



**TREE REMOVAL LEGEND\***

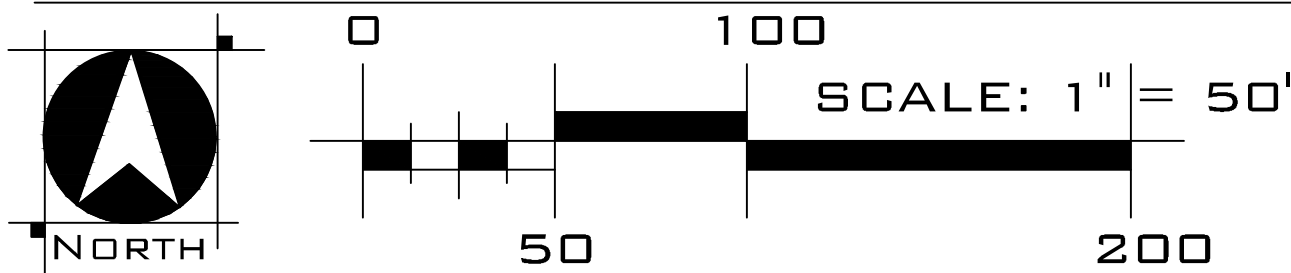
- REMAIN
- ✕ REMOVE

\*SEE ARBORIST REPORT FOR DETAILS.

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Michael LaBarbera Legacy Trust: Almaden 19 Acres Development  
 873 Blossom Hill Road San Jose, CA 95123  
 408.947.1166



**Anderson Architects INC**

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 ■ 120 W. Campbell Ave, Suite D  
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 ■ Tel. 408.371.1269  
 ■ kbanderson@andersoninc.com  
 Cell 408.202.5462

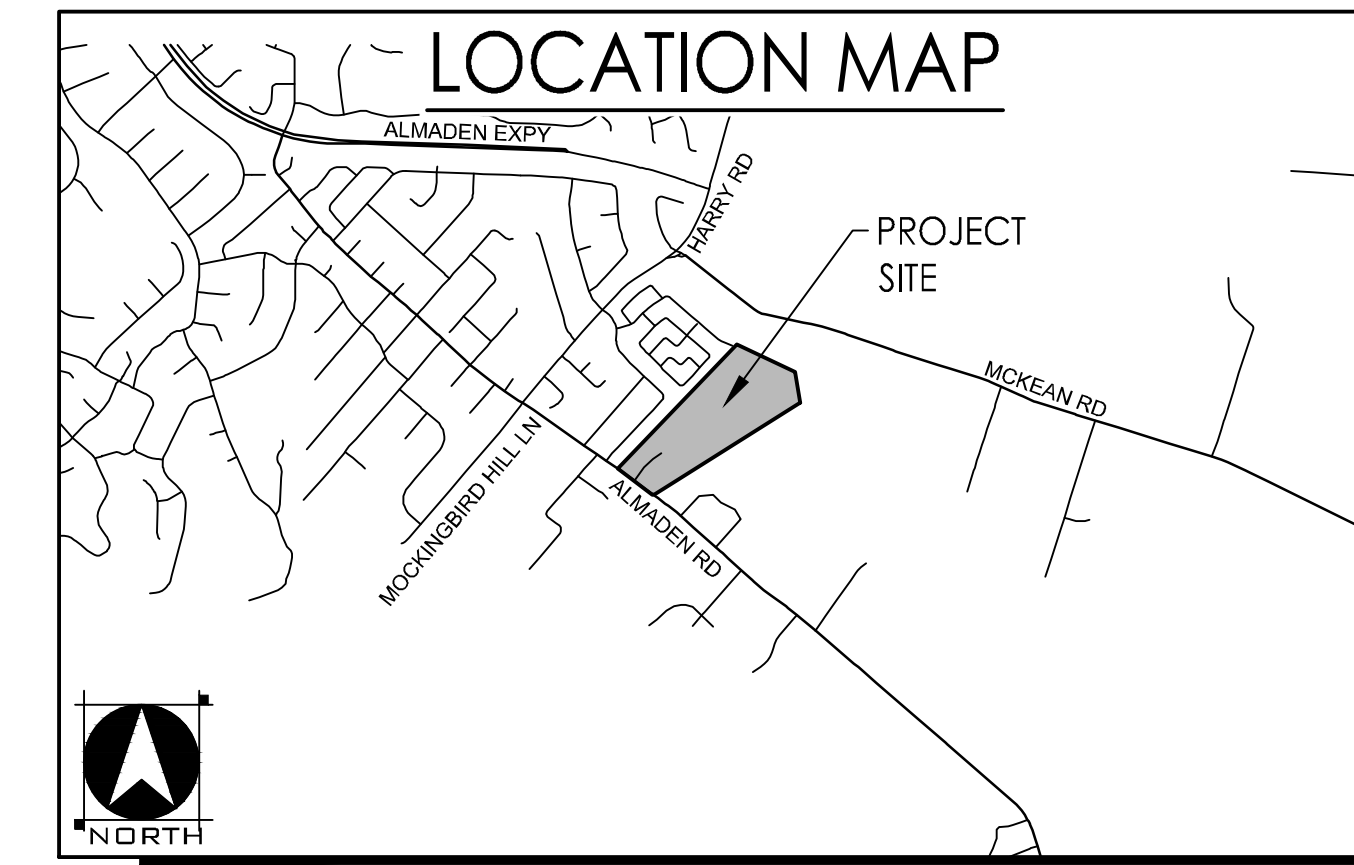
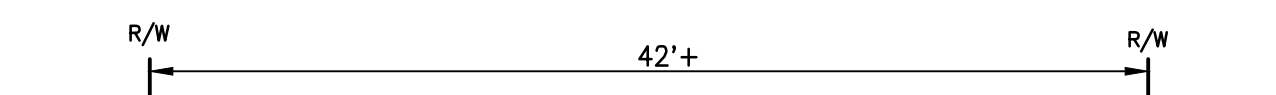
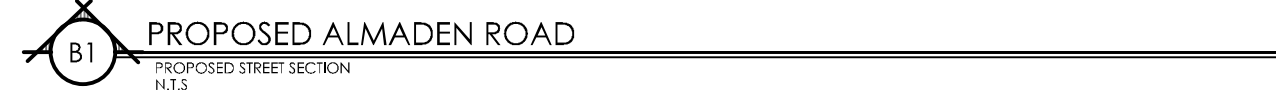
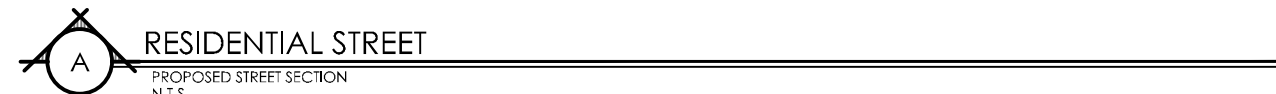
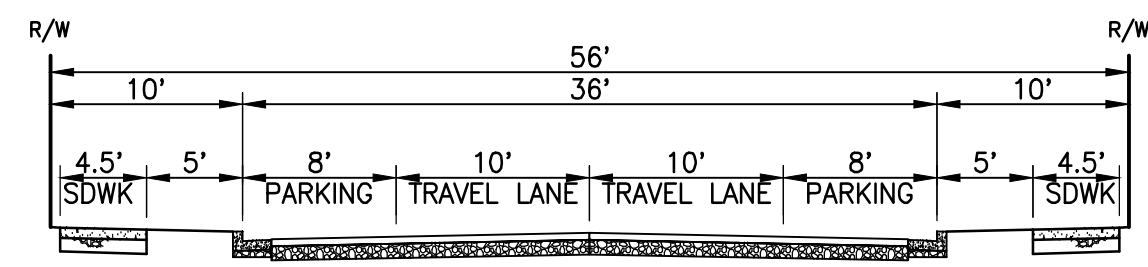
**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 3875 HOPYARD ROAD, SUITE 345 Tel 925.847.1556  
 Pleasanton, CA 94568 Fax 925.847.1557

EXISTING CONDITIONS  
 TM-01

**ALMADEN 19**  
 Santa Clara County, CA  
 April 5, 2024

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### PROJECT NOTES

**APPLICANT/OWNER**  
 MIKE LABARBERA  
 6591 WOODCLIFF CT  
 SAN JOSE, CA 95120  
 CONTACT: MIKE LABARBERA  
 PHONE: (408) 947-1166

**PLANNER/ENGINEER**  
 WOOD RODGERS INC.  
 4670 WILLOW ROAD, SUITE 125  
 PLEASANTON, CA 94588  
 CONTACT: PAUL MEUSER | COLT ALVERNAZ  
 PHONE: (925) 847-1549 | (925) 398-7915

**ASSESSOR'S PARCEL NO.**  
 742-07-001

**AREA**  
 18.99 ± ACRES GROSS

**DENSITY**  
 2.58 D.U./AC. GROSS

**EXISTING USE**  
 RESIDENTIAL & OPEN FIELD

**PROPOSED USE**  
 RESIDENTIAL & COMMON AREA

**EXISTING ZONING**  
 AGRICULTURAL-A-20A

**EXISTING GENERAL PLAN**  
 OPEN SPACE RESERVE

**PARK DISTRICT**  
 SANTA CLARA COUNTY

**FIRE PROTECTION**  
 SANTA CLARA COUNTY

**SCHOOL DISTRICT**  
 SANTA CLARA COUNTY

**SEWER**  
 PRIVATE SEPTIC

**STORM DRAIN**  
 PRIVATE

**WATER**  
 SAN JOSE WATER COMPANY

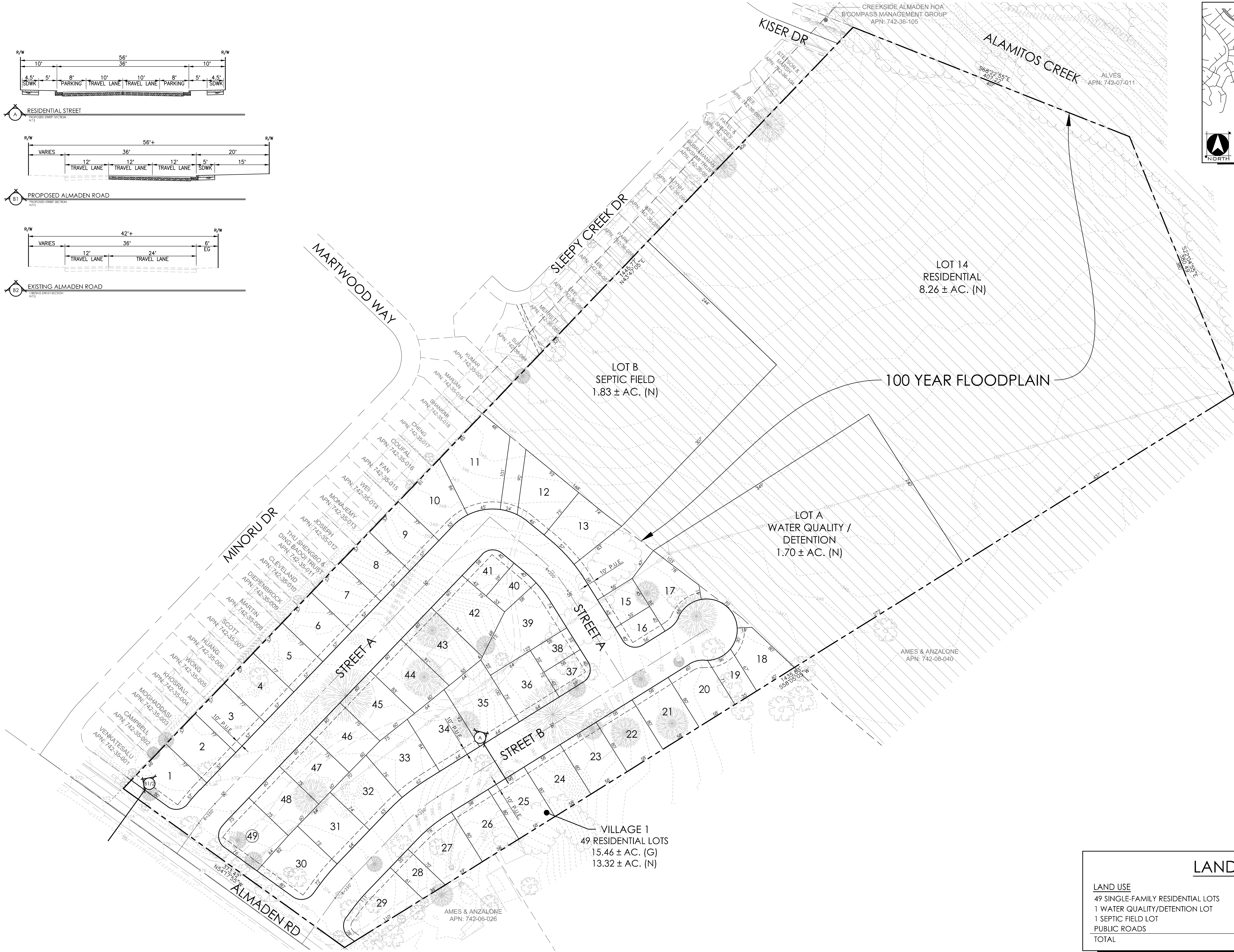
**ELECTRICITY**  
 PG & E

**GAS**  
 PG & E

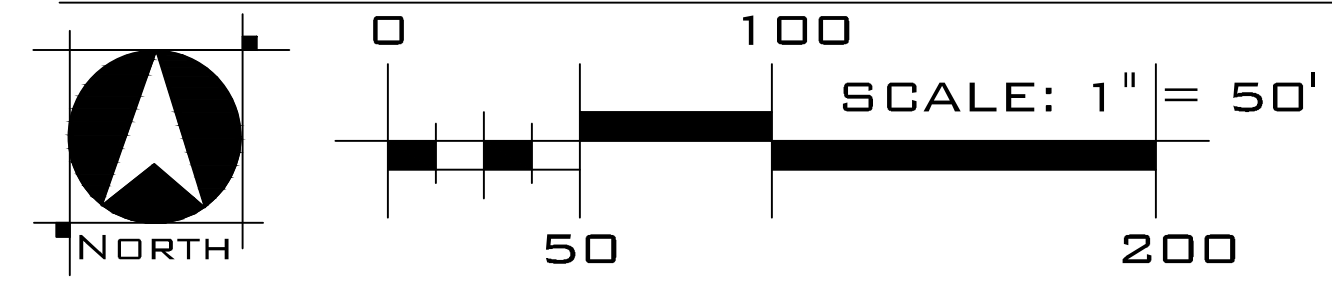
**NOTES**  
 1. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.  
 2. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.  
 3. PURSUANT TO SECTION 66431(g) OF THE SUBDIVISION MAP ACT, EASEMENTS TO BE ABANDONED ARE MARKED ON THE MAP.

### LAND USE SUMMARY

| LAND USE                          | AREA (NET)       | DENSITY (NET)      | DENSITY (GROSS)    |
|-----------------------------------|------------------|--------------------|--------------------|
| 49 SINGLE-FAMILY RESIDENTIAL LOTS | 13.32 AC.        |                    |                    |
| 1 WATER QUALITY/DETENTION LOT     | 1.70 AC.         |                    |                    |
| 1 SEPTIC FIELD LOT                | 1.83 AC.         |                    |                    |
| PUBLIC ROADS                      | 2.14 AC.         |                    |                    |
| <b>TOTAL</b>                      | <b>18.99 AC.</b> | <b>3.67 DU/AC.</b> | <b>2.58 DU/AC.</b> |



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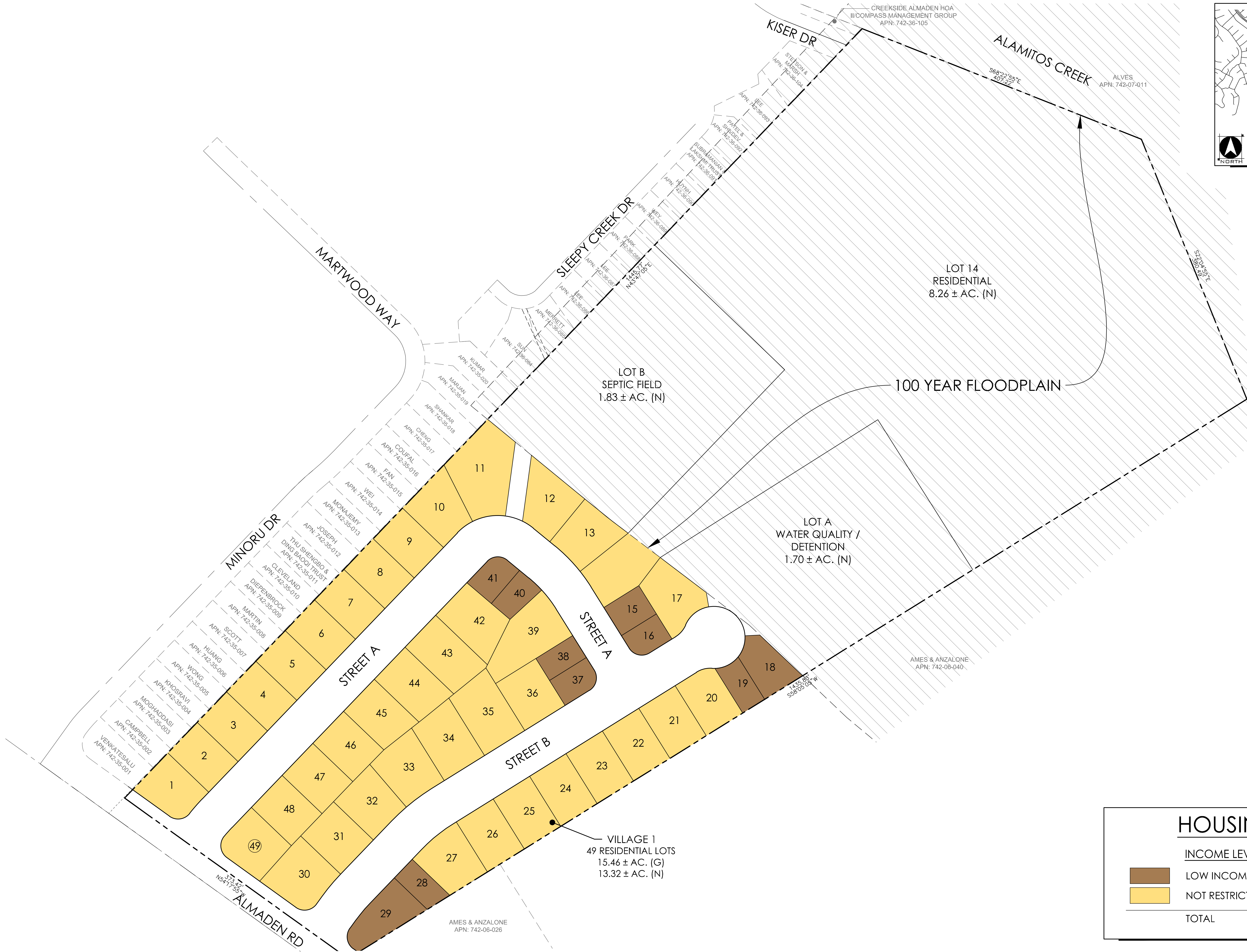
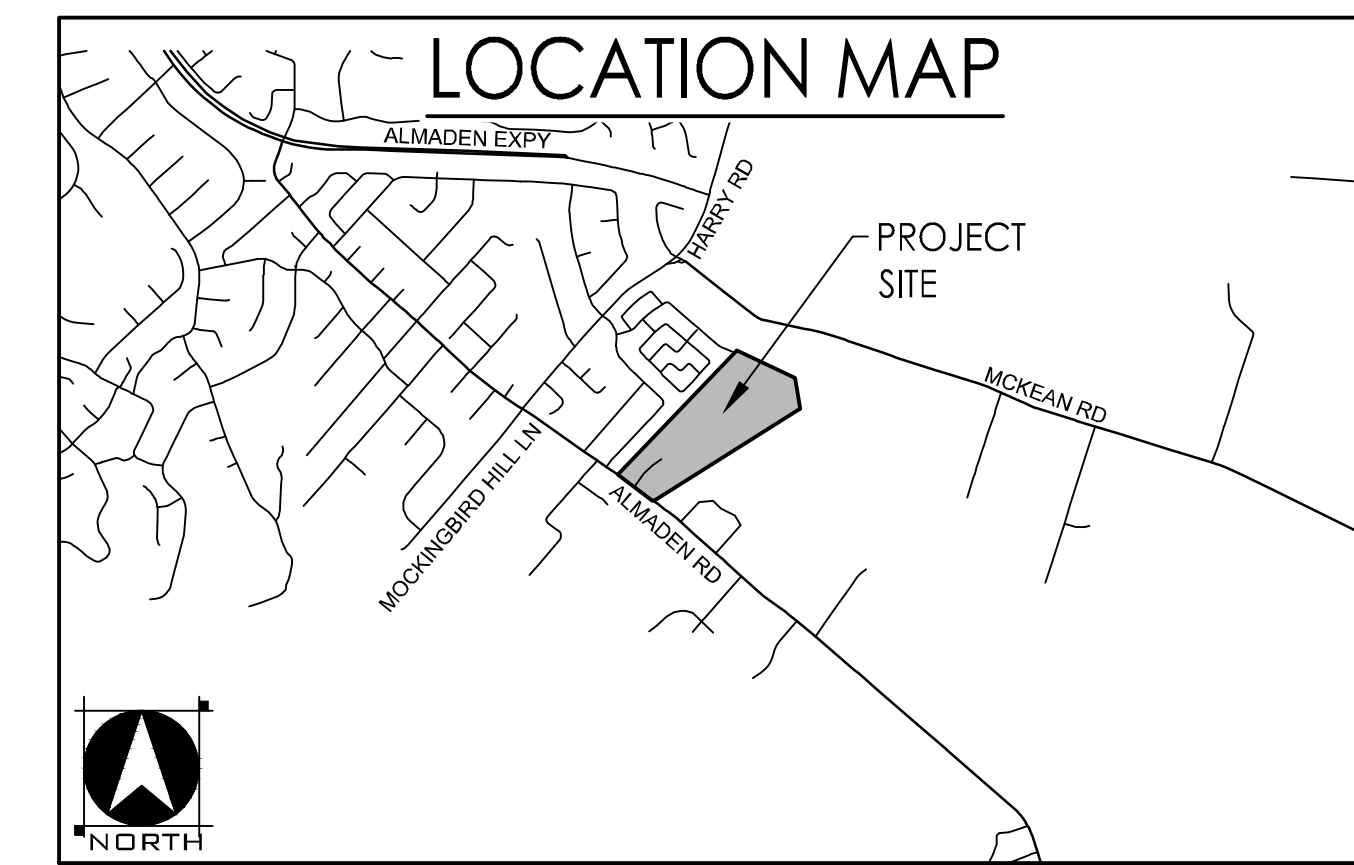
**Anderson Architects INC**  
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**ALMADEN 19**  
 Santa Clara County, CA  
 April 5, 2024

VESTING TENTATIVE SUBDIVISION MAP  
 TM-02

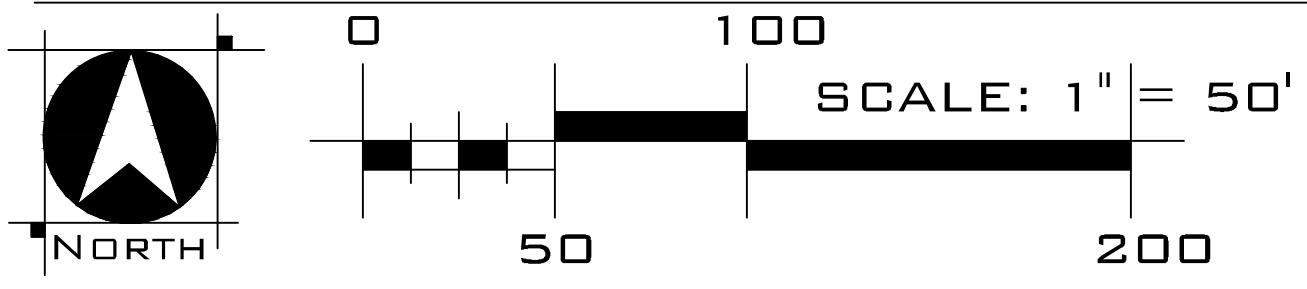




### HOUSING SUMMARY

|   | INCOME LEVEL   | UNIT COUNT | PERCENT MIX |
|---|----------------|------------|-------------|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #8B4513; border: 1px solid black;"></span> | LOW INCOME     | 10         | 20          |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFD700; border: 1px solid black;"></span> | NOT RESTRICTED | 39         | 80          |
| TOTAL   |                | 49         | 100         |

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AFFORDABLE HOUSING PLAN  
 TM-03

**ALMADEN 19**  
 Santa Clara County, CA  
 April 5, 2024

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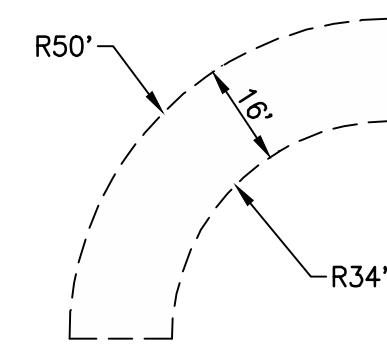


**LEGEND**

| PROPOSED | EXISTING |
|----------|----------|
|          |          |
|          |          |
|          |          |
|          |          |
|          |          |
|          |          |
|          |          |
|          |          |

**ABBREVIATIONS**

|     |          |
|-----|----------|
| EX  | EXISTING |
| DTL | DETAIL   |
| STD | STANDARD |
| W   | WATER    |



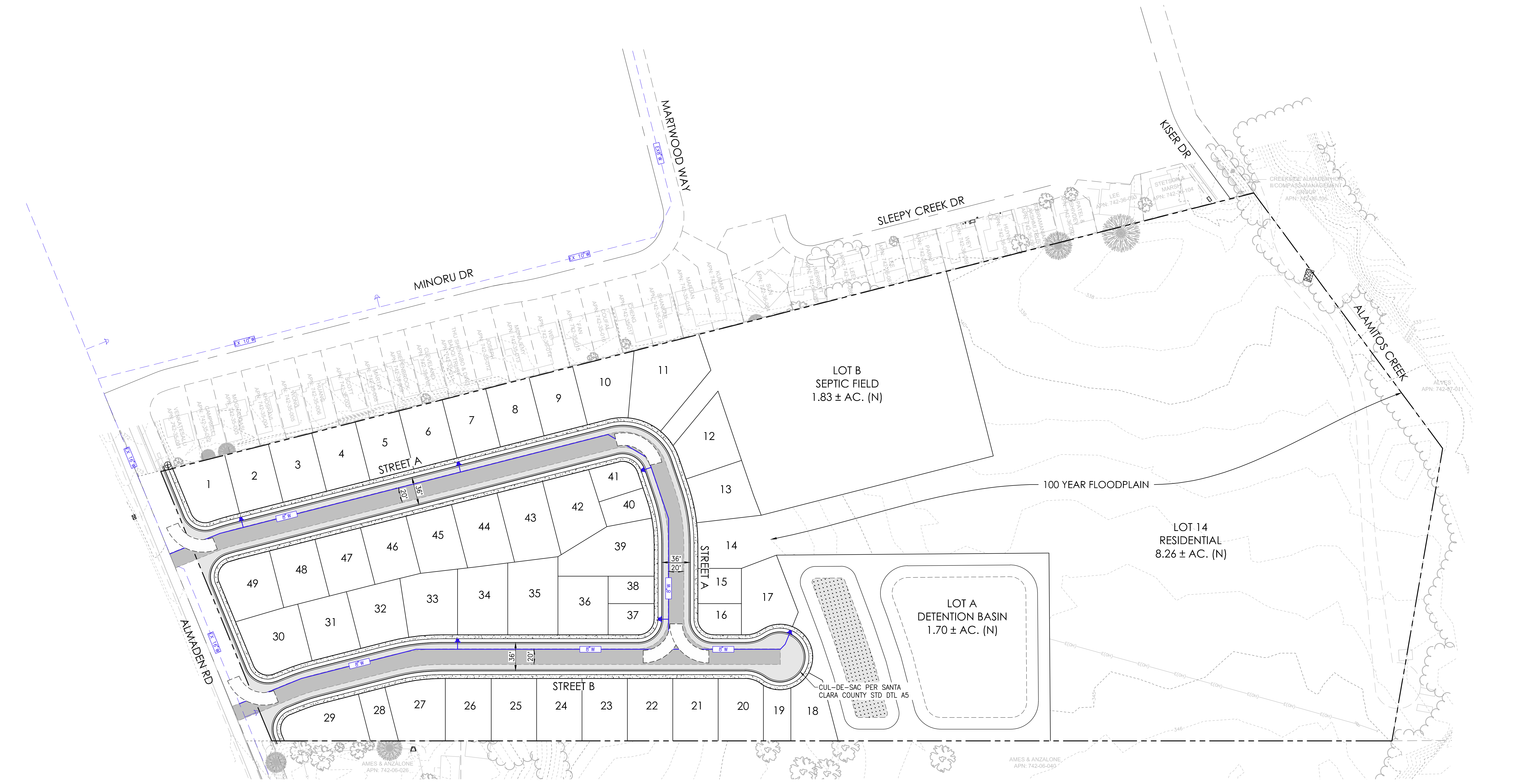
**EMERGENCY APPARATUS TURNING DETAIL**  
NTS

**FIRE FLOW SUMMARY**

- TYPE VB, GROUP U AREA: 3,824 SF
- TYPE VB, GROUP R2 AREA: 13,171 SF
- REQUIRED SPRINKLERED FIRE FLOW: 1,500 GPM
- REQUIRED NON-SPRINKLERED FIRE FLOW: 2,750 GPM
- MINIMUM 3 FIRE HYDRANTS @ 1,000 GPM EACH. AVERAGE SPACING 450 FEET. MAXIMUM DISTANCE FROM ANY POINT ON A STREET OR ROAD FRONTAGE TO HYDRANT IS 225 FEET.

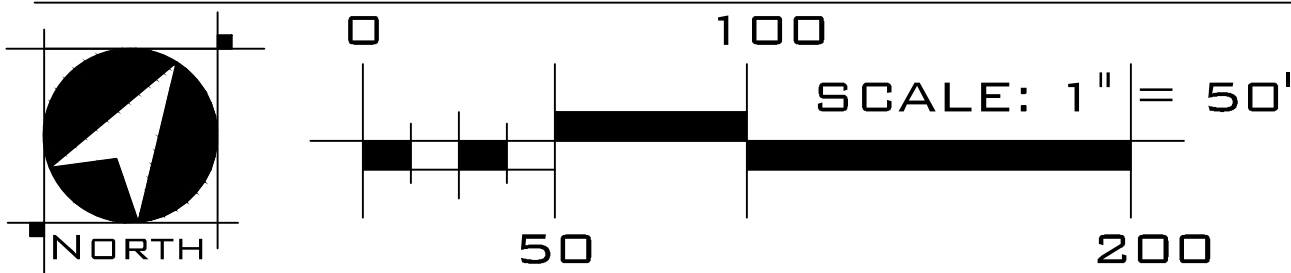
**FIRE ACCESS NOTE**

EMERGENCY ACCESS SHALL BE PER THE CALIFORNIA STATE FIRE CODE APPENDIX D.



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PRELIMINARY FIRE ACCESS PLAN  
TM-06



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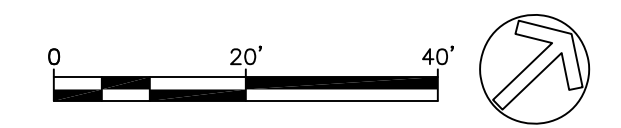
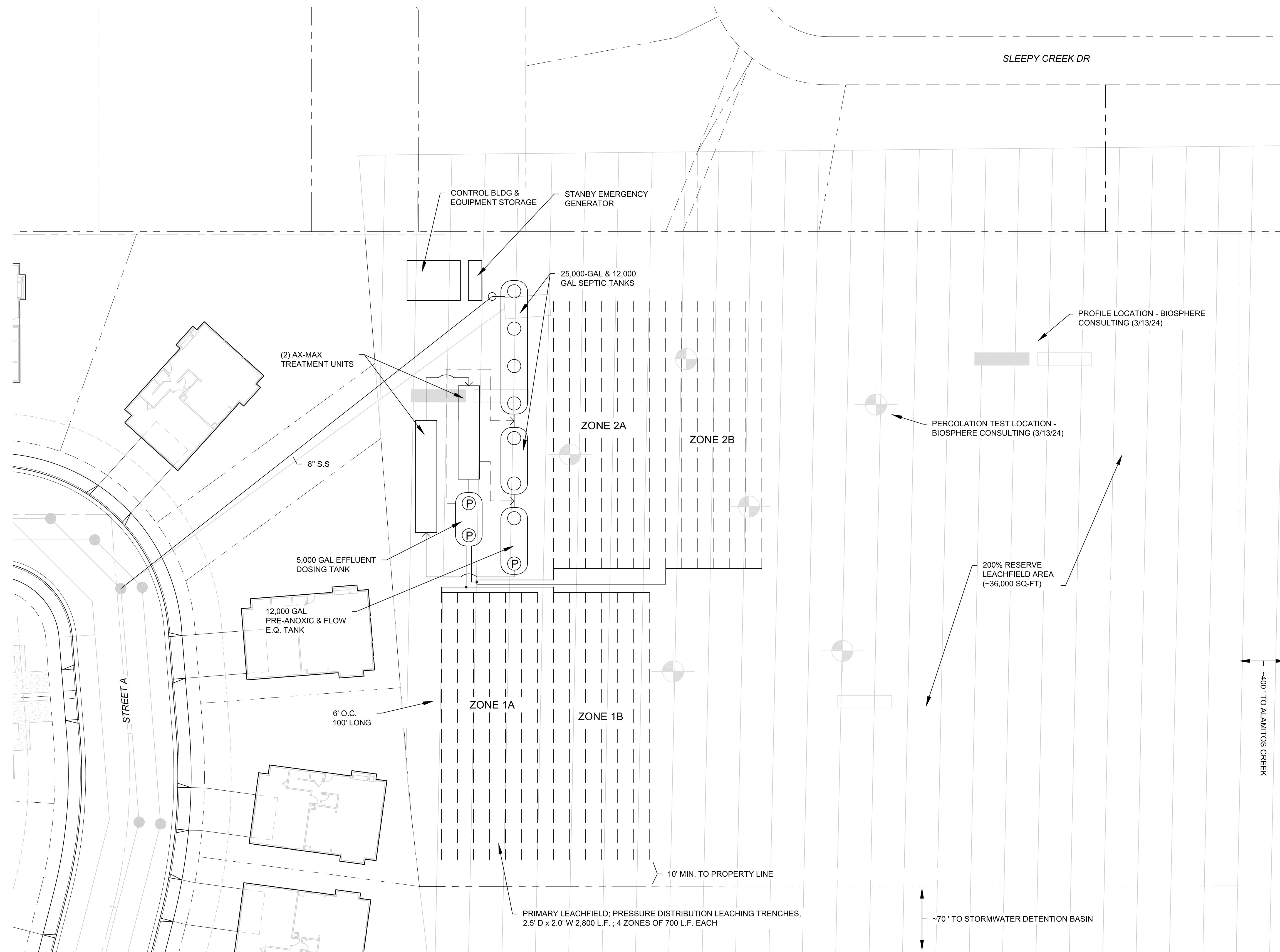
**ALMADEN 19**  
Santa Clara County, CA  
April 5, 2024

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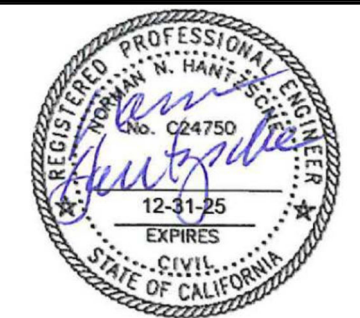
**ALMADEN ROAD WASTEWATER FACILITIES SUMMARY**

|                                     |   |
|-------------------------------------|---|
| <b>DESIGN FLOW, 30-DAY AVERAGE:</b> | 12,500 GPD (59 UNITS @ 210 GDP/UNIT)  |
| <b>WASTEWATER COLLECTION:</b>       | CONVENTIONAL GRAVITY SEWERS   |
| <b>PRIMARY TREATMENT:</b>           | SEPTIC TANKS; 37,000 GALS CAPACITY; 3.0 DAYS HRT  |
| <b>INFLUENT FLOW EQUALIZATION:</b>  | 12,000-GAL. PRE-ANOXIC/FLOW EQ TANK   |
| <b>SECONDARY TREATMENT:</b>         | 12,500 GPD RECIRCULATING TEXTILE FILTER, AX-MAX (ORENCO SYSTEMS)  |
| <b>NITROGEN REMOVAL:</b>            | DENITRIFICATION LOOP THROUGH PRE-ANOXIC/FLOW EQ TANK<br>SUPPLEMENTARY DENITRIFICATION LOOP THROUGH PRIMARY TANKS  |
| <b>EFFLUENT LIMITS:</b>             | BOD: 30 MG/L; TSS: 30 MG/L; TOTAL N: 25 TO 30 MG/L (50% REMOVAL)  |
| <b>DOSING SYSTEM:</b>               | 5,000-GAL DOSING TANK, W/DUPLEX LEACHFIELD PUMP   |
| <b>EFFLUENT DISPERSAL:</b>          | PRESSURE-DISTRIBUTION LEACHFIELD, PRIMARY + 100% RESERVE AREA:<br>-TRENCH DIMENSIONS: 2.5' DEEP, 2' WIDE, EACH 100-FT LONG (TYP)<br>-4 FT <sup>2</sup> PER LF @ 1.2 GPD/FT <sup>2</sup> = 4.8 GPD/LF (AVERAGE PERCOLATION: 4 MPI)<br>-12,500 GPD/4.8 GPD/FT <sup>2</sup> = 2,604 LF OF TRENCH FOR 100% FIELD<br>-PRIMARY FIELD: TWO FIELDS, A & B, WITH (2) ZONES EACH @ 700 LF PER ZONE<br>-TOTAL 28 TRENCHES AT 100 LF EACH = 2,800 LF OF TRENCH<br>-TOTAL DESIGNATED 100% RESERVE AREA: 36,000 FT <sup>2</sup> ; CAPACITY FOR 5,000 LF |
| <b>CUMULATIVE IMPACTS:</b>          | <b>GROUNDWATER MOUNDING:</b> ESTIMATED 2.4' TO 2.5' WATER TABLE RISE<br>NET SEPARATION: 8.5' WATER TABLE - 2.5' TRENCH DEPTH - 2.5' RISE = 3.5'<br><b>NITRATE LOADING:</b> 50% N REMOVAL TO ACHIEVE <7.5 MG-N/L   |
| <b>EMERGENCY POWER:</b>             | ONSITE STANDBY GENERATOR  |
| <b>MONITORING AND ALARMS:</b>       | REMOTE TELEMETRY MONITORING AND CONTROL SYSTEM (SCADA)  |
| <b>SYSTEM OPERATIONS:</b>           | MINIMUM GRADE II OPERATOR (CONTRACT OPERATOR)   |



**ALMADEN 19  
WASTEWATER TREATMENT SYSTEM**  
SAN JOSE, CALIFORNIA

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



| Sht: | Rev: | Date: | By: | Description: | App'd: |
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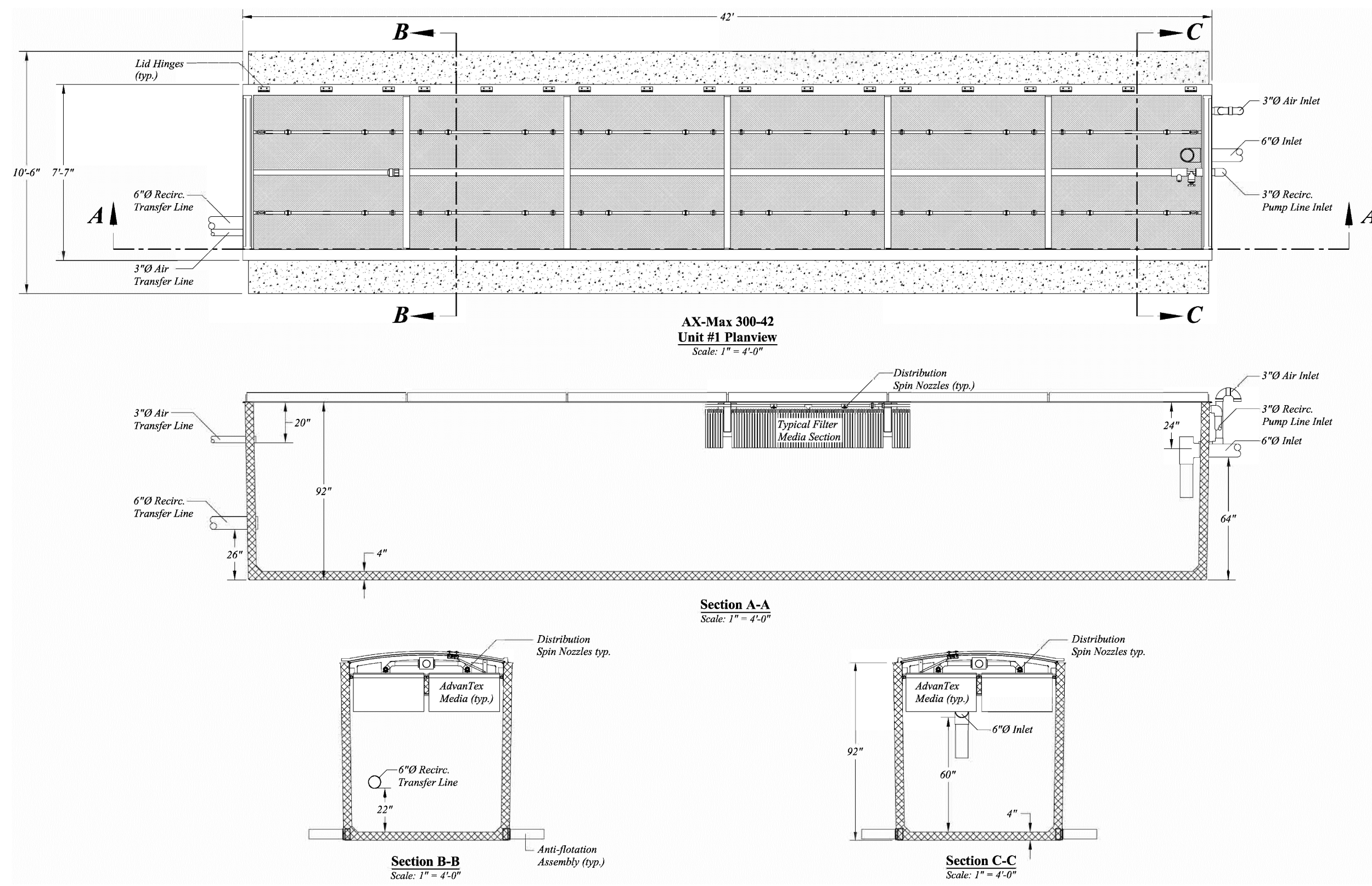
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| App'd:   | NH |

**WASTEWATER FACILITIES LAYOUT**

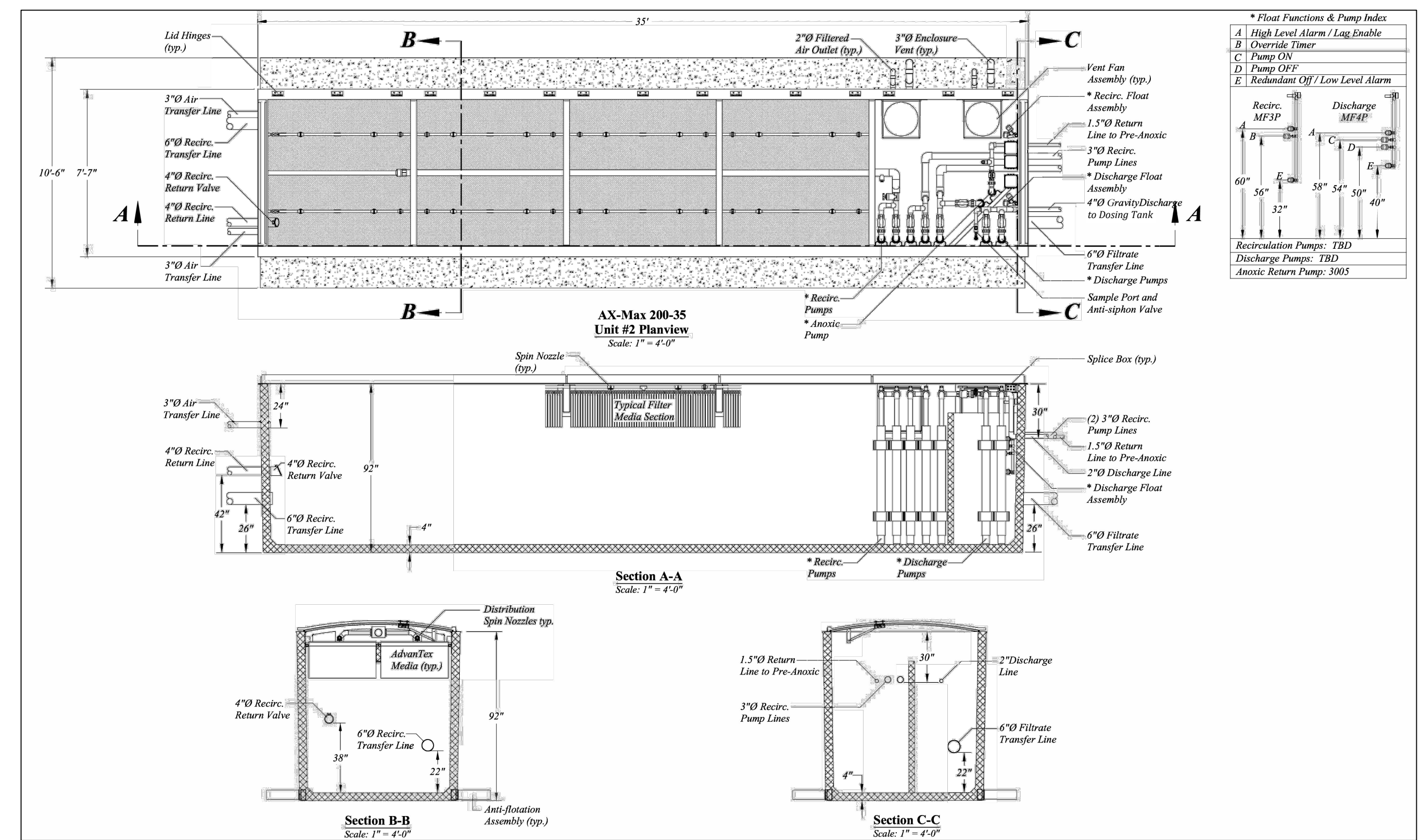
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| Date:  | 4/3/24          |
| Sheet: | WW-1            |

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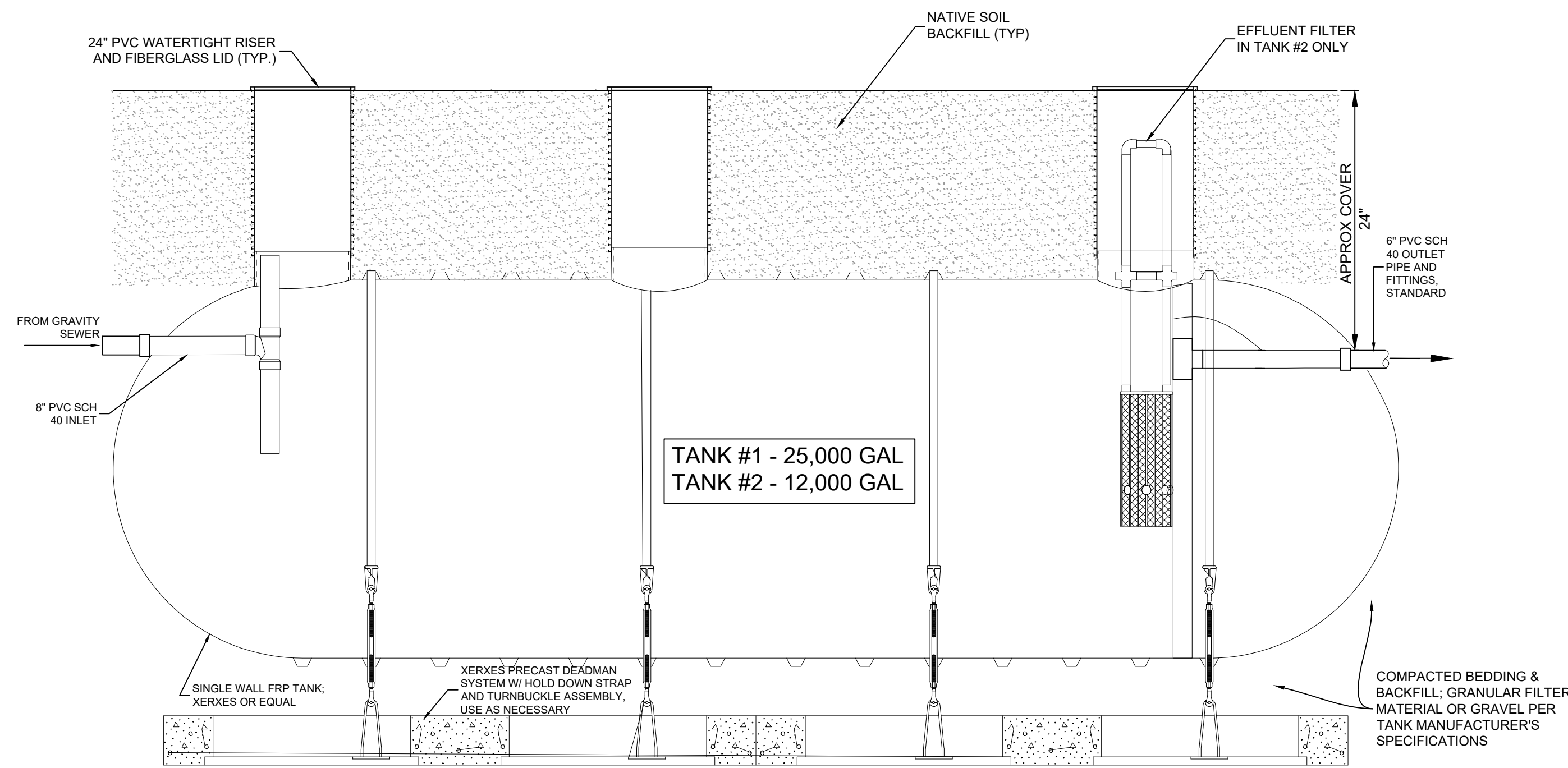




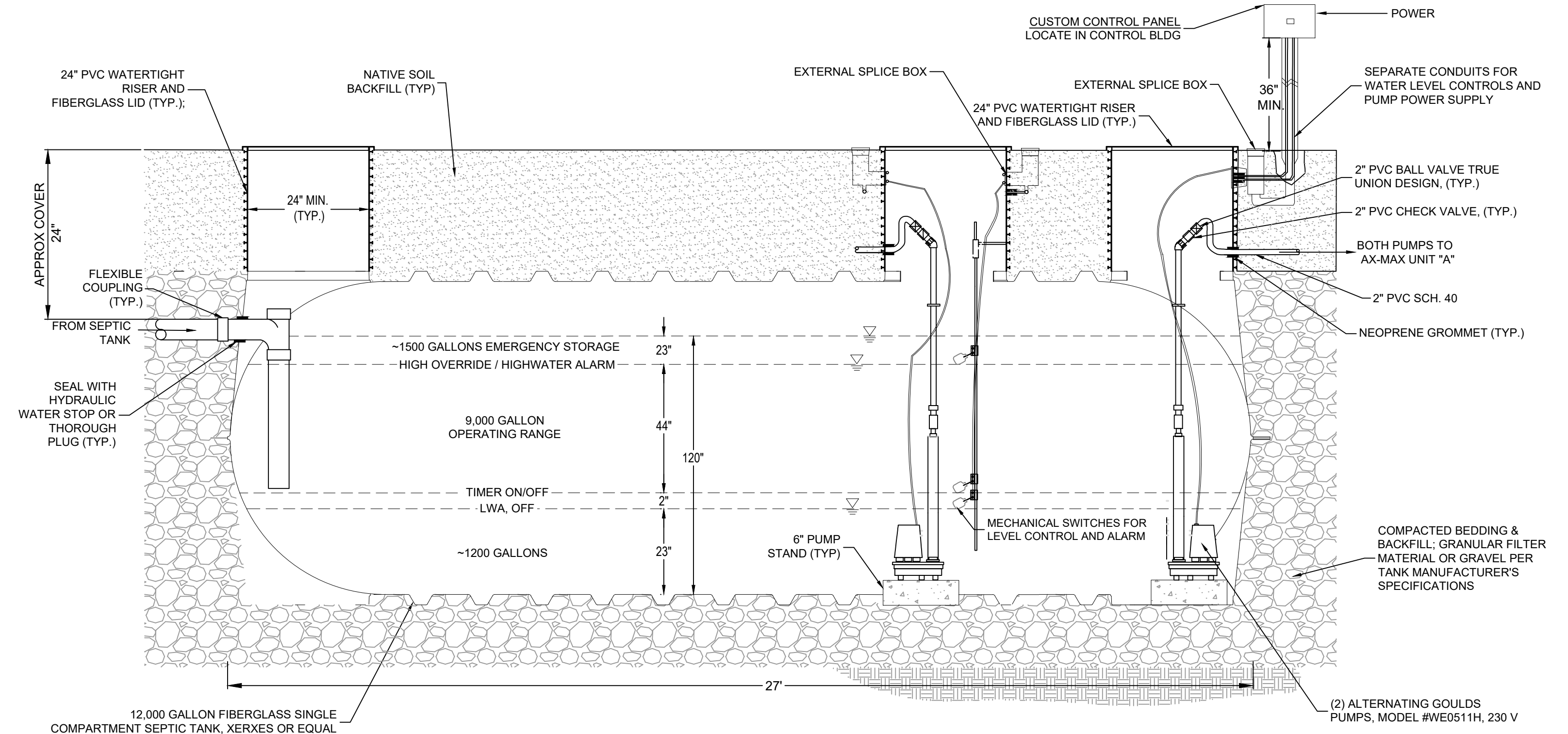
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NOT TO SCALE



2 AX-MAX200-35 (UNIT B)  
NOT TO SCALE



3 25,000 & 12,000 GALLON SEPTIC TANKS  
NOT TO SCALE



4 12,000 GALLON PRE-ANOXIC/ EQ TANK  
NOT TO SCALE

**ALMADEN 19**  
**WASTEWATER TREATMENT SYSTEM**  
SAN JOSE, CALIFORNIA

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| Sht | Rev | Date | By | Description | App'd |
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Design: NH  
Drawn: MN  
Checked: NH  
App'd: NH

**WASTEWATER TREATMENT DETAILS**

Size D Project 2300153  
Scale: NOT TO SCALE  
Date: 4/3/24  
Sheet: WW-2

LAST SAVED: 4/17/2024 PLOT DATE: 4/17/2024 PLOT STYLE: ... F BAR DOES NOT MEASURE. DRAWING IS NOT TO SCALE - ADJUST ACCORDINGLY.

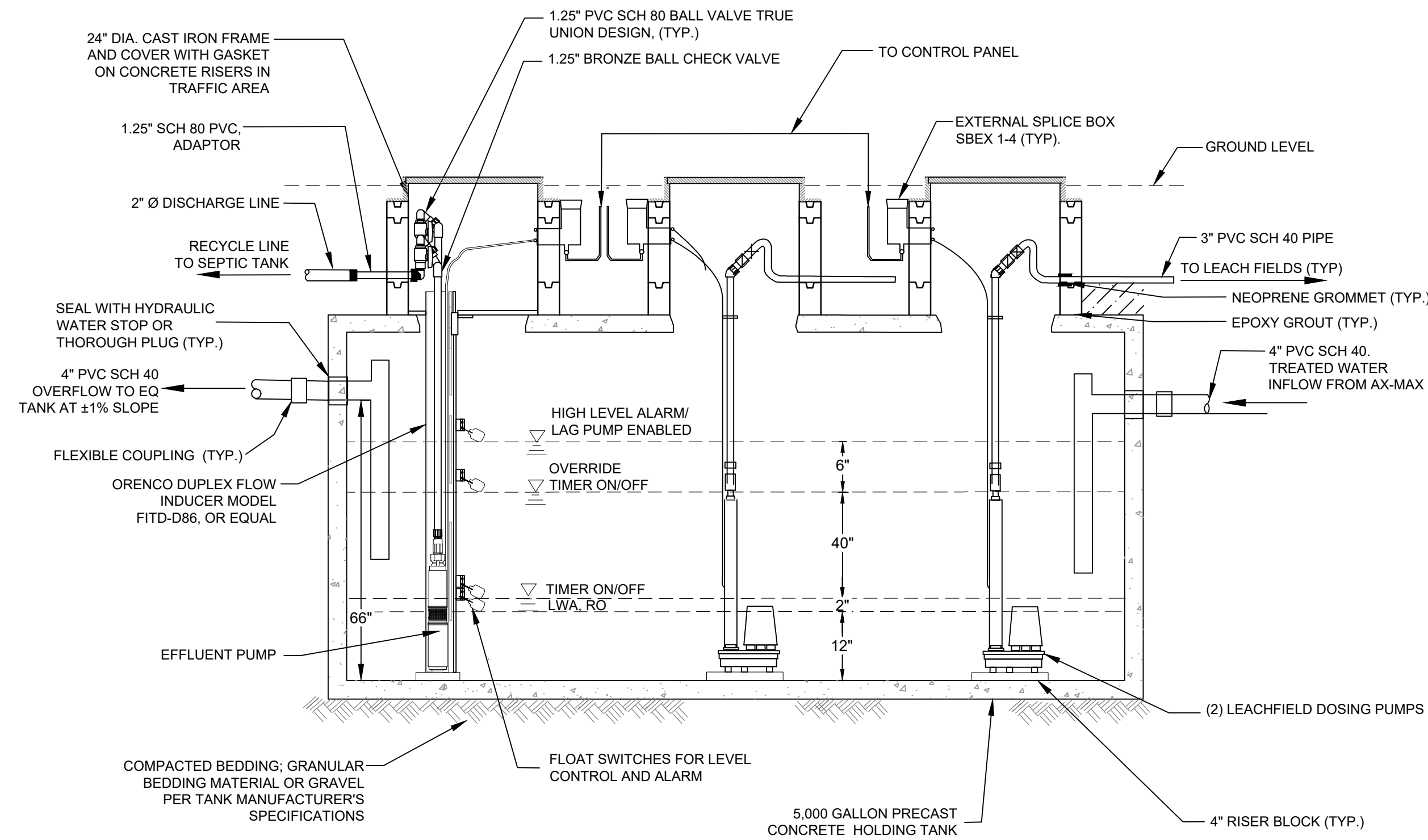


**WASTEWATER DISPOSAL SYSTEM DESIGN**  
**PRESSURE-DISTRIBUTION LEACHING TRENCHES**

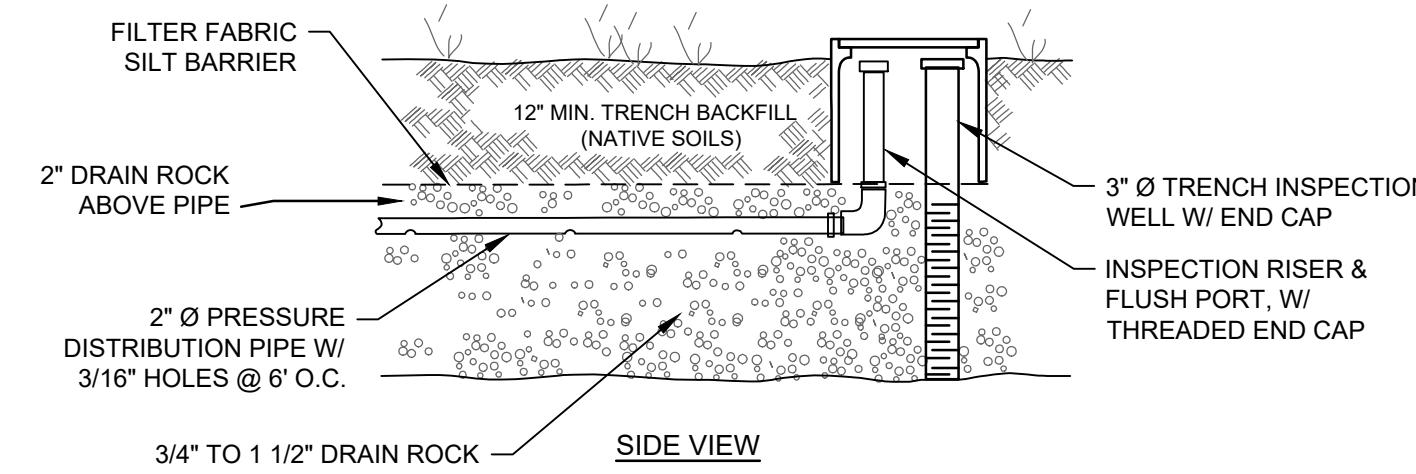
DESIGN FLOW: 12,500 GPD  
 TRENCH DIMENSIONS: 2-FT WIDE X 2.5-FT DEEP; EACH 100 LF LONG (TYP.)  
 EFFECTIVE INFILTRATIVE AREA: 4 SQ FT PER LF  
 AVERAGE PERCOLATION RATE: 3.87 MPI  
 APPLICATION RATE: 1.2 GPD PER SQ FT (SECONDARY TREATED WATER)  
 TRENCH LOADING RATE: (4)\*(1.2) = 4.8 GPD PER LF  
 TOTAL REQUIRED TRENCH LENGTH: 12,500 GPD/4.8 GPD/LF = 1,604 LF PER FIELD  
 PROPOSED TRENCH LENGTHS (PRIMARY FIELD): :  
 • TWO FIELDS, A & B W/(2) ZONES EACH, 700 LF PER ZONE  
 • TOTAL LEACHING TRENCH: (4) \* 700 = 2,800 LF

**PRESSURE-DISTRIBUTION CALCULATIONS PER ZONE:**

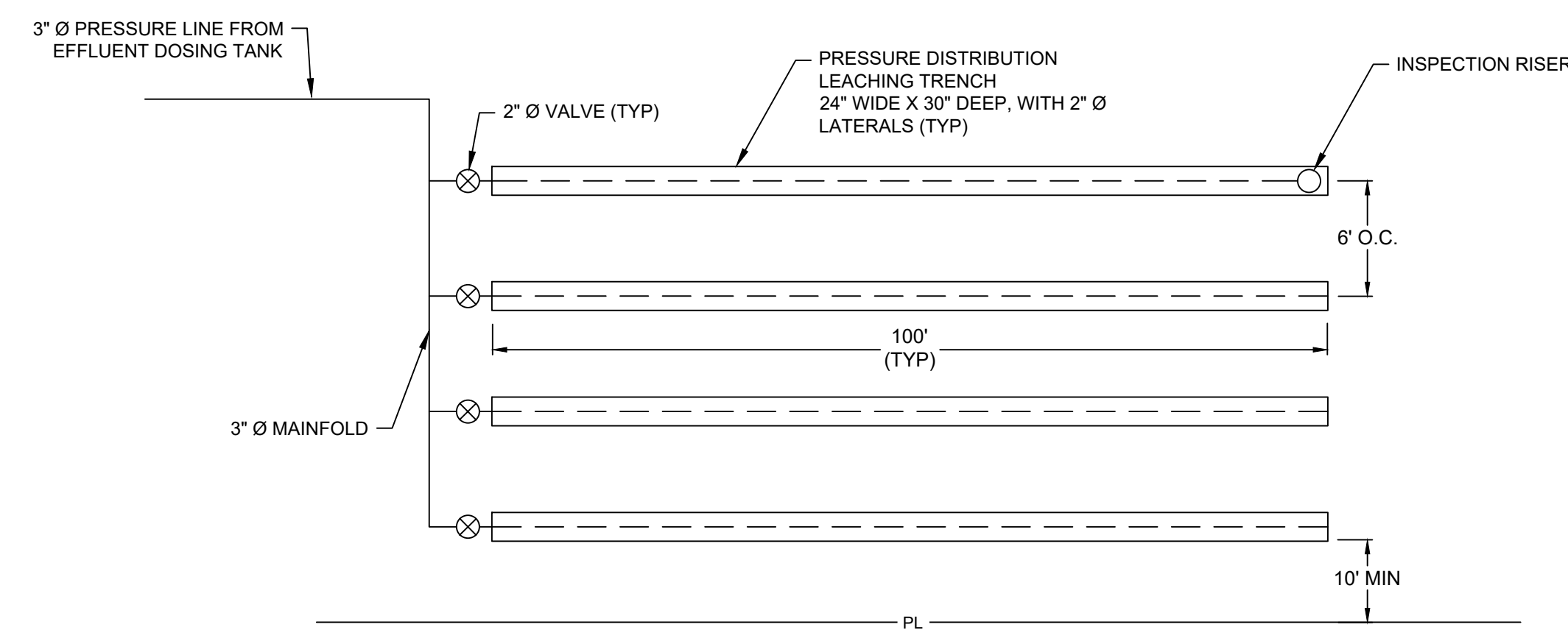
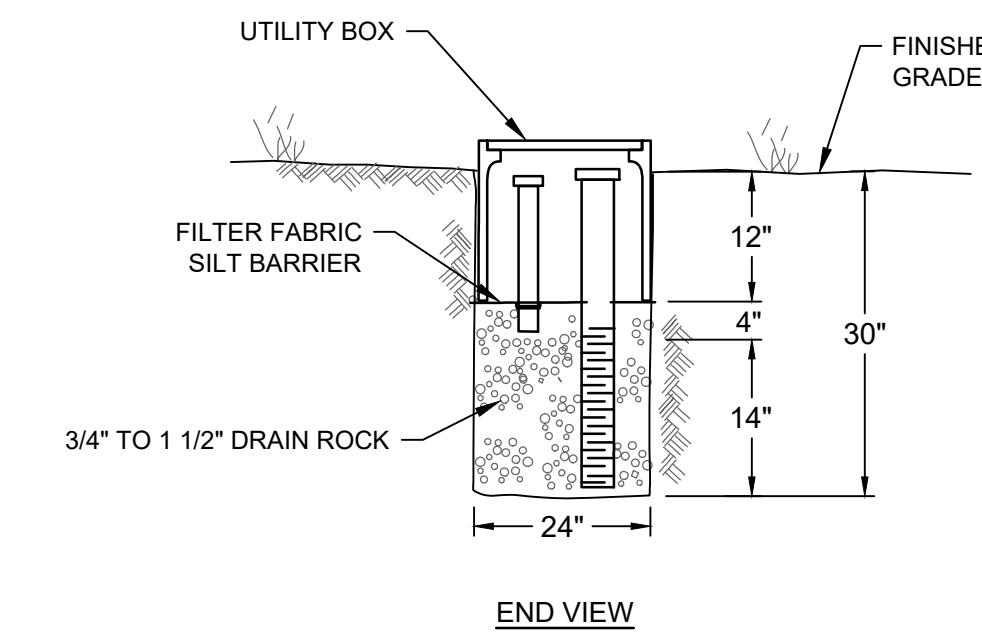
- MAX ZONE LENGTH: 700 LF
- 3/16 INCH DISCHARGE HOLES AT 6' O.C.(DOWN)
- 700 LF/6-FT SPACING = 116 HOLES PER ZONE
- MIN DISCHARGE RATE: 3/16" HOLE AT 2 FT HEAD = 0.78 GPM/HOLE
- TOTAL DISCHARGE PER ZONE = 116\*0.78 = 90 GPM



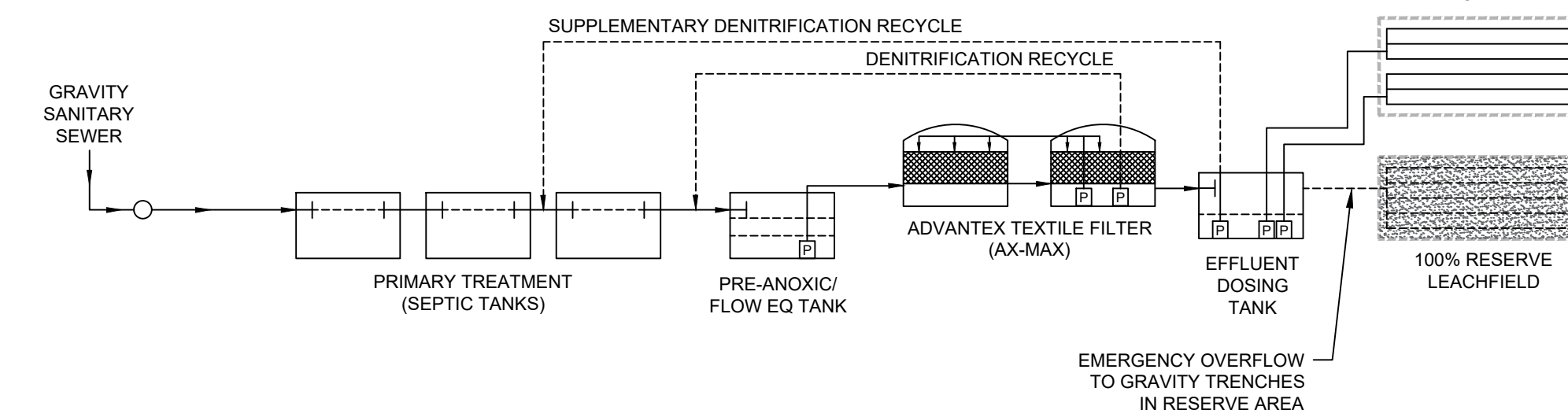
**1** 5,000 GALLON EFFLUENT DOSING TANK  
 NOT TO SCALE



**3** PRESSURE-DISTRIBUTION TRENCH DETAIL  
 NOT TO SCALE



**2** TYPICAL LEACHFIELD ZONE (7 TRENCHES TOTAL)  
 NOT TO SCALE



**4** WASTEWATER SYSTEM SCHEMATIC  
 NOT TO SCALE

**ALMADEN 19**  
**WASTEWATER TREATMENT SYSTEM**  
 SAN JOSE, CALIFORNIA

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 questa@questaac.com



| Sht: | Rev: | Date: | By: | Description: | App'd: |
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 Drawn: MN  
 Checked: NH  
 App'd: NH

**WASTEWATER DISPOSAL DETAILS**

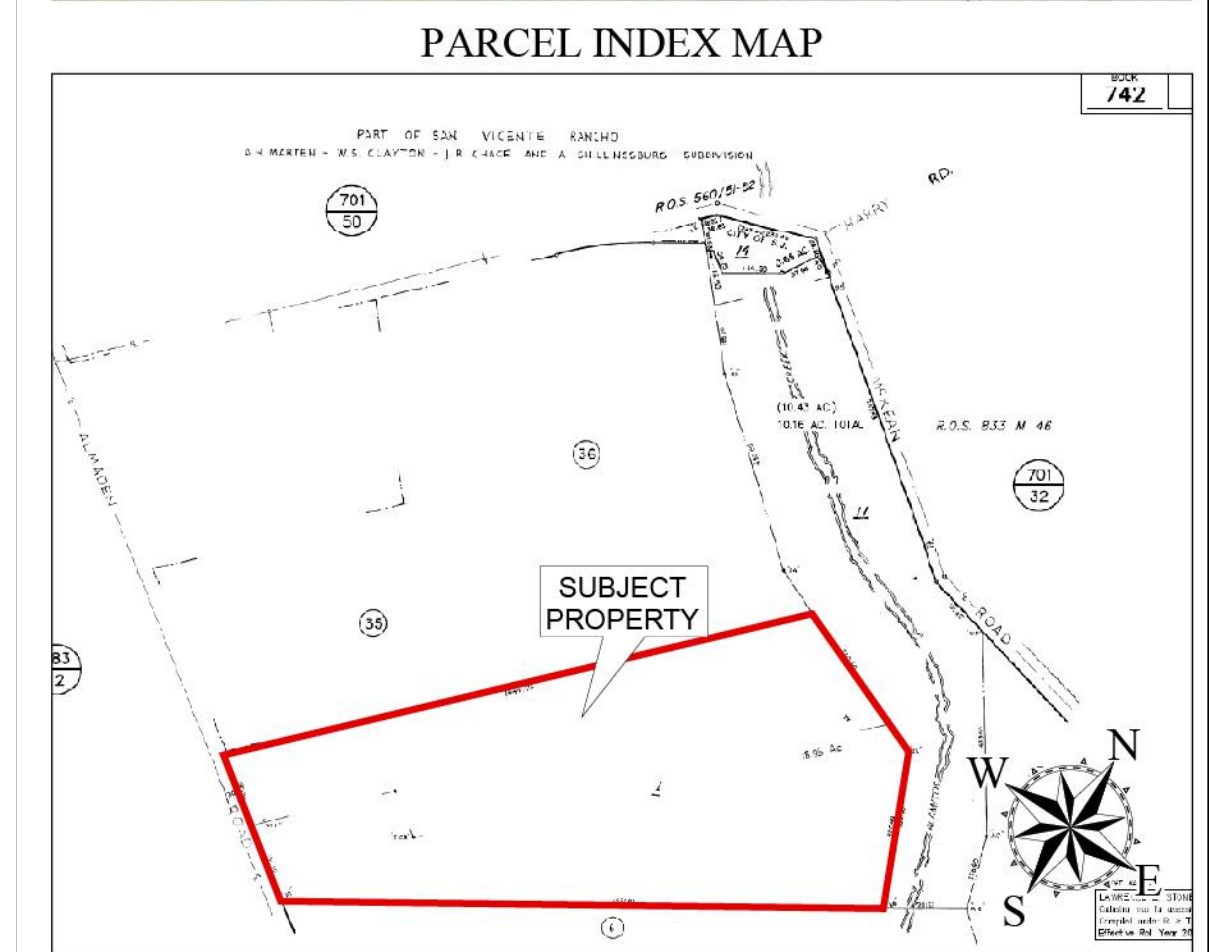
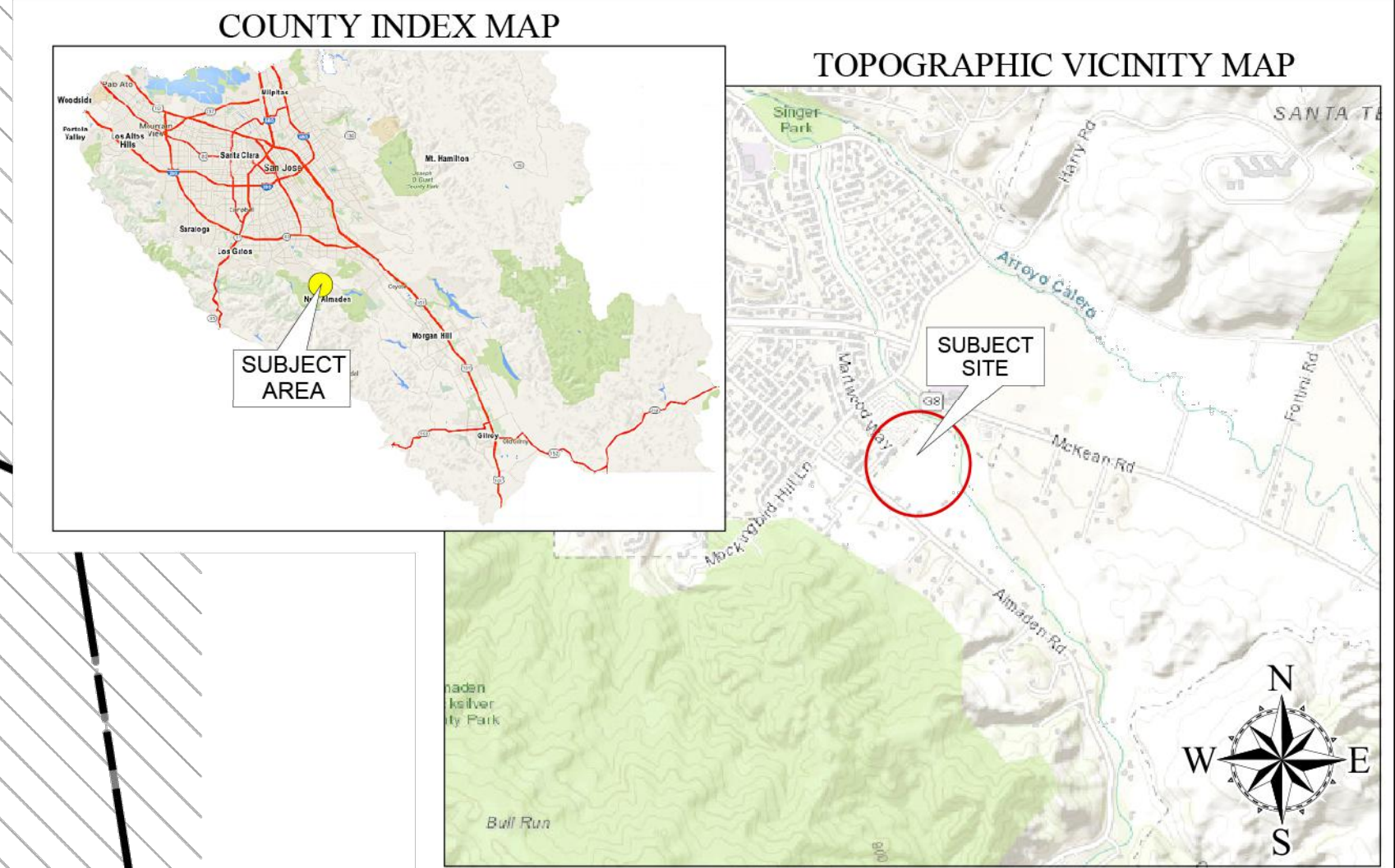
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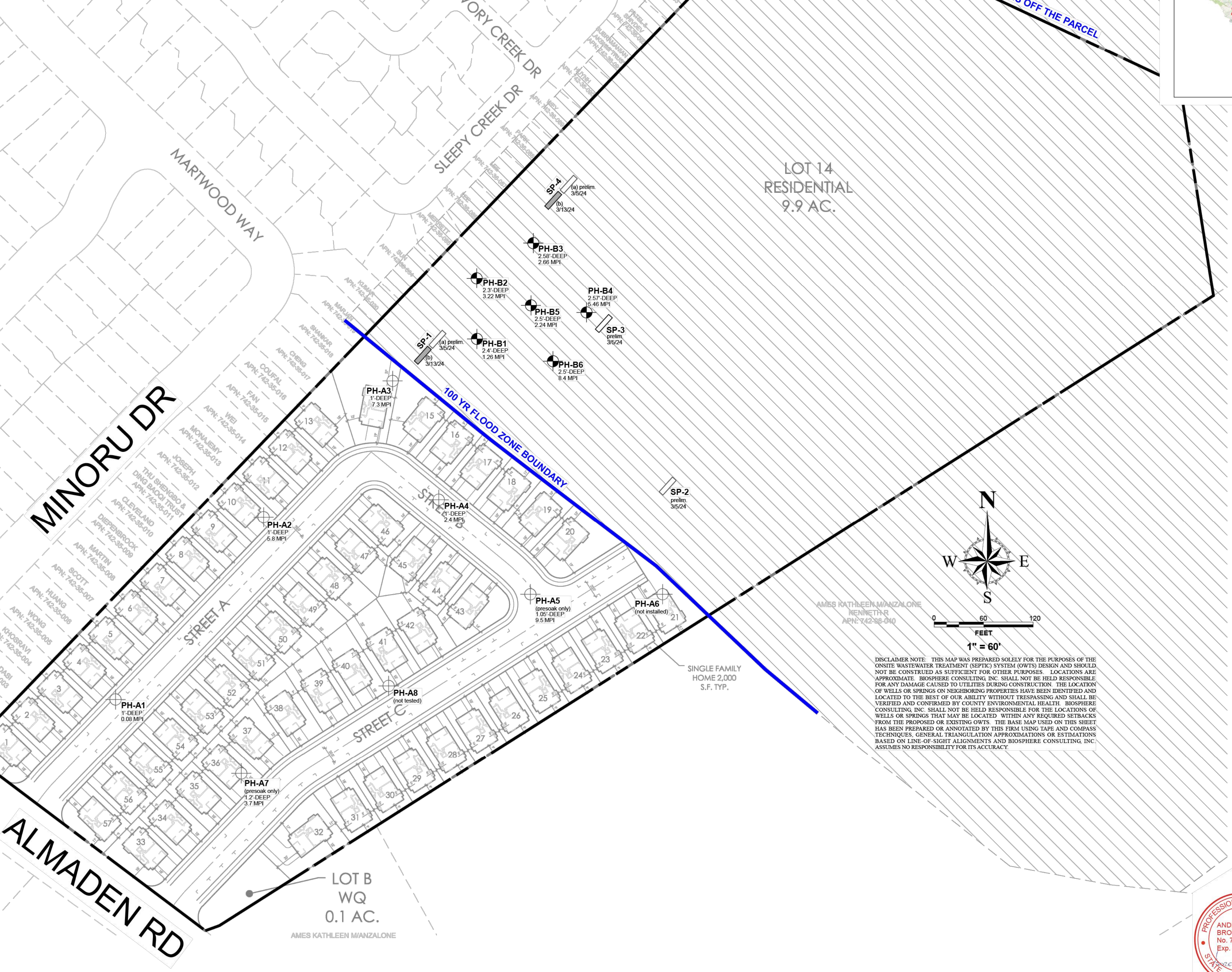


SOIL PERCOLATION SUMMARY TABLE -- 03/13/24

| Percolation Hole (PH)   | PH-B1                                     | PH-B2 | PH-B3           | PH-B4           | PH-B5 | PH-B6                             |      |
|-------------------------|---|-------|-----------------|-----------------|-------|-----------------------------------|------|
| Depth                   | 2.40'                                     | 2.30' | 2.58'           | 2.57'           | 2.50' | 2.50'                             |      |
| Stabilized MPI          | 0.90                                      | 2.30  | 1.90            | 3.90            | 1.60  | 6.00                              |      |
| Adjusted Stabilized MPI | R <sub>1</sub> =R x 1.4                   | 1.26  | 3.22            | 2.66            | 5.46  | 2.24                              |      |
| Avg Adj. Stabilized MPI | R <sub>2</sub> =(ΣR <sub>1</sub> )/#Holes |       |                 |                 |       | Average of 6 Perc Holes (B1 - B6) | 3.87 |
| # Bedrooms              | FOR OFFICE USE ONLY                       |       | TANK SIZE (Gal) | Leach Line (Ft) |       |                                   |      |



COUNTY E.H. ACCEPTANCE/APPROVAL STAMPS

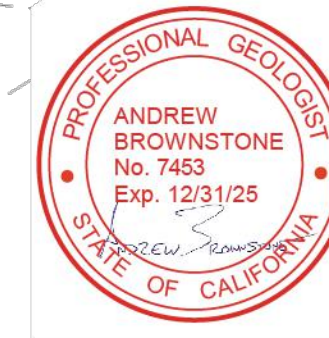


DISCLAIMER NOTE: THIS MAP WAS PREPARED SOLELY FOR THE PURPOSES OF THE ON-SITE WASTEWATER TREATMENT (SEPTIC) SYSTEM (OWTS) DESIGN AND SHOULD NOT BE CONSTRUED AS SUFFICIENT FOR OTHER PURPOSES. LOCATIONS ARE APPROXIMATE. BIOSPHERE CONSULTING, INC. SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE CAUSED TO UTILITIES DURING CONSTRUCTION. THE LOCATION OF WELLS OR SPRINGS ON NEIGHBORING PROPERTIES HAVE BEEN IDENTIFIED AND LOCATED TO THE BEST OF OUR ABILITY WITHOUT TRESPASSING AND SHALL BE VERIFIED AND CONFIRMED BY COUNTY ENVIRONMENTAL HEALTH. BIOSPHERE CONSULTING, INC. SHALL NOT BE HELD RESPONSIBLE FOR THE LOCATIONS OF WELLS OR SPRINGS THAT MAY BE LOCATED WITHIN ANY REQUIRED SETBACKS FROM THE PROPOSED OR EXISTING OWTS. THE BASE MAP USED ON THIS SHEET HAS BEEN PREPARED OR ANNOTATED BY THIS FIRM USING TAPE AND COMPASS TECHNIQUES. GENERAL TRIANGULATION APPROXIMATIONS OR ESTIMATIONS BASED ON LINE-OF-SIGHT ALIGNMENTS AND BIOSPHERE CONSULTING, INC. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

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**BioSphere Consulting**  
 Alter native Wastewater System Design  
 1315 King Street  
 Santa Cruz, CA 95060  
 Tel: (831) 430-8116  
 www.biosphere-consulting.com

| SITE EVALUATION RESULTS MAP FOR PROPOSED OWTS |   |
|---|---|
| Project Location:                             | 19780 Almaden Rd, San Jose, California [Santa Clara County] |
| Property Owner:                               | Mike LaBarbera  |
| Mailing Address:                              | 6107 Black Pool Court, San Jose, CA 95138                   |
| Owner Phone #:                                | (408) 529-2017  |
| Date:   | 03/15/24  |
| By:   | David Quinn / Andrew Brownstone                             |
| Job No.:                                      | 23024   |
| APN:  | 742-07-001  |
| Sheet:  | 1 OF 2  |



**ALMADEN 19**  
**WASTEWATER TREATMENT SYSTEM**  
 SAN JOSE, CALIFORNIA

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



| Sht | Rev | Date | By | Description | App'd |
|-----|-----|------|----|-------------|-------|
|     |     |      |    |             |       |

Design: NH  
 Drawn: MN  
 Checked: NH  
 App'd: NH

**WASTEWATER SITE EVALUATION DATA**  
 Project: 2300153  
 Scale: NOT TO SCALE  
 Date: 4/3/24  
 Sheet: WW-4

PA: 2023\2300153\_ALMADEN\_RD-LABARBERA\CAD\SHEETS\2300153\_ALMADEN\_RD\_WW-4.DWG PLOT DATE: 4/4/2024 PLOT STYLE: PLT01.DWT F BAR DOES NOT MEASURE 1" DRAWING IS NOT TO SCALE - ADJUST ACCORDINGLY