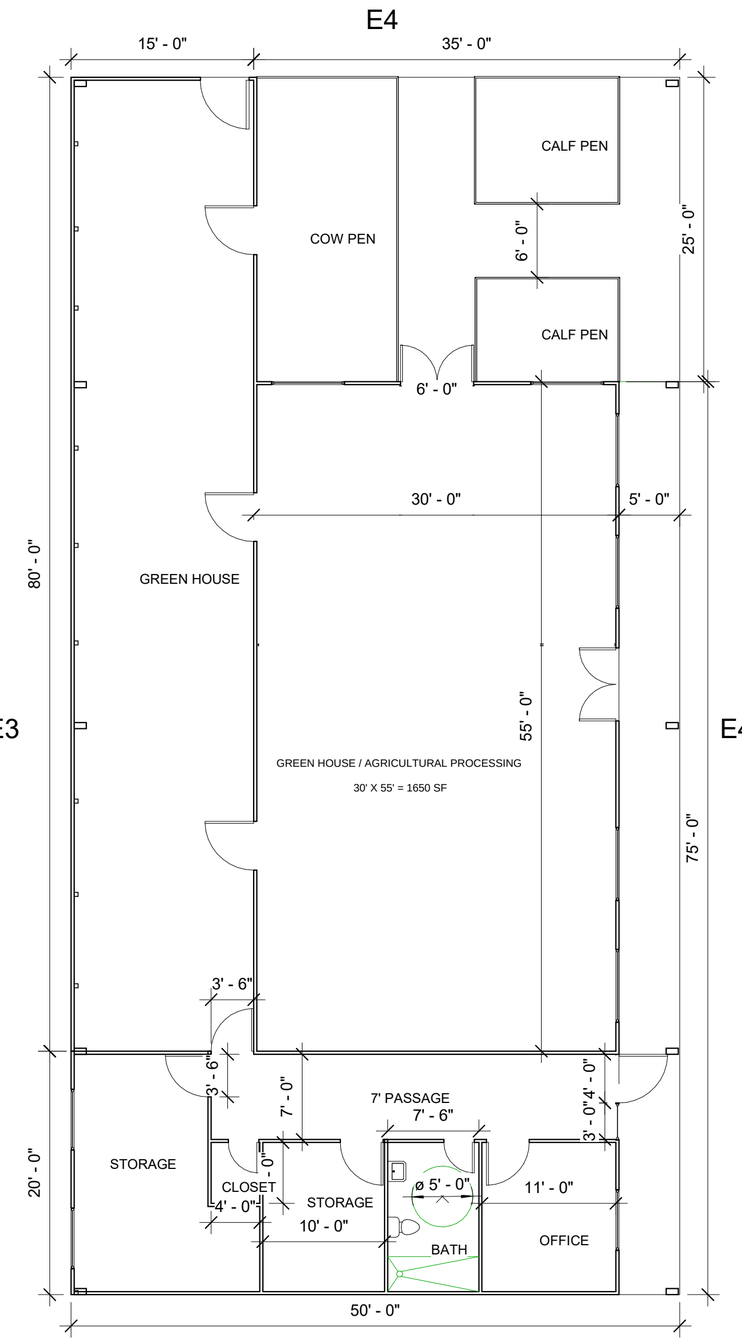
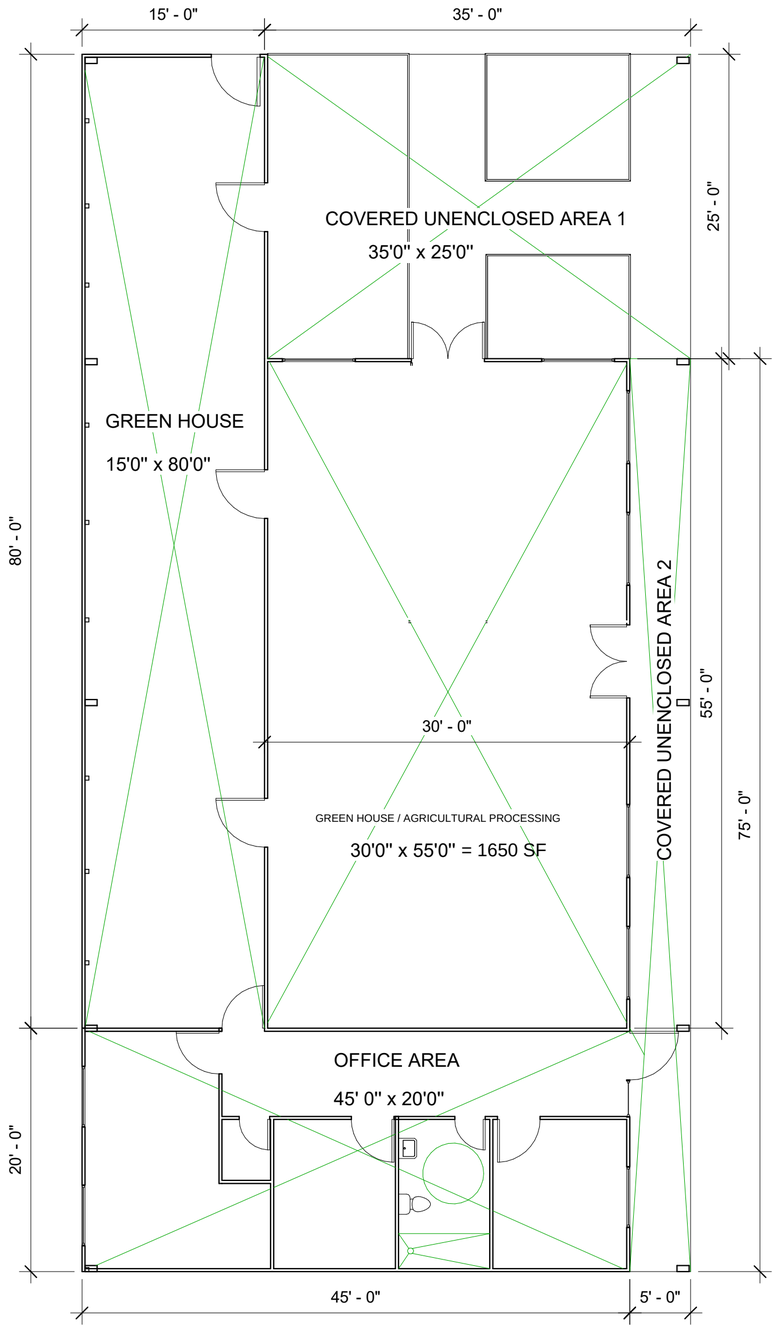


1 FIRST FLOOR

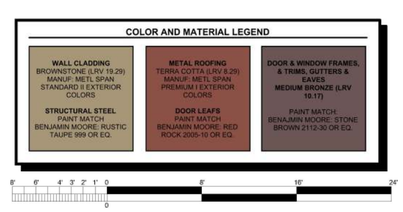
1/8" = 1'-0"



2 AREA PLAN

1/8" = 1'-0"

GROSS FLOOR AREA MAIN BUILDING:	
GREEN HOUSE / AGRICULTURAL PROCESSING	= 55 X 30 = 1,650 SQFT
OFFICE AREA	= 45 X 20 = 900 SQFT
TOTAL GROSS COVERED AREA	= **2550** SQFT
GROSS FLOOR AREA GREEN HOUSE	= 80X15= 1,200 SQFT
COVERED AREA UNENCLOSED PORTION:	
COVERED UNENCLOSED AREA 1	= 35 X 25 = 875 SQFT
COVERED UNENCLOSED AREA 2	= 5 X 75 = 375 SQFT
TOTAL COVERED UNENCLOSED AREA	= 1,250 SQFT



ARCHITECT:
AJAY GOEL
748 BLUE STONE CIRCLE
FOLSOM, CA 95630
916-294-5337

PROJECT TITLE:
BARSANA RESIDENCE
AUGUSTE COURT | APN 029-35-007
MILIPITAS , CA 95035

DRAWN BY: VARUN

CHECK BY:

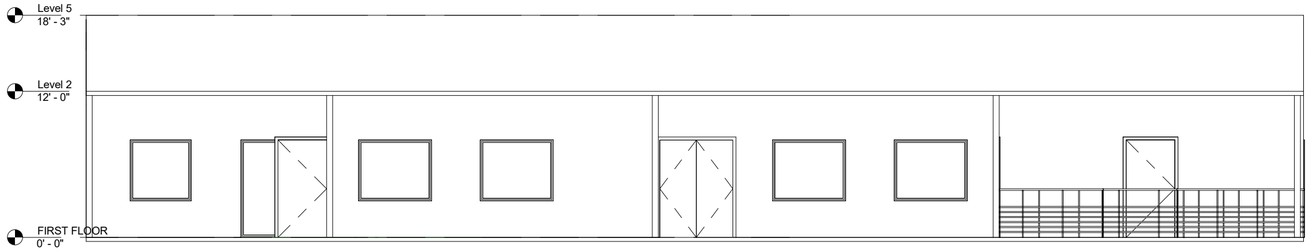
SUBJECT.
LIVESTOCK & GREEN HOUSE SHED

PLAN
AREA PLAN

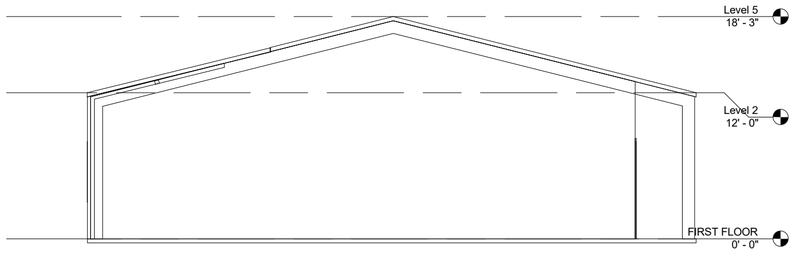
LSS 01

SCALE: 1"=8'

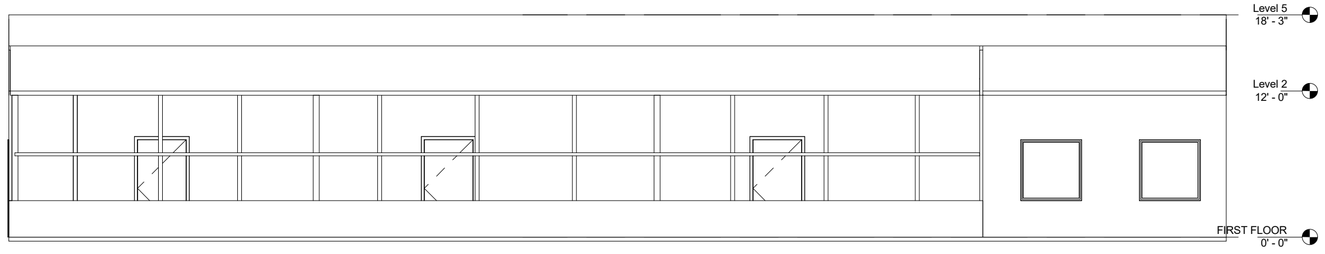
DATE: 02-14-2024



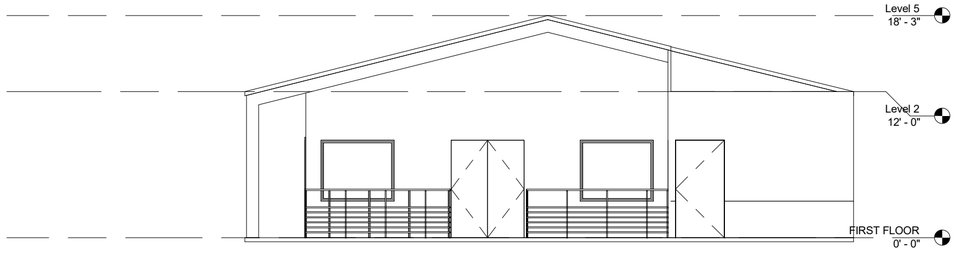
1 E1
1/8" = 1'-0"



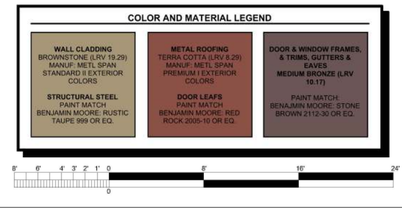
2 E2
1/8" = 1'-0"



3 E3
1/8" = 1'-0"



4 E4
1/8" = 1'-0"



ARCHITECT:
AJAY GOEL
748 BLUE STONE CIRCLE
FOLSOM, CA 95630
916-294-5337

PROJECT TITLE:
BARSANA RESIDENCE
AUGUSTE COURT | APN 029-35-007
MILIPITAS , CA 95035

DRAWN BY: VARUN

CHECK BY:

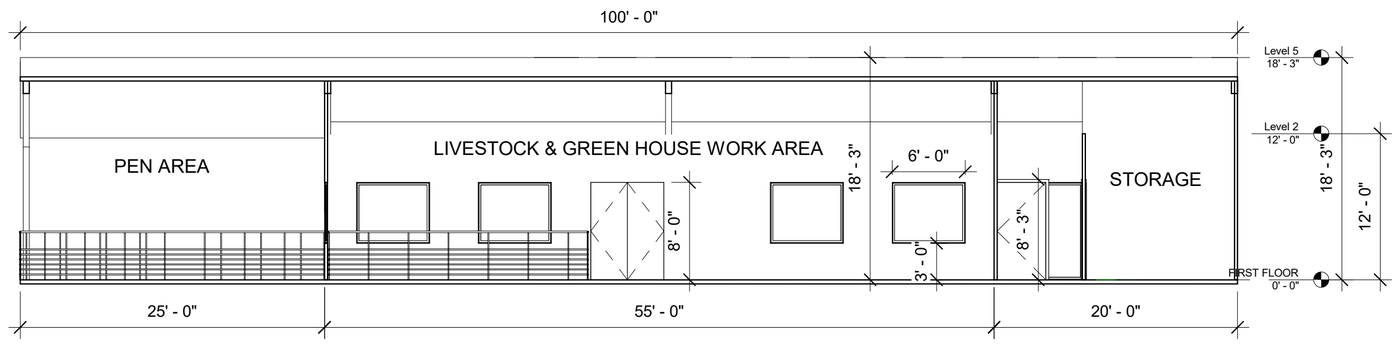
SUBJECT.
LIVESTOCK & GREEN HOUSE SHED

ELEVATIONS

LSS 02

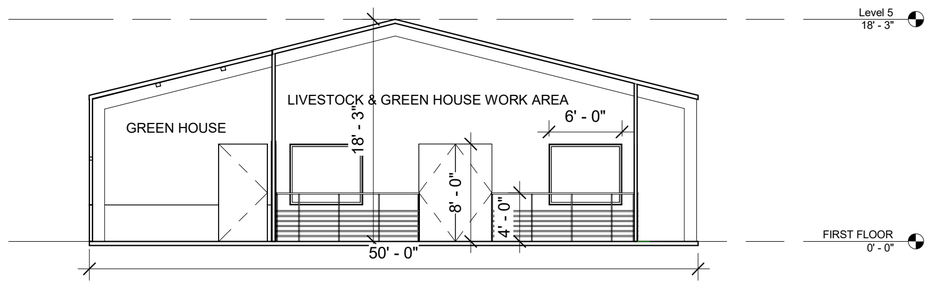
SCALE: 1"=8'

DATE: 02-14-2024



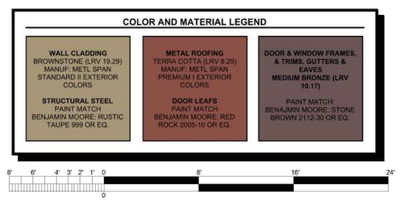
1 Section 1

1/8" = 1'-0"



2 Section 2

1/8" = 1'-0"



ARCHITECT:
AJAY GOEL
748 BLUE STONE CIRCLE
FOLSOM, CA 95630
916-294-5337

PROJECT TITLE:
BARSANA RESIDENCE
AUGUSTE COURT | APN 029-35-007
MILIPITAS , CA 95035

DRAWN BY: VARUN

CHECK BY:

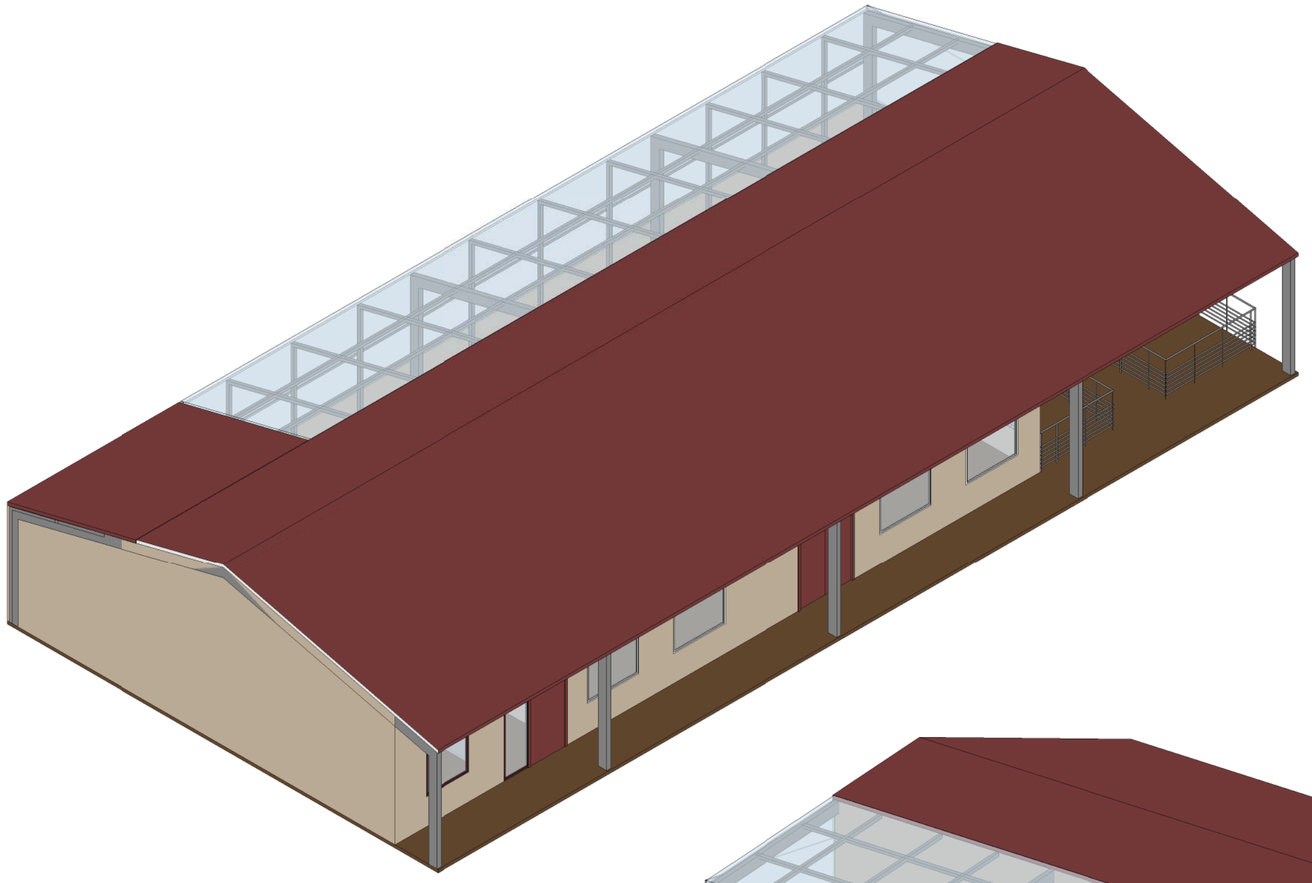
SUBJECT.
LIVESTOCK & GREEN HOUSE SHED

SECTIONS

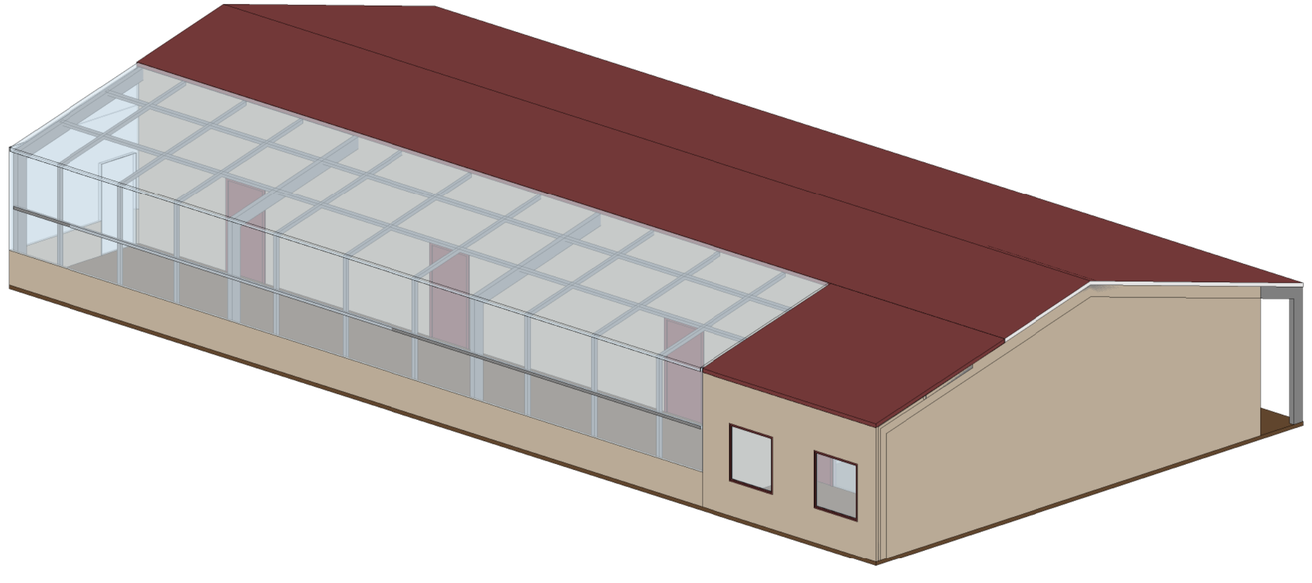
LSS 03

SCALE: 1"=8'

DATE: 02-14-2024



6 VIEW FROM E2



7 VIEW FROM E4

COLOR AND MATERIAL LEGEND

WALL CLADDING	METAL ROOFING	DOOR & WINDOW FRAMES, & TRIMS, GUTTERS & EAVES
BROWNSTONE (LRV 19.29) MANUF: METL SPAN STANDARD II EXTERIOR COLORS	TERRA COTTA (LRV 8.29) MANUF: METL SPAN PREMIUM I EXTERIOR COLORS	MEDIUM BRONZE (LRV 16.17) PAINT MATCH: BENAJMIN MOORE: STONE BROWN 2112-30 OR EQ.
STRUCTURAL STEEL PAINT MATCH BENJAMIN MOORE: RUSTIC TAUPE 999 OR EQ.	DOOR LEAFS PAINT MATCH BENJAMIN MOORE: RED ROCK 2005-10 OR EQ.	

8' 6" 4' 3" 2' 1' 0 8' 16' 24'

ARCHITECT:
AJAY GOEL
748 BLUE STONE CIRCLE
FOLSOM, CA 95630
916-294-5337

PROJECT TITLE:
BARSANA RESIDENCE
AUGUSTE COURT | APN 029-35-007
MILIPITAS , CA 95035

DRAWN BY: VARUN

CHECK BY:

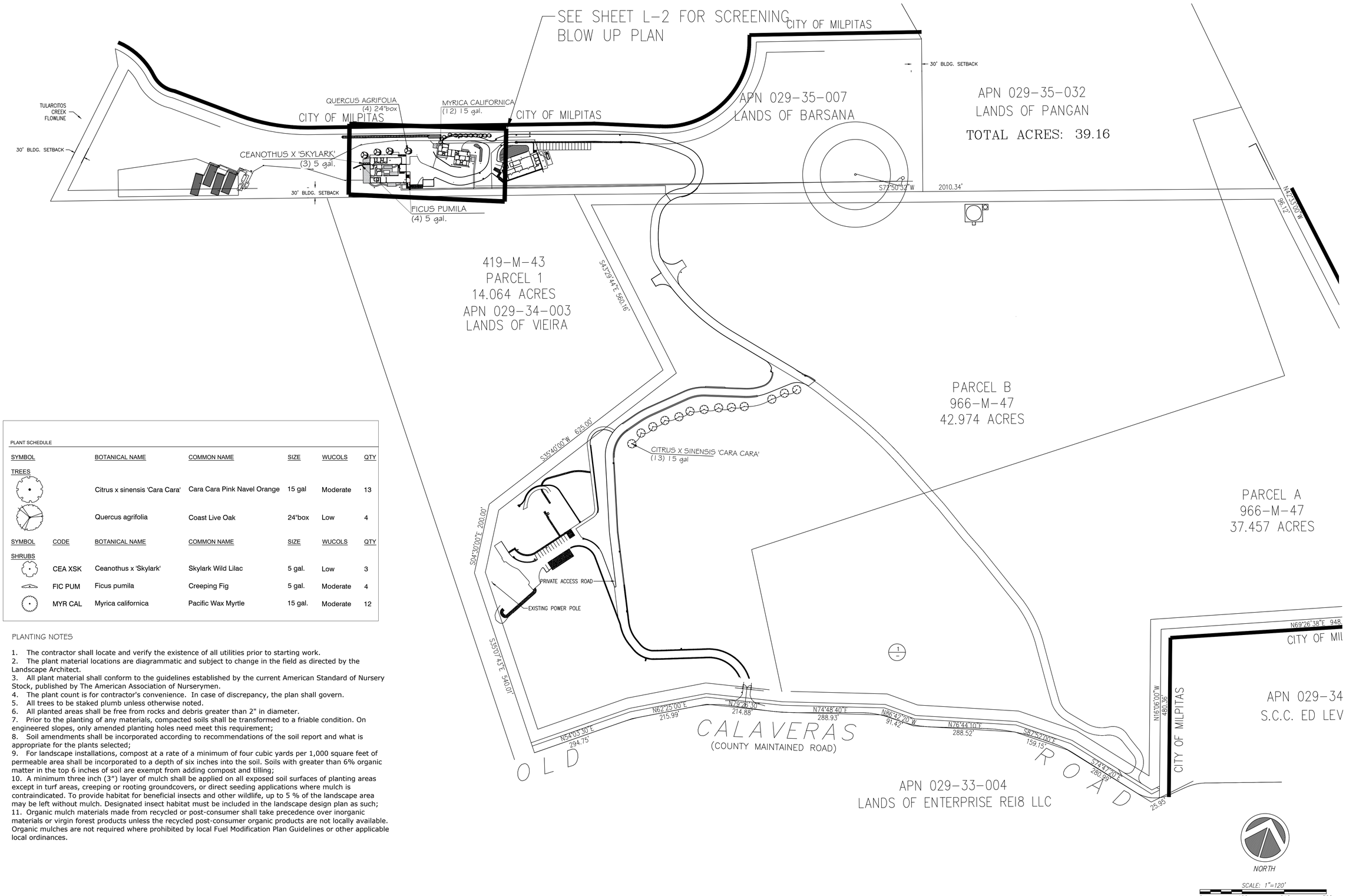
SUBJECT.
LIVESTOCK & GREEN HOUSE SHED

VIEWS

LSS 04

SCALE: 1"=8'

DATE: 02-14-2024



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
TREES						
		Citrus x sinensis 'Cara Cara'	Cara Cara Pink Navel Orange	15 gal	Moderate	13
		Quercus agrifolia	Coast Live Oak	24"box	Low	4
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
SHRUBS						
	CEA XSK	Ceanothus x 'Skylark'	Skylark Wild Lilac	5 gal.	Low	3
	FIC PUM	Ficus pumila	Creeping Fig	5 gal.	Moderate	4
	MYR CAL	Myrica californica	Pacific Wax Myrtle	15 gal.	Moderate	12

PLANTING NOTES

1. The contractor shall locate and verify the existence of all utilities prior to starting work.
2. The plant material locations are diagrammatic and subject to change in the field as directed by the Landscape Architect.
3. All plant material shall conform to the guidelines established by the current American Standard of Nursery Stock, published by The American Association of Nurserymen.
4. The plant count is for contractor's convenience. In case of discrepancy, the plan shall govern.
5. All trees to be staked plumb unless otherwise noted.
6. All planted areas shall be free from rocks and debris greater than 2" in diameter.
7. Prior to the planting of any materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need meet this requirement;
8. Soil amendments shall be incorporated according to recommendations of the soil report and what is appropriate for the plants selected;
9. For landscape installations, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil. Soils with greater than 6% organic matter in the top 6 inches of soil are exempt from adding compost and tilling;
10. A minimum three inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated. To provide habitat for beneficial insects and other wildlife, up to 5 % of the landscape area may be left without mulch. Designated insect habitat must be included in the landscape design plan as such;
11. Organic mulch materials made from recycled or post-consumer shall take precedence over inorganic materials or virgin forest products unless the recycled post-consumer organic products are not locally available. Organic mulches are not required where prohibited by local Fuel Modification Plan Guidelines or other applicable local ordinances.

REVISIONS	BY

AITKEN ASSOCIATES
LANDSCAPE ARCHITECTS
8262 Rancho Real Gilroy, CA 95020
Calif. Reg. #2239 (408) 842-0245
karen@kaa.design

BARSANA RESIDENCE

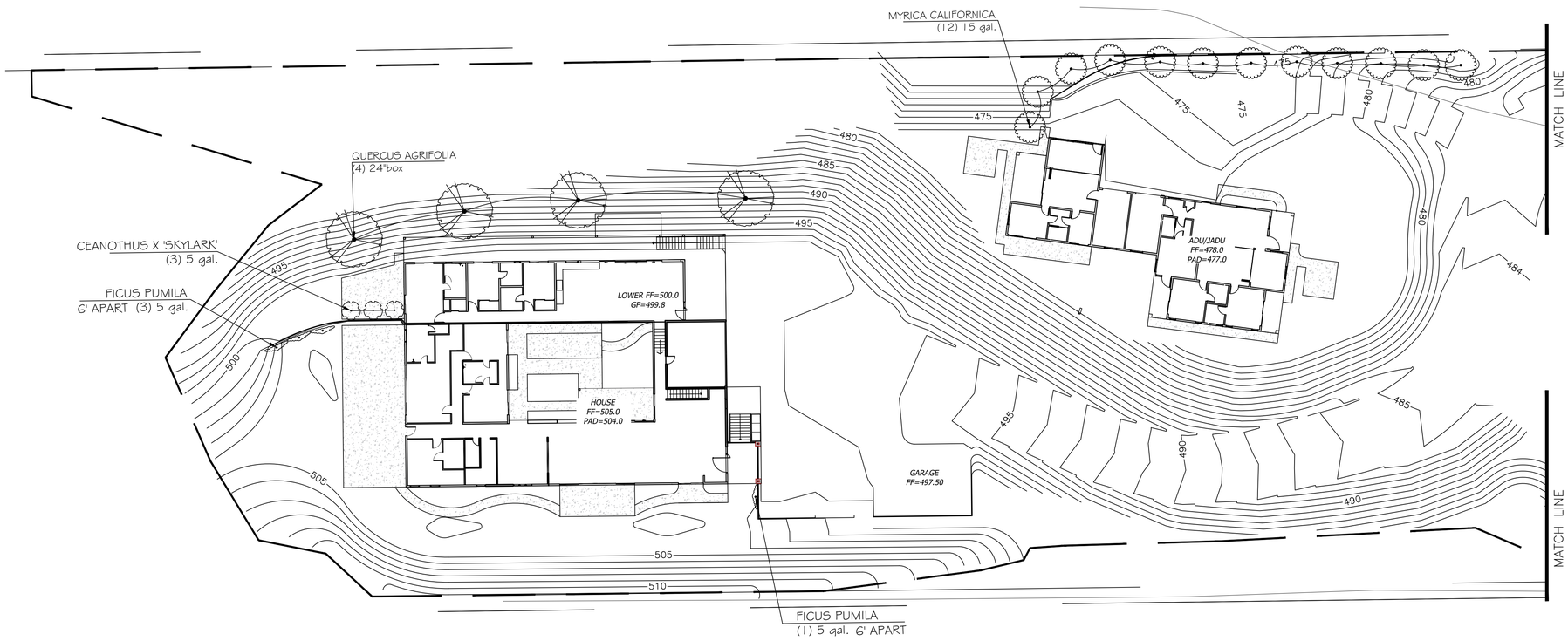
Auguste Court,

LANDSCAPE SCREENING MASTER PLAN

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-25
STATE OF CALIFORNIA

DATE	01-16-24
SCALE	1"=120'-0"
DRAWN	IN
JOB	BARSANA

L-1



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
TREES					
	Quercus agrifolia	Coast Live Oak	24"box	Low	4
SHRUBS					
	Ceanothus x 'Skylark'	Skylark Wild Lilac	5 gal.	Low	3
	Ficus pumila	Creeping Fig	5 gal.	Moderate	4
	Myrica californica	Pacific Wax Myrtle	15 gal.	Moderate	12

NORTH

SCALE: 1"=20'

0 20 40 60 80

REVISIONS	BY

AITKEN ASSOCIATES
LANDSCAPE ARCHITECTS
8262 Rancho Real Gilroy, CA 95020
Calif. Reg. #2239 (408) 842-0245
karen@kaa.design

BARSANA RESIDENCE

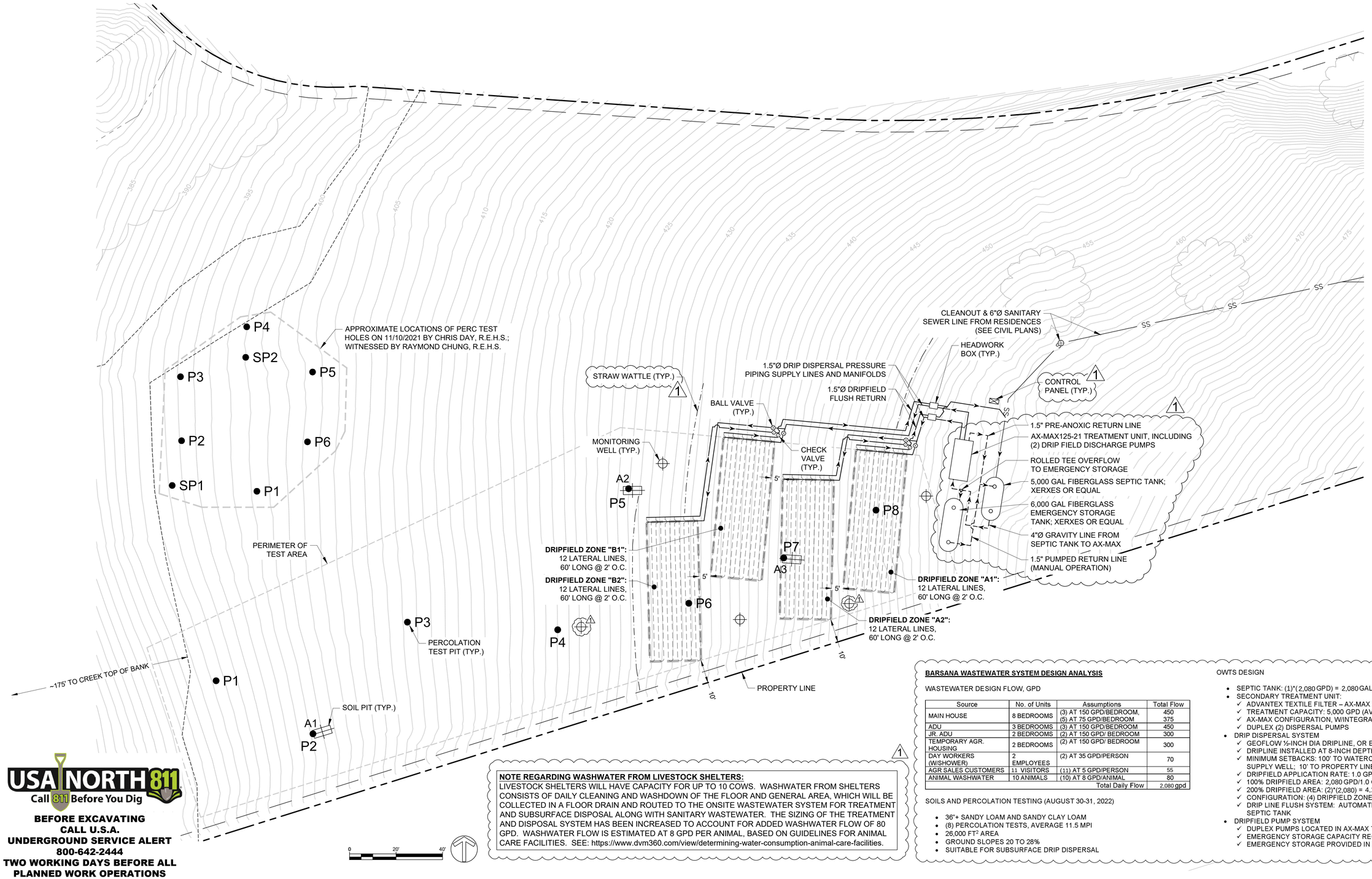
Auguste Court,

LANDSCAPE SCREENING PLAN

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-25
STATE OF CALIFORNIA

DATE	01-16-25
SCALE	1"=20'-0"
DRAWN	IN
JOB	BARSANA

L-2



USA NORTH 811 Call 811 Before You Dig

BEFORE EXCAVATING CALL U.S.A. UNDERGROUND SERVICE ALERT 800-642-2444 TWO WORKING DAYS BEFORE ALL PLANNED WORK OPERATIONS

NOTE REGARDING WASHWATER FROM LIVESTOCK SHELTERS:
LIVESTOCK SHELTERS WILL HAVE CAPACITY FOR UP TO 10 COWS. WASHWATER FROM SHELTERS CONSISTS OF DAILY CLEANING AND WASHDOWN OF THE FLOOR AND GENERAL AREA, WHICH WILL BE COLLECTED IN A FLOOR DRAIN AND ROUTED TO THE ONSITE WASTEWATER SYSTEM FOR TREATMENT AND SUBSURFACE DISPOSAL ALONG WITH SANITARY WASTEWATER. THE SIZING OF THE TREATMENT AND DISPOSAL SYSTEM HAS BEEN INCREASED TO ACCOUNT FOR ADDED WASHWATER FLOW OF 80 GPD. WASHWATER FLOW IS ESTIMATED AT 8 GPD PER ANIMAL, BASED ON GUIDELINES FOR ANIMAL CARE FACILITIES. SEE: https://www.dvm360.com/view/determining-water-consumption-animal-care-facilities.

BARSANA WASTEWATER SYSTEM DESIGN ANALYSIS

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	450 375
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)	2 EMPLOYEES	(2) AT 35 GPD/PERSON	70
AGR SALES CUSTOMERS	11 VISITORS	(11) AT 5 GPD/PERSON	55
ANIMAL WASHWATER	10 ANIMALS	(10) AT 8 GPD/ANIMAL	80
		Total Daily Flow	2,080 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 FT² AREA
- GROUND SLOPES 20 TO 28%
- SUITABLE FOR SUBSURFACE DRIP DISPERSAL

OWTS DESIGN

- SEPTIC TANK: (1)*(2,080 GPD) = 2,080 GAL MIN; 5,000 -GAL TANK PROPOSED
- SECONDARY TREATMENT UNIT:
  - ✓ ADVANTEX TEXTILE FILTER – AX-MAX 200
  - ✓ TREATMENT CAPACITY: 5,000 GPD (AVE FLOW)
  - ✓ AX-MAX CONFIGURATION, W/INTEGRATED DISPERSAL PUMP UNIT
  - ✓ DUPLEX (2) DISPERSAL PUMPS
- DRIP DISPERSAL SYSTEM
  - ✓ GEOFLOW ½-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/FT² (@ 11.5 MPI)
  - ✓ 100% DRIPFIELD AREA: 2,080 GPD/1.0 GPD/FT² = 2,080 FT²
  - ✓ 200% DRIPFIELD AREA: (2)*(2,080) = 4,160 FT²
  - ✓ CONFIGURATION: (4) DRIPFIELD ZONES OF 1,440 GPD EACH
  - ✓ DRIP LINE FLUSH SYSTEM: AUTOMATIC FLUSH WITH RETURN LINE TO SEPTIC TANK
- DRIPFIELD PUMP SYSTEM
  - ✓ DUPLEX PUMPS LOCATED IN AX-MAX TREATMENT UNIT
  - ✓ EMERGENCY STORAGE CAPACITY REQ'D: (1.5)*(2,080GPD) = 3,120 GAL
  - ✓ EMERGENCY STORAGE PROVIDED IN DEDICATED 6,000 GAL TANK

BARSANA RESIDENCE OWTS

APN: 029-35-007
MILPITAS, CA

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

CA 3476 — 12-31-23 — EXPIRES — REGISTERED PROFESSIONAL ENGINEER — STATE OF CALIFORNIA

Sht:	Rev:	Date:	By:	Description:	App'd:
	1	6/14/23	ER	REVISE WW FLOWS FOR ANIMAL SHELTER	NH
	2	5/9/24	MN	UPDATE TREATMENT & DESIGN PLAN	NH

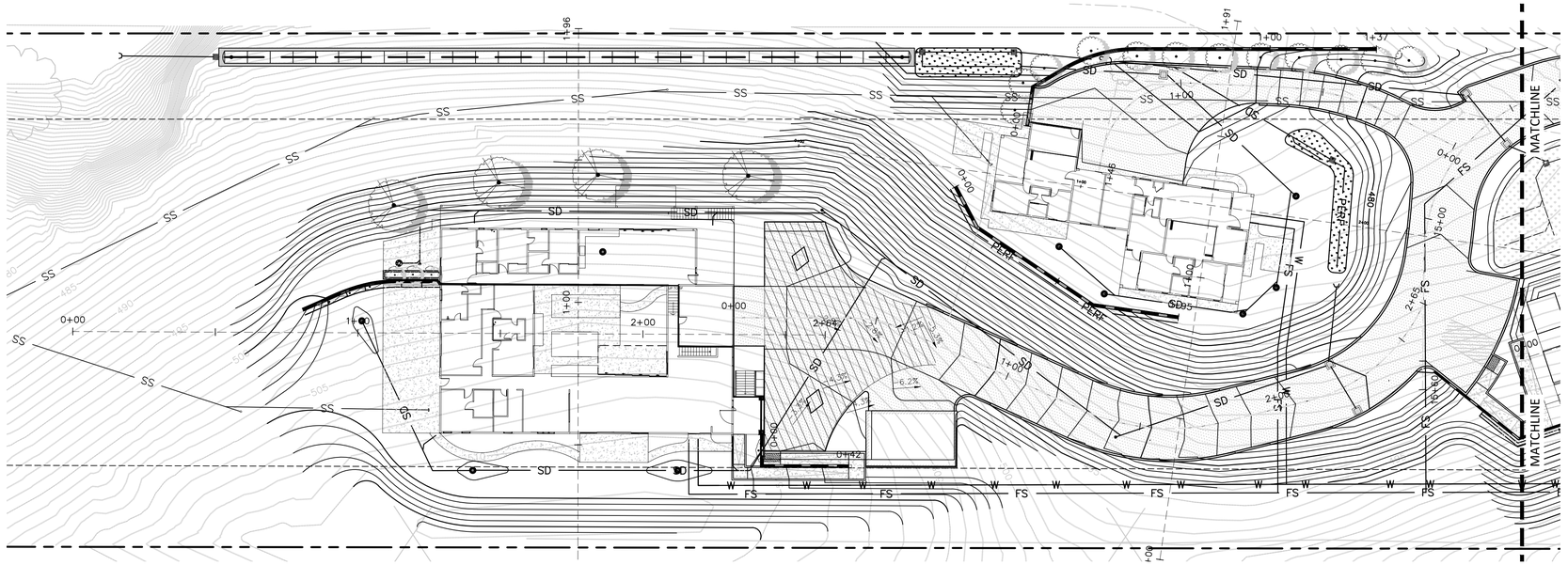
Design: MW
Drawn: PS
Checked: NH
Appr'd: NH

ONSITE WASTEWATER TREATMENT AND DISPOSAL PLAN

BARSANA RESIDENCE, MILPITAS, CA

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

PLOT STYLE: ---- PAGE SETUP: ---- ONE INCH D-SIZE PRINT LAST SAVED: 5/9/2024 PLOT DATE: 5/9/2024
P:\2022\2200017_BARSANA_RESIDENCE_OWTS\CAD\SHEETS — DRAFT SET\2200017 SITE PERCS2.DWG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MATCHLINE
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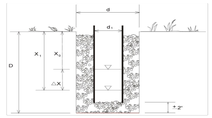
PERCOLATION TEST DATA

QUESTA ENGINEERING CORP.

PERCOLATION TEST DATA

Project Number: **2200017** Date: **8/31/2022**
Project Name: **Barsana Residence** Test by: **MFW(4-8), FJD(1-3)**
Location: **0 Auguste Ct, Milpitas, CA** Checked by: **MH, JC**



Test Hole: **P1** Hole Diameter (d): **12"** Pipe Diameter (d_1): **4** Depth (D): **24"** Soil Type: **Sandy Clay Loam**

Trial Number	Start Time (T_0)	Initial Water Level (inches) (X_0)	Time Read (T_1)	Final Water Level (Inches) (X_1)	Time Interval (minutes) (T)	Water Drop (inches) (ΔX)	Percolation Rate: Inches per Hour	Percolation Rate: Minutes per Inch
1	9:50:00 AM	14.875	10:20:00 AM	18.500	30.00	3.625	7.25	8.3
2	10:22:00 AM	11.750	10:52:00 AM	17.500	30.00	5.750	11.50	5.2
3	10:53:00 AM	16.500	11:23:00 AM	18.875	30.00	2.375	4.75	12.6
4	11:24:00 AM	16.000	11:54:00 AM	18.625	30.00	2.625	5.25	11.4
5	11:55:00 AM	16.375	12:25:00 PM	18.750	30.00	2.375	4.75	12.6
6	12:26:00 PM	16.500	12:56:00 PM	18.875	30.00	2.375	4.75	12.6
7	12:57:00 PM	16.500	1:27:00 PM	18.875	30.00	2.375	4.75	12.6
8								
9								
10								
11								
12								

Adjustment Factor: **1.40** Adjusted Stabilized Rate: **17.7** Maximum Application Rate:
Adjustment Rate Method: **Gravel-Pack** Notes: **Starting at 22.5"**
Remaining Presoak:

Test Hole: **P2** Hole Diameter (d): **12"** Pipe Diameter (d_1): **4** Depth (D): **24"** Soil Type: **Sandy Clay Loam**

Trial Number	Start Time (T_0)	Initial Water Level (inches) (X_0)	Time Read (T_1)	Final Water Level (Inches) (X_1)	Time Interval (minutes) (T)	Water Drop (inches) (ΔX)	Percolation Rate: Inches per Hour	Percolation Rate: Minutes per Inch
1	9:52:00 AM	3.000	10:23:00 AM	DRY	31.00	6.000		
2	10:24:00 AM	3.000	10:54:00 AM	DRY	30.00	6.000		
3	10:56:00 AM	3.000	11:26:00 AM	DRY	30.00	6.000		
4	11:27:00 AM	3.000	11:47:00 AM	8.125	20.00	5.125	15.375	3.9
5	11:48:00 AM	3.000	12:08:00 PM	8.125	20.00	5.125	15.375	3.9
6	12:09:00 PM	3.000	12:29:00 PM	8.125	20.00	5.125	15.375	3.9
7								
8								
9								
10								
11								
12								

Adjustment Factor: **1.40** Adjusted Stabilized Rate: **5.5** Maximum Application Rate:
Adjustment Rate Method: **Gravel-Pack** Notes: **Starting at 9"**
Remaining Presoak:

Test Hole: **P5** Hole Diameter (d): **12"** Pipe Diameter (d_1): **4** Depth (D): **24"** Soil Type: **Sandy Clay Loam**

Trial Number	Start Time (T_0)	Initial Water Level (inches) (X_0)	Time Read (T_1)	Final Water Level (Inches) (X_1)	Time Interval (minutes) (T)	Water Drop (inches) (ΔX)	Percolation Rate: Inches per Hour	Percolation Rate: Minutes per Inch
1	9:58:00 AM	6.000	10:29:00 AM	12.000	31.00	6.000	11.613	5.2
2	10:30:00 AM	5.250	11:00:00 AM	11.375	30.00	6.125	12.250	4.9
3	11:01:00 AM	6.000	11:32:00 AM	11.250	31.00	5.250	10.161	5.9
4	11:33:00 AM	6.000	12:03:00 PM	11.000	30.00	5.000	10.000	6.0
5	12:04:00 PM	6.000	12:34:00 PM	11.000	30.00	5.000	10.000	6.0
6	12:45:00 PM	6.000	1:15:00 PM	11.000	30.00	5.000	10.000	6.0
7								
8								
9								
10								
11								
12								

Adjustment Factor: **1.40** Adjusted Stabilized Rate: **8.4** Maximum Application Rate:
Adjustment Rate Method: **Gravel-Pack** Notes: **Starting at 12"**
Remaining Presoak:

Test Hole: **P6** Hole Diameter (d): **12"** Pipe Diameter (d_1): **4** Depth (D): **24"** Soil Type: **Sandy Clay Loam**

Trial Number	Start Time (T_0)	Initial Water Level (inches) (X_0)	Time Read (T_1)	Final Water Level (Inches) (X_1)	Time Interval (minutes) (T)	Water Drop (inches) (ΔX)	Percolation Rate: Inches per Hour	Percolation Rate: Minutes per Inch
1	10:00:00 AM	3.000	10:32:00 AM	5.750	32.00	2.750	5.156	11.6
2	10:33:00 AM	2.875	11:03:00 AM	5.250	30.00	2.375	4.750	12.6
3	11:04:00 AM	2.875	11:34:00 AM	5.125	30.00	2.250	4.500	13.3
4	11:35:00 AM	3.000	12:05:00 PM	5.250	30.00	2.250	4.500	13.3
5								
6								
7								
8								
9								
10								
11								
12								

Adjustment Factor: **1.40** Adjusted Stabilized Rate: **18.7** Maximum Application Rate:
Adjustment Rate Method: **Gravel-Pack** Notes: **Started at 9"**
Remaining Presoak:

Test Hole: **P3** Hole Diameter (d): **12"** Pipe Diameter (d_1): **4** Depth (D): **24"** Soil Type: **Sandy Clay Loam**

Trial Number	Start Time (T_0)	Initial Water Level (inches) (X_0)	Time Read (T_1)	Final Water Level (Inches) (X_1)	Time Interval (minutes) (T)	Water Drop (inches) (ΔX)	Percolation Rate: Inches per Hour	Percolation Rate: Minutes per Inch
1	9:54:00 AM	14.000	10:25:00 AM	17.500	31.00	3.50	6.774	8.9
2	10:27:00 AM	14.000	10:57:00 AM	16.875	30.00	2.88	5.750	10.4
3	10:58:00 AM	14.000	11:28:00 AM	17.375	30.00	3.38	6.750	8.9
4	11:29:00 AM	14.000	11:59:00 AM	16.750	30.00	2.75	5.500	10.9
5	12:00:00 PM	14.000	12:30:00 PM	16.750	30.00	2.75	5.500	10.9
6	12:31:00 PM	14.000	1:01:00 PM	16.750	30.00	2.75	5.500	10.9
7								
8								
9								
10								
11								
12								

Adjustment Factor: **1.40** Adjusted Stabilized Rate: **15.3** Maximum Application Rate:
Adjustment Rate Method: **Gravel-Pack** Notes: **Starting at 20"**
Remaining Presoak:

Test Hole: **P4** Hole Diameter (d): **12"** Pipe Diameter (d_1): **4** Depth (D): **24"** Soil Type: **Sandy Clay Loam**

Trial Number	Start Time (T_0)	Initial Water Level (inches) (X_0)	Time Read (T_1)	Final Water Level (Inches) (X_1)	Time Interval (minutes) (T)	Water Drop (inches) (ΔX)	Percolation Rate: Inches per Hour	Percolation Rate: Minutes per Inch
1	9:55:00 AM	3.000	10:27:00 AM	7.500	32.00	4.500	8.438	7.1
2	10:28:00 AM	3.000	10:58:00 AM	6.625	30.00	3.625	7.250	8.3
3	10:59:00 AM	3.000	11:29:00 AM	6.625	30.00	3.625	7.250	8.3
4	11:30:00 AM	3.000	12:00:00 PM	6.500	30.00	3.500	7.000	8.6
5								
6								
7								
8								
9								
10								
11								
12								

Adjustment Factor: **1.40** Adjusted Stabilized Rate: **12.0** Maximum Application Rate:
Adjustment Rate Method: **Gravel-Pack** Notes: **Starting at 9"**
Remaining Presoak:

Test Hole: **P7** Hole Diameter (d): **12"** Pipe Diameter (d_1): **4** Depth (D): **24"** Soil Type: **Sandy Clay Loam**

Trial Number	Start Time (T_0)	Initial Water Level (inches) (X_0)	Time Read (T_1)	Final Water Level (Inches) (X_1)	Time Interval (minutes) (T)	Water Drop (inches) (ΔX)	Percolation Rate: Inches per Hour	Percolation Rate: Minutes per Inch
1	10:01:00 AM	12.000	10:34:00 AM	15.625	33.00	3.625	6.591	9.1
2	10:35:00 AM	12.000	11:05:00 AM	15.125	30.00	3.125	6.250	9.6
3	11:06:00 AM	11.875	11:36:00 AM	15.000	30.00	3.125	6.250	9.6
4	11:37:00 AM	12.000	12:07:00 PM	15.250	30.00	3.250	6.500	9.2
5	12:07:00 PM	12.000	12:37:00 PM	15.250	30.00	3.250	6.500	9.2
6								
7								
8								
9								
10								
11								
12								

Adjustment Factor: **1.40** Adjusted Stabilized Rate: **12.9** Maximum Application Rate:
Adjustment Rate Method: **Gravel-Pack** Notes: **Starting at 18"**
Remaining Presoak:

Test Hole: **P8** Hole Diameter (d): **12"** Pipe Diameter (d_1): **4** Depth (D): **24"** Soil Type: **Light Clay Loam**

Trial Number	Start Time (T_0)	Initial Water Level (inches) (X_0)	Time Read (T_1)	Final Water Level (Inches) (X_1)	Time Interval (minutes) (T)	Water Drop (inches) (ΔX)	Percolation Rate: Inches per Hour	Percolation Rate: Minutes per Inch
1	10:03:00 AM	3.000	10:36:00 AM	DRY	33.00	>6		
2	10:37:00 AM	3.000	11:07:00 AM	DRY	30.00	>6		
3	11:08:00 AM	3.000	11:38:00 AM	DRY	30.00	>6		
4	11:38:00 AM	3.000	12:10:00 PM	DRY	32.00	>6		
5	12:10:00 PM	3.000	12:12:00 PM	DRY	2.00	>6		
6	12:38:00 PM	3.000	12:39:00 PM	9.000	1.00	6.000	360.000	0.2
7	12:14:45 PM	3.000	12:16:05 PM	9.000	1.33	6.000	270.677	0.2
8	12:17:35 PM	3.000	12:19:00 PM	9.000	1.42	6.000	253.521	0.2
9	12:20:10 PM	3.000	12:22:00 PM	9.000	1.83	6.000	196.721	0.3
10	12:19:00 PM	3.000	12:21:10 PM	9.000	1.17	6.000	307.692	0.2
11	12:29:50 PM	3.000	12:32:50 PM	9.000	3.00	6.000	120.000	0.5
12	12:48:00 PM	3.000	12:50:00 PM	9.000	2.00	6.000	180.000	0.3
13	12:52:00 PM	3.000	12:54:00 PM	9.000	2.00	6.000	180.000	0.3
14	1:02:35 PM	3.000	1:06:30 PM	9.000	3.92	6.000	91.837	0.7
15	1:08:05 PM	3.000	1:13:10 PM	9.000	5.17	6.000	69.632	0.9
16	1:17:50 PM	3.000	1:23:00 PM	9.000	5.17	6.000	69.632	0.9
17	1:25:00 PM	3.000	1:30:12 PM	9.000	5.20	6.000	69.231	0.9

Adjustment Factor: **1.40** Adjusted Stabilized Rate: **1.2** Maximum Application Rate:
Adjustment Rate Method: **Gravel-Pack** Notes: **Starting at 9"**
Remaining Presoak:

HOLE	1	2	3	4	5	6	7	8
Stabilized MPI	12.60	3.90	10.90	8.60	6.00	13.30	9.20	0.90
Adjusted Stabilized MPI (R x 1.4)	17.70	5.50	15.30	12.00	8.40	18.70	12.90	1.20
Average Adjusted Stabilized MPI	11.46							

SOIL PROFILE LOGS

Questa Engineering Corporation

SOIL PROFILE DESCRIPTION

Project Number: 2200017 **Project Name:** Barsana Residence **Date:** 8/31/2022
Project Location: Milpitas **Boring Method:** **Logged By:** Matt Woll
Notes:

Test Hole No: A1 **Water Table:** No Groundwater **Slope:** 18%

Graphic Log	Depth (inches)	Texture	Structure	Color	Rock	Pores	Consistency	Remarks
	0 - 9	Sandy Loam	Moderate Angular Blocky	10YR 5/4 Yellowish Brown 10 YR 4/4 Dark Yellowish Brown	15-35% Pea Pebble size up to 0.5 diameter	Common: fine to medium	Somewhat hard to hard Friable Somewhat sticky Somewhat plastic	No mottles Common fine roots Wavy gradual boundary
	9 - 20	Sandy Clay Loam	Weak Subangular Blocky	10YR 4/5 Yellowish Brown 10YR 3/3 Dark Brown	<15% Pebble size up to 0.5 diameter	Common: fine to medium	Soft to somewhat hard Somewhat sticky Somewhat plastic	Vry few to fine faint mottles Common fine roots Wavy gradual boundary
	20 - 36	Sandy Clay Loam	Weak Subangular Blocky	10 YR 5/4 Yellowish Brown 10YR 4/3 Brown	15-35% Pebble size up to 0.5 diameter	Few: vry fine	Soft Vry friable Sticky	Few, medium, and distinct mottles Few vry fine roots Wavy clear boundary
	36 +	Sandy Clay	Strong Subangular Blocky	7.5 YR 4/4 Brown 7.5 YR 5/4 Brown	15-35%	Few: fine to medium	Hard Firm Very sticky Very plastic	Many medium distinct mottles Iron Dioxide No roots

Notes:

Test Hole No: A3 **Water Table:** No Groundwater **Slope:** 24%

Graphic Log	Depth (inches)	Texture	Structure	Color	Rock	Pores	Consistency	Remarks
	0 - 5	Sandy Loam		10 YR 5/3 Brown 10 YR 3/3 Dark Brown	Pebble size up to 3/4" diameter	Common fine	Soft Vry friable Somewhat sticky Somewhat plastic	No mottles Common to many fine roots Gradual boundary
	5 - 16	Sandy Clay Loam	Weak Subangular Blocky	10 YR 4/5 Yellowish Brown 10 YR 3/3 Dark Brown	<15% pebble size up to 1/2" diameter	Common fine to medium	Soft to somewhat hard Somewhat sticky Somewhat plastic	Very few to fine faint mottles Common fine roots Gradual diffuse boundary
	16 - 34	Sandy Clay Loam	Moderate Subangular Blocky	10 YR 4/3 Brown 10 YR 4/2 Dark Grayish Brown	<15% Pebble size up to 1/4" diameter	Common fine to medium	Hard Sticky to vry sticky Plastic	Iron dioxide, distinct, common, fine, mottles No roots Clear boundary
	34 - 37	Sandy Clay Loam	Moderate Subangular Blocky	10 YR 8/2 Very Pale Brown 10 YR 6/4 Light Yellowish Brown	<15% up to 1/4" diameter	Few very fine	Very hard Sticky Somewhat plastic	Common, medium, distinct mottles Few, vry fine roots Clear to abrupt boundary
	37 - 48	Sandstone Bedrock Red Clay	Strong Subangular Blocky	7.5 YR 4/4 Brown 7.5 YR 5/4 Brown	<15%	Few fine to medium	Hard Firm Very sticky Very plastic	Interbedded bedrock and clay Iron dioxide, many, medium, distinct mottles No roots

Notes:

Test Hole No: A2 **Water Table:** No Groundwater **Slope:** 23%

Graphic Log	Depth (inches)	Texture	Structure	Color	Rock	Pores	Consistency	Remarks
	0 - 14	Sandy Loam		10 YR 5/3 10 YR 3/3	Pebble size up to 3/4" diameter	Common fine	Soft Vry friable Somewhat sticky Somewhat plastic	Common to many fine roots No mottles Gradual wavy boundary
	14 - 20	Sandy Clay Loam	Moderate Subangular Blocky	10 YR 5/2 Grayish brown 10 YR 3/1 Very dark gray, grayish	<15% up to 1/2" diameter	Common fine	Soft Sowewhat sticky Somewhat plastic	No mottles Common fine roots
	20 - 30	Sandy Clay Loam	Weak Subangular Blocky	2.5 Y 6/3 Light Yellowish Brown 10 YR 4/2 Dark Grayish Brown	15-35% up to 1/2" diameter	Common fine	Somewhat hard Somewhat sticky Plastic	Few to fine faint mottles Few fine roots Abrupt boundary
	30 - 36	Sandy Clay	Strong Subangular Blocky	7.5 YR 4/4 Brown 7.4 YR 5/4 Brown	15-35%	Few: fine to medium	Hard Firm Very sticky Very plastic	Many medium distinct mottles Iron Dioxide No roots Gradual Boundary
	36 - 53	Bedrock						Weathered Sandstone

Notes:

PLOT STYLE: ----------
PAGE SETUP: ----------
ONE INCH
D-SIZE PRINT
PLOT DATE: 5/9/2024
LAST SAVED: 5/9/2024
P:\V2022\2200017_BARSANA_RESIDENCE_OWTS\CAD\SHEETS - DRAFT SET\2200017 SITE PERC02.DWG

BARSANA RESIDENCE OWTS

APN: 029-35-007
MILPITAS, CA

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

Sht:	Rev:	Date:	By:	Description:	App'd:
	1	6/14/23	ER	NEW SHEET - SOILS & PERC DATA	NH

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

SOIL PROFILES AND PERCOLATION TEST SHEETS

BARSANA RESIDENCE, MILPITAS, CA

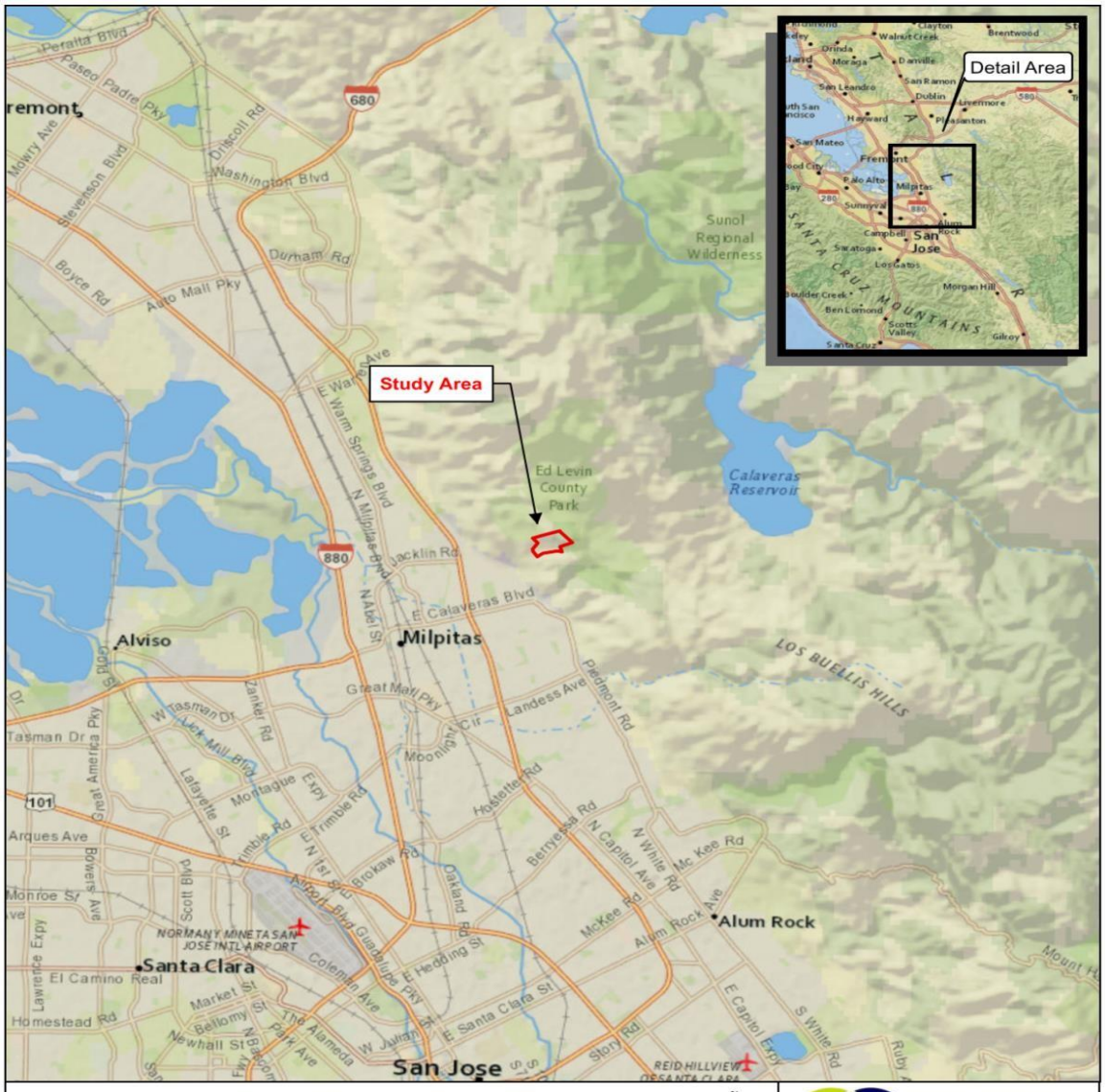
Size D | Project 2200017
Scale: AS NOTED
Date: 10/19/22
Sheet: WW-3

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



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'



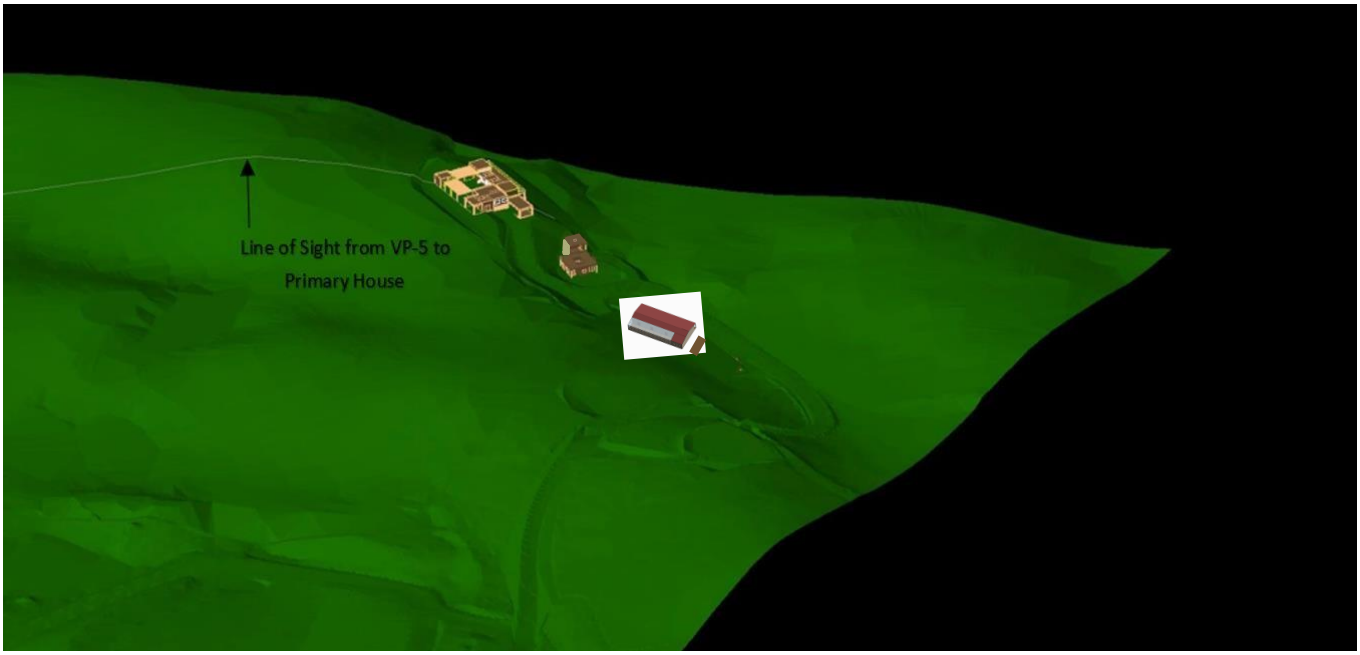
3. Visual Simulation Setup

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 7,974 sqft
2	Secondary house ADU / JADU	Elevation 478’, Height of building 14’-3", Area 1697 sqft
3	Livestock & Greenhouse Shed	Elevation 489', Height of building 18' -3", Area 3750 sqft
4	RV Temporary Agricultural Residence	Elevation 491.62', Height of building 16', Area 399 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 Hillsides 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.



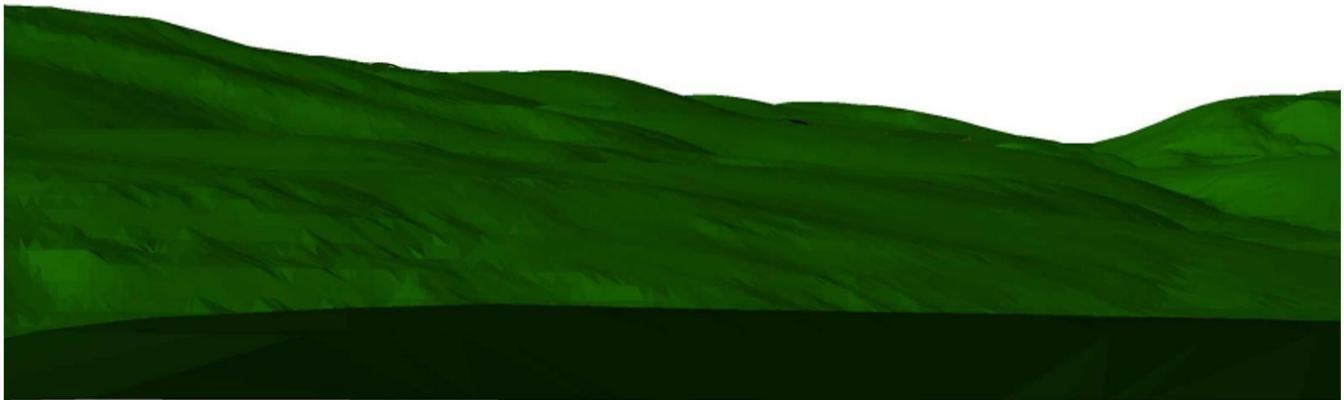
4. Visual Simulation from viewpoint – VP-4

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.

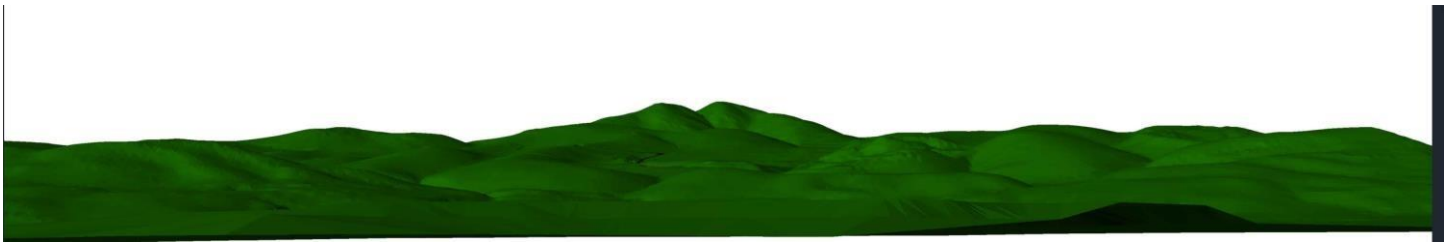


Visual Simulation from viewpoint – VP-6

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

Public Comment from February 1, 2024 (for Reference Only)

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

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.

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, 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.

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,

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

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: 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

From: Deepak Kulkarni <kulkarni@gmail.com>
Sent: Wednesday, January 17, 2024 9:04 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 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 I might not receive an official Notice of Intent, I have become aware of the proposed project and wish to convey my endorsement formally. 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 the Barsana Residence Project aligns with the community's best interests.

Thank you.

Sincerely,

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

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: 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.

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,

Cheers
Sunil (408) 838-8749

Attachment F

Story Pole Photos (April 1, 2025)











