RANCHO HIGUERA

EQUESTRIAN-ORIENTED RESIDENTIAL DEVELOPMENT

SB330 BUILDER'S REMEDY DEVELOPMENT PERMIT APPLICATION RESUBMITTAL

PROJECT TEAM

OWNER — MOUNT PLEASANT COMMUNITY HOUSING LLC
1519 EAST CHAPMAN AVENUE, SUITE 101
FULLERTON, CA 92831
sbcommunityhousing@gmail.com

ARCHITECT — ANDERSON ARCHITECTS, INC.
120 W. CAMPBELL AVE, SUITE D
CAMPBELL, CA 95008
KURT B. ANDERSION, AIA
408.202.5462
kanderson@andarchinc.com

CIVIL ENGINEER: — M2 CIVIL ENGINEERING, INC.
11226 DANE DRIVE,
JURUPA VALLEY, CA 91752
PHONE: 626.344.9555
rubenmazzei@m2ce.net

SURVEYOR: — EPOCH LAND DEVELOPMENT CONSULTANTS
28118 AGOURA RD., SUITE 100,
AGOURA HILLS, CA 91301
PHONE: 818.991.0201

PROJECT LOCATION



VICINITY MAP
N.T.S.

PROJECT DESCRIPTION

RANCHO HIGUERA IS AN EQUINE ORIENTED COMMUNITY NESTLED IN THE MT. PLEASANT FOOTHILLS EAST OF SAN JOSE. IT IS COMPRISED OF A SUBDIVISION TO CREATE 443 SINGLE FAMILY HOMES AND 110 ADUs FOR A TOTAL OF 553 UNITS. THE COMMUNITY PLAN INCLUDES RIDING ARENAS, AN EVENT CENTER, STABLES AND A COMMUNITY CENTER AS WELL. THERE WILL BE MEANDERING HORSE TRAILS THROUGH THE COMMUNITY THAT WILL CONNECT TO JOSEPH D. GRANT COUNTY PARK (10,882 ACRES WITH HORSEBACK RIDING TRAILS AND WATER TROUGHS).

THIS PROJECT INVOKES "BUILDER'S REMEDY" PURSUANT TO GOVERNMENT CODE SECTION 65589.5(d)(5) AND WITHIN THE PURVIEW OF THIS LAW THE FOLLOWING PLANS MAY NOT BE CONSISTENT WITH THE LOCAL CITY CHARTER, GENERAL PLAN, ZONING MAP & ORDINANCE. THIS PROJECT AND THE DESIGN INCLUDE PROPOSED EXCEPTIONS INCLUDING AND NOT LIMITED TO DENSITY (DWELLING UNITS/ACRE), BUILDING HEIGHT, BUILDING SETBACKS, AND VEHICLE PARKING.

PROJECT DATA

ADDRESS/ APNs		654-16-006 654-15-029 654-15-030
OCUPANCY TYPE: TYPE R-3 FOR HOUSES, ADUS, U, A-2, A-3,A-5, S-2,		
CONSTRUCTION TYPE: III-A (ANCILLARY RESIDENTIAL BUILDINGS), V-A (HOUSES)		
FIRE SPRINKLERS:		YES
FLOOR AREA SUMMARY		
ANCILLARY RESIDENTIAL FACILITIES		(SQ. FT.)
OFFICE (OCC. B,S-2)		3,400
EVENT CENTER (OCC. B, A-2, S-2)		2,400
COVER STABLES (2) (OCC. U, S-2)	6,080 EACH	12,160
COMMUNITY CENTER (OCC. A-3, S-2)		10,548
TOTAL COMBINED FLOOR AREA		**28,508**
RESIDENTIAL BREAKDOWN	**(NOTE ANTICPATED THAT 400 LOTS WILL BE DEVELOPED AND OTHER 43 WILL BE COMBINED INTO DOUBLE LOTS)**	
NUMBER OF RESIDENTIAL LOTS	443	
# HOUSE PLAN 1	100	255,100
# HOUSE PLAN 2	300	634,800
TOTAL HOUSE FLOOR AREA (EXCLUDING BASEMENTS)		**889,900**
TOTAL PROVIDED FLOOR AREA		**918,408**
MAXIMUM ALLOWABLE FLOOR AREA		**986,699**
(INCLUDES THE 20% INCREASE FROM SB330 PRELIMINARY)		
NUMBER OF ADUs (744SQ. FT./ ADU) (EXCLUDED FROM MAXIMUM ALLOWABLE FLOOR AREA)	**110**	81,840
GRAND TOTAL (#UNITS & SQ. FT.)	**553**	**1,000,248**

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0.1 EXISTING SITE PHOTOS
0.2 AERIAL PHOTOGRAMMETRIC SURVEY
0.3 CREEK CENTERLINE AND TOP OF BANK LOCATIONS
0.4 SEPTIC SYSTEM LOCATIONS
0.5 WELL LOCATIONS
0.6 FIRE HYDRANT AND ACCESS PLAN
0.7 UTILITY PLAN
0.8 GEOLOGIC HAZARD ZONES

CIVIL ENGINEER
T-1 TITLE SHEET, VICINITY MAP, GENERAL NOTES AND SHEET INDEX
T-2 UTILITY INFRASTRUCTURE STRATEGY
T-3 TENTATIVE KEY MAP
C-1 TENTATIVE MAP SITE PLAN
C-2 TENTATIVE MAP SITE PLAN
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C-28 TENTATIVE MAP SITE PLAN
C-29 TENTATIVE MAP SITE PLAN
C-30 TENTATIVE MAP SITE PLAN
C-31 TENTATIVE MAP SITE PLAN

ARCHITECT
A1.0 ARCHITECTURAL SITE PLAN
A1.1 EVENT CENTER- FLOOR PLAN
A1.2 EVENT CENTER- EXTERIOR ELEVATION
A2.1 STABLES- FLOOR PLAN
A2.2 STABLES- EXTERIOR ELEVATION
A3.1 OFFICE- FLOOR PLAN
A3.2 OFFICE- EXTERIOR ELEVATIONS
A4.1 COMMUNITY CENTER- FLOOR PLAN
A4.2 COMMUNITY CENTER- EXTERIOR ELEVATIONS
A5.1 HOUSE PLAN 1- FLOOR PLANS
A5.2 HOUSE PLAN 1- EXTERIOR ELEVATIONS
A6.1 HOUSE PLAN 2- FLOOR PLANS
A6.2 HOUSE PLAN 2- EXTERIOR ELEVATIONS
A7.1 ADU- FLOOR PLAN & ELEVATIONS
A8.1 TYPICAL HOUSE SITE PLANS AND PROJECT COLOR BOARD
A9.1 ENERGY CONSERVATION PLAN DEC 21- 9AM
A9.2 ENERGY CONSERVATION PLAN DEC 21- 12PM
A9.3 ENERGY CONSERVATION PLAN DEC 21- 3PM
A9.4 ENERGY CONSERVATION PLAN JUN 21- 9AM
A9.5 ENERGY CONSERVATION PLAN JUN 21- 12PM
A9.6 ENERGY CONSERVATION PLAN JUN 21- 3PM

Grading Quantities

	Cut (CY)	Fill (CY)	Net (CY)	Max Cut Ht.	Max Fill Ht.
Building Pad	3,000,000	3,000,000	0	50'	50'
Driveway	3,000,000	3,000,000	0	50'	50'
Site Grading	4,000,000	3,300,000	700,000	50'	50'
Retaining Wall	0	0	0	0	0
Total	10,000,000	9,300,000	700,000	AS ABOVE	AS ABOVE

Rancho Higuera

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Project:
RANCHO HIGUERA
APNs: 654-16-006, 654-15-029, 654-15-030
HIGUERA ROAD
SAN JOSE, CA 95148

SB 330 FORMAL APPLICATION

City Revisions

No.	Description	Date
0	FORMAL SB330 SUBMISSION	06/20/25
1	FORMAL SB330 SUBMISSION- REV 1	10/14/25
2	FORMAL SB330 SUBMISSION- REV 2	11/25/25
3	FORMAL SB330 SUBMISSION- REV 3	3/17/26
4	FORMAL SB330 SUBMISSION- REV 4	7/10/26
5	FORMAL SB330 SUBMISSION- REV 5	10/28/26
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Checked By: KBA

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COVER SHEET

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File: X :/PROJ./Higuera Ranch/Planning | Job: HIGUERA RANCH



view 5



1 Site Plan
SCALE: NTS



view 1



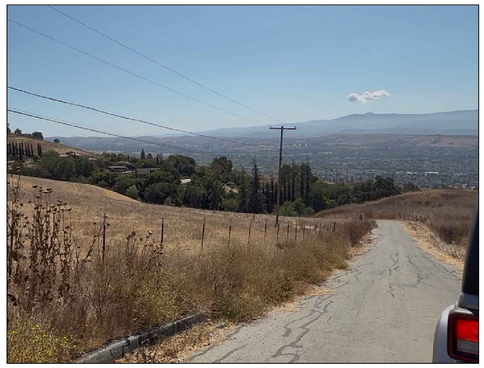
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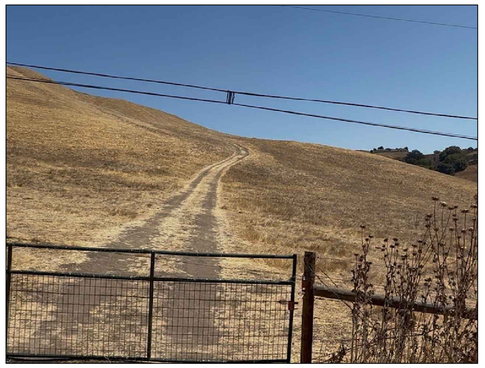
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view 7



view 9



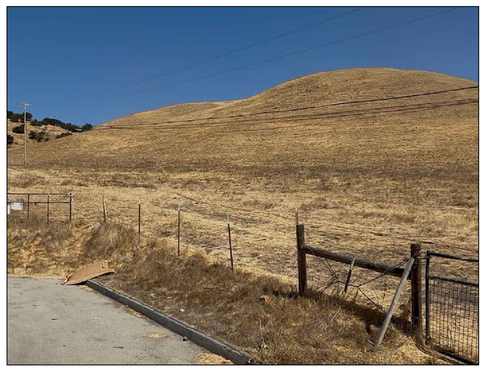
view 11



view 3



view 8



view 10



view 12



view 4

2 Site Photo's
SCALE: NTS

Anderson Architects INC

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Cell 408.202.5462

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Principal

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Project:

RANCHO HIGUERA

APNs: 654-16-006, 654-15-029, 654-15-030
HIGUERA ROAD
SAN JOSE, CA 95148

SB 330 FORMAL APPLICATION

Stamp:

LICENSED ARCHITECT
KURT B. ANDERSON
C-15210
REN.----------
STATE OF CALIFORNIA

City Revisions

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Sheet Title:

EXISTING SITE PHOTOS

Sheet No.:

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File: X : /PROJ./Higuera Ranch/Planning | Job: HIGUERA RANCH

AERIAL SURVEY NOTE:

THIS AERIAL SURVEY WAS COMPILED BY DON READ CORPORATION WITH 2 FOOT CONTOUR INTERVALS FROM THE AERIAL PHOTOGRAPHY.

BENCHMARK:

OBJECT ID: 229 FACILITY ID: 157 REFERENCE MARK: 303-C NAVD 1988 SANTA CLARA COUNTY

CHISELED SQUARE ON TOP OF HOOD, NORTHERLY SIDE OF CATCH BASIN, NORTWEST RETURN OF MT. PLEASANT RD AND KOHLER AVE. ER ON MT. PLEASANT RD. F.B. 997. (REVISED DESCRIPTION 11-27-89)

ELEVATION = 225.67 FEET

EASEMENT LEGEND:

- 60' WIDE R/W & PUBLIC SERVICES EASEMENT PER 645 OF MAPS, PG. 28
- 80' WIDE INGRESS, EGRESS EASEMENT PER 645 OF MAPS, PG. 28
- HABITAT CONSERVATION EASEMENT AREA & RIPARIAN CORRIDOR PER P.M.B. 836, PGS. 29-32 & DOC. NO. 21028304 O.R.
- EXISTING R/W EASMENT PER DOC. NO. 13413472 O.R. & P.M.B. 836, PGS. 29-32
- RECIPROCAL INGRESS, EGRESS EASEMENT FOR LOT(S) 10, 12 & PARCEL B PER M.B. 475, PGS. 50-54
- 40' WIDE INGRESS, EGRESS, EMERGENCY ACCESS, PUBLIC SERVICE & STORM DRAIN EASEMENT PER P.M.B. 836, PGS. 29-32
- STORM DRAIN EASEMENT PER P.M.B. 836, PGS. 29-32
- PUBLIC SERVICE & STORM DRAIN EASEMENT PER P.M.B. 836, PGS. 29-32
- 20' WIDE PUBLIC SERVICE & POLE LINE EASEMENT PER P.M.B. 836, PGS. 29-32
- INGRESS, EGRESS & PUBLIC SERVICES EASEMENT, PER M.B. 475, PGS. 50-54
- 15' WIDE SLOPE EASEMENT PER P.M.B. 836, PGS. 29-32
- 20' WIDE PUBLIC SERVICE EASEMENT PER M.B. 475, PGS. 50-54
- INGRESS, EGRESS EASEMENT FOR PARCEL 10, PER M.B. 475, PGS. 50-54

LINETYPES:

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE

NOTES:

1. BOUNDARY SHOWN HEREON IS BASED ON FOUND MONUMENTS AND PER RECORD INFORMATION.
2. LANDSCAPING AND LANDSCAPE IRRIGATION DEVICES MAY EXIST WITHIN THE PROPERTY AND ARE NOT SHOWN.
3. TREE LINE CANOPIES ARE PICTORIAL, AND MAY NOT REFLECT TRUE DRIP LINES.
4. IF RETAINING WALLS OR SIMILAR STRUCTURES ARE TO BE DESIGNED FROM TOPOGRAPHY SHOWN HEREON, THE ELEVATIONS OF CRITICAL POINTS CONTROLLING THE DESIGN MUST BE VERIFIED PRIOR TO ADOPTION OF FINAL DESIGN.
5. a) TITLE REPORT NO. 12396474, DATED DECEMBER 23, 2024 BY PROVIDENT TITLE COMPANY WAS USED FOR THIS SURVEY. (APN: 654-016-006)
   b) TITLE REPORT NO. FLNP-0052401050, DATED NOVEMBER 18, 2024 BY LAWYERS TITLE COMPANY AS USED FOR THIS SURVEY. (APN: 654-065-017 & 005, 654-026-017, 018, & 020)
   c) TITLE REPORT NO. 1213039142-MC, DATED AUGUST 7, 2024 BY OLD REPUBLIC TITLE COMPANY AS USED FOR THIS SURVEY. (APN: 654-015-029 & 030)
6. ATTENTION: IF THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (IE: CAD) AS A COURTESY TO A CLIENT, THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. ONLY THE SURVEYOR'S SIGNED AND SEALED PAPER PRINT OR PDF FORMATTED DRAWING CONSTITUTES OUR PROFESSIONAL WORK PRODUCT. IN THE EVENT THAT THE ELECTRONIC FILE IS ALTERED, THE SURVEYOR'S SIGNED AND SEALED PRINT OR PDF FORMATTED DRAWING MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. EPOCH PROJECTS, INC., SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATION MADE TO THE PROVIDED CAD FILE, OR FOR ANY PRODUCTS THAT HAVE BEEN DERIVED FROM THE CAD FILE, WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.



VICINITY MAP
NOT TO SCALE



LINE TABLE		
LINE	BEARING	LENGTH
L1	S60°59'11.59"E	166.40'
L2	S07°27'08.41"W	22.30'
L3	N83°58'33.41"E	15.80'
L4	S53°46'26.59"E	138.22'
L5	S70°45'03.62"W	109.58'
L6	N84°37'36.11"W	207.65'
L7	S79°52'13.89"W	121.60'
L8	N72°29'46.11"W	118.80'
L9	S85°36'11.19"W	198.70'
L10	N63°42'01.11"W	257.70'
L11	S89°05'13.89"W	90.30'
L12	S77°44'13.89"W	134.15'
L13	N69°58'46.11"W	175.00'
L14	N83°48'46.11"W	105.80'
L15	N79°44'46.11"W	80.20'
L16	N53°03'46.11"W	64.25'
L17	N46°35'51.11"W	51.25'
L18	N63°32'46.11"W	49.10'
L19	N26°01'46.11"W	266.70'
L20	N64°58'46.11"W	46.90'
L21	N70°37'04.33"E	121.92'
L22	S12°08'46.03"E	120.15'
L23	S61°07'54.33"E	157.54'
L24	N79°26'06.36"E	119.12'
L25	S84°19'29.71"E	60.99'
L26	N88°19'57.59"E	111.12'
L27	N81°07'52.76"E	25.85'
L28	N51°03'34.95"E	16.24'
L29	S89°10'22.17"E	33.51'
L30	N89°01'44.97"E	58.53'

LINE TABLE		
LINE	BEARING	LENGTH
L31	S72°55'19.47"E	8.33'
L32	S62°27'48.08"E	9.15'
L33	S75°10'13.82"E	33.35'
L34	S60°12'17.58"E	36.43'
L35	S85°10'02.50"E	21.02'
L36	S88°05'56.89"E	76.00'
L37	S64°17'50.54"E	23.31'
L38	S88°31'11.95"E	42.11'
L39	N55°45'51.40"E	42.39'
L40	N87°30'56.58"E	79.73'
L41	N50°00'02.43"E	73.20'
L42	S69°18'15.05"E	17.88'
L43	N53°54'19.22"E	63.90'
L44	N58°25'43.68"E	13.80'
L45	N72°11'25.49"E	39.75'
L46	N65°22'48.40"E	25.68'
L47	N43°57'05.67"E	22.35'
L48	N47°59'41.25"E	41.30'
L49	N65°30'18.40"E	46.62'
L50	N50°35'11.03"E	31.74'
L51	N38°27'44.23"E	75.56'
L52	N45°23'32.51"E	79.96'
L53	N61°15'17.46"E	20.08'
L54	N44°59'23.56"E	22.37'
L55	N13°18'40.64"W	55.67'
L56	N33°18'40.64"W	111.73'
L57	N12°48'40.64"W	150.00'
L58	N06°27'29.24"E	140.73'
L59	N06°55'10.64"W	150.00'
L60	N82°06'24.36"E	201.10'

LINE TABLE		
LINE	BEARING	LENGTH
L61	N80°41'48.36"E	161.90'
L62	S51°40'17.64"E	186.13'
L63	S26°01'33.64"E	166.45'
L64	S51°34'03.64"E	62.86'
L65	S54°11'03.64"E	177.66'
L66	S22°20'45.64"E	139.83'
L67	N76°05'19.73"E	133.87'
L68	N88°33'22.87"E	159.94'
L69	N06°32'37.09"W	108.97'
L70	N72°56'35.43"E	79.33'
L71	N87°37'40.08"E	40.76'
L72	S65°05'32.22"E	47.79'
L73	S59°22'00.43"E	85.04'
L74	S79°43'04.89"E	99.04'
L75	S12°57'54.25"E	137.25'
L76	S67°20'40.45"E	173.65'
L77	S82°13'00.45"E	106.80'
L78	N58°11'59.55"E	36.30'
L79	N30°27'00.45"W	111.54'
L80	N45°06'00.45"W	96.36'
L81	N49°18'00.45"W	95.04'
L82	N28°18'00.45"W	107.58'
L83	N59°12'00.45"W	93.06'
L84	N48°12'00.45"W	60.06'
L85	N32°12'00.45"W	141.90'
L86	N26°11'00.45"W	115.24'
L87	N11°34'00.45"W	157.92'
L88	N34°51'00.45"W	97.86'
L89	N13°10'00.45"W	122.76'
L90	N01°08'59.55"E	210.44'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	064°09'41"	105.00'	117.46'	65.73'

ESTAB. BY COMPASS RULE ADJUSTMENT

PROFESSIONAL LAND SURVEYOR GEORGE MEHAMEL No. 9461 STATE OF CALIFORNIA

11/10/2025

EPOCH
LAND DEVELOPMENT CONSULTANTS
2811 8 Agoura Rd., Suite 100, Agoura Hills, CA 91301
PHONE: (8 8) 991-0201
www.EpochProjects.com

PREPARED FOR:
MOUNT PLEASANT COMMUNITY HOUSING LLC
1519 E. CHAPMAN AVE, #101
FULLERTON, CA 92831

AERIAL PHOTOGRAMMETRIC SURVEY

APN: 654-15-030, 654-15-029, 654-26-017
654-26-018, 654-26-020 & 654-65-017

HIGUERA ROAD
COUNTY OF SANTA CLARA COUNTY

REVISION NOTES

DESCRIPTION	DATE	BY
ADJUSTED TO STATE PLANE COORDINATE SYSTEM	2025-11-10	BJA

JOB NO. 25-7326
SCALE: 1" = 300'
DATE: JUNE 11, 2025
DRAFTED: BJA

SHEET NO.
0.2

O:_PROJECTS\2025\25-7326 MNT PLEASANT COMM HOUSING LLC HIGUERA RD SANTA CLARA COUNTY\LAND SURVEYING\PRODUCTION\TOPO AND BOUNDARY\2025-11-08_25-7326_HIGUERA ROAD_AERIAL TOPO_STATE PLANE.DWG (11-10-25 11:34:51AM) Plotted by: B.Armstrong



Rancho Higuera

Project:

RANCHO HIGUERA

APNs: 654-16-006, 654-15-029, 654-15-030
HIGUERA ROAD
SAN JOSE, CA 95148

MOUNT PLEASANT COMMUNITY HOUSING LLC

1519 EAST CHAPMAN AVENUE, SUITE 101
FULLERTON, CA 92831

SB 330 FORMAL APPLICATION

Stamp:

County Revisions

No.	Description	Date
0	SB330 Resubmittal	10/28/26
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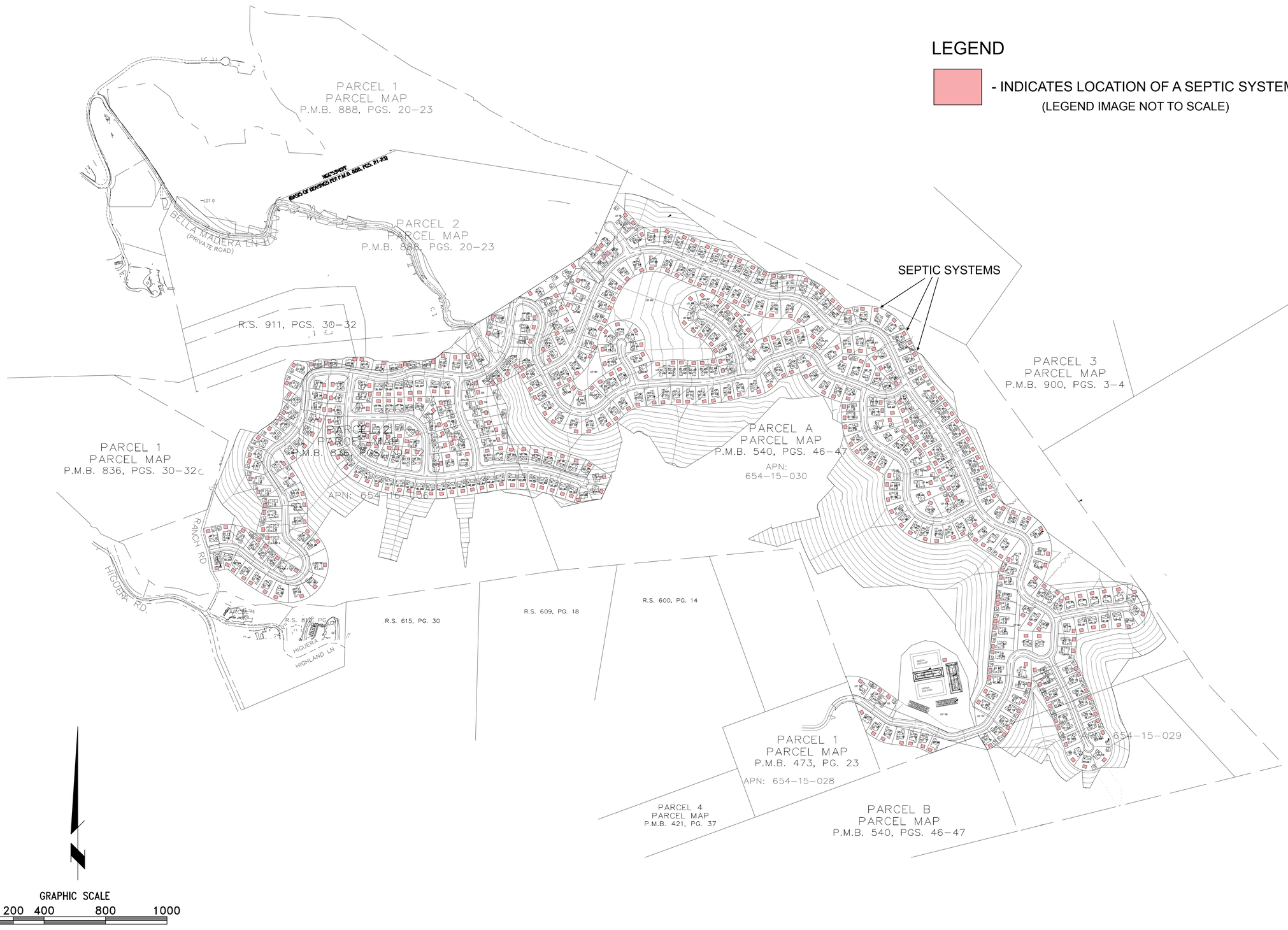
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CREEK CENTERLINE AND TOP OF BANK LOCATIONS

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File: Job: HIGUERA RANCH



LEGEND

- INDICATES LOCATION OF A SEPTIC SYSTEM

(LEGEND IMAGE NOT TO SCALE)

GRAPHIC SCALE

0 200 400 800 1000

Rancho Higuera

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RANCHO HIGUERA

APNs: 654-16-006, 654-15-029, 654-15-030 HIGUERA ROAD
SAN JOSE, CA 95148

MOUNT PLEASANT COMMUNITY HOUSING

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SEPTIC SYSTEMS LOCATIONS

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Job:HIGUERA RANCH



Rancho Higuera

Project:

RANCHO HIGUERA

APNs: 654-16-006, 654-15-029, 654-15-030 HIGUERA ROAD
SAN JOSE, CA 95148

MOUNT PLEASANT COMMUNITY HOUSING

1519 EAST CHAPMAN AVENUE, SUITE 131
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Sheet Title:

WELL LOCATIONS

Sheet No.:

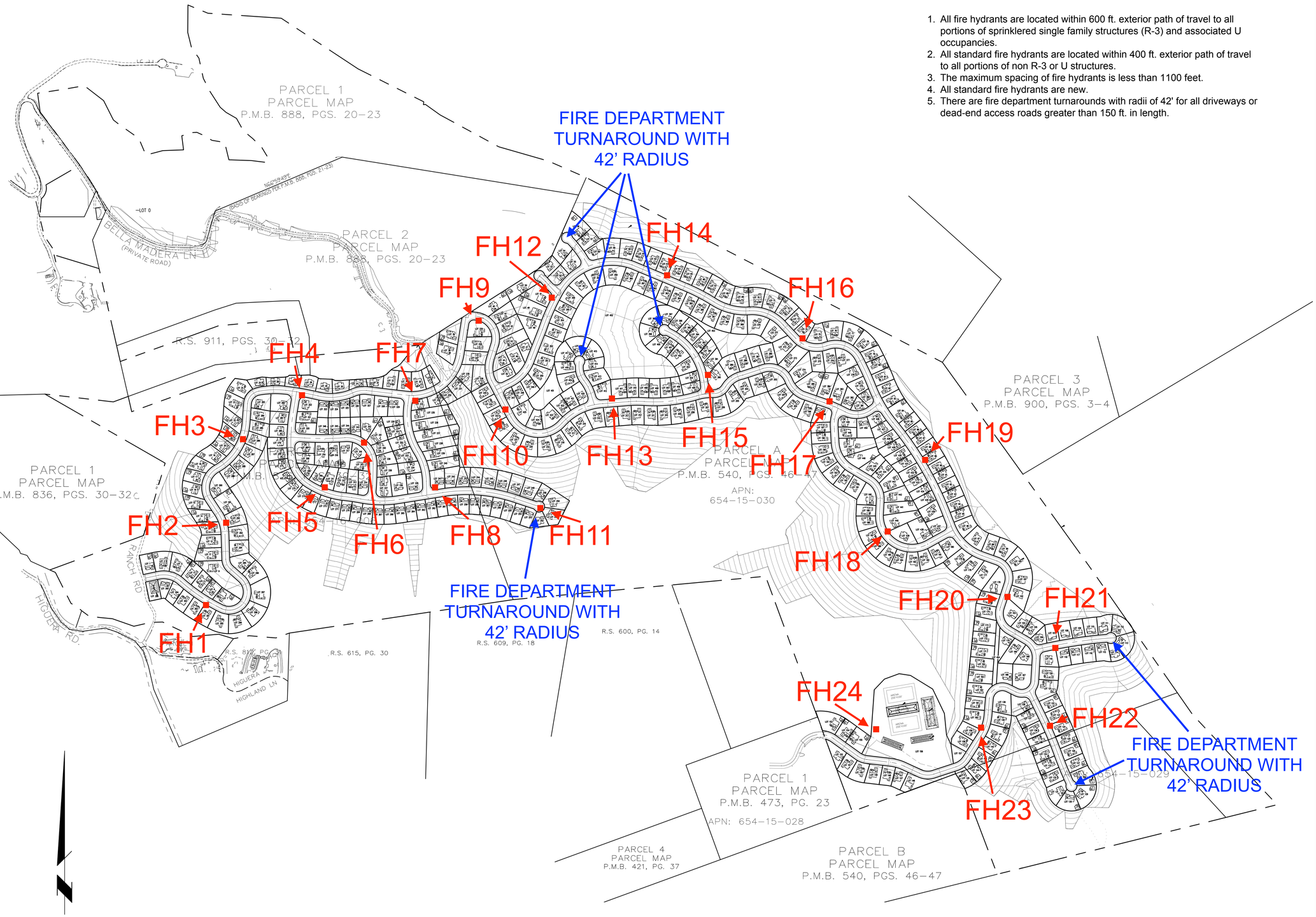
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File: Job HIGUERA RANCH

■ - DESIGNATES THE LOCATION OF NEW STANDARD FIRE HYDRANTS LABELED FROM FH1 THROUGH FH24

NOTES

1. All fire hydrants are located within 600 ft. exterior path of travel to all portions of sprinklered single family structures (R-3) and associated U occupancies.
2. All standard fire hydrants are located within 400 ft. exterior path of travel to all portions of non R-3 or U structures.
3. The maximum spacing of fire hydrants is less than 1100 feet.
4. All standard fire hydrants are new.
5. There are fire department turnarounds with radii of 42' for all driveways or dead-end access roads greater than 150 ft. in length.



Rancho Higuera

Project:

RANCHO HIGUERA

APNs: 654-16-006, 654-15-029, 654-15-030
HIGUERA ROAD
SAN JOSE, CA 95148

1519 EAST CHAPMAN AVENUE, SUITE 101
FULLERTON, CA 92831

SB 330 FORMAL APPLICATION

Stamp:

County Revisions

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Sheet Title:

FIRE HYDRANTS AND ACCESS PLAN

Sheet No.:

0.6

File: Job: HIGUERA RANCH

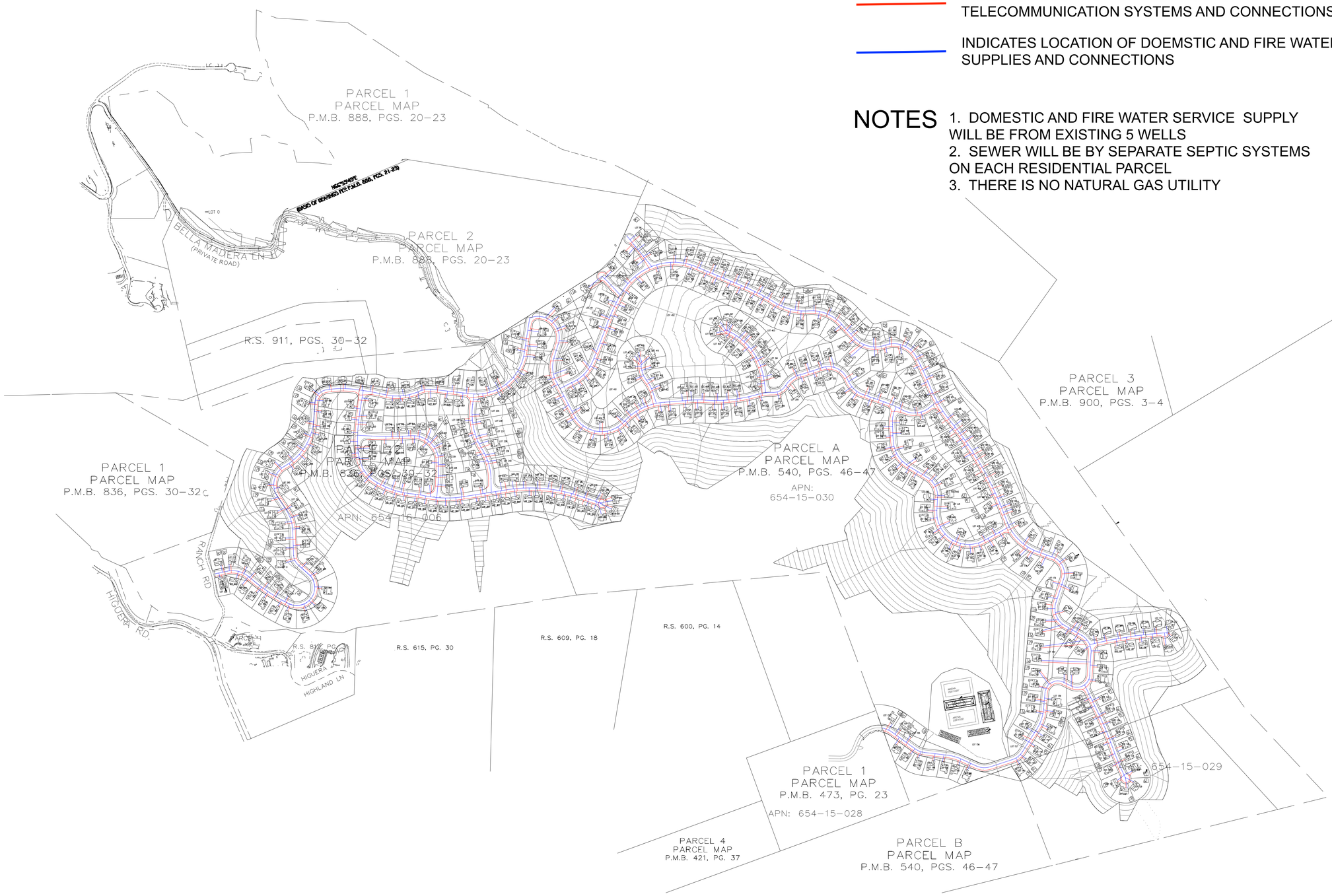
LEGEND

INDICATES LOCATION OF ELECTRICAL AND TELECOMMUNICATION SYSTEMS AND CONNECTIONS

INDICATES LOCATION OF DOEMSTIC AND FIRE WATER SUPPLIES AND CONNECTIONS

NOTES

1. DOMESTIC AND FIRE WATER SERVICE SUPPLY WILL BE FROM EXISTING 5 WELLS
2. SEWER WILL BE BY SEPARATE SEPTIC SYSTEMS ON EACH RESIDENTIAL PARCEL
3. THERE IS NO NATURAL GAS UTILITY



Rancho Higuera

Project:

RANCHO HIGUERA

APNs: 654-16-006, 654-15-029, 654-15-030 HIGUERA ROAD
SAN JOSE, CA 95148

MOUNT PLEASANT COMMUNITY HOUSING

1519 EAST CHAPMAN AVENUE, SUITE 101
FULLERTON, CA 92831

SB 330 FORMAL APPLICATION

County Revisions

No.	Description	Date
0	SB330 Resubmittal	10/28/26
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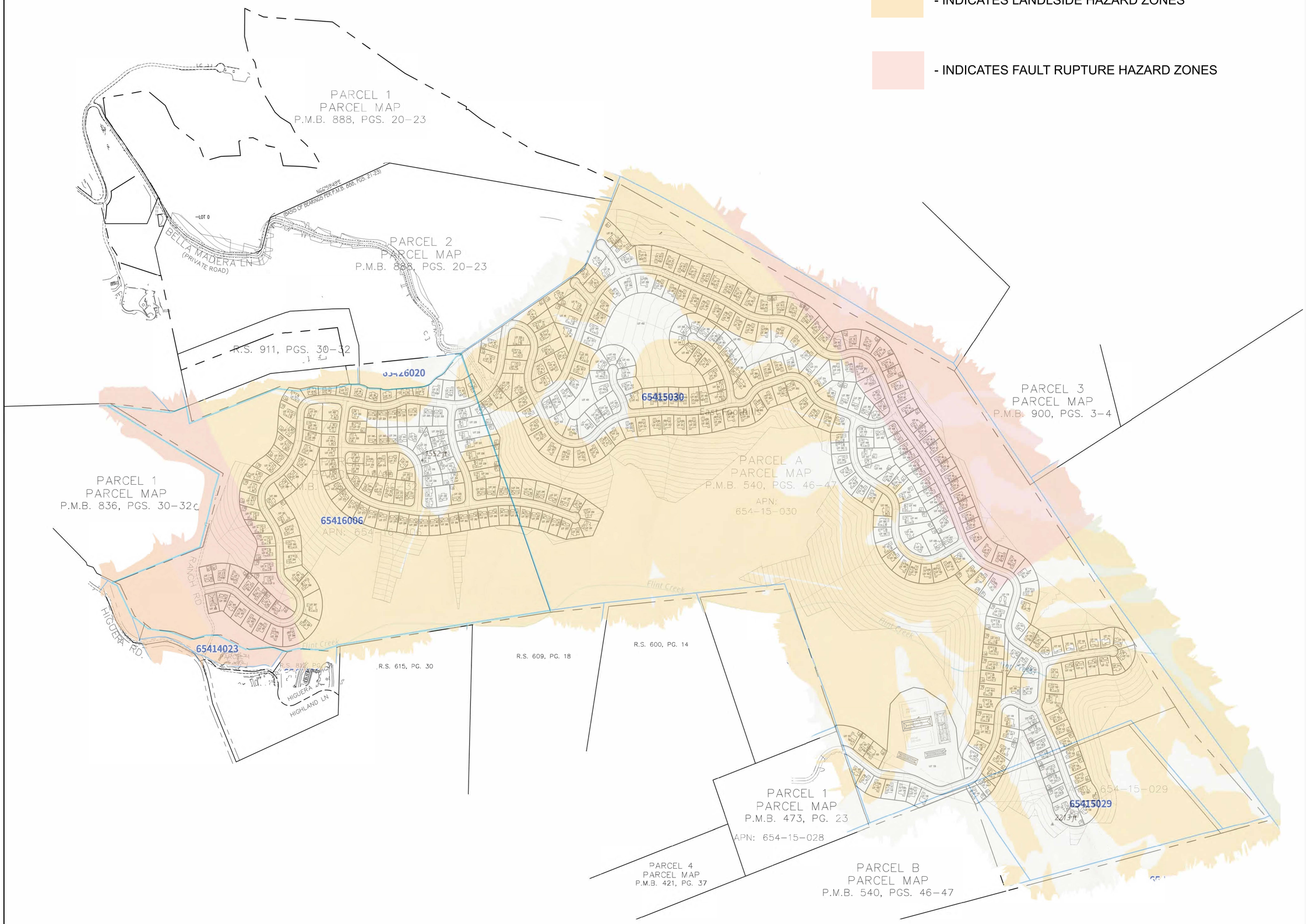
Sheet Title:

UTILITY PLAN

Sheet No.:

0.7

File:



Rancho Higuera

Project:

RANCHO HIGUERA

APNs: 654-16-006, 654-15-029, 654-15-030
HIGUERA ROAD
SAN JOSE, CA 95148

MOUNT PLEASANT COMMUNITY HOUSING

1519 EAST CHAPMAN AVENUE, SUITE 101
FULLERTON, CA 92831

SB 330 FORMAL APPLICATION

Stamp:

County Revisions

No.	Description	Date
0	SB330 Resubmittal	10/28/26
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Sheet Title:

GEOLOGIC HAZARD ZONES

Sheet No.:

0.8

File: Job: HIGUERA RANCH

TENTATIVE MAP
FOR
NEW RESIDENTIAL SUBDIVISION
RANCHO HIGUERA, CALIFORNIA

SENATE BILL (SB) 330–
'BUILDER'S REMEDY'

LEGEND

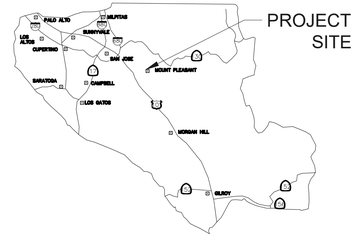
CONTROL POINT	FENCE
GRATE	PAVED AREA
MAILBOX	TREE LINE
MISC UTILITY	BRUSH
MISC OBJECT	BUSH
POLE	ROCKS
POST	CONCRETE
ROCK	PAVED ROAD
SPOT ELEVATION	DIRT ROAD
UTILITY POLE	WALL
BUSH	RETAINING WALL
TREE	CULVERT
BUILDING # AWNING	INDEX CONTOUR
TANK	INTERMEDIATE CONTOUR
BRUSH/TREE LINE	
ELECTROLIER	
FENCE LINE	
FIRE HYDRANT	
RETAINING WALL	
SIGN	
UTILITY POLE	
UTILITY POLE/STREET LIGHT	
WATER METER	

TENTATIVE MAP NOTES

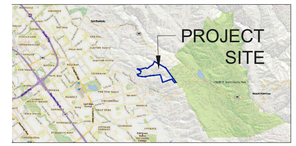
1. PROJECT NAME: RANCHO HIGUERA
2. APPLICANT: MOUNT PLEASANT COMMUNITY HOUSING LLC
   1519 E. CHAPMAN AVE, #101
   FULLERTON, CA 92831
   951–201–4783
   SBCOMMUNITYHOUSING@GMAIL.COM
3. ADDRESS: HIGUERA ROAD, SANTA CLARA COUNTY, CALIFORNIA
4. ARCHITECT: ANDERSON ARCHITECTS
   1925 WINCHESTER BLVD, SUITE 13
   CAMBELL, CA 95008
   408–371–1269
   CONTACT: KURT B. ANDERSON, AIA
5. CIVIL ENGINEER: M2 CIVIL ENGINEERING, INC
   11226 DANE DRIVE
   JURUPA VALLEY, CA 91752
   626–344–9555
   CONTACT: RUBEN MAZZEI, PE
6. SURVEYOR: EOPCH, LAND DEVELOPMENT CONSULTANTS
   28118 AGOURA RD, SUITE 100
   AGOURA HILLS, CA 91301
   818–991–0201
   CONTACT: GEORGE MEKHAIEL, PLS
7. GEOTECHNICAL ENGINEER: TBD
8. FEMA FLOOD INFORMATION:
   PROJECT IS LOCATED IN FEMA FLOOD ZONE D, DEFINED AS AREAS WITH POSSIBLE BUT UNDETERMINED FLOOD HAZARDS. NO FLOOD HAZARD ANALYSIS HAS BEEN CONDUCTED. PER FEMA MAP NUMBER 06085C0257H, EFFECTIVE DATE 05/18/2009 FOR SANTA CLARA COUNTY UNINCORPORATED AREAS 060337
9. AREA OF DISTURBANCE: ± 300 ACRES
10. ASSESSOR'S PARCEL NUMBER:
    654–16–006 ± 116.27 ACRES
    654–15–029 ± 31.74 ACRES
    654–15–030 ± 328.39 ACRES
11. COUNTY AVERAGE SLOPE (SCC MAP)
    654–16–006: 37.7%
    654–15–029: 32.9%
    654–15–030: 42.7%
12. STREET IMPROVEMENTS: ALL STREETS TO BE PRIVATE
13. EXISTING LAND USE: VACANT
14. PROPOSED LAND USE: RESIDENTIAL AND OPEN SPACE
15. UTILITY SIZES AND LOCATIONS, STREET GRADES AND LOT DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN AND HOUSE PLOTTING.
16. BUILDING SETBACKS SHALL BE ESTABLISHED PER APPROVALS.
17. TURNAROUNDS PER A/5/SD16 SHALL HAVE 5% MAX. SLOPE IN ANY DIRECTION
18. ALL PUBLIC STORM DRAINS ARE 18" MINIMUM.
19. FACE OF CURB RETURN RADII FOR PUBLIC STREETS WITHIN THE SUBDIVISION ARE 25';
20. ALL TOPOGRAPHIC AND BOUDNARY SURVEY ELEMENTS SUCH AS ALL PROPERTY LINES, TITLE REPORT AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY FROM "AERIAL PHOTOGRAMMETRIC SURVEY" PREPARED BY EOPCH, LAND DEVELOPMENT CONSULTANTS, AND DATED 11/10/25
21. IT APPEARS THE PROJECT IS LOCATED OUTSIDE OF THE SANTA CLARA VALLEY PLAN AREA.
22. LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO EXCAVATION. PROTECT EXISTING UTILITIES DURING CONSTRUCTION.
23. DRAINAGE NOTES: DRAINAGE FACILITIES SHALL BE CONSTRUCTED PER APPROVED PLANS. NO CONCENTRATED DISCHARGE SHALL OCCUR ONTO ADJACENT PROPERTIES.
24. CONSTRUCTION RESPONSIBILITY: CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND STANDARDS. OBTAIN ALL REQUIRED PERMITS PRIOR TO STARTING WORK.
25. SAFETY: CONTRACTOR SHALL MAINTAIN SAFE ACCESS AND TRAFFIC CONTROL DURING CONSTRUCTION. FOLLOW OSHA AND COUNTY SAFETY REGULATIONS.
27. DRIVEWAY APPROACHES SHALL BE PER SD4/SD4A/BA
28. ALL FIRE DEPARTMENT ACCESS SHALL BE MADE OF A "ALL WEATHER" MATERIAL CAPABLE OF HOLDING 75,000 POUNDS. [CFC SECTION D102 AND CFMO–A1 SECTION II.G]
29. ALL ROADS SHALL HAVE A MINIMUM INTERIOR TURNING RADIUS OF 30 FT. AND EXTERIOR TURNING RADIUS OF 50 FT. OF ACCESS ROADS. [SANTA CLARA COUNTY ORDINANCE NO NS–110.136 SECTION D103.3]

CONCEPTUAL ROUGH GRADING/ EROSION CONTROL NOTES:

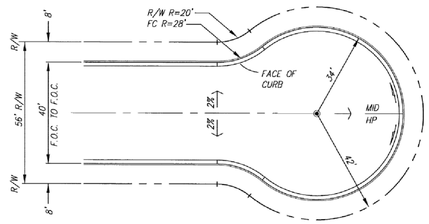
1. CONTRACTOR SHALL VERIFY EXISTING GRADES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING .ALL GRADING SHALL COMPLY WITH SANTA CLARA COUNTY GRADING ORDINANCE.
2. FACILITIES TO BE SHOWN ON THE FINAL ROUGH GRADING PLAN TO CONTROL SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30 AFTER ROUGH GRADING HAS BEEN COMPLETED. MEASURES ARE TO BE OPERABLE PRIOR TO OCTOBER 1ST OF ANY YEAR ROUGH GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION. NSTALL BMPS PER COUNTY AND STATE STORMWATER REQUIREMENTS. MAINTAIN EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
3. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   3.1. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
   3.2. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS REQUIRED.
   3.3. WATTLES, BERMS AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   3.4. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO WITHIN ONE FOOT OF OUTLET ELEVATION.
   3.5. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE
4. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
5. ROCK CONSTRUCTION ENTRANCES WILL BE PROVIDED AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS.
6. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
7. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
8. PAD AND STREET GRADES ARE SHOWN ON TENTATIVE MAP– SITE PLANS. PADS WILL BE BERMED ED TO PREVENT RUNOFF.
9. THE ROUGH GRADING SHALL BE IN CONFORMANCE WITH SANTA CLARA COUNTY GRADING ORDINANCE UNLESS OTHERWISE APPROVED AND THE RECOMMENDATIONS OF THE SOILS REPORT.
10. PROPOSED GRADES SHOWN ON THE PRELIMINARY CONCEPTUAL ROUGH GRADING PLAN ARE SUBJECT TO FINAL ENGINEERING DESIGN AND COUNTY REVIEW AND APPROVAL. ALL ROUGH GRADING IS TO BE UNDERTAKEN PER THE RECOMMENDATIONS OF A SOILS REPORT AND UNDER THE OBSERVATION OF THE SOILS ENGINEER.
11. ALL LOTS SHALL DRAIN TO ADJACENT STREET OR DRAINAGE SWALES.
12. SLOPES WITHIN LOT AREAS AND ADJACENT LANDSCAPE/OPEN SPACE AREAS ARE TO BE GRADED AT A GRADIENT NOT TO EXCEED 2:1 (HORIZONTAL TO VERTICAL).
13. RETAINING WALLS, SLOPES, AND DEEPENED FOUNDATIONS SHALL BE USED TO MAKE UP GRADE DIFFERENCES BETWEEN ADJACENT PADS AND STREETS AS NEEDED. FINAL DESIGN WILL BE DETERMINED WITH THE ROUGH GRADING PLANS.



COUNTY LOCATION MAP



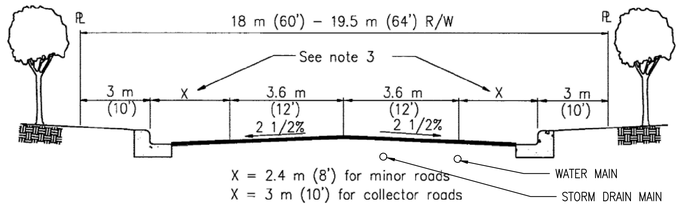
VICINITY MAP



URBAN CUL-DE-SAC
FULL DEVELOPMENT PLAN
(A/5 SANTA CLARA COUNTY STDS)
NOT TO SCALE

EARTHWORK

LOCATION	CUT (C.Y.)	FILL (C.Y.)	VERT. DEPTH
RESIDENCE			
ACCESSORY STRUCTURE			
POOL/HARDSCAPE			
LANDSCAPE			
DRIVEWAY			
OFF SITE IMPROVEMENTS			
TOTAL	10,000,000	9,300,000	VARIES
EXPORT	700,000 CY		



MINOR & COLLECTOR ROADS
(Commercial, multiple dwellings and single family residences)

MINOR ROAD TYPICAL SECTION (A/2 SANTA CLARA COUNTY STDS)
NOT TO SCALE

PURPOSE OF PLANS:
THESE PLANS ARE PREPARED FOR CIVIL ENGINEERING DESIGN PURPOSES ONLY. M2 CIVIL ENGINEERING, INC DOES NOT INCLUDE LAND SURVEYING SERVICES, BOUNDARY DETERMINATION, OR SUBDIVISION LAYOUT CERTIFICATION.

SURVEY DISCLAIMER:
ALL SUBDIVISION BOUNDARY DETERMINATION, LOTS LAYOUT, AND SURVEY–RELATED WORK WILL BE PERFORMED BY A LICENSED LAND SURVEYOR OR CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING IN CALIFORNIA. THESE PLANS SHALL NOT BE USED FOR RECORDATION OR CONVEYANCE PURPOSES.

THE TENTATIVE MAP SITE PLANS PREPARED BY M2CIVIL ENGINEERING, INC. DO NOT INCLUDE SURVEY SERVICES AND IS INTENDED SOLELY FOR PRELIMINARY CIVIL ENGINEERING DESIGN PURPOSES SUCH AS CONCEPTUAL ROUGH GRADING, ROADS AND UTILITIES.

SANTA CLARA COUNTY DESIGN GUIDELINES

COUNTY STANDARDS: STREETS, DRAINAGE, & UTILITIES:
- SECTION A– ROAD SECTIONS
- SECTION B– ROAD IMPROVEMENTS
- SECTION C– STORM DRAINAGE IMPROVEMENTS
- SECTION U– UNDERGROUND UTILITY IMPROVEMENTS
- COUNTY GRADING ORDINANCE

2022 CALIFORNIA BUILDING CODE

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

SUBDIVISION MAP ACT (GOV. CODE §66410 ET SEQ.)

SANTA CLARA COUNTY ORDINANCE CODE, TITLE C

COUNTY LAND DEVELOPMENT STANDARDS & POLICIES MANUAL

BENCHMARK:

OBJECT ID: 229 FACILITY ID: 157 REFERENCE MARK: 303–C NAVD 1988 SANTA CLARA COUNTY

CHISELED SQUARE ON TOP OF HOOD, NORTHERLY SIDE OF CATCH BASIN, NORTWEST RETURN OF MT. PLEASANT RD AND KOHLER AVE. ER ON MT. PLEASANT RD. F.B. 997. (REVISED DESCRIPTION 11–27–89)

ELEVATION = 225.67 FEET

AERIAL SURVEY NOTE:

THIS AERIAL SURVEY WAS COMPILED BY DON READ CORPORATION WITH 2 FOOT CONTOUR INTERVALS FROM THE AERIAL PHOTOGRAPHY.

SHEET INDEX

T–1	COVER SHEET, VICINITY MAP, NOTES AND SHEET INDEX
T–2	UTILITY INFRASTRUCTURE STRATEGY
T–3	TENTATIVE KEY MAP
C–1/ C31	TENTATIVE MAP– SITE PLANS
AERIAL PHOTOGRAMMETRIC SURVEY (REFERENCE– BY OTHERS)	

ENGINEER'S NAME: M2 CIVIL ENGINEERING, INC.
RUBEN MAZZEI, PE
ADDRESS: 11226 DANE DRIVE
JURUPA VALLEY, CA
PHONE NO. 626–344–9555
FAX NO.

M2 CIVIL ENGINEERING, INC.
11226 Dane Drive
Jurupa Valley, CA 91752
Telephone: (626) 344-9555
E-mail: info@m2ce.net

PROJECT
RANCHO HIGUERA
PROGRESS PRINT
HIGUERA ROAD,
SANTA CLARA COUNTY,
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER RUBEN A. MAZZEI Exp. 03/31/27 CIVIL STATE OF CALIFORNIA
PRELIMINARY
NOT FOR CONSTRUCTION

RUBEN A. MAZZEI, P.E. 03/16/26 DATE

CLIENT:
MOUNT PLEASANT
COMMUNITY HOUSING, LLC
1519 E. CHAPMAN AVE, #101
FULLERTON, CA 92831
951-201-4783
SBCOMMUNITYHOUSING@GMAIL.COM

ISSUES/REVISIONS

NO.	DATE	DESCRIPTION
	03/16/26	SUBMITTAL

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SHEET TITLE
TITLE SHEET

PROJECT NO. PROJECT NAME
SCALE
NORTH SHEET NO.
T-1

APPLICANT: MOUNT PLEASANT COMMUNITY HOUSING LLC
ROAD: HIGUERA ROAD
COUNTY FILE NO.:

POTABLE DOMESTIC WATER SUPPLY SYSTEM

SCOPE AND ELEMENTS:

- PROVIDE RELIABLE AND SAFE DRINKING WATER WITH ADEQUATE PRESSURE AND FLOW FOR ALL PARCELS ACROSS ELEVATIONS FROM 1,000 TO 2,080 FT.
- WATER SOURCE FROM 5 EXISTING WELLS
- STORAGE TANKS
- BOOSTER PUMP STATIONS
- DISTRIBUTION PIPING
- 4 PRESSURE ZONES STARTING FROM THE TOP OF ELEVATION TOWARDS THE BOTTOM (APPROX. 250–300 FT ELEVATION DIFFERENCE)
- VALVES AND CONTROLS

DESIGN CRITERIA

- STORAGE TANKS:
  - STEEL PIPING AND APPURTENANCES
  - CONCRETE RING WALL OR SLAB FOUNDATION
  - AUTOMATIC REFILL SYSTEM
  - MINIMUM 20 FT CLEARANCE FROM STRUCTURES
  - ACCESSIBLE LAND
  - NEAR ROADWAYS FOR FIRE ACCESS
- BOOSTER PUMP STATIONS:
  - A BOOSTER PUMP STATION TO LIFT WATER TO THE NEXT PRESSURE ZONE.
  - A PRESSURE–REDUCING VALVE (PRV) OR ZONE BREAK TO MANAGE PRESSURE BETWEEN ZONES.
  - POSSIBLY A STORAGE TANK AT EACH ZONE TO STABILIZE PRESSURE AND PROVIDE FIRE FLOW
  - SIZED FOR ELEVATION HEAD AND PEAK DEMAND
  - INCLUDE BACKUP POWER AND AUTOMATIC CONTROLS
  - JUST BELOW EACH TANK TO PRESSURIZE LOWER ZONES
  - NEAR ROADWAYS FOR MAINTENANCE ACCESS WITH BACKUP POWER AND AUTOMATIC CONTROLS
- DISTRIBUTION SYSTEM:
  - ZONED PRESSURE SYSTEM TO ACCOMMODATE ELEVATION CHANGES
  - PIPE MATERIALS PER SANTA CLARA COUNTY AND NFPA STANDARDS
  - INCLUDE AIR RELEASE VALVES, BACKFLOW PREVENTION, AND WATER SAMPLING STATION
- SERVICES: 1" DOMESTIC LATERALS TO EACH LOT (OR AS REQUIRED BY PURVEYOR) WITH METERING AND BACKFLOW PREVENTION AT THE SERVICE OR METER VAULT PER PURVEYOR STANDARDS. INCLUDE PROVISIONS FOR TEMPORARY CONSTRUCTION WATER VIA METERED HYDRANT OR TEMPORARY METERS
- PLUMBING FIXTURES:
  - MUST COMPLY WITH CALIFORNIA PLUMBING CODE (TITLE 24, PART 5)
  - MINIMUM FIXTURE COUNTS PER OCCUPANCY TYPE DEFINED IN CHAPTER 29 OF THE CALIFORNIA BUILDING COD
- KEY REFERENCES & STANDARDS
  - SANTA CLARA WATER DEPARTMENT STANDARD DRAWINGS & SPECIFICATIONS CITY OF SANTA CLARA TECHNICAL DOCUMENTS
  - CALIFORNIA PLUMBING CODE (TITLE 24, PART 5) ICC CHAPTER 29 PLUMBING SYSTEMS

FIRE SUPPRESSION SYSTEM

SCOPE AND ELEMENTS

- PROVIDE FIRE PROTECTION FOR ALL PARCELS
- ENSURE COMPLIANCE WITH SANTA CLARA COUNTY FIRE DEPARTMENT STANDARDS
- FIRE PROTECTION WATER STORAGE TANKS
- FIRE HYDRANTS
- INTERCONNECTING PIPING
- FIRE PUMPS

DESIGN CRITERIA

- FIRE FLOW REQUIREMENTS BASED ON HOME SIZES

HOME SIZE (SQ. FT.)	REQUIRED WATER SUPPLY
501 – 3,600	5,000 GALLONS
3,601 – 10,000	10,000 GALLONS
10,001 – 15,000	30,000 GALLONS
OVER 15,000	45,000 GALLONS

- HYDRANTS:
  - STEEL RISERS WITH 4" MINIMUM SUPPLY PIPING
  - LOCATED 40 FT FROM STRUCTURES, 2–8 FT FROM ROADS
  - PAINTED SAFETY YELLOW, WITH NATIONAL STANDARD THREADS
  - 3–FT CLEARANCE REQUIRED
  - HYDRANT PLACEMENT:
    - EVERY 500 FT ALONG ROADWAYS
    - MINIMUM 40 FT FROM STRUCTURES
    - AT LEAST ONE HYDRANT WITHIN 250 FT OF EACH HOME
- STORAGE TANK INTERCONNECTION:
  - 4" PIPE FOR UP TO 10,000 GALLONS; 6" FOR LARGER SYSTEMS
  - STEEL PIPE
  - AUTOMATIC REFILL SYSTEM
  - ACCESSIBLE LAND
  - NEAR ROADWAYS FOR FIRE ACCESS
- BOOSTER PUMP STATIONS:
  - MUST MEET NFPA 20 STANDARDS
  - SIZED FOR FIRE FLOW AND ELEVATION
  - INCLUDE BACKUP POWER AND AUTOMATIC CONTROLS
  - JUST BELOW EACH TANK TO PRESSURIZE LOWER ZONES
  - NEAR ROADWAYS FOR MAINTENANCE ACCESS
  - REGULAR TESTING AND MAINTENANCE PER NFPA 25
- KEY REFERENCES & STANDARDS
  - SANTA CLARA COUNTY FIRE DEPARTMENT STANDARDS FIRE PREVENTION STANDARDS & SPECIFICATIONS
  - NFPA 1 – FIRE CODE
  - NFPA 291 – WATER FLOW TESTING AND HYDRANT MARKING
  - NFPA 20 – INSTALLATION OF STATIONARY FIRE PUMPS
  - NFPA 25 – INSPECTION, TESTING, AND MAINTENANCE OF WATER–BASED FIRE PROTECTION SYSTEMS

SEWER SYSTEM

SCOPE AND ELEMENTS

ONSITE WASTEWATER TREATMENT: ALL PARCELS SHALL BE SERVED BY AN ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) CONSISTING OF A SEPTIC TANK AND SUBSURFACE DISPERSAL FIELD, DESIGNED PER SANTA CLARA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT STANDARDS AND LOCATED ENTIRELY WITHIN THE PARCEL WITH REQUIRED SETBACKS.

UTILITY INFRASTRUCTURE STRATEGY NARRATIVE:

THIS UTILITY INFRASTRUCTURE STRATEGY PROVIDES THE CONCEPTUAL MASTER PLAN FOR POTABLE WATER, FIRE PROTECTION, GRAVITY AND PUMPED SANITARY SEWER, STORMWATER CONVEYANCE AND TREATMENT, STREET LIGHTING, AND COMMUNICATIONS TO SERVE THE PROPOSED RESIDENTIAL COMMUNITY ON HIGUERA ROAD / RANCH ROAD, MOUNT PLEASANT, COUNTY OF SANTA CLARA, CALIFORNIA. IT DISCUSSES STRATEGY PRIMARY TRUNK CORRIDORS, PRESSURE ZONING AND STORAGE CONCEPTS, GRAVITY AND PUMP–STATION LOCATIONS, AND A STORMWATER MANAGEMENT STRATEGY COMPLIANT WITH SCVURPPP C.3 AND THE SANTA CLARA COUNTY DRAINAGE MANUAL. THE STRATEGY ANTICIPATES GEOTECHNICAL AND ENVIRONMENTAL CONSTRAINTS OF STEEP SLOPES AND PROPOSES ROUTING, PHASING, AND MITIGATION MEASURES TO MINIMIZE HILLSIDE IMPACTS WHILE PRESERVING LONG–TERM SYSTEM RELIABILITY AND REGULATORY COMPLIANCE

STORMWATER MANAGEMENT

SCOPE AND ELEMENTS:

- COMPLY WITH SCVURPPP C.3 REQUIREMENTS (POST–CONSTRUCTION TREATMENT, HYDROMODIFICATION MANAGEMENT, INFILTRATION WHERE FEASIBLE) AND COUNTY DRAINAGE MANUAL FOR CONVEYANCE SIZING AND DETENTION. USE LOW IMPACT DEVELOPMENT (LID) WHERE GEOTECHNICALLY FEASIBLE ON SLOPES.

CONCEPT STRATEGY

- SITE RUNOFF CHARACTERIZATION: MODEL ENTIRE DISTURBED 320 ACRES FOR PRE/POST RUNOFF DURING CONSTRUCTION DOCUMENTS; STEEP AREAS PRODUCE HIGH RUNOFF VELOCITY — PROTECT DOWNSTREAM WITH ENERGY DISSIPATION AND STABLE OUTFALLS.
- TREATMENT & LID: WHERE FEASIBLE, PROJECT SHALL USE PERCOLATION/INFILTRATION BASINS, BIORETENTION AREAS, EXTENDED DETENTION BASINS AND VEGETATED SWALES LOCATED IN FLATTER NEIGHBORHOODS AND ALONG ROADWAYS.
- HYDROMODIFICATION MANAGEMENT (HM): FOR THE PROJECT SCALE, IT SHALL INCLUDE HM ANALYSIS AND SHALL PROVIDE DETENTION TO MATCH/OR ATTENUATE FLOWS TO DOWNSTREAM CONDITIONS PER SCVURPPP/COUNTY CRITERIA.
- DETENTION/RETENTION BASINS: CONCEPTUAL BASINS SHALL BE SITED IN NATURAL VALLEY BOTTOMS OR ENGINEERED BENCHES; IT ALSO SHALL CONSIDER MULTI–USE BASINS (PARK/OPEN SPACE) WHERE ACCEPTABLE, AND SHALL PROVIDE ACCESS FOR MAINTENANCE AND EMERGENCY OVERFLOW ROUTING.
- CONVEYANCE & EROSION CONTROL: STORM DRAIN NETWORK SHALL BE SIZED FOR COUNTY RETURN PERIOD STANDARDS (TYPICALLY 10–YR FOR MINOR SYSTEM, 100–YR FOR MAJOR CONVEYANCE).
- PHASING: PROJECT SHALL PROVIDE TEMPORARY EROSION & SEDIMENT CONTROL PLANS (SWPPP) FOR EACH CONSTRUCTION PHASE; SEQUENCE GRADING TO MINIMIZE EXPOSED AREA.

DRY UTILITIES (ELECTRIC, COMMUNICATION AND STREET LIGHTING)

DRY UTILITY INFRASTRUCTURE SHALL BE COORDINATED WITH LOCAL UTILITY PROVIDERS. ELECTRIC DISTRIBUTION AND TELECOMMUNICATIONS LINES WILL FOLLOW ROADWAY CORRIDORS. CONDUIT BANKS WILL BE PROVIDED TO ALLOW MULTIPLE COMMUNICATION SERVICE PROVIDERS. STREET LIGHTING WILL BE DESIGNED TO MEET COUNTY STANDARDS, PROVIDING ADEQUATE ILLUMINATION ALONG PUBLIC STREETS.

ELECTRIC DISTRIBUTION

- EARLY COORDINATION WITH THE LOCAL UTILITY FOR DISTRIBUTION ROUTING, TRANSFORMER PAD LOCATIONS
- CONSIDER PAD–MOUNTED TRANSFORMERS AT LOT LINES OR COMPACT TRANSFORMER CLUSTERS ON FLATTER PADS.

STREET LIGHT SYSTEM

- STREET LIGHTING CONCEPT LAYOUT PER COUNTY ROADS STANDARDS
- LED FIXTURES FOR ENERGY EFFICIENCY.
- FIXTURES ON POLES OR MAST ARMS DEPENDING ON ROADWAY CHARACTER.
- PROJECT SHALL INCLUDE POWER ROUTING AND METERING OF COMMON AREAS
- POLE SPACING: ~100–150 FT IN RESIDENTIAL, CLOSER IN COMMERCIAL ZONES.
- SOLAR–POWERED OPTIONS FOR REMOTE AREAS.
- LIGHTING AT INTERSECTIONS, CUL–DE–SACS, AND COMMERCIAL AREA.

COMMUNICATIONS INFRASTRUCTURE

- COMMUNICATIONS: ASSUME CONDUIT BACKBONE ALONG ROADS (DARK FIBER READY), PULL BOXES AT LOGICAL INTERVALS, AND ALLOW FOR MULTIPLE PROVIDERS WHERE POSSIBLE.
- UNDERGROUND CONDUITS FOR FIBER OPTICS AND TELECOM.
- PULL BOXES EVERY 500 FT. APPROXIMATE.
- COORDINATE WITH LOCAL PROVIDERS (AT&T, COMCAST, ETC.).
- WIRELESS REPEATERS OR TOWERS MAY BE NEEDED DUE TO TERRAIN.

GAS INFRASTRUCTURE

NATURAL GAS INFRASTRUCTURE IS NOT A PART OF THIS PROJECT. THE DEVELOPMENT IS DESIGNED AS AN ALL–ELECTRIC COMMUNITY, ELIMINATING THE NEED FOR NATURAL GAS INFRASTRUCTURE. ALL FACILITIES WILL RELY EXCLUSIVELY ON ELECTRIC POWER. THIS APPROACH SUPPORTS CALIFORNIA'S CLEAN ENERGY GOALS, REDUCES GREENHOUSE GAS EMISSIONS, AND ENHANCES SAFETY BY ELIMINATING GAS–RELATED RISKS IN A WILDFIRE–PRONE AREA.

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E-mail: info@m2ce.net

PROJECT

RANCHO HIGUERA

PROGRESS PRINT

HIGUERA ROAD,
SANTA CLARA COUNTY,
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
RUBEN A. MAZZEI
Exp. 03/31/27
CIVIL
STATE OF CALIFORNIA

PRELIMINARY

NOT FOR CONSTRUCTION

RUBEN A. MAZZEI, P.E. — 03/16/26 DATE

CLIENT:

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COMMUNITY HOUSING, LLC
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FULLERTON, CA 92831
951-201-4783
SBCOMMUNITYHOUSING@GMAIL.COM

ISSUES/REVISIONS

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SHEET TITLE

UTILITY INFRASTRUCTURE STRATEGY

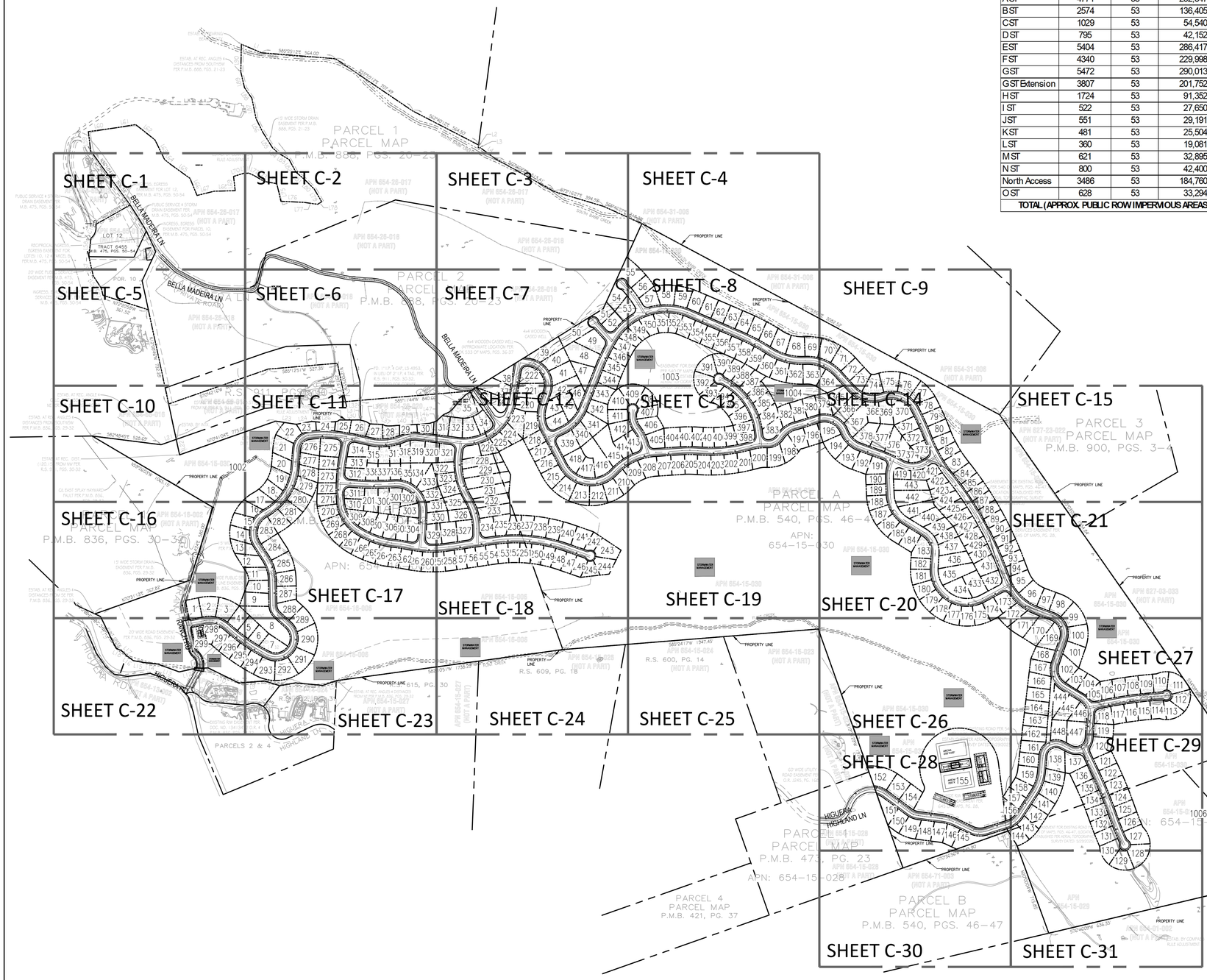
PROJECT NO. PROJECT NAME

SCALE

NORTH SHEET NO.

T-2

APPROX. PUBLIC ROW IMPERVIOUS AREAS					
ROADS	IMPERVIOUS AREA				COMMENTS
	LENGTH (FT)	WIDTH (FT)	AREA (SF)	ACRES	
AST	4771	53	252,847	5.80	MINOR ROAD (6.5' SDWK)+(8'+12'+12'+8' STREET)+(6.5' SDWK)
BST	2574	53	136,405	3.13	MINOR ROAD (6.5' SDWK)+(8'+12'+12'+8' STREET)+(6.5' SDWK)
CST	1029	53	54,540	1.25	MINOR ROAD (6.5' SDWK)+(8'+12'+12'+8' STREET)+(6.5' SDWK)
DST	795	53	42,152	0.97	MINOR ROAD (6.5' SDWK)+(8'+12'+12'+8' STREET)+(6.5' SDWK)
EST	5404	53	286,417	6.58	MINOR ROAD (6.5' SDWK)+(8'+12'+12'+8' STREET)+(6.5' SDWK)
FST	4340	53	229,998	5.28	MINOR ROAD (6.5' SDWK)+(8'+12'+12'+8' STREET)+(6.5' SDWK)
GST	5472	53	290,013	6.66	MINOR ROAD (6.5' SDWK)+(8'+12'+12'+8' STREET)+(6.5' SDWK)
GST Extension	3807	53	201,752	4.63	MINOR ROAD (6.5' SDWK)+(8'+12'+12'+8' STREET)+(6.5' SDWK)
HST	1724	53	91,352	2.10	MINOR ROAD (6.5' SDWK)+(8'+12'+12'+8' STREET)+(6.5' SDWK)
I ST	522	53	27,650	0.63	MINOR ROAD (6.5' SDWK)+(8'+12'+12'+8' STREET)+(6.5' SDWK)
JST	551	53	29,191	0.67	MINOR ROAD (6.5' SDWK)+(8'+12'+12'+8' STREET)+(6.5' SDWK)
KST	481	53	25,504	0.59	MINOR ROAD (6.5' SDWK)+(8'+12'+12'+8' STREET)+(6.5' SDWK)
LST	360	53	19,081	0.44	MINOR ROAD (6.5' SDWK)+(8'+12'+12'+8' STREET)+(6.5' SDWK)
MST	621	53	32,895	0.76	MINOR ROAD (6.5' SDWK)+(8'+12'+12'+8' STREET)+(6.5' SDWK)
NST	800	53	42,400	0.97	MINOR ROAD (6.5' SDWK)+(8'+12'+12'+8' STREET)+(6.5' SDWK)
North Access	3486	53	184,760	4.24	MINOR ROAD (6.5' SDWK)+(8'+12'+12'+8' STREET)+(6.5' SDWK)
OST	628	53	33,294	0.76	MINOR ROAD (6.5' SDWK)+(8'+12'+12'+8' STREET)+(6.5' SDWK)
TOTAL (APPROX. PUBLIC ROW IMPERVIOUS AREAS)				45.46	ACRES



KEY MAP

GRAPHIC SCALE
0 200 400 800 1000
SCALE: 1"=400'

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PROJECT

RANCHO HIGUERA

PROGRESS PRINT

HIGUERA ROAD,
SANTA CLARA COUNTY,
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
RUBEN A. MAZZEI
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STATE OF CALIFORNIA

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SHEET TITLE

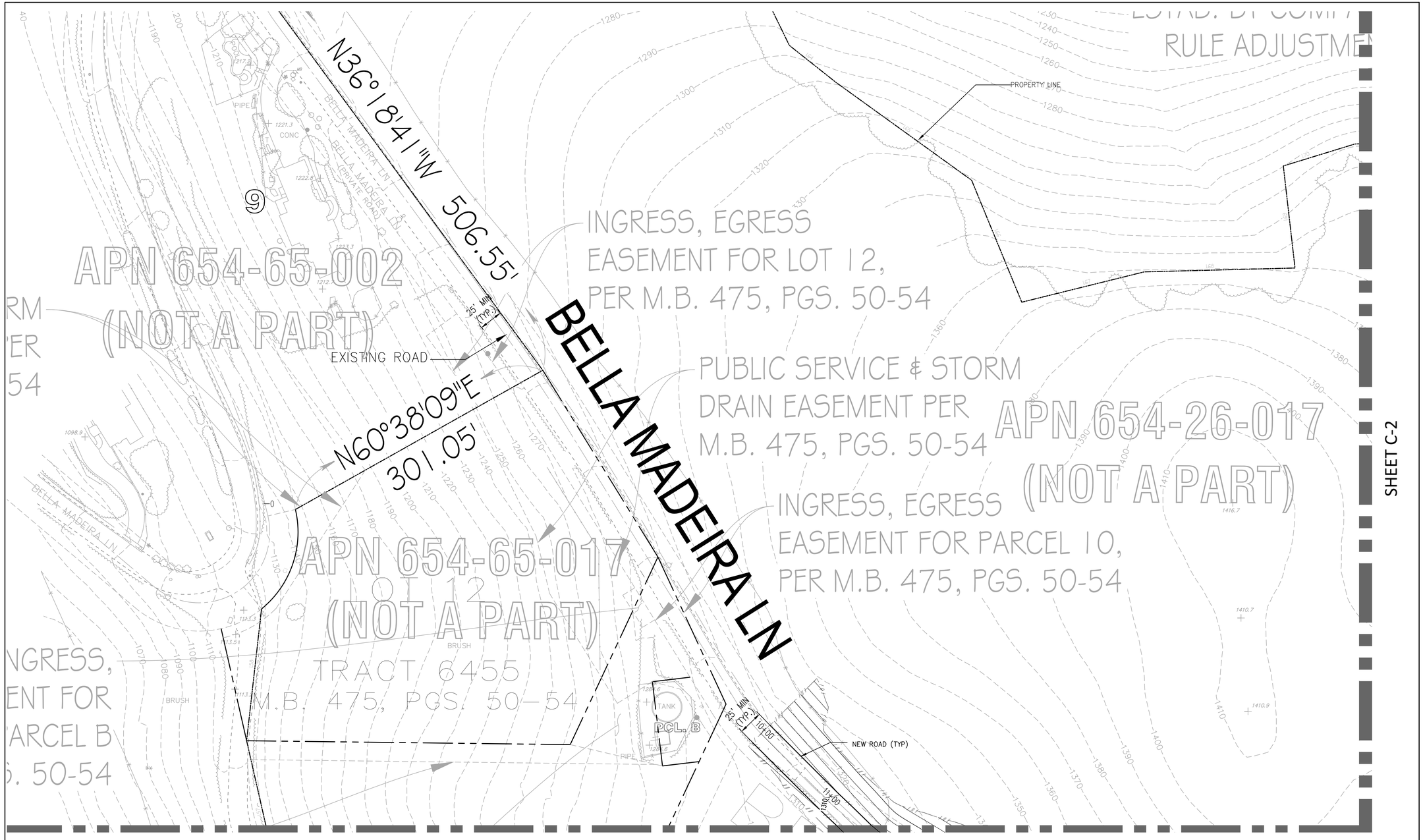
TENTATIVE KEY MAP

PROJECT NO. PROJECT NAME

SCALE

NORTH SHEET NO.

T-3



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PROJECT

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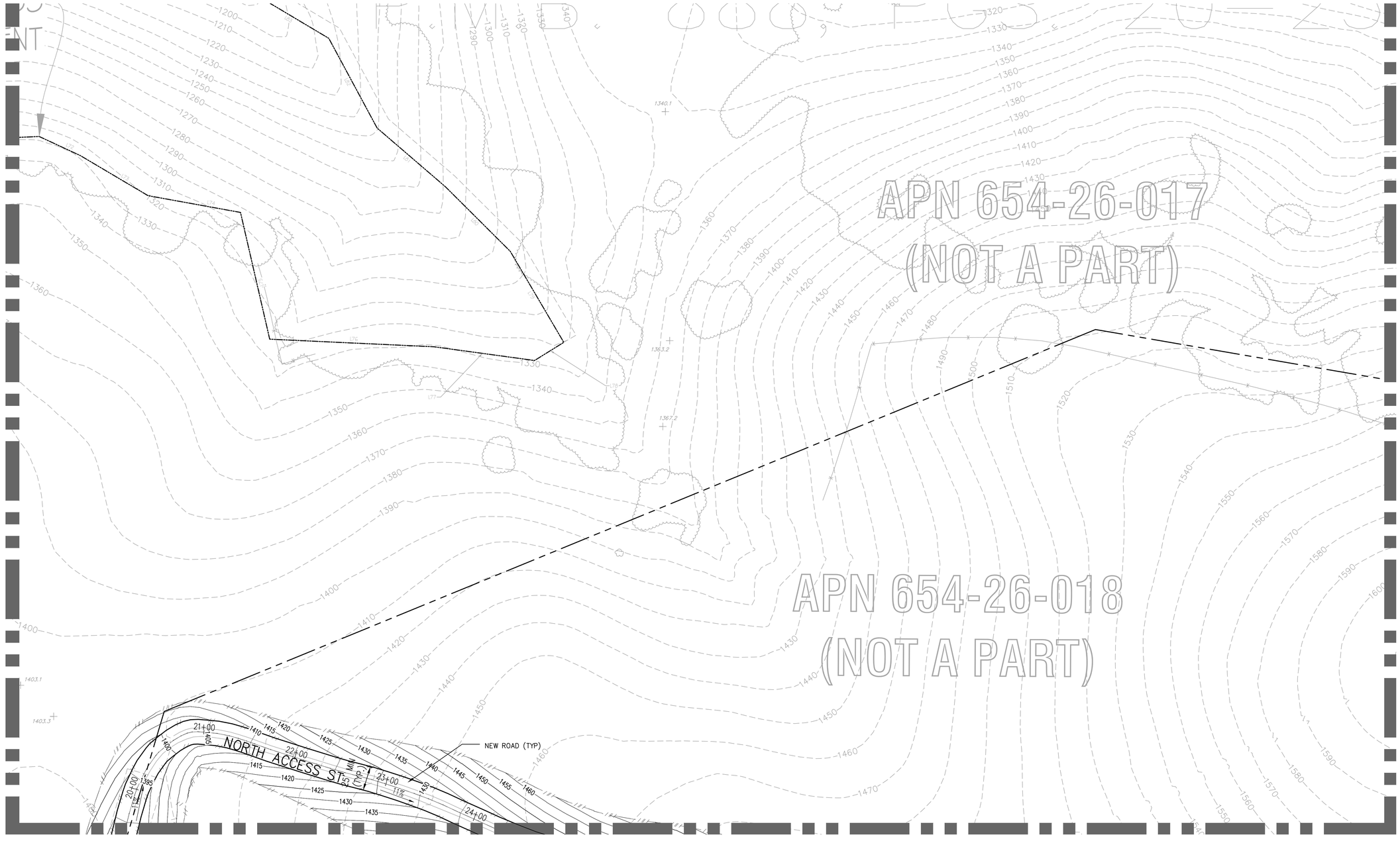
TENTATIVE MAP SITE PLAN

PROJECT NO. PROJECT NAME

SCALE

NORTH SHEET NO.

C-1



GRAPHIC SCALE
0 25 50 100 150
SCALE: 1"=50'

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PROJECT

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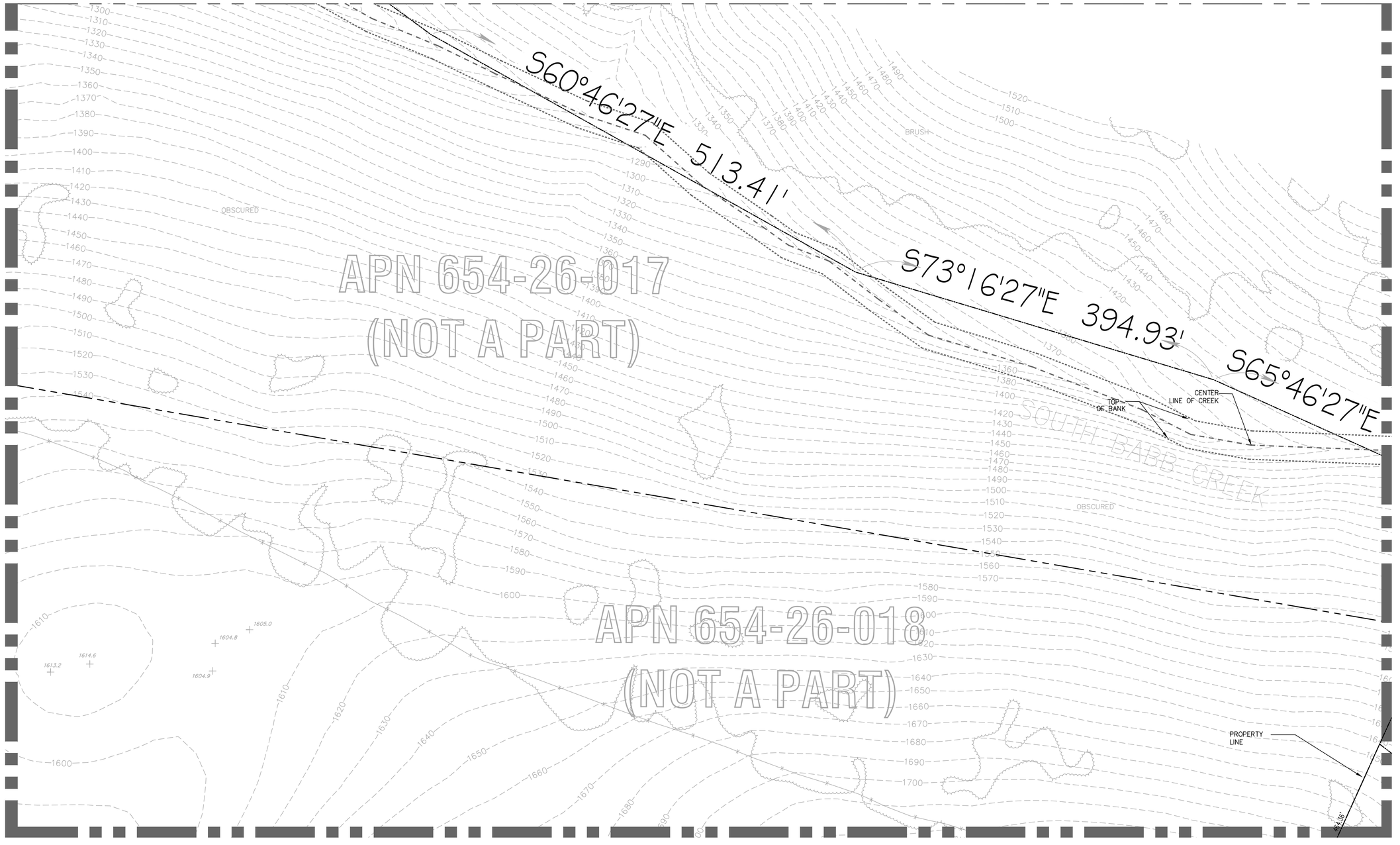
TENTATIVE MAP SITE PLAN

PROJECT NO. PROJECT NAME

SCALE

NORTH SHEET NO.

C-2



GRAPHIC SCALE
0 25 50 100 150
SCALE: 1"=50'

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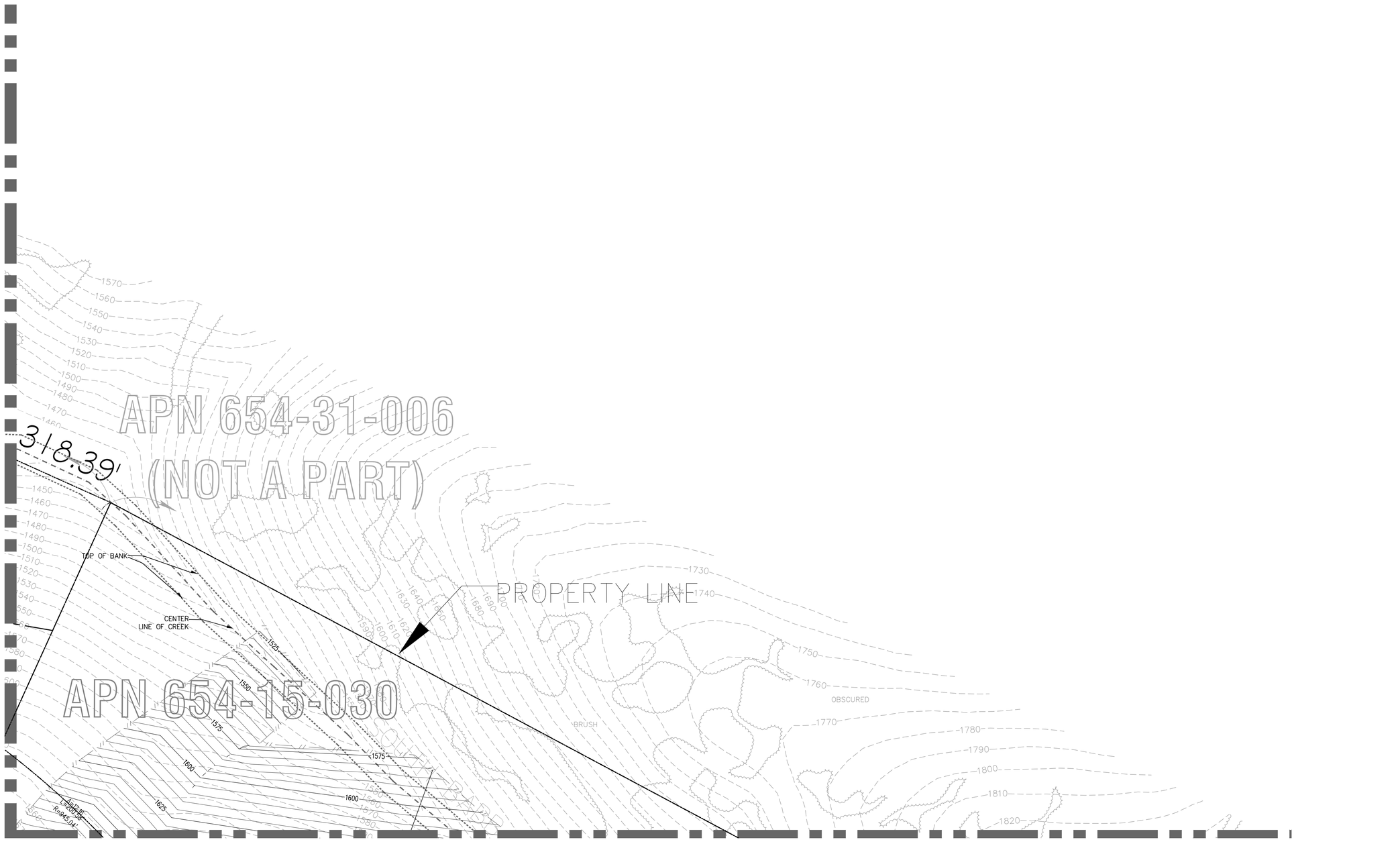
TENTATIVE MAP SITE PLAN

PROJECT NO. PROJECT NAME

SCALE

NORTH SHEET NO.

C-3



GRAPHIC SCALE
0 25 50 100 150
SCALE: 1"=50'

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SHEET TITLE

TENTATIVE MAP SITE PLAN

PROJECT NO. PROJECT NAME

SCALE

NORTH SHEET NO.

C-4

SHEET C-1

C SERVICE
M.B. 475,
GS. 50-54

RESS & PUBLIC
EASEMENT, PER
5, PGS. 50-54

POR. 10

BELLA MADEIRA LN

N72°20'58"W
361.52'

N12°08'46"W
732.28'

S72°22'

NORTH

ACCESS ST

NEW ROAD (TYP)

MIN 52' (±) (TYP)

PRIVATE ROAD

APN 654-26-018
(NOT A PART)

OBSCURED

BRUSH

TANK

MAIL

STAIR

ROCKS

SHEET C-6

SHEET C-10

GRAPHIC SCALE
0 25 50 100 150
SCALE: 1"=50'

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SHEET TITLE

TENTATIVE
MAP
SITE PLAN

PROJECT NO. PROJECT NAME

SCALE

NORTH SHEET NO.

C-5

SHEET C-2

SHEET C-5

SHEET C-7

SHEET C-11

NEW ROAD (TYP)

NEW ROAD (TYP)

NORTH ACCESS ST

APN 654-26-018
(NOT A PART)

P.M.B.

PARCEL

PARCEL

S85°12'51"W 527.35'

N12°00'55"E 297.6'

FD. 1" I.P. & CAP, LS 4953,
IN LIEU OF 2" I.P. & TAG, PER
R.S. 911, PGS. 30-32,
ACCEPTED FOR CORNER

BRUSH

OBSCURED

DEBRIS

GRAPHIC SCALE
0 25 50 100 150
SCALE: 1"=50'

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RUBEN A. MAZZEI
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TENTATIVE MAP SITE PLAN

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SCALE

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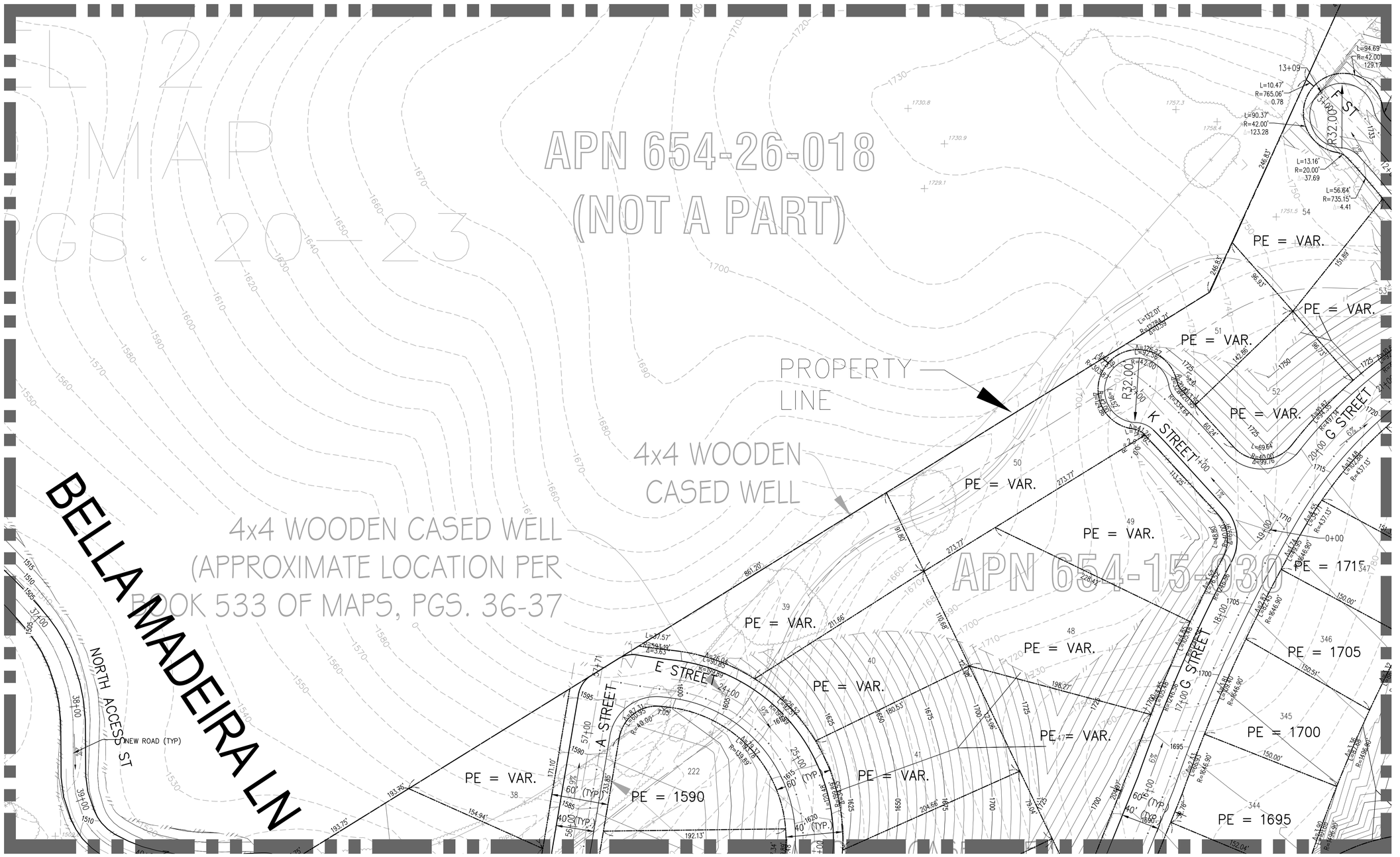
C-6

SHEET C-3

SHEET C-6

SHEET C-8

SHEET C-12


APN 654-26-018
(NOT A PART)
PROPERTY LINE
4x4 WOODEN CASED WELL
4x4 WOODEN CASED WELL
(APPROXIMATE LOCATION PER
BOOK 533 OF MAPS, PGS. 36-37
APN 654-15-030
BELLA MADEIRA LN
NORTH ACCESS ST
NEW ROAD (TYP)
A STREET
E STREET
F STREET
G STREET
PE = VAR.
PE = 1590
PE = 1715
PE = 1705
PE = 1700
PE = 1695
R32.00'
R=42.00'
L=94.69'
R=42.00'
129.17
L=10.47'
R=765.06'
0.78
L=90.37'
R=42.00'
123.28
L=13.16'
R=20.00'
37.69
L=56.64'
R=735.15'
4.41
L=132.01'
R=1274.74'
L=90.37'
R=42.00'
L=69.64'
R=40.00'
L=13.16'
R=20.00'
L=94.69'
R=42.00'
L=10.47'
R=765.06'
L=37.57'
R=593.49'
L=26.04'
R=90.00'
L=87.31'
R=60.00'
L=18.37'
R=109.99'
L=48.86'
R=30.00'
L=48.86'
R=30.00'
L=48.86'
R=30.00

SHEET C-4

SHEET C-7

SHEET C-9

SHEET C-13

APN 654-31-006
(NOT A PART)

APN 654-15-030

PROPERTY LINE

S61°53'0"

TOP OF BANK

CENTER LINE OF CREEK

F STREET

G STREET

M STREET

PE = VAR.

PE = 1720

PE = 1735

PE = 1750

PE = 1760

PE = 1770

PE = 1780

PE = 1790

PE = 1800

PE = 1810

PE = 1820

PE = 1825

PE = 1830

PE = 1840

PE = 1855

PE = 1860

STORMWATER MANAGEMENT

60' WIDE R/W & PUBLIC SERVICES EASEMENT PER 645 OF MAPS, PG. 28

EASEMENT FOR EXISTING ROAD PER 540 OF MAPS, PGS. 46-47 (LOCATION ESTABLISHED PER AERIAL TOPOGRAPHIC SURVEY)

GRAPHIC SCALE
0 25 50 100 150
SCALE: 1"=50'

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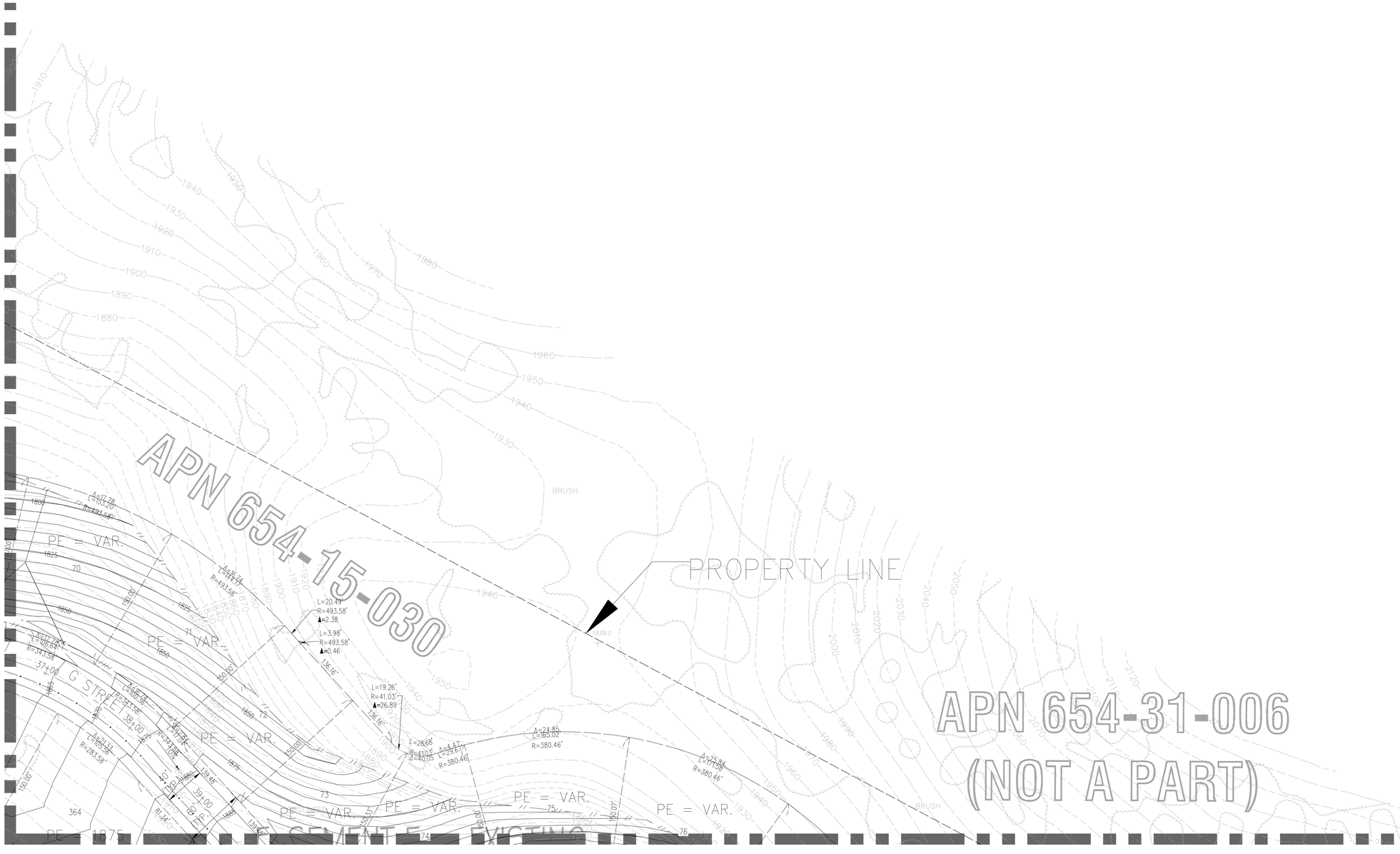
TENTATIVE MAP SITE PLAN

PROJECT NO. PROJECT NAME

SCALE

NORTH SHEET NO.

C-8



GRAPHIC SCALE
0 25 50 100 150
SCALE: 1"=50'

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SHEET TITLE

TENTATIVE MAP SITE PLAN

PROJECT NO. PROJECT NAME

SCALE

NORTH

SHEET NO.

C-9

SHEET C-5

ESTAB. AT REC. ANGLE &
LC. DIST. (834.56') FROM
ER R.S. 911, PGS. 30-32

. ANGLES &
SOUTH/SW
GS. 29-32

AT REC. DIST.
FROM NW PER
1, PGS. 30-32

C/L EAST SPLAY HAYWARD
FAULT PER P.M.B. 836,
PGS. 29-32

APN 654-65-016
(NOT A PART)

S82°48'45"E 528.69'

ESTAB. BY INTX.

S70°42'16"W 802.4

ESTAB. AT REC. ANGLE &
FROM NE PER R.S. 911, PGS.

APN 654-65-018
(NOT A PART)

N70°41'04"E 775.04'

N59°26'03"W 1065.15'

APN 654-15-030

PROPERTY LINE

OBSCURED

BRUSH

ROCKS

SHEET C-11

SHEET C-16

GRAPHIC SCALE
0 25 50 100 150
SCALE: 1"=50'

M2 CIVIL ENGINEERING, INC.
11226 Dane Drive
Jurupa Valley, CA 91752
Telephone: (626) 344-9555
E-mail: info@m2ce.net

PROJECT

RANCHO HIGUERA

PROGRESS PRINT

HIGUERA ROAD,
SANTA CLARA COUNTY,
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER RUBEN A. MAZZEI Exp. 03/31/27 CIVIL STATE OF CALIFORNIA

PRELIMINARY

NOT FOR CONSTRUCTION

RUBEN A. MAZZEI, P.E. — 03/16/26 DATE

CLIENT:

MOUNT PLEASANT
COMMUNITY HOUSING, LLC
1519 E. CHAPMAN AVE, #101
FULLERTON, CA 92831
951-201-4783
SBCOMMUNITYHOUSING@GMAIL.COM

ISSUES/REVISIONS

NO.	DATE	DESCRIPTION
	03/16/26	SUBMITTAL

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SHEET TITLE

TENTATIVE
MAP
SITE PLAN

PROJECT NO. PROJECT NAME

SCALE

NORTH SHEET NO.

C-10

SHEET C-6

SHEET C-10

SHEET C-12

SHEET C-17

STORMWATER MANAGEMENT

S85°11'44"W 840.66'

APN 654-26-020
(NOT A PART)

APN 654-15-030

ESTAB. BY COMPASS RULE ADJUSTMENT

PROPERTY LINE

20' WIDE ROAD EASEMENT PER P.M.B. 836, PGS. 29-32

A STREET

B STREET

C STREET

PE = VAR.

PE = 1400

PE = 1410

PE = 1415

PE = 1420

PE = 1425

PE = 1430

PE = 1440

PE = 1445

PE = 1450

PE = 1455

PE = 1465

PE = 1475

PE = 1490

PE = 1290

PE = 1275

PE = 1447

PE = 1452

PE = 1457

GRAPHIC SCALE
0 25 50 100 150
SCALE: 1"=50'

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PROJECT

RANCHO HIGUERA

PROGRESS PRINT

HIGUERA ROAD,
SANTA CLARA COUNTY,
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
RUBEN A. MAZZEI
Exp. 03/31/27
STATE OF CALIFORNIA
CIVIL

PRELIMINARY

NOT FOR CONSTRUCTION

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SHEET TITLE

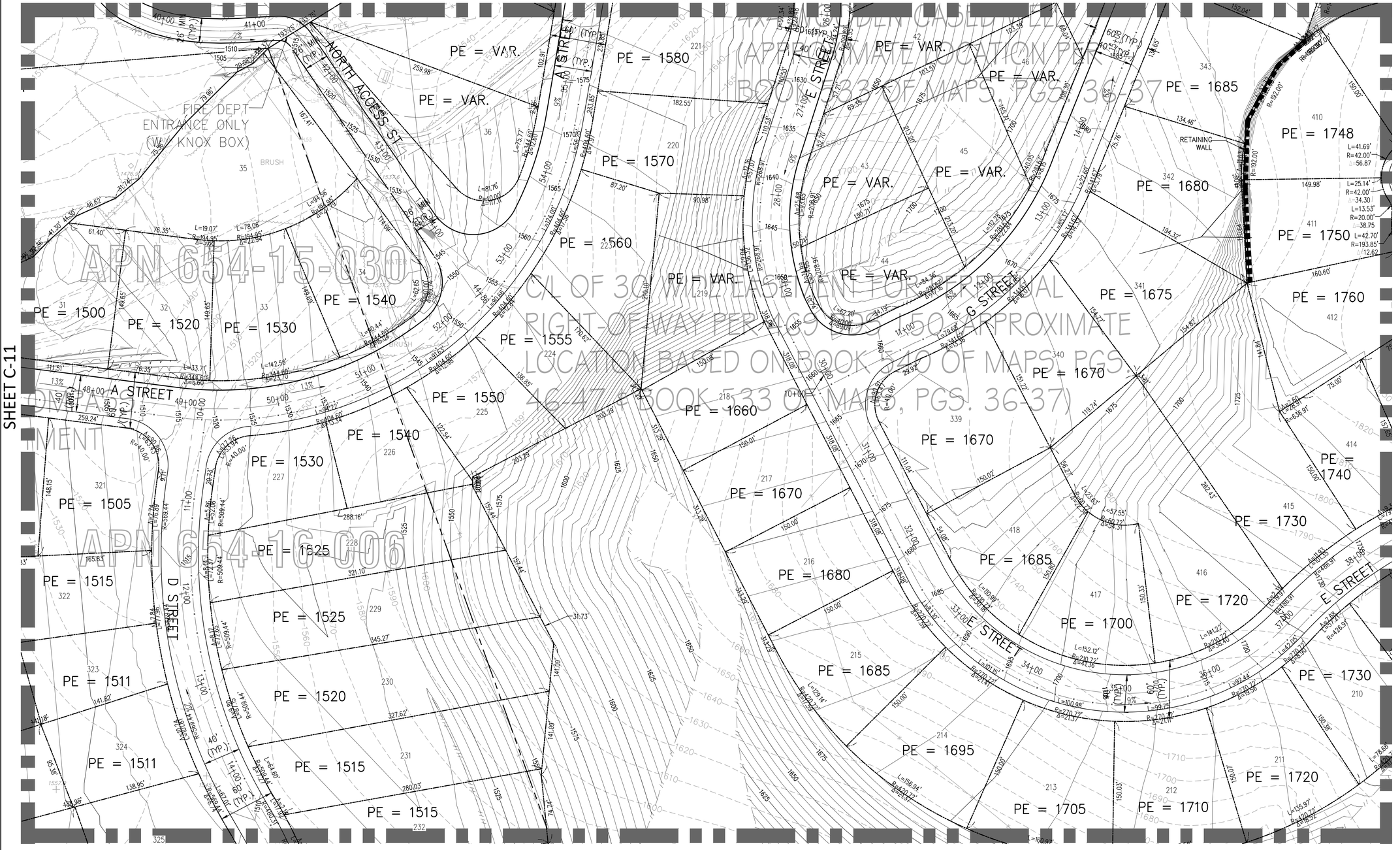
TENTATIVE MAP SITE PLAN

PROJECT NO. PROJECT NAME

SCALE

NORTH SHEET NO.

C-11



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PROJECT

RANCHO HIGUERA

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HIGUERA ROAD,
SANTA CLARA COUNTY,
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER RUBEN A. MAZZEI Exp. 03/31/27 CIVIL STATE OF CALIFORNIA

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SHEET TITLE

TENTATIVE MAP SITE PLAN

PROJECT NO. PROJECT NAME

SCALE

NORTH SHEET NO.

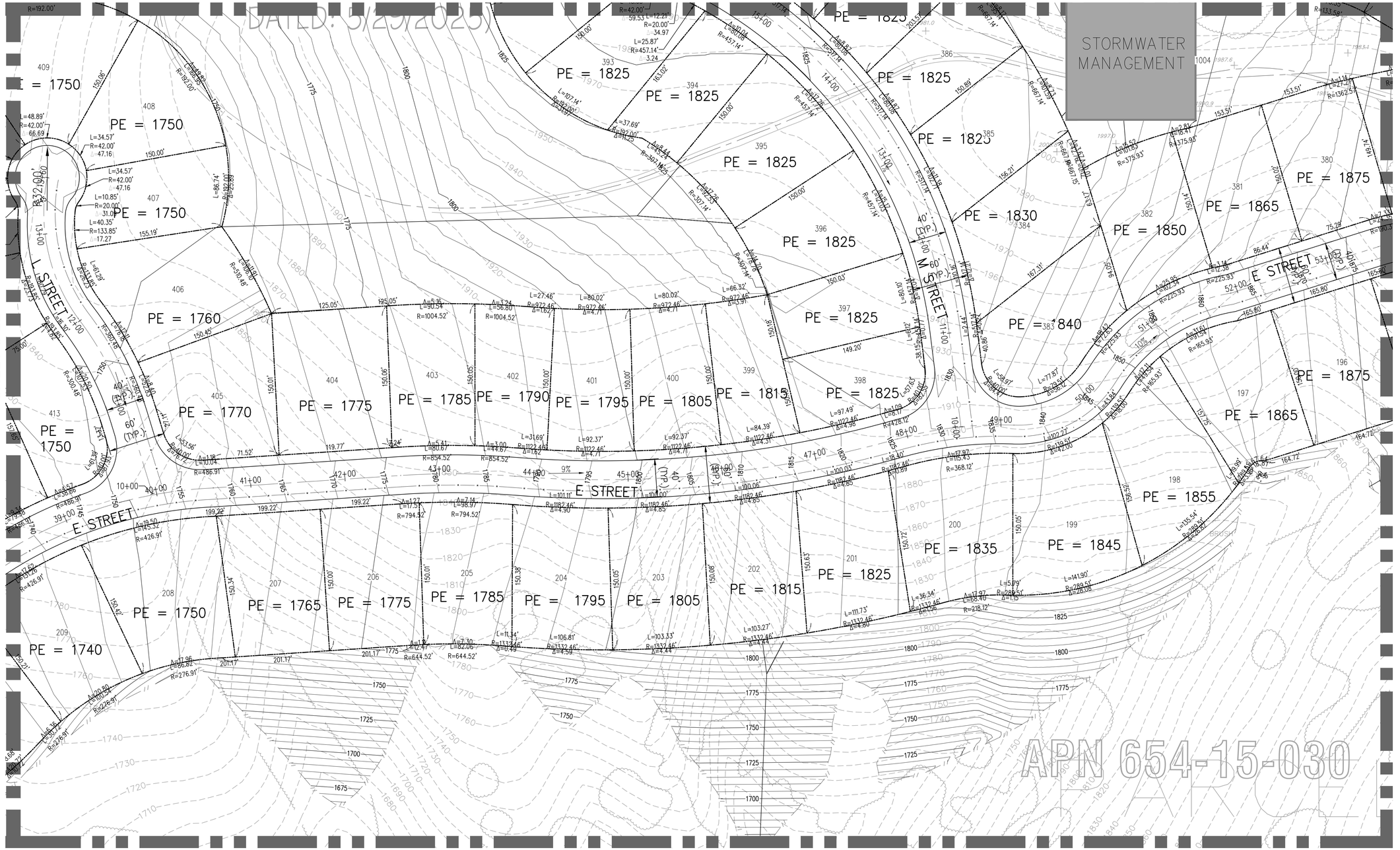
C-12

SHEET C-8

SHEET C-12

SHEET C-14

SHEET C-19



GRAPHIC SCALE
0 25 50 100 150
SCALE: 1"=50'

D:\OneDrive – Civil Engineering\Projects\20250009–Industrial Partners– Higuera Home– Santa Clara\Working Drawings\Higuera–SHEET T3–C1–C31–Tentative Map Site Plan.dwg [SHEET C–13] March 16, 2026 – 10:55pm Ruben

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SHEET TITLE

TENTATIVE MAP SITE PLAN

PROJECT NO. PROJECT NAME

SCALE

NORTH SHEET NO.

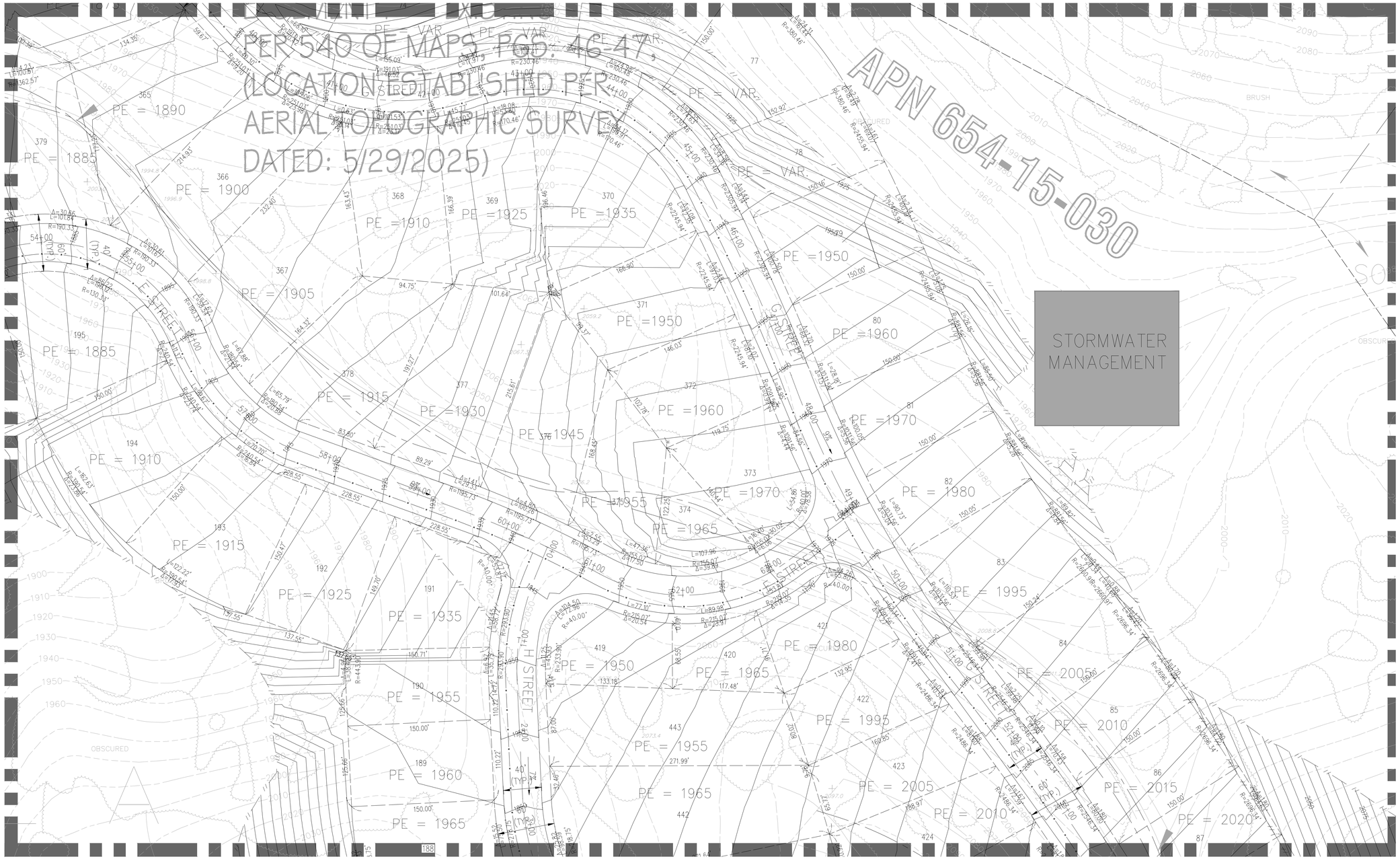
C-13

SHEET C-9

SHEET C-13

SHEET C-15

SHEET C-20



GRAPHIC SCALE
0 25 50 100 150
SCALE: 1"=50'

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CALIFORNIA

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RUBEN A. MAZZEI
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STATE OF CALIFORNIA

PRELIMINARY

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SHEET TITLE

TENTATIVE MAP SITE PLAN

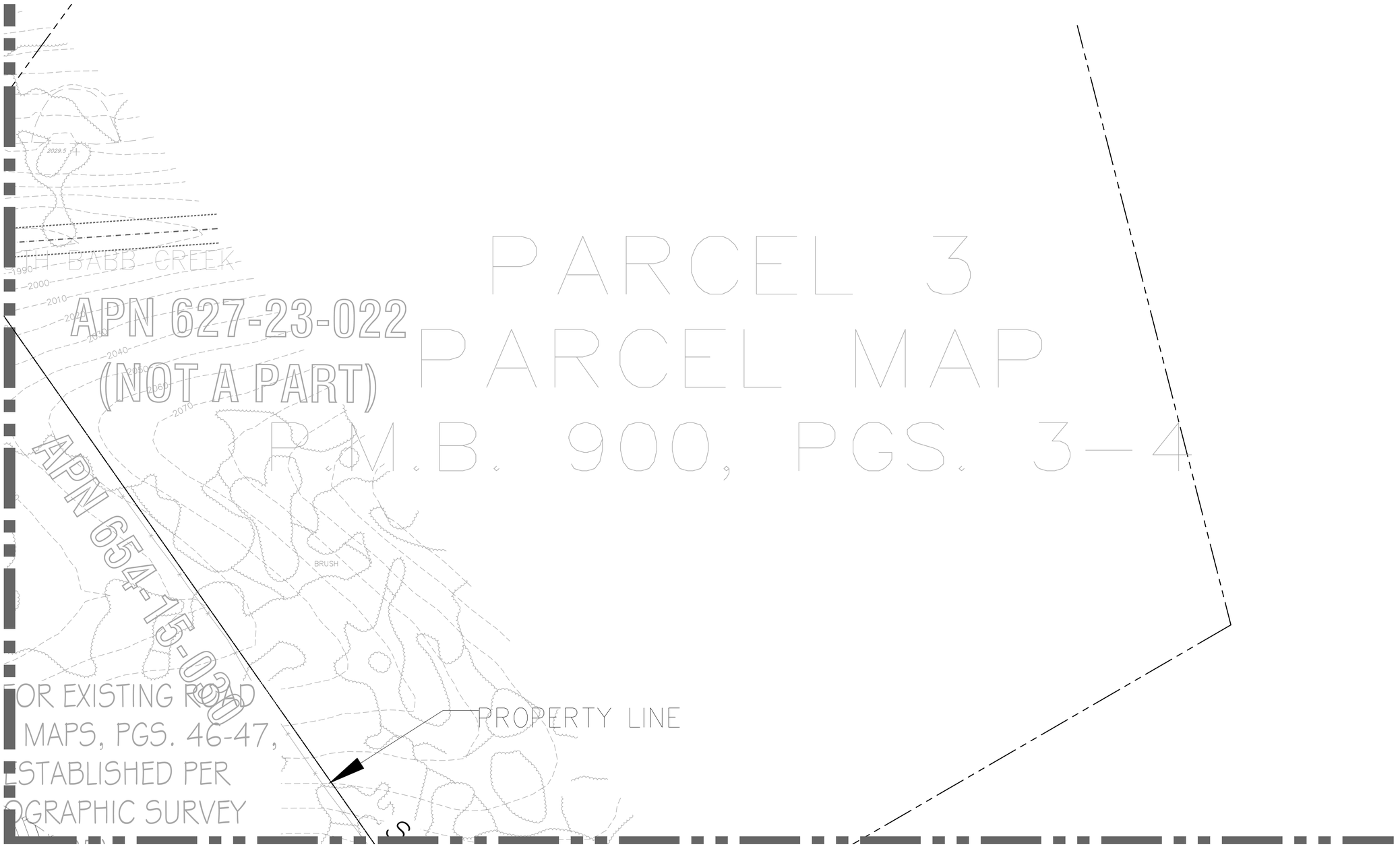
PROJECT NO. PROJECT NAME

SCALE

NORTH

SHEET NO.

C-14



GRAPHIC SCALE
0 25 50 100 150
SCALE: 1"=50'

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PROJECT

RANCHO HIGUERA

PROGRESS PRINT

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SANTA CLARA COUNTY,
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
RUBEN A. MAZZEI
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CIVIL
STATE OF CALIFORNIA

PRELIMINARY

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SHEET TITLE

TENTATIVE MAP SITE PLAN

PROJECT NO. PROJECT NAME

SCALE

NORTH SHEET NO.

C-15

SHEET C-10

PARCEL 1
PARCEL MAP
M.B. 836, PGS. 30-32

APN 654-16-002
(NOT A PART)

BRUSH

PIPE

DEBRIS

1098.6

1100.9

1098.4

1035.9

15' WIDE STORM DRAIN EASEMENT PER P.M.B. 836, PGS. 29-32

PROPERTY LINE

. ANGLES &
DM SE PER
GS. 29-32

N70°31'13"E 767.82'

N17°14'24"E 580.00'

STORMWATER MANAGEMENT

15' WIDE SLOPE
PER P.M.B. 836

WIDE PUBLIC SER
E LINE EASEMENT
B. 836, PGS. 2

40' WIDE INGRESS, EGRE
EMERGENCY ACCESS, PUE
SERVICE & STORM DRAIN

PE = 1255

PE = 1240

PE = 1230

PE = VAR.

PE = VAR.

PE = VAR.

L=146.84'
R=177.35'
Δ=22.30'

L=168.67'
R=177.35'
Δ=25.81'

SHEET C-17

SHEET C-22

GRAPHIC SCALE
0 25 50 100 150
SCALE: 1"=50'

D:\OneDrive - Civil Engineering\Projects\20250009-Industrial Partners- Higuera Home- Santa Clara\Working Drawings\Higuera-SHEET T3-C1-C31-Tentative Map Site Plan.dwg [SHEET C-16] March 16, 2026 - 10:55pm Ruben

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PROJECT

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RUBEN A. MAZZEI
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CIVIL
STATE OF CALIFORNIA

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SHEET TITLE

TENTATIVE MAP SITE PLAN

PROJECT NO. PROJECT NAME

SCALE

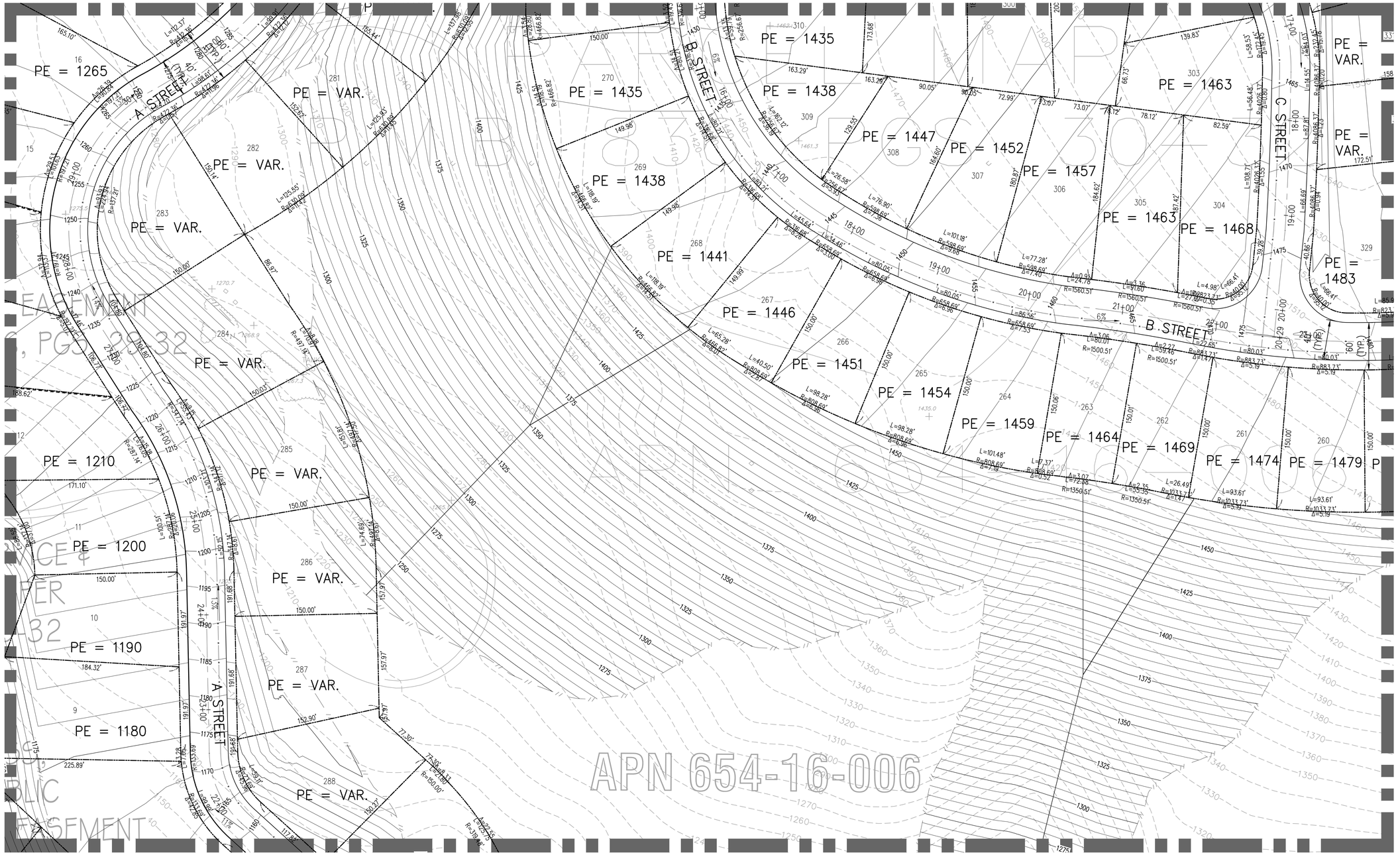
NORTH SHEET NO.

C-16

SHEET C-11

SHEET C-16

SHEET C-18



SHEET C-23

GRAPHIC SCALE
0 25 50 100 150
SCALE: 1"=50'

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PROJECT

RANCHO HIGUERA

PROGRESS PRINT

HIGUERA ROAD,
SANTA CLARA COUNTY,
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
RUBEN A. MAZZEI
Exp. 03/31/27
CIVIL
STATE OF CALIFORNIA

PRELIMINARY

NOT FOR CONSTRUCTION

RUBEN A. MAZZEI, P.E. — 03/16/26 DATE

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SBCOMMUNITYHOUSING@GMAIL.COM

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SHEET TITLE

TENTATIVE MAP SITE PLAN

PROJECT NO. PROJECT NAME

SCALE

NORTH SHEET NO.

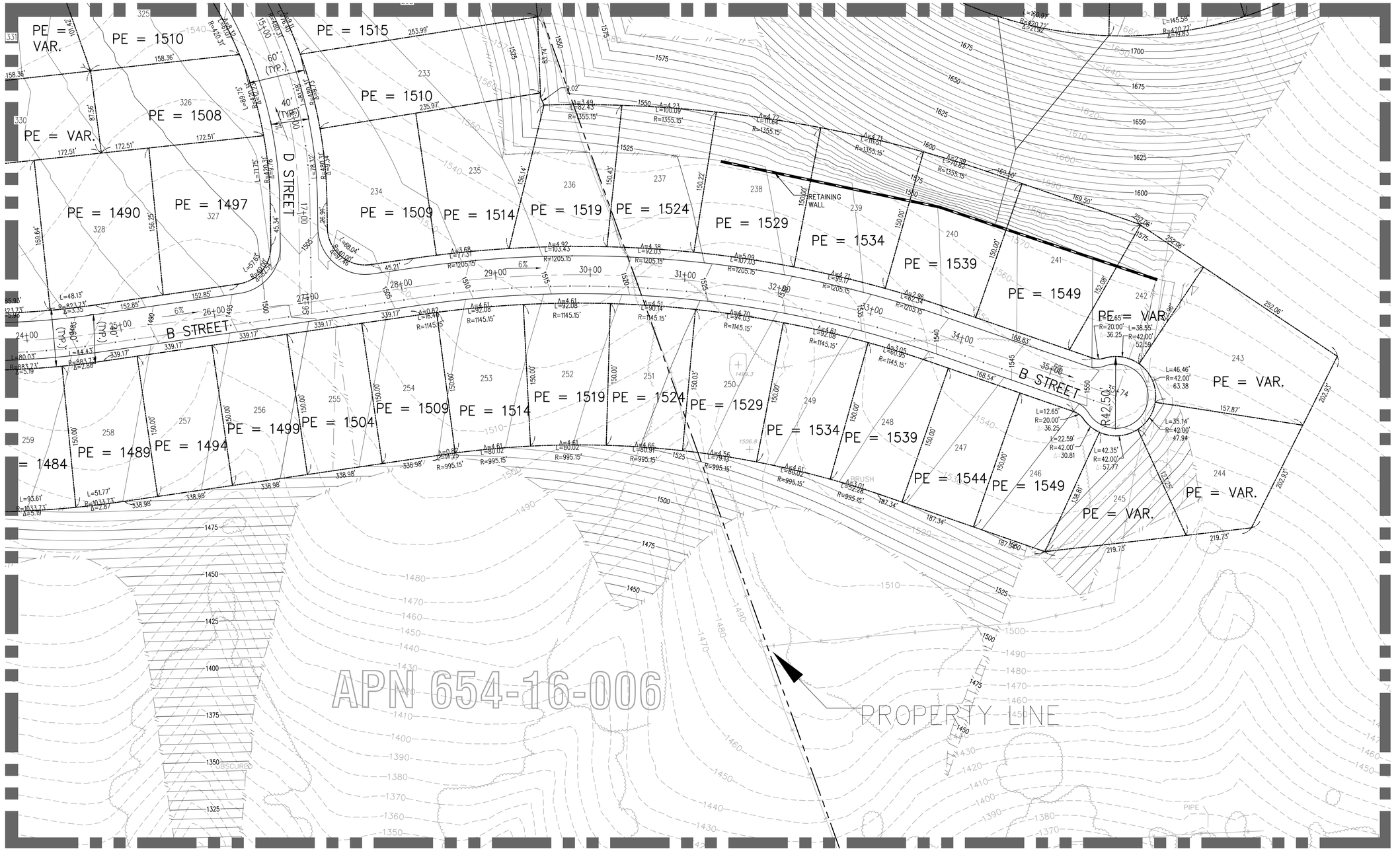
C-17

SHEET C-12

SHEET C-17

SHEET C-19

SHEET C-24



GRAPHIC SCALE
0 25 50 100 150
SCALE: 1"=50'

M2 CIVIL ENGINEERING, INC.
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PROJECT

RANCHO HIGUERA

PROGRESS PRINT

HIGUERA ROAD,
SANTA CLARA COUNTY,
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
RUBEN A. MAZZEI
PRELIMINARY
Exp. 03/31/27
STATE OF CALIFORNIA CIVIL

NOT FOR CONSTRUCTION

RUBEN A. MAZZEI, P.E. — 03/16/26 DATE

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SHEET TITLE

TENTATIVE MAP SITE PLAN

PROJECT NO. PROJECT NAME

SCALE

NORTH SHEET NO.

C-18

SHEET C-13

SHEET C-18

SHEET C-20

SHEET C-25

PARCEL ONE
PMB 540 PG
APN 654-15-0

APN 654-15-030

STORMWATER MANAGEMENT

1001

OBSCURED

BRUSH

GRAPHIC SCALE
0 25 50 100 150
SCALE: 1"=50'

D:\OneDrive - Civil Engineering\Projects\20250009-Industrial Partners- Higuera Home- Santa Clara\Working Drawings\Higuera-SHEET T3-C1-C31-Tentative Map Site Plan.dwg [SHEET C-19] March 16, 2026 - 10:55pm Ruben

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PROJECT

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SANTA CLARA COUNTY,
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
RUBEN A. MAZZEI
Exp. 03/31/27
CIVIL
STATE OF CALIFORNIA

PRELIMINARY

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SHEET TITLE

TENTATIVE MAP SITE PLAN

PROJECT NO. PROJECT NAME

SCALE

NORTH SHEET NO.

C-19

SHEET C-14

SHEET C-19

SHEET C-21

SHEET C-26

APN 654-15-030

STORMWATER MANAGEMENT

80' WIDE INGRESS EGRESS EASEMENT PER 645 O.R. MAPS, PG. 28,

H STREET

G STREET

PE = 1965 | PE = 1975 | PE = 1970 | PE = 1980 | PE = 1985 | PE = 1975 | PE = 1995 | PE = 2015 | PE = 2025 | PE = 2030 | PE = 2035 | PE = 2040 | PE = 2025 | PE = 2035 | PE = 2040 | PE = 2040 | PE = 2005 | PE = 2040 | PE = 2015 | PE = 2045 | PE = 2020 | PE = 2050 | PE = 2010 | PE = 2025 | PE = 2035 | PE = 2040 | PE = 2015 | PE = 2025 | PE = 2030 | PE = 2035 | PE = 2045 | PE = 2020 | PE = 2050

GRAPHIC SCALE
0 25 50 100 150
SCALE: 1"=50'

D:\OneDrive – Civil Engineering\Projects\20250009–Industrial Partners– Higuera Home– Santa Clara\Working Drawings\Higuera–SHEET T3–C1–C31–Tentative Map Site Plan.dwg [SHEET C–20] March 16, 2026 – 10:57pm Ruben

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PROJECT

RANCHO HIGUERA

PROGRESS PRINT

HIGUERA ROAD,
SANTA CLARA COUNTY,
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER RUBEN A. MAZZEI PRELIMINARY Exp. 03/31/27 STATE OF CALIFORNIA CIVIL

NOT FOR CONSTRUCTION

RUBEN A. MAZZEI, P.E. — 03/16/26 DATE

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SHEET TITLE

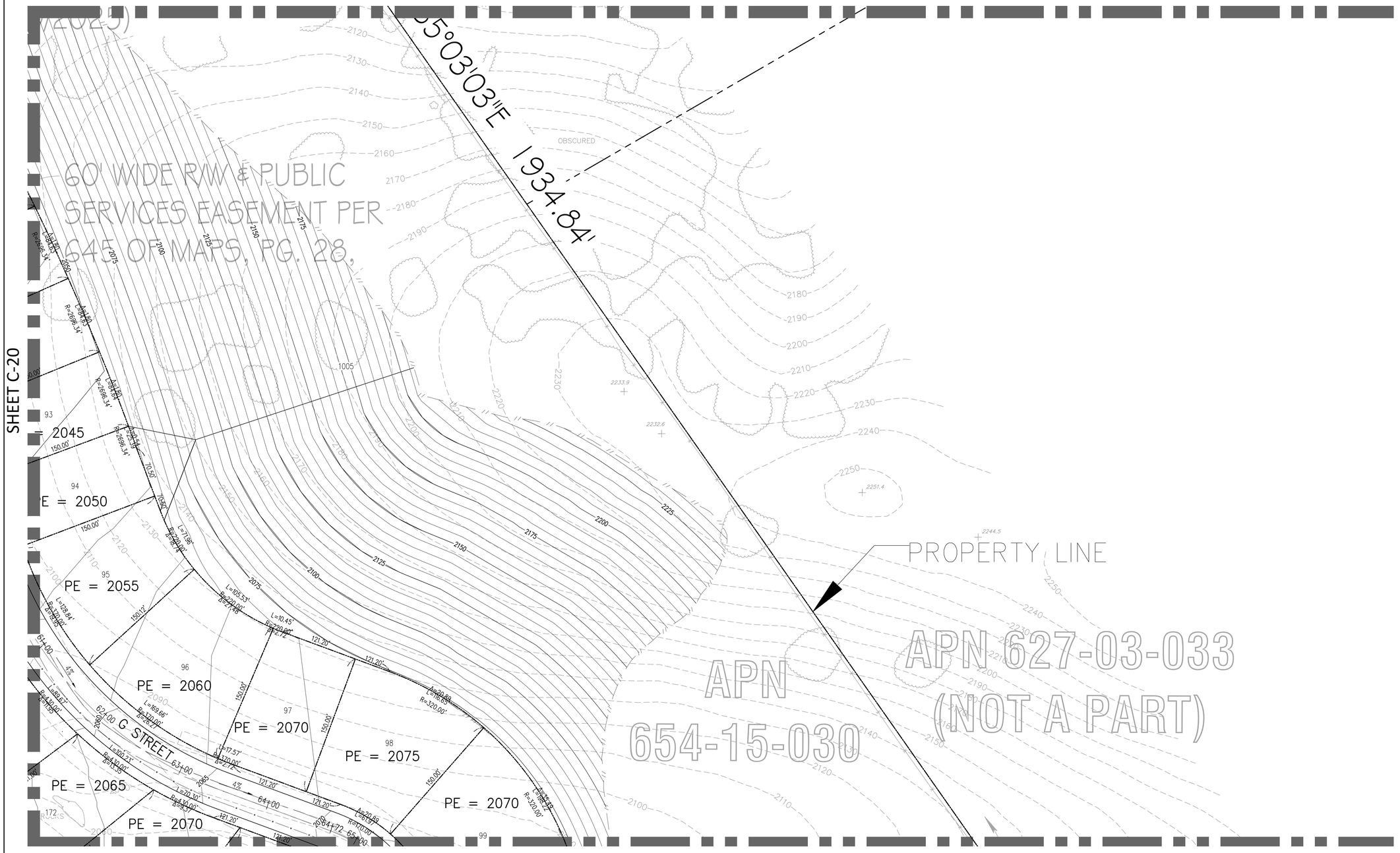
TENTATIVE MAP SITE PLAN

PROJECT NO. PROJECT NAME

SCALE

NORTH SHEET NO.

C-20



GRAPHIC SCALE
0 25 50 100 150
SCALE: 1"=50'

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PROJECT

RANCHO HIGUERA

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HIGUERA ROAD,
SANTA CLARA COUNTY,
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
RUBEN A. MAZZEI
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CIVIL
STATE OF CALIFORNIA

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SHEET TITLE

TENTATIVE MAP SITE PLAN

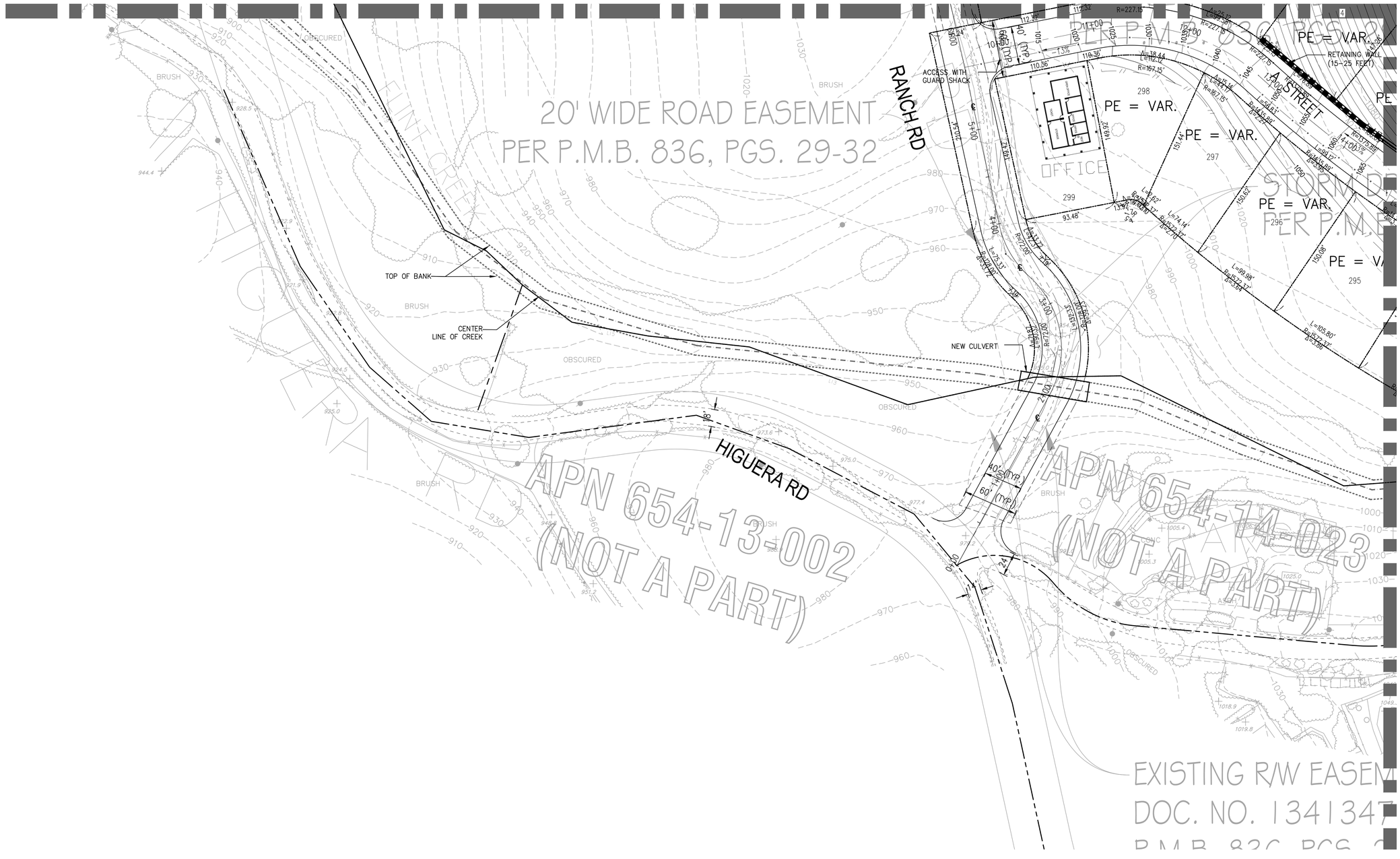
PROJECT NO. PROJECT NAME

SCALE

NORTH SHEET NO.

C-21

SHEET C-16



SHEET C-23

M2 CIVIL ENGINEERING, INC.
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PROJECT

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SANTA CLARA COUNTY,
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
RUBEN A. MAZZEI
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CIVIL
STATE OF CALIFORNIA

~~PRELIMINARY~~

NOT FOR CONSTRUCTION

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SHEET TITLE

TENTATIVE MAP SITE PLAN

PROJECT NO. PROJECT NAME

SCALE

NORTH SHEET NO.

C-22

SHEET C-17

SHEET C-22

SHEET C-24

PE = 1165

PE = VAR.

PE = VAR.

PE = VAR.

PE = VAR.

PE = VAR.

PE = VAR.

PE = VAR.

PE = VAR.

RETAINING WALL (5-25 FEET)

18+00 A STREET

APN 654-16-006

STORMWATER MANAGEMENT

TOP OF BANK

BRUSH

CENTER LINE OF CREEK

S82

PROPERTY LINE

R.S. 615, PG.

ESTAB. AT REC. ANGLES & DISTANCES FROM NE PER P.M.B. 836, PGS. 29-32

APN 654-14-024

(NOT A PART)

APN 654-15-027

(NOT A PART)

OBSCURED

ASPH

CONC

POOL

HIGUERA

PAL EASEMENT

826, PG. 29-32

ENT PER

2 O.R. &

9-32

GRAPHIC SCALE

0 25 50 100 150

SCALE: 1"=50'

M2 CIVIL ENGINEERING, INC.
11226 Dane Drive
Jurupa Valley, CA 91752
Telephone: (626) 344-9555
E-mail: info@m2ce.net

PROJECT

RANCHO HIGUERA

PROGRESS PRINT

HIGUERA ROAD,
SANTA CLARA COUNTY,
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER RUBEN A. MAZZEI Exp. 03/31/27 CIVIL STATE OF CALIFORNIA

PRELIMINARY

NOT FOR CONSTRUCTION

RUBEN A. MAZZEI, P.E. 03/16/26 DATE

CLIENT:

MOUNT PLEASANT
COMMUNITY HOUSING, LLC
1519 E. CHAPMAN AVE, #101
FULLERTON, CA 92831
951-201-4783
SBCOMMUNITYHOUSING@GMAIL.COM

ISSUES/REVISIONS

NO.	DATE	DESCRIPTION
	03/16/26	SUBMITTAL

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SHEET TITLE

TENTATIVE MAP SITE PLAN

PROJECT NO. PROJECT NAME

SCALE

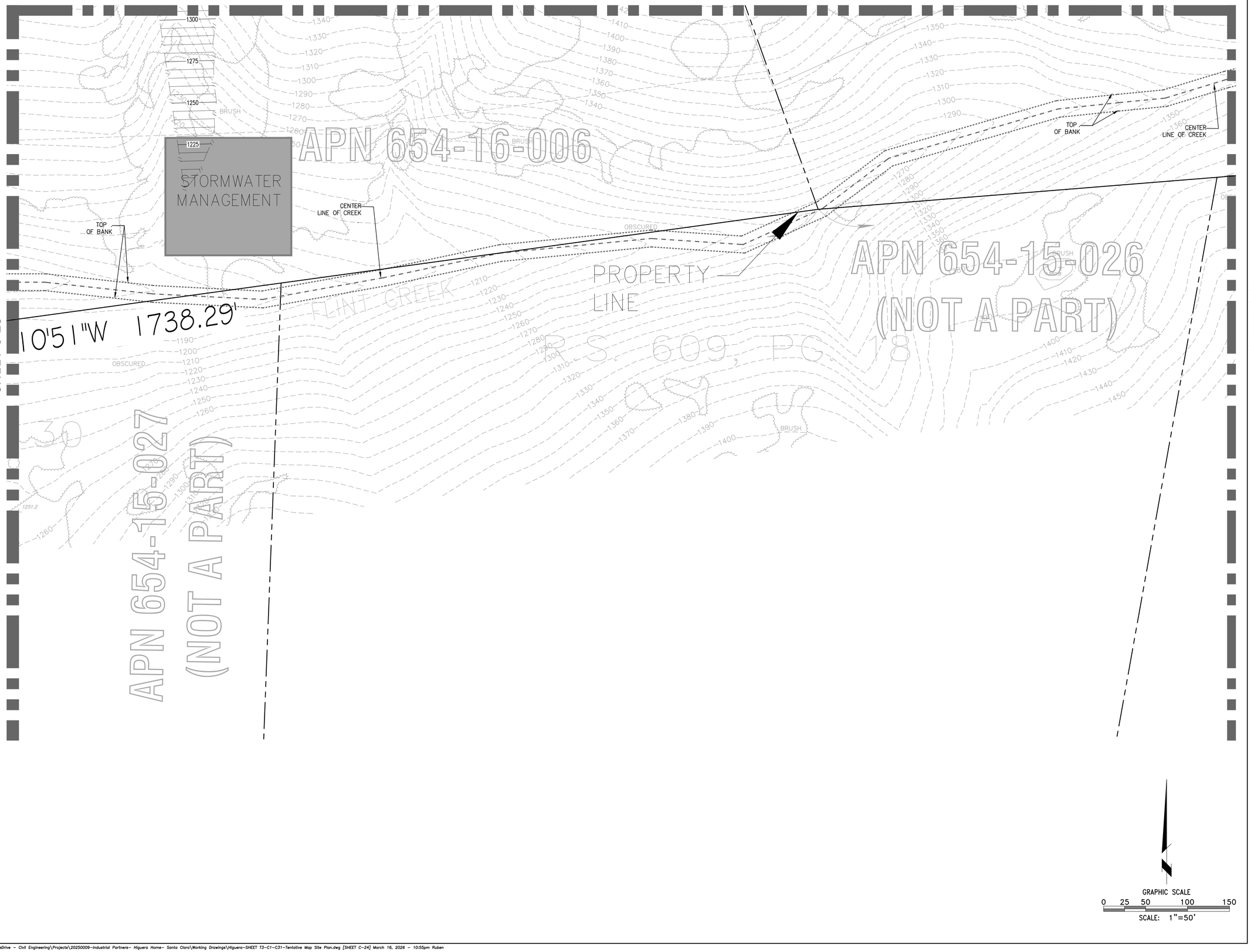
NORTH SHEET NO.

C-23

SHEET C-18

SHEET C-23

SHEET C-25



GRAPHIC SCALE
0 25 50 100 150
SCALE: 1"=50'

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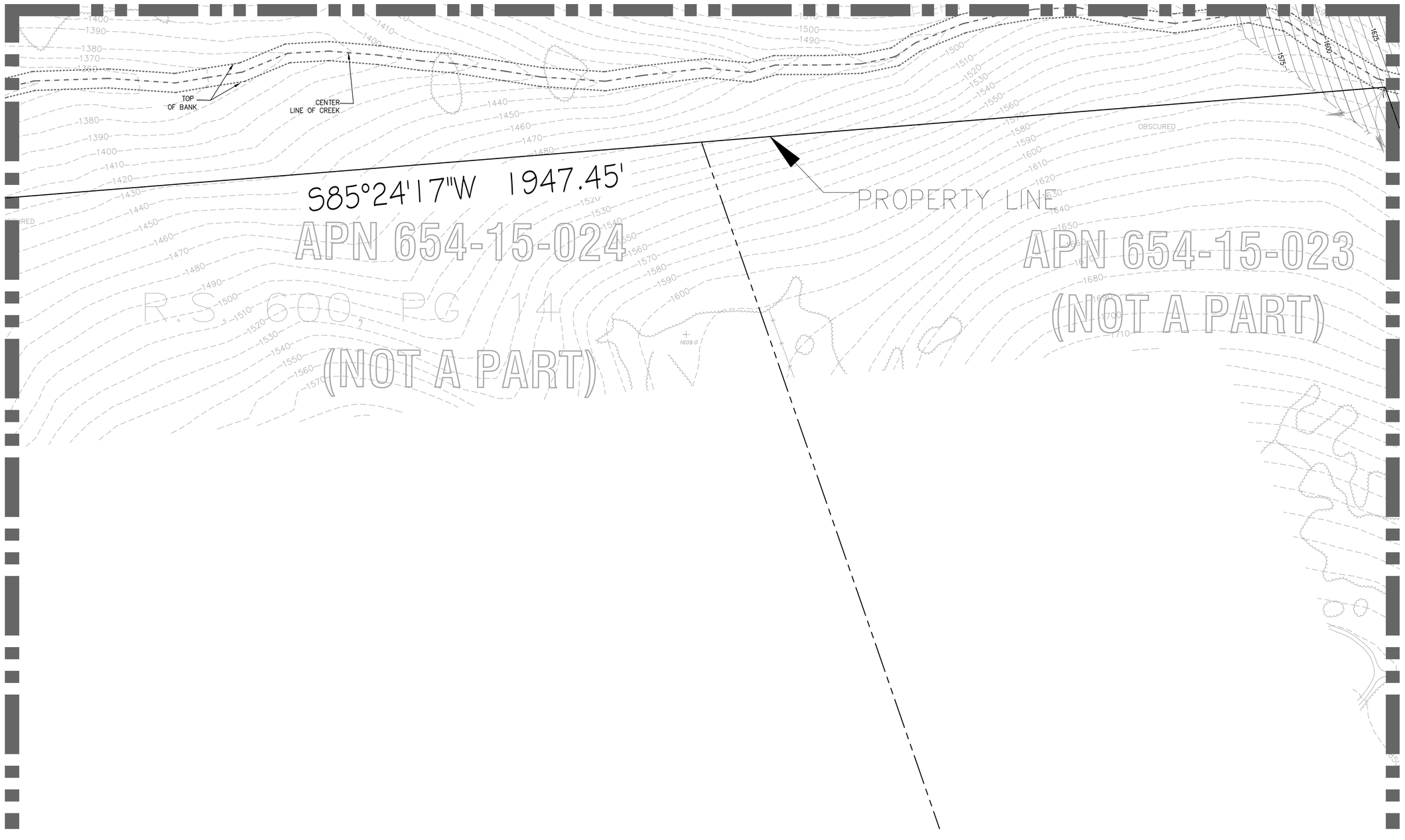
NORTH SHEET NO.

C-24

SHEET C-19

SHEET C-24

SHEET C-26



GRAPHIC SCALE
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SCALE: 1"=50'

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TENTATIVE MAP SITE PLAN

PROJECT NO. PROJECT NAME

SCALE

NORTH SHEET NO.

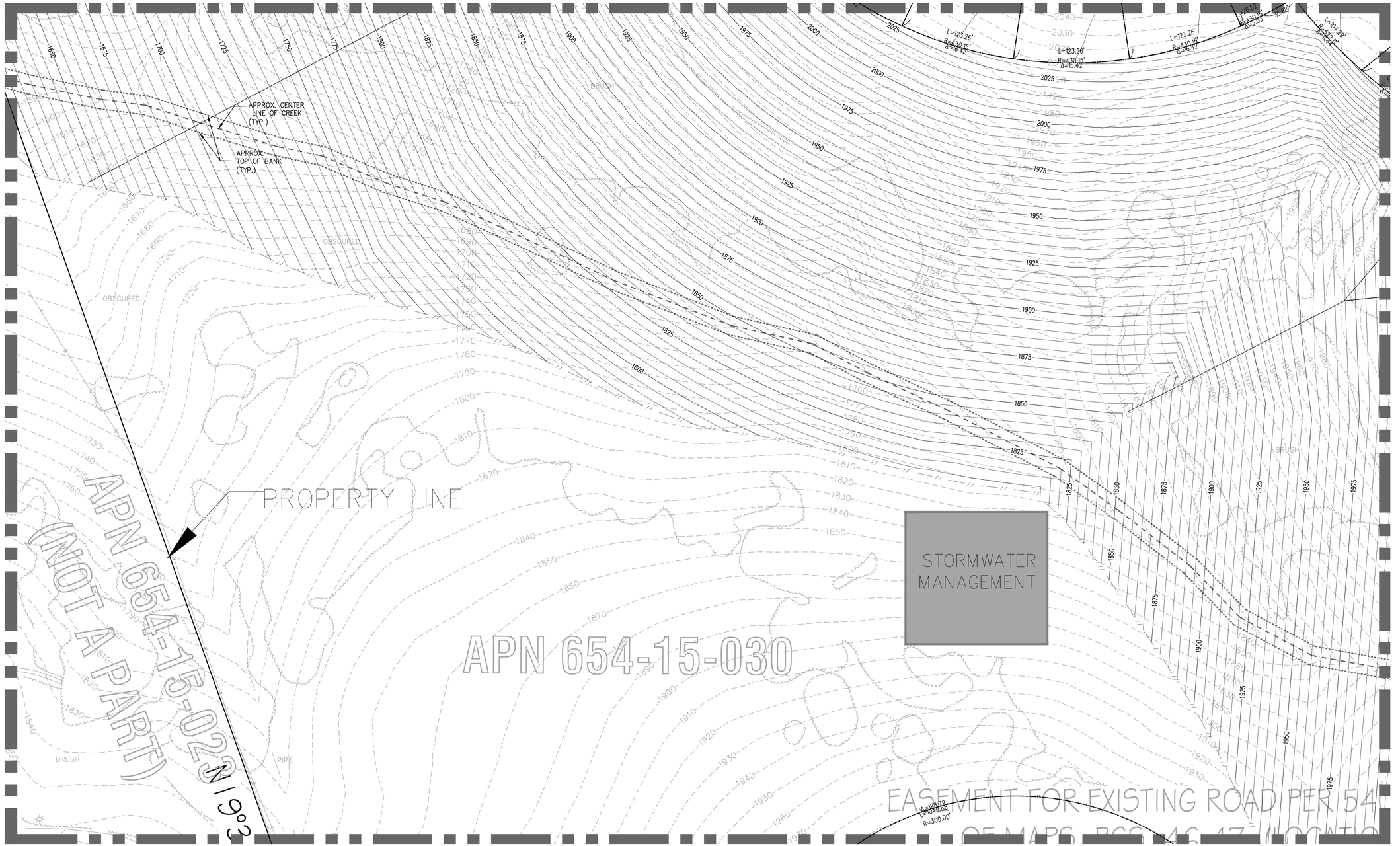
C-25

SHEET C-20

SHEET C-25

SHEET C-27

SHEET C-28



GRAPHIC SCALE
0 25 50 100 150
SCALE: 1"=50'

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TENTATIVE MAP SITE PLAN

PROJECT NO. PROJECT NAME

SCALE

NORTH SHEET NO.

C-26

SHEET C-21

SHEET C-26



SHEET C-29

GRAPHIC SCALE
0 25 50 100 150
SCALE: 1"=50'

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PROJECT NO. PROJECT NAME

SCALE

NORTH SHEET NO.

C-27

SHEET C-26

SHEET C-29

SHEET C-30



GRAPHIC SCALE
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SCALE: 1"=50'

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SHEET TITLE

TENTATIVE MAP SITE PLAN

PROJECT NO. PROJECT NAME

SCALE

NORTH SHEET NO.

C-28

SHEET C-27

SHEET C-28

SHEET C-31



GRAPHIC SCALE
0 25 50 100 150
SCALE: 1"=50'

M2 CIVIL ENGINEERING, INC.
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PROJECT

RANCHO HIGUERA

PROGRESS PRINT

HIGUERA ROAD,
SANTA CLARA COUNTY,
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER RUBEN A. MAZZEI Exp. 03/31/27 STATE OF CALIFORNIA CIVIL

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SHEET TITLE

TENTATIVE MAP SITE PLAN

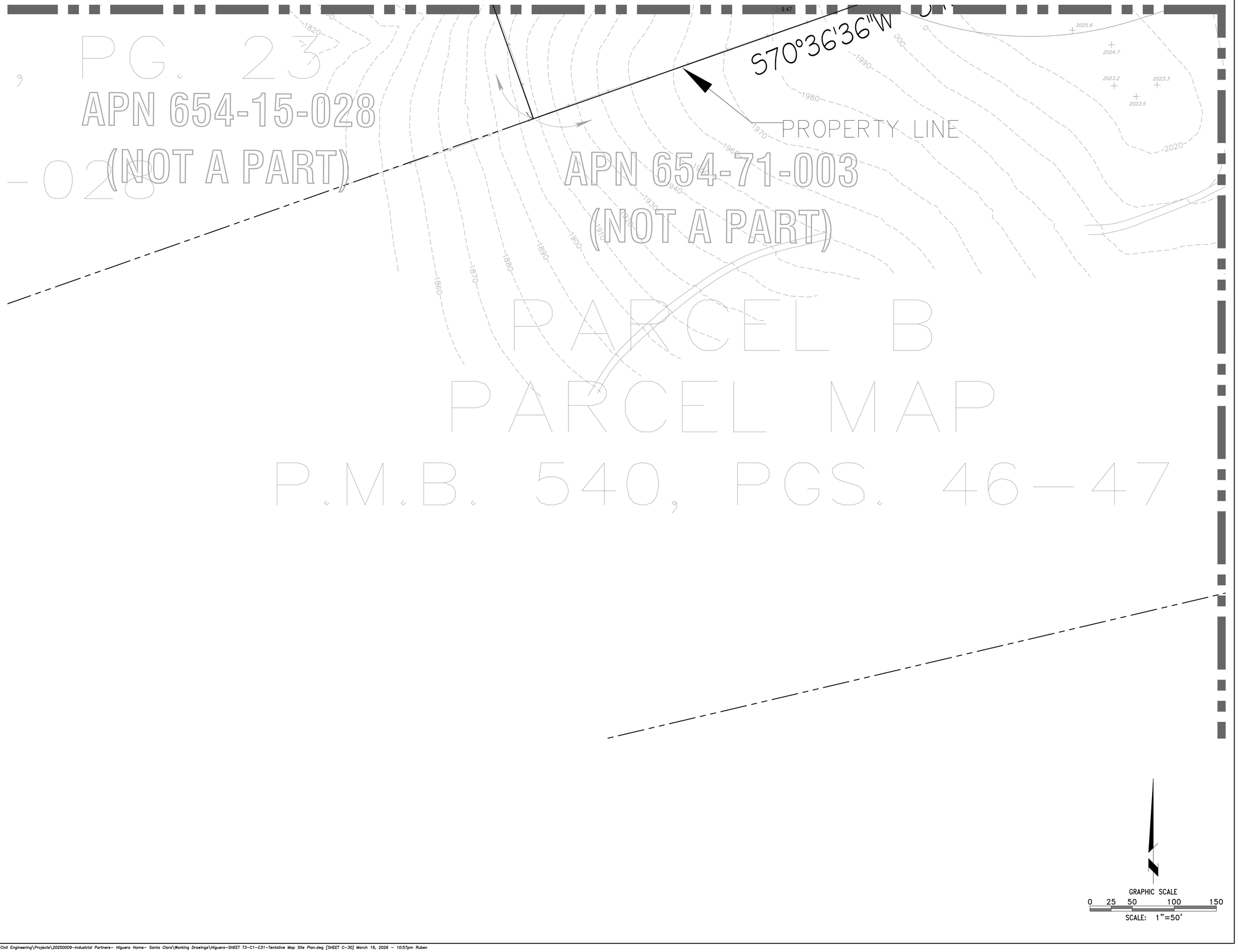
PROJECT NO. PROJECT NAME

SCALE

NORTH SHEET NO.

C-29

SHEET C-28



SHEET C-31

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SHEET TITLE

TENTATIVE MAP SITE PLAN

PROJECT NO. PROJECT NAME

SCALE

NORTH SHEET NO.

C-30

SHEET C-29

SHEET C-30

N20°00'04"W 715.85'

S76°46'09"W 636.35'

PROPERTY LINE

APN 654-15-029

APN 654-01-002 (NOT A PART)

ESTAB. BY COMPAS RULE ADJUSTMENT

PE = 2130

PE = 2130

PE = 2130

128

129

130

BRUSH

WATER

ROCKS

GRAPHIC SCALE
0 25 50 100 150
SCALE: 1"=50'

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SHEET TITLE

TENTATIVE MAP SITE PLAN

PROJECT NO. PROJECT NAME

SCALE

NORTH SHEET NO.

C-31

NOTES:
- MT. PLEASANT ROAD AND CLAYTON ROAD ARE COUNTY MAINTAINED ROADS. CASA MADEIRA LANE, BELLA MADEIRA LANE, BALCOM ROAD AND HIGUERA ROAD ARE PRIVATE ROADS. ALL OF THE INTERIOR ROADS IN THE PROJECT ARE PRIVATE ROADS.
- NEW AND EXISTING FIRE DEPARTMENT ACCESS TO BE MADE OF A "ALL WEATHER" MATERIAL CAPABLE OF HOLDING 75,000 POUNDS
- SEE LOCATION OF CREEKS ON SURVEY AND CIVIL DRAWINGS.
- SEE SHEET T2 FOR SEWER STRATEGY
- SEE CIVIL ENGINEER FOR AVERAGE SLOPE CALCULATIONS
- SEE CIVIL ENGINEER FOR EASEMENTS.

PARCEL 1
PARCEL MAP
P.M.B. 888, PGS. 20–23

PARCEL 2
PARCEL MAP
P.M.B. 888, PGS. 20–23

PARCEL 3
PARCEL MAP
P.M.B. 900, PGS. 3–4

PARCEL A
PARCEL MAP
P.M.B. 540, PGS. 46–47
APN:
654–15–030

PARCEL 1
PARCEL MAP
P.M.B. 836, PGS. 30–32

R.S. 911, PGS. 30–32

APN: 654–15–026

R.S. 615, PG. 30

R.S. 609, PG. 18

R.S. 600, PG. 14

PARCEL 1
PARCEL MAP
P.M.B. 473, PG. 23
APN: 654–15–028

PARCEL 4
PARCEL MAP
P.M.B. 421, PG. 37

PARCEL B
PARCEL MAP
P.M.B. 540, PGS. 46–47

654–15–029

BELLA MADERA LN
(PRIVATE ROAD)

LOT 0

N69°29'49"E
(BASIS OF BEARINGS PER P.M.B. 888, PGS. 21-23)

RANCH RD.

HIGUERA RD.

HIGUERA
HIGHLAND LN

PROPOSED CONTOURS, SEE SHEET C1.0

LIMIT OF DISTURBED AREA, SEE SHEET C1.0

PROPERTY LINES, SEE SHEET 1

PROPOSED HOUSES, SEE A5.1 TO A6.2

EVENT CENTER, SEE A1.1, A1.2

COMMUNITY CENTER, SEE A4.1, A4.2

STABLES, SEE A2.1 AND A2.2

ACCESSORY DWELLING UNIT, ADU
SEE A7.1, A8.1

OFFICE, SEE A3.1, A3.2

Anderson Architects INC

kanderson@andarchinc.com
Cell 408.202.5462

Kurt B. Anderson. AIA
Principal

1925 Winchester Blvd, Suite 103
Campbell, CA 95008

Tel. 408.371.1269
Fax. 408.371.1276

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Project:

RANCHO HIGUERA

APNs: 654-16-006, 654-15-029, 654-15-030
HIGUERA ROAD
SAN JOSE, CA 95148

SB 330 FORMAL APPLICATION

Stamp:

LICENSED ARCHITECT
KURT B. ANDERSON
C-15210
REN.----------
STATE OF CALIFORNIA

City Revisions

No.	Description	Date
0	FORMAL SB330 SUBMISSION- REV 1	06/20/25
1	FORMAL SB330 SUBMISSION	10/14/25
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Drawn By: NN

Checked By: KBA

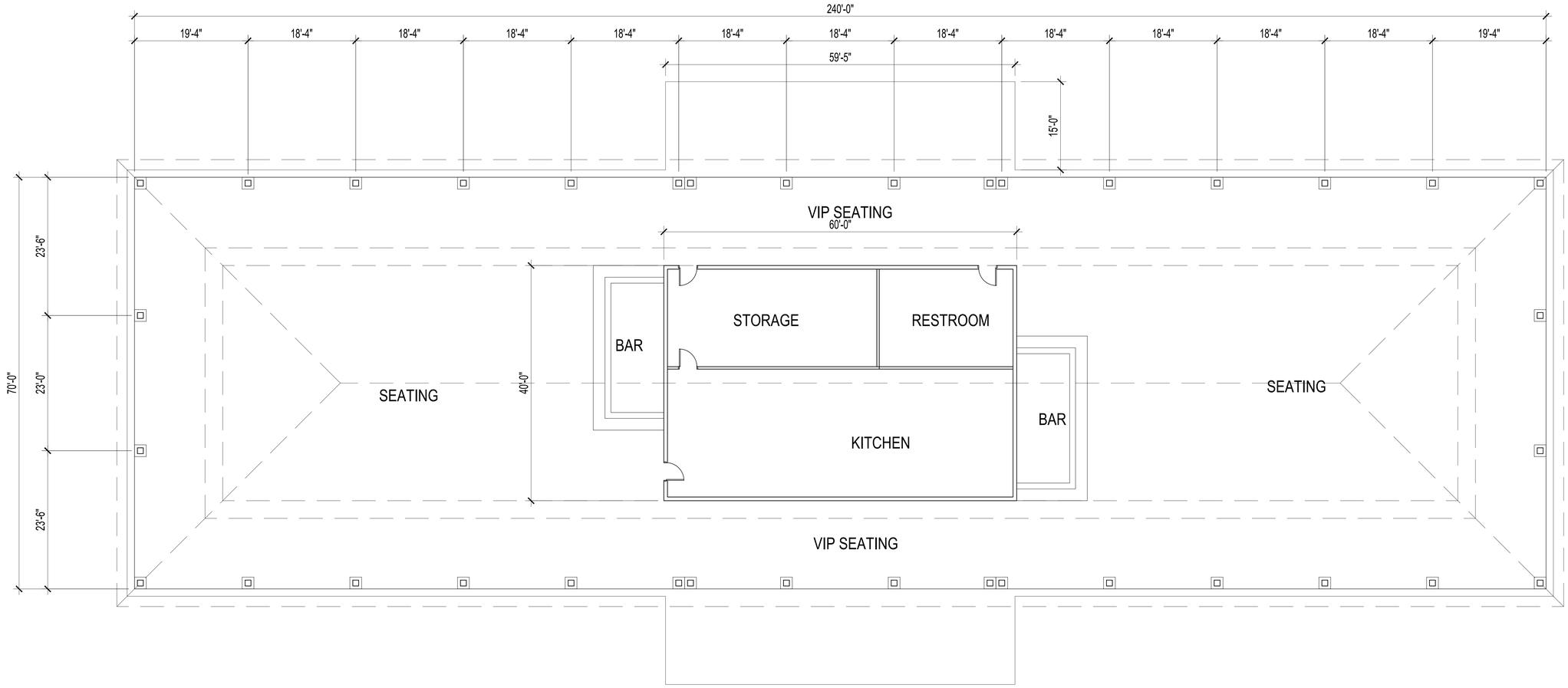
Sheet Title:

Site Plan

Sheet No.:

A1.0

File: X : /PROJ./Higuera Ranch/Planning | Job: HIGUERA RANCH



EVENT CENTER- FLOOR PLAN

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Cell 408.202.5462

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Drawn By: NN

Checked By: KBA

Sheet Title:

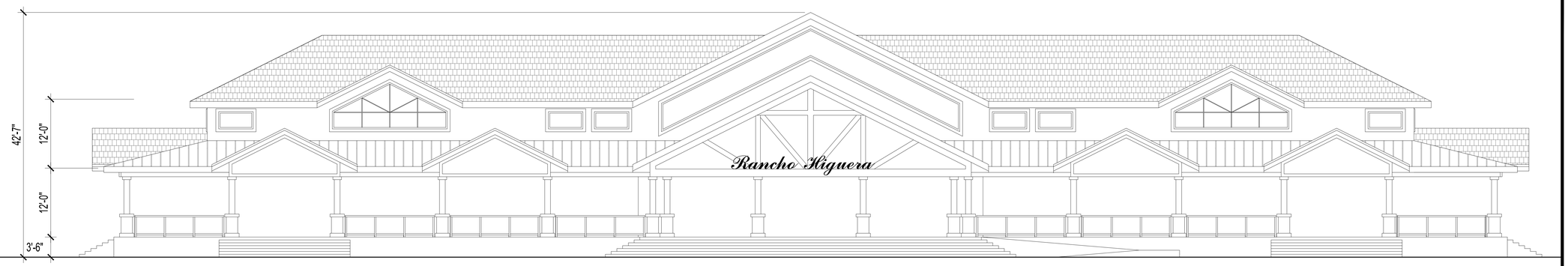
Event Center Floor Plan

Sheet No.:

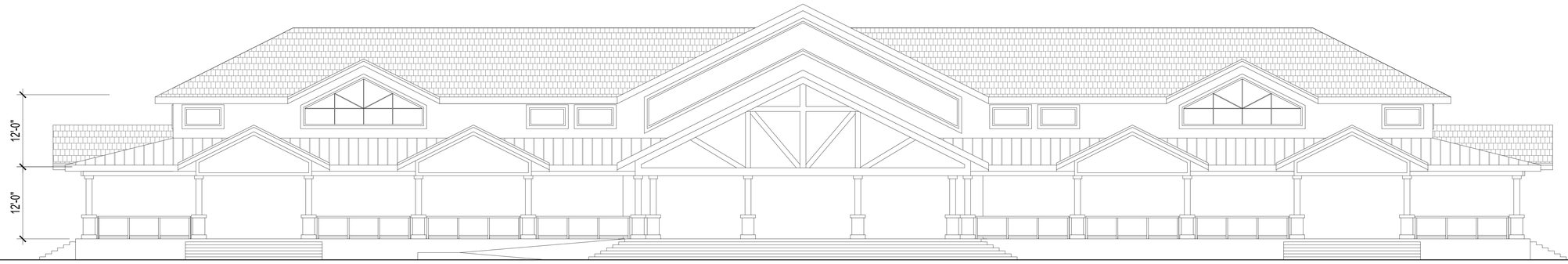
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File: X : /PROJ./Higuera Ranch/Planning

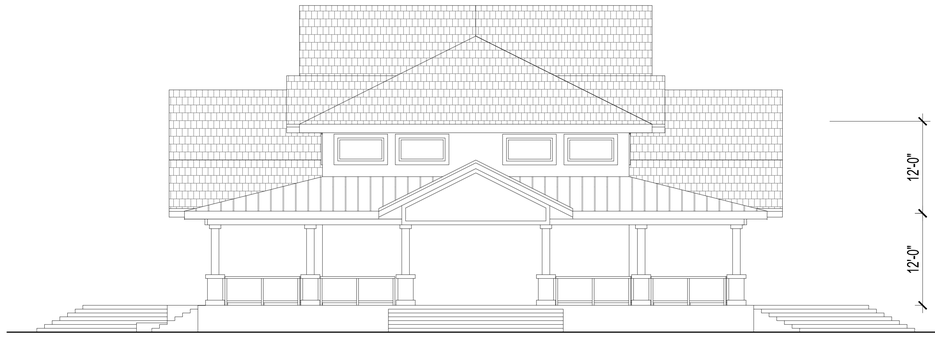
Job: HIGUERA RANCH



EVENT CENTER FRONT ELEVATION



EVENT CENTER REAR ELEVATION



EVENT CENTER LEFT ELEVATION



EVENT CENTER RIGHT ELEVATION



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Checked By: KBA

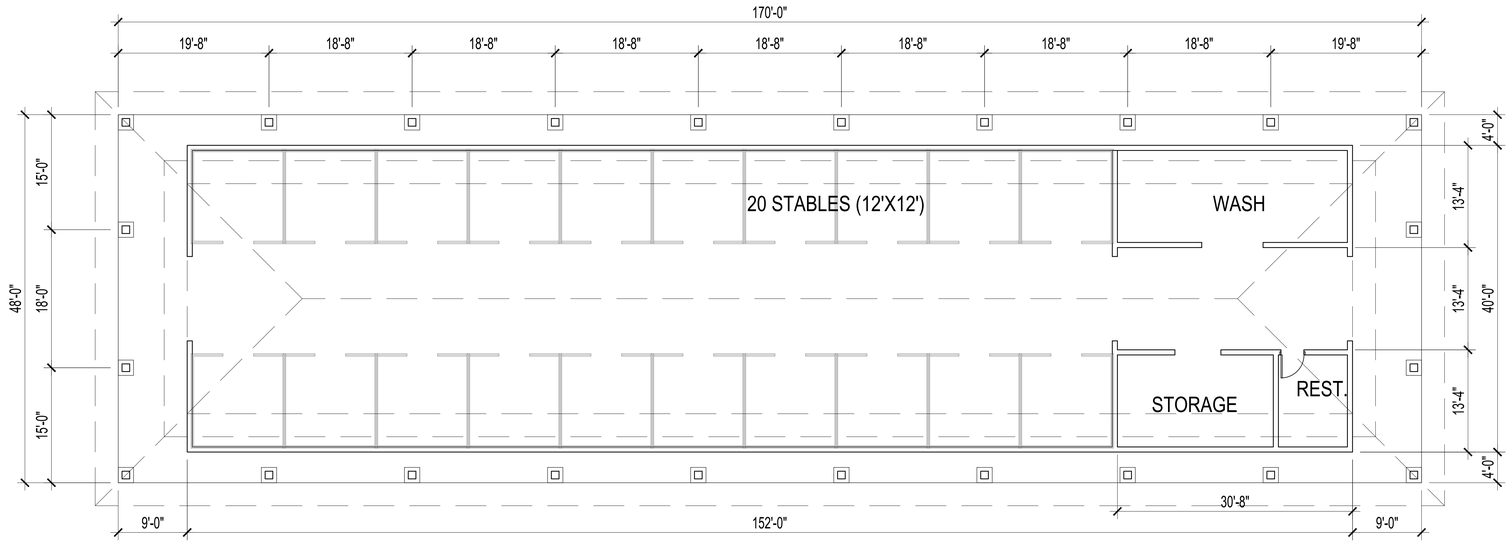
Sheet Title:

Event Center Exterior Elevations

Sheet No.:

A1.2

File: X : /PROJ./Higuera Ranch/Planning | Job: HIGUERA RANCH



STABLES- FLOOR PLAN

Anderson Architects INC

kanderson@andarchinc.com
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Drawn By:	NN
Checked By:	KBA

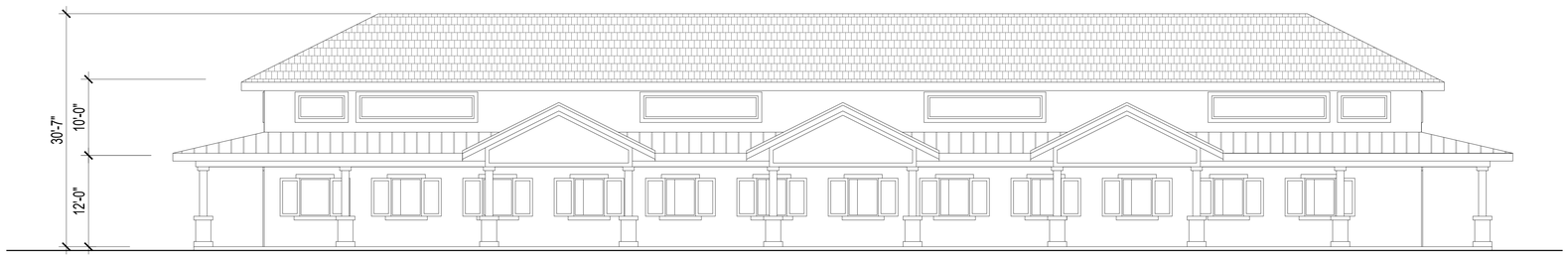
Sheet Title:

Stables Floor Plan

Sheet No.:

A2.1

File: X :/PROJ./Higuera Ranch/Planning | Job: HIGUERA RANCH



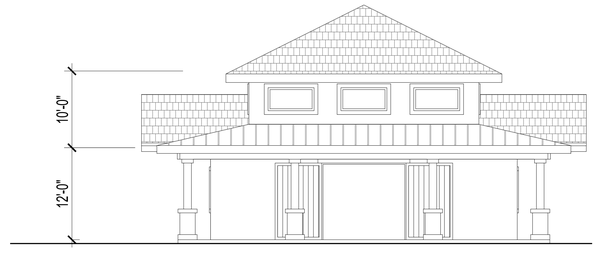
STABLES- FRONT ELEVATION



STABLES- REAR ELEVATION



STABLES- LEFT ELEVATION



STABLES- RIGHT ELEVATION



Anderson Architects INC

kanderson@andarchinc.com
Cell 408.202.5462

Kurt B. Anderson. AIA
Principal

1925 Winchester Blvd, Suite 103
Campbell, CA 95008

Tel. 408.371.1269
Fax. 408.371.1276

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Client:

MOUNT PLEASANT COMMUNITY HOUSING LLC

1519 EAST CHAPMAN AVENUE, SUITE 101
FULLERTON, CA 92831

Project:

RANCHO HIGUERA

APNs: 654-16-006, 654-15-029, 654-15-030
HIGUERA ROAD
SAN JOSE, CA 95148

SB 330 FORMAL APPLICATION

Stamp:

LICENSED ARCHITECT
KURT B. ANDERSON
C-15210
REN.----------
STATE OF CALIFORNIA

City Revisions

No.	Description	Date
0	FORMAL SB330 SUBMISSION	06/20/25
1	FORMAL SB330 SUBMISSION- REV 1	10/14/25
2	FORMAL SB330 SUBMISSION- REV 2	11/25/25
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Drawn By: NN

Checked By: KBA

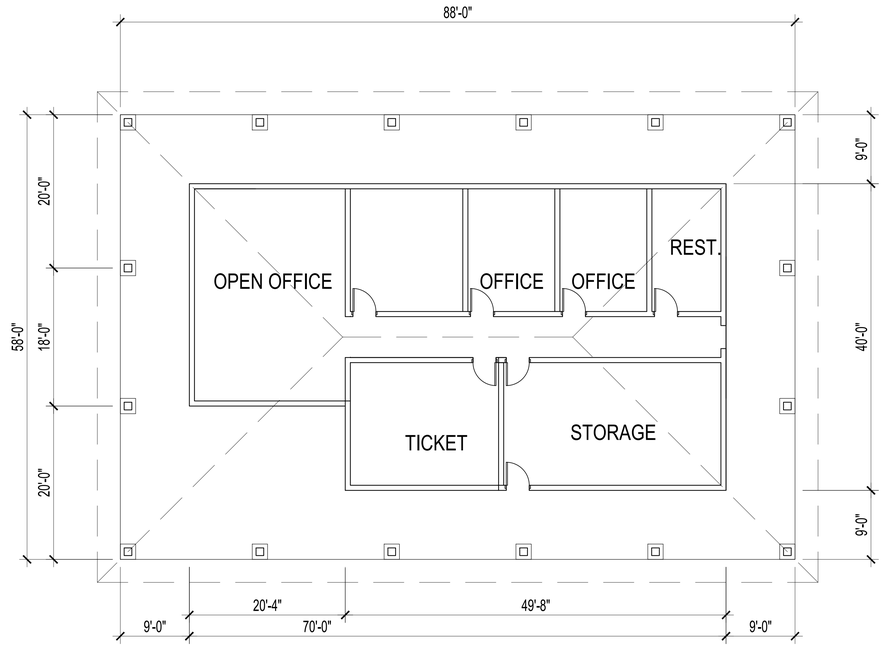
Sheet Title:

Stables
Exterior Elevations

Sheet No.:

A2.2

File: X :/PROJ./Higuera Ranch/Planning | Job: HIGUERA RANCH



OFFICE- FLOOR PLAN

Anderson Architects INC

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FULLERTON, CA 92831

Project:

RANCHO HIGUERA

APNs: 654-16-006, 654-15-029, 654-15-030
HIGUERA ROAD
SAN JOSE, CA 95148

SB 330 FORMAL APPLICATION

Stamp:

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KURT B. ANDERSON
C-15210
EXP. 10/31/25
STATE OF CALIFORNIA

City Revisions

No.	Description	Date
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Drawn By: NN

Checked By: KBA

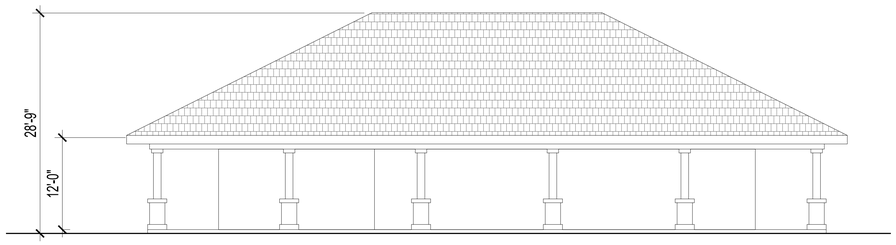
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Office Floor Plan

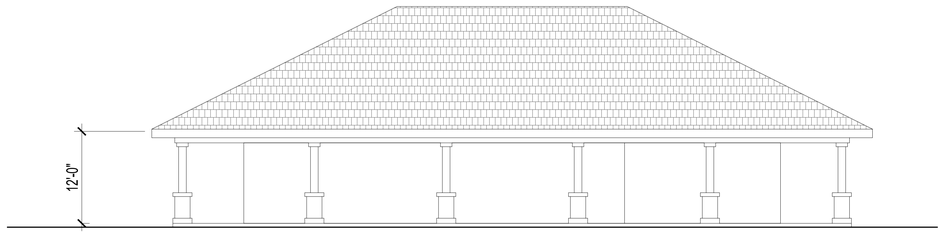
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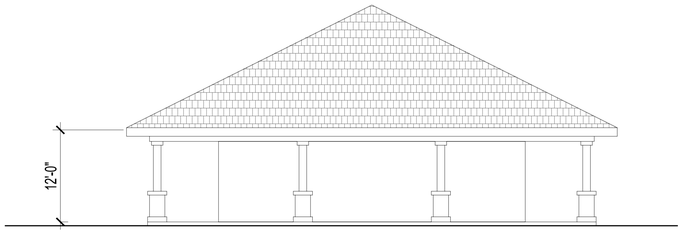
File: X :/PROJ./Higuera Ranch/Planning | Job: HIGUERA RANCH



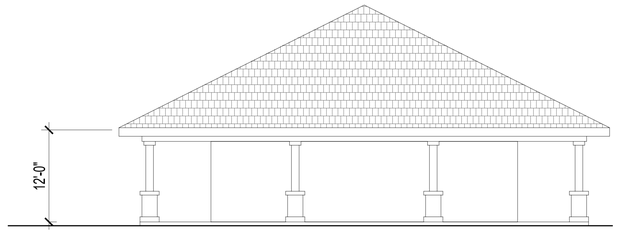
MANAGEMENT FACILITY- FRONT ELEVATION



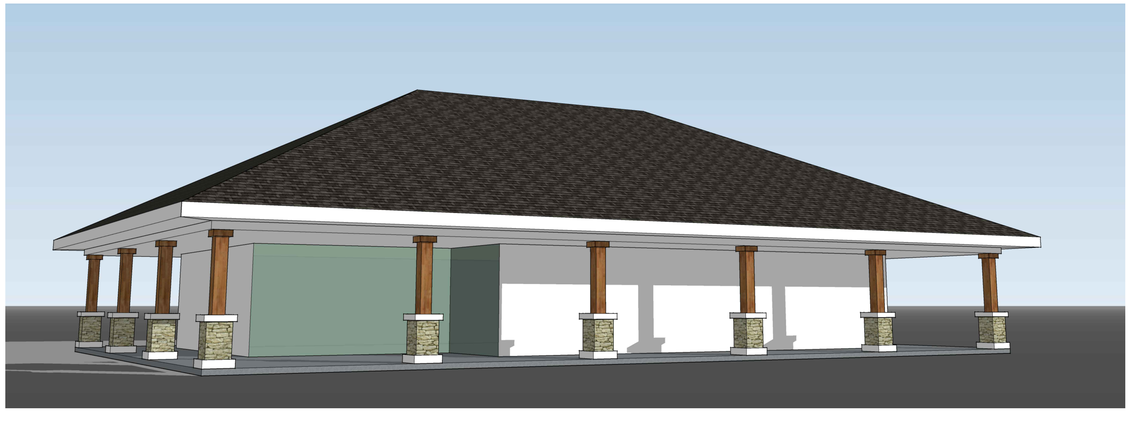
MANAGEMENT FACILITY- REAR ELEVATION



MANAGEMENT FACILITY- LEFT ELEVATION



MANAGEMENT FACILITY- RIGHT ELEVATION



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FULLERTON, CA 92831

Project:

RANCHO HIGUERA

APNs: 654-16-006, 654-15-029, 654-15-030
HIGUERA ROAD
SAN JOSE, CA 95148

SB 330 FORMAL APPLICATION

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Checked By: KBA

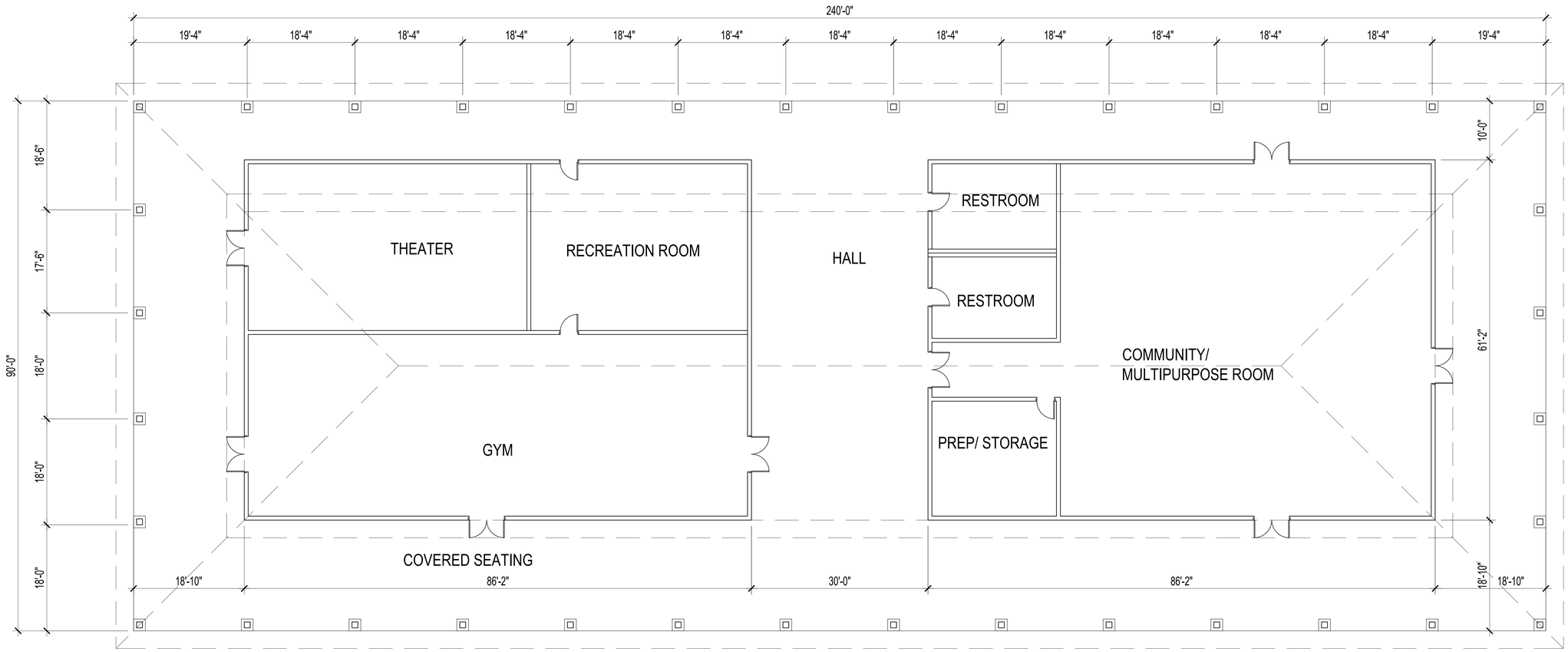
Sheet Title:

Management Facility Exterior Elevations

Sheet No.:

A3.2

File: X :/PROJ./Higuera Ranch/Planning | Job: HIGUERA RANCH



COMMUNITY CENTER- FLOOR PLAN

Anderson Architects INC

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FULLERTON, CA 92831

Project:

RANCHO HIGUERA

APNs: 654-16-006, 654-15-029, 654-15-030
HIGUERA ROAD
SAN JOSE, CA 95148

SB 330 FORMAL APPLICATION

Stamp:

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C-15210
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STATE OF CALIFORNIA

City Revisions

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Checked By: KBA

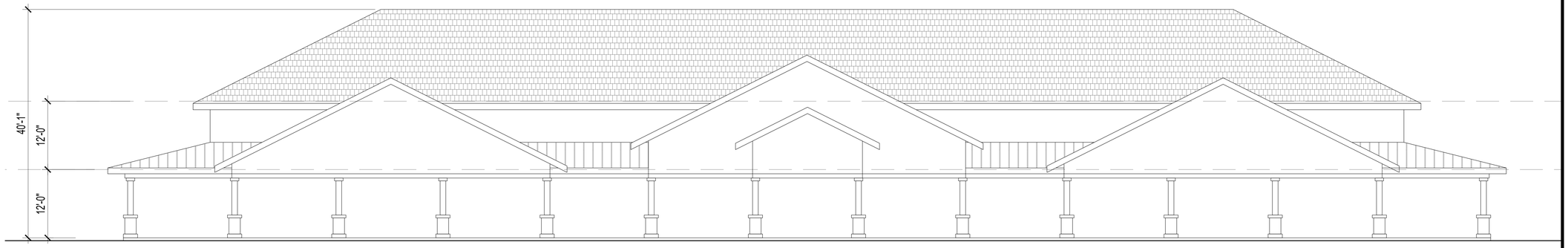
Sheet Title:

Community Center Floor Plan

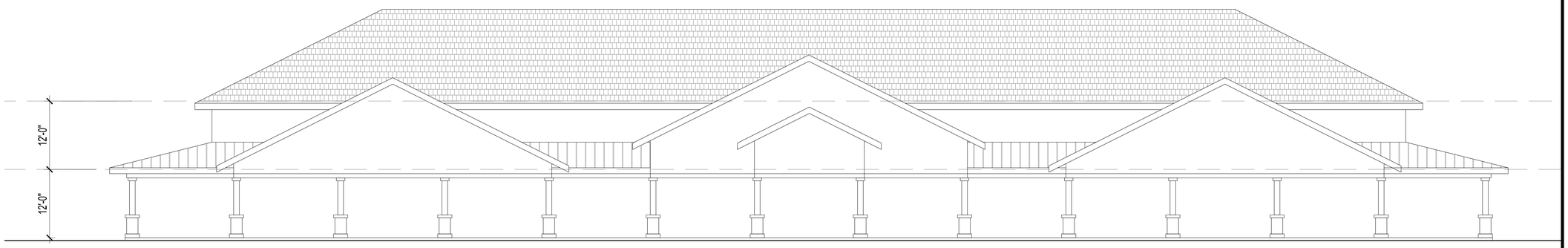
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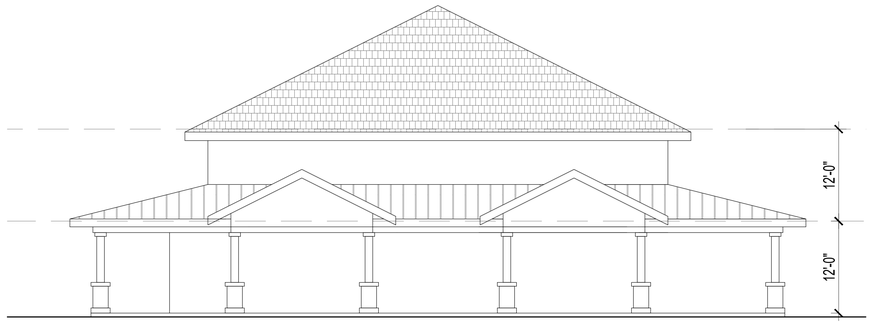
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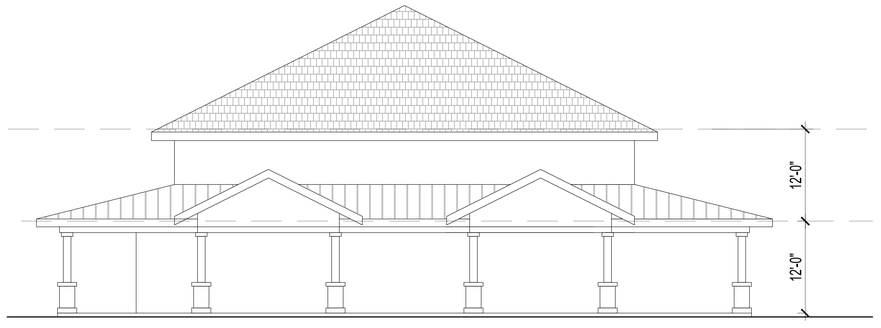
COMMUNITY CENTER FRONT ELEVATION



COMUNITY CENTER REAR ELEVATION



COMUNITY CENTER LEFT ELEVATION



COMUNITY CENTER RIGHT ELEVATION

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Client:

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1519 EAST CHAPMAN AVENUE, SUITE 101
FULLERTON, CA 92831

Project:

RANCHO HIGUERA

APNs: 654-16-006, 654-15-029, 654-15-030
HIGUERA ROAD
SAN JOSE, CA 95148

SB 330 FORMAL APPLICATION

Stamp:

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City Revisions

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Checked By:	KBA

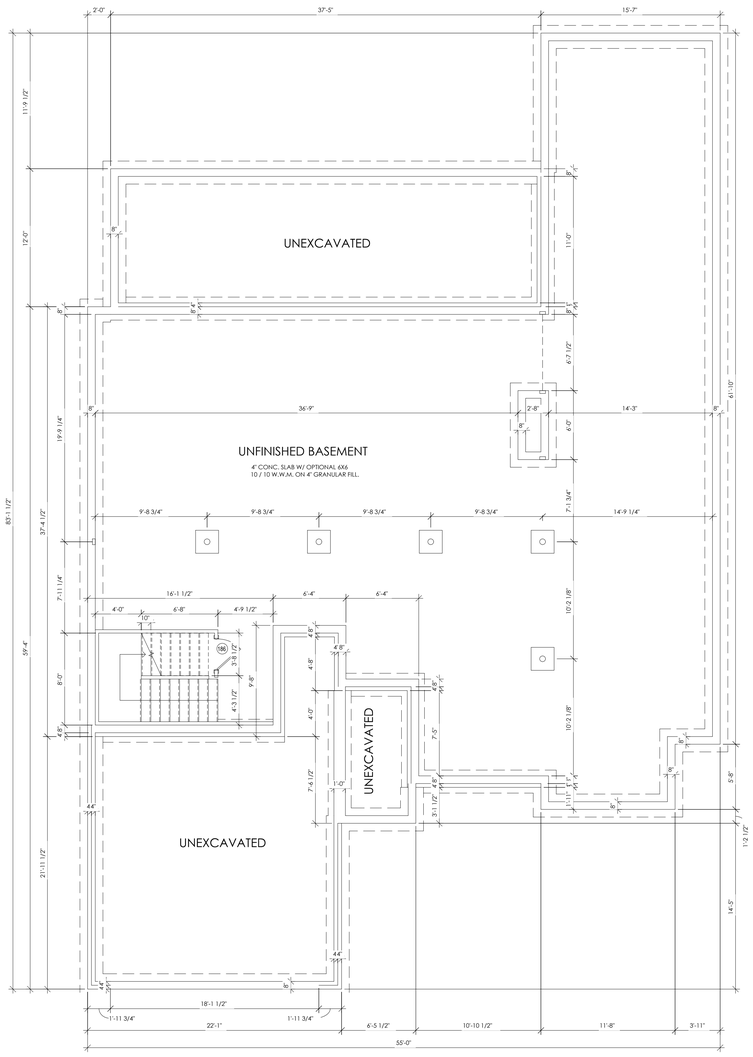
Sheet Title:

Community Center Exterior Elevations

Sheet No.:

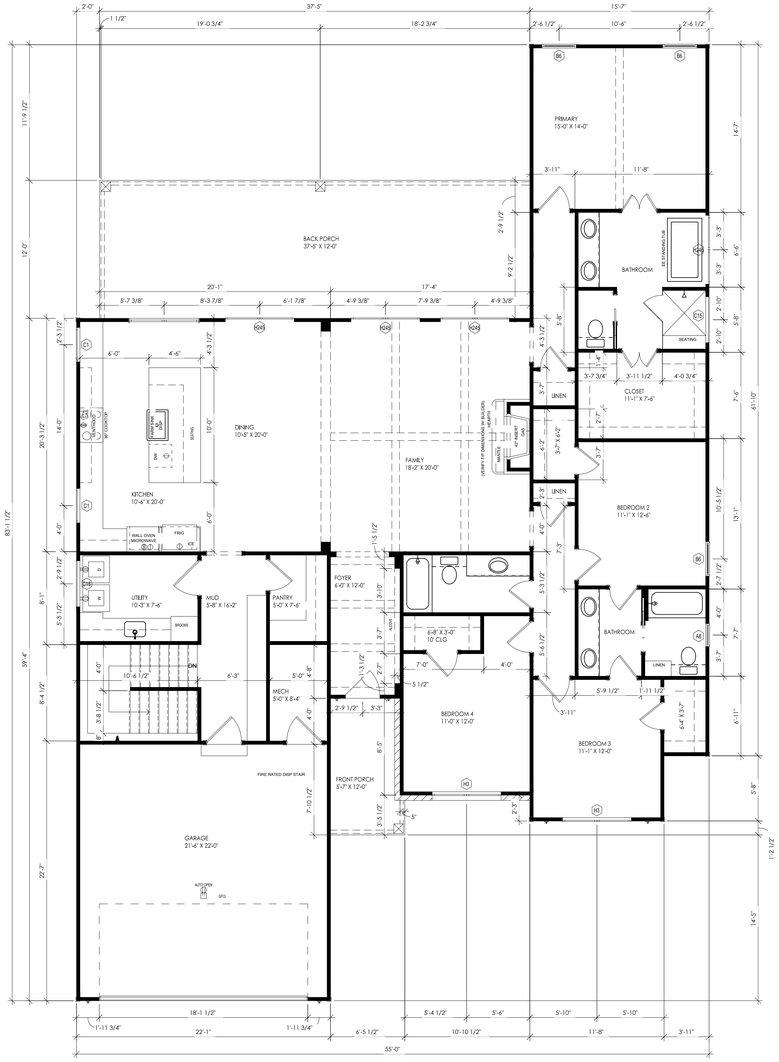
A4.2

File: X : /PROJ./Higuera Ranch/Planning | Job: HIGUERA RANCH



BASEMENT FLOOR PLAN

SCALE: 3/16"=1'-0"



FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"

	HOUSE PLAN 1
Main Floor	2,059
Garage	492
Total floor area	**2,551**
Basement (not counted)	2,551
Total Building Area	5,102
Covered Patio/ Front Porch (not counted)	492

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FULLERTON, CA 92831

Project:

RANCHO HIGUERA

APNs: 654-16-006, 654-15-029, 654-15-030
HIGUERA ROAD
SAN JOSE, CA 95148

IMAGINATION DESIGNS, LLC

SB 330 FORMAL APPLICATION

Stamp:

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STATE OF CALIFORNIA

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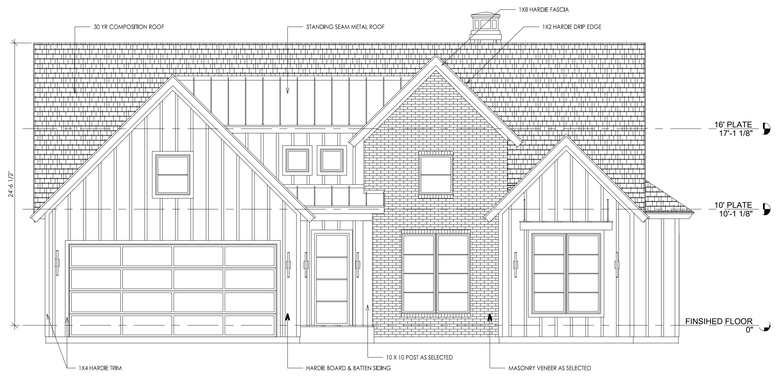
Sheet Title:

House Plan 1
Floor Plans

Sheet No.:

A5.1

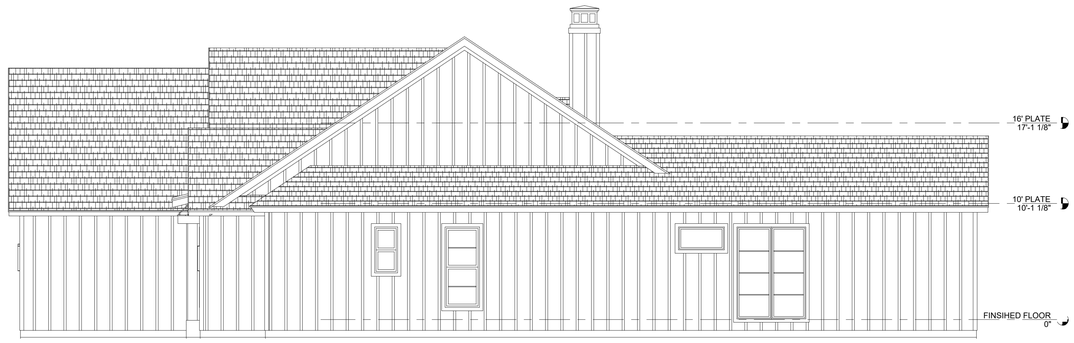
File: X : /PROJ./Higuera Ranch/Planning | Job: HIGUERA RANCH



FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

ELEVATIONS

SCALE: 3/16"=1'-0"

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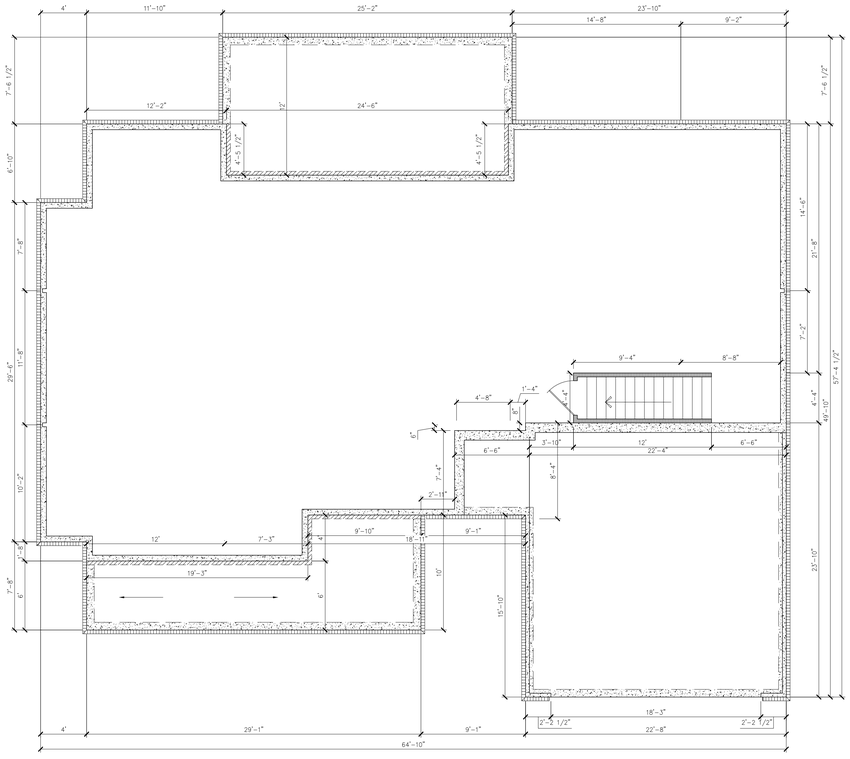
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House Plan 1
Exterior Elevations

Sheet No.:

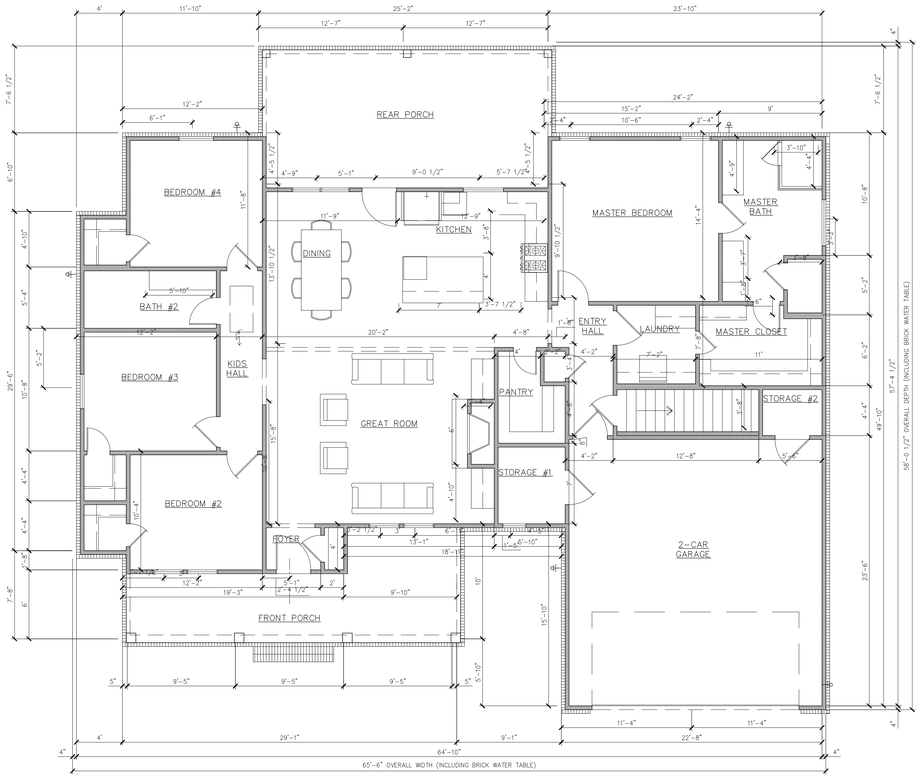
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File: X : /PROJ./Higuera Ranch/Planning | Job: HIGUERA RANCH



BASEMENT FLOOR PLAN

SCALE: 3/16"=1'-0"



FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"

	HOUSE PLAN 2
Main Floor	1,586
Garage	530
Total floor area	**2,116**
Basement (not counted)	2,116
Total Building Area	4,233
Covered Patio/ Front Porch (not counted)	512

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Project:

RANCHO HIGUERA

APNs: 654-16-006, 654-15-029, 654-15-030
HIGUERA ROAD
SAN JOSE, CA 95148

AMERICA'S BEST
HOUSE PLANS

SB 330 FORMAL APPLICATION

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City Revisions

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Checked By:	KBA

Sheet Title:

House Plan 2
Floor Plans

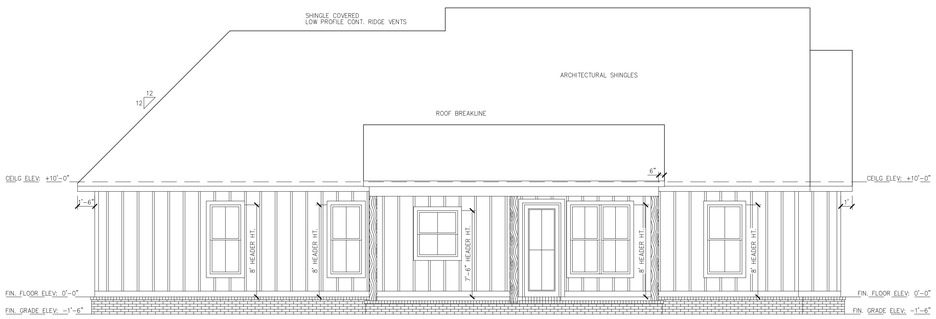
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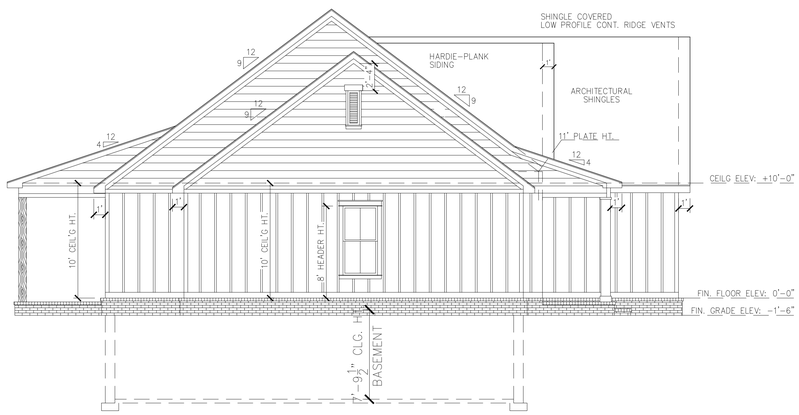
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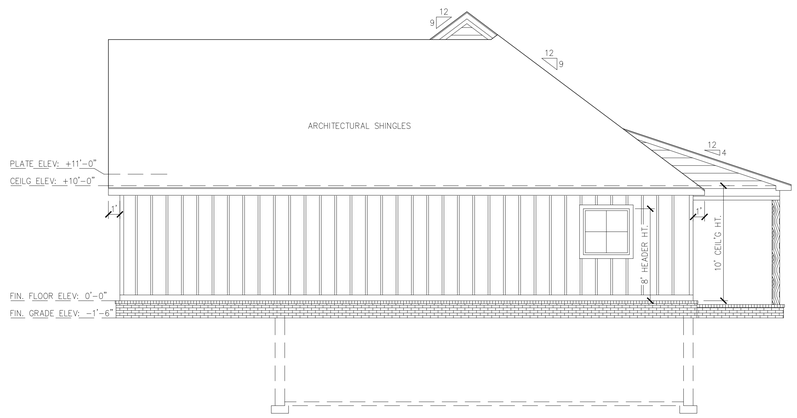
FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

ELEVATIONS

SCALE: 3/16"=1'-0"

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AMERICA'S BEST
HOUSE PLANS

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Checked By: KBA

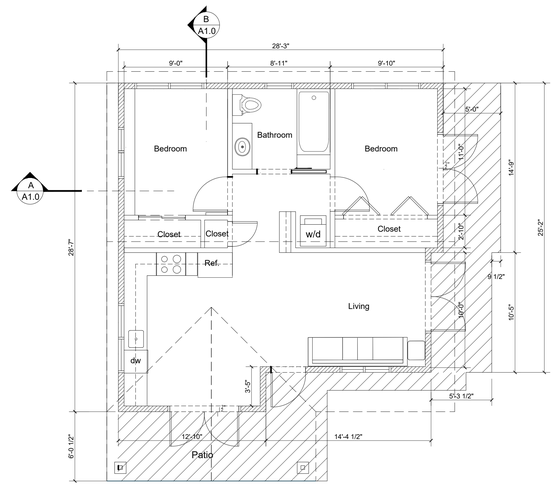
Sheet Title:

House Plan 2
Exterior Elevations

Sheet No.:

A6.2

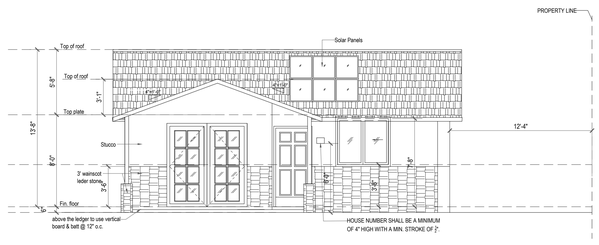
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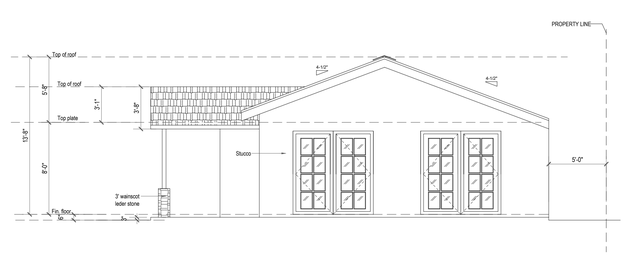
FLOOR PLAN

SCALE: 3/16"=1'-0"

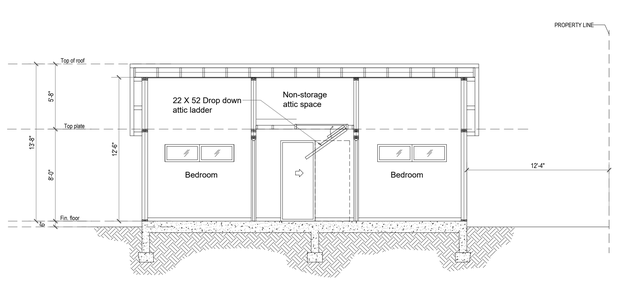
	ADU
Main Floor	744
Garage	N/A
Total floor area	744
Basement (not counted)	N/A
Total Building Area	744
Covered Patio/ Front Porch (not counted)	124



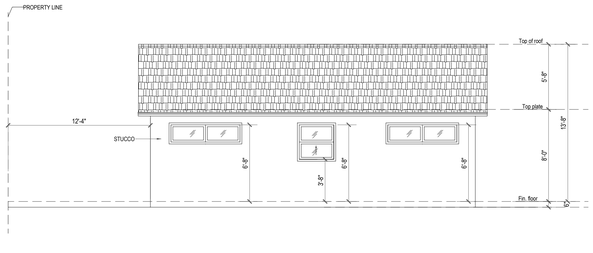
FRONT ELEVATION



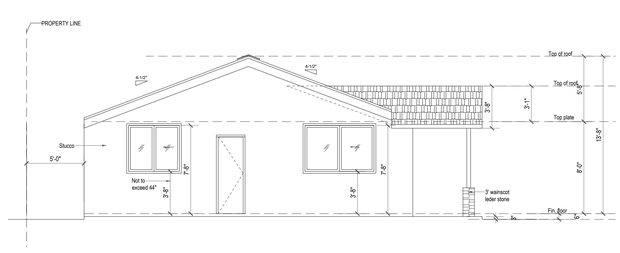
RIGHT SIDE ELEVATION



SECTION THRU A-A



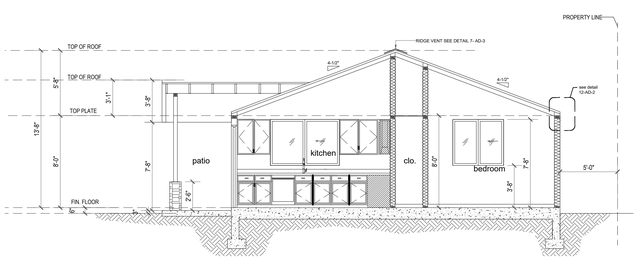
REAR ELEVATION



LEFT SIDE ELEVATION

ELEVATIONS

SCALE: 3/16"=1'-0"



SECTION THRU B-B

SECTIONS

SCALE: 3/16"=1'-0"

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Principal

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Fax. 408.371.1276

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Client:

MOUNT PLEASANT COMMUNITY HOUSING LLC

1519 EAST CHAPMAN AVENUE, SUITE 101
FULLERTON, CA 92831

Project:

RANCHO HIGUERA

APNs: 654-16-006, 654-15-029, 654-15-030
HIGUERA ROAD
SAN JOSE, CA 95148

SB 330 FORMAL APPLICATION

Stamp:

LICENSED ARCHITECT
KURT B. ANDERSON
C-15210
REN.----------
STATE OF CALIFORNIA

City Revisions

No.	Description	Date
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Checked By:	KBA

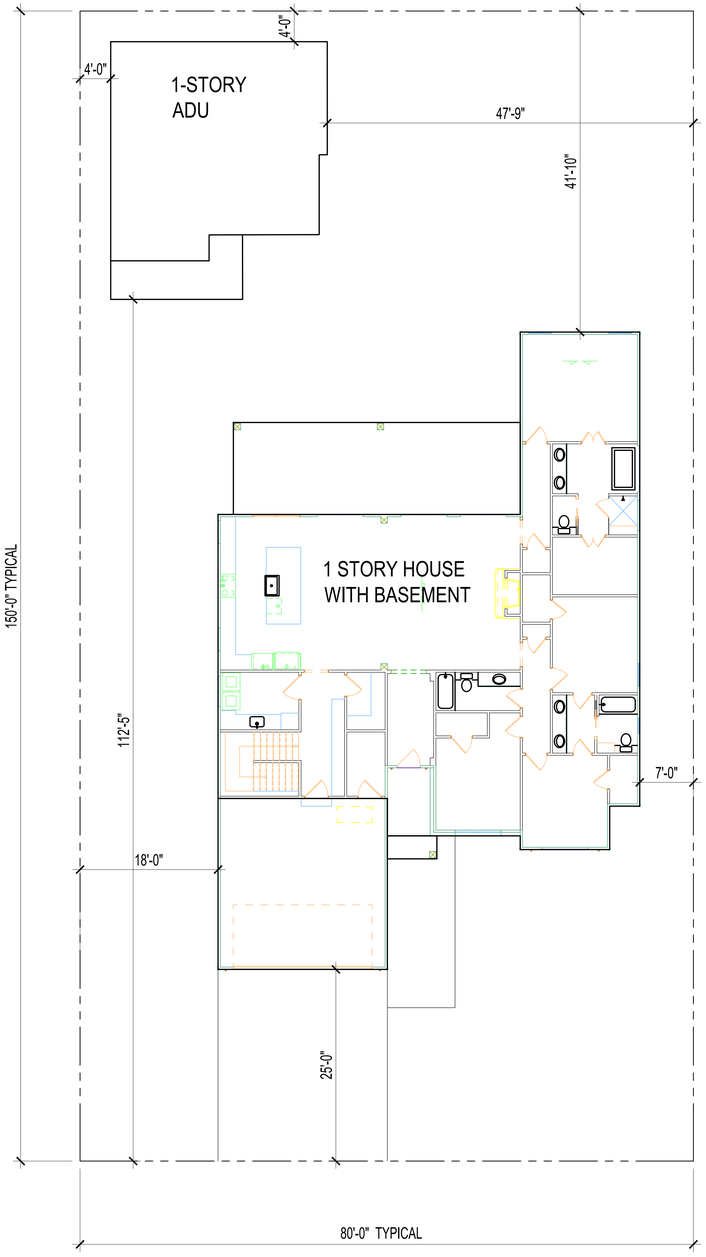
Sheet Title:

ADU Floor Plan & Elevations

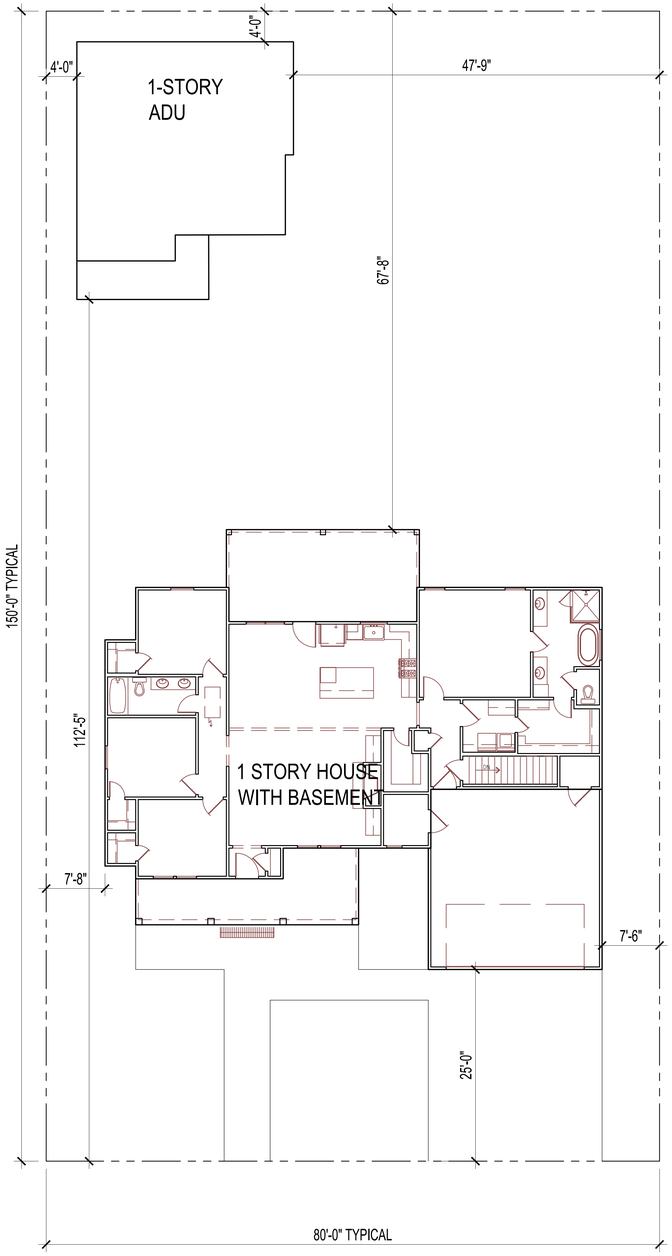
Sheet No.:

A7.1

File: X : /PROJ./Higuera Ranch/Planning | Job: HIGUERA RANCH



HOUSE PLAN 1 - SITE PLAN



HOUSE PLAN 2 - SITE PLAN

Rancho Higuera
Commercial and Residential Buildings

1. Roof Material:
Standing Seam Metal
Roof/Fascia/ Gutter
Color: Mica Weathered Zinc
Manufacturer/ or equal: Bridger Steel



2. Exterior Wall Finish:
Painted Board and Batten/ Window & Door Wood Trims
Color: Nano White HDC-MD-06
Manufacture/ or equal: Behr

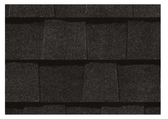
3. Exterior Wall Finish:
Stone Veneer
Color: Limestone – Sonoma- White
Manufacture/ or equal: Salado



4. Exterior Finish:
Exposed Wood Stain Column
Color: Classic Gray- Semi-transparent
Manufacture/ or equal: Minwax



5. Roof Material 2:
Class A Asphalt Shingle
Color: Cinder Black
Manufacture/ or equal: Centainteed Landmark PRO



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SB 330 FORMAL APPLICATION

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KURT B. ANDERSON
C-15210
EXP. 10/31/25
STATE OF CALIFORNIA

City Revisions

No.	Description	Date
0	SB 330 FORMAL SUBMISSION	06/20/25
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Drawn By:	NN
Checked By:	KBA

Sheet Title:

Typical Residetial Site Plans & Color Board

Sheet No.:

A8.1

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1 DECEMBER 21 - 9 AM
1" = 250'-0"

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Sheet Title:

Energy Conservation Plan

DECEMBER 21 - 9 AM

Sheet No.:

A9.1

File: X : /PROJ./Higuera Ranch/Planning | Job: HIGUERA RANCH

10/14/2025 4:25:50 AM



1 DECEMBER 21 - 12 PM
1" = 250'-0"

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Sheet Title:

Energy Conservation Plan

DECEMBER 21 - 12 PM

Sheet No.:

A9.2

File: X : /PROJ./Higuera Ranch/Planning | Job: HIGUERA RANCH

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1 DECEMBER 21 - 3 PM
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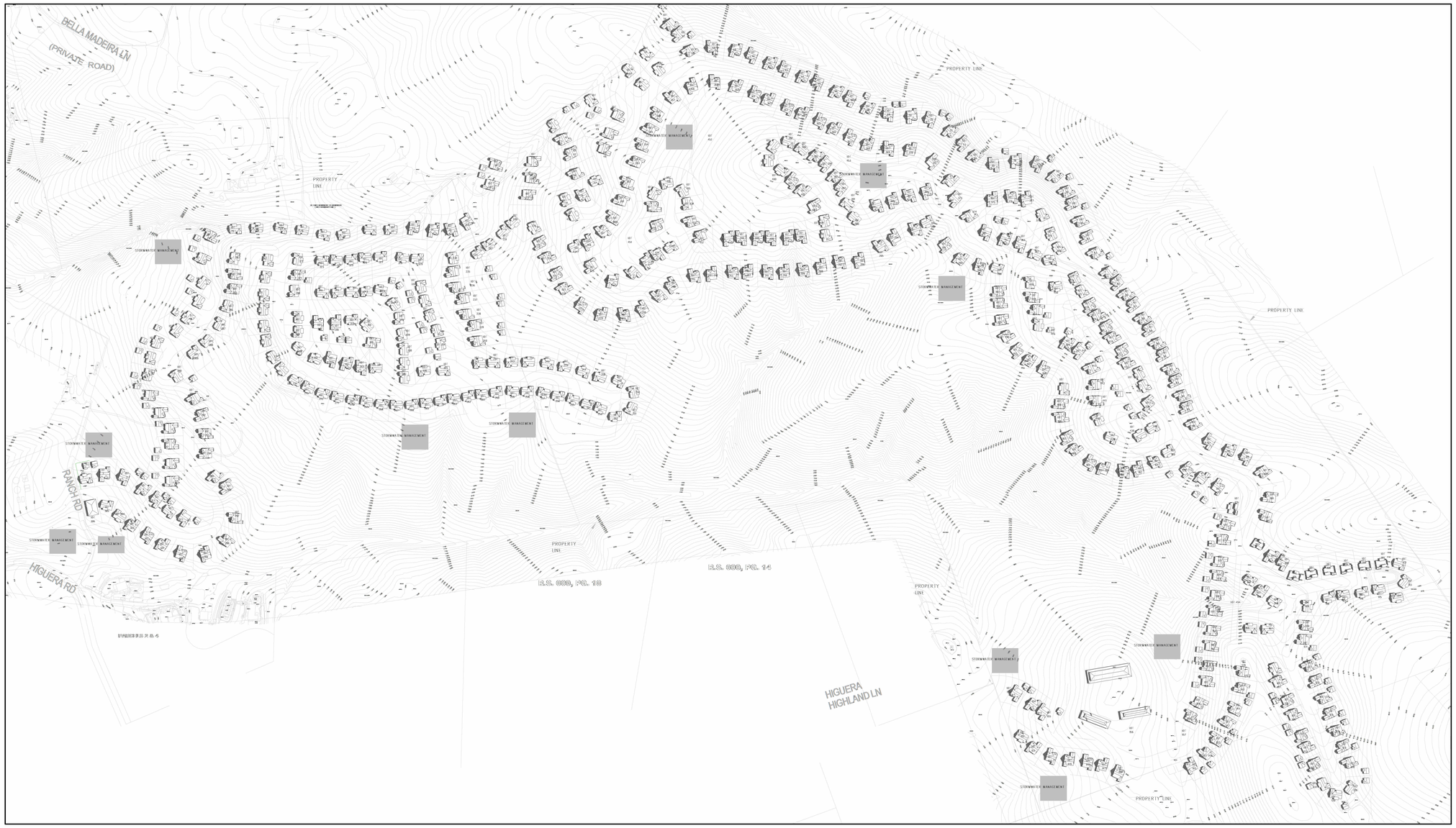
Energy Conservation Plan
DECEMBER 21 - 3 PM

Sheet No.:

A9.3

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Sheet Title:

Energy Conservation Plan

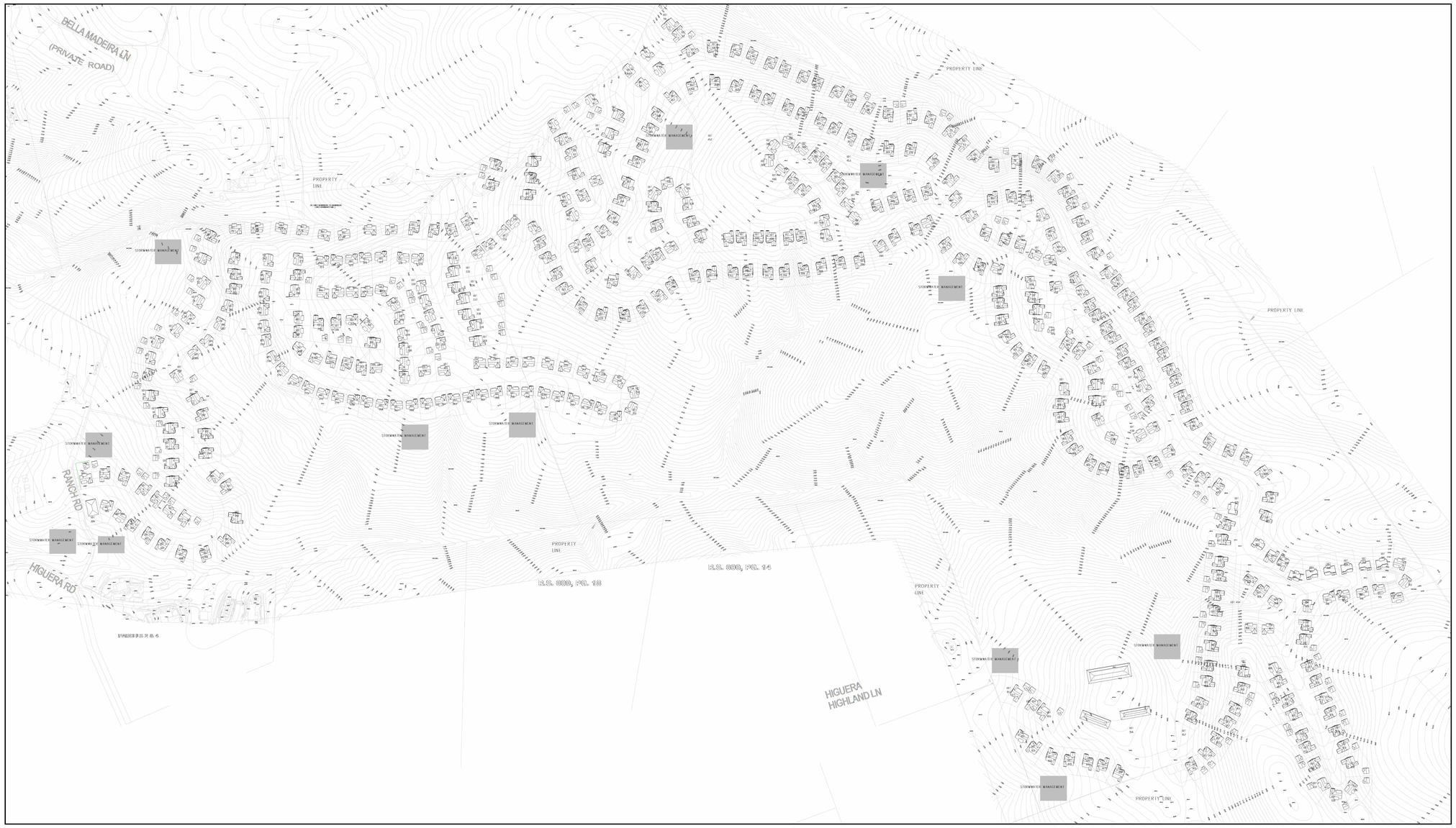
JUNE 21 - 9 AM

Sheet No.:

A9.4

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Energy Conservation Plan

JUNE 21 - 12 PM

Sheet No.:

A9.5

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1 JUNE 21 - 3 PM
1" = 250'-0"

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