



MILPITAS PLANNING COMMISSION STAFF REPORT

November 8, 2023

APPLICATION:	NEW HILLSIDE RESIDENCE – 490 VISTA RIDGE DRIVE – P-SD23-0003: A Site Development Permit to develop a 5,838-square foot, single-family residence, up to two stories in height, with a 1,552-square foot attached garage on a vacant 1.3-acre hillside lot located in the R1-H Single-family Residential Hillside Zoning District at 490 Vista Ridge Dr. The project includes an attached accessory dwelling unit (ADU), in-ground pool, deer fencing up to 5.5-feet in height, landscaping, and associated site improvements.
RECOMMENDATION:	Staff recommends that the Planning Commission adopt Resolution No. 23-019, approving and recommending approval of Site Development Permit SD23-0003 to the City Council, subject to the attached Conditions of Approval.
LOCATION:	
Address/APN:	490 Vista Ridge Dr. (APN 042-30-022)
Area of City:	North of Vista Ridge Drive, West of Vista Spring Court
PEOPLE:	
Project Applicant:	Todd Aranaz, Fougeron Architecture
Property Owner(s):	Sonny Vu and Christy Le
Project Planner:	Kristina Phung, Associate Planner
LAND USE:	
General Plan Designation:	Hillside Low-Density (HLD)
Zoning District:	Single Family Residential-Hillside (R1-H)
Site Area:	1.3 acres
ENVIRONMENTAL:	Categorically exempt from environmental review under the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15303(a) (New Construction or Conversion of Small Structures) and Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

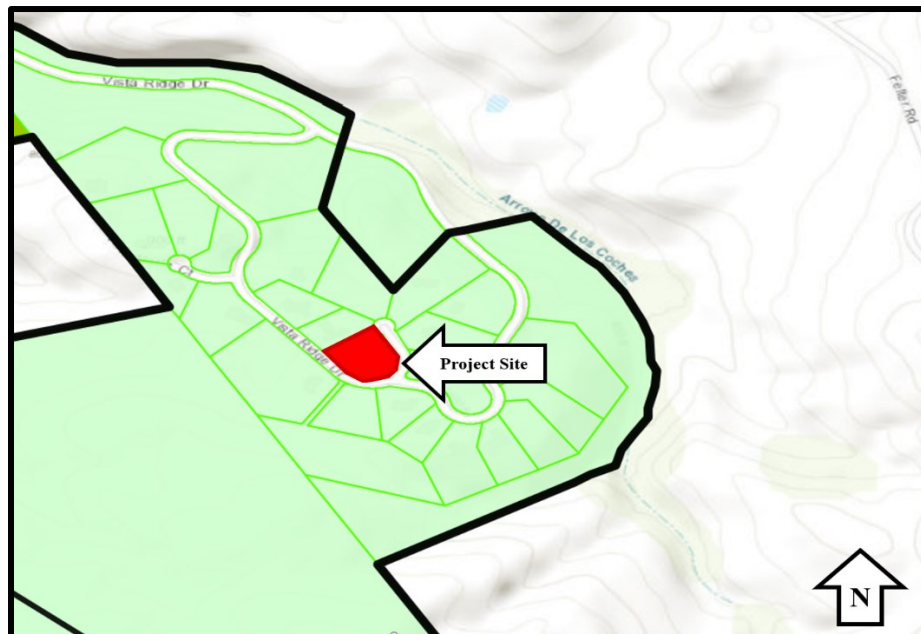
EXECUTIVE SUMMARY

The applicant is requesting a Site Development Permit to construct a 5,838-square foot, two-story single-family residence with a 1,552-square foot attached garage on a 1.3-acre vacant hillside lot (the “Project”). The proposed Project includes an attached 1,138-square foot ADU, in-ground pool, deer fencing up to 5.5-feet in height, landscaping, and associated site improvements. Map 1 demonstrates the location of the vacant lot, and Map 2 demonstrates the subject site and neighboring zoning designation.

Map 1 - Project Location



Map 2 - Zoning Map



BACKGROUND

History

On October 13, 1982, “Tract No. 6744” was filed for recordation in the Office of the Recorder of the County of Santa Clara, State of California. Tract Map No. 6744 created 26 lots, known as the Spring Valley Heights subdivision, with Lots 1-25 ranging in size from approximately 1.0-acre to 5.0-acres. Lot 26 was designated as “Common Area” and contains approximately 45.6 acres.

Subsequently, Tract Map 6744 was amended twice. On February 27, 1986, a lot line adjustment altered the boundaries of lots 1, 4, 5, 16, and 26. On April 8, 1988, Tract Map 6744 was further amended to include the following:

- the elimination of all building envelopes previously recorded on lots 1-25,
- modifications to easements on lots 7, 18, and 20, and
- requiring a geologic considerations analysis for all future developed lots.

Lot 21 is now known as 490 Vista Ridge Drive. The lot has remained vacant since the subdivision was approved in 1982. One other lot remains vacant and undeveloped in this Hillside subdivision.

The Application

The following is a summary of the applicant’s request:

- *Site Development Permit:* To allow the development of a 5,838-square foot, two-story single-family residence with a 1,552-square foot attached garage on a 1.3-acre vacant lot within the hillside. The proposal also includes a 1,138-square foot attached ADU, in-ground pool, deer fencing up to 5.5-feet in height, landscaping, and associated site improvements.

Process

In addition to satisfying the substantive and procedural requirements typically applicable to a Site Development Permit, the application must be considered by both the Planning Commission and the City Council due to the Project’s location within the Hillside Combining District (“H”) (Milpitas Municipal Code Section XI-10-45.09) for conformance with the Hillside Site and Architectural Guidelines.

PROJECT DESCRIPTION

Overview

The applicant is requesting a Site Development Permit to construct a two-story, single-family residence with four bedrooms and four and a half bathrooms. The proposed Project also includes an attached ADU¹ on the second floor, totaling approximately 1,138-square feet (sq. ft.). In total, the new residence will have 5,838-sq. ft. of habitable space.

¹ The proposed ADU meets the minimum requirements per State law and Milpitas Municipal Code (MMC) Section XI-10-13.08, Accessory Dwelling Units. Therefore, the ADU must be approved ministerially and is not subject to any discretionary review.

The first floor, totaling approximately 2,720 sq. ft. will include the following: laundry room, mechanical room, four bedrooms, four bathrooms, storage areas, and an attached three-car garage with bike storage and electric vehicle charging capabilities. One additional onsite uncovered parking stall will be located on the primary driveway. A proposed secondary “Hollywood” driveway along the front portion of the lot will provide two additional onsite uncovered parking stalls. In total, six onsite parking stalls are proposed.

The second floor will contain the attached ADU, kitchen, living room, dining room, two offices, one half-bathroom, and a hallway connecting to an attached circular structure to be used as a library with a mezzanine level. The second floor will also connect to a rear deck and stairs providing access to the backyard. An interior staircase and elevator will provide access between both floors. Other proposed accessory structures include a deck and in-ground pool in the rear yard, and an open patio in front of the residence. A permeable pathway will be provided connecting these outdoor areas.

Fence Height and Material Exception Request per MMC XI-10-54.10(D)(4)(a)

Per MMC XI-10-54.10(D), fences and walls within the Hillside District that do not require additional City review must meet all of the following requirements:

- Height: Limited to 54-inches (4.5-feet)
- Design: Must be an openwork design, comprised of materials which results in a minimum of 75% visual transparency within every square foot area, posts excluded. Chain link fences and cyclone type fences are not considered an approved material in the area
- Materials: All fence post and supporting framework material to be wood

However, applicants can obtain an exception to the aforementioned requirements as outlined per MMC XI-10-54.10(D)(4)(a), which allows the Planning Commission to approve fences beyond the 4.5-foot height limit at the side and rear yards, or fences of a different material or design with a Site Development Permit in the Hillside District.

As part of this Site Development Permit (P-SD22-0003) application, the applicant is requesting that the Planning Commission consider a fence exception for the Project regarding the proposed height and materials. The proposed design of the fence includes deer fencing up to a maximum of 5.5-feet in height at the side and rear yards, with materials including wooden posts with steel hogwire paneling material, which will be a minimum of 75% transparency within every square foot area, posts excluded. The height exception request includes fencing up to a maximum of 5.5-feet instead of 4.5-feet in height at the side and rear yards, and the materials exception includes using a metal panel material instead of wood. All other Hillside District fencing requirements are met.

The applicant is requesting the exceptions for the fence height requirements per MMC XI-10-54.10(D)(4)(a) for additional privacy screening and protection from wildlife, and to the materials as the use of steel hogwire is a stronger and more durable material compared to wood. See Sheet L0.22 of Attachment B for fence details.

Location and Context

The Project site is in the eastern portion of the hillside area of the City on an undeveloped 1.3-acre parcel along Vista Ridge Drive and Vista Spring Court. The subject property and all neighboring properties are zoned Single-Family Residential-Hillside. Unincorporated Santa Clara County properties are located further from the Project site to the north and east. The following table provides a summary of the Zoning and Land Uses surrounding the site:

Table 1:
Surrounding Zoning and Land Uses

	General Plan	Zoning	Existing Use
Subject Site	Hillside Low Density (HLD)	Single-Family Residential-Hillside (R1-H)	Vacant
North	Hillside Low Density (HLD)	Single-Family Residential-Hillside (R1-H)	Single-family home
South	Hillside Low Density (HLD)	Single-Family Residential-Hillside (R1-H)	Single-family home (under construction)
East	Hillside Low Density (HLD)	Single-Family Residential-Hillside (R1-H)	Single-family home
West	Hillside Low Density (HLD)	Single-Family Residential-Hillside (R1-H)	Single-family home

Site & Architectural Design

The Project design was influenced by incorporating modern sustainability concepts with the goal of being a “Net Zero” energy home, the property owners’ interest in astrology, and in consideration of the existing natural slope constraints of the lot, described further under the Grading and Landscaping subsection below. The unique architectural design adds to the neighborhood’s diversity of housing stock and received preliminary approval by the Spring Valley Heights Architectural Review Committee in December 2022.

The new residence will be located on an odd-shaped, downsloping lot and incorporates a crescent-shaped design with two floors and outdoor amenities including an in-ground pool that are terraced down into the hillside towards the middle portion of the lot. The terraced design provides the illusion of a one-story house along Vista Ridge Drive. The layout of the residence, together with the natural sloped topography of the lot, maximizes privacy for the homeowners and minimizes views into adjacent properties.

Energy efficient and passive design techniques incorporated into the architecture of the new residence include but are not limited to the following:

- Solar roof panels (photovoltaic system) with battery storage capable of supporting the home’s electricity needs independently. Hot water will also be supplied with a supplemental solar hot water system
- Large windows with high efficiency insulated safety glass
- Hydronically heated floors

- EV car chargers in garage
- All-electric with no propane or natural gas appliances
- Locally sourced building materials

The home incorporates a mixture of high-quality metal or wood and earth tone materials. Articulating the architectural forms and blending with various finishes creates an attractive, modern exterior facade. Large windows are provided throughout the residence to frame views and provide opportunities for extensive natural lighting.

The overall color scheme of the residence will have shades of beige and gray. The exterior materials include cladding with a beige brick veneer rain screen system, gray cedar wood siding accents, and “Gunmetal” gray trim and gray aluminum windows with high-efficiency insulated safety glass. The roof material will also match the gray window color with standing seam metal materials. The majority of these materials will be locally sourced and be sustainable through the use of FSC-Certified wood, recycled denim insulation throughout, recycled aggregate and fly ash in the building foundation. Additionally, the beige brick veneer is a ‘ventilated’ cladding that allows the building to stay dry and receive air flow. The new residence will also be clad with 1-hour fire resistant Densglass, sheathing under the non-combustible brick veneer and metal roofing to provide additional fire resistance to wildfires. All exterior materials and finishes work together as a palette of earth tone colors creating harmony with the surroundings. The colors and materials proposed are complementary to the character of the rural, neighboring residences. A visual rendering with all materials and colors is demonstrated in the Colors/Materials Sheets A9.03, 9.03a, and A9.03b in Attachment B (Project Plans).

Grading and Landscaping

The existing lot has an average slope of 21 percent. Due to the steep slopes and vehicular access requirements, the applicant has requested that the site be graded in order to make the site feasible for residential development. In order to limit the amount of grading, the applicant designed the two-story residence to have two terraced floors stepping down into the existing downhill topography. The Project is anticipated to result in approximately 805 cubic yards of excavation, the majority of which (530 cubic yards) will occur outside the building footprint for the driveway, in-ground pool, and septic system. Approximately 310 cubic yards of fill will be reused for the area outside the building footprint, and 495 cubic yards will be exported offsite. Attachment B (Project Plans) demonstrates the preliminary grading plan on Sheet C-2.0 and is consistent with the grading requirements within the Hillside Ordinance.

A hammerhead driveway approximately 68-feet long and over 27-feet wide will be built following the existing downhill sloped terrain leading to the attached three-car garage. The applicant worked closely with the Milpitas Fire Department to find alternatives for adequate firetruck access for the new residence, as the slope of the primary driveway would be too steep for firetrucks. Through collaborative meetings with City staff, the applicant was able to identify four alternative locations the firetrucks could park around the perimeter of the odd-shaped lot as it is surrounded on three sides by Vista Ridge Drive and Vista Spring Court to use as staging areas, and will incorporate fire access gates and permeable pathways to the new residence. The Fire Department reviewed the proposed fire access site plan on Sheet A1.00a of the Project plans (Attachment B) and provided

preliminary approval with conditions of approval, which have been incorporated into the proposed Project's resolution (Attachment A).

The existing lot does not contain any trees and is covered only with low lying grass and a few shrubs. The Project will incorporate landscaping improvements throughout the site with a contemporary California aesthetic, utilizing drought tolerant and low-water use plants from the Hillside Landscaping Ordinance and a California native erosion control seed mix to further stabilize the hillside lot, in conformance with the grading/landscaping requirements within the Hillside Ordinance. The proposed landscaping plans included as the L sheets of the Project plans (Attachment B) will introduce 39 new trees, 26 cacti, 213 shrubs, and a mix of perennials and native grasses. The proposed landscaping improvements and deer fencing up to 5.5-feet in height will also provide additional privacy screening for the new residence.

PROJECT ANALYSIS

General Plan and Zoning Conformance

Milpitas General Plan 2040

The General Plan land use designation of the Project site is Hillside Low Density (HLD). Topography within this designation is characterized by gentle to steep slopes, grassy terrain with some chaparral trees, wildlife, and geologically unstable areas. The HLD designation was created to ensure safe, appropriate development that preserves the natural hillside ambiance. All development in the hillside area is low-density, in scale with other single-family residences, and rural in nature. As designed, the Project is in conformance with the policies and standards in the City's General Plan, as demonstrated in the following table:

Table 2:
General Plan Consistency

Policy	Conformance
<i>CD 7-1 Maintain the visual character of hillsides, recognizing both the importance of the exposure of hillside development from off-site public views and the importance of providing panoramic public views from and of hillsides.</i>	Consistent. The proposed Project will not impact the visual character of the hillside from the valley floor or other viewpoints as the Project site is located over a half mile east of the crestline and the new residence will be shielded by an existing hill when viewed from the valley floor. Project plan sheets A1.01, A1.02, and A1.03 illustrate how the proposed residence will not obstruct panoramic public views from and of the hillsides.
<i>CD 7-2 Minimize the alteration of existing landforms and maintain the natural topographic characteristics of the hillside areas, allowing only minimal disruption.</i>	Consistent. When designing the new residence, the applicant considered the challenges of the existing site constraints of the lot with the City's Hillside regulations in order to minimize significant grading to the lot. The new residence and accessory structures are designed to terrace down the existing slope of the lot, rather than creating a new mass graded flat pad site. As

Policy	Conformance
	viewed from Vista Ridge Drive and demonstrated with renderings on Project plan sheet A3.01 (Attachment B), the new residence will visually appear as one story, with the second floor serving primary front entry for the main residence and attached ADU. This proposed design considering the steep downhill nature of the existing topography will limit the excavation to 805 cubic yards and fill to 310 cubic yards, with 495 cubic yards to be exported offsite. A majority of the total excavation (503 cubic yards) will be for areas outside of the building footprint, including the primary driveway, in-ground pool, and construction of the septic system. As such, the proposed Project is consistent with Policy CD 7-2, as the new two-story residence and accessory structures are designed to step-down and flow with the existing downsloping topography of the lot, and does not require mass alteration of the existing landform.
CD 7-3 <i>Protect the natural character of hillside areas by means of contour grading to blend graded slopes and terraces with the natural topography.</i>	Consistent. The proposed new residence is designed to protect the natural character of the steep sloped lot by having two terraced floors to blend with the natural topography. All new contours will be designed to blend with the natural existing site contours as demonstrated in the civil drawings in the plan set. Grading of the driveway follows the natural contours of the existing lot.
CD 7-4 <i>Avoid mass graded pads within hillside areas. Smaller steps or grade changes should be used over single, large, slope banks to the greatest extent feasible.</i>	Consistent. The subject lot contains steep slopes and the Project does not propose mass graded flat pads to accommodate the new residence. The applicant chose to design the new two-story residence with both floors stepping down the existing natural topography of the lot. Grading has been substantially minimized in the Project as a result, in that the siting follows the site's natural contours to preserve the natural terrain quality.
CD 7-5 <i>Ensure that any change in hillside land use is accompanied by appropriate safety measures and that the environmental constraints are adequately addressed especially with respect to runoff and erosion.</i>	Consistent. No changes are proposed to the existing land use and zoning designation for the subject site to be used as a single-family residence. Prior to construction of the residence, all proposed Project construction and operational details will be reviewed thoroughly by applicable Departments during the building permit review process. The building permit application will be

Policy	Conformance
	reviewed with the latest adopted State and local building and development codes, which will include standard requirements such as Construction Best Management Practices (BMPs) and an erosion and sediment control plan to control runoff onto adjacent properties.
CD 7-6 <i>Require hillside development to incorporate architecture, scale, massing, building form, building color, roof materials, and landscaping to reflect the natural hillside setting.</i>	Consistent. The proposed Project’s building design and earth tone materials and colors will blend into the rural environment and includes a terraced design into the hillside by appearing as a one-story residence when viewed from Vista Ridge Drive, thereby reducing the massing and scale of the new two-story residence. The exterior facade will include materials such as gray cedar wood siding, beige brick veneer gladding, gray aluminum windows with gray trim, with a matching gray metal standing seam roof. As demonstrated by Colors/Materials Sheets A9.03, 9.03a, and A9.03b in Attachment B (Project Plans), the 3D renderings show the new residence with its earth-toned proposed colors and materials that brings together the natural hillside topography of the lot. Additionally, the proposed landscaping materials are consistent with the Hillside Landscaping Ordinance.

Development Standards

The site is in the R1-H Single-Family Residential-Hillside Combining District. The “H” Zoning District promotes and encourages the orderly development of the hillside area of the City by the application of regulations and requirements established to meet the particular constraints associated with development of hillside areas, including, but not limited to, geologic problems, slope, safe access and visibility.

Per Milpitas Municipal Code Section XI-10-45.17-3, the subject parcel is less than 3.0-acres, which allows for the smallest maximum size for the main residence and the least amount of impervious surface coverage compared to parcels over this acre threshold. The Project applicant chose to conform to development standards within its maximum limitations. Table 3 demonstrates the Project’s consistency with the applicable development standards of the R1-H zone.

Table 3:
Summary of Development Standards

Standards	Hillside Requirements	Proposed	Complies
Front Yard Setback	25 ft. minimum when avg. slope is <16%. Otherwise, 40 ft. minimum	44 ft. 5 in. (Avg. slope of lot is 21%)	Yes
Side Yard Setback	40 ft. minimum	> 40 ft. ²	Yes
Rear Yard Setback	40 ft. minimum	98 ft. 8 in.	Yes
Size of Main Residence	6,000 sq. ft. maximum (lots < 3 acres)	5,838 sq. ft.	Yes
Impervious Surfaces	8,000 sq. ft. maximum (lots < 3 acres)	7,596 sq. ft.	Yes
Building Height (maximum)	27 ft. east of crestline	26 ft. 4 in.	Yes
Parking	Main Residence - Three spaces required	Six spaces (three inside garage & three outside)	Yes
Fence Height and Materials	Height: 54 inches (4.5 ft.) Material: Wood (all fence post and supporting framework)	Height: 4.5-ft along front, and up to 5.5-ft. at side/rear yards Material: Wood posts with metal supporting framework	Yes, with Planning Commission approval of a fence exception per MMC XI-10-54.10(D)(4)(a)
Grading	Grading plans greater than 500 cubic yards (cy), but less than 1,500 cy requires Planning Commission approval	Cut: 805 cy Fill: 310 cy Export: 495 cy	Yes, with Planning Commission approval per MMC XI-10-45.18(b)

Due to the subject property's location, the Project is required to comply with the development standards in the City's Hillside Combining District. Per MMC Section XI-10-45.09-7, the Planning Commission and City Council shall consider the following guidelines in its review. Staff recommends that the proposed design is consistent with the Hillside Architectural Guidelines as shown in Table 4 below.

² Because of the odd-shaped nature of the lot with a curvilinear lot line on three sides as showing in Maps 1 and 2, there is not a traditional side yard for the Project as designed. Nevertheless, all proposed structures are more than 40 feet from any lot line, which meets the minimum 40 foot setback requirement of the Hillside Ordinance on lots with an average slope greater than 16% as shown on Sheet 1.00, Site Plan of the project plans (Attachment B).

Table 4:
Site and Architectural Guidelines – City of Milpitas – Hillside

Site and Architectural Guidelines <i>Section XI-10-45.09-7</i>	Consistency Finding
<i>(a) Avoid unreasonable interference with Views and Privacy. The height, elevations and placement on the site of the proposed main or accessory structure, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy.</i>	Consistent. Due to the proposed location and minimal scale of the home in consideration to its maximum allowable size outlined in Table 3, the development will not substantially interfere with views and privacy to adjacent lots. In addition, the proposal exceeds all setback requirements, is within its 27-foot, two-story height limit at 26-feet and 4-inches, and substantially setback from adjacent residences to the south, east, and west, which minimizes interference with views and privacy. Project plan sheets A1.03a and A1.04 shows the proximity of the subject lot in relationship to adjacent lots and residential structures. Additionally, the subject property is located on a corner lot and adjacent residences are also setback from the street and have privacy landscaping surrounding the lots. New proposed landscaping and deer fencing up to 5.5-feet in height for the Project if the Planning Commission approves the fence height exception per MMC XI-10-54.10(D)(4)(a) will also provide additional privacy screening.
<i>(b) Preserve Natural Landscape. The natural landscape will be preserved insofar as practicable by designing structures to follow the natural contours of the site and minimizing tree and soil removal.</i>	Consistent. The Project site is currently vacant and undeveloped with no trees. As currently proposed, the design of the house is designed to follow the natural downsloping contour of the lot and proposes the new two-story residence with both floors and supporting structures to step down into the hillside. As a result, the approximate amount of excavation is minimized to 805 cubic yards, 530 cubic yards of which will occur outside of the building footprint area for the driveway, in-ground pool, and septic system. Approximately 310 cubic yards of this excavated soil will be repurposed for the areas outside the building footprint only, and the remainder of the soil will be exported.
<i>(c) Minimize Perception of Excessive Bulk. The design of the proposed main and /or accessory structure(s) in relation to the</i>	Consistent. The proposed design includes varying rooflines, a clear delineation of different colors and materials, and punctuation of certain

Site and Architectural Guidelines <i>Section XI-10-45.09-7</i>	Consistency Finding
<i>immediate neighborhood should minimize the perception of excessive bulk.</i>	front, rear, and side facing elevations with the terraced floor levels to remove the perception of bulk within the two-story residence. This stepped down design of the floors into the hillside will provide the illusion that the new residence is one-story as viewed from Vista Ridge Drive, further reducing the perception of excessive bulk.
<i>(d) Impairment of Light and Air. The proposed main or accessory structure(s) shall not unreasonably impair the light and air of adjacent properties nor unreasonably impair the ability of adjacent properties to utilize solar energy.</i>	Consistent. The proposed home will not exceed the maximum height limit for homes east of the crestline, has two floor levels that will step down into the downsloping lot, and exceeds all minimum setbacks as required by the Hillside development standards. The proposed home has a combination of flat and minimally pitched roof systems that will include solar panels. With regards to adjacent properties, the lots to the east, north, and west are all on lower elevations than the subject lot, and the residence to the south is on a higher elevation as demonstrated on Project plan sheets A1.03a and A1.04. All neighboring residences are also setback substantially from the proposed new residence. As such, the proposed Project will not cause an impairment to the adjacent properties access to light and air.
<i>(e) Grading. All grading shall be kept to an absolute minimum and shall comply with the grading ordinance criteria.</i>	Consistent. As designed, the proposed location of the new residence will have both floors and associated accessory structures step down into the downsloping lot around the middle portion of the lot, which minimized grade and complies with the Hillside grading criteria. This design minimized grading to 805 cubic yards, the majority of which will be needed for the primary driveway, in-ground pool, and development of the septic system.

Crestline Zone of Protection

Per MMC Section XI-10-45.06, the purpose of the Crestline Zone of Protection is to preserve the crestline's natural quality and the slopes immediately below when viewed from the valley floor. To demonstrate compliance, the applicant took pictures from the three nearest vantage viewpoints established by the City from the crestline. As demonstrated in Sheets A1.01, A1.02, and A1.03 of Attachment B (Project Plans), the Project site will not be visible from the valley floor, and is

obstructed from views by an existing hill, and is therefore, compliant with the Crestline Zone of Protection.

FINDINGS FOR APPROVAL (OR DENIAL)

A finding is a statement of fact relating to the information that the Planning Commission must consider in making a decision. Findings shall identify the rationale behind the decision to take a certain action. Based on substantial evidence in the public record, Staff has found that the proposed Project is consistent with the General Plan, Zoning Ordinance, and all required findings.

Site Development Permit Findings (Section XI-10-57-03-1(F))

- 1. The layout of the site and design of the proposed buildings, structures and landscaping are compatible and aesthetically harmonious with adjacent and surrounding development.*

As described within the staff report, the development's architectural design and site planning is aesthetically compatible with the neighboring properties, and the on-site grading plan minimizes changes to the natural topography. The proposed single-family residence incorporates earth tone colors and materials that complement both the site and existing neighborhood. Furthermore, the design of the proposed Project will complement adjacent and surrounding development as the new two-story residence features a terraced design into the existing topography of the downsloping lot, appearing as a one-story residence from Vista Ridge Drive and will be built within its size limitations per the Hillside Zoning Ordinance.

- 2. The Project is consistent with the Milpitas Zoning Ordinance in that:*

As described within the staff report and demonstrated within Table 3 of the staff report, the proposed single-family residence is consistent with the development standards of the Milpitas Zoning Ordinance for the R1-H Single-Family Residential-Hillside Zoning District for setbacks, height requirements, and landscaping. The Project will be consistent with fencing and grading requirements with Planning Commission approval of the fence exceptions per MMC XI-10-54.10(D)(4)(a) and the grading plan per MMC XI-10-45.18(b).

- 3. The Project is consistent with the Milpitas General Plan in that:*

As demonstrated within Table 2 of the staff report, the Project is consistent with the existing Hillside General Plan policies of the City of Milpitas. The proposed residence is designed to fit in with the existing natural topographic features of the property with minimized grading utilizing a terraced design and will have little to no visual impact as viewed from the valley floor as the subject residence will be shielded by an existing hill and is located on a farther eastern edge of the City. No significant grading is required. The scale, mass, building form, and overall design of the new Hillside residence will be similar to other single-family residences in the Hillside and will have earth toned colors and features.

ENVIRONMENTAL REVIEW

The proposed Project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15303(a) (New

Construction or Conversion of Small Structures) and Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning).

PUBLIC COMMENT/OUTREACH

Staff provided public notice for the application per City and State public notice requirements. At the time of writing this report, there have been no inquiries from the public. A notice was published in the Milpitas Post on October 27, 2023. In addition, 24 notices were sent to owners and occupants within 300 feet of the project site. A public notice was also provided on the project site, on the City's Website, www.milpitas.gov, and posted at City Hall.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission:

1. Open the Public Hearing to receive comments;
2. Close the Public Hearing; and
3. Adopt Resolution 23-019, approving and recommending that the City Council approve Site Development Permit No. SD23-0003, to allow development of a single-family residence in the R1-H Single-family Residential Hillside Zoning District, subject to the findings and attached Conditions of Approval.

ATTACHMENTS

- A: Resolution 23-019
- B: Project Plans

RESOLUTION NO. 23-019

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILPITAS APPROVING AND RECOMMENDING APPROVAL OF SITE DEVELOPMENT PERMIT NO. SD23-0003 TO THE MILPITAS CITY COUNCIL TO DEVELOP A NEW HILLSIDE HOME ON A VACANT 1.3-ACRE SITE LOCATED AT 490 VISTA RIDGE DRIVE (APN: 042-30-022)

WHEREAS, on February 14, 2023, an application was submitted by Todd Aranaz of Fougeron Architecture (“Applicant” or “Permittee”), for a Site Development Permit (SD23-0003) entitlement to allow development of a 5,838-square foot, single-family residence up to 26 feet, four inches (two stories) in height, with a 1,552-square foot attached garage, 1,138-square foot attached accessory dwelling unit (ADU), in-ground pool, deer fencing up to 5.5-feet in height, landscaping, and associated site improvements on a vacant 1.3-acre site at 490 Vista Ridge (APN: 042-30-022) (the “Project”). The Project site is zoned Single Family Residential - Hillside; and

WHEREAS, the Planning Division completed an environmental assessment for the Project in accordance with the California Environmental Quality Act (CEQA), which assessment determined that the Project is exempt from CEQA review pursuant to Section 15303 (New Construction and Conversion of Small Structures) of the CEQA Guidelines and, as a separate and independent basis, pursuant to Section 15183 of the CEQA Guidelines; and

WHEREAS, on November 8, 2023, a duly noticed public hearing was held by the City of Milpitas Planning Commission on the subject application, at which time all those in attendance were given the opportunity to speak on the Project; and

WHEREAS, the Planning Commission has considered all of the written and oral testimony presented at the public hearing in making its decision; and

NOW THEREFORE, the Planning Commission of the City of Milpitas hereby finds, determines and resolves as follows:

SECTION 1: Recitals

The Planning Commission has considered the full record before it, which may include, but is not limited to such things as the staff report, testimony by staff and the public, and other materials and evidence submitted or provided to it. Furthermore, the recitals set forth above are found to be true and correct and incorporated herein by reference.

SECTION 2: CEQA Finding

The project is exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15303(a) for “New Construction or Conversion of Small Structures including one single-family residence, or a second dwelling unit in a residential zone,” because it can be seen with certainty that there is no possibility that these actions may have a significant effect on the environment. The Project’s proposed new construction of a single-family residence and its accessory structures are within a residentially zoned area on a legal parcel and none of the exceptions, as specified in Section 15300.2 of the CEQA Guidelines that would preclude applicability of this exemption are present. As a separate and independent basis, the Project is exempt from Section 15183 of the CEQA Guidelines as a project consistent with a community plan, general plan or zoning in that it is consistent with the development density established in the Milpitas General Plan and the applicable zoning and there are no project-specific significant effects which are peculiar to this project or its site.

SECTION 3: Site Development Permit Findings (Section XI-10-57.03(F)(1)) - *The Planning Commission makes the following findings based on the evidence in the public record in support of Site Development Permit No. SD23-0003:*

- 1. The layout of the site and design of the proposed buildings, structures and landscaping are compatible and aesthetically harmonious with adjacent and surrounding development.*

As described within the staff report, the development's architectural design and site planning is aesthetically compatible with the neighboring properties, and the on-site grading plan minimizes changes to the natural topography. The proposed single-family residence incorporates earth tone colors and materials that complement both the site and existing neighborhood. Furthermore, the design of the proposed Project will complement adjacent and surrounding development as the new two-story residence features a terraced design into the existing topography of the downsloping lot, appearing as a one-story residence from Vista Ridge Drive and will be built within its size limitations per the Hillside Zoning Ordinance.

2. *The Project is consistent with the Milpitas Zoning Ordinance.*

Table 1 demonstrates the Project's consistency with the applicable development standards of the R1-H Zoning District per Section XI-10-45 - "H" Hillside Combining District of the Milpitas Zoning Ordinance, including setbacks, height requirements, maximum impervious surface coverage, and parking. The Project will be consistent with fencing and grading requirements with Planning Commission approval of the fence exceptions per MMC XI-10-54.10(D)(4)(a) and the grading plan per MMC XI-10-45.18(b).

Table 1:
Summary of Development Standards

Standards	Hillside Requirements	Proposed	Complies
Front Yard Setback	25 ft. minimum when avg. slope is <16%. Otherwise, 40 ft. minimum	44 ft. 5 in. (Avg. slope of lot is 21%)	Yes
Side Yard Setback	40 ft. minimum	> 40 ft. ¹	Yes
Rear Yard Setback	40 ft. minimum	98 ft. 8 in.	Yes
Size of Main Residence	6,000 sq. ft. maximum (lots < 3 acres)	5,838 sq. ft.	Yes
Impervious Surfaces	8,000 sq. ft. maximum (lots < 3 acres)	7,596 sq. ft.	Yes
Building Height (maximum)	27 ft. east of crestline	26 ft. 4 in.	Yes
Parking	Main Residence - Three spaces required	Six spaces (three inside garage & three outside)	Yes
Fence Height and Materials	Height: 54 inches (4.5 ft.) Material: Wood (all fence post and supporting framework)	Height: 4.5-ft along front, and up to 5.5-ft. at side/rear yards Material: Wood posts with metal supporting framework	Yes, with Planning Commission approval of a fence exception per MMC XI-10-54.10(D)(4)(a)
Grading	Grading plans greater than 500 cubic yards (cy), but less than 1,500 cy requires	Cut: 805 cy Fill: 310 cy Export: 495 cy	Yes, with Planning Commission approval per MMC XI-10-45.18(b)

¹ Because of the odd-shaped nature of the lot with a curvilinear lot line on three sides as showing in Maps 1 and 2 of the staff report, there is not a traditional side yard for the Project as designed. Nevertheless, all proposed structures are more than 40 feet from any lot line, which meets the minimum 40 foot setback requirement of the Hillside Ordinance on lots with an average slope greater than 16% as shown on Sheet 1.00, Site Plan of the project plans (Attachment B).

Standards	Hillside Requirements	Proposed	Complies
	Planning Commission approval		

Due to the subject property's location, the Project is also required to comply with the development standards in the City's Hillside Combining District. Per Section XI-10-45.09-7 of the Zoning Ordinance, the Planning Commission and City Council shall consider the following guidelines in their review of proposed new development. Staff has determined the home to be consistent with the Hillside Architectural Guidelines as demonstrated below. See Table 2 for consistency.

Table 2:
Hillside Zoning Ordinance Compliance

Site and Architectural Guidelines <i>Section XI-10-45.09-7</i>	Consistency Finding
<i>(a) Avoid unreasonable interference with Views and Privacy. The height, elevations and placement on the site of the proposed main or accessory structure, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy.</i>	Consistent. Due to the proposed location and minimal scale of the home in consideration to its maximum allowable size outlined in Table 1, the development will not substantially interfere with views and privacy to adjacent lots. In addition, the proposal exceeds all setback requirements, is within its 27-foot, two-story height limit at 26-feet and 4-inches, and substantially setback from adjacent residences to the south, east, and west, which minimizes interference with views and privacy. Project plan sheets A1.03a and A1.04 shows the proximity of the subject lot in relationship to adjacent lots and residential structures. Additionally, the subject property is located on a corner lot and adjacent residences are also setback from the street and have privacy landscaping surrounding the lots. New proposed landscaping and deer fencing up to 5.5-feet in height for the Project if the Planning Commission approves the fence height exception per MMC XI-10-54.10(D)(4)(a) will also provide additional privacy screening.
<i>(b) Preserve Natural Landscape. The natural landscape will be preserved insofar as practicable by designing structures to follow the natural contours of the site and minimizing tree and soil removal.</i>	Consistent. The Project site is currently vacant and undeveloped with no trees. As currently proposed, the design of the house is designed to follow the natural downsloping contour of the lot and proposes the new two-story residence with both floors and supporting structures to step down into the hillside. As a result, the approximate amount of excavation is minimized to 805 cubic yards, 530 cubic yards of which will occur outside of the building footprint area for the driveway, in-ground pool, and septic system. Approximately 310 cubic yards of this excavated soil will be repurposed for the areas outside the building footprint only, and the remainder of the soil will be exported.
<i>(c) Minimize Perception of Excessive Bulk. The design of the proposed main and /or accessory structure(s) in relation to the immediate neighborhood should minimize the perception of excessive bulk.</i>	Consistent. The proposed design includes varying rooflines, a clear delineation of different colors and materials, and punctuation of certain front, rear, and side facing elevations with the terraced floor levels to remove the perception of bulk within the two-story

Site and Architectural Guidelines <i>Section XI-10-45.09-7</i>	Consistency Finding
	residence. This stepped down design of the floors into the hillside will provide the illusion that the new residence is one-story as viewed from Vista Ridge Drive, further reducing the perception of excessive bulk.
<i>(d) Impairment of Light and Air. The proposed main or accessory structure(s) shall not unreasonably impair the light and air of adjacent properties nor unreasonably impair the ability of adjacent properties to utilize solar energy.</i>	Consistent. The proposed home will not exceed the maximum height limit for homes east of the crestline, has two floor levels that will step down into the downsloping lot, and exceeds all minimum setbacks as required by the Hillside development standards. The proposed home has a combination of flat and minimally pitched roof systems that will include solar panels. With regards to adjacent properties, the lots to the east, north, and west are all on lower elevations than the subject lot, and the residence to the south is on a higher elevation as demonstrated on Project plan sheets A1.03a and A1.04. All neighboring residences are also setback substantially from the proposed new residence. As such, the proposed Project will not cause an impairment to the adjacent properties access to light and air.
<i>(e) Grading. All grading shall be kept to an absolute minimum and shall comply with the grading ordinance criteria.</i>	Consistent. As designed, the proposed location of the new residence will have both floors and associated accessory structures step down into the downsloping lot around the middle portion of the lot, which minimized grade and complies with the Hillside grading criteria. This design minimized grading to 805 cubic yards, the majority of which will be needed for the primary driveway, in-ground pool, and development of the septic system.

3. *The Project is consistent with the Milpitas General Plan.*

As demonstrated in Table 3 below, the Project is consistent with the existing General Plan policies of the Milpitas 2040 General Plan:

Table 3:
General Plan Consistency

Policy	Conformance
<i>CD 7-1 Maintain the visual character of hillsides, recognizing both the importance of the exposure of hillside development from off-site public views and the importance of providing panoramic public views from and of hillsides.</i>	Consistent. The proposed Project will not impact the visual character of the hillside from the valley floor or other viewpoints as the Project site is located over a half mile east of the crestline and the new residence will be shielded by an existing hill when viewed from the valley floor. Project plan sheets A1.01, A1.02, and A1.03 illustrate how the proposed residence will not obstruct panoramic public views from and of the hillsides.
<i>CD 7-2 Minimize the alteration of existing landforms and maintain the natural topographic characteristics of the hillside areas, allowing only minimal disruption.</i>	Consistent. When designing the new residence, the applicant considered the challenges of the existing site constraints of the lot with the City's Hillside regulations in order to minimize significant grading to the lot. The new residence and accessory structures are designed to terrace down the existing slope of the lot, rather than creating a new mass graded flat pad site. As viewed from Vista Ridge Drive and demonstrated with renderings on Project plan sheet A3.01 (Attachment B), the new residence will visually appear as one story, with the second floor serving primary front entry for the main residence and attached ADU. This proposed design considering the steep downhill nature of the existing topography will limit the excavation to 805 cubic yards and fill to 310 cubic yards, with 495 cubic yards to be exported offsite. A majority of the total excavation (503 cubic yards) will be for areas outside of the building footprint, including the primary driveway, in-ground pool, and construction of the septic system. As such, the proposed Project is consistent with Policy CD 7-2, as the new two-story residence and accessory structures are designed to step-down and flow with the existing downsloping topography of the lot, and does not require mass alteration of the existing landform.
<i>CD 7-3 Protect the natural character of hillside areas by means of contour grading to blend graded slopes and terraces with the natural topography.</i>	Consistent. The proposed new residence is designed to protect the natural character of the steep sloped lot by having two terraced floors to blend with the natural topography. All new contours will be designed to blend with the natural existing site contours as demonstrated in the civil drawings in the plan set. Grading of the driveway follows the natural contours of the existing lot.

CD 7-4 <i>Avoid mass graded pads within hillside areas. Smaller steps or grade changes should be used over single, large, slope banks to the greatest extent feasible.</i>	Consistent. The subject lot contains steep slopes and the Project does not propose mass graded flat pads to accommodate the new residence. The applicant chose to design the new two-story residence with both floors stepping down the existing natural topography of the lot. Grading has been substantially minimized in the Project as a result, in that the siting follows the site's natural contours to preserve the natural terrain quality.
CD 7-5 <i>Ensure that any change in hillside land use is accompanied by appropriate safety measures and that the environmental constraints are adequately addressed especially with respect to runoff and erosion.</i>	Consistent. No changes are proposed to the existing land use and zoning designation for the subject site to be used as a single-family residence. Prior to construction of the residence, all proposed Project construction and operational details will be reviewed thoroughly by applicable Departments during the building permit review process. The building permit application will be reviewed with the latest adopted State and local building and development codes, which will include standard requirements such as Construction Best Management Practices (BMPs) and an erosion and sediment control plan to control runoff onto adjacent properties.
CD 7-6 <i>Require hillside development to incorporate architecture, scale, massing, building form, building color, roof materials, and landscaping to reflect the natural hillside setting.</i>	Consistent. The proposed Project's building design and earth tone materials and colors will blend into the rural environment and includes a terraced design into the hillside by appearing as a one-story residence when viewed from Vista Ridge Drive, thereby reducing the massing and scale of the new two-story residence. The exterior facade will include materials such as gray cedar wood siding, beige brick veneer gladding, gray aluminum windows with gray trim, with a matching gray metal standing seam roof. As demonstrated by Colors/Materials Sheets A9.03, 9.03a, and A9.03b in Attachment B (Project Plans), the 3D renderings show the new residence with its earth-toned proposed colors and materials that brings together the natural hillside topography of the lot. Additionally, the proposed landscaping materials are consistent with the Hillside Landscaping Ordinance.

As described above, the Project is compatible and consistent with the surrounding uses and has been found to conform to the intent of the Milpitas 2040 General Plan designation. The proposed home is designed to fit in with the natural topographic features of the property and reduces the visual impact as viewed from the valley floor.

SECTION 4: The Planning Commission of the City of Milpitas hereby approves and recommends the City Council approve Site Development Permit No. SD23-0003 to allow the construction of a single-family residence in the R1-H Single-Family Residential-Hillside Zoning District at 490 Vista Ridge Drive, based on the above findings and subject to the Conditions of Approval in the proposed Site Development Permit No. P-SD23-0003 attached hereto as **Exhibit 1** and incorporated herein.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Milpitas on November 8, 2023.

Chair

TO WIT:

I HEREBY CERTIFY that the following resolution was duly adopted at a regular meeting of the Planning Commission of the City of Milpitas on November 8, 2023, and carried by the following roll call vote:

COMMISSIONER	AYES	NOES	ABSENT	ABSTAIN
Mercedes Albana				
Dipak Awasthi				
Bill Chuan				
Larry Ciardella				
Alexander Galang				
Sonia Medina-Ashby				
Parveen Gupta				

**SITE DEVELOPMENT PERMIT NO. P-SD23-0003
490 VISTA RIDGE DRIVE (APN 042-30-022)**

The City of Milpitas Planning Commission and City Council approve Site Development Permit No. SD23-0003 in accordance with Section XI-10-45.09 and XI-10-57.03 of the Milpitas Municipal Code, subject to and conditioned upon all applicable State and local laws and regulations and the Conditions of Approval outlined below. This Site Development Permit entitlement is to allow the issuance of building permits for the proposed development of a 5,838-square foot, single-story residence, up to two stories in height, with a 1,552-square foot attached garage ("Project") on a vacant 1.3-acre hillside lot located within the R1-H Single-family Residential Hillside Zoning District at 490 Vista Ridge Dr (APN: 042-30-022), subject to all necessary reviews, approvals, studies, and inspections for the issuance of such building permits.

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:

General Conditions

1. General Compliance. The applicant, including all successors in interest (collectively "Permittee") shall comply with each and every condition set forth in this Permit. Site Development Permit No. SD23-0003 ("Permit") shall have no force or effect and no building permit shall be issued unless and until all things required by the below-enumerated precedent conditions have been performed or caused to be performed and this Resolution has been recorded by the Permittee with the Santa Clara County's Recorder Office and a copy shall be provided to the Planning Department. **(P)**
2. Modifications to Project. Any deviation from the approved site plan, floor plans, or other approved submittal shall require that, prior to the issuance of building permits, the Permittee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or designee. If the Planning Director or designee determines that the deviation is significant, the Permittee shall be required to apply for review and obtain approval of the Planning Commission, in accordance with the Zoning Ordinance. **(P)**
3. Effective Date. Unless there is a timely appeal filed in accordance with the Milpitas Zoning Code, the date of approval of this Permit is the date on which the decision-making body approved this Permit. **(P)**
4. Acceptance of Permit. Should Permittee fail to file a timely appeal within twelve (12) calendar days of the date of approval of this Permit, inaction by Permittee shall be deemed to constitute each of the following:
 - a. Acceptance of this Permit by Permittee; and
 - b. Agreement by the Permittee to be bound by, comply with, and to do all things required of or by Permittee pursuant to all of the terms, obligations, and conditions of this Permit.
5. Permit Expiration. Pursuant to Section XI-10-64.06 of the Milpitas Zoning Code, this Permit shall become null and void if the activity permitted by this Permit is not commenced within two (2) years from the date of approval, or for a project submitted with a tentative map, within the time limits of the approved tentative map. Pursuant to Section XI-10-64.06(B) of the Milpitas Zoning Code, an activity permitted by this Permit shall be deemed to have commenced when the Project:
 - a. Completes a foundation associated with the Project; or
 - b. Dedicates any land or easement as required from the zoning action; or
 - c. Complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner.

This permit shall become null and void if the work is added to, modified, or otherwise deviated from in any significant way from the approved site plan, building plan, floor plans, or other approved submittals as determined by the Planning Director or designee.

6. Time Extension. Pursuant to Section XI-10-64.07 of the Milpitas Zoning Code, unless otherwise provided by State law, Permittee shall have the right to request a one-time extension of the Permit if the request is made in writing to the Planning Division prior to the expiration date of the approval. **(P)**
7. Project Job Account. If Permittee's project job account is at any time delinquent or below the required deposit amount, City will not continue to review or process the application until Permittee's private job account is paid in full and the required deposit has been made. Additionally, prior to the issuance of any building permit or occupancy permit, as applicable, Permittee shall pay in full the project account balance and establish a remaining balance of at least twenty-five percent (25%) of the required initial deposit. **(ALL)**
8. Notice. Pursuant to California Government Code Section 66020, any protest filed in court relating to the imposition of fees, dedication, reservations, or other exactions to be imposed on the development project shall be filed within ninety (90) days after the date of the adoption of this Resolution. This provision serves as notice from the local agency to the Permittee that the ninety (90) day period in which the applicant may file a protest has begun under California Government Code Section 66020(d)(1). **(P)**
9. Cost and Approval. Permittee shall fully complete and satisfy each and every condition set forth in this Resolution and any other condition applicable to the Project to the sole satisfaction of the City. Additionally, Permittee shall be solely responsible and liable for the cost to satisfy each and every condition. Permittee shall pay all required fees and charges to City at the rate in effect at time of building permit issuance, or, the rate in effect when the fees and charges are due and paid in full to City. There is no vesting of any fees or charges with the adoption of this Resolution. **(P)**
10. Conditions. Each and every condition set forth in this Exhibit shall apply to the Project and continue to apply to the Project so long as the Permittee is operating the Project under the permits and approvals in this Resolution. **(P)**
11. Compliance with Laws. The construction, use, and all related activity authorized under this Permit shall comply with all applicable local, state, and federal laws, rules, regulations, guidelines, requirements, and policies. **(CA/P)**
12. Previous Approvals. Permittee shall abide by and continue to comply with all previous City approvals, permits, or requirements relating to the subject property, unless explicitly superseded or revised by this Permit. **(ALL)**
13. Indemnification. To the fullest extent permitted by law, Permittee shall indemnify, defend with counsel of the City's choosing, and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to (i) City's approval of the Project, including but not limited to, the approval of the discretionary permits, maps under the Subdivision Map Act, and/or the City's related determinations or actions under the California Environmental Quality Act, and (ii) Permittee's construction, operation, use, or related activity under this Permit. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. Permittee shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. Permittee shall pay to the City upon demand or, as applicable, to counsel of City's choosing, any amount owed pursuant to the indemnification requirements prescribed in this condition. **(CA)**
14. Revocation, Suspension, Modification. This Permit may be suspended, revoked, or modified in accordance with Section XI-10-63.06 of the Milpitas Zoning Code. **(P)**
15. Severability. If any term, provision, or condition of this Permit is held to be illegal or unenforceable by the Court, such term, provision, or condition shall be severed and shall be inoperative, and the remainder of this Permit shall remain operative, binding, and fully enforceable. **(ALL)**
16. Conditions of Approval. As part of the issuance of building permits, the Permittee shall include within the first four pages of the working drawings for a plan check, a list of all conditions of approval imposed by the final approval of the project. **(P)**
17. Development in Conformance with Approved Plans: Permittee shall develop the approved Project in conformance with the plans dated September 28, 2023 and approved by the City Council on the date of the signed City Council Resolution, in accordance with these Conditions of Approval. Any deviation from the approved site plan, elevations, materials, colors, landscape plan or other approved submittal shall require that, prior to the issuance of building permits, the

Permittee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain approval of the Planning Commission or City Council, as applicable, in accordance with the Milpitas Zoning Code. **(P)**

18. Response to Conditions of Approval. Permittee shall provide a written response to comments upon submittal for building permit application. The responses should clearly indicate how each condition of approval has been addressed in the plans and shall note the appropriate plan sheet. **(P)**
19. Prior to the issuance of a building permit, the owner or designee shall include within the four first pages of the working drawings for a plan check, a list of all conditions of approval imposed by the final approval of the Project. **(P)**
20. Streets shall be designed to generally follow the contours and landform in order to minimize cut and fill. Exposed walls facing roadways and retaining walls shall be no greater than six feet in height. Crib walls facing roadways shall be no greater than 15 feet in height. **(P)**
21. Landscaping coverage and stabilization of graded slopes shall be selected and designed to be compatible with surrounding natural vegetation or to replace removed natural vegetation and should recognize climate, soil, and ecological characteristic of the region. Plant materials that require excessive water after becoming established should be avoided. **(P)**
22. Within six months, or such other period established by the Planning Commission, after the commencement of grading activities, all graded areas not covered by an impervious surface shall be stabilized in such manner as shall be approved by the Planning Director. **(P)**
23. The proposed home is located east of the Crestline and is subject to a maximum height of 2 stories or 27 feet. **(P)**
24. Trees which have a six inch or greater diameter trunk size at a point three feet above grade may not be removed without obtaining prior approval from the City. The location of all such trees shall be shown on all plans submitted for approval. The Planning Commission, upon review of an "S" Zone application approval, shall have the power to authorize removal, relocation or replacement if the Permittee can show that such requirement is unreasonable as applied to the particular property. If the removal is permitted, the replacement of any trees removed pursuant to this section shall be at a five to one (5:1) ratio. **(P)**
25. Where two cut-or-fill slopes intersect, the intersection shall be horizontally rounded and blended. **(P)**
26. Where any cut-or-fill slopes intersect the natural grade, the intersection of each slope shall be vertically and/or horizontally rounded and blended. **(P)**

FIRE DEPARTMENT CONDITIONS

The plans approved by the Planning Department process are not building plans and have not been reviewed nor approved for conformance to the California Building Code (CBC), California Fire Code (CFC) and the Milpitas Municipal Code (MMC). Do not consider this set of plans as final building plans approved by the Fire Department. Building plans must be submitted for review and approval before construction is to commence. The following notes are a general list of the applicable code requirements (2022) and are provided to assist with the building permit process. Please note that these are not all inclusive. All applicable Building, Fire and Municipal Code requirements must be met in advance of any building permit approvals or related construction.

27. Electronic documents. The fire code official may require electronic base documents for all construction documents and operational permits. The fire code official shall designate the software base format for the electronic documents. CFC Section 106.2.1, added by MMC Section V-300-2.28, and CFC Section 106.1.1
28. Automatic Fire Sprinkler Requirements. An automatic sprinkler system shall be provided throughout the new dwellings (main and guest), inclusive of basements and garages. Milpitas Municipal Code Section V-300-2.69, CFC Section 903.2.8

29. Fire Department access. Sheets A-1.0 shows an acceptable Fire Dept. apparatus access. Fire apparatus access roads shall be provided for every building hereafter constructed when any portion of an exterior wall of the first story is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building. Fire apparatus access shall meet the following:
- Fire apparatus access shall extend to within 150 feet of all portions of exterior walls of the building/structure per the California Fire Code Section 503.1.
 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather capabilities. Bearing capacity for the driveway and the entry drive court shall be designed to provide a minimum of 75,000 lbs bearing capacity for the fire apparatus. CFC Section 503.2.3, D102.1
 - The grade (maximum 10%) of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus. CFC Section 503.2.7
 - Electric gates. Where provided, gates shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200. CA Fire Code Section 503.5

Electric gates shall also be provided with a Milpitas Fire Department approved "Knox" electronic switch in addition to the keypad. CA Fire Code Section 506

30. Premises identification. New and existing buildings shall have approved address numbers. Address numbers shall be illuminated and located where they are clearly visible from the street. CFC Section 505
31. Fire Flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or *Appendix B*.
- Fire flow data based on the 8,528 square foot type VB building total area provided, a minimum requirement of 1,250gpm. Table B105.1(1) and B105.1(2) for hydrant. Available fire flow shall be taken into consideration when designing the fire sprinkler system.
32. Water supply requirements. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. CFC Section 507.5.1

Exception:

For Group R-3 and Group U occupancies, equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, the distance requirement shall be not more than 600 feet

33. Sprinkler system supervision and alarms, and monitoring. It is recommended that due to the location of the home (hillside) the automatic fire sprinkler system for this home be a system that has supervision and alarm, and monitoring system in conformance to the CA Fire Code Section 903.4.
34. R Occupancy - Smoke Alarm. Single- and multiple-station smoke alarms. Listed single- and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.11.1 through 907.2.11.7 and NFPA 72.

Exception: For Group R occupancies. A fire alarm system with smoke detectors located in accordance with this section may be installed in lieu of smoke alarms. Upon actuation of the detector, only those notification appliances in the dwelling unit or guest room where the detector is actuated shall activate. [Ref.: CFC 907.2.10]

ENGINEERING DEPARTMENT CONDITIONS

PRIOR TO CONSTRUCTION PLAN SUBMITTALS

*The following conditions shall be met **prior to** any detailed construction plan check submittals (Building or Engineering, except demolition and rough grade plans), unless otherwise approved by the Director of Engineering/City Engineer. City reserves the right to reject any plan check submittal if any of the following conditions are not met. (E)*

35. **Modifications:** The Site Development Plan dated 6/16/2023 is subject to change during the plan check stage based upon City's previous comments and conditions stated herein.
31. **Stormwater Control Plan:** Permittee shall submit City approved final Stormwater Control Plan (SWCP) that complies with the latest Municipal Regional Stormwater NPDES Permit, including Low Impact Development (LID) Section C3.c.i.(2)(b) measures for harvesting and reuse, infiltration, or evapo-transpiration, for City's review and approval by the Engineering Department.
32. **Project Job Account/Fee Deposit:** Permittee shall open a new PJ account as a deposit to cover the costs for Engineering Department's services for review and inspection of the project. The amount shall be determined based on the approved City fee schedule at the time of application submittal.

PRIOR TO FINAL MAP APPROVAL/RECORDATION

*The following conditions shall be addressed during the final map plan check process and shall be met **prior to** any final approval/recordation (except demolition permit and rough grade permit), unless otherwise approved by the Director of Engineering/City Engineer. (E)*

33. **Utility Company Approval:** Permittee shall obtain approval letters from utility companies (PG&E, AT&T, Comcast) for abandonment of existing and dedication of new public service utilities easements.

PRIOR TO OFF-SITE PLAN APPROVAL/ENCROACHMENT PERMIT ISSUANCE

*The following conditions shall be addressed as part of the off-site improvement plan review and shall be met **prior to** encroachment permit issuance, unless otherwise approved by the Director of Engineering/City Engineer. (E)*

34. **Public Improvement Design Standards:** All public improvements shall be designed and constructed in accordance with all applicable public improvement design standards, including but not limited to:
 - a. Milpitas Design Guidelines: (<https://www.milpitas.gov/317/Land-Development-Procedures-Guidelines>);
 - b. Standard details and specifications: (<https://www.milpitas.gov/317/Land-Development-Procedures-Guidelines>);
 - c. Americans with Disabilities Act (ADA) requirements, where applicable.
35. **Domestic Water and Fire Service Calculations:** Permittee shall submit potable water and fire service calculations to confirm adequacy of lateral size, pressure and flow, to be reviewed and approved by the Engineering Department and Fire Department. Hydraulic modeling analysis by the City and paid by the Permittee may be required as needed. Permittee shall be responsible to implement any necessary improvements if there is any identified deficiency to the existing main as a result of the project.
36. **Water Service Agreement:** Permittee shall complete a water service agreement to obtain water service.

PRIOR TO BUILDING PERMIT ISSUANCE

*The following conditions shall be addressed during the building plan check process and shall be met **prior to** any building permit issuance (except demolition permit and rough grade permit), unless otherwise approved by the Director of Engineering/City Engineer. (E)*

37. **Water Supply and Force Majeure:** The City reserves the right to suspend the issuance of building permits in case of an emergency declaration of water supply in the case of a major catastrophic event that restricts City's assurance to provide water supply.

38. Water Efficient Landscapes: Permittee shall comply with Milpitas Municipal Code Title VIII, Chapter 5 Water Efficient Landscapes for landscape design, including but not limited to, providing separate water meters for domestic water service and irrigation service and providing applicable landscape documentation package.
39. Mailboxes: The Permittee shall coordinate with US Postal Services regarding placement of required mailboxes. Mailbox location shall not be on public street frontages and shall be approved by City and US Postal Services prior to building permit issuance. Mailbox locations shall be shown on the improvement plans and Permittee shall submit a letter to the City's Land Development Engineering Section from the Post Master approving the location of the mailbox. Structures to protect mailboxes may require Building, Engineering and Planning Department review.

DURING CONSTRUCTION

*The following conditions shall be complied with at all times **during** the construction phase of the project, unless otherwise approved by the Director of Engineering/City Engineer. (E)*

40. Dewatering: If dewatering is needed during construction, Permittee shall obtain a Short-Term Industrial Wastewater Permit from the San Jose/Santa Clara Water Pollution Control Plant for discharging the groundwater to a sanitary sewer system.
41. Prohibition of Potable Water Usage: Permittee shall use recycled water for construction purposes, including dust control and compaction. Permittee shall comply with MMC VIII-6-5.00 and 6-6.00 where potable water usage is prohibited, unless otherwise approved by the City Council.
42. Construction Staging and Employee Parking: Permittee shall place all construction related materials, equipment, and arrange construction workers parking on-site and not located in the public right-of-ways or public easements.

PRIOR TO FIRST OCCUPANCY

*The following conditions shall be met **prior to** first building occupancy on either lot, unless otherwise approved by the Director of Engineering/City Engineer.*

43. Landscape Certificate of Completion: Permittee shall submit a Certificate of **Substantial** Completion that complies with the Milpitas Municipal Code Water Efficient Landscapes ordinance.
44. Record Drawings: Permittee shall submit record drawings in Full size hard copy, AutoCAD, Tiff, and PDF formats for City records. Record drawings shall include all public improvements. Additionally, if the project uses recycled water, the permittee shall also submit record drawings of on-site irrigation facilities.
45. Private Job (PJ) Balance: Permittee shall pay for any remaining balance from the Private Job deposit.

BUILDING DEPARTMENT CONDITIONS

46. Compliance with California Code of Regulations. The Project shall comply with the requirements of the Building Safety and Housing Department and the California Code of Regulations Title 24 and the Milpitas Municipal Code as adopted by the City. Building permits shall be submitted to and approved by the Building Safety and Housing Department prior to start of construction. All California Code of Regulations Title 24 and Milpitas Municipal Code requirements applicable at the time of building permit application must be met in advance of any building permit approvals or related construction. Changes to the site plan and/or building plan require review and approval by the Building Safety and Housing Department.

LEGEND

(P) = Planning Department
(B) = Building Department
(E) = Engineering Department
(F) = Fire Department
(CA) = City Attorney's Office
ALL = All Reviewing Departments

NOTICE OF RIGHT TO PROTEST

The Conditions of Project Approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), began on date of adoption of this resolution. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

AGREEMENT

Permittee/Property Owner

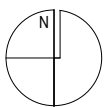
The undersigned agrees to each and every condition of approval and acknowledges the NOTICE OF RIGHT TO PROTEST and hereby agrees to use the project property on the terms and conditions set forth in this Permit.

Dated: _____

Signature of Permittee



PROJECT SITE:
490 VISTA RIDGE DRIVE



abbreviations

ACOUS	ACOUSTICAL	ELEC	ELECTRICAL	LAM	LAMINATE	RD	ROOF DRAIN
ACT	ACOUSTICAL TILE	ELEV	ELEVATOR	LEV	LEVEL	RM	ROOM
ADDNL	ADDITIONAL	EQ	EQUAL / EQUAL TO	LOC	LOCATION	SAD	SEE ARCHITECTURAL DRAWINGS
ADJ	ADJACENT	EQUIP	EQUIPMENT	MAX	MAXIMUM	SCD	SEE CIVIL DRAWINGS
AFF	ABOVE FINISH FLOOR	EXP	EXPANSION	MECH	MECHANICAL	SLD	SEE LANDSCAPE DRAWINGS
ALUM	ALUMINUM	EXT	EXTERIOR	MEMB	MEMBRANE	SSD	SEE STRUCTURAL DRAWINGS
ALT	ALTERNATE	(E)	EXISTING	MFR	MANUFACTURER	SMD	SEE MECHANICAL DRAWINGS
ANOD	ANODIZED	FF	FINISH FLOOR	MIN	MINIMUM	SPD	SEE PLUMBING DRAWINGS
APPRD	APPROVED	FE	FIRE EXTINGUISHER	MTD	MOUNTED	SED	SEE ELECTRICAL DRAWINGS
APPROX	APPROXIMATE	FLR	FLOOR	MTL	METAL	SC	SOLID CORE
@	AT	FD	FLOOR DRAIN	MOD	MODULE	SCHED	SCHEDULED
BD	BOARD	F-F	FACE TO FACE	(N)	NEW	SECT	SECTION
BETW	BETWEEN	FOC	FACE OF CONCRETE	NIC	NOT IN CONTRACT	SHT	SHEET
BLKG	BLOCKING	FOF	FACE OF FINISH	NTS	NOT TO SCALE	SIM	SIMILAR
BM	BEAM	FOG	FACE OF GYP BD	NO	NUMBER	SKDGD	SKID GUARD
BO	BOTTOM OF	FOS	FACE OF STUD	O/	OVER	SQ	SQUARE
BRKT	BACKET	FOW	FACE OF WALL	OFF	OFFICE	SS	STAINLESS STEEL
CAB	CABINET	FR	FRAME	OC	ON CENTER	STD	STANDARD
CLNG	CEILING	FT	FOOT, FEET	OPNG	OPENING	STL	STEEL
CTR	CENTER	FURR	FURRING	OPP	OPPOSITE	STRUCT	STRUCTURAL
CL	CENTER LINE	GEN	GENERAL	PTD	PAINTED	SUSP	SUSPENDED
CLR	CLEAR	GL	GLASS OR GLAZED	PNL	PANEL	TEL	TELEPHONE
COL	COLUMN	GA	GAUGE	PTN	PARTITION	TEMPD	TEMPERED
CONC	CONCRETE	GR	GRADE	PLAM	PLASTIC LAMINATE	TEMPD GL	TEMPERED GLASS
CONST	CONSTRUCTION	GYP BD	GYPSUM BOARD	PLAS	PLASTER	THK	THICK
CONT	CONTINUOUS	HDWR	HARDWARE	PLT	PLATE	THRU	THROUGH
CJ	CONTROL JOINT	HVAC	HEATING, VENTILATION & AIR CONDITIONING	PLY	PLYWOOD	TO	TOP OF
CORR	CORRIDOR			PT	POINT	TYP	TYPICAL
CTRTOP	COUNTERTOP	HGT	HEIGHT	PL	PROPERTY LINE	UL	UNDERWRITERS LABORATORY
(D)	DEMOLISH, DEMOLITION	HC	HOLLOW CORE	RAD	RADIUS, RADII	UON	UNLESS OTHERWISE NOTED
DBL	DOUBLE	HM	HOLLOW METAL	RE	REFER TO	VEN	VENEER
DIA	DIAMETER	HORIZ	HORIZONTAL	RECEP	RECEPTACLE	VER	VERIFY
DIM	DIMENSION	HR	HOUR	REFL	REFLECTED	VIF	VERIFY IN FIELD
DN	DOWN	HT	HEIGHT	R	REMOVE	VWA	VERIFY WITH ARCHITECT
DR	DOOR	IN	INCH, INCHES	RES	RESISTANT	VERT	VERTICAL
DTL	DETAIL	INCAN	INCANDESCENT	RESIL	RESILIENT	VCT	VINYL COMPOSITION TILE
DWG	DRAWING	INS	INSULATION	RE	RELOCATE	WH	WATER HEATER
EA	EACH	INT	INTERIOR	REQ'D	REQUIRED	W/	WITH
EL	ELEVATION	JT	JOINT	R/A	RETURN AIR	WD	WOOD
						W/O	WHERE OCCURS

symbols

	STRUCTURAL GRID		KEYNOTE
	NORTH ARROW		REVISION NUMBER
	ROOM NAME / NUMBER / SQUARE FOOTAGE		WALL TYPE
	DETAIL [DRAWING 1, SHEET A1.01]		DOOR TYPE [RE: DOOR SCHEDULE]
	ELEVATION [DRAWING 1, SHEET A1.01]		WINDOW TYPE [RE: WINDOW SCHEDULE]
	SECTION [DRAWING 1, SHEET A1.01]		ALIGN
	INTERIOR ELEVATION [DRAWING 1, SHEET A1.01]		DIMENSION
	WORK / DATUM POINT		CENTER LINE

general notes

ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE THE OWNER/CONTRACTOR AGREEMENT, THE DRAWINGS, AND ALL ADDENDA AND MODIFICATIONS ISSUED BY THE ARCHITECT.

ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.

ALL ITEMS ARE NEW, UNLESS OTHERWISE NOTED.

THE CONTRACTOR SHALL MAINTAIN FOR THE ENTIRE DURATION OF THE WORK ALL EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT ALL WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATIONS PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.

IN CONFLICTS BETWEEN THE ARCHITECTS AND DESIGN BUILD ENGINEER'S DRAWINGS IN LOCATING MATERIALS / EQUIPMENT, THE ARCHITECTURAL DRAWINGS SHALL GOVERN.

CONTRACTOR SHALL COORDINATE WITH OWNER THE SCHEDULE FOR ALL TELEPHONE COMPANY AND DATA INSTALLATIONS.

THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND INSPECTIONS AND COMPLY WITH ALL CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF ALL PUBLIC AUTHORITIES (FEDERAL, STATE, OR LOCAL) GOVERNING THE WORK. THE MOST STRINGENT SHALL APPLY.

SUBSTITUTIONS, REVISIONS, OR CHANGES MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW (IN CONFORMANCE WITH SPECIFIED PROCEDURES) PRIOR TO PURCHASE, FABRICATION, OR INSTALLATION.

ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING.

THE ARCHITECT HAS NO KNOWLEDGE AND SHALL NOT BE HELD LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON THE JOBSITE. IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL ISOLATE THE AFFECTED AREA AND CONTACT THE OWNER FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.

THE CONTRACTOR SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY, AND ENVIRONMENTAL PROTECTION.

ERECT AND MAINTAIN DUSTPROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES, AND SMOKE, ETC. TO OTHER PARTS OF THE BUILDING. ON COMPLETION, REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES. REMOVE TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE CONTRACT AREAS AND SITE CLEAN, ORDERLY, AND IN A CONDITION ACCEPTABLE FOR NEW OR OTHER CONSTRUCTION.

ELECTRICAL, MECHANICAL, PLUMBING, AND SPRINKLERS SHOWN FOR GENERAL LAYOUT PURPOSES ONLY. ELECTRICAL PERMIT, MECHANICAL PERMIT, PLUMBING PERMIT, AND SPRINKLER PERMIT TO BE SUBMITTED SEPARATELY.

project data

ADDRESS	490 VISTA RIDGE DRIVE, MILPITAS
BLOCK / PARCEL #	LOT 22 / 4230022
ZONING	R1-H
OCCUPANCY	RESIDENTIAL (R-3)
BUILDING TYPE	TYPE 5-B

DEVELOPMENT STATISTICS	ALLOWED/REQUIRED	PROPOSED
GROSS LOT AREA	1.3 AC	1.3AC
NET LOT AREA	N/A	N/A
TOTAL FLOOR AREA	8,000 SF	5,838 SF
ADDITIONAL FLOOR AREA	N/A	N/A
FLOOR AREA RATIO	N/A	N/A
LOT COVERAGE	8,000 SF / 60,079 SF = 13.3%	7,860 SF / 60,079 SF = 13%
HEIGHT	27'-0"	26'-4"
NUMBER OF STORIES	2	2
FRONT SETBACK	40'-0"	44'-5"
REAR SETBACK	40'-0"	98'-8"
PARKING STATISTICS	REQUIRED	PROPOSED
STANDARD SPACES (6 TOTAL)	6	6
COVERED SPACES (3 OF 6)	3	3
UNCOVERED SPACES(3 OF 6)	3	3
GUEST SPACES (2 OF 6)	2	2
EV SPACES	0	2
SHORT TERM BICYCLE PARKING	2	2
LONG TERM BICYCLE PARKING	2	2

FLOOR/AREA	ALLOWED	PROPOSED
FIRST FLOOR	N/A	2,720 SF
SECOND FLOOR	N/A	2,835 SF
LIBRARY MEZZANINE	N/A	283 SF
TOTAL	8,000 SF	5,838 SF

ADU	1,200 SF	1,138 SF
GARAGE	N/A	1,552 SF

IMPERVIOUS COVERAGE	ALLOWED	PROPOSED
	8000 SF	7,596 SF
AREA OF DISTURBED SOIL	36,707 SF / 0.84 ACRES (SEE C-1.1)	

applicable building codes

2022 CALIFORNIA BUILDING STANDARDS CODE - TITLE 24
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
THE MILPITAS MUNICIPAL CODE
THE SPRING VALLEY HEIGHTS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

project description

CONSTRUCTION OF A NEW SINGLE FAMILY HOUSE IN MILPITAS. THE NEW TWO-STORY BUILDING WILL INCLUDE FOUR BEDROOMS, LIVING ROOM, TWO OFFICES, DINING ROOM, KITCHEN, LAUNDRY, STORAGE, EXERCISE ROOM, AN ELEVATOR, THREE CAR GARAGE AND AN ADU. THE HOUSE WILL INCLUDE ALL NEW HYDRONIC HEATED FLOORS, AC IN BEDROOMS AND A SWIMMING POOL.

ADDITION OF NEW NFPA 13R SPRINKLER SYSTEMS PER CBC 903.3.1.3
UNDER SEPARATE PERMIT

sheet index

ARCHITECTURAL	LANDSCAPE
A0.00 COVER SHEET	L0.0 COVER SHEET
A0.01 FLOOR AREA DIAGRAM	L0.10 LANDSCAPE SITE PLAN
A0.02 PERVIOUS SURFACE DIAGRAM	L0.11 SITE SECTIONS / ELEVATIONS
A0.03 EXIT ROUTE	L0.12 LAYOUT PLAN
A0.04 SITE SURVEY	L0.13 PAVING PLAN & DETAILS
	L0.21 WALLS & STAIRS DETAILS
	L0.22 GATE & FENCE DETAILS
	L0.30 PLANTING PLAN
	L0.31 IRRIGATION PLAN
	L0.32 IRRIGATION & PLANTING NOTES
	L0.40 LIGHTING PLAN
	L0.41 LIGHTING CUT SHEETS
	L0.60 POOL DETAILS
	L0.70 FOUNTAIN DETAILS
A1.00 SITE PLAN	
A1.00a SITE PLAN - FIRE ACCESS	
A1.01 CRESTLINE EXHIBITS	
A1.02 CRESTLINE EXHIBITS	
A1.03 CRESTLINE ZONE OF PROTECTION: SITE SECTIONS	
A1.03a SITE SECTION	
A1.04 CONTEXT MAP	
A2.01 FIRST FLOOR PLAN	
A2.02 SECOND FLOOR PLAN	
A2.03 ROOF PLAN & LIBRARY MEZZANINE PLAN	
A3.01 EXTERIOR ELEVATION	
A3.02 EXTERIOR ELEVATION	
A4.01 BUILDING SECTION	
A4.02 BUILDING SECTION	
A4.03 BUILDING SECTION	
A8.00 WINDOW SCHEDULE	
A8.01 WINDOW TYPES	
A8.02 WINDOW TYPES	
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A9.03b EXTERIOR MATERIALS	
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C-1.0 TITLE SHEET	
C-1.1 OVERALL SITE PLAN	
C-1.2 SIGHT DISTANCE ANALYSIS	
C-2.0 GRADING & DRAINAGE PLAN	
C-3.0 UTILITY PLAN	
C-4.0 DETAILS	
C5.0 GRADING SPECIFICATIONS	
ER-1 EROSION CONTROL PLAN	
ER-2 EROSION CONTROL DETAILS	
OWTS SS-1 TITLE SHEET	
OWTS SS-2 SEPTIC SYSTEM ENGINEERED PLAN	
OWTS SS-3 CONVENTIONAL OWTS DETAILS	

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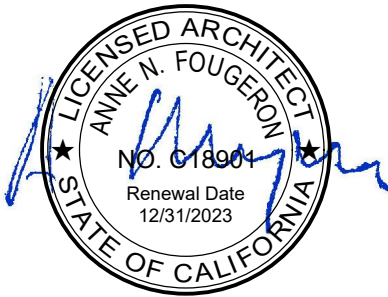
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Mechanical: TBD



no:	date:	issue:
	01.23.2023	Planning Permit
1	06.16.2023	Planning Revision 1
2	08.18.2023	Planning Revision 2
3	09.28.2023	Planning Conformed Set

Cover Sheet

A0.00

scale: N.T.S.

project name: Vista Ridge

project number: 20223

II-19-2.02

Amend Section 4.106.4 through Section 4.106.4.2.3 of the Green Building Standards Code to read as follows:
4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 and 4.106.4.2 to facilitate future installation and use of EV chargers.Exceptions:
1. Where there is no commercial power supply.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking spaces.
4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages.
For each dwelling unit, install a Level 2 EV Ready Circuit and Level 1 EV Ready Circuit.
Exception: For each dwelling unit with only one parking space, install a Level 2 EV Ready Circuit.
4.106.4.2 New multifamily dwellings. The following requirements apply to all new multifamily dwellings:
1. When 20 or less multifamily dwelling units are constructed on a building site:
a. 15% of dwelling unit parking spaces shall be provided with access to at least one Level 2 EV Ready circuit.
b. 35% of dwelling unit parking spaces shall be provided with access to at least one Level 1 Capable circuit.
2. When more than 20 multifamily dwelling units are constructed on a building site:
a. 20% of dwelling unit parking spaces shall be provided with access to at least one Level 2 EV Ready Circuit.
b. 35% of dwelling unit with parking spaces shall be provided with access to at least one Level 1 Capable circuit.

APPLICABLE

(Supp. No. 54, Update 2)

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Page 1 of 1

II-20-3.01 Covered Projects

Standards for Compliance for covered projects are identified in Table 3.01-1, Green Building Standards for Compliance, of this Chapter.

Table 3.01-1
Green Building Standards for Compliance¹

Type of Project	Checklist Required	Minimum Threshold	Verification Required
Residential			
New Construction: ≥ five units	Build it Green or LEED for Homes	50 Green Points (Build it Green) or LEED for Homes Certified	Yes
Nonresidential			
New Construction: >25,000 and ≤49,999 s.f.	LEED	LEED Certified	Yes
New Construction or renovations*: ≥ 50,000 s.f.	LEED	LEED Silver	Yes
City Buildings			
New construction or renovations* over 25,000 s.f.	LEED	LEED Silver	Yes
Mixed Use	Residential and Commercial criteria as applicable to each residential and commercial component of the project.		

Note: All square footage is gross.

* Renovation area includes only the area of work that requires permit application.

Per these green building regulations, a rating system other than LEED or Build It Green may be used with equivalent thresholds at the discretion of the Compliance Officer.

(Ord. No. 65.142, § 2, 11/19/13)

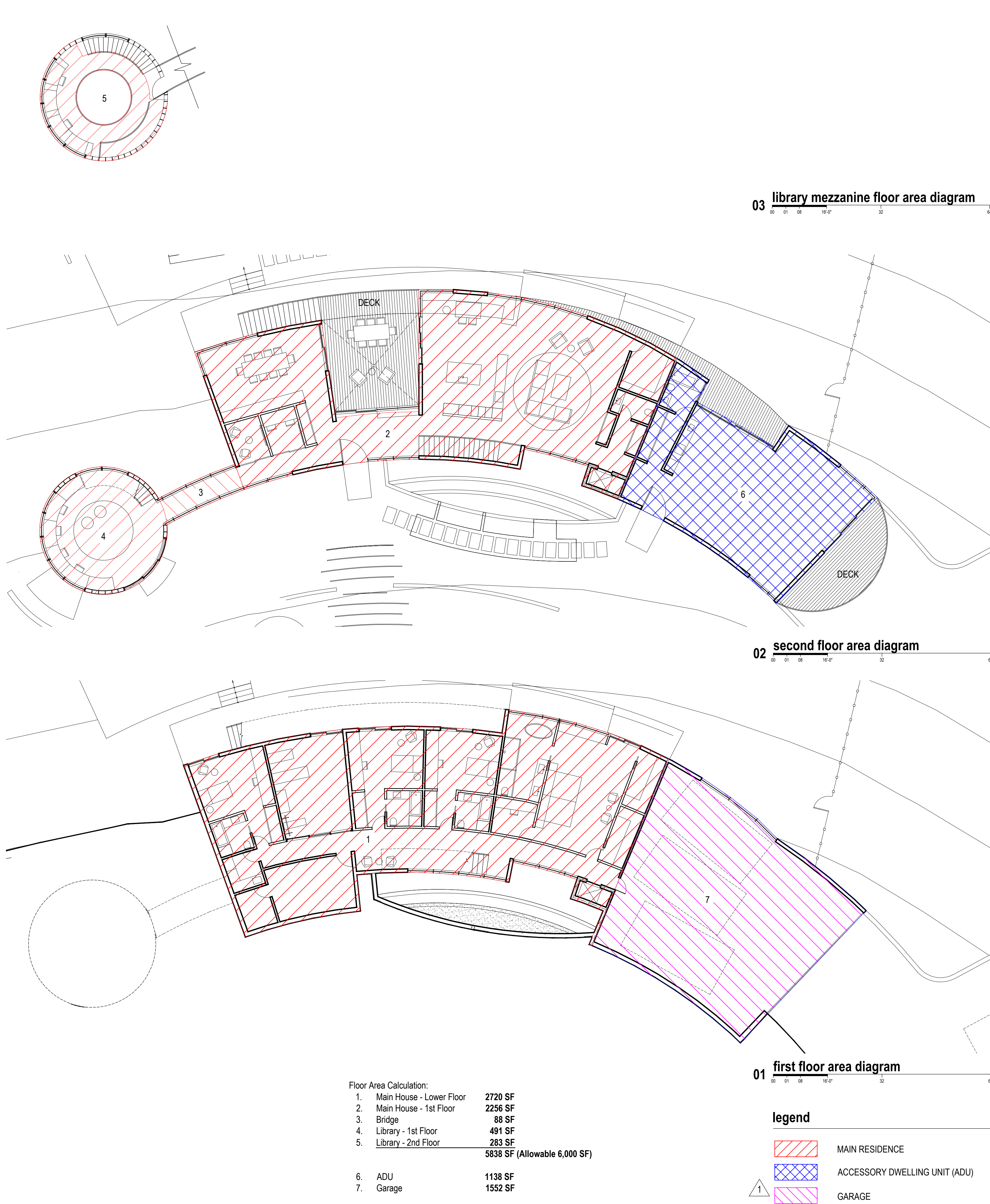
NOT APPLICABLE

(Supp. No. 53, Update 2)

Created: 2022-09-29 18:04:26 [EST]

Page 1 of 1

04 green building standards for compliance (ordinance no.64.142)



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LICENSED ARCHITECT
ANNE N. FOUGERON
No. 019001
Renewal Date 12/31/2023
STATE OF CALIFORNIA

no: date: issue:

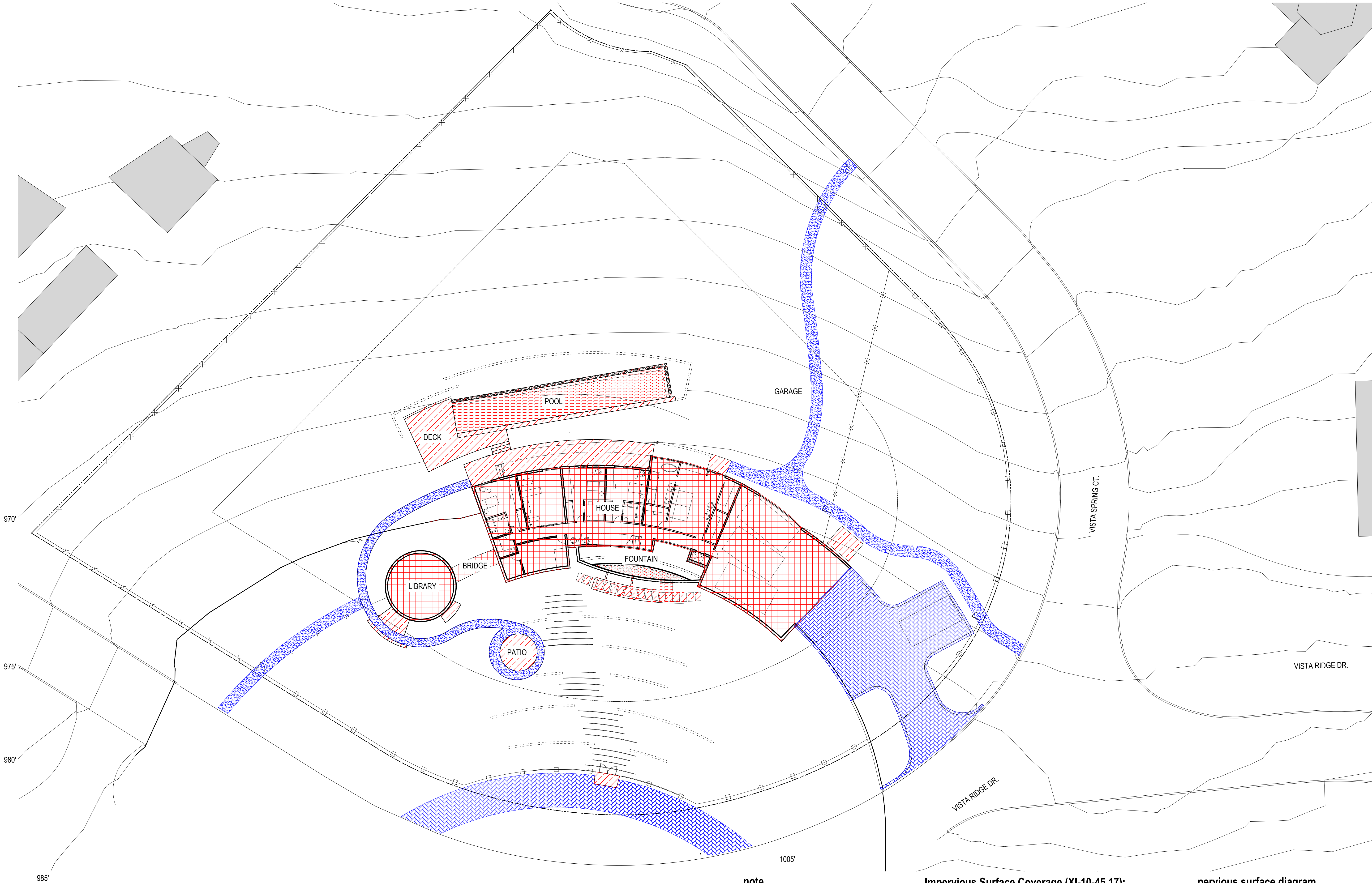
01.23.2023 Planning Permit
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3 09.28.2023 Planning Conformed Set

Floor Area Diagram

A0.01

scale: 3/32", 1' = 0"

project name: Vista Ridge
project number: 20223



note
SEE HYDROLOGY REPORT FOR
ADDITIONAL INFORMATION

Impervious Surface Coverage (XI-10-45.17):

Main Residence :	
House	2720 SF
Bridge	88 SF
Library	491 SF
Accessory Structure :	
Garage	1552 SF
Building Footprint (Impervious):	4851 SF
Impervious Pavement Coverage:	
Patio	137 SF
Paving	1589 SF
Pool / Fountain	1019 SF
Total Impervious Coverage (Proposed):	7596 SF
Max. Impervious Coverage (Allowed):	8000 SF

01 pervious surface diagram

legend	
	IMPERVIOUS - BUILDING FOOTPRINT
	IMPERVIOUS - POOL / FOUNTAIN SEE 1/L0.60
	IMPERVIOUS - PAVING / PATIO SEE 6/L0.13
	PERVIOUS - PARKING & DRIVEWAY SEE 2/L0.13
	PERVIOUS - PERMEABLE PATHWAY SEE 5/L0.13

VISTA RIDGE

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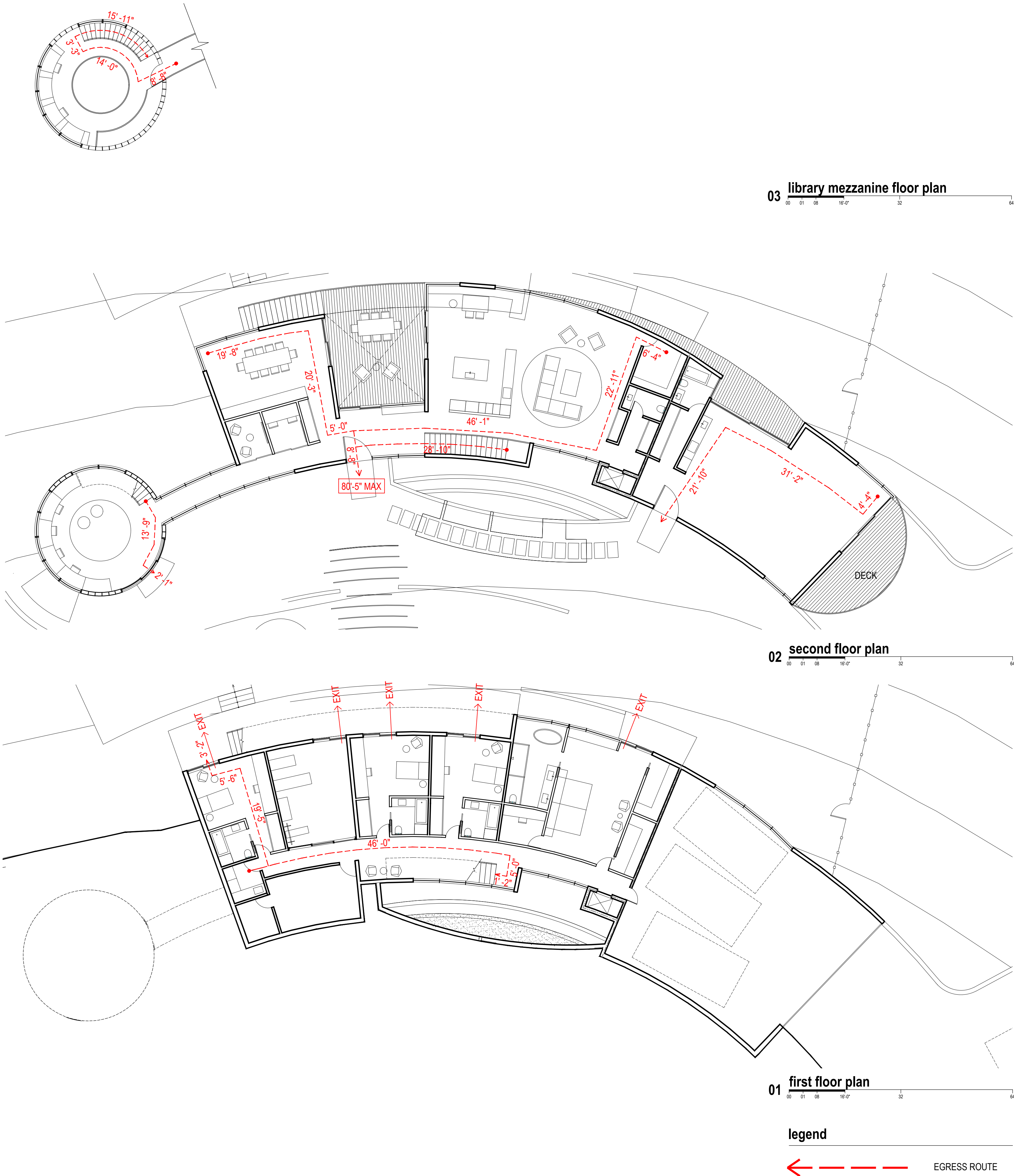
**Pervious
Surface Diagram**

A0.02

scale: 1/16"; 1' = 0"

project name: Vista Ridge

project number: 20223



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510.887.4086

Landscape:

Arterra Landscape Architects
88 Missouri Street,
San Francisco, CA 94107
415.861.3100

Energy Consultant:

Monterey Energy Group, Inc.
26465 Carmel Rancho Blvd.
Suite #8
Carmel, CA 93923
831.372.8328

Geotech:

Romig Engineers.
1390 El Camino Real, 2nd Floor
San Carlos, CA 94070
650.591.5224

Mechanical: TBD



no:	date:	issue:
	01.23.2023	Planning Permit
1	06.16.2023	Planning Revision 1
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3	09.28.2023	Planning Conformed Set

Exit Route

A0.03

scale: 3/32"; 1' = 0"

project name: Vista Ridge
project number: 20223

Fougeron Architecture
521 Francisco Street
San Francisco, CA 94133
p: 415.641.5744

VISTA RIDGE

490 Vista Ridge Dr.,
Milpitas, CA 95035

client: Christy Vu & Sonny Vu
250 Perry St.,
Milpitas, CA 95035

consultants: Structural Engineer:

Endre Studio
4053 Harlan St. # 113,
Emeryville, CA 94608
510.898.6960

Surveyor:

Meridian Surveying Engineering
2958 Van Ness Avenue
San Francisco, CA 94109
415.440.4131

Civil Engineer:

Lea & Braze Engineering Inc.
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Hayward, CA 94545
510.887.4086

Landscape:

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Site Survey

A0.04

scale: SEE DRAWINGS

project name: Vista Ridge
project number: 20223

GENERAL NOTES

- (1) ALL DISTANCES: (RECORD) = MEASURED, UNLESS OTHERWISE NOTED.
 - (2) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
 - (3) PRIOR TO ANY DIGGING, CALL U.S.A. (1-800-642-2444) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.
 - (4) GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.
 - (5) ENCROACHMENT UPON AND BY THE ADJOINING PRIVATE PROPERTY(IES) ARE HEREBY NOTED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUE WHICH MAY ARISE THEREFROM.
 - (6) THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF CARIBOU LLC & THEIR ARCHITECT/ENGINEER, USE BY ANY OTHER PARTY FOR ANY PURPOSE WHATSOEVER IS PROHIBITED.
 - (7) ROOF/EAVE ELEVATIONS WERE TAKEN AT HIGHEST RELEVANT POINT(S) VISIBLE FROM THE GROUND.
 - (8) ONLY ACCESSIBLE SURFACE UTILITIES VISIBLE ON THE DATE OF THIS SURVEY ARE SHOWN.
- THIS SURVEY DOES NOT SHOW THE LOCATION OF, OR ENCROACHMENTS BY SUBSURFACE UTILITIES, FOOTING, FOUNDATIONS AND/OR BASEMENTS OF BUILDINGS.
- ALL USERS ARE ADVISED TO CONTRACT SEPARATELY WITH AN UNDERGROUND UTILITY LOCATION COMPANY AND TO REVIEW PUBLIC, QUASI-PUBLIC AND GIS UTILITY DATA SOURCES IF THEY WANT MORE INFORMATION.

BASIS OF SURVEY

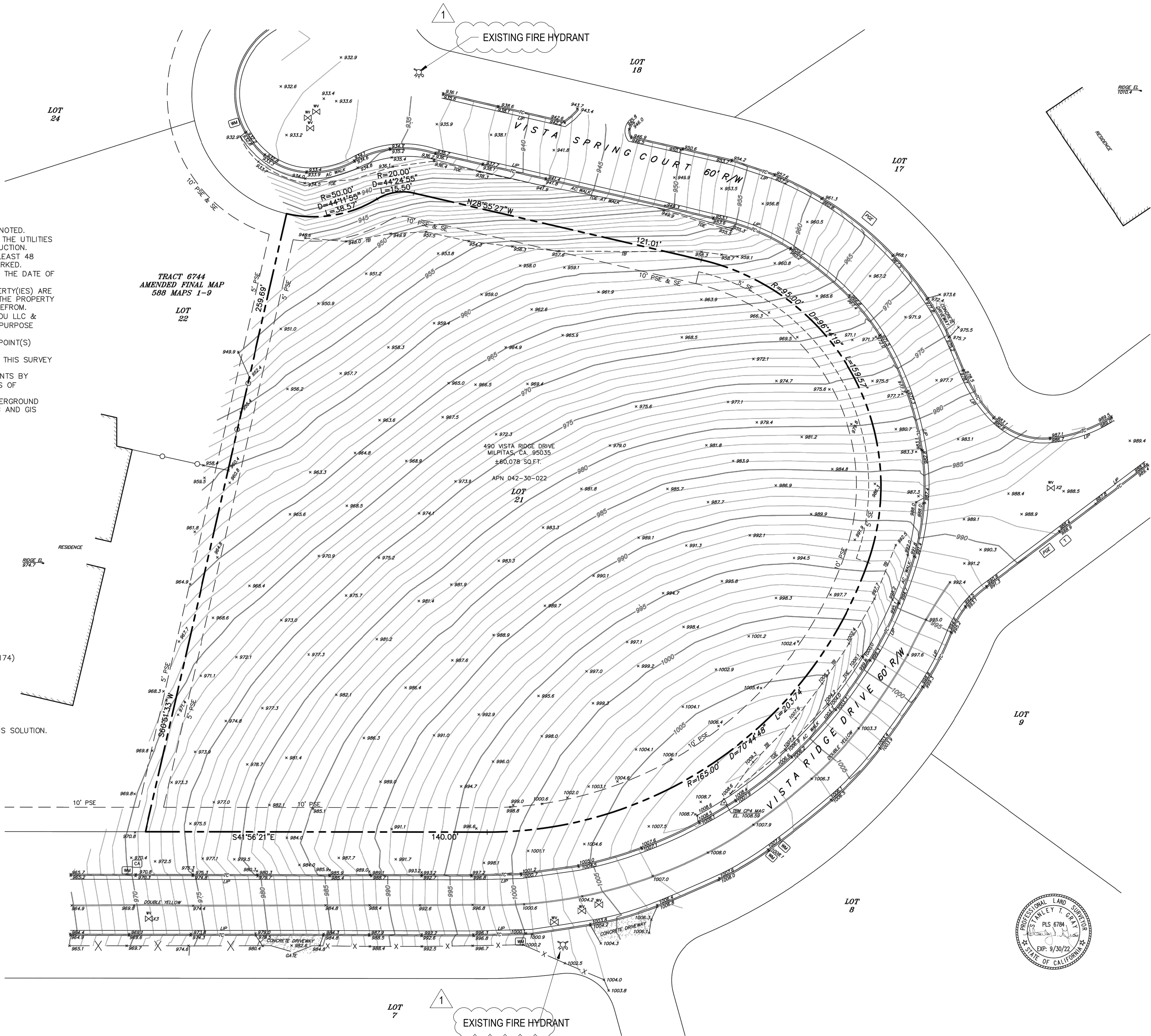
FIDELITY NATIONAL TITLE COMPANY PRELIMINARY REPORT,
TITLE NO. FSBG-4032200244-DG,
2315 SOUTH BASCOM AVE., SUITE 100, CAMPBELL, CA. 95008.
DATED FEBRUARY 23, 2022. (TEL: 408-371-8040, FAX: 408-371-9174)

MAP REFERENCES

[A] TRACT 6744 AMENDED FINAL MAP, 588 MAPS 1-9,
SANTA CLARA COUNTY RECORDS.

BASIS OF ELEVATION

NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BASED ON OPUS SOLUTION.



LEGEND

- TEMPORARY BENCHMARK
- CHAIN LINK FENCE
- WIRE FENCE
- CONCRETE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- ELECTRIC BOX
- PG&E HIGH VOLTAGE BOX
- TELEPHONE BOX
- CABLE TV BOX
- TOP OF CURB
- LIP
- TOP OF BANK
- TOE OF BANK
- ASPHALT CONCRETE
- PRIVATE SERVICE EASEMENT
- SLOPE EASEMENT
- CONTROL POINT
- MAGNETIC NAIL

- PROPERTY LINE
- EASEMENT LINE

SITE SURVEY

490 VISTA RIDGE DRIVE
MILPITAS, CA. 95035
APN 042-30-022
OFFICIAL RECORDS OF SANTA CLARA COUNTY

PREPARED AT THE REQUEST OF
CARIBOU LLC

MARIN COUNTY MARCH CALIFORNIA 2022



MERIDIAN SURVEYING ENGINEERING, INC.
2958 VAN NESS AVENUE, #202
SAN FRANCISCO, CA 94109
SAN RAFAEL, CA 94901
(415) 440-4131 (415) 456-5450

SURVEY BY:	EW/OA	PROJECT NO.:	22032
DRAWN:	AJ	REVISION DATE:	-
APPROVED:	STC	SHEET	1 OF 1
FILE NAME:	22032-TP		
SURVEY DATE:	3/2022		

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surveyrequest@meridiansurvey.com

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VISTA RIDGE

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Milpitas, CA 95035

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Milpitas, CA 95035

consultants: Structural Engineer:

Endre Studio
4053 Harlan St. # 113,
Emeryville, CA 94608
510.898.6960

Surveyer:

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415.440.4131

Civil Engineer:

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Hayward, CA 94545
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Landscape:

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Energy Consultant:

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831.372.8328

Geotech:

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1390 El Camino Real, 2nd Floor
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650.591.5224

Mechanical: TBD



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01 site plan

legend

- PROPERTY LINE
- 40' SET BACK LINE
- EASEMENT LINE
- PROPOSED 5'-6" TALL DEER FENCE
- PROPOSED 4'-6" TALL FENCE
- 5' TOPO. CONTOUR LINE

Site Plan

A1.00

scale: 1/32", 1' = 0"

project name: Vista Ridge

project number: 20223

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 San Francisco, CA 94133
 Tel: 415.641.5744

90 Vista Ridge Dr.,
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Surveyor:
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San Francisco, CA 94109
415.440.4131

Civil Engineer:
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1495 Industrial Parkway W
Fremont, CA 94545
415.887.4086

landscape:
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San Carlos, CA 94070
50.591.5224

Mechanical: TBD



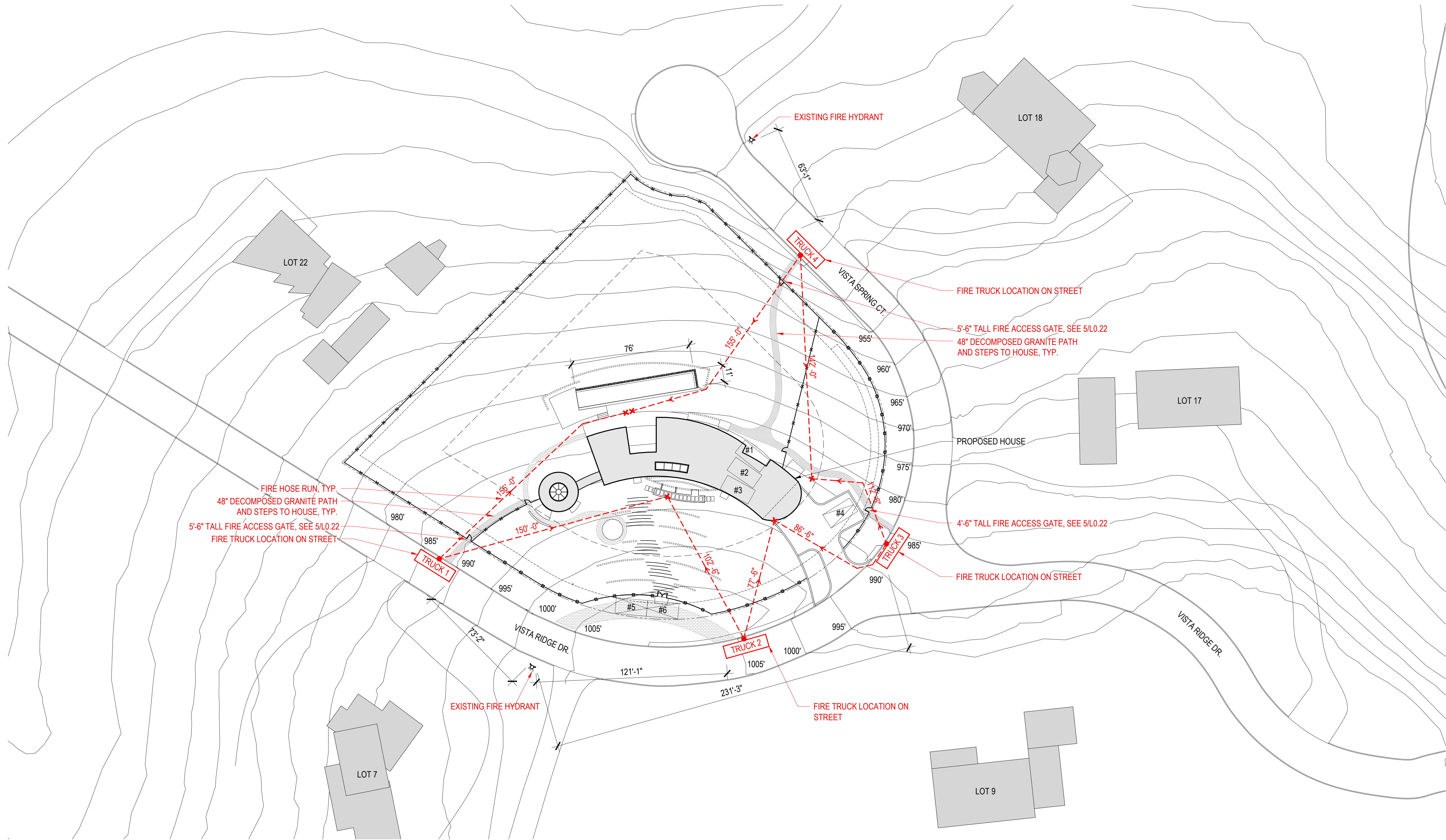
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Fire Access Site Plan

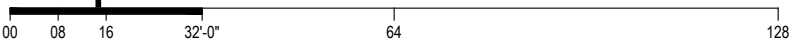
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scale: 1/32" = 1' -0"

project name: Vista Ridge
project number: 20223



01 site plan



legend

-  PROPERTY LINE
 40' SET BACK LINE
 EASEMENT LINE
 PROPOSED 5'-6" TALL DEER FENCE
 PROPOSED 4'-6" TALL FENCE
 5' TOPO. CONTOUR LINE
 FIRE HOSE ROUTE
 FIRE HOSE ROUTE START POINT
 FIRE HOSE ROUTE END POINT

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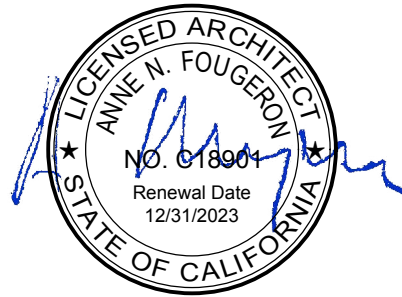
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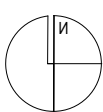
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Crestline Exhibits



A1.01

scale: N.T.S.

project name: Vista Ridge

project number: 20223



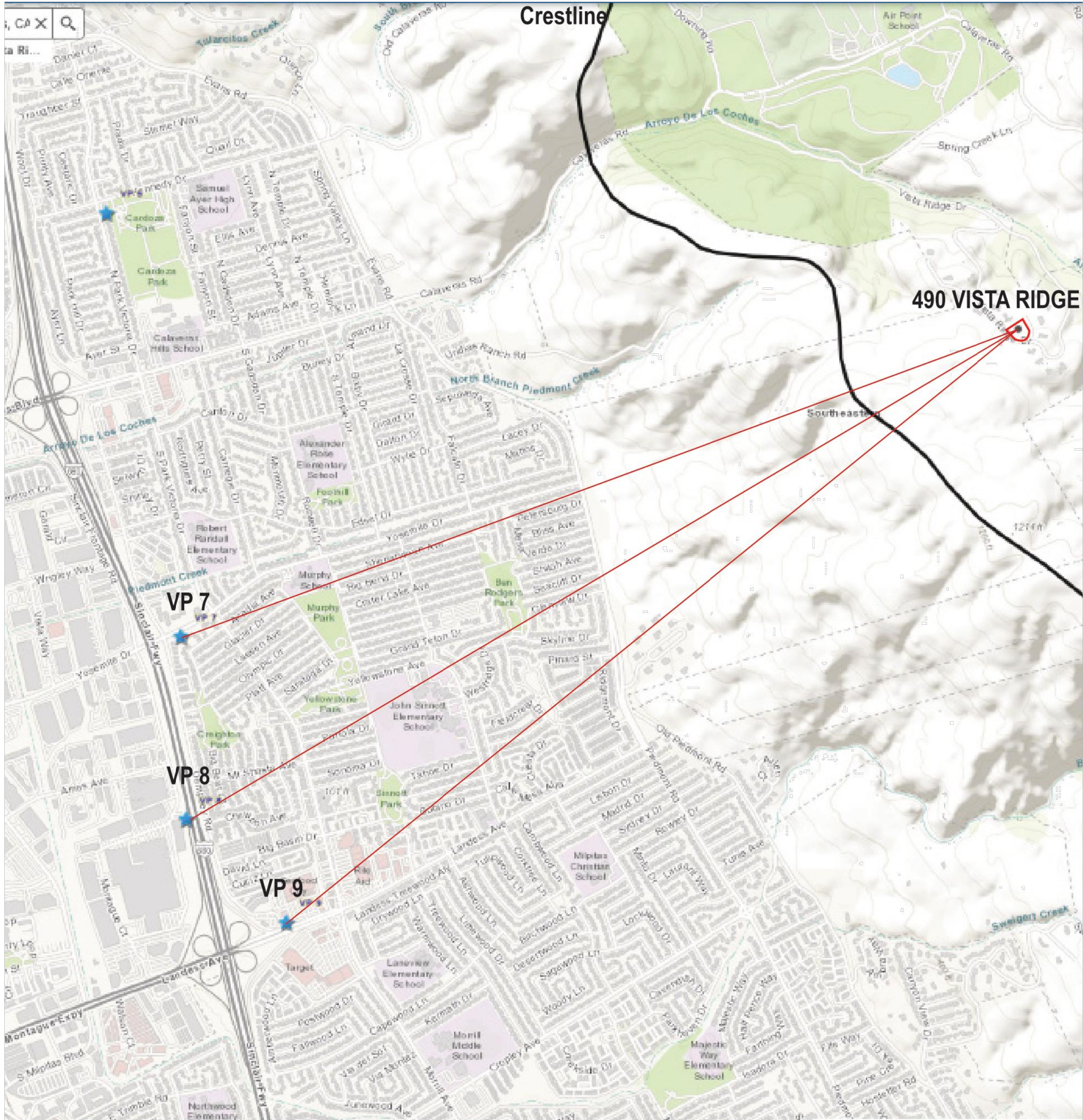
VP 7



VP 8



VP 9



01 crestline zone of protection: reference map

02 viewpoint images

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VISTA RIDGE

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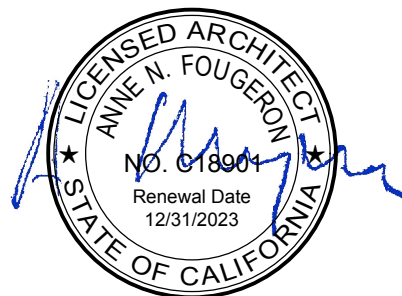
Energy Consultant:

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Geotech:

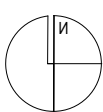
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Mechanical: TBD



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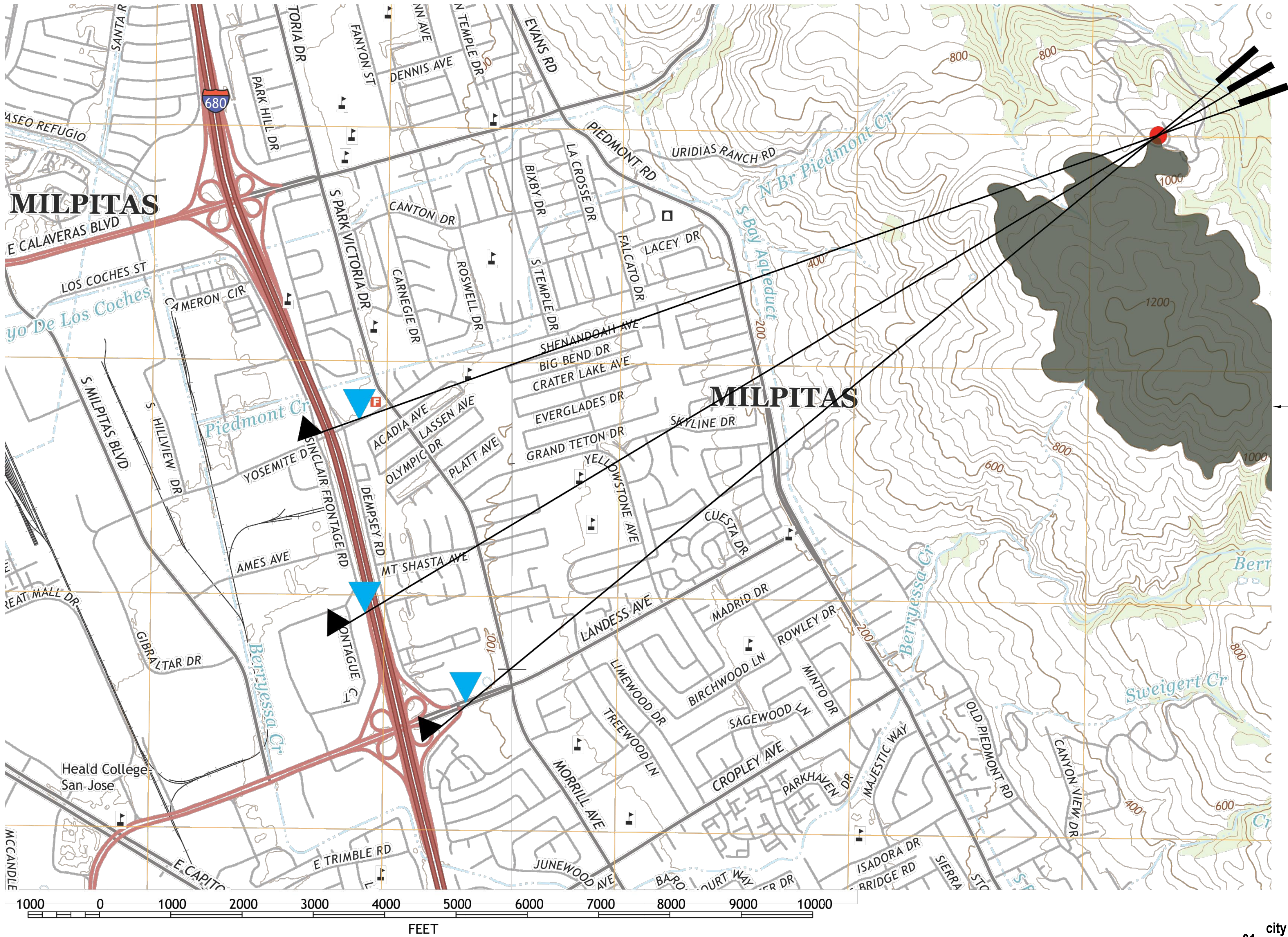
Crestline Exhibits



A1.02

scale: SEE DRAWINGS

project name: Vista Ridge
project number: 20223



ALL STRUCTURES CONCEALED
BEHIND HILL

- Site
- Viewpoints

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VISTA RIDGE

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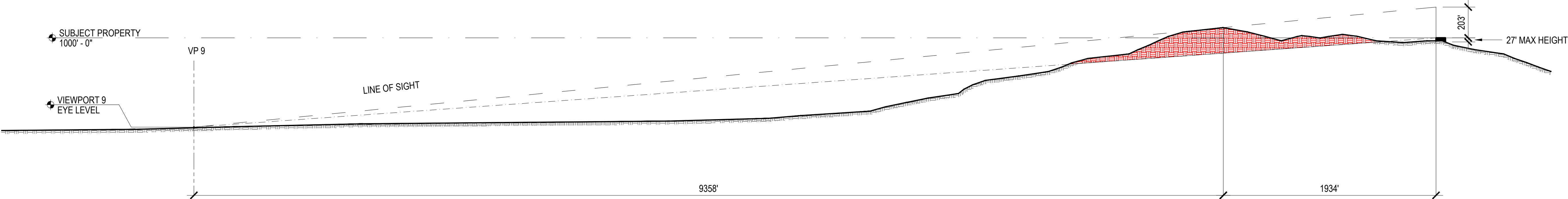
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Protection:
Site Sections

A1.03

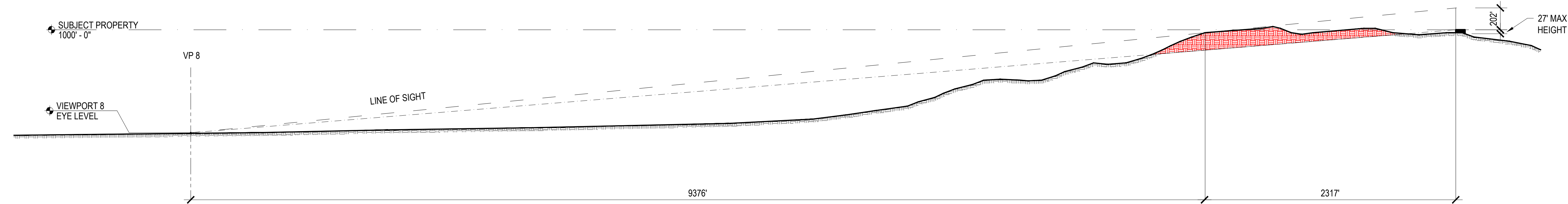
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project name: Vista Ridge

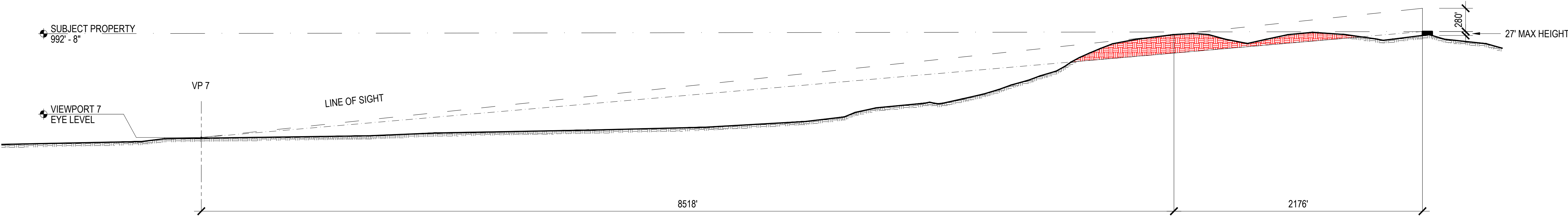
project number: 20223



03 site section: from viewpoint 9



02 site section: from viewpoint 8



01 site section: from viewpoint 7

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VISTA RIDGE

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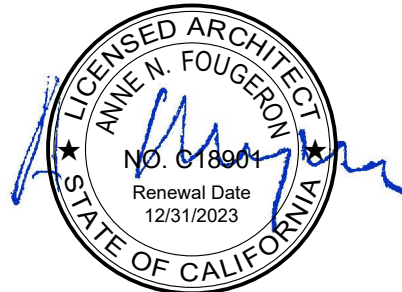
Energy Consultant:

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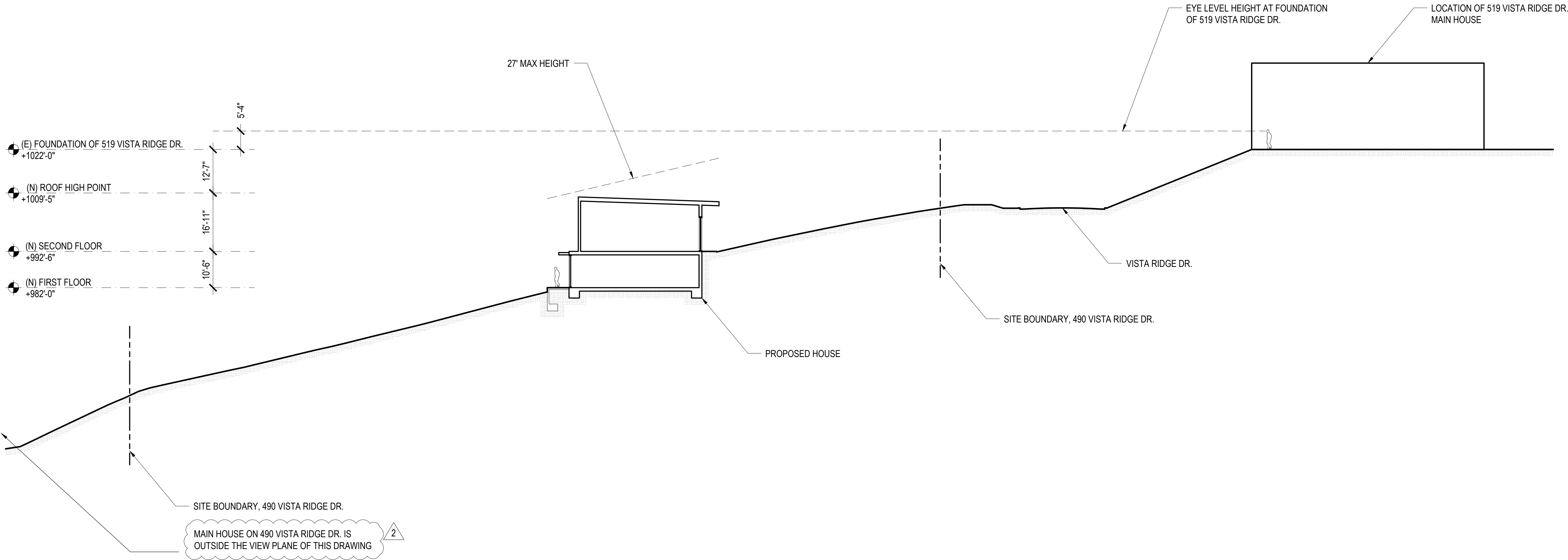
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01 site section

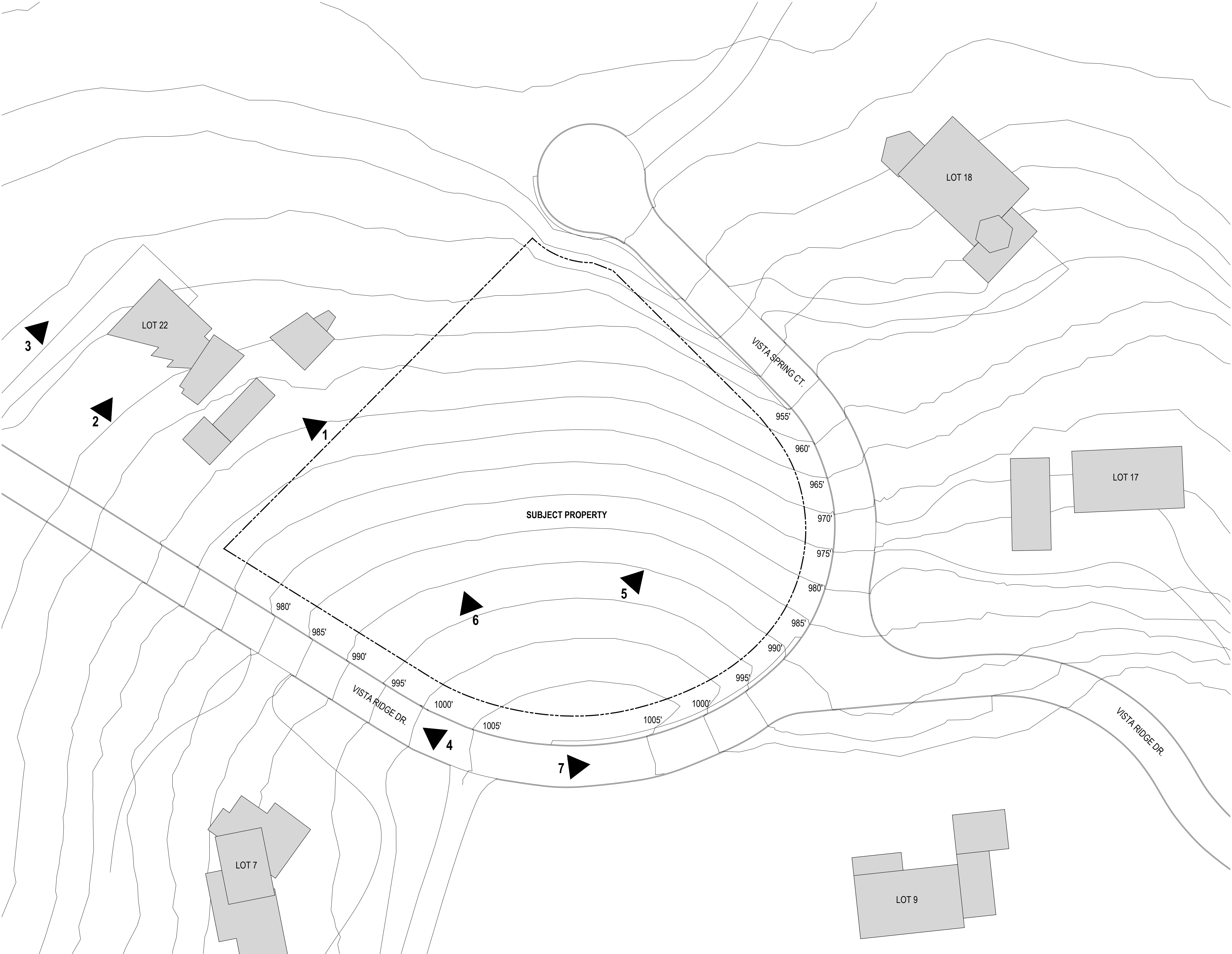
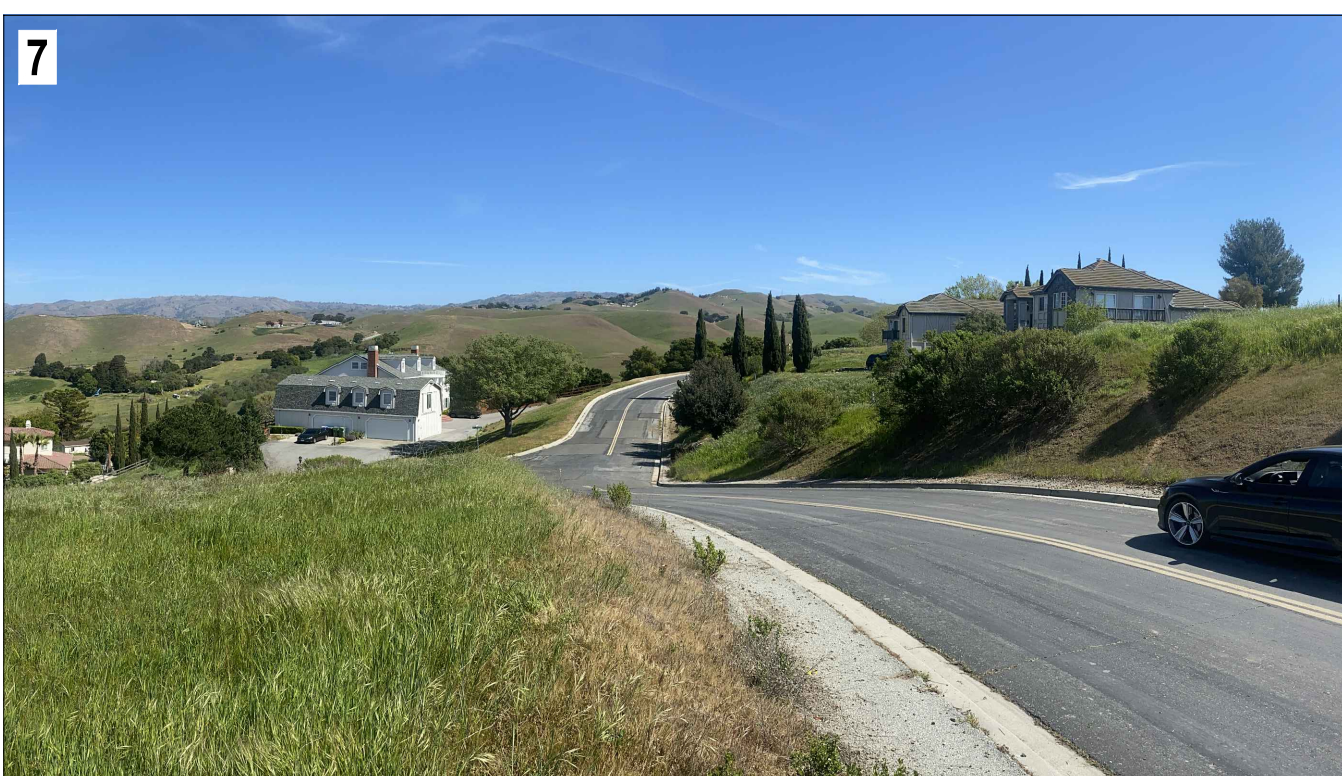
Site Section

1 A1.03a

scale: 1/16" = 1' - 0"

project name: Vista Ridge

project number: 20223



VISTA RIDGE

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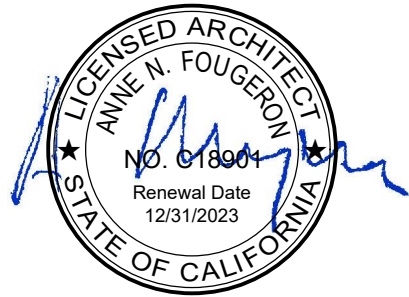
Civil Engineer:
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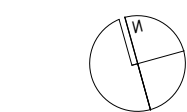
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Context Map

A1.04



scale: 1/32" = 1'

project name: Vista Ridge
project number: 20223

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VISTA RIDGE

965'

client:

490 Vista Ridge Dr.,
Milpitas, CA 95035

consultants:

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Surveyer:

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Geotech:

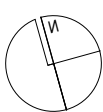
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Mechanical: TBD



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First Floor Plan

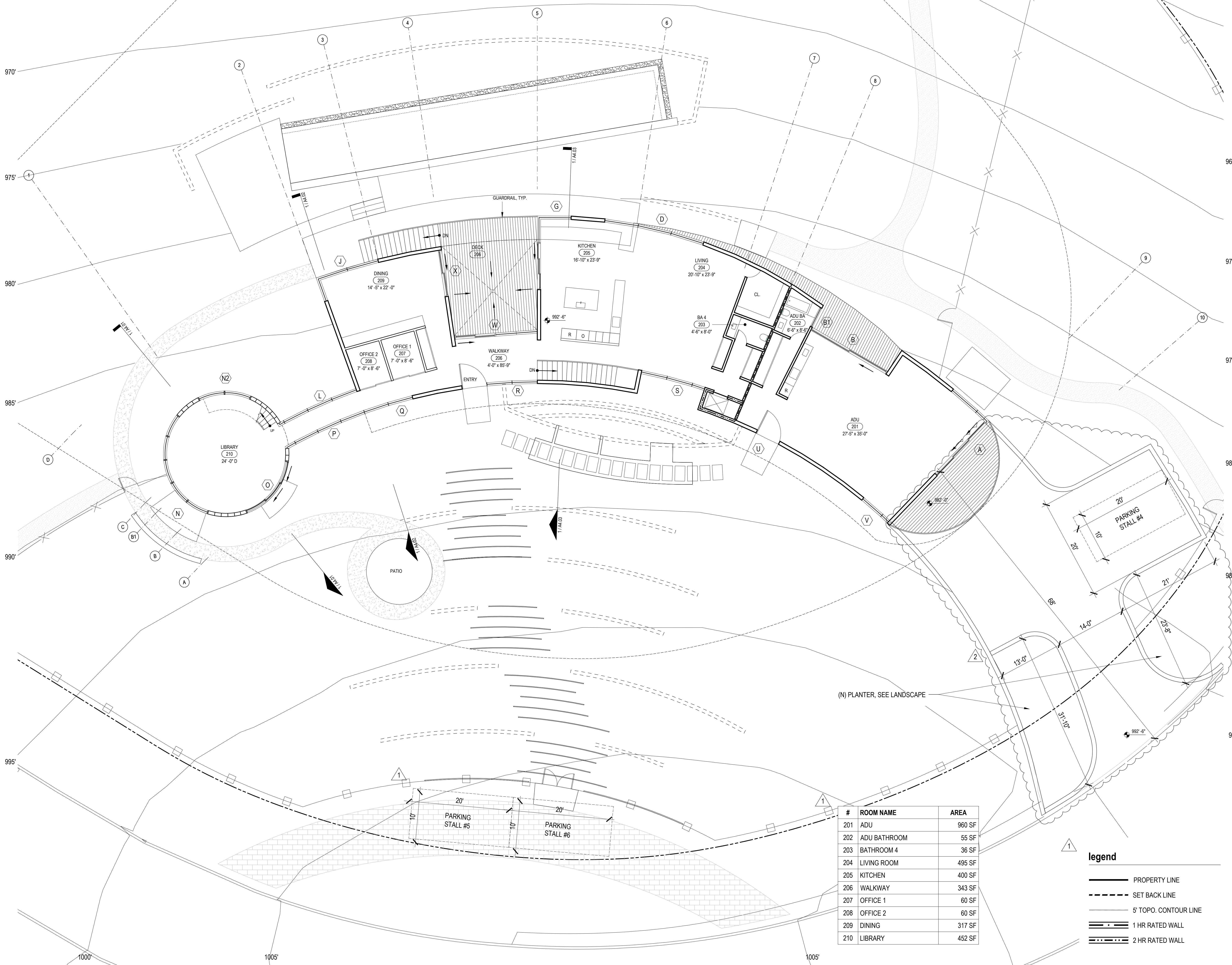


A2.01

scale: 1/8" = 1' -0"

project name: Vista Ridge
project number: 20223





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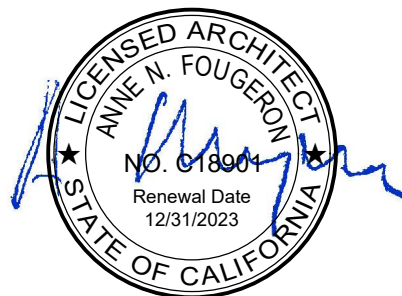
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Suite #8
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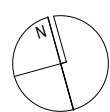
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Mechanical: TBD



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Second Floor Plan



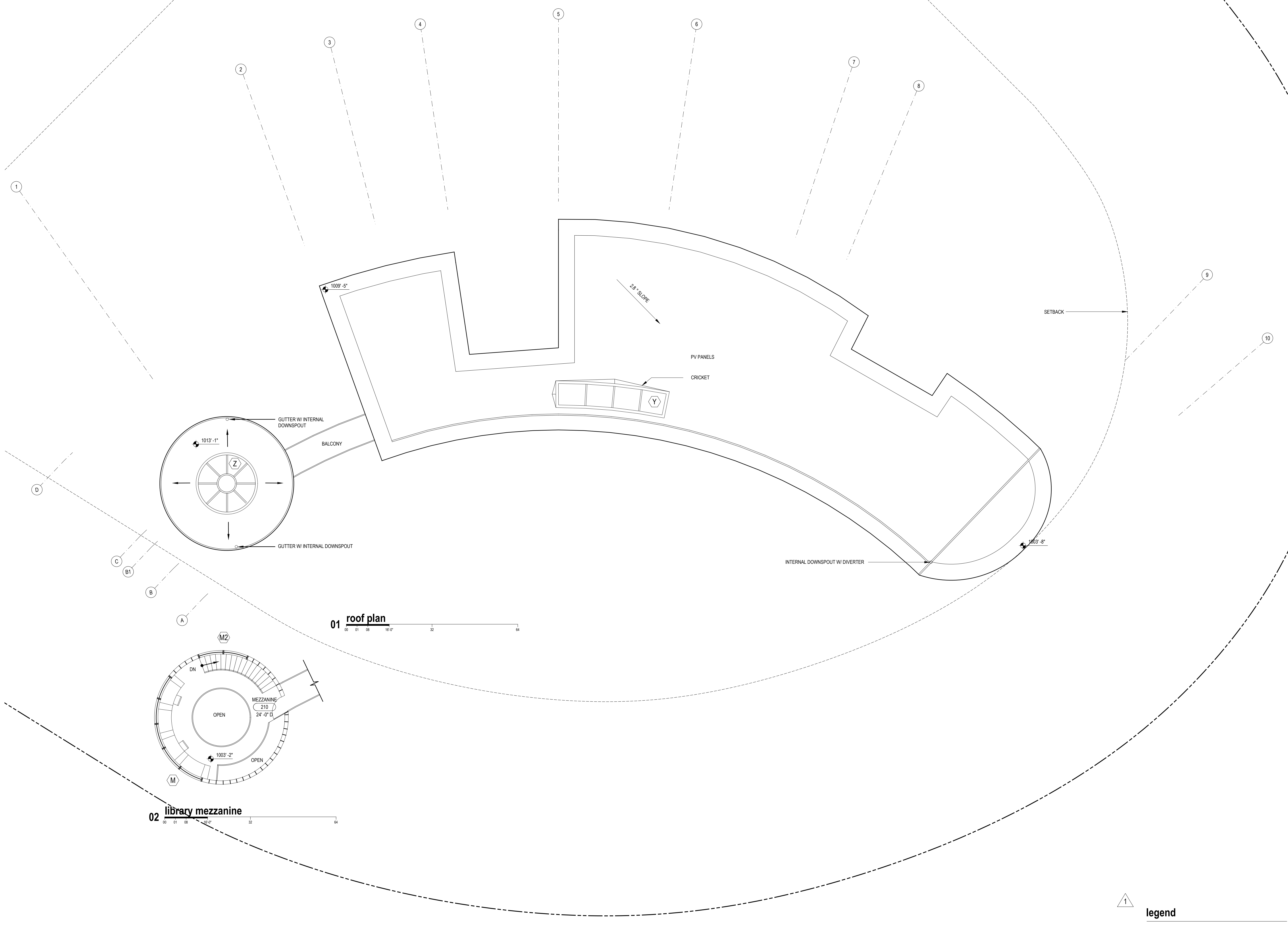
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scale: 1/8" = 1' -0"

project name: Vista Ridge
project number: 20223

#	ROOM NAME	AREA
201	ADU	960 SF
202	ADU BATHROOM	55 SF
203	BATHROOM 4	36 SF
204	LIVING ROOM	495 SF
205	KITCHEN	400 SF
206	WALKWAY	343 SF
207	OFFICE 1	60 SF
208	OFFICE 2	60 SF
209	DINING	317 SF
210	LIBRARY	452 SF

- 1
- legend
- PROPERTY LINE
 - SET BACK LINE
 - 5' TOPO. CONTOUR LINE
 - 1 HR RATED WALL
 - 2 HR RATED WALL



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San Francisco, CA 94109
415.440.4131

Civil Engineer:

Lea & Braze Engineering Inc.
2495 Industrial Parkway West,
Hayward, CA 94545
510.887.4086

Landscape:

Arterra Landscape Architects
88 Missouri Street,
San Francisco, CA 94107
415.861.3100

Energy Consultant:

Monterey Energy Group, Inc.
26465 Carmel Rancho Blvd.
Suite #8
Carmel, CA 93923
831.372.8328

Geotech:

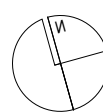
Romig Engineers.
1390 El Camino Real, 2nd Floor
San Carlos, CA 94070
650.591.5224

Mechanical: TBD



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Roof Plan &
Library Mezzanine



A2.03

scale: 1/8" = 1'

project name: Vista Ridge
project number: 20223

1

legend

- PROPERTY LINE
- SET BACK LINE
- 5' TOPO. CONTOUR LINE
- 1 HR RATED WALL
- 2 HR RATED WALL

1

#	ROOM NAME	AREA
301	LIBRARY MEZZANINE	262 SF

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Vista Ridge

490 Vista Ridge Dr.,
Milpitas, CA 95035

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consultants: Structural Engineer:

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510.898.6960

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Exterior Elevations

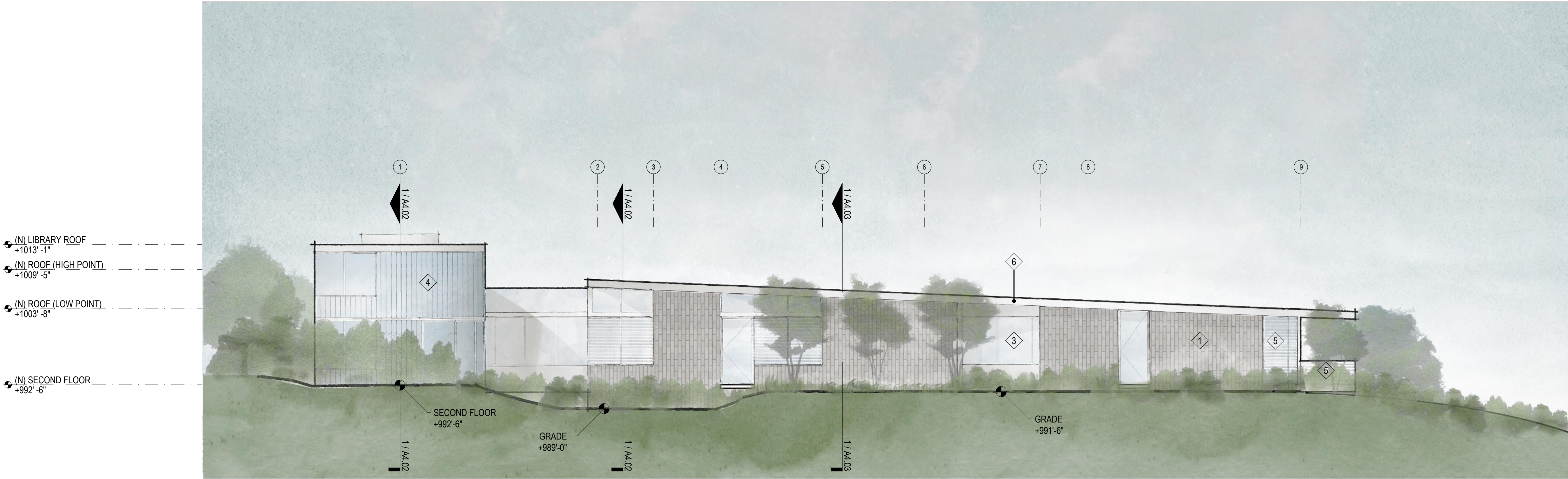
A3.01

scale: 1/8" = 1'

project name: Vista Ridge
project number: 20223



02 north



2 ALL ELEVATIONS RELATE BACK TO
SITE SURVEY FOUND ON SHEET A0.04

01 south

- legend
- 1

BRICK
- 2

WOOD SIDING
- 3

ALUM. WINDOW
- 4

CHANNEL GLASS
- 5

BRICK SCREEN/ BRICK RAILING
- 6

METAL FASCIA

scale: 1/8" = 1'

project name: Vista Ridge
project number: 20223

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San Francisco, CA 94133
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VISTA RIDGE

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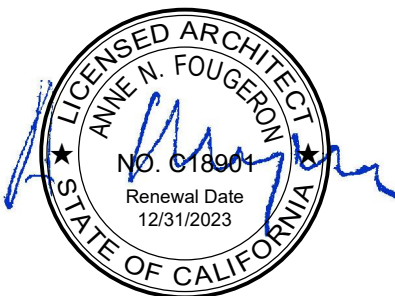
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Mechanical: TBD



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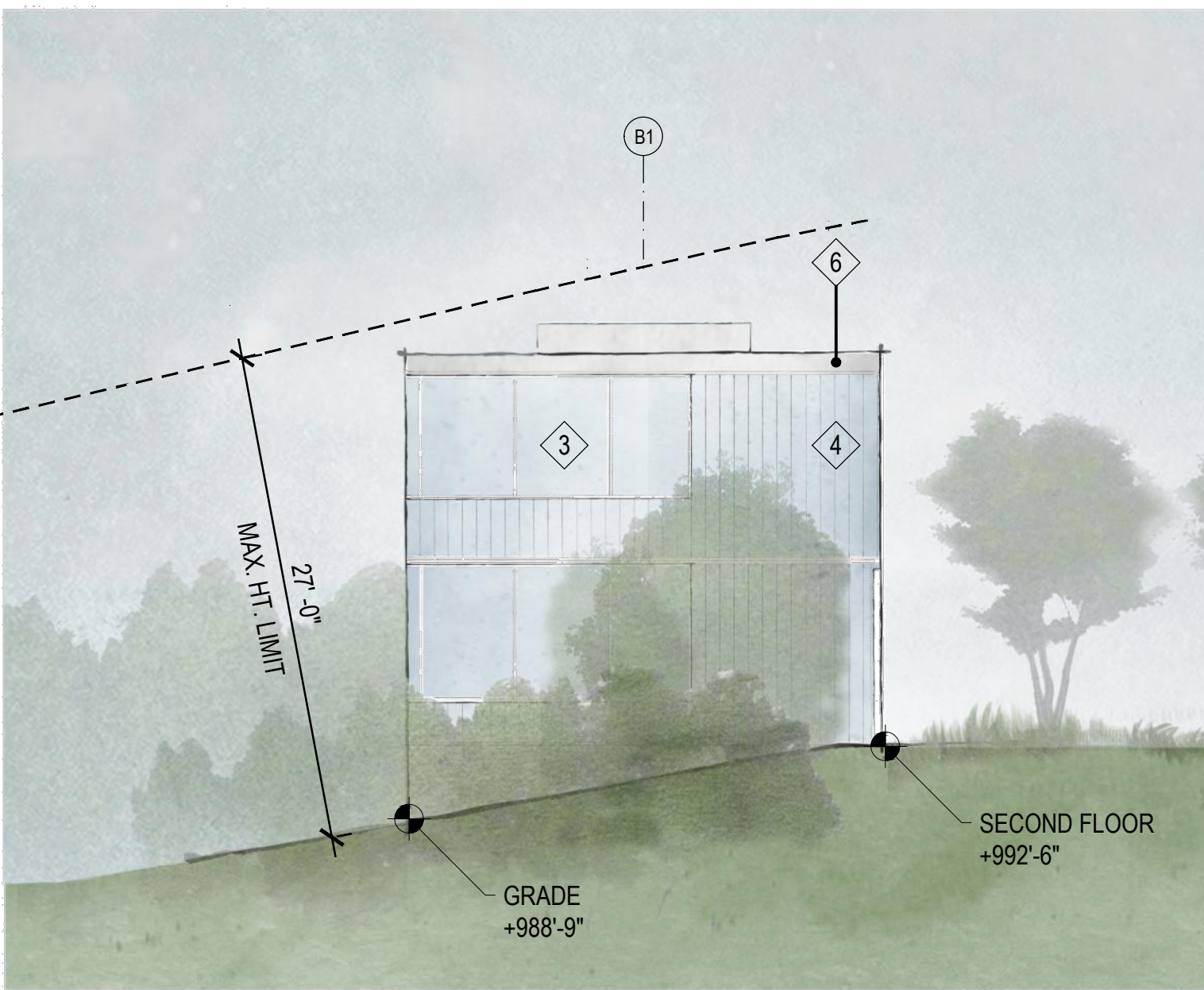
Exterior Elevations

A3.02

scale: 1/8" = 1'

project name: Vista Ridge
project number: 20223

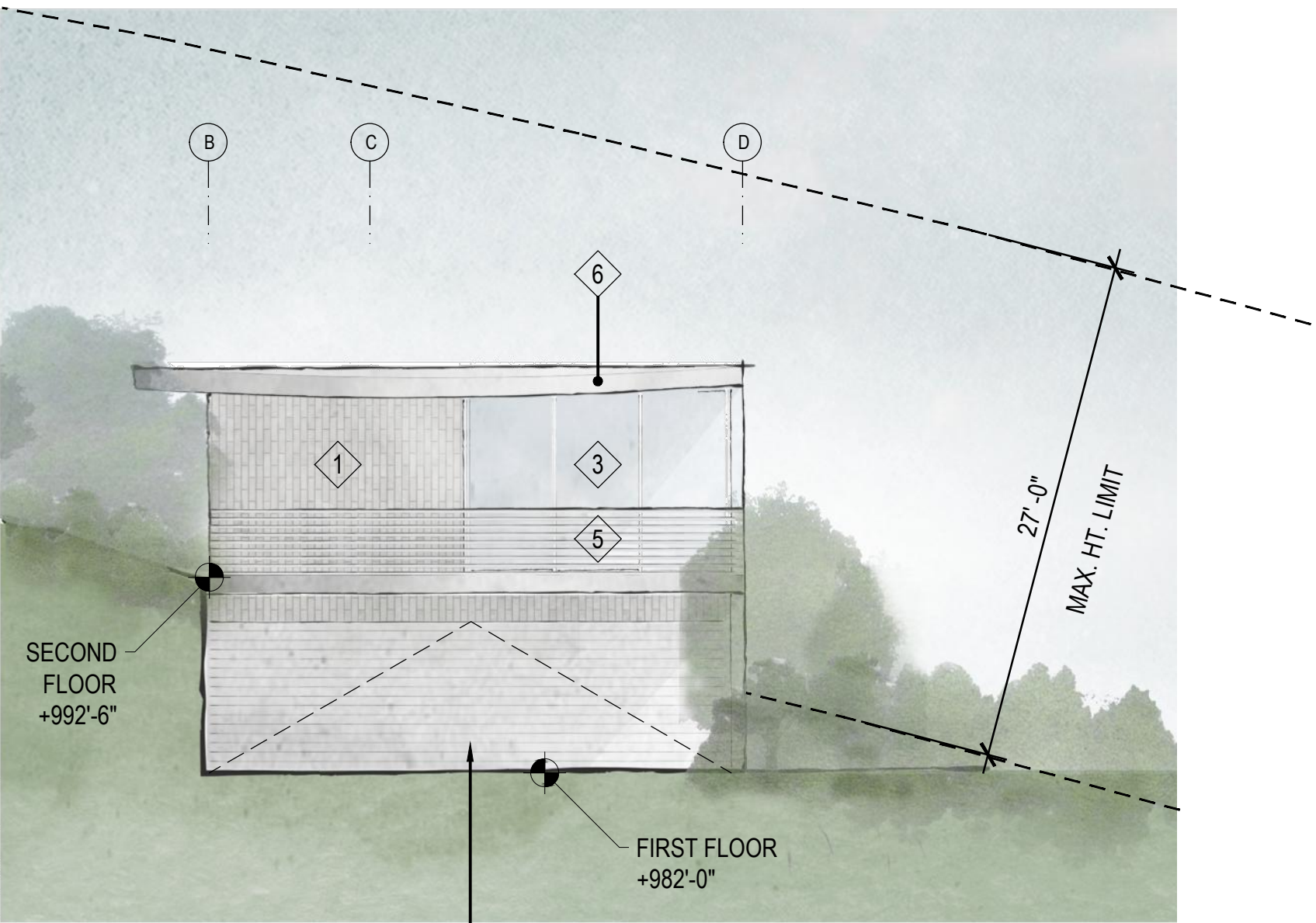
- (N) LIBRARY ROOF +1013'-1"
- (N) ROOF (LOW POINT) +1003'-8"
- (N) SECOND FLOOR +992'-6"



elevation at library

02 west

- (N) ROOF (LOW POINT) +1003'-8"
- (N) SECOND FLOOR +992'-6"
- (N) FIRST FLOOR +982'-0"



elevation at garage

GARAGE DOOR

2 ALL ELEVATIONS RELATE BACK TO
SITE SURVEY FOUND ON SHEET A0.04

01 east

legend

- 1 BRICK
- 2 WOOD SIDING
- 3 ALUM. WINDOW
- 4 CHANNEL GLASS
- 5 BRICK SCREEN/ BRICK RAILING
- 6 METAL FASCIA

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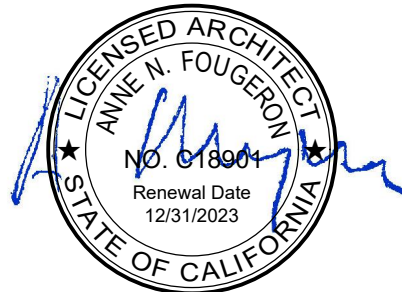
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Carmel, CA 93923
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Mechanical: TBD



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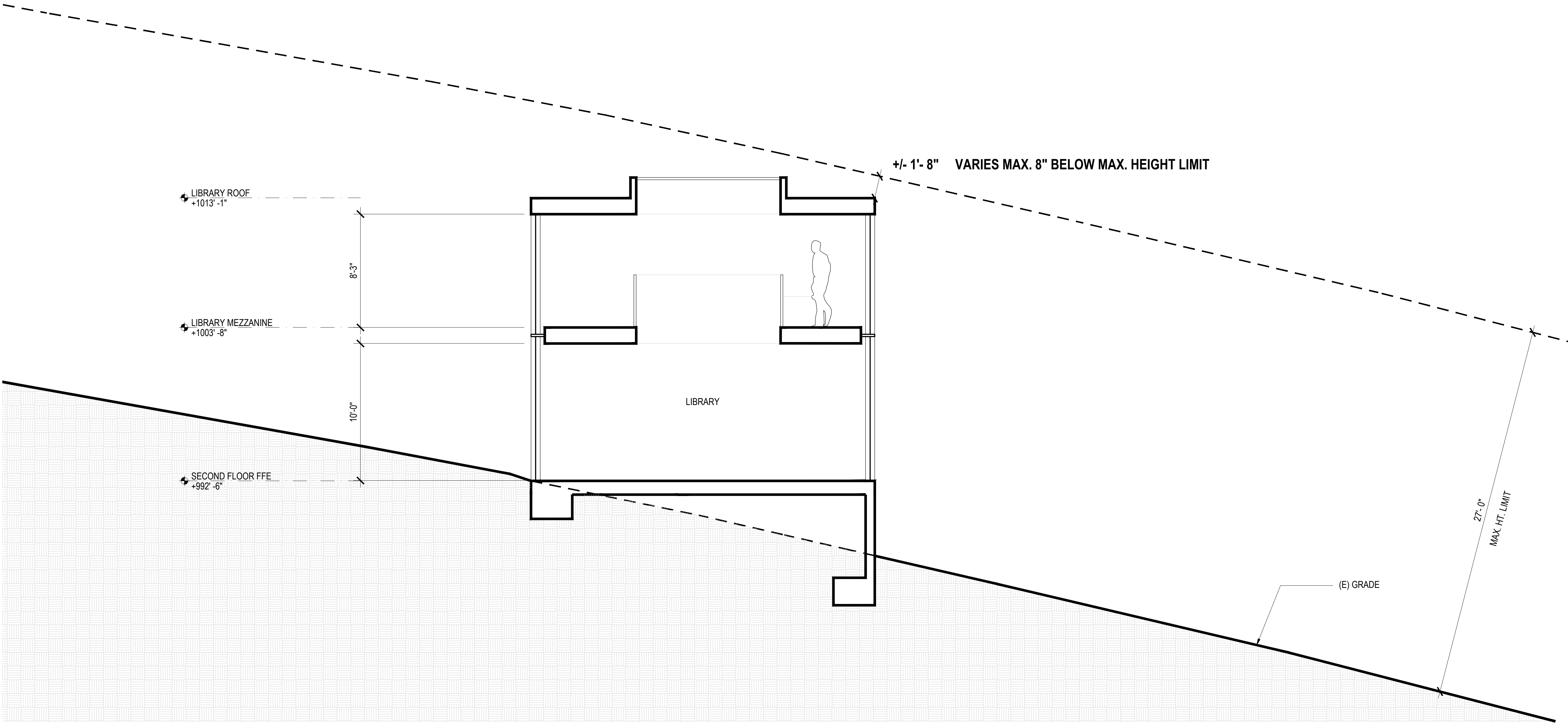
Building Section- CC

A4.01

scale: 1/4" = 1' -0"

project name: Vista Ridge

project number: 20223



2 ALL ELEVATIONS RELATE BACK TO
SITE SURVEY FOUND ON SHEET A0.04

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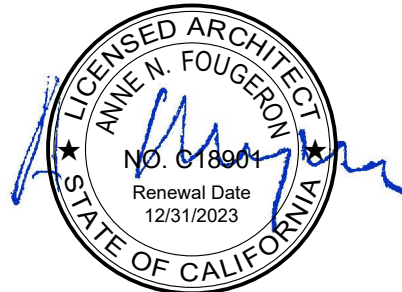
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Mechanical: TBD



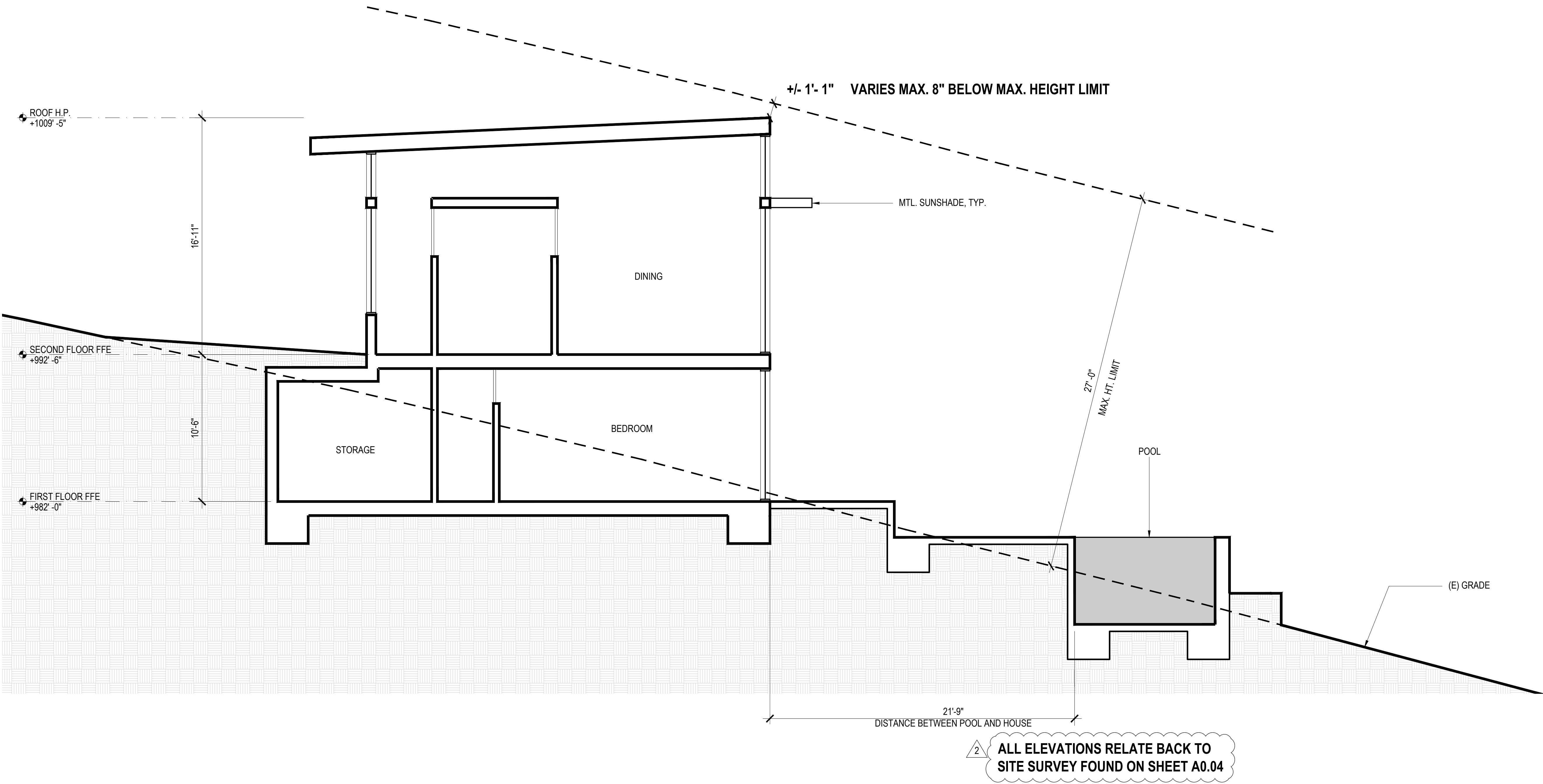
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Building Section- DD

A4.02

scale: 1/4" = 1' -0"

project name: Vista Ridge
project number: 20223



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VISTA RIDGE

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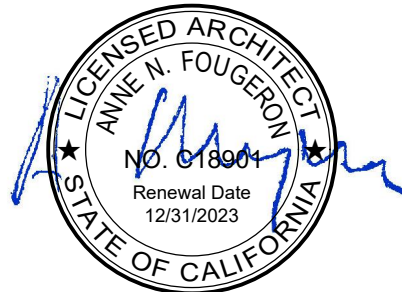
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Mechanical: TBD



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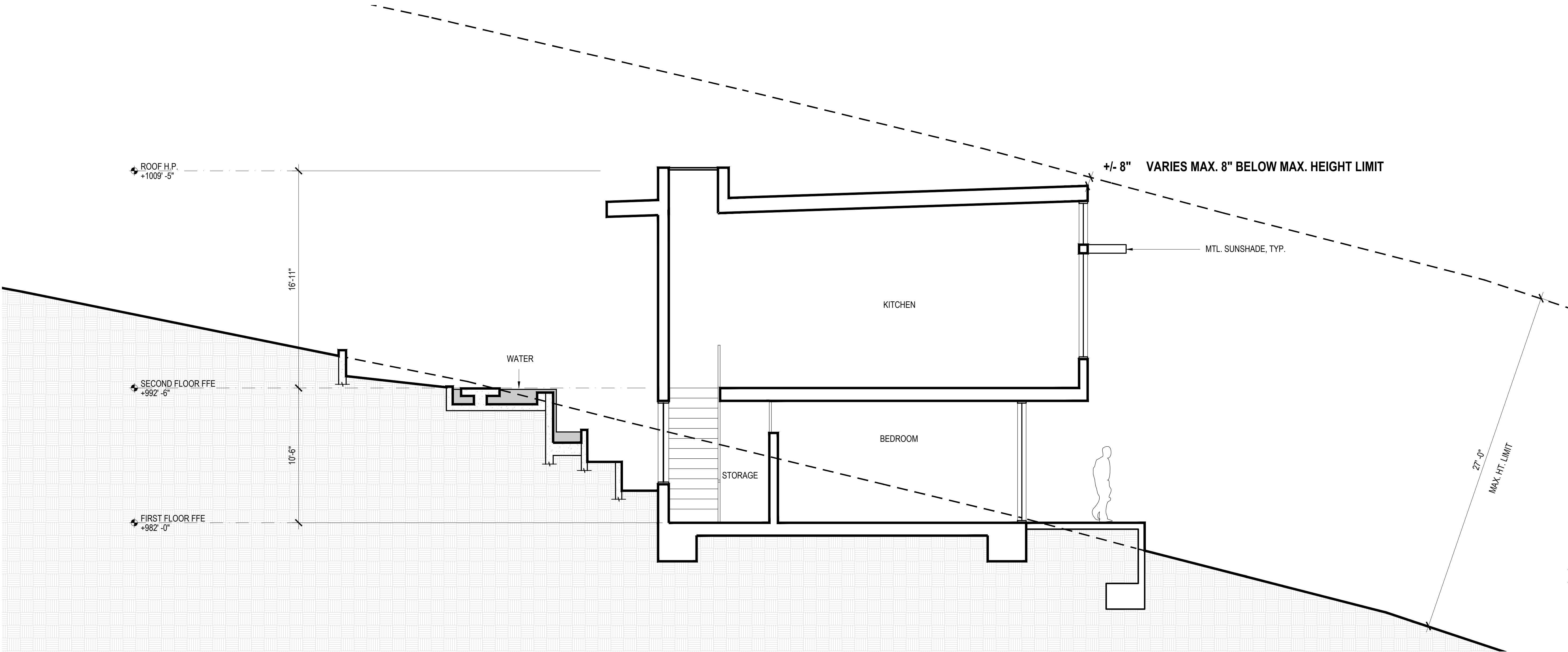
Building Section- EE

A4.03

scale: 1/4" = 1' -0"

project name: Vista Ridge

project number: 20223



2 ALL ELEVATIONS RELATE BACK TO
SITE SURVEY FOUND ON SHEET A0.04

window and door notes

- U-FACTOR: 0.35, SHGC: 0.28
- SEE EXTERIOR ELEVATIONS FOR WINDOW LOCATIONS.
- FIELD VERIFY ALL OPENINGS PRIOR TO MANUFACTURE OF UNITS.
- REQ'D WINDOW AREA SHALL NOT BE LESS THAN 8% OF FLOOR AREA BEING SERVED; THE MIN OPENABLE AREA TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED.
- EVERY SLEEPING ROOM AND BASEMENT MUST HAVE AT LEAST ONE OPENABLE WINDOW OR DOOR APPROVED FOR EMERGENCY RESCUE WITH A MIN NET CLEAR OPENING OF 5.7 SF. EXCEPT THE WINDOWS AT THE GRADE FLOOR SHALL HAVE A MIN NET AREA OF 5.0 SF. THE MIN NET VERTICAL OPENING DIMENSION SHALL BE 24". THE MIN NET CLEAR OPENING WIDTH DIMENSION SHALL E 20". THE BOTTOM OF THE CLEAR OPENING SHALL BE NO MORE THAN 44" FROM THE FLOOR.
- SAFETY GLAZING IS REQUIRED IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS.
- SAFETY GLAZING SHALL BE REQUIRED WITHIN 24" OF A DOOR EDGE OR WITHIN 36" OF A STAIRWAY, LANDING OR RAMP WHEN THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" FROM THE FLOOR OR WALKING SURFACE.
- SEE PLANS FOR ALTERNATE WINDOW REPLACEMENT PRICING ITEMS.

FOUGERON

ARCHITECTURE

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Mechanical: TBD



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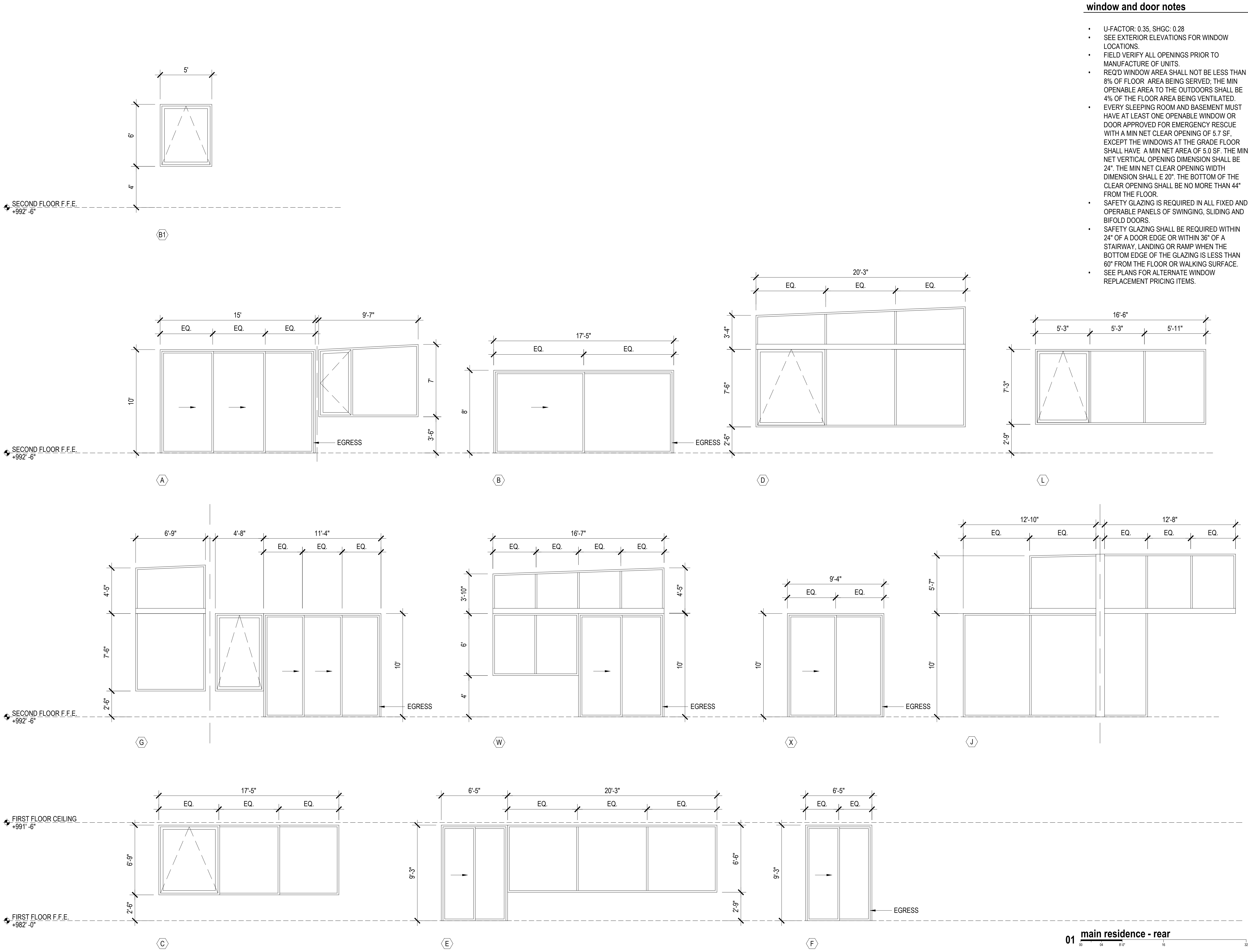
Window Schedule

A8.00

scale: N.T.S.

project name: Vista Ridge

project number: 20223



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Mechanical: TBD

LICENSED ARCHITECT
AILEE N. FOUGERON
No. 019001
Renewal Date
12/31/2023
STATE OF CALIFORNIA

no: date: issue:

01.23.2023 Planning Permit

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Window Types

A8.02

scale: 1/4" = 1'

project name: Vista Ridge

project number: 20223

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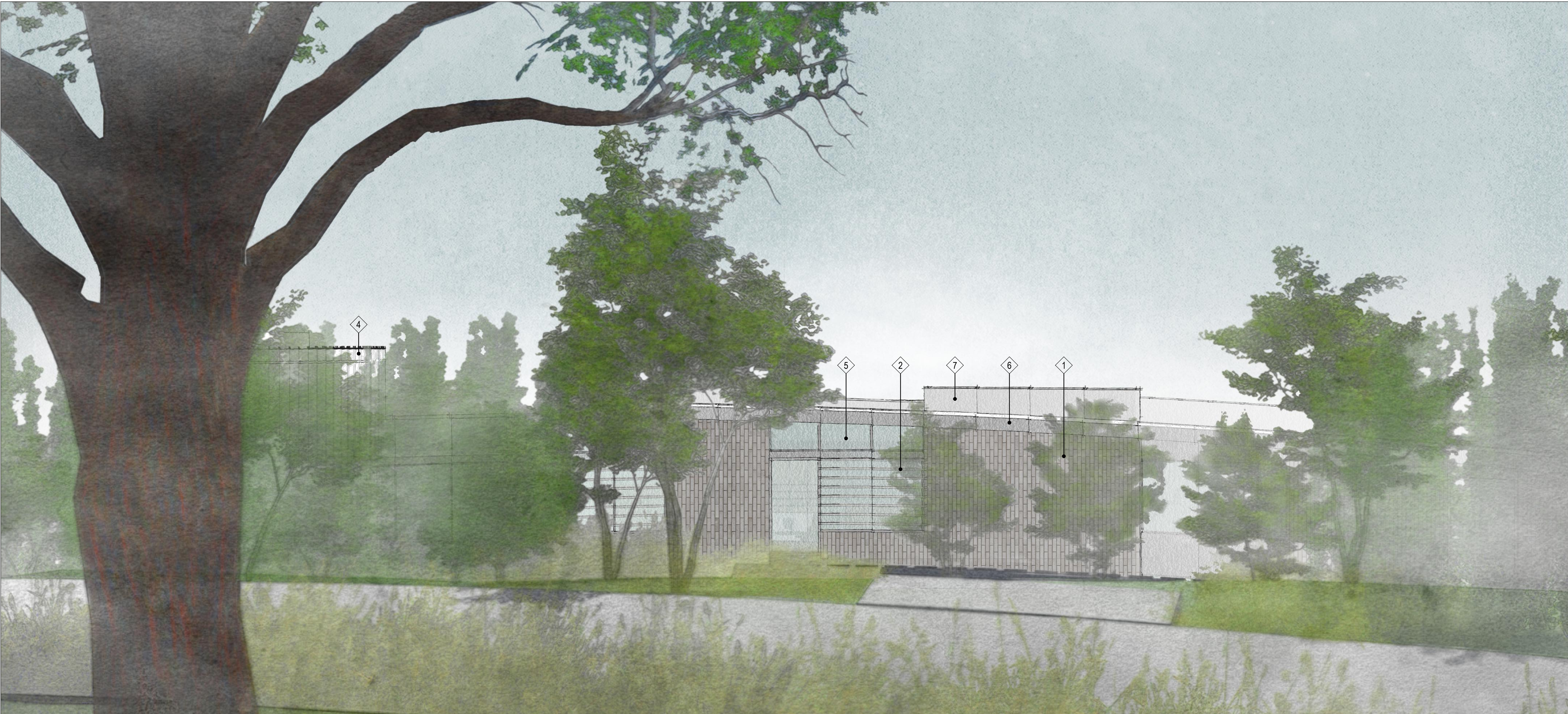
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01 rendering - front

Exterior Rendering

A9.01

scale: N.T.S.

project name: Vista Ridge
project number: 20223

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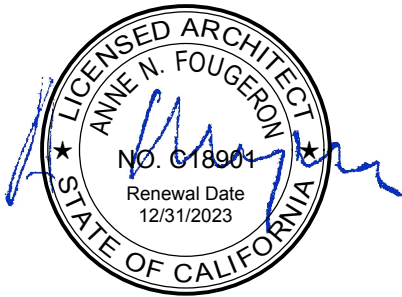
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02 rendering - rear

legend

- 1

BRICK
- 2

WOOD SIDING
- 3

ALUM. WINDOW
- 4

CHANNEL GLASS
- 5

BRICK SCREEN/ BRICK RAILING
- 6

METAL FASCIA

3D Rendering

A9.02

scale: N.T.S.

project name: Vista Ridge

project number: 20223

Benjamin Moore # CSP-70
"Upper West Side"

6

metal fascia color: Benjamin Moore #CSP-70

bendheim SF-60 dbl. glazed exterior channel glass

4

guardrails: endicott "golden buff" roman brick (reference only)

2

Benjamin Moore #1602
"Gunmetal"

7

morin 16" wide x 1" tall standing seam metal roof to match windows

Blomberg T450N thermally broken dbl. glazed alum. windows

5

deck material: alaskan yellow cedar - unsealed

3

ext. walls and guardrails: endicott "golden buff" roman brick

1

(N) LIBRARY ROOF
+1013' -1"

(N) ROOF (HIGH POINT)
+1009' -5"

(N) ROOF (LOW POINT)
+1003' -8"

(N) SECOND FLOOR
+992' -6"

(N) FIRST FLOOR
+982' -0"

reference: north elevation

000481632

0'0"0'0"0'0"0'0"

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Exterior Materials

A9.03

scale:

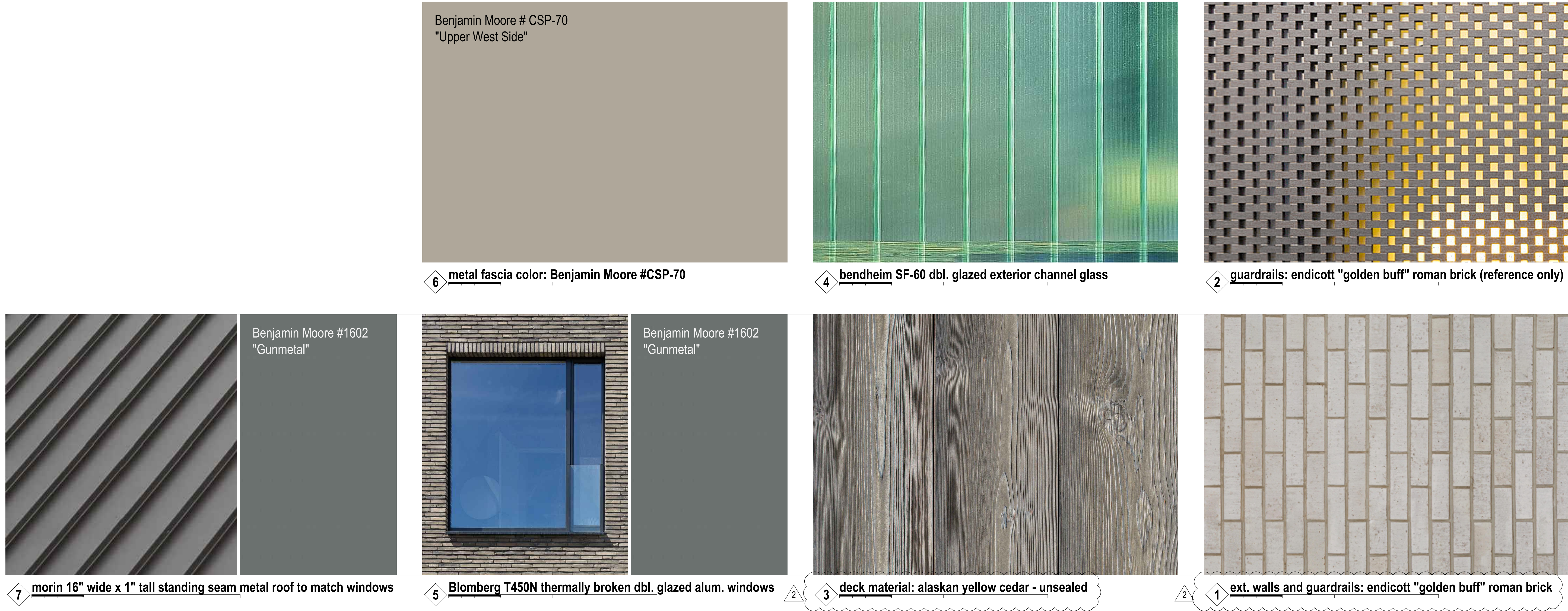
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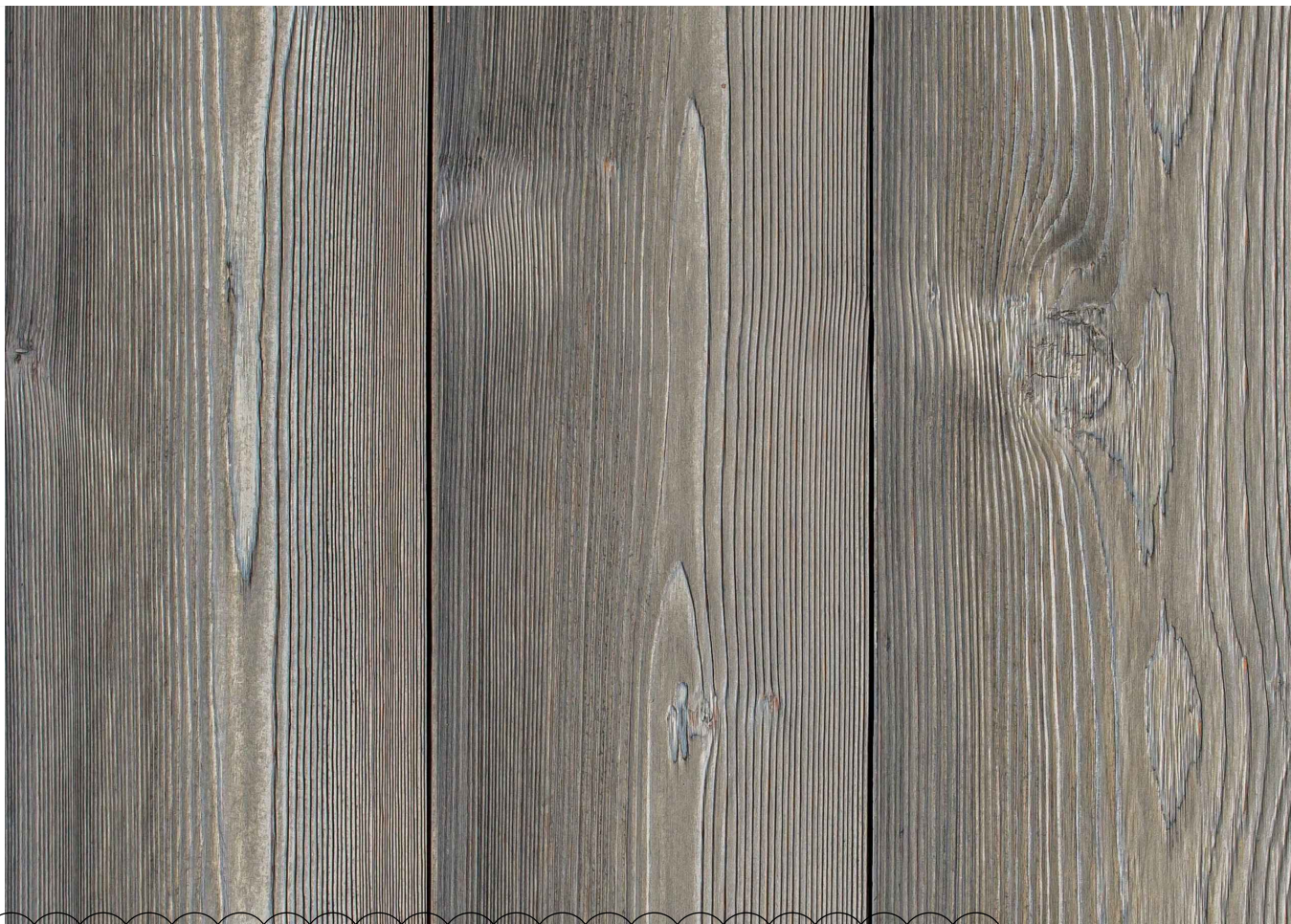
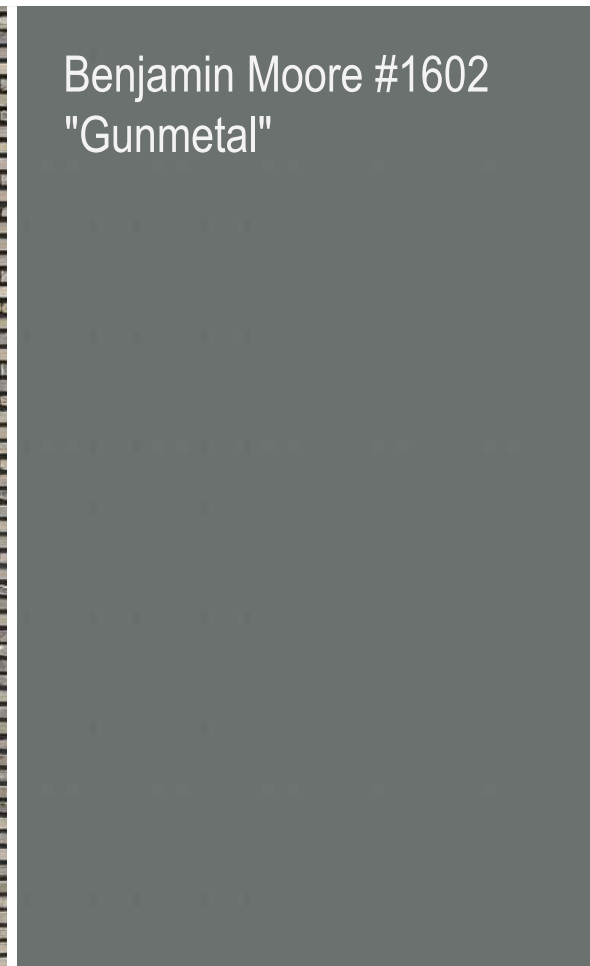
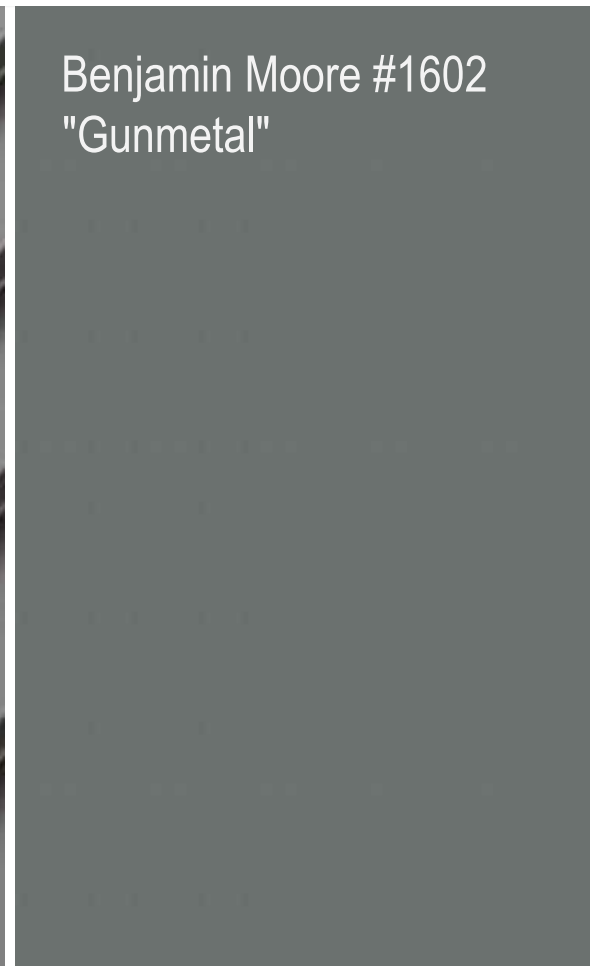
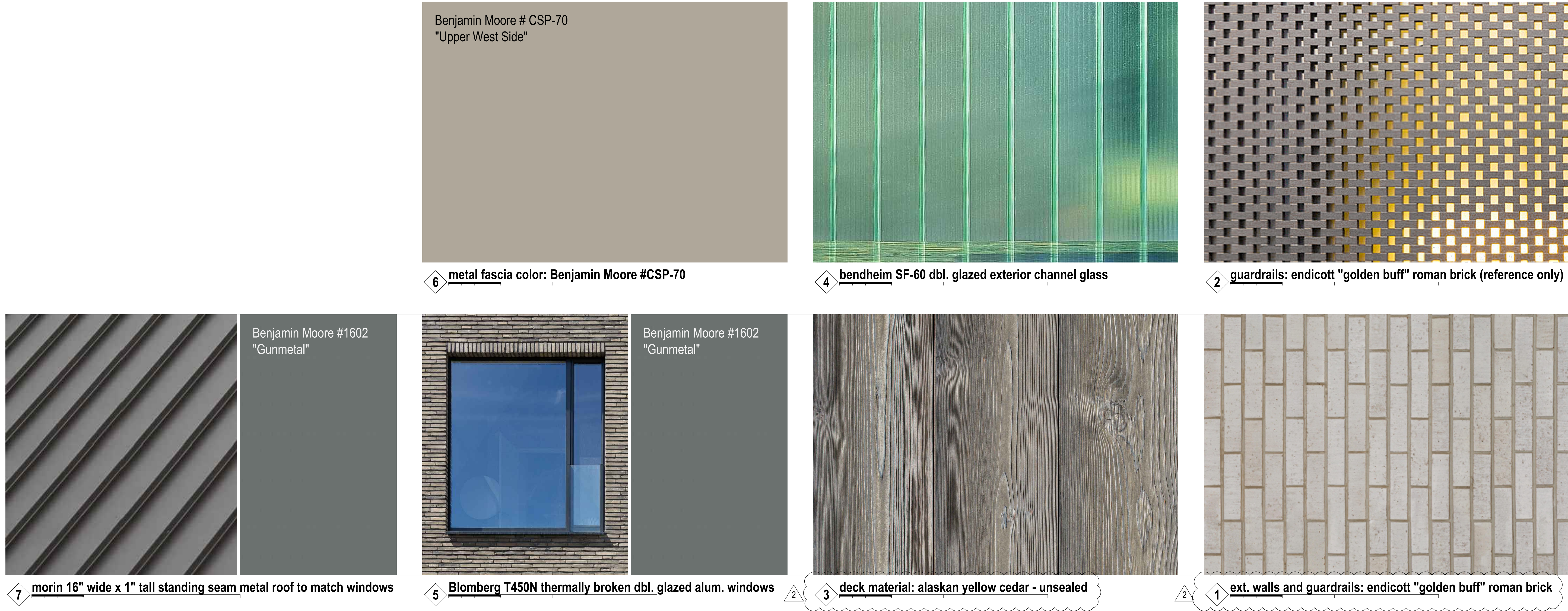
project name:

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project number:

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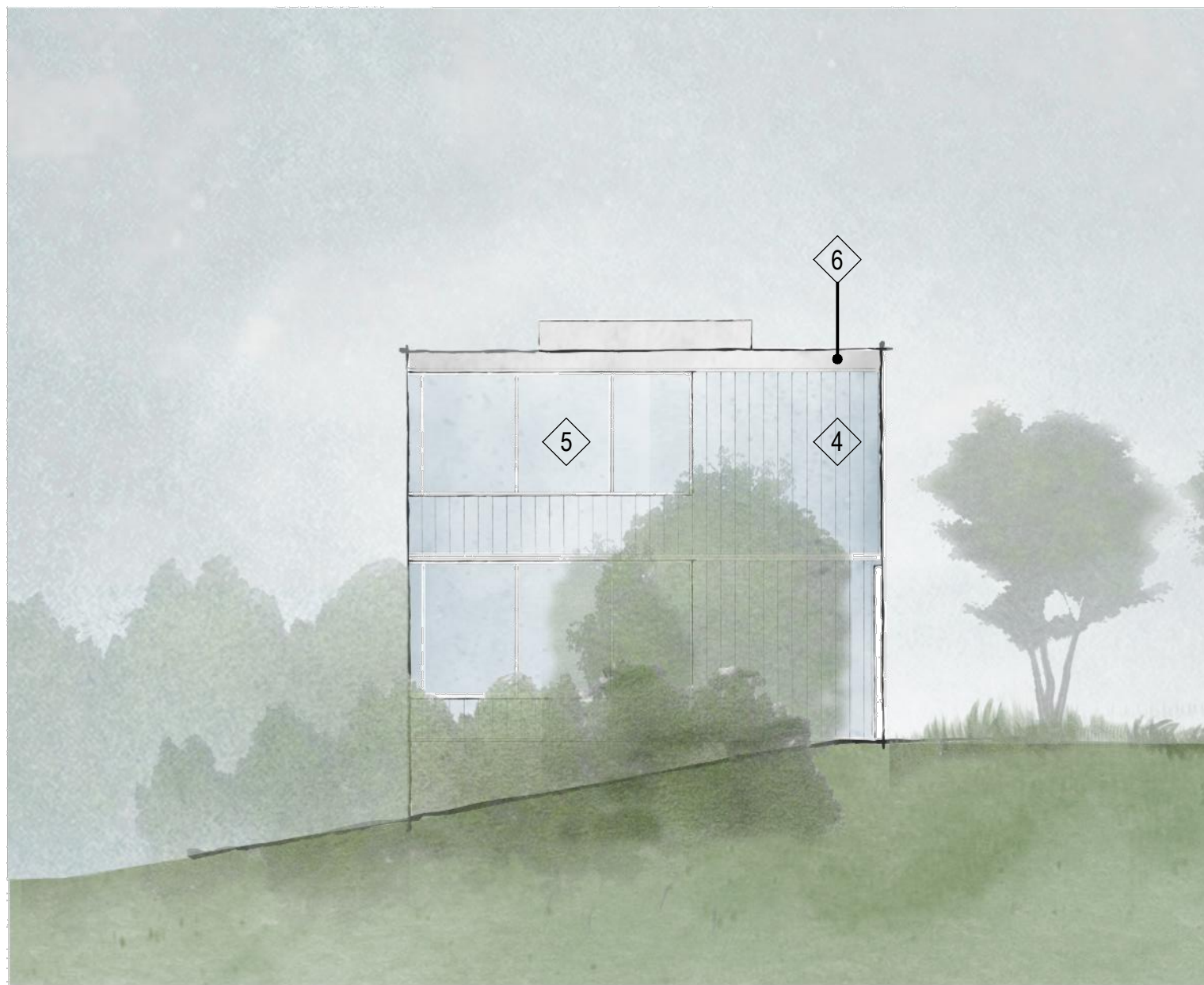
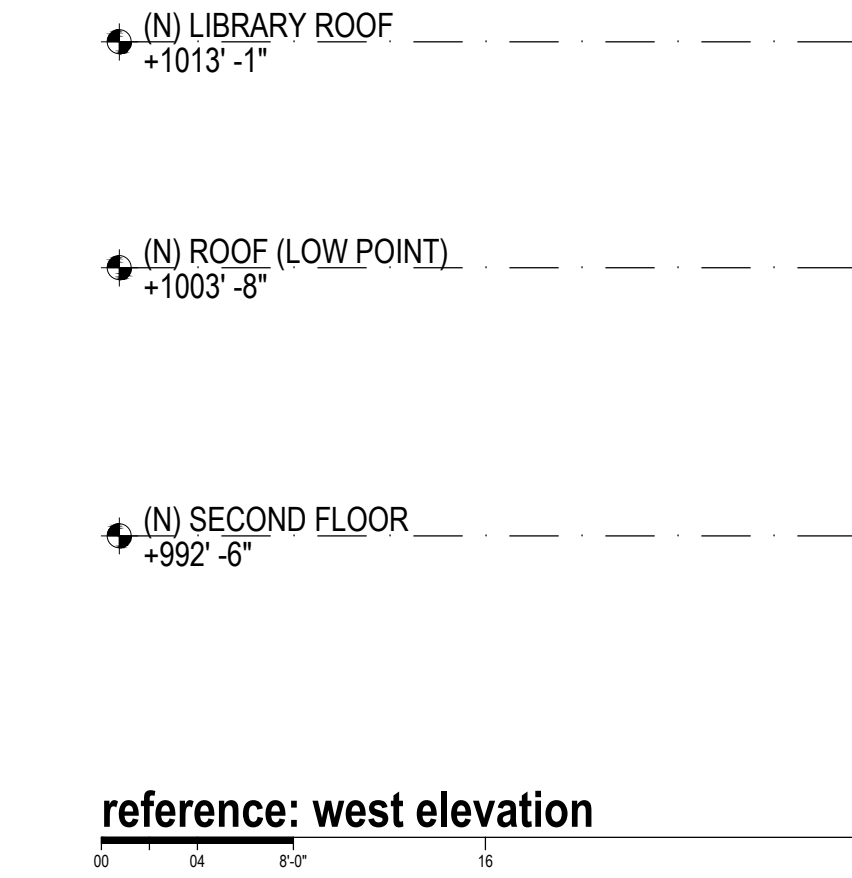
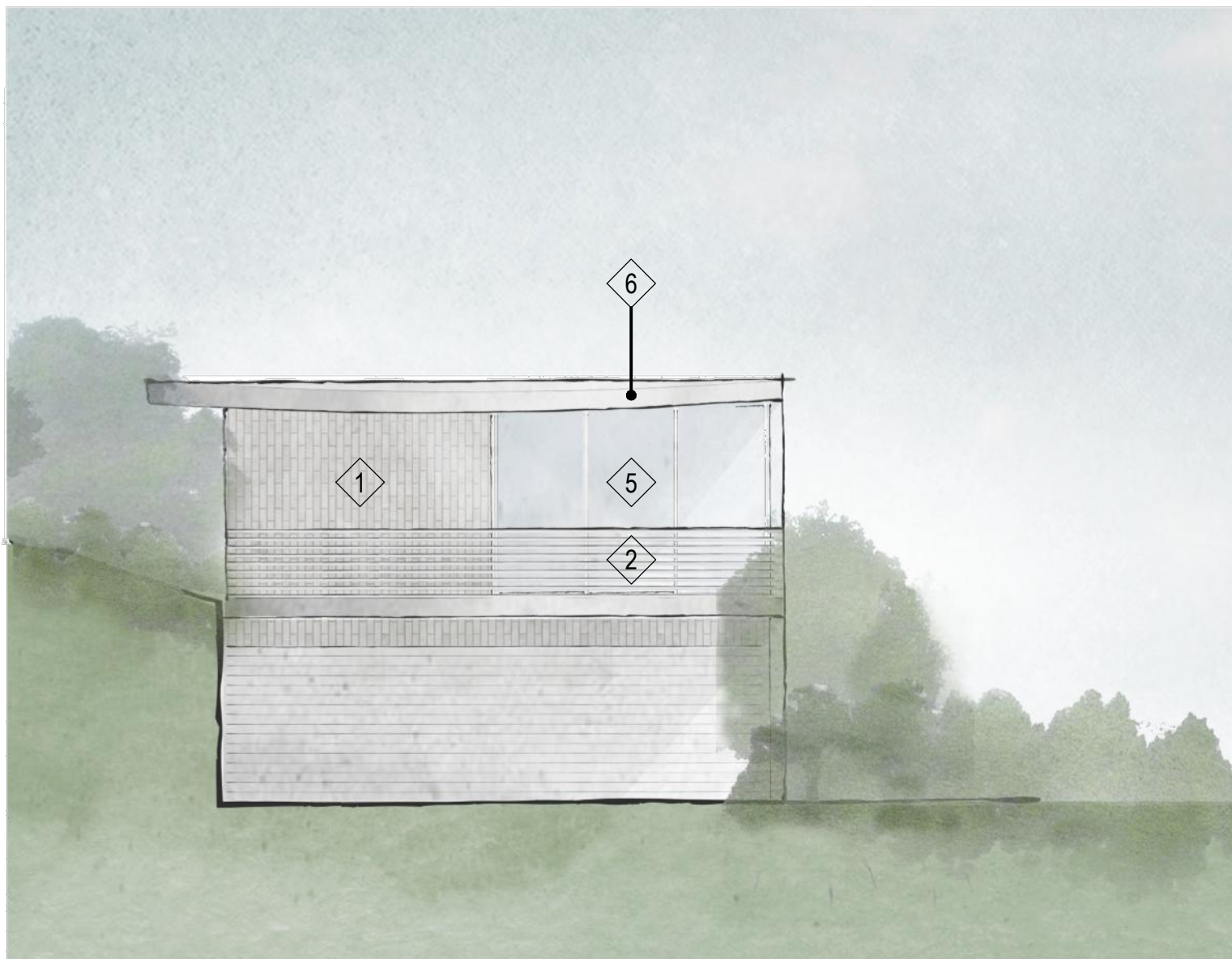
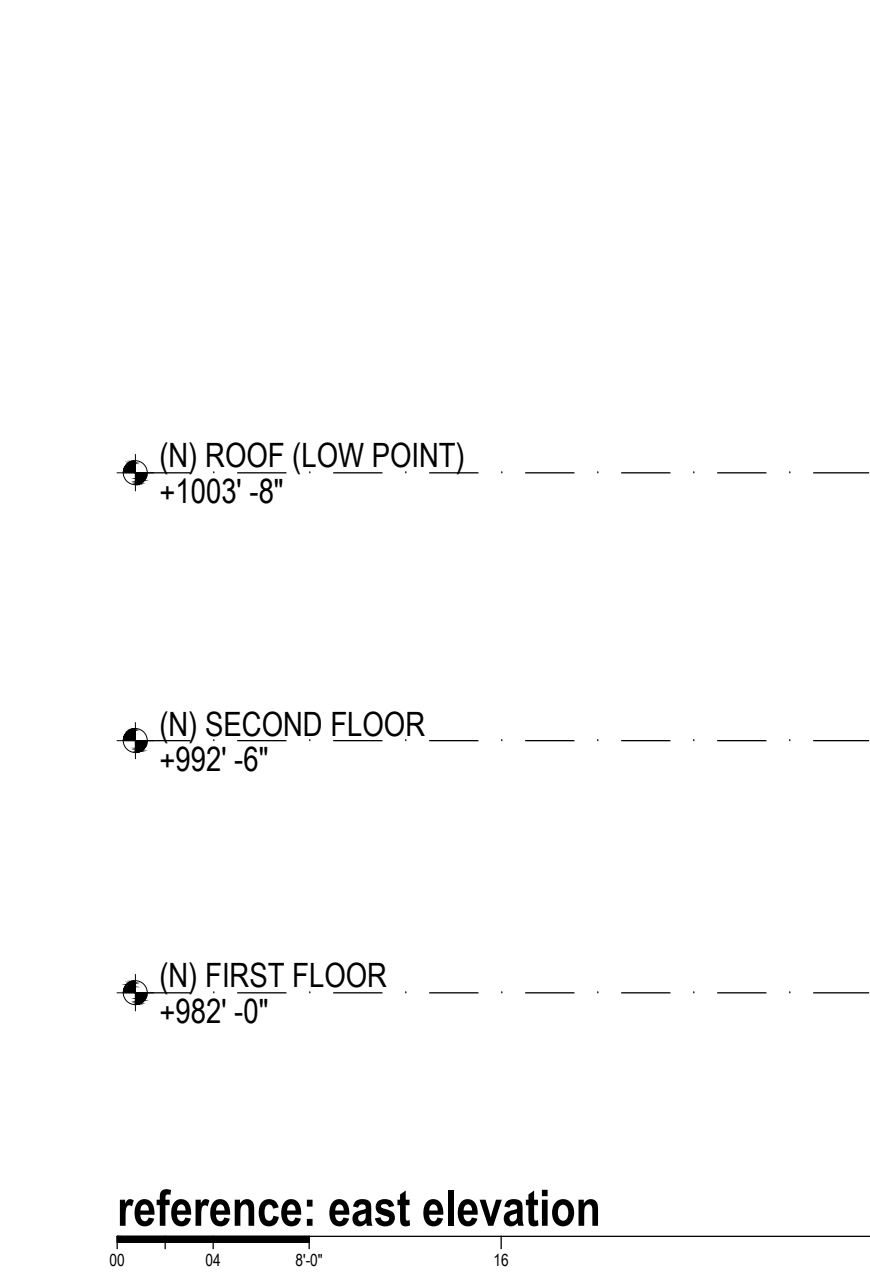
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510.887.4086

Landscape:
Arterra Landscape Architects
88 Missouri Street,
San Francisco, CA 94107
415.861.3100

Energy Consultant:
Monterey Energy Group, Inc.
26465 Carmel Rancho Blvd.
Suite #8
Carmel, CA 93923
831.372.8328

Geotech:
Romig Engineers.
1390 El Camino Real, 2nd Floor
San Carlos, CA 94070
650.591.5224

Mechanical: TBD



no:	date:	issue:
	01.23.2023	Planning Permit
1	06.16.2023	Planning Revision 1
2	08.18.2023	Planning Revision 2
3	09.28.2023	Planning Conformed Set

Exterior Materials

A9.03b

scale: N.T.S.

project name: Vista Ridge
project number: 20223

LEGEND

EXISTING

PROPOSED

BOUNDARY

PROPERTY LINE

RETAINING WALL

LANDSCAPE RETAINING WALL

RAINWATER TIGHTLINE

SUBDRAIN LINE

TIGHTLINE

STORM DRAIN LINE

SANITARY SEWER LINE

WATER LINE

GAS LINE

STORM DRAIN PRESSURE LINE

SANITARY SEWER PRESSURE LINE

JOINT TRENCH

SET BACK LINE

CONCRETE VALLEY GUTTER

EARTHEN SWALE

CATCH BASIN

JUNCTION BOX

AREA DRAIN

CURB INLET

STORM DRAIN MANHOLE

FIRE HYDRANT

SANITARY SEWER MANHOLE

STREET SIGN

SPOT ELEVATION

FLOW DIRECTION

DEMOLISH/REMOVE

BENCHMARK

CONTOURS

TREE TO BE REMOVED

TREE PROTECTION FENCING

CB

JB

AD

SDMH

SSMH

222.57 INV

200

XX" TREE

TP

DESCRIPTION

BOUNDARY

PROPERTY LINE

RETAINING WALL

LANDSCAPE RETAINING WALL

RAINWATER TIGHTLINE

SUBDRAIN LINE

TIGHTLINE

STORM DRAIN LINE

SANITARY SEWER LINE

WATER LINE

GAS LINE

STORM DRAIN PRESSURE LINE

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BENCHMARK

CONTOURS

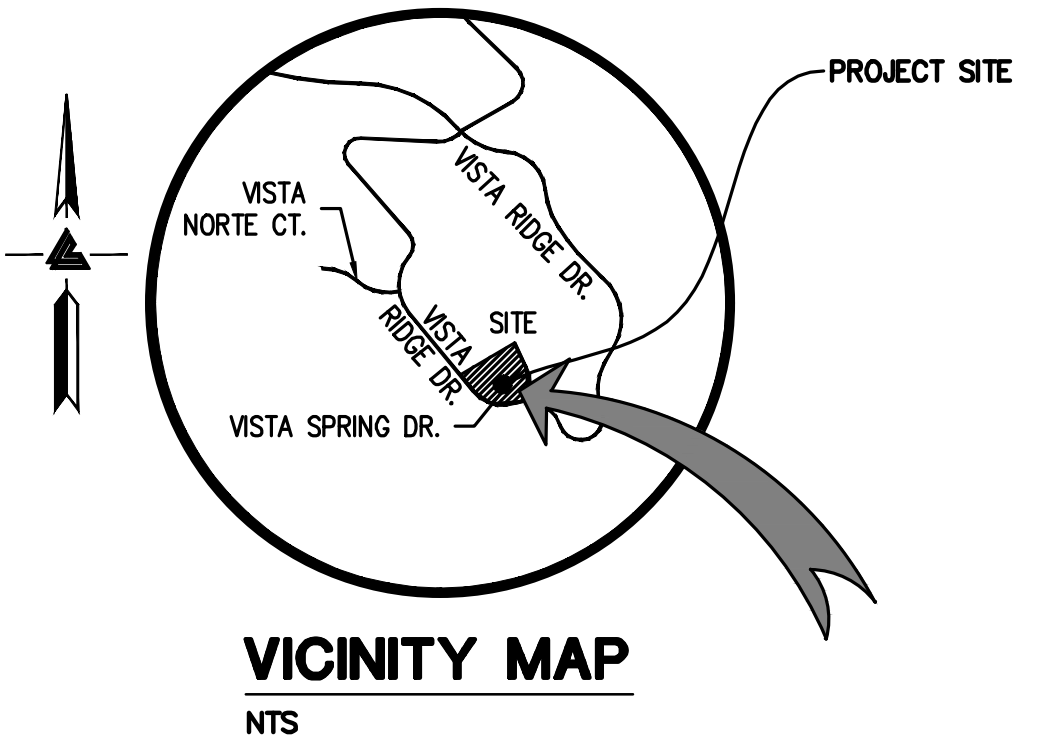
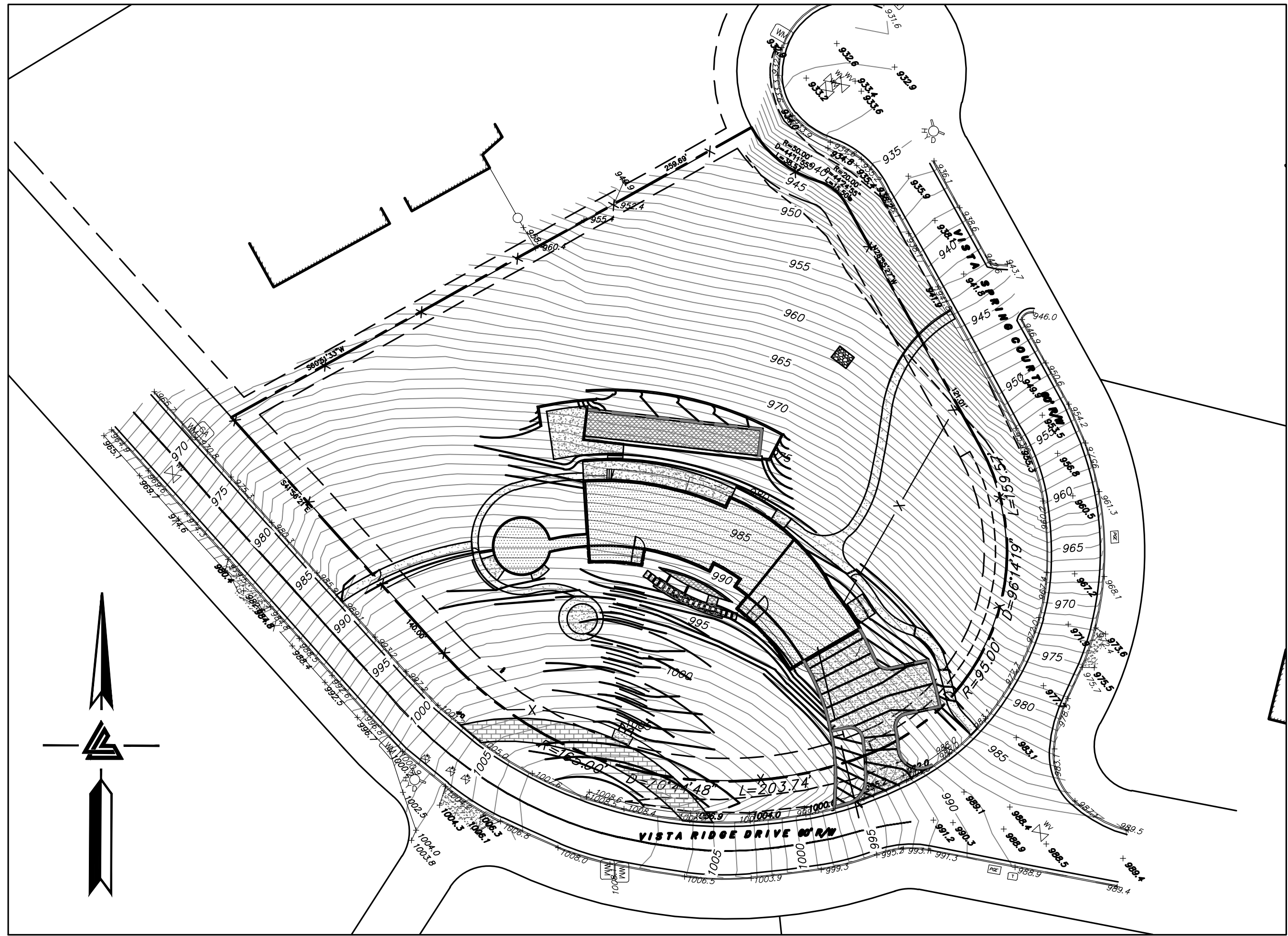
TREE TO BE REMOVED

TREE PROTECTION FENCING

NEW RESIDENCE

490 VISTA RIDGE DRIVE

MILPITAS, CALIFORNIA



OWNER'S INFORMATION

OWNER: CHRISTY LE & SONNY VU
490 VISTA RIDGE DRIVE
MILPITAS, CA

APN: 042-30-022

REFERENCES

- THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
- TOPOGRAPHIC SURVEY BY MERIDIAN SURVEYING ENGINEERING, ENTITLED: "490 VISTA RIDGE" 490 VISTA RIDGE DRIVE MILPITAS, CA
 - SITE PLAN BY FOUGERON ARCHITECTURE ENTITLED: "VISTA RIDGE" 490 VISTA RIDGE DRIVE MILPITAS, CA
 - LANDSCAPE PLAN BY ARTERRA LANDSCAPE ARCHITECTS, ENTITLED: "490 VISTA RIDGE" 490 VISTA RIDGE DRIVE MILPITAS, CA

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

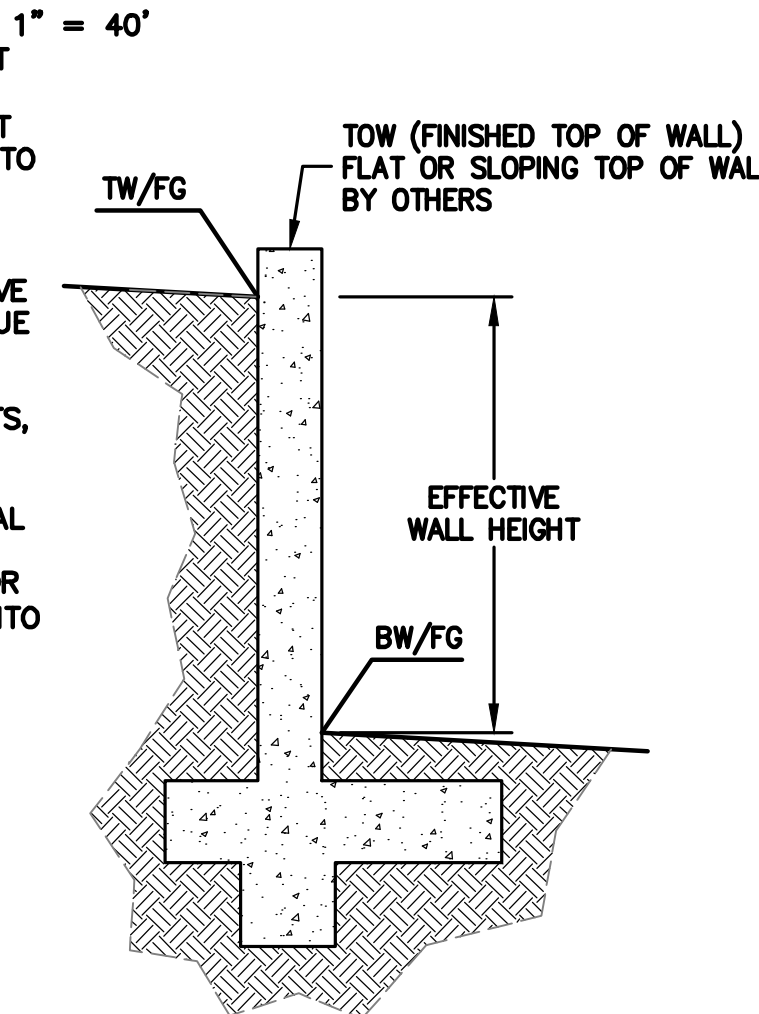
ABBREVIATIONS		
AB	AGGREGATE BASE	LF
AC	ASPHALT CONCRETE	MAX
ACC	ACCESSIBLE	MH
AD	AREA DRAIN	MIN
BC	BEGINNING OF CURVE	MON.
B & D	BEARING & DISTANCE	MRO
BM	BENCHMARK	(N)
BUB	BUBBLER BOX	NO.
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS
CB	CATCH BASIN	O.C.
C & G	CURB AND GUTTER	O/
C	CENTER LINE	(PA)
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PED
CO	CLEANOUT	PIV
COTG	CLEANOUT TO GRADE	PSS
CONC	CONCRETE	R
CONST	CONSTRUCT or -TION	PP
CONC COR	CONCRETE CORNER	PUE
CY	CUBIC YARD	PVC
D	DIAMETER	R
DI	DROP INLET	RCP
DIP	DUCTILE IRON PIPE	RIM
EA	EACH	RW
EC	END OF CURVE	R/W
EG	EXISTING GRADE	S
EL	ELEVATIONS	S.A.D.
EP	EDGE OF PAVEMENT	SAN
EQ	EQUIPMENT	SD
EW	EACH WAY	SDMH
(E)	EXISTING	SHT
FC	FACE OF CURB	S.L.D.
FF	FINISHED FLOOR	SPEC
FG	FINISHED GRADE	SS
FH	FIRE HYDRANT	SSCO
FL	FLOW LINE	ST.
FS	FINISHED SURFACE	STA
G	GAGE OR GAUGE	STD
GB	GRADE BREAK	STRUCT
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	T
HORIZ	HORIZONTAL	TC
HI PT	HIGH POINT	TEMP
H&T	HUB & TACK	TP
ID	INSIDE DIAMETER	TW/FG
INV	INVERT ELEVATION	TYP
JB	JUNCTION BOX	VC
JT	JOINT TRENCH	VCP
JP	JOINT UTILITY POLE	VERT
L	LENGTH	W/
LNDG	LANDING	W.W.
		WM
		WWF

RETAINING WALL NOTES

- TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL. NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
- DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X"] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
- REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
- REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
- ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC PRESSURE.
- SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
- PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.

ESTIMATED EARTHWORK QUANTITIES				
CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS	MAXIMUM DEPTH (FT)
CUT	275	530	805	7.16
FILL	0	310	310	5.99
EXPORT			495	
NOTE: GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.				

KEY MAP



* BUILDING PAD NOTE: ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

NOTE: FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraz.com



SHEET INDEX

C-1.0	TITLE SHEET
C-1.1	OVERALL SITE PLAN
C-1.2	SIGHT DISTANCE ANALYSIS
C-2.0	GRADING & DRAINAGE PLAN
C-3.0	UTILITY PLAN
C-4.0	DETAILS
C-4.1	DETAILS
C-4.2	DETAILS
C-5.0	GRADING SPECIFICATIONS
ER-1	EROSION CONTROL
ER-2	EROSION CONTROL DETAILS



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
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DUBLIN, CALIFORNIA 94568
(510) 887-4086
WWW.LEABRAZE.COM

LE-VU PROPERTY
490 VISTA RIDGE DRIVE
MILPITAS, CALIFORNIA

APN: 042-30-022

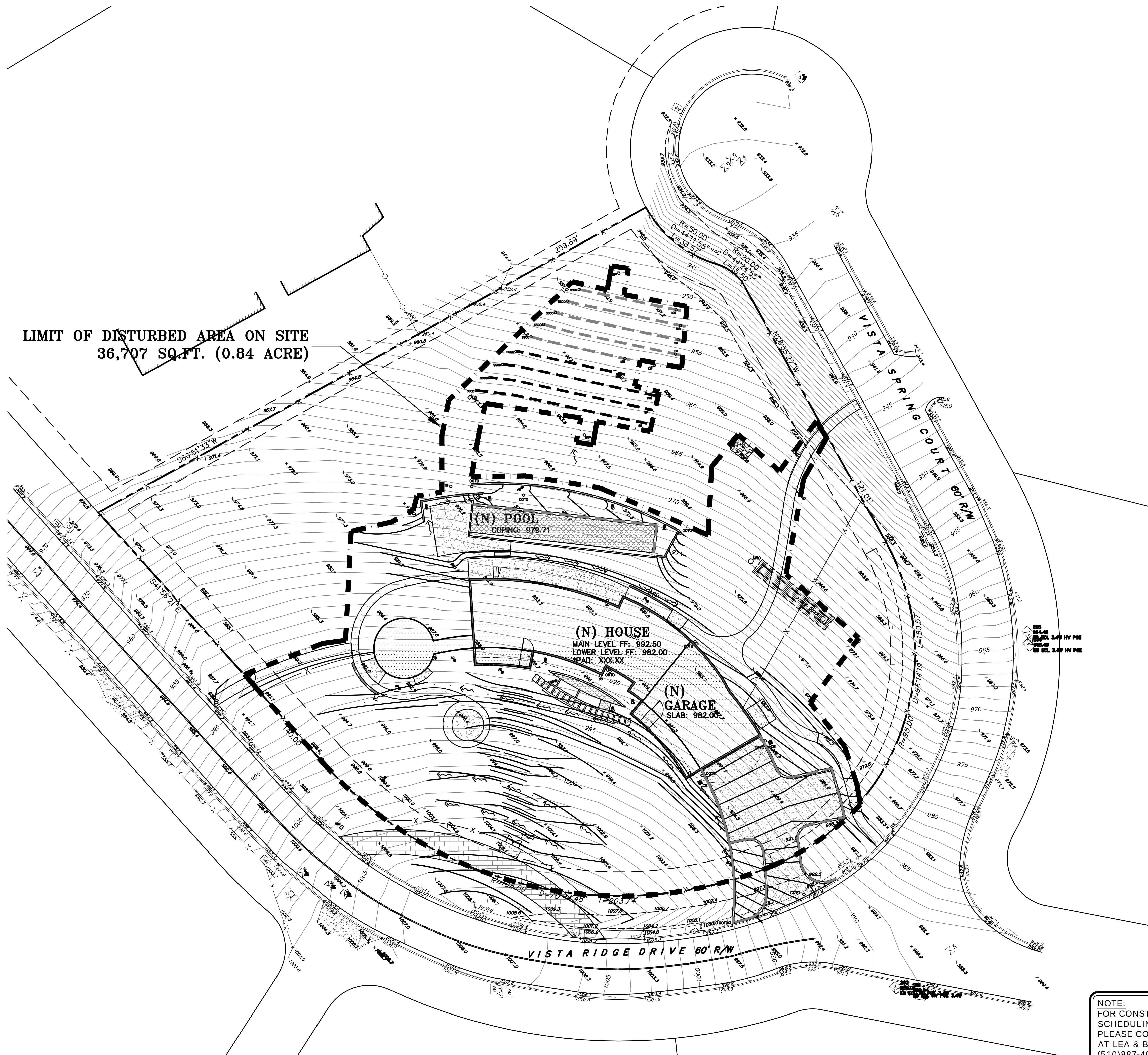
SANTA CLARA COUNTY

TITLE SHEET

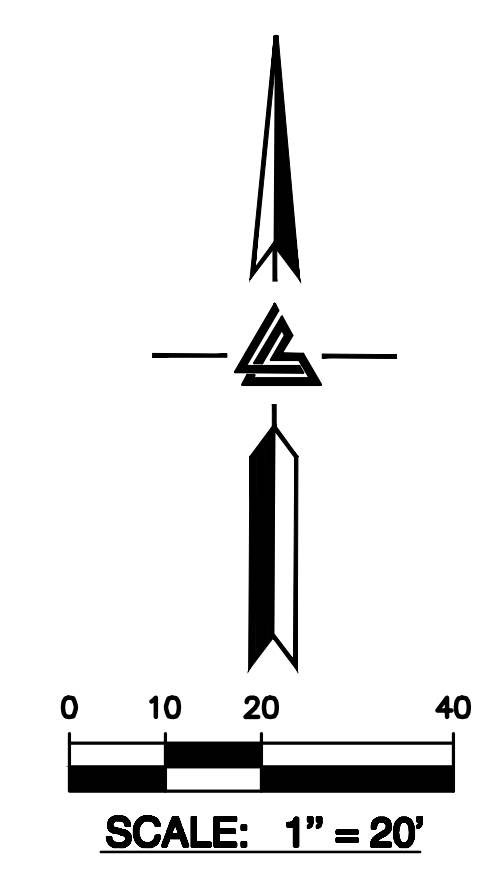
2	REVISION #2	08-17-23	ZA
1	REVISION #1	06-09-23	ZA
REVISIONS		BY	

JOB NO: 2220899
DATE: 01-18-23
SCALE: AS NOTED
DESIGN BY: ZA
CHECKED BY: JH
SHEET NO:

C-1.0
1 OF 10 SHEETS



LIMIT OF DISTURBED AREA ON SITE
36,707 SQ.FT. (0.84 ACRE)



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aabaya@leabraz.com

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MILPITAS, CALIFORNIA
SANTA CLARA COUNTY
APN: 042-30-022

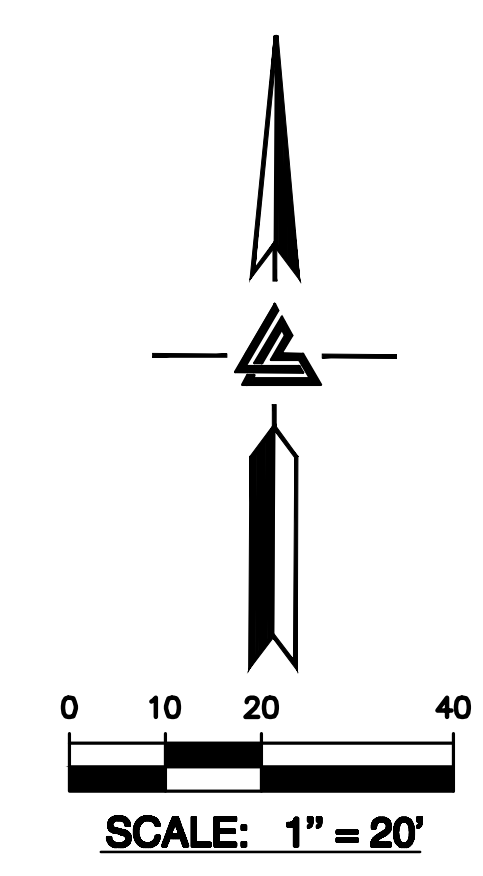
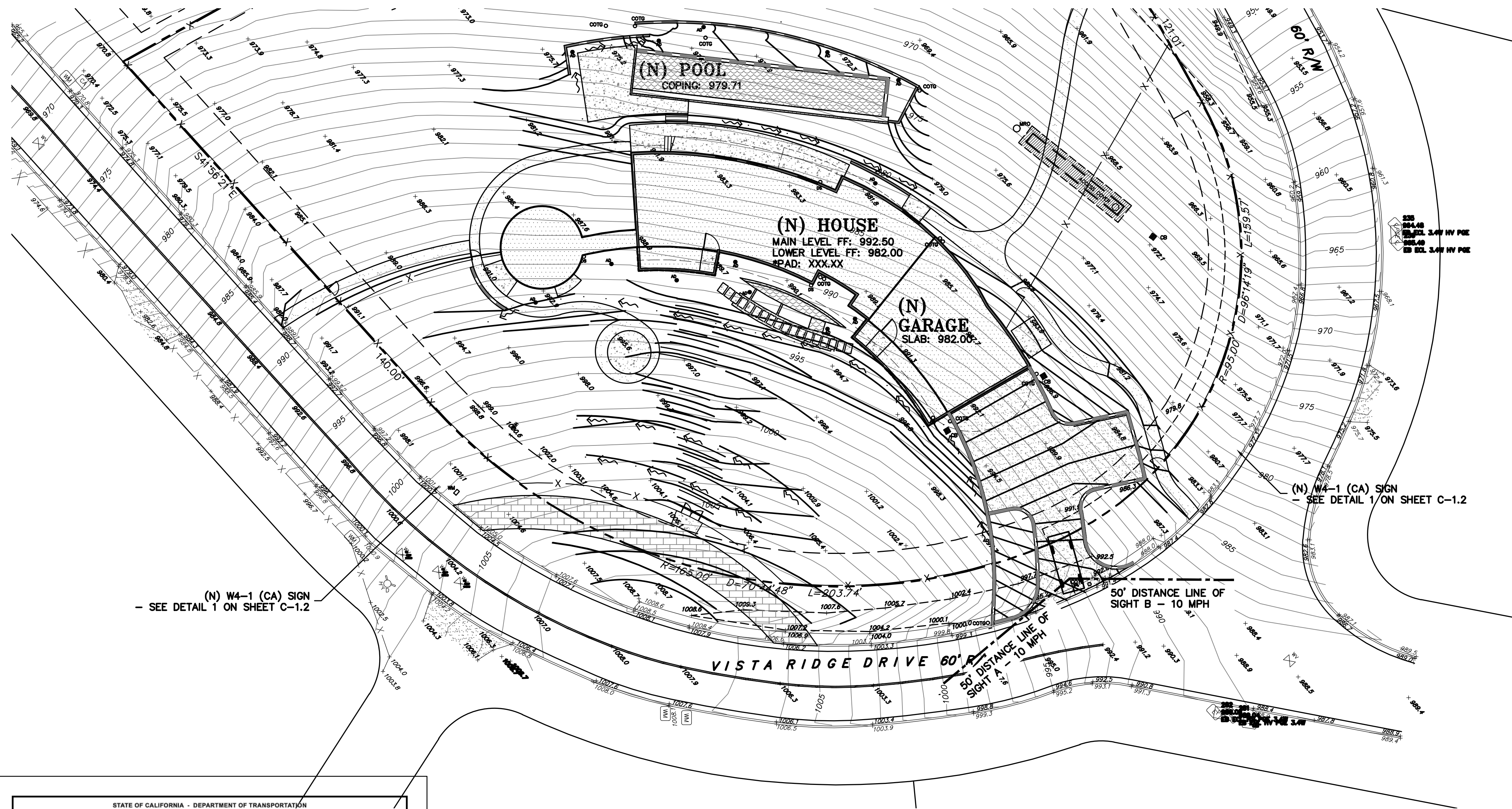
OVERALL SITE PLAN

2	REVISION #2 08-17-23	ZA
1	REVISION #1 06-09-23	ZA
REVISIONS		BY
JOB NO:		2220899
DATE:		01-18-23
SCALE:		AS NOTED
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SHEET NO:		



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CIVIL ENGINEERS & LAND SURVEYORS
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DUBLIN
SAN JOSE
(510) 887-4086
WWW.LEABRAZE.COM





STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION

MUTCD NUMBER None CODE W4-1
Lt. or Rt.

Notes:
1. For Arrowhead dimensions, see Appendix Page 2.
2. Speed variable, specify when ordering.

SIGN SIZE (Inches)	DIMENSIONS (Inches)															
	A	B	C	D	E	F	G	H	J	K	L	M	N	P		
48 x 48	48	3/4	1-1/8	8	7	1-1/2	4-3/4	14	25-1/2	18-1/2	16	10E	4	3		
60 x 60	60	7/8	1-1/2	10	8-3/4	2	6	17-1/2	31-7/8	23-1/8	20	12E	5	3-3/4		
72 x 72	72	1	1-3/4	12	10-1/2	2-1/4	7-1/4	21	38-1/4	27-3/4	24	15E	6	4-1/2		
96 x 96	96	1-1/4	2-1/4	16	14	3	9-1/2	28	51	37	32	20E	8	6		

SIGN SIZE (mm)	DIMENSIONS (Millimeters)															
	A	B	C	D	E	F	G	H	J	K	L	M	N	P		
1219 x 1219	1219	19	32	203	178	38	121	356	648	470	406	250E	102	76		
1524 x 1524	1524	22	38	254	222	51	152	445	810	587	508	300E	127	95		
1829 x 1829	1829	25	44	305	267	57	184	533	972	705	610	379E	152	114		
2438 x 2438	2438	32	57	406	356	76	241	711	1295	940	813	500E	203	152		

COLORS
BORDER & LEGEND - BLACK (NON-REFLECTIVE)
BACKGROUND - YELLOW (REFLECTIVE)
- THE POLICY FOR INTENDED USAGE OF THIS SIGN IS SHOWN ON REVERSE SIDE -

Amey Meis 4/11/05
CHIEF OFFICE OF SIGN APPLICATION DATE REVISION REVISION

CALTRANS SIGHT DISTANCE STANDARDS

DESIGN SPEED (MILES PER HOUR)	STOPPING DISTANCE (FEET)
10	50
15	100
20	125
25	150
30	200
35	250
40	300

SIGHT DISTANCE STANDARDS PER CALTRANS HIGHWAY DESIGN MANUAL TABLE 201.1

CALTRANS HIGHWAY DESIGN MANUAL 201.3 STOPPING SIGHT DISTANCE:

THE MINIMUM STOPPING SIGHT DISTANCE IS THE DISTANCE REQUIRED BY THE USER, TRAVELING AT A GIVEN SPEED, TO BRING THE VEHICLE OR BICYCLE TO A STOP AFTER AN OBJECT 1/2-FOOT HIGH ON THE ROAD BECOMES VISIBLE. STOPPING SIGHT DISTANCE FOR MOTORISTS IS MEASURED FROM THE DRIVER'S EYES, WHICH ARE ASSUMED TO BE 3 1/2 FEET ABOVE THE PAVEMENT SURFACE, TO AN OBJECT 1/2- FOOT HIGH ON THE ROAD. SEE INDEX 1003.1(10) FOR CLASS I BIKEWAY STOPPING SIGHT DISTANCE GUIDANCE. THE STOPPING SIGHT DISTANCES IN TABLE 201.1 SHOULD BE INCREASED BY 20 PERCENT ON SUSTAINED DOWNGRADES STEEPER THAN 3 PERCENT AND LONGER THAN ONE MILE.

NOTE:
1. THE SPEED FOR THE SITE DISTANCE ANALYSIS WAS ASSUMED.
2. FINAL INSTALLED SIGN POSITIONS WILL BE TO THE SATISFACTION OF THE ROADS AND AIRPORTS DEPARTMENT.

NOTE: DESIGN SPEED CANNOT BE LOCATED ALONG PROJECT SITE FRONTAGE. DESIGN SPEED HAS BEEN ASSIGNED TO BE 10 MPH TO BE CONSERVATIVE BASED ON THE SPEED LIMIT OF THE SURROUNDING AREA AND SIMILAR ROADS WITHIN THE COUNTY OF SANTA CLARA.

1 W4-1 (CA) SIGN
SDA NTS



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LE-VU PROPERTY
490 VISTA RIDGE DRIVE
MILPITAS, CALIFORNIA
SANTA CLARA COUNTY
APN: 042-30-022

SITE DISTANCE ANALYSIS

REVISION #2	08-17-23	ZA
REVISION #1	06-09-23	ZA
REVISIONS	BY	
JOB NO:	2220899	
DATE:	01-18-23	
SCALE:	AS NOTED	
DESIGN BY:	ZA	
CHECKED BY:	JH	
SHEET NO:		

C-1.2
3 OF 10 SHEETS

FLATWORK KEYNOTES 1 TO 5
FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.

SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" LIP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP

PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.

INSTALL (N) PERMEABLE PAVER DRIVEWAY. SEE ARCHITECTURAL PLANS FOR FURTHER DETAIL.

(N) CONCRETE PATIOS/WALKWAYS. SEE DETAIL 2 ON SHEET C-4.0.

(N) PERMEABLE ASPHALT DRIVEWAY ON STEEPLY SLOPED SURFACE. SEE DETAIL 3 ON SHEET C-4.1.

5 (N) CONCRETE PATIO

(N) POOL
COPING: 979.71

(N) HOUSE
MAIN LEVEL FF: 992.50
LOWER LEVEL FF: 982.00
*PAD: XXX.XX

(N) GARAGE
SLAB: 982.50

(N) FENCE
- S.D. (TYP.)

(N) POOL EQUIPMENT PAD

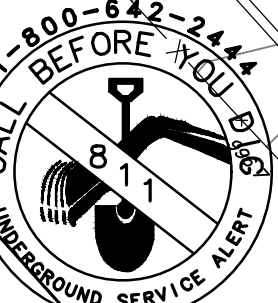
(N) PERMEABLE ASPHALT DRIVEWAY

[2] (N) TIMBER STEPS
6" RISE

[23] (N) STEPS
7" RISE

(N) PERMEABLE
PAVER DRIVEWAY

(N) PLANTING AREA



* BUILDING PAD NOTE:
ADJUST PAD LEVEL AS
REQUIRED. REFER TO
STRUCTURAL PLANS
FOR SLAB SECTION OR
CRAWL SPACE DEPTH
TO ESTABLISH PAD
LEVEL.

NOTE:
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aabaya@leabrazee.com



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CIVIL ENGINEERS & LAND SURVEYORS
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APN: 042-30-022

SANTA CLARA COUNTY

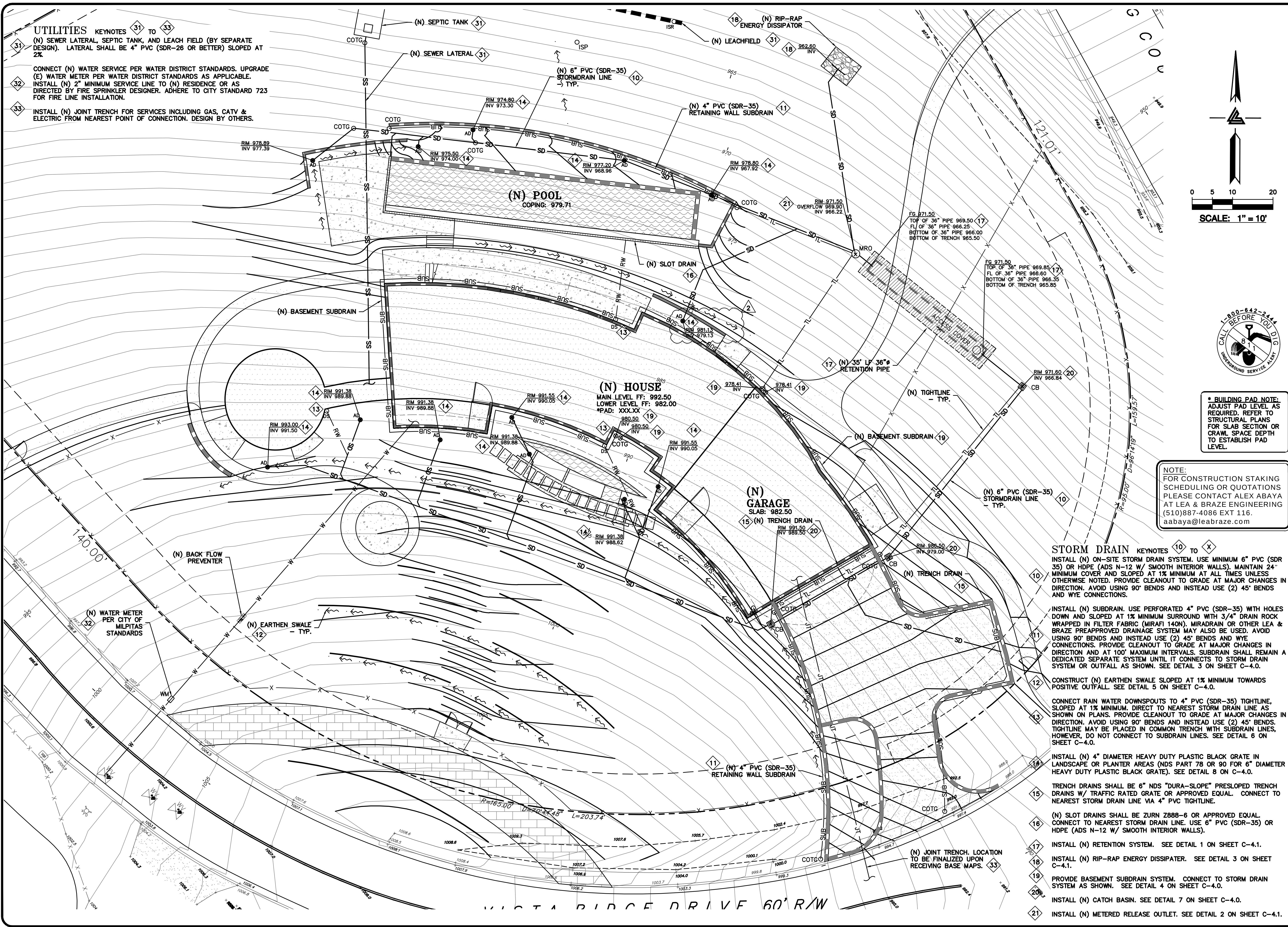
GRADING &
DRAINAGE PLAN

REVISIONS	BY
2	REVISION #2 08-17-23 ZA
1	REVISION #1 06-09-23 ZA

JOB NO: 2220899
DATE: 01-18-23
SCALE: AS NOTED
DESIGN BY: ZA
CHECKED BY: JH
SHEET NO:

C-2.0

4 OF 10 SHEETS

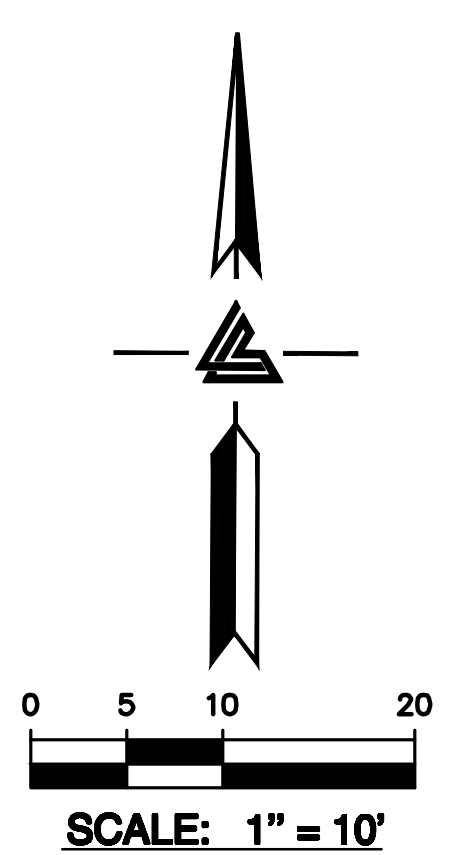


UTILITIES KEYNOTES 31 TO 33

31 (N) SEWER LATERAL, SEPTIC TANK, AND LEACH FIELD (BY SEPARATE DESIGN). LATERAL SHALL BE 4" PVC (SDR-26 OR BETTER) SLOPED AT 2%.

32 CONNECT (N) WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER. ADHERE TO CITY STANDARD 723 FOR FIRE LINE INSTALLATION.

33 INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.



*** BUILDING PAD NOTE:**
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

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- STORM DRAIN KEYNOTES 10 TO X**
- INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.
- INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN. SEE DETAIL 3 ON SHEET C-4.0.
- CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL. SEE DETAIL 5 ON SHEET C-4.0.
- CONNECT RAIN WATER DOWNSPOUTS TO 4" PVC (SDR-35) TIGHTLINE, SLOPED AT 1% MINIMUM. DIRECT TO NEAREST STORM DRAIN LINE AS SHOWN ON PLANS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS. TIGHTLINE MAY BE PLACED IN COMMON TRENCH WITH SUBDRAIN LINES, HOWEVER, DO NOT CONNECT TO SUBDRAIN LINES. SEE DETAIL 6 ON SHEET C-4.0.
- INSTALL (N) 4" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE IN LANDSCAPE OR PLANTER AREAS (NDS PART 78 OR 90 FOR 6" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE). SEE DETAIL 8 ON C-4.0.
- TRENCH DRAINS SHALL BE 6" NDS "DURA-SLOPE" PRESLOPED TRENCH DRAINS W/ TRAFFIC RATED GRATE OR APPROVED EQUAL. CONNECT TO NEAREST STORM DRAIN LINE VIA 4" PVC TIGHTLINE.
- (N) SLOT DRAINS SHALL BE ZURN Z888-6 OR APPROVED EQUAL. CONNECT TO NEAREST STORM DRAIN LINE. USE 6" PVC (SDR-35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS).
- INSTALL (N) RETENTION SYSTEM. SEE DETAIL 1 ON SHEET C-4.1.
- INSTALL (N) RIP-RAP ENERGY DISSIPATER. SEE DETAIL 3 ON SHEET C-4.1.
- PROVIDE BASEMENT SUBDRAIN SYSTEM. CONNECT TO STORM DRAIN SYSTEM AS SHOWN. SEE DETAIL 4 ON SHEET C-4.0.
- INSTALL (N) CATCH BASIN. SEE DETAIL 7 ON SHEET C-4.0.
- INSTALL (N) METERED RELEASE OUTLET. SEE DETAIL 2 ON SHEET C-4.1.

LEA & BRAZE ENGINEERING, INC.
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SAN JOSE OFFICE: 1000 RIVINGTON AVE., SAN JOSE, CA 95128
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LE-VU PROPERTY
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APN: 042-30-022

UTILITY PLAN

NO.	REVISION	DATE	BY
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REVISIONS		BY	

JOB NO: 2220899
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SCALE: AS NOTED
DESIGN BY: ZA
CHECKED BY: JH
SHEET NO: **C-3.0**
5 OF 10 SHEETS



3 SITE RETAINING WALL SUBDRAIN
C-4.0 NTS



LE-VU PROPERTY
490 VISTA RIDGE DRIVE
MILPITAS, CALIFORNIA

APN: 042-30-022

SANTA CLARA COUNTY

DETAILS

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2 REVISION #2 08-17-23	ZA
1 REVISION #1 06-09-23	ZA
REVISIONS	BY

JOB NO: 2220899

DATE: 01-18-23

SCALE: NTS

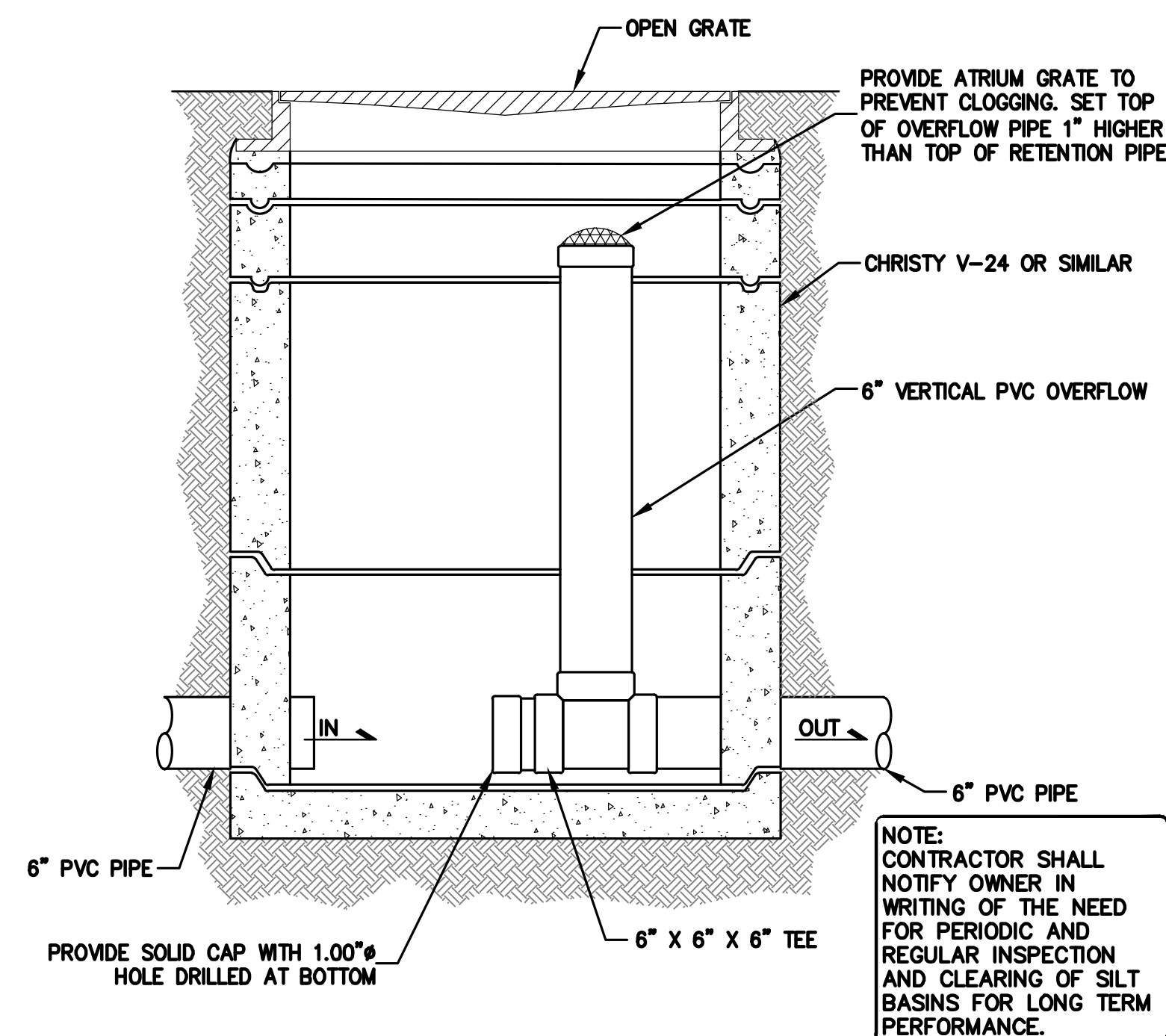
DESIGN BY: ZA

CHECKED BY: JH

SHEET NO:

C-4.0

6 OF 10 SHEETS



NOTE:
REFER TO THE PLANS FOR SPECIFIC
INLET AND OUTLET LOCATIONS.
REFER TO THE PLANS FOR SPECIFIC
ACCESS COVER LOCATIONS.

1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.
4. FILTER FABRIC: A GEOTEXTILE FABRIC MAY BE USED AS SPECIFIED BY THE ENGINEER TO PREVENT THE MIGRATION OF FINES FROM THE NATIVE SOIL INTO THE SELECT BACKFILL MATERIAL.
5. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

6. BEDDING: SUITABLE MATERIAL SHALL BE SAND OR CLASS II*. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm) COMPACTED TO 90% SPD.

7. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE SAND OR CLASS II*. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

8. MINIMUM COVER: MINIMUM COVER OVER ALL RETENTION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. WHEN REQUIRED FOR THE SAME APPLICATIONS, ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOODING. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 18" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" - 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

* CLASS I BACKFILL REQUIRED AROUND 36" DIAMETER FITTINGS.

THE INTENT OF AN ENERGY DISSIPATOR IS TO DISPERSE THE COLLECTED DRAINAGE AS "SHEET FLOW" ONTO THE EXISTING GROUND SURFACE, WHICH SIMULATES THE DRAINAGE CONDITIONS THAT WOULD OTHERWISE NATURALLY OCCUR IF NO DEVELOPMENT WAS PRESENT ON THE SITE.

SECTION

6" TO 12" ANGULAR RIP-RAP
 GEOTEXTILE (MIRAFI 140N OR EQUAL)
 BOTTOM OF RIP-RAP
 DAYLITE TO ALLOW FREE WATER DISPERSAL
 EXTEND FABRIC 10' BEYOND RIP-RAP IF NO VEGETATION PRESENT

2' 4'

2x6 REDWOOD HEADER
 2"x2"x16" REDWOOD STAKES 3' O.C.

MIN.

10' MIN.

PLAN VIEW

2x6 REDWOOD HEADER

NON-WOVEN POLYESTER GEOTEXTILE (MIRAFI 140N OR EQUAL)
 6" TO 12" ROCK ANGULAR RIP-RAP NO COBBLES ALLOWED

IMAGE DISCHARGE APPROPRIATE PERIODIC TO KEEP BLOCKAGE.

Diagram illustrating the construction of a permeable asphalt sloped surface. The structure consists of the following layers and components:

- INSTALL (N) PERMEABLE ASPHALT**: The top layer, shown with a cross-hatch pattern.
- 4 IN. (100 MM) THICK ASTM NO. 57 STONE BASE**: The layer immediately beneath the permeable asphalt.
- ASTM NO. 2 STONE SUBBASE**: The layer beneath the stone base.
- PLACE SUBDRAIN AT BASE OF EACH CHECK DAM**: A subdrain is shown at the base of the sloped surface.
- (N) CONCRETE CURB**: A concrete curb is shown at the toe of the slope.
- Dimensions**: A vertical dimension of **9" MIN.** is indicated for the permeable asphalt layer, and a horizontal dimension of **5'** is indicated for the sloped surface.

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

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2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086

REGIONAL OFFICES:
ROSELLE
DUBLIN
SAN JOSE

LE-VU PROPERTY
490 VISTA RIDGE DRIVE
MILPITAS, CALIFORNIA

APN: 042-30-022

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GENERAL NOTES

ALL GENERAL NOTES, SHEET NOTES, AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT. IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING REQUESTING CLARIFICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF LEA AND BRAZE ENGINEERING, INC. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS OF THE PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER.

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK INCLUDING, BUT NOT LIMITED TO, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALTRANS STANDARDS AND SPECIFICATIONS, AND ALL APPLICABLE STATE AND/OR LOCAL CODES AND/OR LEGISLATION.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, LINES AND LEVELS INDICATED. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY NOTIFY THE ENGINEER FOR CORRECTION OR ADJUSTMENT. THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERROR.

ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB BY EACH SUBCONTRACTOR BEFORE HE/SHE BEGINS HIS/HER WORK. ANY ERRORS, OMISSION, OR DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE OWNER/CONTRACTOR BEFORE CONSTRUCTION BEGINS.

COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.

WORK SEQUENCE

IN THE EVENT ANY SPECIAL SEQUENCING OF THE WORK IS REQUIRED BY THE OWNER OR THE CONTRACTOR, THE CONTRACTOR SHALL ARRANGE A CONFERENCE BEFORE ANY SUCH WORK IS BEGIN.

SITE EXAMINATION: THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND FAMILIARIZE HIM/HERSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS/HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTIONS OF THE SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR EXPENSES DUE TO HIS/HER NEGLIGENCE TO EXAMINE, OR FAILURE TO DISCOVER, CONDITIONS WHICH AFFECT HIS/HER WORK.

LEA AND BRAZE ENGINEERING, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF LEA AND BRAZE ENGINEERING, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD HARMLESS LEA AND BRAZE ENGINEERING, INC.

CONSTRUCTION IS ALWAYS LESS THAN PERFECT SINCE PROJECTS REQUIRE THE COORDINATION AND INSTALLATION OF MANY INDIVIDUAL COMPONENTS BY VARIOUS CONSTRUCTION INDUSTRY TRADES. THESE DOCUMENTS CANNOT PORTRAY ALL COMPONENTS OR ASSEMBLIES EXACTLY. IT IS THE INTENTION OF THESE ENGINEERING DOCUMENTS THAT THEY REPRESENT A REASONABLE STANDARD OF CARE IN THEIR CONTENT. IT IS ALSO PRESUMED BY THESE DOCUMENTS THAT CONSTRUCTION REVIEW SERVICES WILL BE PROVIDED BY THE ENGINEER. SHOULD THE OWNER NOT RETAIN THE ENGINEER TO PROVIDE SUCH SERVICES, OR SHOULD HE/SHE RETAIN THE ENGINEER TO PROVIDE ONLY PARTIAL OR LIMITED SERVICES, THEN IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO FULLY RECOGNIZE AND PROVIDE THAT STANDARD OF CARE.

IF THE OWNER OR CONTRACTOR OBSERVES OR OTHERWISE BECOMES AWARE OF ANY FAULT OR DEFECT IN THE PROJECT OR NONCONFORMANCE WITH THE CONTRACT DOCUMENTS, PROMPT WRITTEN NOTICE THEREOF SHALL BE GIVEN BY THE OWNER AND/OR CONTRACTOR TO THE ENGINEER.

THE ENGINEER SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

SITE PROTECTION

PROTECT ALL LANDSCAPING THAT IS TO REMAIN. ANY DAMAGE OR LOSS RESULTING FROM EXCAVATION, GRADING, OR CONSTRUCTION WORK SHALL BE CORRECTED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING SITE UTILITIES AND SHALL COORDINATE THEIR REMOVAL OR MODIFICATIONS (IF ANY) TO AVOID ANY INTERRUPTION OF SERVICE TO ADJACENT AREAS. THE GENERAL CONTRACTOR SHALL INFORM HIM/HERSELF OF MUNICIPAL REGULATIONS AND CARRY OUT HIS/HER WORK IN COMPLIANCE WITH ALL FEDERAL AND STATE REQUIREMENTS TO REDUCE FIRE HAZARDS AND INJURIES TO THE PUBLIC.

STORMWATER POLLUTION PREVENTION NOTES

1) STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.

2) CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.

3) USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

4) AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.

5) DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.

6) PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.

7) PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.

8) LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.

9) LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.

10) AVOID TRACKING DIRT OR MATERIALS OFF-SITE. CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

SUPPLEMENTAL MEASURES

A. THE PHRASE "NO DUMPING - DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.

B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

C. STABILIZING ALL DENUDED AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 15 AND APRIL 15.

D. REMOVING SPOILS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.

E. STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.

F. AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.

GRADING & DRAINAGE NOTES:

1. **SCOPE OF WORK**
- THESE SPECIFICATIONS AND APPLICABLE PLANS PERTAIN TO AND INCLUDE ALL SITE GRADING AND EARTHWORK ASSOCIATED WITH THE PROJECT INCLUDING, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR, TOOLS AND EQUIPMENT NECESSARY FOR SITE CLEARING AND GRUBBING, SITE PREPARATION, DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, STRIPPING, KEYING, EXCAVATION, OVER EXCAVATION, RECOMPACTION PREPARATION FOR SOIL RECEIVING FILL, PAVEMENT, FOUNDATION OF SLABS, EXCAVATION, IMPORTATION OF ANY REQUIRED FILL MATERIAL, PROCESSING, PLACEMENT AND COMPACTION OF FILL AND SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADING AND SLOPE SHOWN ON THE PROJECT GRADING PLANS.
2. **GENERAL**
- A. ALL SITE GRADING AND EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS OF THESE SPECIFICATIONS, THE SOILS REPORT BY ROMIG ENGINEERS, AND THE CITY OF MILPITAS.
- B. ALL FILL MATERIALS SHALL BE DENSIFIED SO AS TO PRODUCE A DENSITY NOT LESS THAN 90% RELATIVE COMPACTION BASED UPON ASTM TEST DESIGNATION D1557. FIELD DENSITY TEST WILL BE PERFORMED IN ACCORDANCE WITH ASTM TEST DESIGNATION 2922 AND 3017. THE LOCATION AND FREQUENCY OF THE FIELD DENSITY TEST WILL BE AS DETERMINED BY THE SOIL ENGINEER. THE RESULTS OF THESE TEST AND COMPLIANCE WITH THE SPECIFICATIONS WILL BE THE BASIS UPON WHICH SATISFACTORY COMPLETION OF THE WORK WILL BE JUDGED BY THE SOIL ENGINEER. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS SHOWN ON PLANS, BUT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL.
- C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL THE EARTHWORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL BY THE SOILS ENGINEER. BOTH CUT AND FILL AREAS SHALL BE SURFACE COMPLETED TO THE SATISFACTION OF THE SOILS ENGINEER AT THE CONCLUSION OF ALL GRADING OPERATIONS AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO DOING ANY SITE GRADING AND EARTHWORK INCLUDING CLEARING.
3. **CLEARING AND GRUBBING**
- A. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION. ALL EXISTING PUBLIC IMPROVEMENTS SHALL BE PROTECTED. ANY IMPROVEMENTS DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE LOCAL JURISDICTION WITH NO EXTRA COMPENSATION.
- B. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACE DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE BY THE CONTRACTOR.
- C. ALL ABANDONED SEPTIC TANKS AND ANY OTHER SUBSURFACE STRUCTURES EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPURTENANT DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.
- D. ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOILS ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:
- (1) EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.
- (2) EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.
- (3) CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE UTILITY DISTRICT ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETED MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.
4. **SITE PREPARATION AND STRIPPING**
- A. ALL SURFACE ORGANICS SHALL BE STRIPPED AND REMOVED FROM BUILDING PADS, AREAS TO RECEIVE COMPACTED FILL AND PAVEMENT AREAS.
- B. UPON THE COMPLETION OF THE ORGANIC STRIPPING OPERATION, THE GROUND SURFACE (NATIVE SOIL SUBGRADE) OVER THE ENTIRE AREA OF ALL BUILDING PADS, STREET AND PAVEMENT AREAS AND ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE PLOWED OR SCARIFIED UNTIL THE SURFACE IS FREE OF RITS, HUMMOCKS OR OTHER UNEVEN FEATURES WHICH MAY INHIBIT UNIFORM SOIL COMPACTION. THE GROUND SURFACE SHALL THEN BE DISCED OR BLADED TO A DEPTH OF AT LEAST 6 INCHES. UPON ENGINEER'S SATISFACTION, THE NEW SURFACE SHALL BE WATER CONDITIONED AND RECOMPACTED PER REQUIREMENTS FOR COMPACTING FILL MATERIAL.
5. **EXCAVATION**
- A. UPON COMPLETION OF THE CLEARING AND GRUBBING, SITE PREPARATION AND STRIPPING, THE CONTRACTOR SHALL MAKE EXCAVATIONS TO LINES AND GRADES NOTED ON THE PLAN, WHERE REQUIRED BY THE SOILS ENGINEER. UNACCEPTABLE NATIVE SOILS OR UNENGINEERED FILL SHALL BE OVER EXCAVATED BELOW THE DESIGN GRADE. SEE PROJECT SOILS REPORT FOR DISCUSSION OF OVER EXCAVATION OF THE UNACCEPTABLE MATERIAL. RESULTING GROUND LINE SHALL BE SCARIFIED, MOISTURE-CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE.
- B. EXCAVATED MATERIALS SUITABLE FOR COMPACTED FILL MATERIAL SHALL BE UTILIZED IN MAKING THE REQUIRED COMPACTED FILLS. THOSE NATIVE MATERIALS CONSIDERED UNSUITABLE BY THE SOILS ENGINEER SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.
6. **PLACING, SPREADING AND COMPACTING FILL MATERIAL**
- A. **FILL MATERIALS**
- THE MATERIALS PROPOSED FOR USE AS COMPACTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. THE NATIVE MATERIAL IS CONSIDERED SUITABLE FOR FILL; HOWEVER, ANY NATIVE MATERIAL DESIGNATED UNSUITABLE BY THE SOILS ENGINEER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ANY IMPORTED MATERIAL SHALL BE APPROVED FOR USE BY THE SOILS ENGINEER, IN WRITING, BEFORE BEING IMPORTED TO THE SITE AND SHALL POSSESS SUFFICIENT FINES TO PROVIDE A COMPETENT SOIL MATRIX AND SHALL BE FREE OF VEGETATIVE AND ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS. ALL FILL VOIDS SHALL BE FILLED AND PROPERLY COMPACTED. NO ROCKS LARGER THAN THREE INCHES IN DIAMETER SHALL BE PERMITTED.
- B. **FILL CONSTRUCTION**
- THE SOILS ENGINEER SHALL APPROVE THE NATIVE SOIL SUBGRADE BEFORE PLACEMENT OF ANY COMPACTED FILL MATERIAL. UNACCEPTABLE NATIVE SOIL SHALL BE REMOVED AS DIRECTED BY THE SOILS ENGINEER. THE RESULTING GROUND LINE SHALL BE SCARIFIED MOISTURE CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE. GROUND PREPARATION SHALL BE FOLLOWED CLOSELY BY FILL PLACEMENT TO PREVENT DRYING OUT OF THE SUBSOIL BEFORE PLACEMENT OF THE FILL.
- THE APPROVED FILL MATERIALS SHALL BE PLACED IN UNIFORM HORIZONTAL LAYERS NO THICKER THAN 8" IN LOOSE THICKNESS. LAYERS SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY BLADE MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. THE SCARIFIED SUBGRADE AND FILL MATERIAL SHALL BE MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE. WHEN THE MOISTURE CONTENT OF THE FILL IS BELOW THAT SPECIFIED, WATER SHALL BE ADDED UNTIL THE MOISTURE DURING THE COMPACTION PROCESS. WHEN THE MOISTURE CONTENT OF THE FILL IS ABOVE THAT SPECIFIED, THE FILL MATERIAL SHALL BE AERATED BY BLADING OR OTHER SATISFACTORY METHODS UNTIL THE MOISTURE CONTENT IS AS SPECIFIED.
- AFTER EACH LAYER HAS BEEN PLACED, MIXED, SPREAD EVENLY AND MOISTURE CONDITIONED, IT SHALL BE COMPACTED TO AT LEAST THE SPECIFIED DENSITY.
- THE FILL OPERATION SHALL BE CONTINUED IN COMPACTED LAYERS AS SPECIFIED ABOVE UNTIL THE FILL HAS BEEN BROUGHT TO THE FINISHED SLOPES AND GRADES AS SHOWN ON THE PLANS. NO LAYER SHALL BE ALLOWED TO DRY OUT BEFORE SUBSEQUENT LAYERS ARE PLACED.
- COMPACTION EQUIPMENT SHALL BE OF SUCH DESIGN THAT IT WILL BE ABLE TO COMPACT THE FILL TO THE SPECIFIED MINIMUM COMPACTION WITHIN THE SPECIFIED MOISTURE CONTENT RANGE. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER ITS ENTIRE AREA UNTIL THE REQUIRED MINIMUM DENSITY HAS BEEN OBTAINED.
7. **CUT OR FILL SLOPES**
- ALL CONSTRUCTED SLOPES, BOTH CUT AND FILL, SHALL BE NO STEEPER THAN 2 TO 1 (HORIZONTAL TO VERTICAL), DURING THE GRADING OPERATION, COMPACTED FILL SLOPES SHALL BE OVERFILLED BY AT LEAST ONE FOOT HORIZONTALLY AT THE COMPLETION OF THE GRADING OPERATIONS. THE EXCESS FILL EXISTING ON THE SLOPES SHALL BE BLADED OFF TO CREATE THE FINISHED SLOPE. EMBANKMENT. ALL CUT AND FILL SLOPES SHALL BE TRACK WALKED AFTER BEING BROUGHT TO FINISH GRADE AND THEN BE PLANTED WITH EROSION CONTROL. SLOPE PLANTING. THE SOILS ENGINEER SHALL REVIEW ALL CUT SLOPES TO DETERMINE IF ANY ADVERSE GEOLOGIC CONDITIONS ARE EXPOSED. IF SUCH CONDITIONS DO OCCUR, THE SOILS ENGINEER SHALL RECOMMEND THE APPROPRIATE MITIGATION MEASURES AT THE TIME OF THEIR DETECTION.
8. **SEASONAL LIMITS AND DRAINAGE CONTROL**
- FILL MATERIALS SHALL NOT BE PLACED, SPREAD OR COMPACTED WHILE IT IS AT AN UNSUITABLY HIGH MOISTURE CONTENT OR DURING OTHERWISE UNFAVORABLE CONDITIONS. WHEN THE WORK IS INTERRUPTED FOR ANY REASON THE FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TEST PERFORMED BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONDITIONS IN AREAS TO BE FILLED ARE AS PREVIOUSLY SPECIFIED. ALL EARTH MOVING AND WORKING OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.
9. **DUST CONTROL**
- THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY FOR THE ALLEVATION OR PREVENTION OF ANY DUST NUISANCE ON OR ABOUT THE SITE CAUSED BY THE CONTRACTOR'S OPERATION EITHER DURING THE PERFORMANCE OF THE GRADING OR RESULTING FROM THE CONDITION IN WHICH THE CONTRACTOR LEAVES THE SITE. THE CONTRACTOR SHALL ASSUME ALL LIABILITY INCLUDING COURT COST OF CO-DEFENDANTS FOR ALL CLAIMS RELATED TO DUST OR WIND-BLOWN MATERIALS ATTRIBUTABLE TO HIS WORK. COST FOR THIS ITEM OF WORK IS TO BE INCLUDED IN THE EXCAVATION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
10. **INDEMNITY**
- THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ENGINEER, THE OWNER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.
11. **SAFETY**
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE DUTY OF THE ENGINEERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

12. **GUARANTEE**
- NEITHER THE FINAL PAYMENT, NOR THE PROVISIONS IN THE CONTRACT, NOR PARTIAL, NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT OR RELIEVES THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL OR WORKMANSHIP.
- THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THEREFROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.
13. **TRENCH BACKFILL**
- EITHER THE ON-SITE INORGANIC SOIL OR APPROVED IMPORTED SOIL MAY BE USED AS TRENCH BACKFILL. THE BACKFILL MATERIAL SHALL BE MOISTURE CONDITIONED PER THESE SPECIFICATIONS AND SHALL BE PLACED IN LIFTS OF NOT MORE THAN SIX INCHES IN HORIZONTAL UNCOMPACTED LAYERS AND BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM RELATIVE COMPACTION PER THE SOILS REPORT BY ROMIG ENGINEERS. IMPORTED SAND MAY BE USED FOR TRENCH BACKFILL MATERIAL PROVIDED IT IS COMPACTED TO A RELATIVE COMPACTION PER THE SOILS REPORT BY ROMIG ENGINEERS. WATER JETTING ASSOCIATED WITH COMPACTION USING VIBRATORY EQUIPMENT WILL BE PERMITTED ONLY WITH IMPORTED SAND BACKFILL WITH THE APPROVAL OF THE SOILS ENGINEER. ALL PIPES SHALL BE BEDDED WITH SAND EXTENDING FROM THE TRENCH BOTTOM TO TWELVE INCHES ABOVE THE PIPE. SAND BEDDING IS TO BE COMPACTED AS SPECIFIED ABOVE FOR SAND BACKFILL.
14. **EROSION CONTROL**
- A. ALL GRADING, EROSION AND SEDIMENT CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE COUNTY GRADING ORDINANCE AND MADE A PART HEREOF BY REFERENCE.
- B. THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO ANY PUBLICLY OWNED AND MAINTAINED ROAD CAUSED BY THE AFORESAID CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE.
- C. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON, GENERALLY FROM OCTOBER FIRST TO APRIL FIFTEENTH. EROSION CONTROL PLANTING IS TO BE COMPLETED BY OCTOBER FIRST. NO GRADING OR UTILITY TRENCHING SHALL OCCUR BETWEEN OCTOBER FIRST AND APRIL FIFTEENTH UNLESS AUTHORIZED BY THE LOCAL JURISDICTION.
- D. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE SOILS ENGINEER.
- E. 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 DRAINAGE SYSTEM.
- F. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.
- G. WHEN NO LONGER NECESSARY AND PRIOR TO FINAL ACCEPTANCE OF DEVELOPMENT, SEDIMENT BASINS SHALL BE REMOVED OR OTHERWISE DEACTIVATED AS REQUIRED BY THE LOCAL JURISDICTION.
- H. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE TO ROADWAY. A CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (2" TO 3" MINIMUM DIAMETER) AT LEAST EIGHT INCHES THICK BY FIFTY (50) FEET LONG BY TWENTY (20) FEET WIDE UNLESS SHOWN OTHERWISE ON PLAN AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.
- I. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS:
- FIBER, 2000 LBS/ACRE
SEED, 200 LBS/ACRE (SEE NOTE J, BELOW)
FERTILIZER (11-8-4), 500 LBS/ACRE
WATER, AS REQUIRED FOR APPLICATION
- J. SEED MIX SHALL BE PER CALTRANS STANDARDS.
- K. WATER UTILIZED IN THE STABILIZATION MATERIAL SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANT MATERIALS AND WEED SEED.
- L. HYDROSEEDING SHALL CONFORM TO THE PROVISIONS OF SECTION 20, EROSION CONTROL AND HIGHWAY PLANTING", OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED.
- M. A DISPERSING AGENT MAY BE ADDED TO THE HYDROSEEDING MATERIAL PROVIDED THAT THE CONTRACTOR FURNISHES SUITABLE EVIDENCE THAT THE ADDITIVE WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THE SEEDING MIXTURE.
- N. STABILIZATION MATERIALS SHALL BE APPLIED AS SOON AS PRACTICABLE AFTER COMPLETION OF GRADING OPERATIONS AND PRIOR TO THE ONSET OF WINTER RAINS, OR AT SUCH OTHER TIME AS DIRECTED BY THE COUNTY ENGINEER. THE MATERIAL SHALL BE APPLIED BEFORE INSTALLATION OF OTHER LANDSCAPING MATERIALS SUCH AS TREES, SHRUBS AND GROUND COVERS.
- O. THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4-HOURS AFTER MIXING. MIXED MATERIAL NOT USED WITHIN 4-HOURS SHALL BE REMOVED FROM THE SITE.
- P. THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT. THE COUNTY ENGINEER MAY REQUIRE SPRAY APPLICATION OF WATER OR OTHER MAINTENANCE ACTIVITIES TO ASSURE THE EFFECTIVENESS OF THE STABILIZATION PROCESS. APPLICATION OF WATER SHALL BE ACCOMPLISHED USING NOZZLES THAT PRODUCE A SPRAY THAT DOES NOT CONCENTRATE OR WASH AWAY THE STABILIZATION MATERIALS.
15. **CLEANUP**
- THE CONTRACTOR MUST MAINTAIN THE SITE CLEAN, SAFE AND IN USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. COST FOR THIS ITEM OF WORK SHALL BE INCLUDED IN THE EXCAVATION AND COMPACTION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

NOTE:
THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON-SITE RECOMMENDATIONS DURING GRADING OPERATIONS.



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
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LE-VU PROPERTY
490 VISTA RIDGE DRIVE
MILPITAS, CALIFORNIA
SANTA CLARA COUNTY
APN: 042-30-022

GRADING
SPECIFICATIONS

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2	REVISION #2 08-17-23
1	REVISION #1 06-09-23
REVISIONS	BY

JOB NO: 2220899
DATE: 01-18-23
SCALE: NO SCALE
DESIGN BY: ZA
CHECKED BY: JH
SHEET NO:

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

- IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
- THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
- OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- 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 ADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
- ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
- EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
- IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
- MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
- EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15 THROUGH APRIL 15, WHICHEVER IS GREATER.
- PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT("MRP") NPDES PERMIT CAS 612008.
- THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
- THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
- STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
- EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAYOR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM,
- DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
- SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS,TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

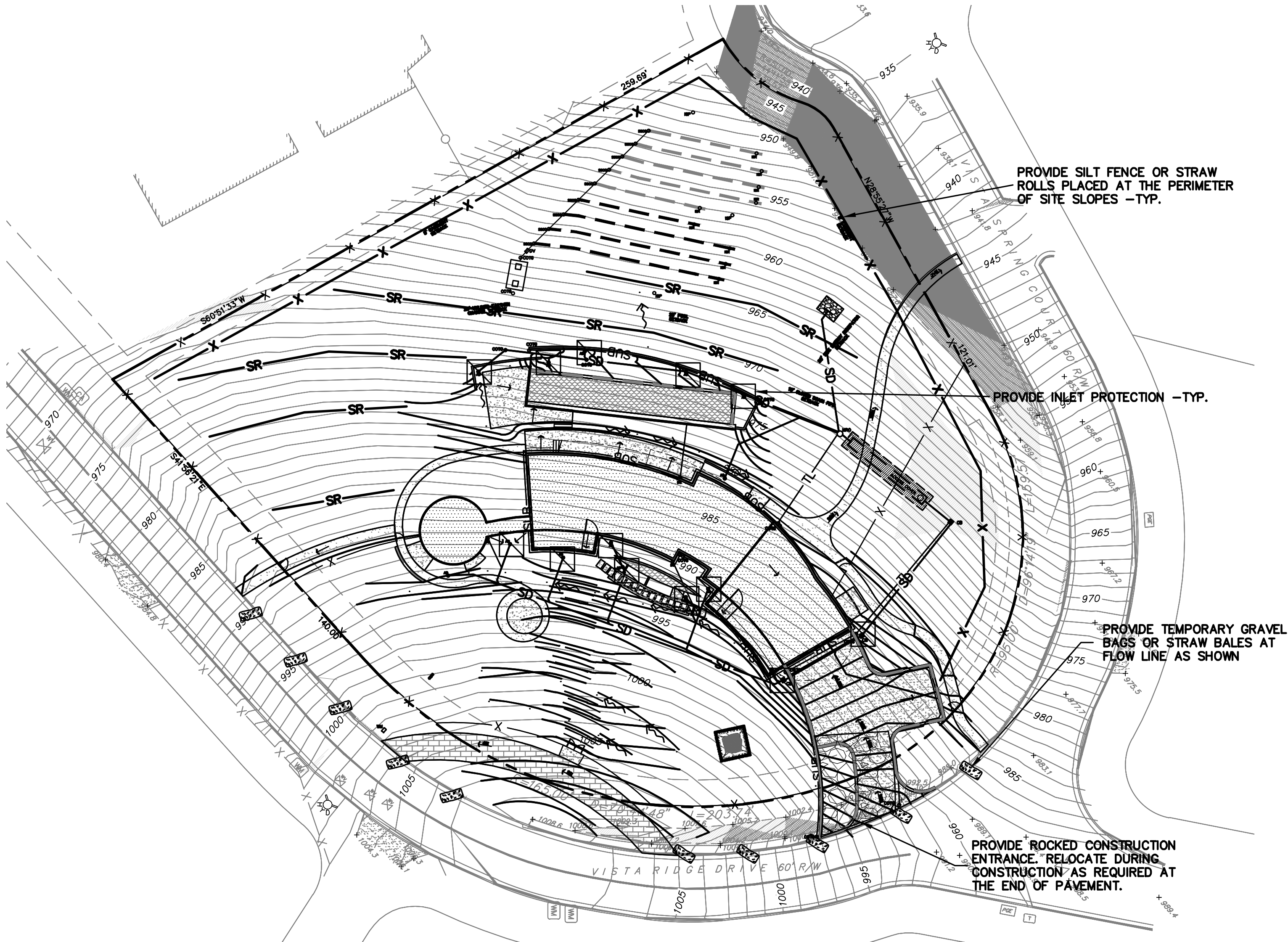
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
- ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
- THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
- STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

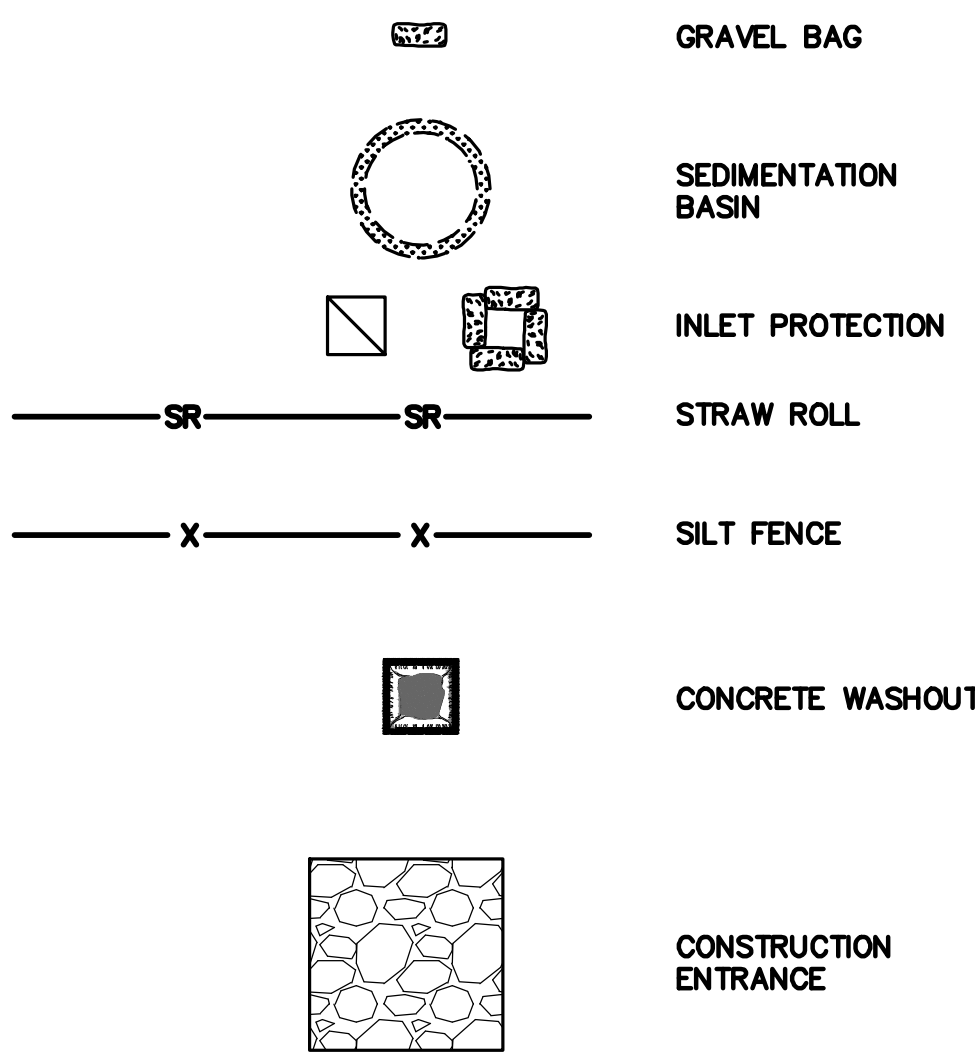
- CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
- CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1" FOOT.
 - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - RILLS AND GULLIES MUST BE REPAIRED.
- GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
- STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
- SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
- CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
- ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



EROSION CONTROL LEGEND



NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP



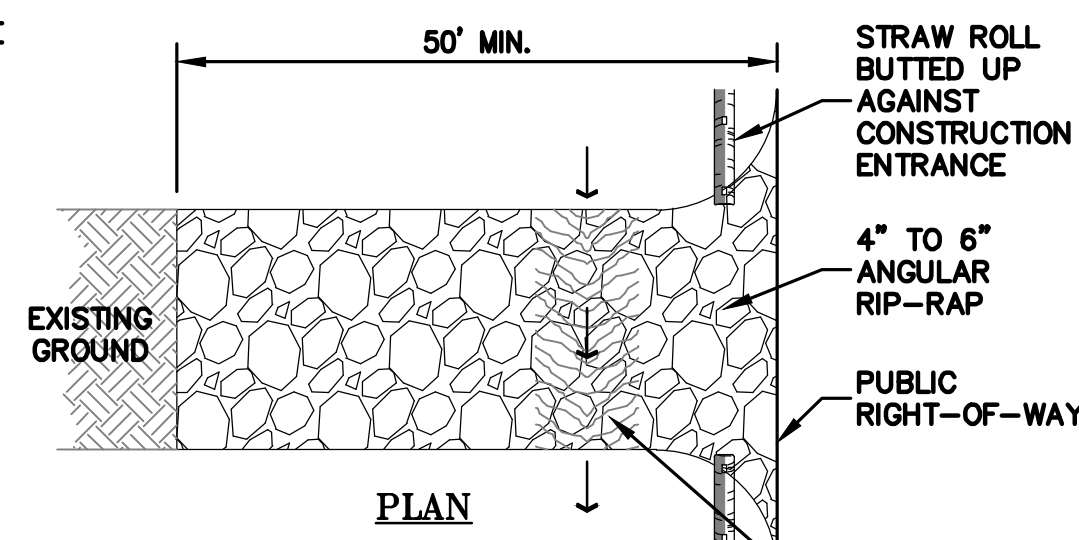
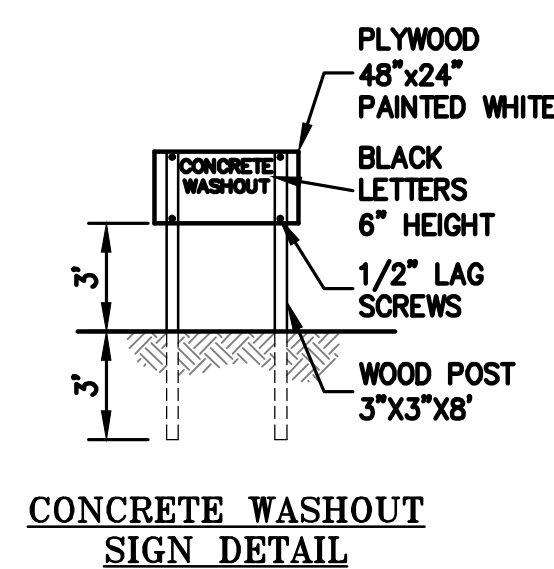
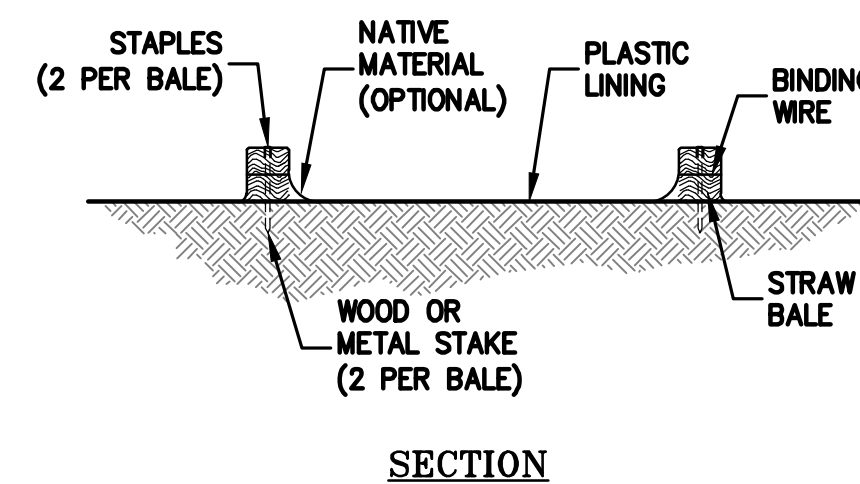
LEA & BRAZE ENGINEERING, INC.
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490 VISTA RIDGE DRIVE
MILPITAS, CALIFORNIA
SANTA CLARA COUNTY
APN: 042-30-022

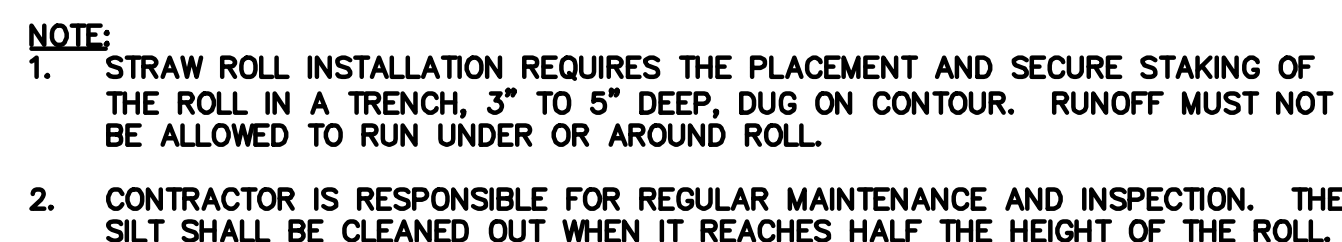
EROSION CONTROL PLAN

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2	REVISION #2 08-17-23 ZA
1	REVISION #1 06-09-23 ZA
REVISIONS	BY

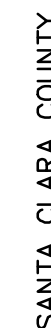
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DATE: 01-18-23
SCALE: AS NOTED
DESIGN BY: ZA
CHECKED BY: JH
SHEET NO:



PERIODIC TOP DRESSING SHALL BE
DONE AS NEEDED.



NOTE:
IT IS ESSENTIAL THAT THE
WIRE/FABRIC BE FULLY
EMBEDDED INTO THE GROUND
SO RUN-OFF CANNOT FLOW
FREELY UNDER FENCE.



EROSION CONTROL DETAILS

JOB NO:	2220899
DATE:	01-18-23
SCALE:	AS NOTED
DESIGN BY:	ZA
CHECKED BY:	JH
SHEET NO:	

ER-2

10 OF 10 SHEETS

ENGINEERED PLANS FOR ON-SITE WASTEWATER TREATMENT SYSTEM [OWTS] 490 VISTA RIDGE DRIVE. MILPITAS, CALIFORNIA

REFERENCES

- THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
- TOPOGRAPHIC SURVEY BY MERIDIAN SURVEYING ENGINEERING, ENTITLED;
"490 VISTA RIDGE"
490 VISTA RIDGE DRIVE
MILPITAS, CA
 - SITE PLAN BY FOUGERON ARCHITECTURE ENTITLED:
"VISTA RIDGE"
490 VISTA RIDGE DRIVE
MILPITAS, CA
 - LANDSCAPE PLAN BY ARTERRA LANDSCAPE ARCHITECTS, ENTITLED
"490 VISTA RIDGE"
490 VISTA RIDGE DRIVE
MILPITAS, CA

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

ABBREVIATIONS

AD	AREA DRAIN
BFP	BACKFLOW PREVENTOR
CB	CATCH BASIN
CL	CENTER LINE
CO	CLEANOUT
DIV	DIVERSION VALVE
E	EFFLUENT
ELEV	ELEVATIONS
(E)	EXISTING
FL	FLOW LINE
INV	INVERT ELEVATION
JT	JOINT TRENCH
LNDG	LANDING
MM AX	MAXIMUM
MIN	MINIMUM
(N)	NEW
NTS	NOT TO SCALE
O.C.	ON CENTER
P	PROPERTY LINE
RIM	RIM ELEVATION
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
TW/FG	TOP OF WALL/FINISH GRADE
TYP	TYPICAL
W/	WITH
W, WL	WATER LINE

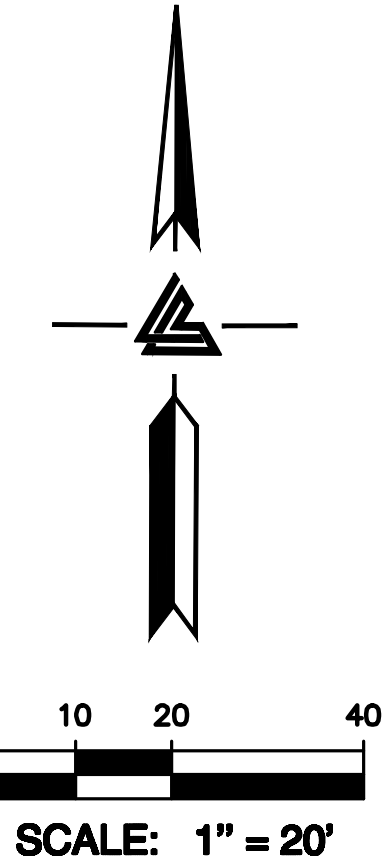
GENERAL INSTALLATION NOTES:

PERMITS:
CONSTRUCTION OF THE SEWAGE DISPOSAL SYSTEM SHALL NOT COMMENCE WITHOUT WRITTEN APPROVAL FROM THE CITY OF MILPITAS AND SANTA CLARA COUNTY ENVIRONMENTAL HEALTH SERVICES.

PLAN CHANGES:
CHANGES TO THE PLANS OR SPECIFICATIONS SHALL BE MADE ONLY AFTER CONSULTATION WITH AND APPROVAL OF THE DESIGNER AND PERMITTING AGENCY.

INSTALLATION:
ALL INSTALLATION WORK SHALL BE IN ACCORDANCE WITH COUNTY OF SANTA CLARA.

LOCATION OF THE SEPTIC TANK AND LEACHING TRENCHES:
LOCATIONS SHOWN ON THE PLANS ARE SUBJECT TO ADJUSTMENT IN THE FIELD BY DESIGNER WITH APPROVAL OF THE PERMITTING AGENCY. TRENCHES SHALL BE INSTALLED ALONG LEVEL CONTOUR TO ENSURE THE TRENCH BOTTOM IS MAINTAINED LEVEL THROUGHOUT THE ENTIRE LENGTH. A TRIPOD-MOUNTED LASER SHALL BE REQUIRED ON SITE.



SANTA CLARA COUNTY OWTS SETBACKS:

MINIMUM DISTANCES (IN FEET) MEASURED FROM:	DISPOSAL FIELD	SEPTIC TANK
ALL WELLS AND SPRINGS	100'	100'
WATERCOURSES* (TOP OF BANK)	100'	100'
RESERVOIRS (HIGHWATER MARK)	200'	200'
CUT OR STEEP EMBANKMENTS (TOP OF CUT)	4 X H**	10 FEET
STEEP SLOPES***	4 X H**	10 FEET
DRAINAGE/SWALE	50'	50'
FOUNDATION	10'	5'
PROPERTY LINE	10'	10'
SEPTIC TANKS	6'	N/A
SWIMMING POOL	25'	25'
ROAD EASEMENT, PAVEMENT, OR DRIVEWAY	5'	5'
PONDS AND LANSLIDES	100'	100'
CLOSED DRAIN PIPE OR CULVERT	10'	10'
LINED DRAINAGE DITCH	15'	15'
UNLINED EARTHEN CHANNEL OR V-DITCH	25'	25'
ENERGY DISSIPATORS****	10' X 20'	10' X 20'
TREES 12" (OR GREATER) IN Ø MEASURED @ 4.5' TALL	15'	15'

* WATERCOURSE - A RUNNING STREAM FED FROM PERMANENT OR NATURAL SOURCES, INCLUDING RIVERS, CREEKS, RUNS, AND RIVULETS. THERE MUST BE A STREAM, USUALLY FLOWING IN A PARTICULAR DIRECTION (THROUGH IT NEED NOT FLOW CONTINUOUSLY) IN A DEFINITE CHANNEL, HAVING A BED OR BANKS AND USUALLY DISCHARGING INTO SOME STREAM OR BODY OF WATER.

** H EQUALS THE HEIGHT OF UT OR EMBANKMENT IN FEET. THIS SETBACK DISTANCE REQUIREMENT MUST NOT BE LESS THAN 25 FEET OR MORE THAN 100 FEET.

*** AS DEFINED BY THE REGIONAL WATER QUALITY CONTROL BOARD HAVING JURISDICTION, BUT NOT EXCEEDING 67 PERCENT.

(M) NO PRIVATE SEWAGE DISPOSAL SYSTEM MAY BE APPROVED ON ANY PARCEL OF LAND WHERE PERCOLATION RATE EXCEEDS 120 MIN/INCH OR IS LESS THAN ONE MIN/INCH.

(N) NO PART OF ANY PRIVATE SEWAGE DISPOSAL SYSTEM MAY CROSS ANY PROPERTY LINE.

(O) UPON NOTICE FROM THE DIRECTOR THAT WORK ON THE SEWAGE DISPOSAL SYSTEM IS BEING CONDUCTED IN VIOLATION OF THIS CHAPTER, OR IN AN UNSAFE OR DANGEROUS MANNER, THE WORK MUST BE IMMEDIATELY STOPPED. THE STOP-WORK MUST BE ISSUED TO THE OWNER OF THE PROPERTY INVOLVED, OR THE OWNER'S AGENT, OR THE PERSON DOING THE WORK. IT MUST STATE THE CONDITIONS UNDER WHICH WORK MAY BE RESUMED. NO PRIVATE SEWAGE DISPOSAL SYSTEM MAY BE APPROVED ON ANY PARCEL OF LAND WHERE PERCOLATION RATE EXCEEDS 120 MIN/INCH OR IS LESS THAN ONE MIN/INCH.

**** ENERGY DISSIPATORS - 10 FEET DOWNSLOPE AND 20 FEET TO THE SIDE.

*****PER PAGE 24 OF 199 OF THE COUNTY LAND USE MANUAL.

CONVENTIONAL SYSTEM LEACH LINE CALCULATIONS:

PERCOLATION RATE BASED ON FIELD DATA WAS OBSERVED TO BE 41 MPI. IN ACCORDANCE WITH TABLE 1 (SECTION 3 BACK OF PAGE 3-18) OF THE SANTA CLARA COUNTY ONSITE SYSTEMS MANUAL THE APPLICATION RATE IS 0.48 GPD/SQFT.

HOME IS PROPOSED WITH 4 BEDROOMS AND 1 BEDROOM ADU, THEREFORE, WASTEWATER FLOW IS 675 GAL/DAY PER TABLE 3-1 (SECTION 3) OF THE SANTA CLARA COUNTY ONSITE SYSTEMS MANUAL.

REQUIRED LENGTH CALCULATED BY THE EQUATION SUPPLIED ON PAGE 3-17 OF THE SANTA CLARA COUNTY ONSITE SYSTEMS MANUAL (SECTION 3) THAT STATES:

TRENCH LENGTH = $Q/(R \cdot A)$
 Q = FLOW RATE (GPD)
 R = WASTEWATER APPLICATION RATE (GPD/SQFT)
 A = TOTAL INFILTRATIVE AREA PER LINEAR FOOT (SQFT) [4 SQFT STANDARD]

REQUIRED TRENCH LENGTH FOR 100% CAPACITY CALCULATION (OWTS ORDINANCE REQUIRES 2 100% FIELD "PRIMARY AND SECONDARY"):
 $675/(4 \cdot 0.48) = 352$ FT REQUIRED

TOTAL CONVENTIONAL DISPERSAL TRENCH LENGTH REQUIRED = 704 LINEAR FEET

INFILTRATOR REDUCTION RATIO = 70% OF CONVENTIONAL TRENCH
 $704 \cdot 70\% = 493$
TOTAL INFILTRATOR = 493 LINEAR FEET

SEE DISPERSAL TRENCH TABLE ON SHEET SS-2 FOR BREAKDOWN OF LEACH LINE LENGTH PROVIDED IN EACH FIELD.



NOTE:
COUNTY REQUIRES LEACH LINES TO BE STAKED OUT BY A SURVEYOR PRIOR TO INSTALLATION. FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraz.com

LEGEND

PROPOSED	DESCRIPTION
---	BOUNDARY
---	PRIMARY LEACH LINE
---	EXPANSION LEACH LINE
---	RETAINING WALL
---	LANDSCAPE RETAINING WALL
TL	TIGHTLINE
E	EFFLUENT LINE
---	SET BACK LINE
W	WATER LINE
X	FENCE LINE
P	PRESSURE LINE
JT	JOINT TRENCH
SUB	SUBDRAIN LINE
---	GRADING LIMIT LINE
Div	DIVERSION VALVE
QSR	INSPECTION RISER
QSP	INSPECTION WELL
QDS	DOWNSPOUT
SSCO	SANITARY SEWER CLEANOUT
BFP	BACKFLOW PREVENTOR
AD	AREA DRAIN
SL	SEPTIC LID
222.57 INV	SPOT ELEVATION
200	CONTOURS

SEPTIC TANK AND DRAINFIELD CONSTRUCTION NOTES:

- INSTALL A 1500-GALLON CONCRETE PRECAST SEPTIC TANK.
- INSTALL GAS-TIGHT RISER TO GRADE.
- INSTALL A LANGLEY HILL QUARRY DIVERSION VALVE.
- INSTALL A DUAL LEACHING SYSTEM SEPARATED BY A DIVERSION VALVE.

STAKING NOTES:

LEA & BRAZE SHALL STAKE OUT PROPOSED SEPTIC SYSTEM FOR VERIFICATION BY SANTA CLARA COUNTY ENVIRONMENTAL HEALTH PRIOR TO SITE INSPECTION

SHEET INDEX:

SS-1	SEPTIC TITLE SHEET
SS-2	SEPTIC SYSTEM ENGINEERED PLAN
SS-3	SEPTIC SYSTEM DETAILS

AREA BELOW IS FOR SANTA CLARA COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH USE ONLY:

SEWAGE SYSTEM REVIEW	
SANTA CLARA COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH	
Project Description	SR No. SR0870118
New 4-BR SFR and 1-BR ADU	
APPROVAL RECOMMENDED	
With existing System (Existing No. _____)	
X Install/modify system per plan (describe below)	
[Obtain a permit from Environmental Health]	
Install 1,500 gallon septic tank, d-valve, and 247' + 247' chambers	
R.E.H.S. Raymond Chung	Date 04/25/2023
Not A Sewage System Permit. Plan is void if absent signature.	

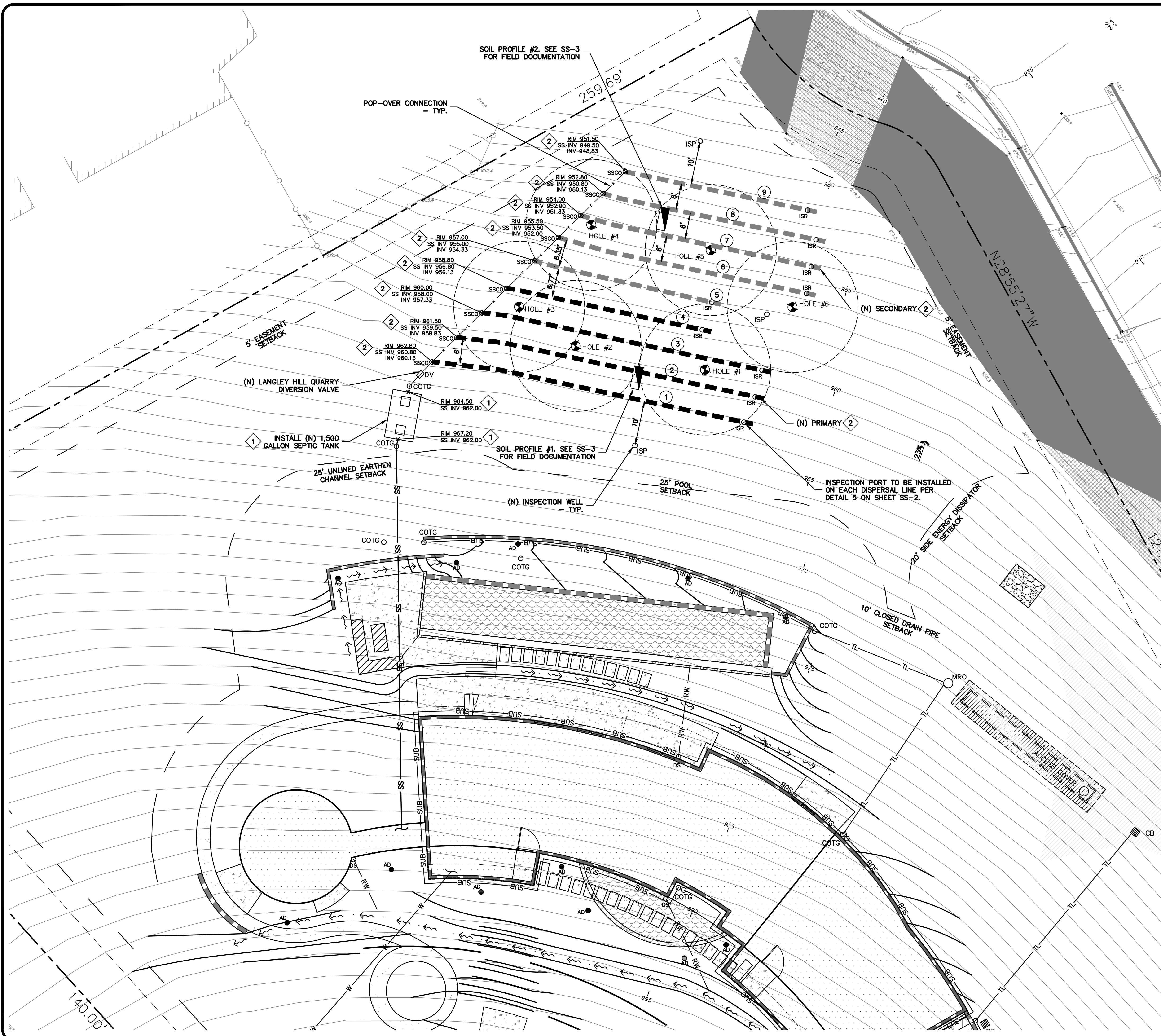


LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
MAIN OFFICE: 10000 RIVINGTON AVE., SUITE 100, DUBLIN, CA 94568
SAN JOSE OFFICE: 1000 RIVINGTON AVE., SUITE 100, SAN JOSE, CA 95128
(510) 887-4086
WWW.LEABRAZE.COM

LE-VU PROPERTY
490 VISTA RIDGE DRIVE
MILPITAS, CALIFORNIA
SANTA CLARA COUNTY
APN: 042-30-022

OWTS TITLE SHEET

REVISION 1	02-07-23	ZA
REVISIONS	BY	
JOB NO:	2220899	
DATE:	01-05-23	
SCALE:	AS NOTED	
DESIGN BY:	ZA	
CHECKED BY:	JH	
SHEET NO:		
OWTS SS-1		
01 OF 03 SHEETS		



- SEPTIC SYSTEM KEYNOTES 1 TO 2
- 1 INSTALL (N) 1500-GALLON PRECAST CONCRETE SEPTIC TANK. SEE DETAIL 1 ON SHEET SS-3.
 - 2 INSTALL PRIMARY AND SECONDARY SYSTEM AS SHOWN - SEE DETAIL 5 ON SHEET SS-3.

CONVENTIONAL SYSTEM LEACH LINE CALCULATIONS:

PERCOLATION RATE BASED ON FIELD DATA WAS OBSERVED TO BE 41 WPI. IN ACCORDANCE WITH TABLE 1 (SECTION 3 BACK OF PAGE 3-18) OF THE SANTA CLARA COUNTY ONSITE SYSTEMS MANUAL THE APPLICATION RATE IS 0.48 GPD/SQFT.

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A=TOTAL INFILTRATIVE AREA PER LINEAR FOOT (SQFT)
[4 SQFT STANDARD]

REQUIRED TRENCH LENGTH FOR 100% CAPACITY CALCULATION (OWTS ORDINANCE REQUIRES 2 100% FIELD "PRIMARY AND SECONDARY"):
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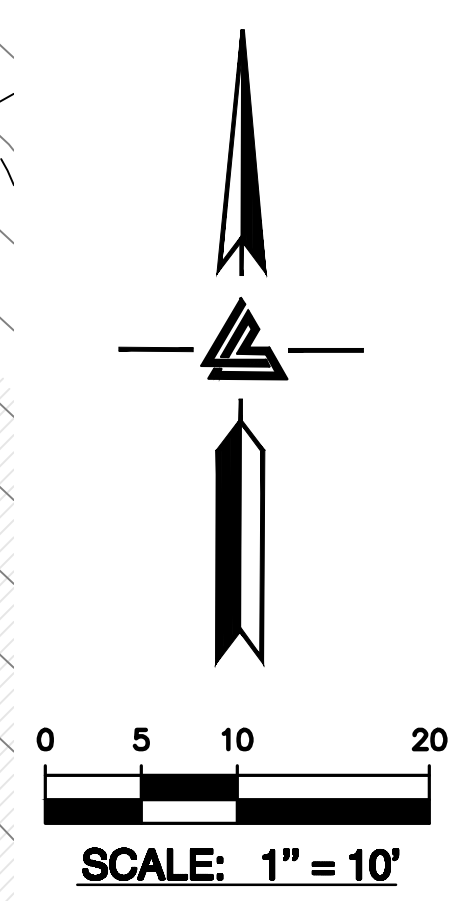
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 $704 \cdot 70\% = 493$
TOTAL INFILTRATOR = 493 LINEAR FEET

SEE DISPERSAL TRENCH TABLE ON SHEET SS-2 FOR BREAKDOWN OF LEACH LINE LENGTH PROVIDED IN EACH FIELD.

DISPERSAL TRENCH TABLE

#	PRIMARY DRAINFIELD LENGTH OF INFILTRATOR
1	(N) PRIMARY 72 LF
2	(N) PRIMARY 69 LF
3	(N) PRIMARY 65 LF
4	(N) PRIMARY 46 LF
TOTAL PRIMARY LENGTH: 252 LF	
#	SECONDARY DRAINFIELD LENGTH OF INFILTRATOR
5	(N) SECONDARY 42 LF
6	(N) SECONDARY 58 LF
7	(N) SECONDARY 54 LF
8	(N) SECONDARY 50 LF
8	(N) SECONDARY 43 LF
TOTAL SECONDARY LENGTH: 247 LF	
TOTAL CONVENTIONAL DISPERSAL TRENCH LENGTH PROVIDED: 499 LF	



* BUILDING PAD NOTE:
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraz.com



TREE PROTECTION NOTE:
SEVERED ROOTS 1" OR LARGER TO BE CUT SQUARELY WITH A SHARP TOOL, COVERED WITH BURLAP, AND KEPT MOIST UNTIL BACKFILLED. TREE PROTECTION TO BE IN ACCORDANCE WITH THE ARBORIST REPORT.

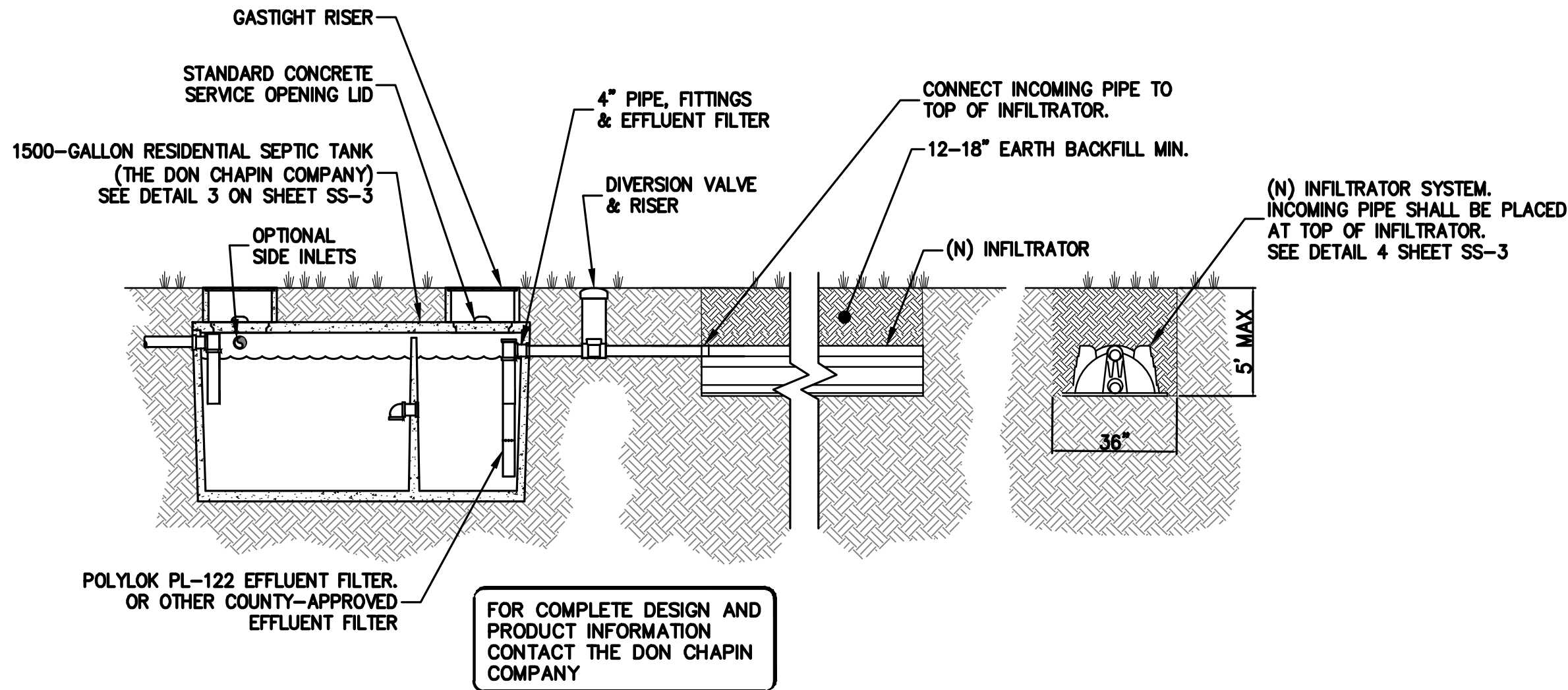


LEA & BRAZE ENGINEERING, INC.
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SAN JOSE: 1000 N. MISSION BLVD., SUITE 100, SAN JOSE, CA 95128
(510) 887-4086
WWW.LEABRAZE.COM

LE-VU PROPERTY
490 VISTA RIDGE DRIVE
MILPITAS, CALIFORNIA
SANTA CLARA COUNTY
APN: 042-30-022

SEPTIC SYSTEM
ENGINEERED PLAN

REVISION 1	02-07-23	ZA
REVISIONS		BY
JOB NO:	2220899	
DATE:	01-05-23	
SCALE:	AS NOTED	
DESIGN BY:	ZA	
CHECKED BY:	JH	
SHEET NO:		
OWTS		
SS-2		
02 OF 03 SHEETS		



LIQUID CAPACITY REQUIRED: 1500 GALLONS (6 BEDROOMS)
DOSING CAPACITY REQUIRED: 150 GALLONS/BEDROOM PER SANTA CLARA COUNTY OWTS MANUAL 1500 GALLON MIN. FOR RESIDENTIAL USAGE)
BOX DESIGN LOAD: NON-TRAFFIC, UP TO 3 FEET OF SOIL COVER, MAXIMUM 500 PSF.

1 TYPICAL GRAVITY INFILTRATOR SYSTEM

SS-3 NTS

County of Santa Clara - Department of Environmental Health

SOIL PERCOLATION TEST RECORDED MEASUREMENTS

OWNER/APPLICANT: Le & Vu	SR#: 0870118	PLN FILE #
LOCATION: 490 Vista Ridge Drive, Milpitas	REHS: R. Chung	
CONTACT PERSON: John Halbom	PHONE: (408) 965-8478	TEST DATE: 12/09/22

HOLE #1	DEPTH = 5.0'	HOLE #2	DEPTH = 5.0'
TIME	WATER LEVEL	TIME	WATER LEVEL
START FINISH	START FINISH	START FINISH	START FINISH
9:00 9:30	9 7 6/8 30 1 2/8 24.00	9:03 9:33	9 8 30 1 30.00
9:30 10:00	9 7 7/8 30 1 1/8 26.67	9:33 10:03	9 8 30 1 30.00
10:00 10:30	9 7 7/8 30 1 1/8 26.67	10:03 10:33	9 8 30 1 30.00
STABLE		STABLE	
Stabilized MPI 25.78		Stabilized MPI 30.00	

HOLE #3	DEPTH = 5.0'	HOLE #4	DEPTH = 5.0'
TIME	WATER LEVEL	TIME	WATER LEVEL
START FINISH	START FINISH	START FINISH	START FINISH
9:06 9:36	9 7 6/8 30 1 2/8 24.00	9:09 9:39	9 8 30 1 30.00
9:36 10:06	9 7 7/8 30 1 1/8 26.67	9:39 10:09	9 8 30 1 30.00
10:06 10:36	9 7 7/8 30 1 1/8 26.67	10:05 10:35	9 8 1/8 30 7/8 34.29
STABLE		STABLE	
Stabilized MPI 25.78		Stabilized MPI 31.43	

HOLE #5	DEPTH = 5.0'	HOLE #6	DEPTH = 5.0'
TIME	WATER LEVEL	TIME	WATER LEVEL
START FINISH	START FINISH	START FINISH	START FINISH
9:12 9:42	8 5/8 6 3/8 30 2 2/8 13.48	9:15 9:45	10 9 3/8 30 5/8 48.00
9:42 10:12	8 4/8 6 6/8 30 1 6/8 17.14	9:45 10:15	10 9 2/8 30 6/8 48.00
10:12 10:42	8 6/8 7 30 1 6/8 17.14	10:15 10:45	10 9 3/8 30 5/8 48.00
10:53 11:23	8 6/8 7 1/8 30 1 5/8 18.46		STABLE
STABLE			STABLE
Stabilized MPI 17.58			Stabilized MPI 45.33

HOLE	1	2	3	4	5	6	
Stabilized MPI	R	25.78	30.00	25.78	31.43	17.58	45.33
Adjusted Stabilized MPI	$R_1=R \times 1.4$	36.09	42.00	36.09	44.00	24.62	63.47
Average Adjusted Stabilized MPI	$R_1=(\sum R_1)/\text{Holes}$					41.04330	
# Bedrooms	FOR OFFICE USE ONLY						
	TANK SIZE (Gall)						
	LEACH LINE (feet)						

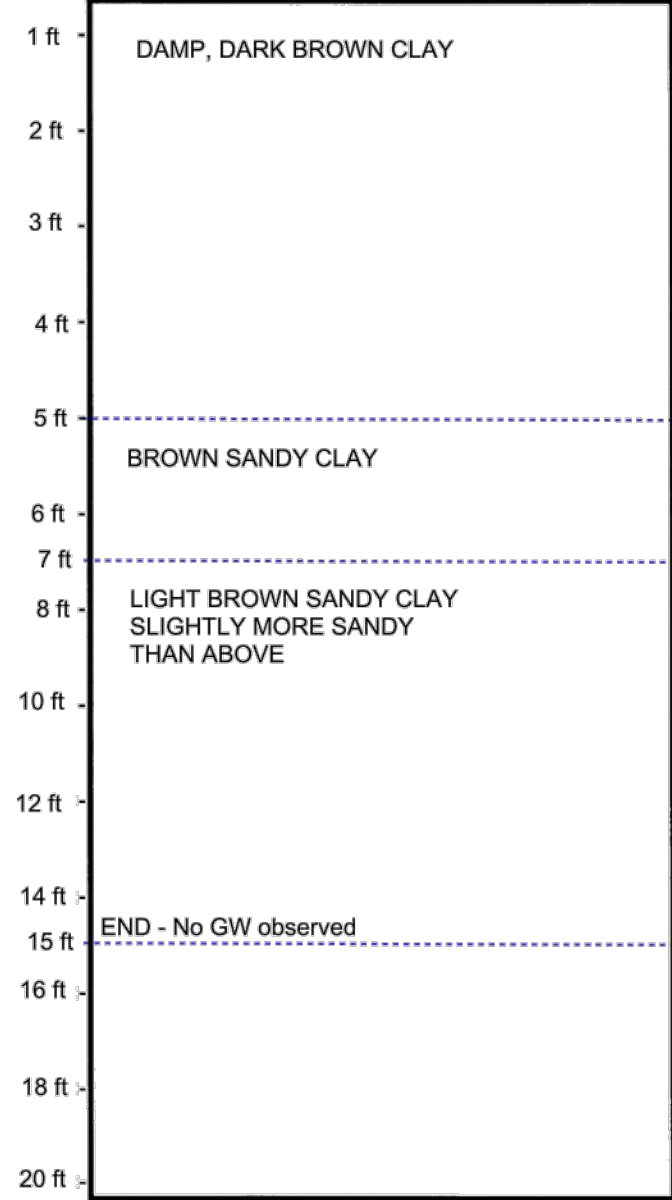
2 PERCOLATION TEST

SS-3 NTS

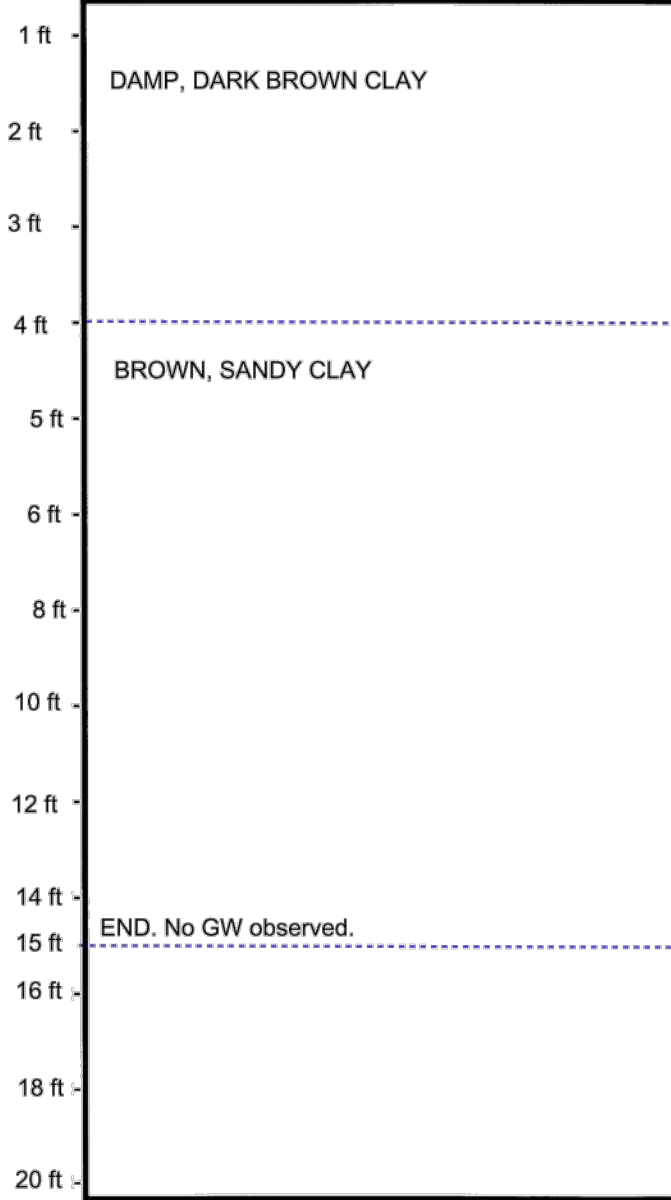
SOIL PROFILE RESULTS

SR #: 0870118 DATE OF INSPECTION: 11/18/2022
APN #: 042-30-022 OWNER: Le & Vu
APPLICANT: J. Halbom
SITE ADDRESS: 590 Vista Ridge Drive, Milpitas CA
CONDUCTED BY: J. Halbom CHECKED BY: R. Chung

HOLE #: 1



HOLE #: 2

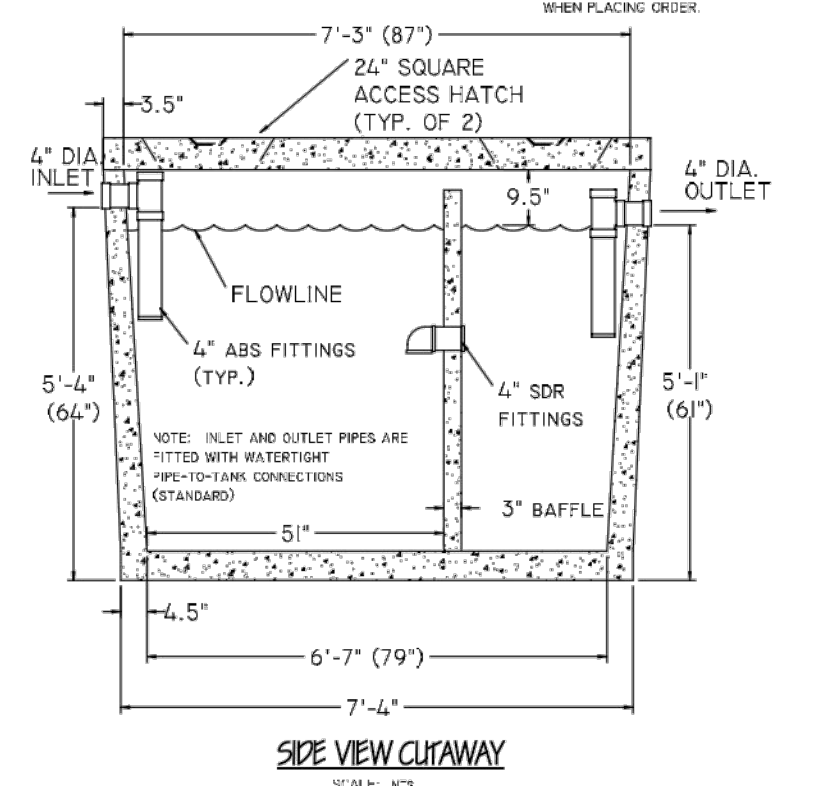
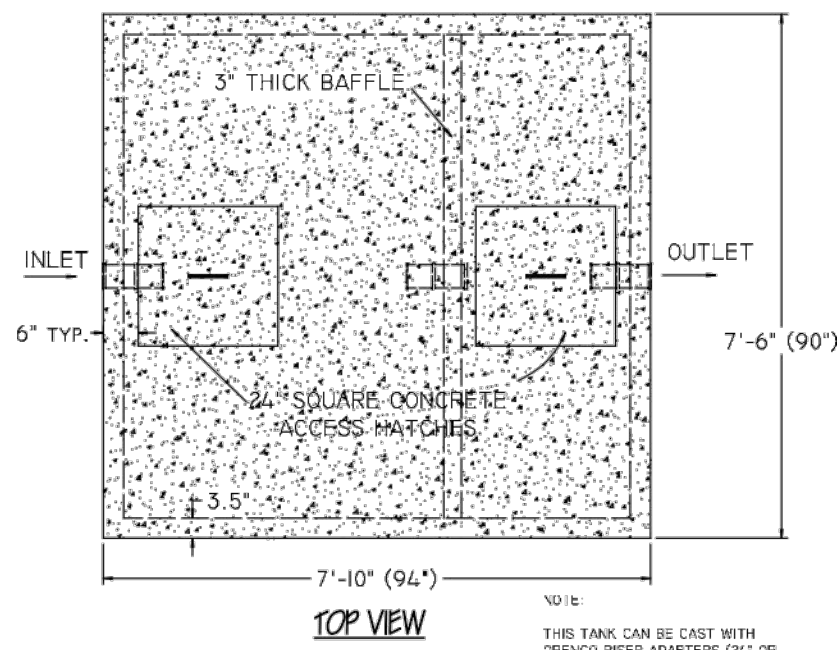


COMMENTS:

3 SOIL PROFILE

SS-3 NTS

Rev. 3/



NOTES:

- EXCAVATION SPECIFICATIONS:
LENGTH 9' - 0"
WIDTH 9' - 0"
DEPTH BELOW INLET 5' - 4"
- DON CHAPIN PRE-CAST MAY MAKE CHANGES TO THE DESIGN AND OR TO THE DIMENSIONS WITHOUT NOTICE. PLEASE CONTACT DON CHAPIN PRE-CAST WHENEVER NECESSARY TO CONFIRM DESIGN CRITERIA.
- CERTIFIED ENGINEERING IS AVAILABLE UPON REQUEST.
- THIS IS ALSO AVAILABLE AS AN H20 RATED ASSEMBLY
- INTEGRAL TOP TO BODY DESIGN

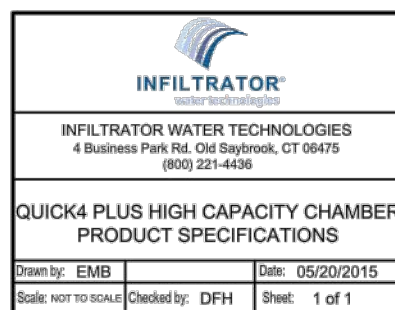
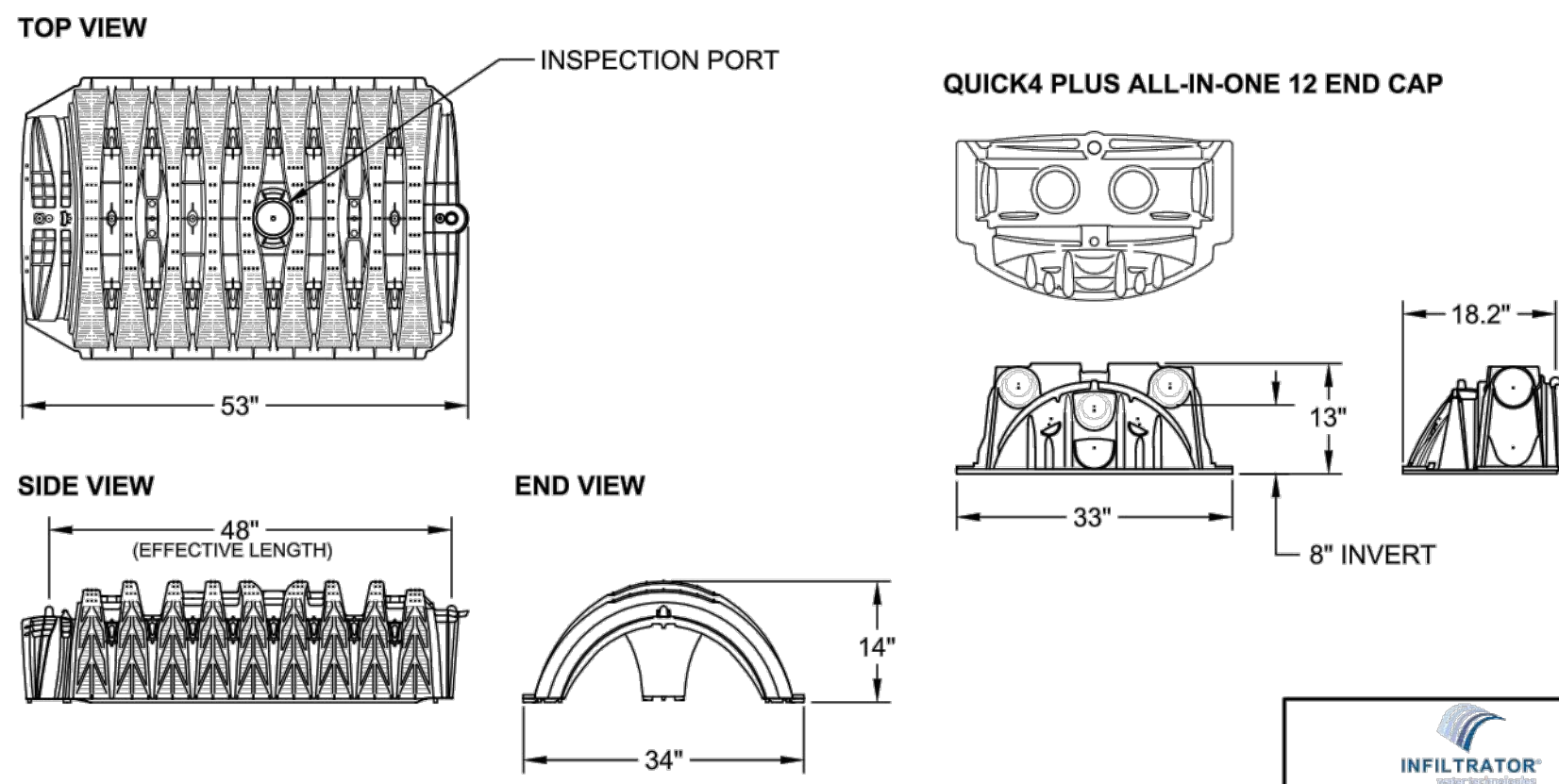
PRE-CAST CONCRETE WATER TIGHT
SEPTIC TANK
CAPACITY 1500 GALLONS
MODEL IPS1500



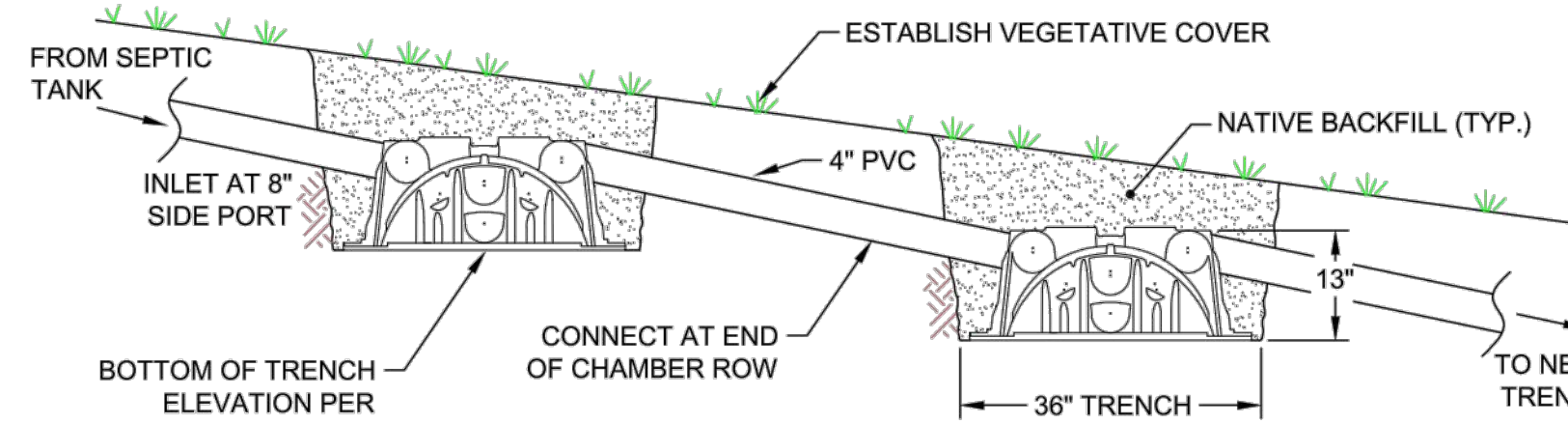
2/12/09

DON CHAPIN PRE-CAST
2735 BOLSA RD.
HOLLISTER, CA 95023
(831) 630-1042
(831) 630-5763

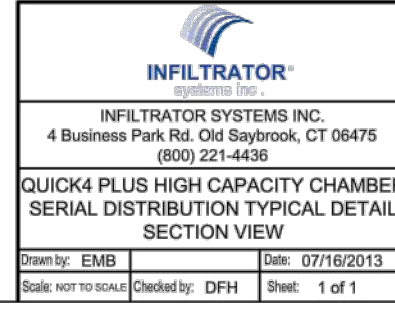
INFILTRATOR WATER TECHNOLOGIES QUICK4 PLUS HIGH CAPACITY CHAMBER PRODUCT SPECIFICATIONS (NOT TO SCALE)



INFILTRATOR SYSTEMS INC. QUICK4 PLUS HIGH CAPACITY CHAMBER SERIAL DISTRIBUTION TYPICAL DETAIL SECTION VIEW (NOT TO SCALE)



*NUMBER OF ROWS DETERMINED BY DESIGN
AND CENTER TO CENTER SPACING PER CODE.



4 SEPTIC TANK

SS-3 NTS

5 INFILTRATOR DETAILS

SS-3 NTS



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
MAIN OFFICE: 10000 RAVEN HILL RD., SUITE 100, DUBLIN, CA 94568
SAN JOSE OFFICE: 1000 RAVEN HILL RD., SUITE 100, SAN JOSE, CA 95128
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WWW.LEABRAZE.COM

LE-VU PROPERTY
490 VISTA RIDGE DRIVE
MILPITAS, CALIFORNIA
SANTA CLARA COUNTY
APN: 042-30-022

CONVENTIONAL
OWTS DETAILS

REVISION 1	ZA
REVISIONS	BY

JOB NO: 2220899

DATE: 01-05-23

SCALE: AS NOTED

DESIGN BY: ZA

CHECKED BY: JH

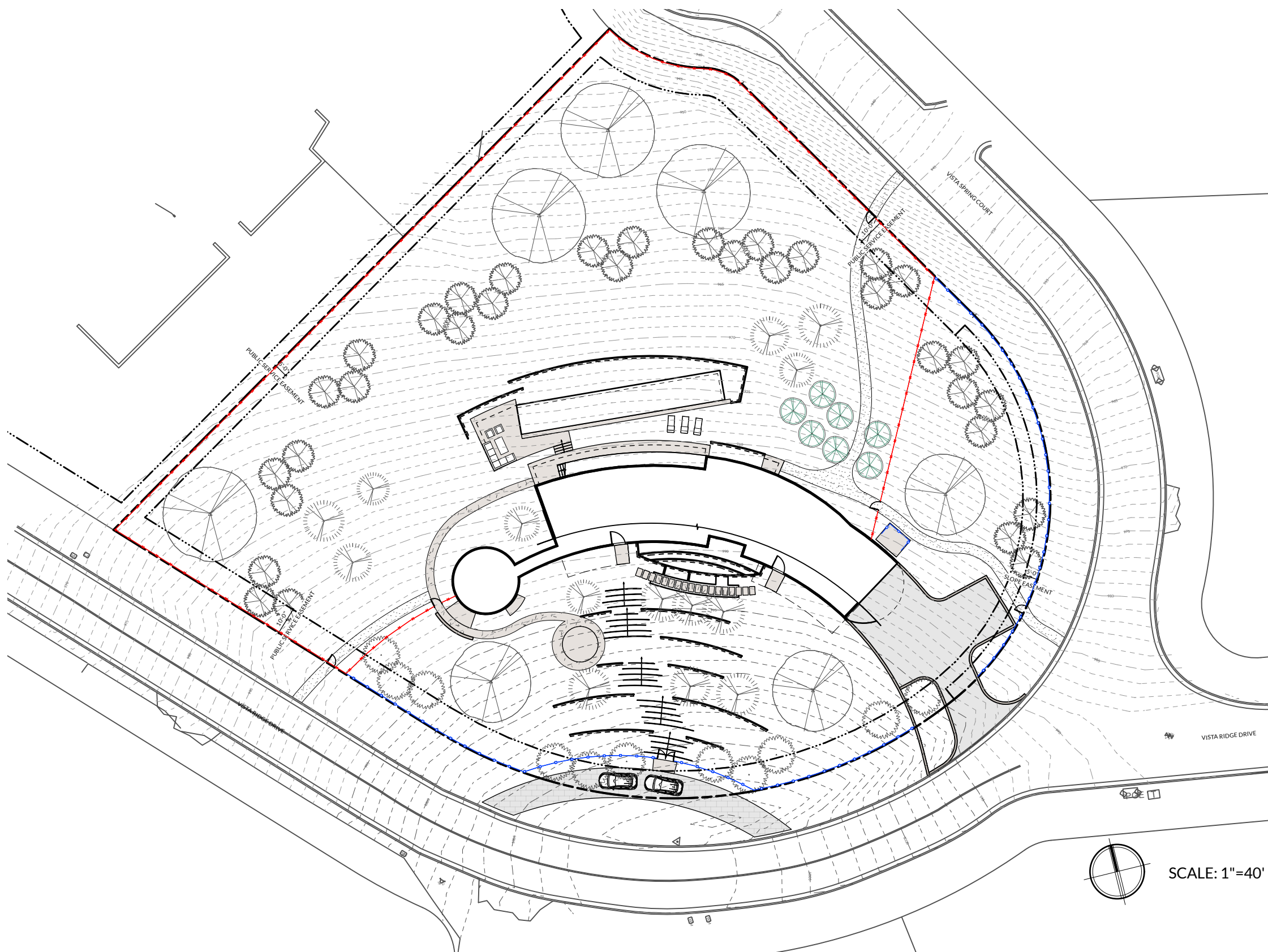
SHEET NO:

OWTS
SS-3

03 OF 03 SHEETS

ABBREVIATION LEGEND	
+/-	PLUS OR MINUS
ADD	ADDENDUM, ADDITON
A.D.	AREA DRAIN
ADD'L	ADDITIONAL
AGGR	AGGREGATE
AR	ARBORIST REPORT
ARCH	ARCHITECTURAL
BLDG	BUILDING
BO	BOTTOM OF
BW	BOTTOM OF WALL
CLR	CLEAR
CJ	CONTROL JOINT
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONT	CONTINUOUS
CTR	CENTER
DG	DECOMPOSED GRANITE
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DWGS	DRAWINGS
(E)	EXISTING
EA	EACH
EJ	EXPANSION JOINT
ENG	ENGINEER
EQ	EQUAL
EQUIP	EQUIPMENT
EXP	EXPANSION
EXT	EXTERIOR
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FIXT	FIXTURE
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOPLY	FACE OF PLYWOOD
FOS	FACE OF STUD
FS	FINISHED SURFACE
FTG	FOOTING
FUT	FUTURE
GALV	GALVANIZED
GFI	GROUND FAULT INTERRUPT
HB	HOSE BIBB
HDR	HEADER
HT	HEIGHT
ID	INSIDE DIAMETER
JST	JOIST
JT	JOINT
LA	LANDSCAPE ARCHITECT
LOW	LIMIT OF WORK
LSK	LANDSCAPE SKETCH
MAX	MAXIMUM
MFR	MANUFACTURER

MISC	MISCELLANEOUS
MIN	MINIMUM
MTL	METAL
(N)	NEW
NA	NOT APPLICABLE
NOM	NOMINAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PA	PLANTED AREA
PIP	POURED IN PLACE
PL	PROPERTY LINE
PLYWD	PLYWOOD
POB	POINT OF BEGINNING
POC	POINT OF CONNECTION
POO	POINT OF ORIGIN
PP	POWER POLE
PSI	PER SQUARE INCH
PT	PRESSURE TREATED
PTDF	PRESSURE TREATED DOUGLAS FIR
RAD	RADIUS
REF	REFERENCE
REINF	REINFORCED
REV	REVISION
ROW	RIGHT OF WAY
RWD	REDWOOD
SAD	SEE ARCHITECTURAL DRAWINGS
SCD	SEE CIVIL DRAWINGS
SCHED	SCHEDULE
SECT	SECTION
SF	SQUARE FEET
SIM	SIMILAR
SMD	SEE MECHANICAL DRAWINGS
SPEC	SPECIFICATION
SPD	SEE PLUMBING DRAWINGS
SSD	SEE STRUCTURAL DRAWINGS
SS	STAINLESS STEEL
STD	STANDARD
STRUCT	STRUCTURAL
SQ	SQUARE
TBD	TO BE DETERMINED
TBR	TO BE REMOVED
T&G	TONGUE AND GROOVE
TC	TOP OF CURB
TME	TO MATCH EXISTING
TOC	TOP OF CONCRETE
TW	TOP OF WALL
TYP	TYPICAL
VIF	VERIFY IN FIELD
WL	WATER LEVEL
WM	WATER METER
W/O	WITHOUT



VISTA RIDGE RESIDENCE

LANDSCAPE IMPROVEMENTS

490 VISTA RIDGE DRIVE
MILPITAS, CA 95035

PROJECT DESCRIPTION

Addition of new driveway, guest parking, landscape retaining walls, paths, stairs, pool, entry fountain, perimeter fencing, auto gate, pedestrian gate, planting, irrigation, and low voltage lighting.

SITE LOCATION



SYMBOL LEGEND	
	ALIGN
	STAIR RISERS
	HOSE BIBB
	GAS
	ELECTRICAL OUTLET
	SPOT ELEVATION
	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	CENTER LINE
	MATERIALS CALLOUT
	REVISION CLOUD & NUMBER
	SETBACK LINE
	TREE TO BE REMOVED

DETAIL NUMBER
SHEET NUMBER

1
L0.03

DRAWING TITLE
SCALE 1"=1'-0"

PROJECT DIRECTORY

OWNER:
CHRISTY VU & SONNY VU
250 PERRY ST.
MILPITAS, CA 95035

ARCHITECT:
FOUGERON ARCHITECTS
521 FRANCISCO STREET
SAN FRANCISCO, CA 94133
CONTACT: TODD ARANAZ
415-641-5744

LANDSCAPE ARCHITECT:
ARTERRA LANDSCAPE ARCHITECTS
88 MISSOURI ST.
SAN FRANCISCO, CA 94107
CONTACT: GRETCHEN WHITTIER
415-861-3100

STRUCTURAL ENGINEER:
ENDRESTUDIO
4053 HARLAN ST. #113,
EMERYVILLE, CA 94608
510-898-6960

CIVIL ENGINEER:
LEA & BRAZE ENGINEERING INC.
2495 INDUSTRIAL PARKWAY WEST,
HAYWARD, CA 94545
510-887-4086

SURVEYOR:
MERIDIAN SURVEYING ENGINEERING
2958 VAN NESS AVENUE
415-440-4131

GEOTECH:
ROMIG ENGINEERS
1390 EL CAMINO REAL, 2ND FLOOR
650-591-5224

ENERGY CONSULTANT:
MONTEREY ENERGY GROUP, INC.
26465 CARMEL RANCHO BLVD.
SUITE #8
CARMEL, CA 93923
831-372-8328

SHEET INDEX - PLANNING SUBMISSION	
L0.0	COVER SHEET
L0.10	LANDSCAPE SITE PLAN
L0.11	SITE SECTIONS / ELEVATIONS
L0.12	LAYOUT PLAN
L0.13	PAVING PLAN & DETAILS
L0.21	WALLS & STAIRS DETAILS
L0.22	GATE & FENCE DETAILS
L0.30	PLANTING PLAN
L0.31	IRRIGATION PLAN
L0.32	IRRIGATION & PLANTING NOTES
L0.40	LIGHTING PLAN
L0.41	LIGHTING CUT SHEETS
L0.60	POOL DETAILS
L0.70	FOUNTAIN DETAILS

ARTERRA
LANDSCAPE ARCHITECTS
88 MISSOURI SAN FRANCISCO 94107
415.861.3100
arterrasf.com



VISTA RIDGE RESIDENCE

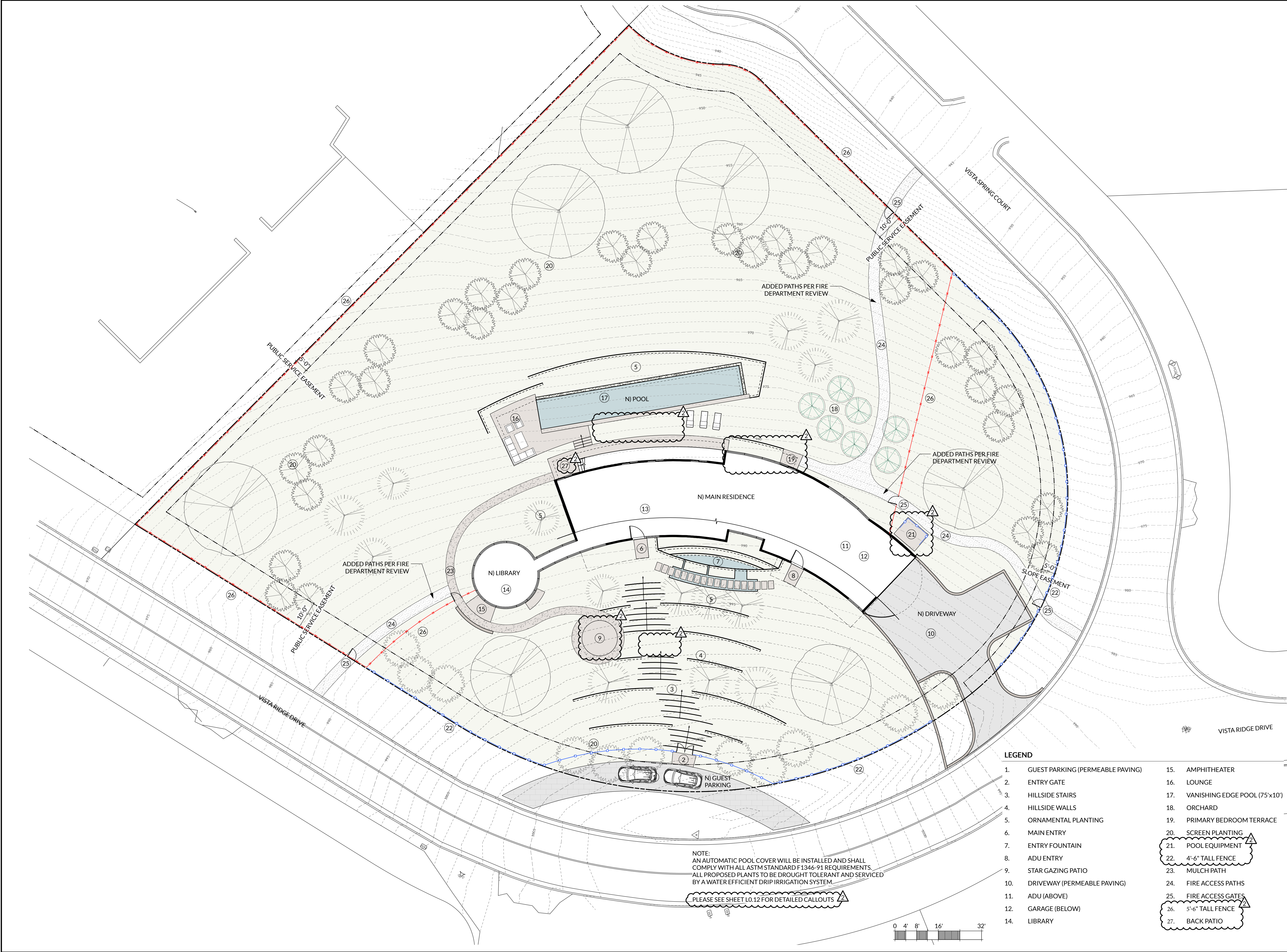
490 VISTA RIDGE DRIVE
MILPITAS, CA 95035
APN: 042-30-022

DATE:	ISSUE:
01.06.2023	PLANNING SUBMISSION
06.16.2023	PLANNING RESUBMITTAL
08.18.2023	PLANNING REVISION 2

SCALE: AS NOTED

COVER SHEET

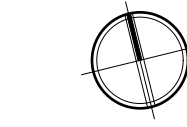
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VISTA RIDGE RESIDENCE
490 VISTA RIDGE DRIVE
MILPITAS, CA 95035
APN: 042-30-022

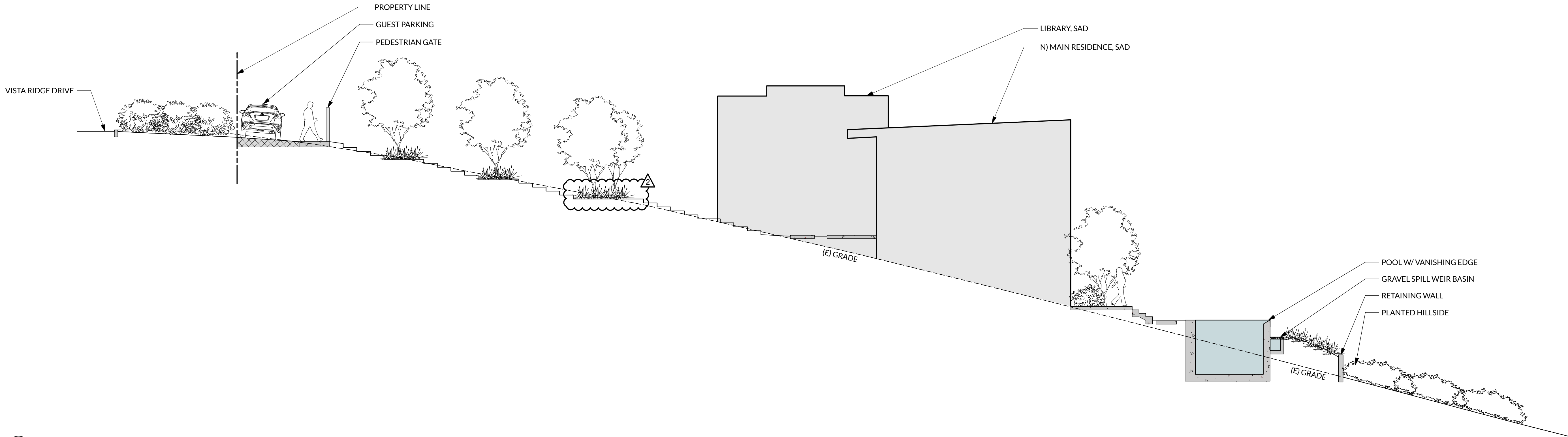
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SCALE: 1/16" = 1'0"



LANDSCAPE
SITE PLAN

L0.10



1 FULL SITE SECTION ELEVATION
L0.11 Scale: 1/8" = 1'-0"

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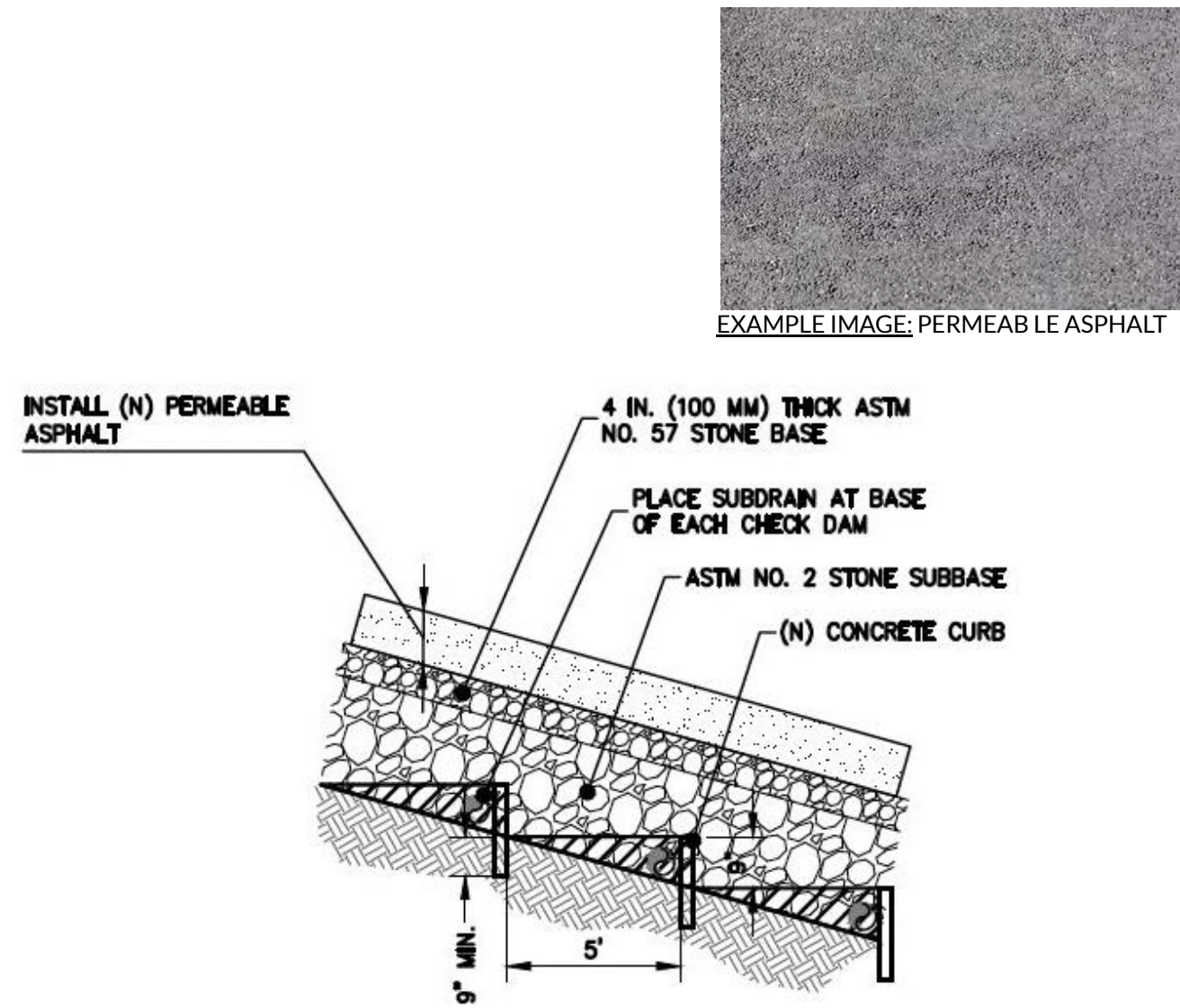
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SITE SECTIONS
& ELEVATIONS

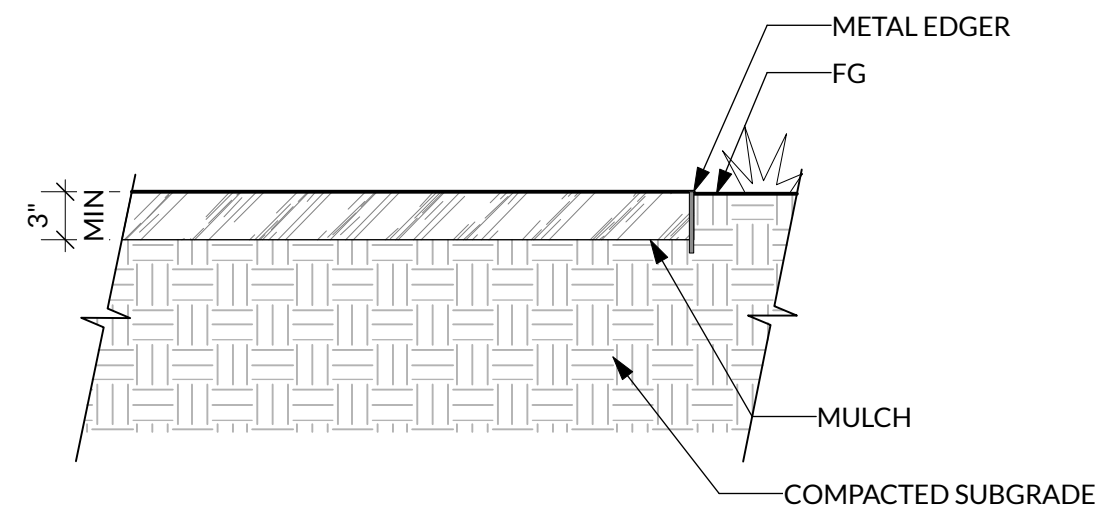
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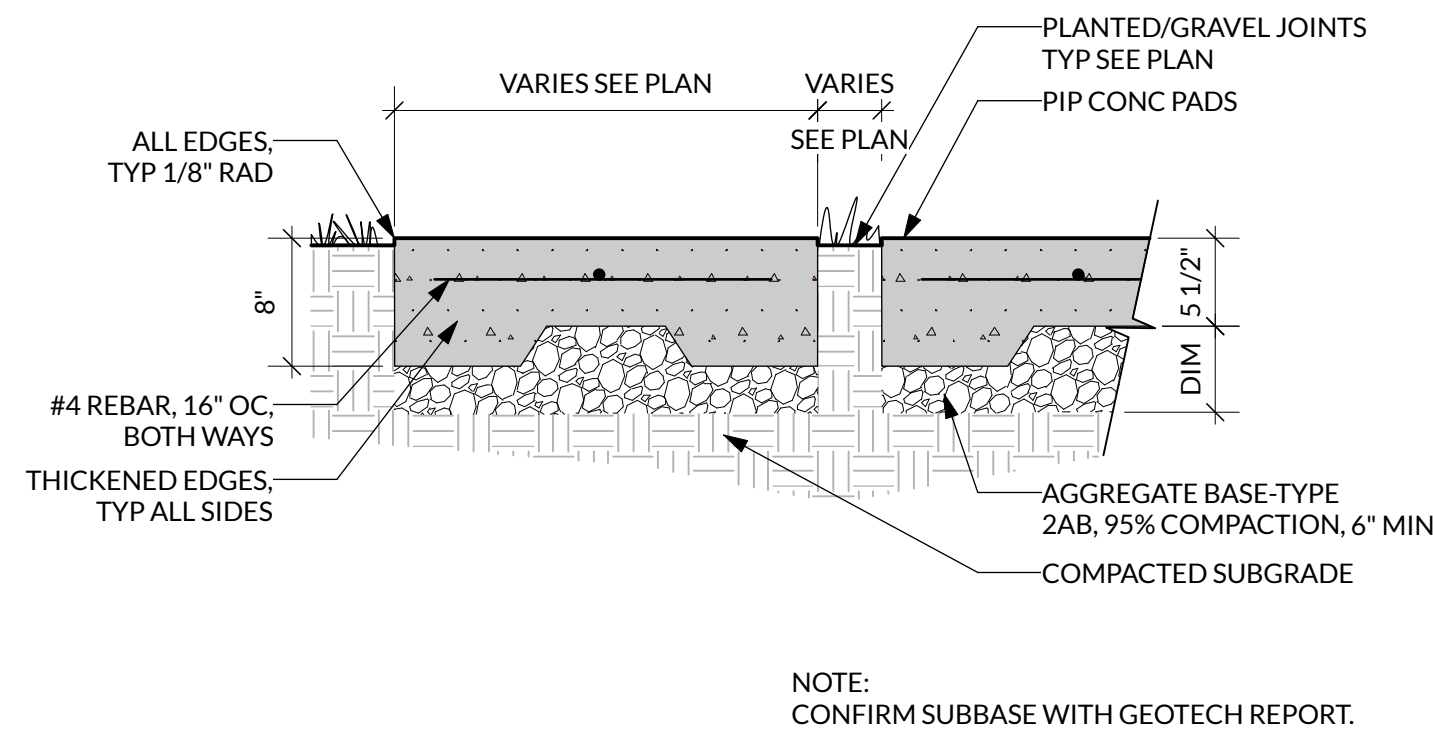
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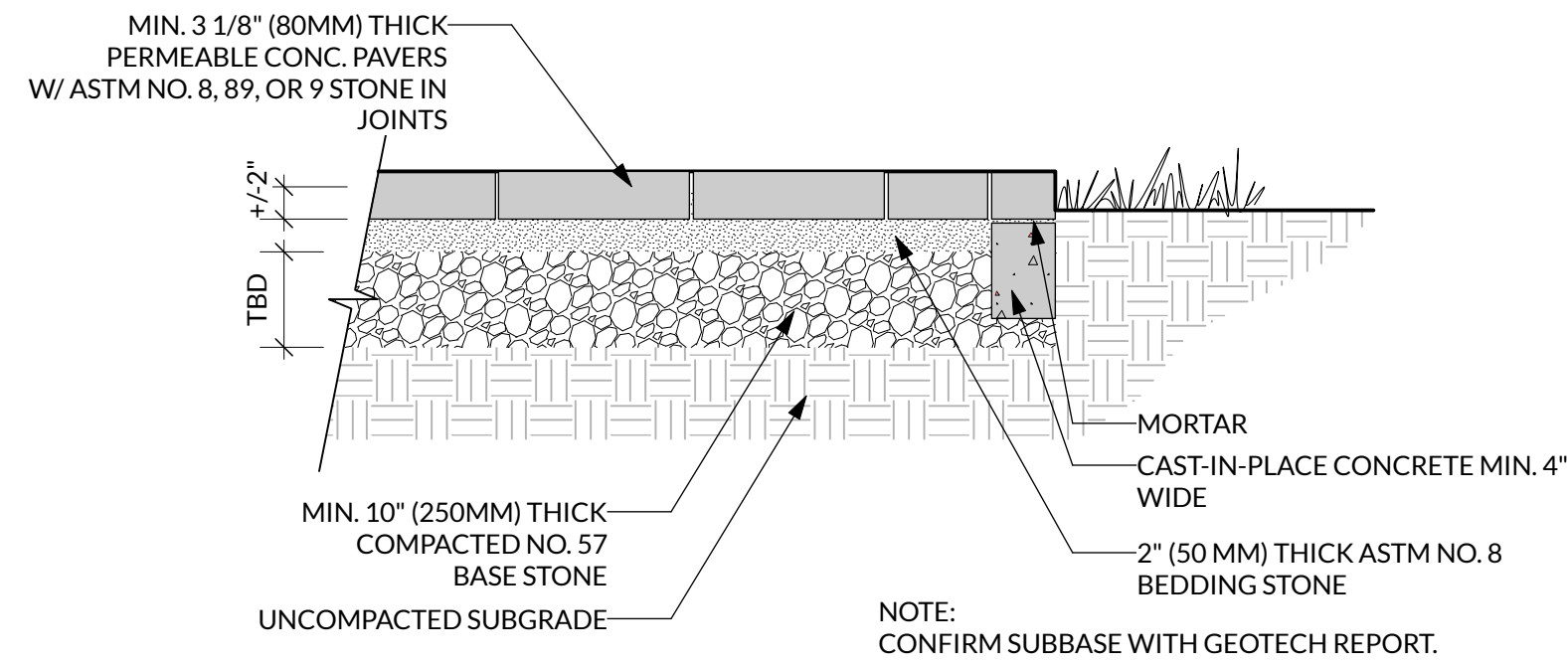
6 PERMEABLE ASPHALT - SEE CIVIL ENNGINEER DETAIL 4/C4.1
Scale: 1" = 1'-0"



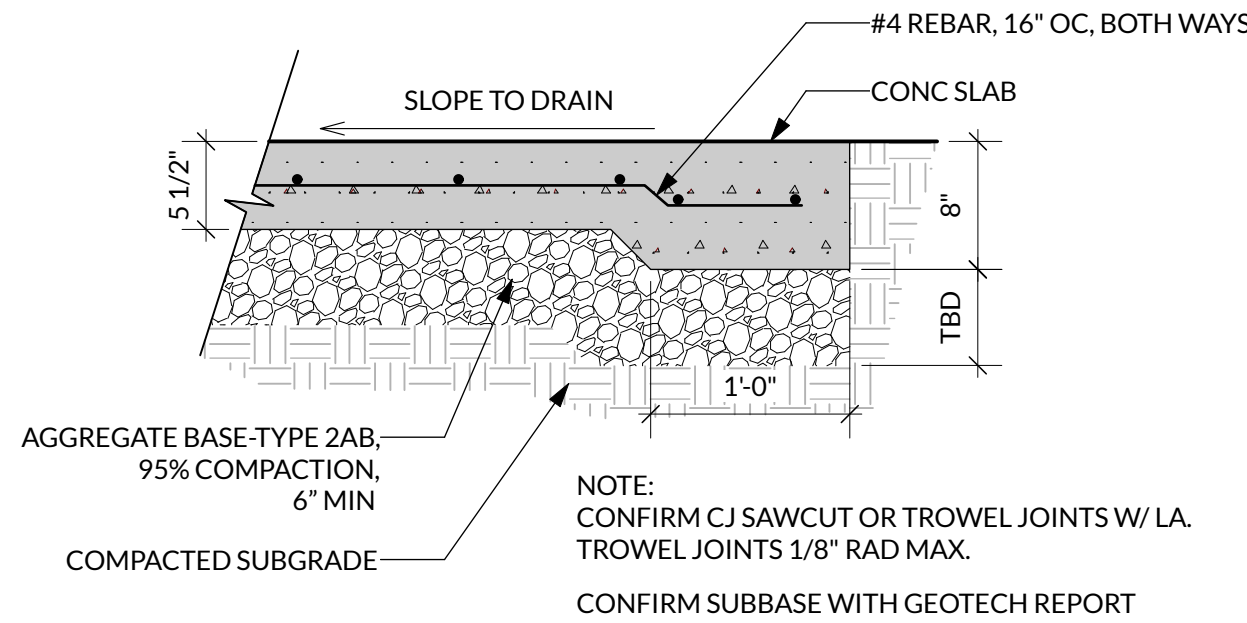
5 PAVING - MULCH PATH
Scale: 1" = 1'-0"



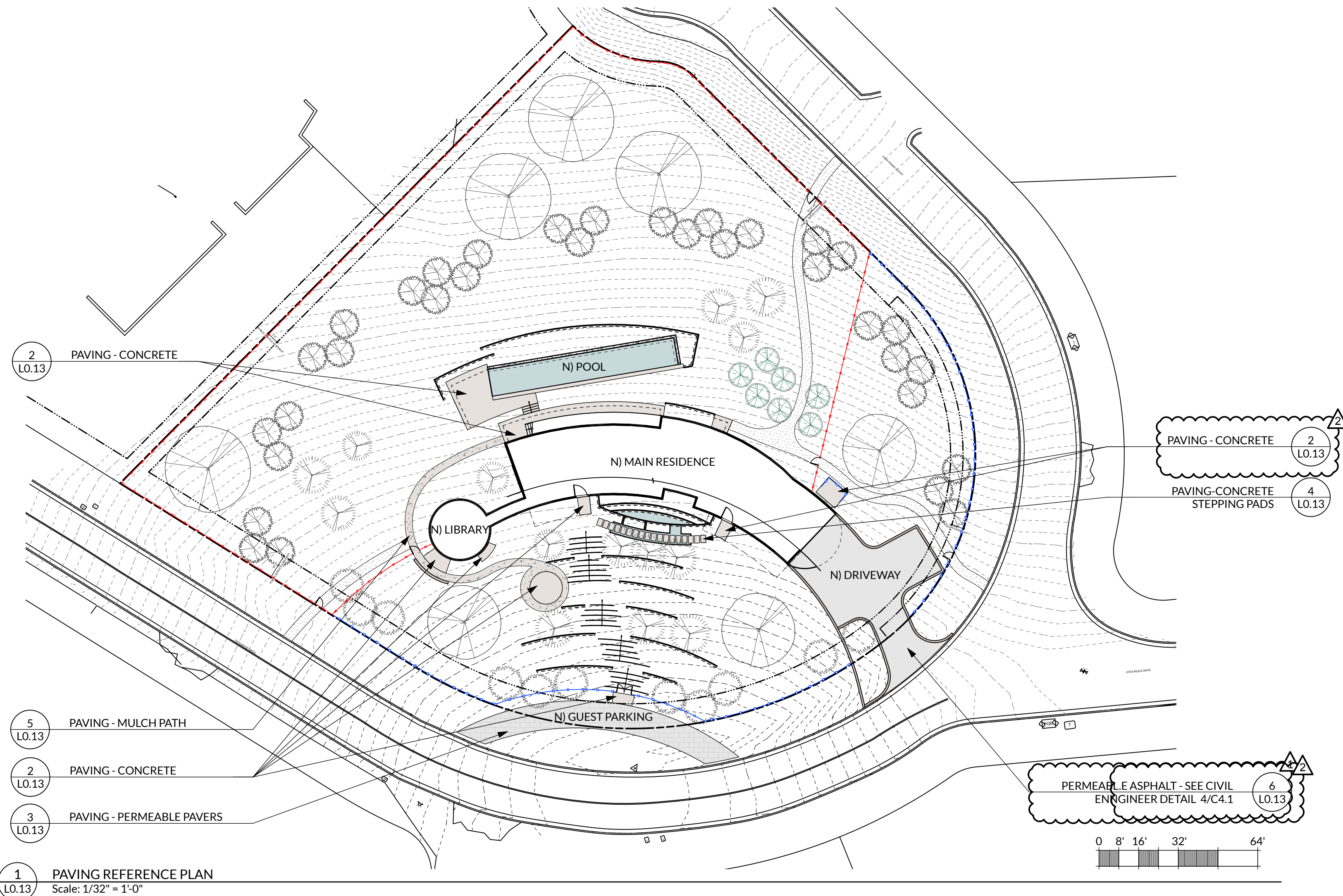
4 PAVING-CONCRETE STEPPING PADS
Scale: 1" = 1'-0"



3 PAVING - PERMEABLE PAVERS
Scale: 1" = 1'-0"



2 PAVING - CONCRETE
Scale: 1" = 1'-0"



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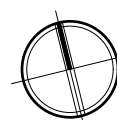


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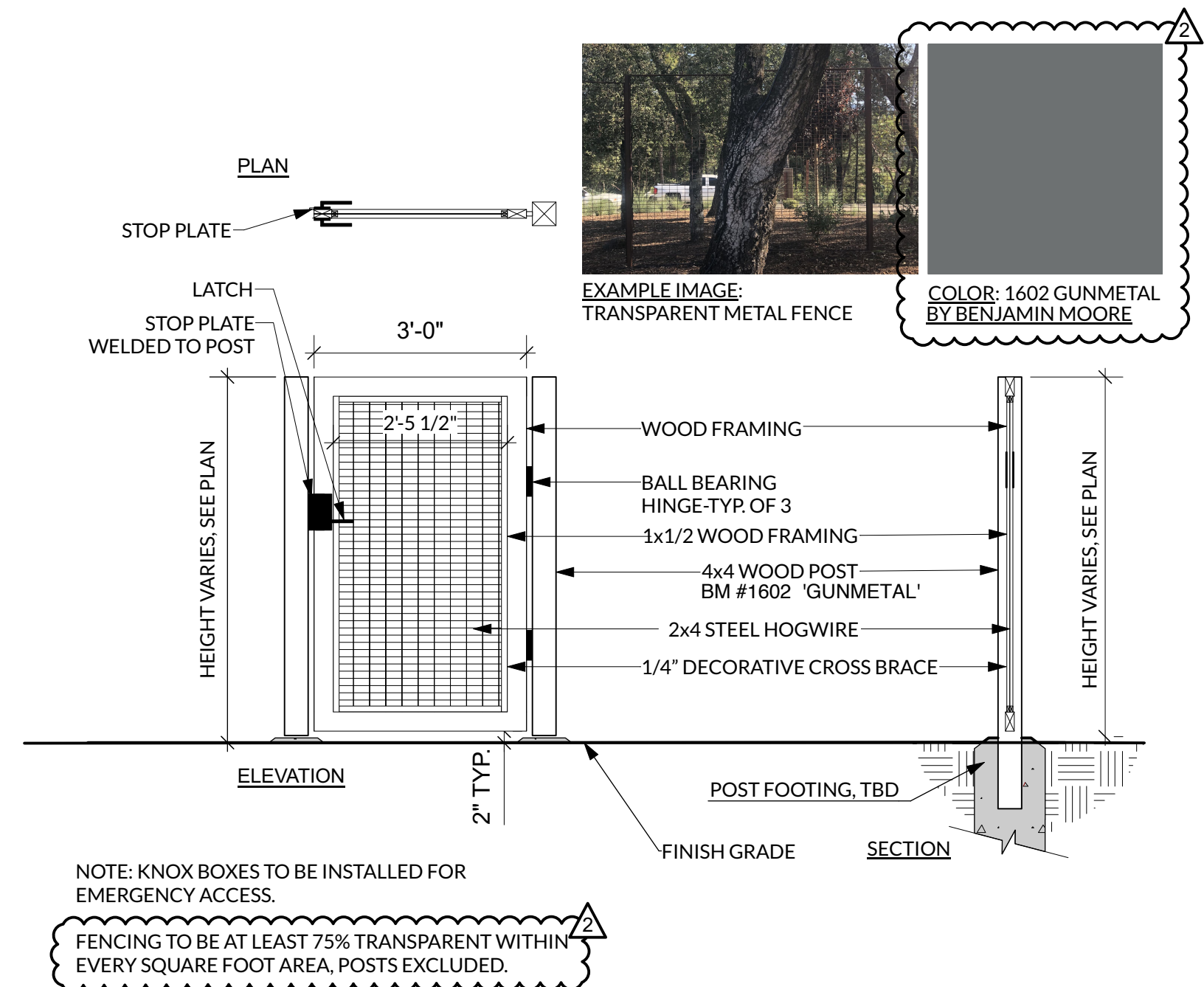
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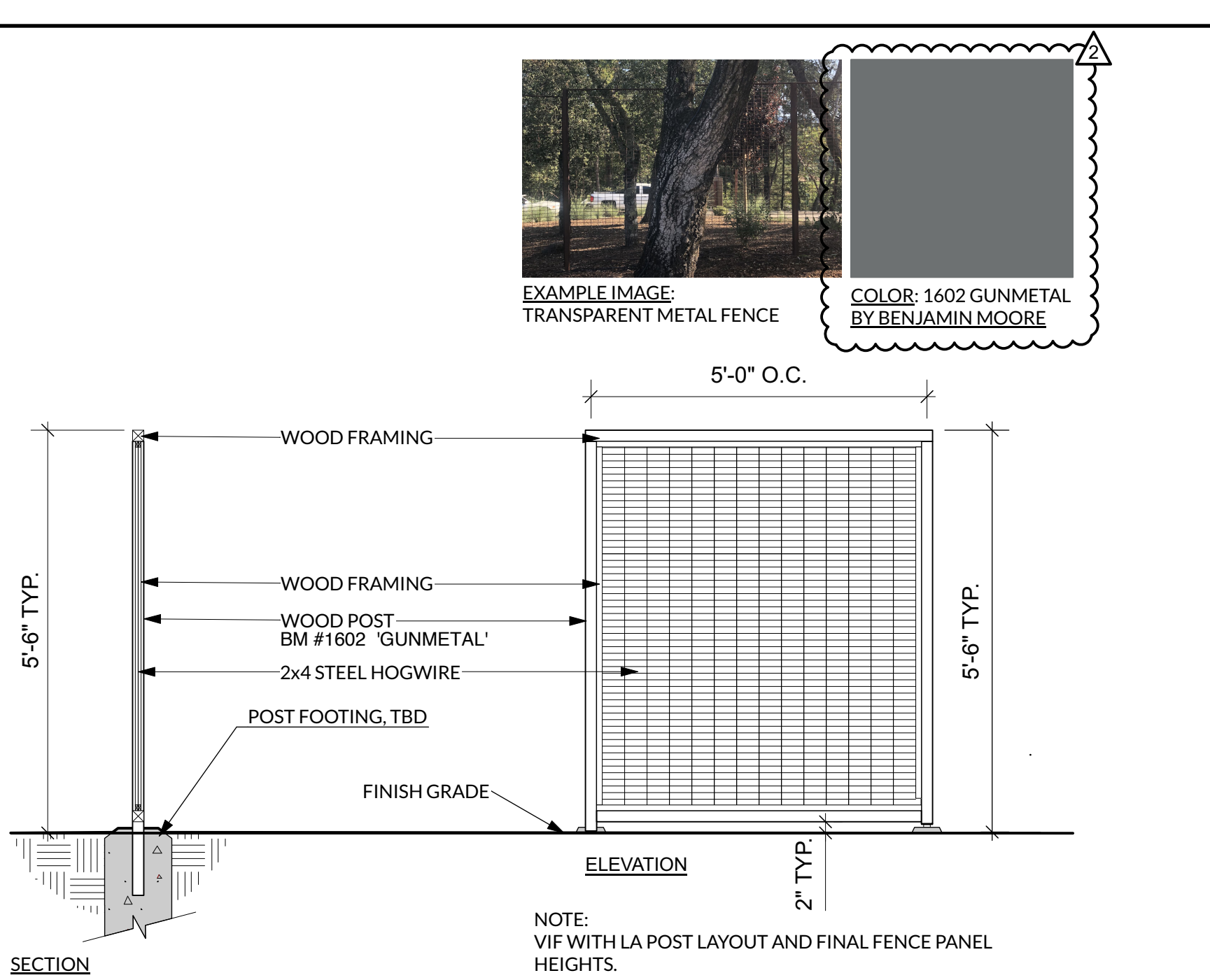


PAVING PLAN
& DETAILS

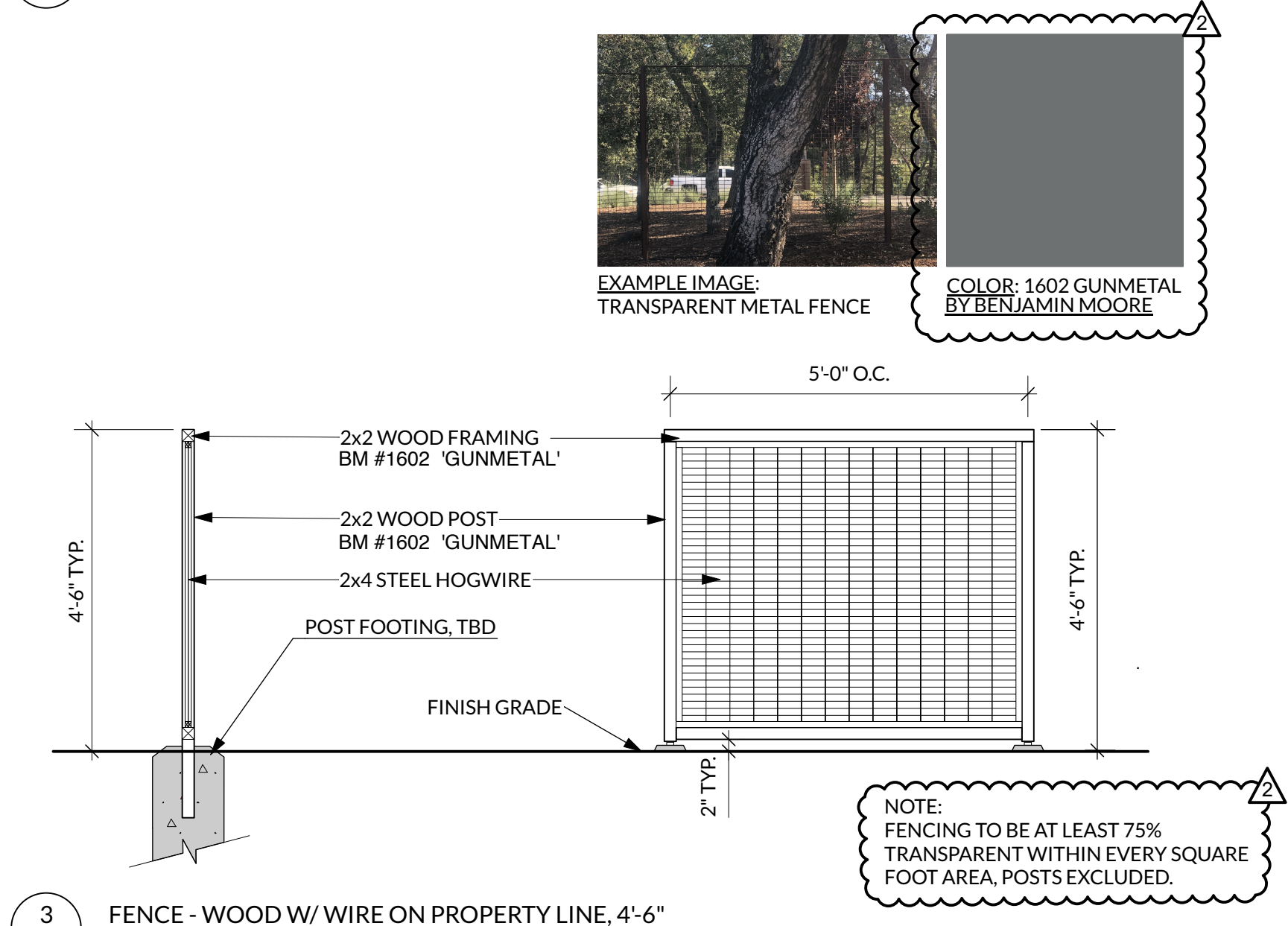
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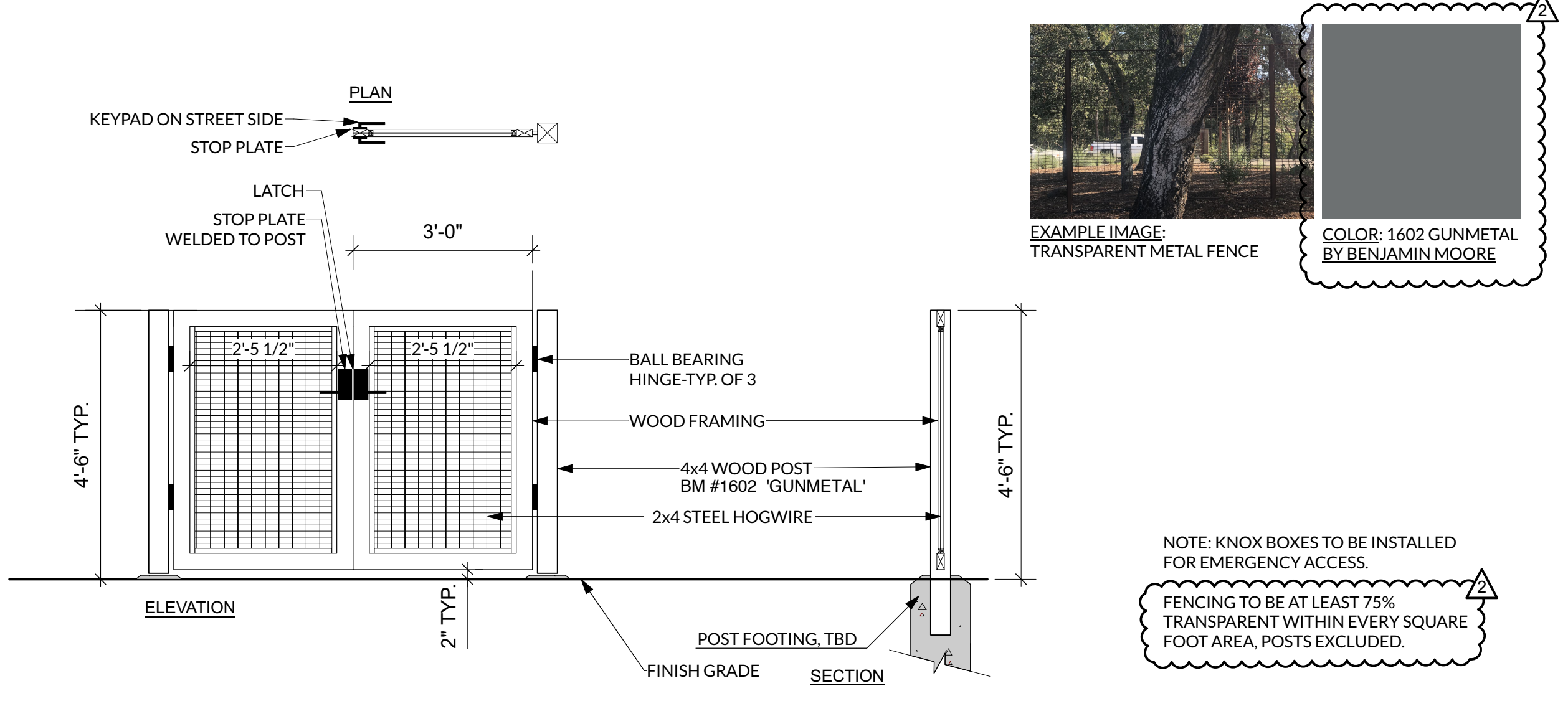
5 FIRE ACCESS GATE
Scale: 1/2" = 1'-0"



4 DEER FENCE - WOOD W/ WIRE, 5'-6"
Scale: 1/2" = 1'-0"



3 FENCE - WOOD W/ WIRE ON PROPERTY LINE, 4'-6"
Scale: 1/2" = 1'-0"



2 GATE - WOOD & WIRE DOUBLE SWING, 4'-6"
Scale: 1/2" = 1'-0"



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GATE & FENCE
DETAILS

L0.22

Plant List						
Symbol	Qty	ID	Botanical Name	Common Name	Scheduled Size	WUCOLS
Trees						
	11	FEI	Acca (Feijoa) sellowiana	Pineapple Guava	1 Gal	M
	14	CEC	Cercis canadensis	Eastern Redbud	1 Gal	M
	7	PRU	Prunus cerasifera 'Atropurpurea'	Purple Leaf Plum	36" Box	M
	7	QUA	Quercus agrifolia	Coast Live Oak	36" Box	VL
Shrubs						
	17	CEG	Ceanothus gloriosus	Pt. Reyes Ceanothus	5 Gal	L
	16	LMO	Lantana montevidensis	Trailing Lavender Lantana	5 Gal	L
	33	RHC	Rhamnus californica	Coffeeberry	1 Gal	L
	33	ROO	Rosmarinus officinalis	Rosemary	5 Gal	L
	74	TEF	Teucrium fruticans	Bush Germander	1 Gal	L
	40	WES	Westringia fruticosa	Coast Rosemary	5 Gal	L
Perennials						
	63	ANL	Acanthus mollis	Bear's Breeches	1 Gal	M
	109	ACH	Achillea millefolium	Common Yarrow	1 Gal	L
	99	AGN	Agapanthus africanus	Lily Of The Nile	1 Gal	M
	11	ASN	Artemesia schmidtiana 'Nana'	Dwarf Schmidt Wormwood	1 Gal	L
	119	ECW	Euphorbia characias subsp. wulfenii	Mediterranean Spurge	1 Gal	L
	96	PEN	Penstemon heterophyllus	Foothill Beardtongue	1 Gal	L
	38	PHJ	Phormium tenax	New Zealand Flax	1 Gal	L
	118	SCY	Santolina chamaecyparissus	Lavender Cotton	1 Gal	L
	23	STB	Stachys byzantina	Lamb's Ears	1 Gal	L
	123	VBA	Verbena tenuisecta	Moss Verbena	1 Gal	L
Cacti & Succulents						
	26	ALO	Aloe striata	Coral Aloe	1 Gal	L
Seed Mixes						
	28,500	SF		Pacific Coast Seed - Native Erosion Control Mix		



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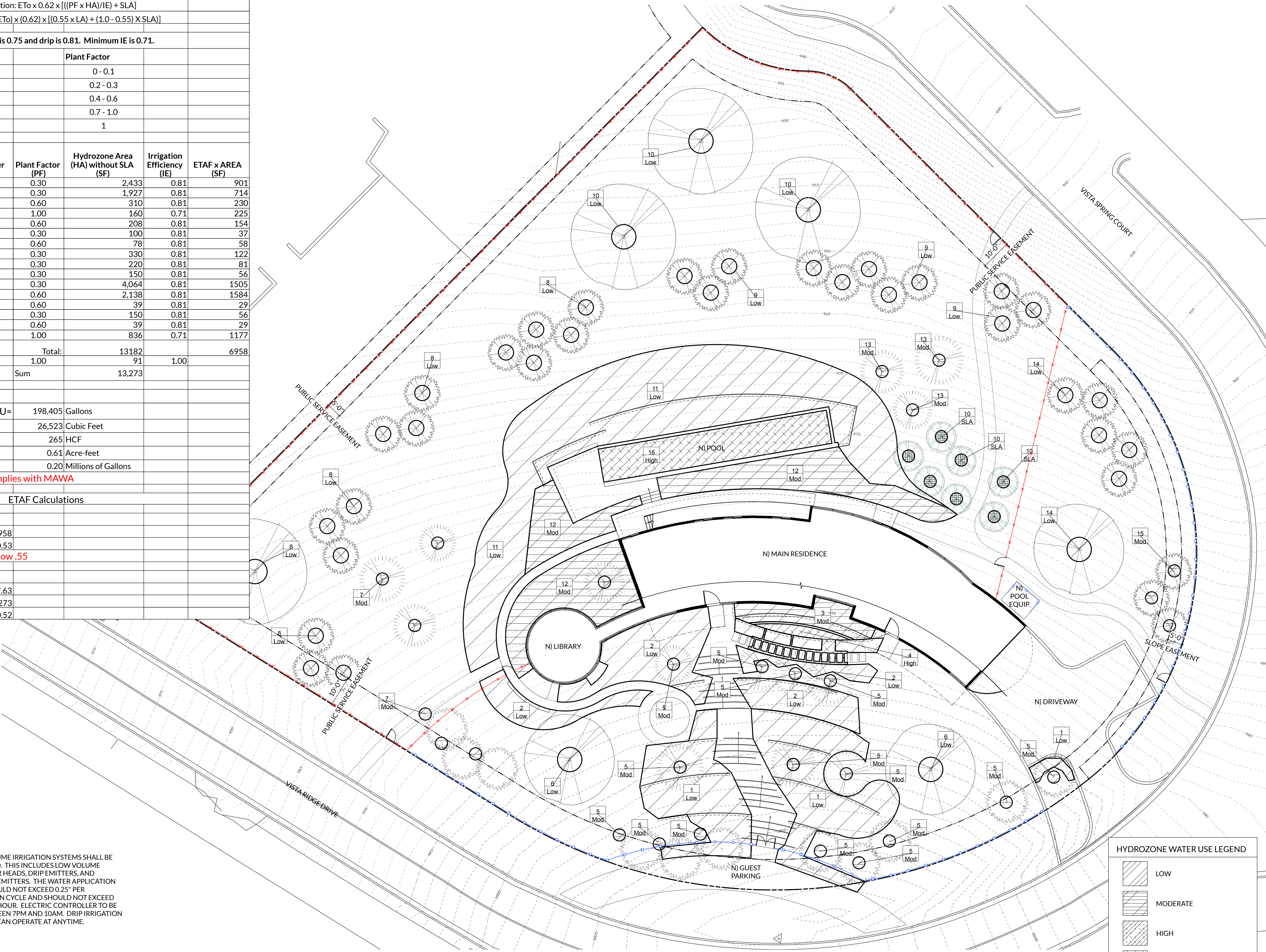


PLANTING PLAN

L0.30

WATER EFFICIENT LANDSCAPE WORKSHEET						
City:	Mill Valley	Reference ETo:	45			
ETWU Equation: $ETo \times 0.62 \times (((PF \times HA)/IE) + SLA)$						
MAWA Equation: $(ETo) \times (0.62) \times [(0.55 \times LA) + (1.0 - 0.55) \times SLA]$						
Irrigation Efficiency for spray is 0.75 and drip is 0.81. Minimum IE is 0.71.						
Plant Water Use Type		Plant Factor				
Very Low		0 - 0.1				
Low		0.2 - 0.3				
Medium		0.4 - 0.6				
High		0.7 - 1.0				
SLA		1				
Hydrozone Number	Irrigation Method	Plant Water Use Type	Plant Factor (PF)	Hydrozone Area (HA) without SLA (SF)	Irrigation Efficiency (IE)	ETAF x AREA (SF)
Zone 1	Drip	Low	0.30	2,433	0.81	901
Zone 2	Drip	Low	0.30	1,927	0.81	714
Zone 3	Drip	Mod	0.60	310	0.81	230
Zone 4	Pool	High	1.00	160	0.71	225
Zone 5	Drip	Mod	0.60	208	0.81	154
Zone 6	Drip	Low	0.30	100	0.81	37
Zone 7	Drip	Mod	0.60	78	0.81	58
Zone 8	Drip	Low	0.30	330	0.81	122
Zone 9	Drip	Low	0.30	220	0.81	81
Zone 10	Drip	Low	0.30	150	0.81	56
Zone 11	Drip	Low	0.30	4,064	0.81	1505
Zone 12	Drip	Mod	0.60	2,138	0.81	1584
Zone 13	Drip	Mod	0.60	39	0.81	29
Zone 14	Drip	Low	0.30	150	0.81	56
Zone 15	Drip	Mod	0.60	39	0.81	29
Zone 16	Pool	High	1.00	836	0.71	1177
Total:				13182		6958
SLA				91	1.00	
Sum				13,273		
Results						
MAWA =	205,228	ETWU=	198,405 Gallons			
			26,523 Cubic Feet			
			265 HCF			
			0.61 Acre-feet			
			0.20 Millions of Gallons			
ETWU complies with MAWA						
ETAF Calculations						
Regular Landscape Areas						
Total ETAF x Area			6958			
Average ETAF			0.53			
ETAF is below .55						
All Landscape Areas						
Total ETAF x Area			6957.63			
Total Area			13273			
Sitewide ETAF			0.52			

NOTE:
LOW VOLUME IRRIGATION SYSTEMS SHALL BE INSTALLED. THIS INCLUDES LOW VOLUME SPRINKLER HEADS, DRIP EMITTERS, AND BUBBLER EMITTERS. THE WATER APPLICATION RATE SHOULD NOT EXCEED 0.25" PER IRRIGATION CYCLE AND SHOULD NOT EXCEED 0.75" PER HOUR. ELECTRIC CONTROLLER TO BE SET BETWEEN 7PM AND 10AM. DRIP IRRIGATION SYSTEMS CAN OPERATE AT ANYTIME.



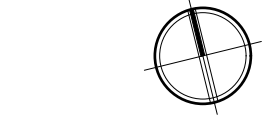
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IRRIGATION ZONE
PLAN/WELO
CALCULATIONS

L0.31

SECTION 1: GENERAL IRRIGATION NOTES

1.

THIS SPECIFICATION IS TO ESTABLISH PERFORMANCE STANDARDS FOR A BIDDER-DESIGNED IRRIGATION SYSTEM.
2.

CONTRACTOR SHALL VISIT SITE AND VERIFY ALL CONDITIONS SHOWN ON PLANS PRIOR TO COMMENCEMENT OF ANY WORK.
3.

THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES (MWEL0) BY A LICENSED LANDSCAPE CONTRATOR AND EXPERIENCED WORKMEN. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND FEES.
4.

INSTALL (10) HOSE BIBS ON IRRIGATION MAIN LINE. CONFIRM FINAL LOCATIONS ON SITE WITH LANDSCAPE ARCHITECT (LA).
5.

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO OPERATE ACCORDING TO THE AVAILABLE STATIC PRESSURE AT POINT OF CONNECTION (POC.) CONTRACTOR IS RESPONSIBLE FOR VERIFYING AVAILABLE STATIC AND DYNAMIC PRESSURE PRIOR TO CONSTRUCTION AND INFORM LA IF STATIC PRESSURE IS LESS THAN 65 PSI.
6.

IF A SOIL REPORT HAS NOT YET BEEN GENERATED, CONTRACTOR SHALL GATHER A SOIL SAMPLE, SEND IT TO A LAB FOR ANALYSIS, AND BASE THE DRIP EMITTER LINE GRIDS AND FLOW RATE ON THE EMITTERS ON THE SOIL TYPE. SEE BELOW IN SECTION 5 FOR DETAILS.
7.

EVERY IRRIGATION VALVE MANIFOLD ON THE SITE SHALL HAVE AN ISOLATION VALVE ON THE UPSTREAM SIDE.
8.

USE ONLY ONE TYPE SERIES HEAD ON ANY VALVE/CIRCUIT. DO NOT MIX HEAD TYPES OR MANUFACTURERS. ALL IRRIGATION HEADS NEED TO HAVE A BUILT-IN CHECK VALVE AND BUILT-IN PRESSURE REGULATION. ALL HEADS NEED TO BE SET BACK 24" FROM NON-PERMEABLE SURFACES.
9.

IRRIGATION EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
10.

AREAS OF TURF THAT ARE LESS THAN 8 FEET WIDE AND ARE ADJACENT TO IMPERMEABLE SURFACES SHALL BE IRRIGATED BY SUB-SURFACE DRIP.
11.

CONTRACTOR TO CONFIRM LOCATION OF EXISTING UTILITIES AND UNDERGROUND STRUCTURES PRIOR TO THE EXCAVATION OF TRENCHES. CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY, OR DURING PERFORMANCE OF HIS WORK AT NO ADDITIONAL COST TO THE OWNER. CALL UNDERGROUND ALERT (811) FOR UTILITY LOCATIONS.
12.

CONTRACTOR TO GUARANTEE COMPLETE AND EVEN COVERAGE OF IRRIGATION IN ALL PLANTED AREAS. LAWN/SPRAY SYSTEM SHALL HAVE COMPLETE, OVERLAPPING AND EVEN COVERAGE, WITH VALVES HYDROZONED TO ADDRESS DIFFERENT SUN, SHADE AND SLOPE ASPECTS.
13.

THE CONTRACTOR SHALL SIZE AND LOCATE ALL LINES AND SLEEVE AS REQUIRED. PARALLEL PIPES MAY BE INSTALLED IN A COMMON TRENCH. PIPES SHALL HAVE A SIX INCH HORIZONTAL SEPARATION AND ARE NOT TO BE INSTALLED DIRECTLY ABOVE ONE ANOTHER.
14.

BACKFILL TRENCHES WITH MATERIAL FREE OF ROCKS. EXCAVATIONS TO BE BACKFILLED TO 90% COMPACTION MINIMUM. CONTRACTOR TO REPAIR SETTLED TRENCHES FOR ONE YEAR AFTER COMPLETION OF WORK.
15.

INSTALL BACKFLOW PREVENTER AS PER LOCAL CODE AND ACCORDING TO MANUFACTURER'S SPECIFICATIONS. FINAL LOCATION TO BE DISCREET AND HIDDEN FROM VIEW. CONFIRM FINAL LOCATION ON SITE WITH LA. BACKFLOW PREVENTER SHALL BE INSTALLED PLUMB AND IN ALIGNMENT WITH ADJACENT PAVEMENT EDGES OR STRUCTURES.
16.

VALVE LOCATIONS ARE DIAGRAMMATIC. LOCATE IN GROUND COVER AREAS (NOT LAWN). LOCATE 12" MIN. FROM WALKS, WALLS, FENCES AND PARALLEL OR PERPENDICULAR TO THEM. VERIFY FINAL LOCATIONS WITH LA.
17.

CONTROLLER LOCATION IS DIAGRAMMATIC. VERIFY WITH LA. CONTRACTOR TO SUPPLY POWER AND INTERNET CONNECTION TO CONTROLLER, AS REQUIRED BY THE MANUFACTURER.
18.

SET OPERATION OF IRRIGATION CONTROLLER BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM. COORDINATE ESTABLISHMENT IRRIGATION SCHEDULE WITH MANUFACTURER AND COORDINATE WITH GARDENER/OWNER.
19.

INSTALL ON-SITE WEATHER STATION (SENSOR) IN A SOUTHWEST LOCATION FREE FROM ANY OVERHANGS OR TREES. (HIGHEST WIND, SUNNIEST). CONFIRM FINAL LOCATION WITH LA.
20.

FLUSH MAIN SUPPLY LINES PRIOR TO THE INSTALLATION OF REMOTE CONTROL VALVES. PRESSURIZE MAINLINE FOR A MINIMUM OF 24 HOURS TO 100 PSI PRIOR TO BACKFILLING. FLUSH LATERAL LINES PRIOR TO THE INSTALLATION OF SPRINKLER HEADS OR DRIP. FLUSH ALL LATERAL LINES AFTER INSTALLATION OF SPRINKLER HEADS AND DRIP.
21.

IRRIGATION CONTROL WIRE SHALL BE #14 UL APPROVED FOR DIRECT BURIAL. COMMON WIRE TO BE WHITE IN COLOR. WIRES TO INDIVIDUAL CONTROL VALVES TO BE A COLOR OTHER THAN WHITE. SPLICES ARE TO BE MADE WITHIN A VALVE BOX USING A CRIMP TYPE COPPER WIRE CONNECTOR WITH A HEAT-SHRINK WATERPROOF JACKET. IN-LINE SPLICES SHALL BE SOLDERED. LEAVE TWENTY FOUR INCHES OF WIRE COIL AT EACH REMOTE CONTROL VALVE WIRE CONNECTION TO ALLOW VALVE BONNET REMOVAL WITHOUT DISCONNECTING CONTROL WIRES. IDENTIFY ALL STATION WIRES WITH A CHRUSTY ID TAG LOCATED AT EACH VALVE.
22.

INSTALL ONE (1) SPARE CONTROL WIRE FOR EVERY SIX (6) STATIONS ON THE CONTROLLER ALONG THE ENTIRE MAIN LINE. SPARE WIRES SHALL BE THE SAME COLOR (ONE WITH A WHITE STRIPE) AND OF A DIFFERENT COLOR THAN OTHER CONTROL WIRES. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
23.

THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS. MINIMUM SIZE TO BE 2".
24.

CONTRACTOR SHALL WARRANT THAT THE IRRIGATION SYSTEM WILL BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER COMPLETION OF WORK.

SECTION 2: POINT OF CONNECTION COMPONENTS

ORDER OF COMPONENTS:

1.

MANUAL SHUT-OFF VALVE (GATE VALVE OR BALL VALVE)
2.

REDUCED PRESSURE BACKFLOW PREVENTER
3.

IRRIGATION-ONLY WATER METER OR FLOW METER
4.

FLOW SENSOR

SECTION 3: PIPE SIZING

1.

FOR SPRINKLER ZONES WITH A FLOW BETWEEN 0GPM AND 8 GPM, ¾" SCHEDULE 40 PVC MINIMUM PIPE SIZE.
2.

FOR SPRINKLER ZONES WITH A FLOW BETWEEN 8 GPM AND 12 GPM, 1" SCHEDULE 40 PVC MINIMUM PIPE SIZE.
3.

FOR ALL ZONES LARGER THAN 12 GPM, CONSULT WITH LA.

SECTION 4: COMPONENT SCHEDULE

BACKFLOW PREVENTER
FEBCO #825Y-1" or approved equal

CONTROL VALVES
TORO Remote Control Valve, TPV Series

MAIN LINES
1120 SCH-40 PVC Solvent weld pipe with SCH 40 PVC solvent

WELD FITTINGS
18" Cover, min.

LATERAL LINES
1120-200 PSI PVC solvent weld pipe with SCH 40 PVC solvent

WELD FITTINGS
12" cover, min.

CONTROLLER
HUNTER ACC2 with SOLAR SYNC. Mount in accessible are for landscape maintenance crew.

WEATHER SENSOR SENSOR
HUNTER SOLAR SYNC mounted on SW side of property

SPRAY HEADS
HUNTER PRO SPRAY or RAINBIRD SAM PRS. Min 6" pop up in turf, 12" pop up in shrub areas.

VALVE BOXES
CARSON, black plastic

HOSE BIB
CHAMPION or BUCKNER with vacuum breaker

GATE VALVE
NIBCO, (line size)

NOTE: CONTRACTOR IS RESPONSIBLE FOR SUBMITTING A FULL LIST/CUT SHEETS OF ALL IRRIGATION EQUIPMENT TO LA FOR APPROVAL PRIOR TO PURCHASE.

SECTION 5: DRIP SYSTEM SCHEDULE - EMITTER LINE TUBING

IN-LINE EMITTER TUBING
NETAFIM TECHLINE CV

IN-LINE FILTER
TORO DRIP ZONE KIT WITH REMOTE CONTROL VALVE, WYE FILTER WITH 150 MESH SCREEN AND 30 PSI PRESSURE REGULATOR/ KBI PVC BALL VALVE OR SIMILAR. IF SITE STATIC PRESSURE IS LESS THAN 30 PSI, DO NOT INSTALL A PRESSURE REGULATOR ON DRIP ZONES.

NETAFIM GRID SPECIFICATIONS
EMITTER FLOW, EMITTER SPACING AND GRID ROW SPACING BASED ON SOIL TYPE OF SITE:

Soil Type	Emitter Flow	Emitter Spacing	Row Spacing	Application Rate
Coarse Sand	0.9 gph	12"	16"	1.11 in/hr
Sand	0.6 gph	12"	16"	0.73 in/hr
Sandy Loam	0.6 gph	12"	16"	0.73 in/hr
Loam	0.4 gph	18"	18"	0.30 in/hr
Clay Loam	0.4 gph	18"	18"	0.30 in/hr
Clay	0.4 gph	18"	18"	0.30 in/hr
Clay	0.26 gph	18"	18"	0.19 in/hr

SECTION 6: DRIP SYSTEM SCHEDULE - POINT SOURCE EMITTERS

THE RECOMMENDED DRIP METHOD IS EMITTER LINE TUBING GRIDS, AS SHOWN ABOVE.
WHEN USING INDIVIDUAL EMITTERS, USE THE FOLLOWING SCHEDULE:

Container size	# of .5 gph Emitters	Total Flow	Configuration
4"	1 Emitter	.5 gph	On root ball
1 gallon	2 Emitters	1 gph	Opposite sides of root ball
2 gallon	2 Emitters	1 gph	Evenly around root ball
5 gallon	4 Emitters	2 gph	Evenly around root ball
15 gallon	5 Emitters	2.5 gph	Evenly around root ball
24" Box	10 Emitters	5 gph	Concentric rings
36" Box	18 Emitters	9 gph	Concentric rings
48" Box	27 Emitters	13.5 gph	Concentric rings

SECTION 7: DRIP SYSTEM NOTES

1.

LOCATE IN-LINE FILTER, PRESSURE REGULATOR AND VALVE IN VALVE BOXES.
2.

FOR DRIP ZONES WITH A FLOW OF LESS THAN 4 GPM, ½" POLYETHYLENE TUBING MAY BE LEAD ALL THE WAY FROM THE VALVE TO THE DRIP ZONE.
3.

FOR DRIP ZONES WITH A FLOW BETWEEN 4 GPM AND 8 GPM, ¾" SCHEDULE 40 PVC SHALL RUN FROM THE VALVE TO THE BEGINNING OF THE ZONE.
4.

FOR DRIP ZONES WITH A FLOW BETWEEN 8 GPM AND 12 GPM, 1" SCHEDULE 40 PVC SHALL BE RUN FROM THE VALVE TO THE BEGINNING OF THE ZONE.
5.

LOCATE EMITTER DISCHARGE WITHIN THE WATERING BASIN OF EACH PLANT. SEE PLANTING PLAN FOR EXACT LOCATION AND SIZE OF PLANTS TO DETERMINE LOCATION OF EMITTERS. SECURE ABOVE GRADE EMITTER LINES TO FINISH GRADE WITH PLASTIC OR METAL STAPLES.
6.

INSTALL ONE MANUAL FLUSH VALVE FOR EACH DRIP SUB-ZONE ON THE EXHAUST HEADER AT THE HYDRAULIC OPPOSITE END FROM THE SUPPLY HEADER.
7.

INSTALL ONE DRIP ZONE FLOW INDICATOR WITHIN 3 FEET OF THE FLUSH VALVE FOR EACH ZONE.
8.

IF ½" INCH TUBING IS USED, INSTALL E.O.V.C. BUG CAPS AND TUBING STAKES AT THE DISCHARGE ENDS BY 'SALCO'. ¾" TUBING LENGTHS TO BE NO GREATER THAN SIX FEET.
9.

IN-LINE EMITTER TUBING SHALL BE INSTALLED AS A CLOSED LOOP GRID SYSTEM. ALL DRIP GRIDS SHALL BE SITUATED ON THE CONTOUR OF SLOPES AND NOT PERPENDICULAR TO THE SLOPE. INSTALL TUBING ON TOP OF FINISH GRADE AND UNDER MULCH. ENSURE THAT EACH PLANT HAS AN EMITTER ON ITS ROOT BALL TO ESTABLISH IT.
10.

POINT SOURCE DRIP (BUTTON EMITTERS, FLAG EMITTERS, SHRUBBLERS, AND VARI-SPRAYS) SHALL BE AVOIDED, IF POSSIBLE. INSTALL AN INLINE GRID IN ALL PLANTED AREAS.

SECTION 8: PRESSURE AND FLOW RECORDING

1.

CONTRACTOR SHALL MAINTAIN A SET OF 'AS-BUILT' DRAWINGS THROUGHOUT THE CONSTRUCTION AND PREPARE AND DELIVER A LEGIBLE COPY OF THE PLAN TO THE LA/OWNER UPON COMPLETION OF THE WORK AND BEFORE FINAL PAYMENT. THE IRRIGATION PLAN SHALL INDICATE LOCATIONS OF ALL UNDERGROUND PIPES, LOCATION OF SLEEVES, LOCATION OF VALVES AND ANY OTHER INFORMATION NECESSARY FOR LONG-TERM MAINTENANCE OF THE SYSTEM. ONE LAMINATED PLAN COPY AND ONE LAMINATED VALVE ZONE SCHEDULE MUST BE PLACED AT THE IRRIGATION CONTROLLER.
2.

CONTRACTOR SHALL INCLUDE BASE FLOW READING IN GALLONS PER MINUTE FOR EACH VALVE ZONE ON THE AS-BUILT IRRIGATION DRAWING.
3.

CONTRACTOR SHALL NOTE THE STATIC PRESSURE ON THE AS-BUILT IRRIGATION DRAWING.

4.

CONTRACTOR TO PROVIDE ONE IRRIGATION BINDER TO THE LA/OWNERS. AT FINAL WALK THROUGH, BINDER TO INCLUDE AS-BUILT IRRIGATION DRAWING, VALVE MAP, MANUFACTURER'S OPERATING INSTRUCTIONS AND WARRANTY AND REPAIR INFORMATION.
5.

CONTRACTOR TO PROVIDE AN IRRIGATION AUDIT REPORT (ALL PROJECTS UNDER 2500SF CAN BE CONDUCTED BY THE INSTALLING CONTRACTOR. FOR ALL PROJECTS OVER 2500 SF, A QUALIFIED CLIA IRRIGATION AUDITOR MUST BE HIRED.)

PLANTING NOTES
REFER TO GENERAL LANDSCAPE NOTES

GENERAL
THIS PLANTING DESIGN APPLIES HYDROZONE/XERISCAPE PRINCIPLES INCLUDING NATIVE AND LOW WATER USE PLANTS GROUPED WITH LIKE WATER AND SUN NEEDS. ANY SUBSTITUTIONS OR REVISIONS SHALL COMPLY WITH THESE PRINCIPLES AND BE APPROVED BY THE LA.

AS A SEPARATE LINE ITEM ON THE BID FORM, INCLUDE AN ALLOWANCE OF 15% FOR ADDITIONAL PLANTS.

PREPARATION
PLANTING SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS TYPE OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR AMENDING SOIL IN ALL PLANTING AREAS AND BRINGING ALL PLANTING AREAS UP TO FINISH GRADE. SOIL MUST BE AMENDED BEFORE PLANTS ARE SET OUT.

IMPORTED TOPSOIL SHALL BE APPROVED BY LA. CONTRACTOR TO PROVIDE SOURCE AND TESTING DATA PRIOR TO DELIVERY TO THE SITE.

NOTIFY LA IF GOPHER BASKETS ARE ADVISED.

HARDSCAPE, IRRIGATION MAIN LINE AND EDGERS ARE TO BE INSTALLED AND ACCEPTED BY LA PRIOR TO SETTING PLANTS.

SOIL AMENDMENT
PROVIDE 2" COVER OF DIESTIL TURKEY MANURE (LYNGSO) OR APPROVED EQUAL, OVERALL PLANTED AREAS. INCORPORATE EVENLY INTO THE TOP 12" OF SOIL. AMEND PLANT PITS WITH SOIL MIX.

DO NOT TILL SOIL UNDER EXISTING TREE CANOPIES. AMEND NEW PLANT PITS ONLY.

SOIL MUST BE AMENDED PRIOR TO DELIVERY AND PLACEMENT PLANTS ON SITE. BILL OF LADING FOR AMENDMENTS SHALL SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.

PLANTING
SELECT PLANT MATERIAL THAT IS HEALTHY, VIGOROUS, NATURAL IN FORM AND FREE OF PESTS AND DISEASE. ALL PLANT MATERIAL TO BE APPROVED BY THE LA PRIOR TO PLANTING.

ALL TREES SHALL BE ACCEPTED OR SELECTED BY LA PRIOR TO DELIVERY TO THE SITE. CONFIRM WITH LA METHOD OF APPROVAL; PHOTO APPROVAL OR NURSERY INSPECTION.

PLANT SELECTION HAS BEEN CAREFULLY COORDINATED WITH THE OWNER, WITH SPECIFIC VARIETIES BEING SELECTED FOR SPECIFIC REASONS. CONFIRM FINAL VARIETIES PRIOR TO ORDERING. IF SPECIES IS NOT INDICATED ON THE PLANT LIST, CONFIRM WITH LA PRIOR TO ORDERING. IF PLANT MATERIAL SPECIFIED IS NOT AVAILABLE, LA MAY SELECT ALTERNATIVE VARIETIES. NO UNAPPROVED SUBSTITUTIONS WILL BE ACCEPTED ON SITE.

PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD BY THE LA BEFORE THE MAINTENANCE PERIOD BEGINS. LA RESERVES THE RIGHT TO MAKE MINOR ADJUSTMENTS IN TREE LOCATIONS AFTER PLANTING AND AT NO COST TO THE OWNER.

PLANT TREES BEFORE CONTAINER STOCK. PAINT OUT OR STAKE LOCATIONS OF TREES FOR APPROVAL PRIOR TO DIGGING TREE PITS.

DEEPLY SOAK EACH PLANT IN THE CONTAINER, PRIOR TO PLANTING. THEN THOROUGHLY SOAK THE PLANT PIT, AFTER PLANTING.

PLANT CROWNS ARE TO BE SET SLIGHTLY HIGHER THAN EXISTING GRADE, TO ENSURE POSITIVE DRAINAGE AND TO AVOID CROWN ROT. TREES ARE TO BE SET HIGHER THAN EXISTING GRADE TO ACCOMMODATE FOR SETTLING. CONFIRM HEIGHT WITH LA. ENSURE THAT SOIL IS BACKFILLED UNIFORMLY WITH NO AIR POCKETS BETWEEN ROOTBALL AND NATIVE SOIL.

REMOVE ALL EXISTING STAKES, TIES AND LABELS FROM PLANT MATERIAL, AT TIME OF PLANTING. LEAVE LABELS ON ROSES AND FRUIT TREES.

DOUBLE STAKE ALL TREES, 15 GALLON AND 24" BOX, WITH RUBBER & WIRE TREE TIES. USE THREE STAKES FOR LARGER TREES.

MULCH
FINISH ALL PLANTER AREAS WITH 3" MINIMUM OF FOREST FLOOR MULCH, OR APPROVED EQUAL. CONFIRM WITH LA PRIOR TO DELIVERY TO THE SITE.

LEAVE PLANTERS IN A CLEAN, SMOOTH CONDITION. HOLD MULCH BACK 2" FROM CROWN OF TREES. DO NOT BURY CROWNS.

ALL IRRIGATION LINE SHALL BE COVERED AND NO VISIBLE.

HILLSIDE PLANTINGS (25% SLOPE AND GREATER)
PREPARE PLANT PITS AS DETAILED AND INSTALL PLANTS AND SUB IRRIGATION LINES.

INSTALL JUTE MESH AFTER PLANTING OF LARGER CONTAINER PLANTINGS AND INSTALLATION OF SUB IRRIGATION.

PLANT SMALLER PLANT MATERIAL (1 GALLON AND SMALLER) AND SET SURFACE IRRIGATION AFTER INSTALLATION OF JUTE MESH.

MULCH ENTIRE AREA AFTER ALL PLANTING, IRRIGATION AND JUTE MESH ARE INSTALLED. COMPLETELY COVER MESH WITH A MINIMUM 3" OF MULCH.

SOD INSTALLATION
PREPARE SOIL AS DETAILED, INCLUDING SAND LAYER AND GOPHER WIRE.

CONFIRM SOD TYPE, PRIOR TO ORDERING.

THOROUGHLY SOAK AND ROLL SOIL TO SETTLE AND SMOOTH, PRIOR TO INSTALLATION OF SOD. CONFIRM FINISH GRADE, RELATIVE TO PAVED AREAS, PRIOR TO INSTALLATION OF SOD.

KEEP SOD IRRIGATED AND MOWED THROUGH 30-DAY ESTABLISHMENT PERIOD.

SEEDING
TBD

SUBMITTALS
A. CONTRACTOR TO SUBMIT PLANT LIST PRIOR TO PURCHASING

B. CONTRACTOR TO PROVIDE BILL OF LADING/RECEIPTS FOR SOIL AMENDMENTS AND MULCH, PRIOR TO PLACING PLANTS.

C. CONTRACTOR TO SUBMIT COPIES OF SHIPPING ORDERS FOR ALL PLANT MATERIAL, TO CONFIRM VARIETIES OF PLANTS SHIPPED.

AT COMPLETION
REFER TO IRRIGATION NOTES & SPECIFICATIONS. ENSURE THAT IRRIGATION EMITTERS ARE PROPERLY PLACED SO THAT ROOT BALLS RECEIVE WATER AND CROWN OF PLANT WILL NOT ROT.

THE CONTRACTOR SHALL MAINTAIN ALL PLANTED STOCK FOR A PERIOD OF 30 DAYS AFTER FINAL ACCEPTANCE BY THE OWNER.

THE CONTRACTOR SHALL GUARANTEE A PERIOD OF 90 DAYS FOR CONTAINER STOCK AND TREES IN 24" BOX TREES AND LARGER SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE BY THE OWNER.

PLEASE NOTE: FINAL IRRIGATION AND PLANTING INSTALLATION TO BE IN FULL COMPLIANCE WITH MILPITAS RESOLUTION NO 6066 EXHIBIT "A" HILLSIDE LANDSCAPING WATER CONSERVATION POLICY.

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VISTA RIDGE RESIDENCE

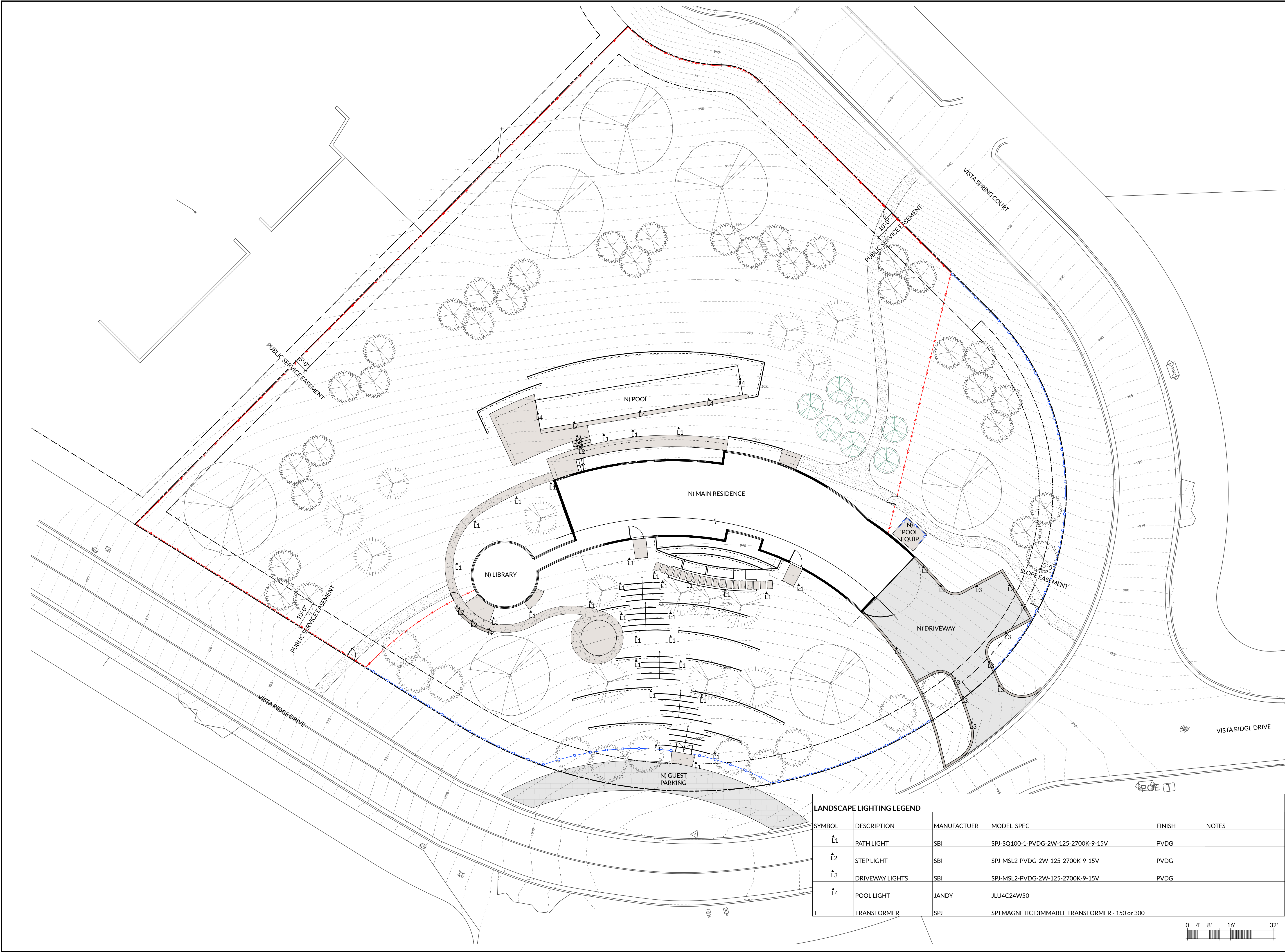
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APN: 042-30-022

DATE:	ISSUE:
△ 06.16.2023	PLANNING RESUBMITTAL
△ 08.18.2023	PLANNING REVISION 2

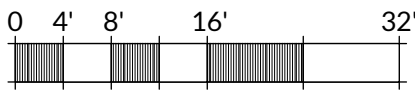
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IRRIGATION & PLANTING NOTES

L0.32



LANDSCAPE LIGHTING LEGEND					
SYMBOL	DESCRIPTION	MANUFACTURER	MODEL SPEC	FINISH	NOTES
⌈1	PATH LIGHT	SBI	SPJ-SQ100-1-PVDG-2W-125-2700K-9-15V	PVDG	
⌈2	STEP LIGHT	SBI	SPJ-MSL2-PVDG-2W-125-2700K-9-15V	PVDG	
⌈3	DRIVEWAY LIGHTS	SBI	SPJ-MSL2-PVDG-2W-125-2700K-9-15V	PVDG	
⌈4	POOL LIGHT	JANDY	JLU4C24W50		
T	TRANSFORMER	SPJ	SPJ MAGNETIC DIMMABLE TRANSFORMER - 150 or 300		



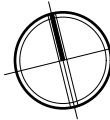
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SCALE: 1/16" = 1'0"



LIGHTING PLAN

L0.40

Technical Details

INCLUDED ACCESSORIES

Every light includes a construction cover, robust installation tool and white and gray cosmetic trim rings.

Construction Cover

Installation Tool

White Cosmetic Trim Ring

Gray Cosmetic Trim Ring

SMALLER SIZE, MORE FLEXIBILITY

Up to eight inches shorter than our previous models, HydroCool™ lights are only 4½" (6W) or 5½" (12W and 24W) in length to fit even the narrowest walls for ultimate design flexibility.

9 IN.

New HydroCool Light

Previous Models

MULTI-COLOR AND WHITE LIGHT OPTIONS

Color options for use with all major automation systems. In addition to Daylight White (5000K), Warm White (2700K) lights provide incandescent-like lighting and meet Dark Sky Community requirements.

Jandy® WaterColors

P-Series

H-Series

S-Series

Warm White

Daylight White

WATTAGE SELECTOR GUIDE

POOL FINISH		ILLUMINATION DISTANCE		RECOMMENDED POWER (Watts)
		Color Lights	White Lights	
Light		Up to 12 ft	Up to 16 ft	6
		12 – 20 ft	16 – 24 ft	12
		20 ft +	24 ft +	24
Medium		Up to 10 ft	Up to 14 ft	6
		10 – 16 ft	14 – 22 ft	12
		16 ft +	22 ft +	24
Dark		Up to 8 ft	Up to 12 ft	6
		8 – 12 ft	12 – 20 ft	12
		12 ft +	20 ft +	24

Visit Jandy.com for part numbers and full list of available models.

USA Jandy.com | 1.800.822.7933
Canada Jandy.ca | 1.888.647.4004

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4

L0.41

POOL LIGHT-L4

Scale: NTS

Forever Bright

Model: **SPJ-MSL2**

Finish: PVD Graphite

RECESSED FIXTURE

DESCRIPTION

Model#:

Engine:

Wattage:

Lumens:

Color Temp:

Electrical:

LED:

SPJ-MSL2

FB-2WREC-TA-2-B-2700K

2W

125

2700K

9-15V, 120V

Nichia

3"

2"

7/8" Knockout

Mounting Tabs

8/32" Phillip Screw

1 1/4"

2"

2 1/4"

2 1/4"

Alternate View

FB-2WREC-TA-2-B-2700K

Mounting Tabs

ETL US

Wet Listed

USA MADE

ORDERING INFORMATION

Model#	Finishes	Wattage	Lumens	Color Temp.	Electrical
SPJ-MSL2	PVDG	2W	125	2700K	9-15V

V = Verde

M = Moss

AG = Aged Brass

MBR = Matte Bronze

SB = Satin Brass

GM = Gun Metal

B = Black

R = Rusty

PVDG = PVD Polished

PVDG = PVD Satin

PVDG = PVD Graphite

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3

L0.41

DRIVEWAY LIGHT-L3

Scale: NTS

Forever Bright

Model: **SPJ-MSL2**

Finish: PVD Graphite

RECESSED FIXTURE

DESCRIPTION

Model#:

Engine:

Wattage:

Lumens:

Color Temp:

Electrical:

LED:

SPJ-MSL2

FB-2WREC-TA-2-B-2700K

2W

125

2700K

9-15V, 120V

Nichia

3"

2"

7/8" Knockout

Mounting Tabs

8/32" Phillip Screw

1 1/4"

2"

2 1/4"

2 1/4"

Alternate View

FB-2WREC-TA-2-B-2700K

Mounting Tabs

ETL US

Wet Listed

USA MADE

ORDERING INFORMATION

Model#	Finishes	Wattage	Lumens	Color Temp.	Electrical
SPJ-MSL2	PVDG	2W	125	2700K	9-15V

V = Verde

M = Moss

AG = Aged Brass

MBR = Matte Bronze

SB = Satin Brass

GM = Gun Metal

B = Black

R = Rusty

PVDG = PVD Polished

PVDG = PVD Satin

PVDG = PVD Graphite

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2

L0.41

STEP LIGHT-L2

Scale: NTS

Forever Bright

Model: **SPJ-SQ100-1**

Finish: PVD Graphite

CONTEMPORARY PATH LIGHT

DESCRIPTION

Model#:

Material:

Engine:

Lumens:

Color Temp:

Mounting:

LED:

SPJ-SQ100-1

Solid Brass

9-15V

125

2700K

1/2" NPT

Nichia

4 7/8"

21"

1" SQ.

1/2" NPT

FB-2WREC-TA-2-B-2700K

ETL US

Wet Listed

USA MADE

ORDERING INFORMATION

Model#	Finishes	Wattage	Lumens	Color Temp.	Electrical
SPJ-SQ100-1	PVDG	2W	125	2700K	9-15V

V = Verde

M = Moss

AG = Aged Brass

MBR = Matte Bronze

RC = Raw Copper

GM = Gun Metal

B = Black

R = Rusty

PVDG = PVD Polished

PVDG = PVD Satin

PVDG = PVD Graphite

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1

L0.41

PATH LIGHT-L1

Scale: NTS

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SCALE: AS NOTED

LIGHTING CUT SHEETS

L0.41

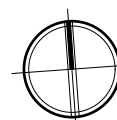


VISTA RIDGE RESIDENCE

490 VISTA RIDGE DRIVE
MILPITAS, CALIFORNIA
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SCALE: AS NOTED



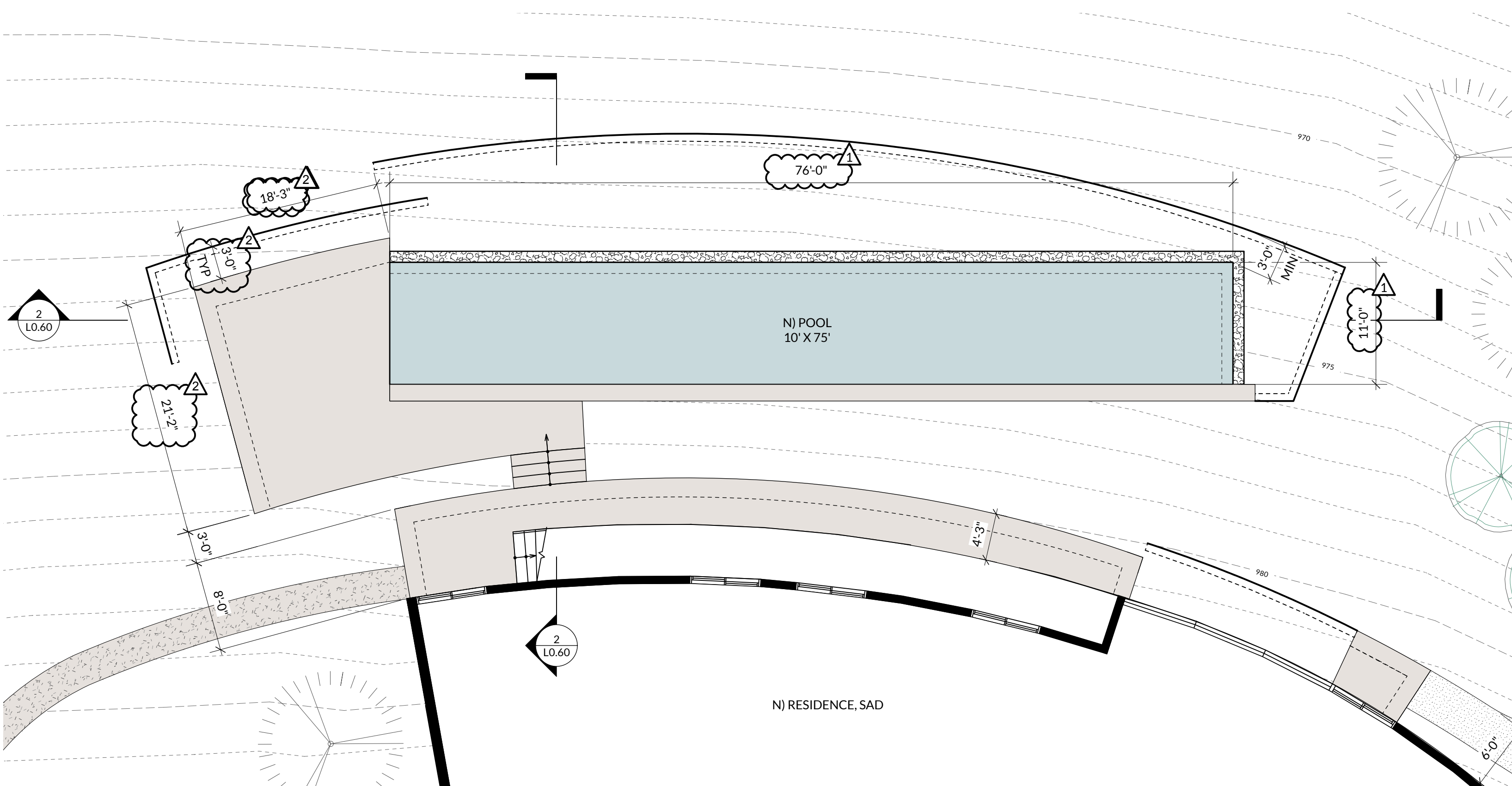
POOL DETAILS

L0.60

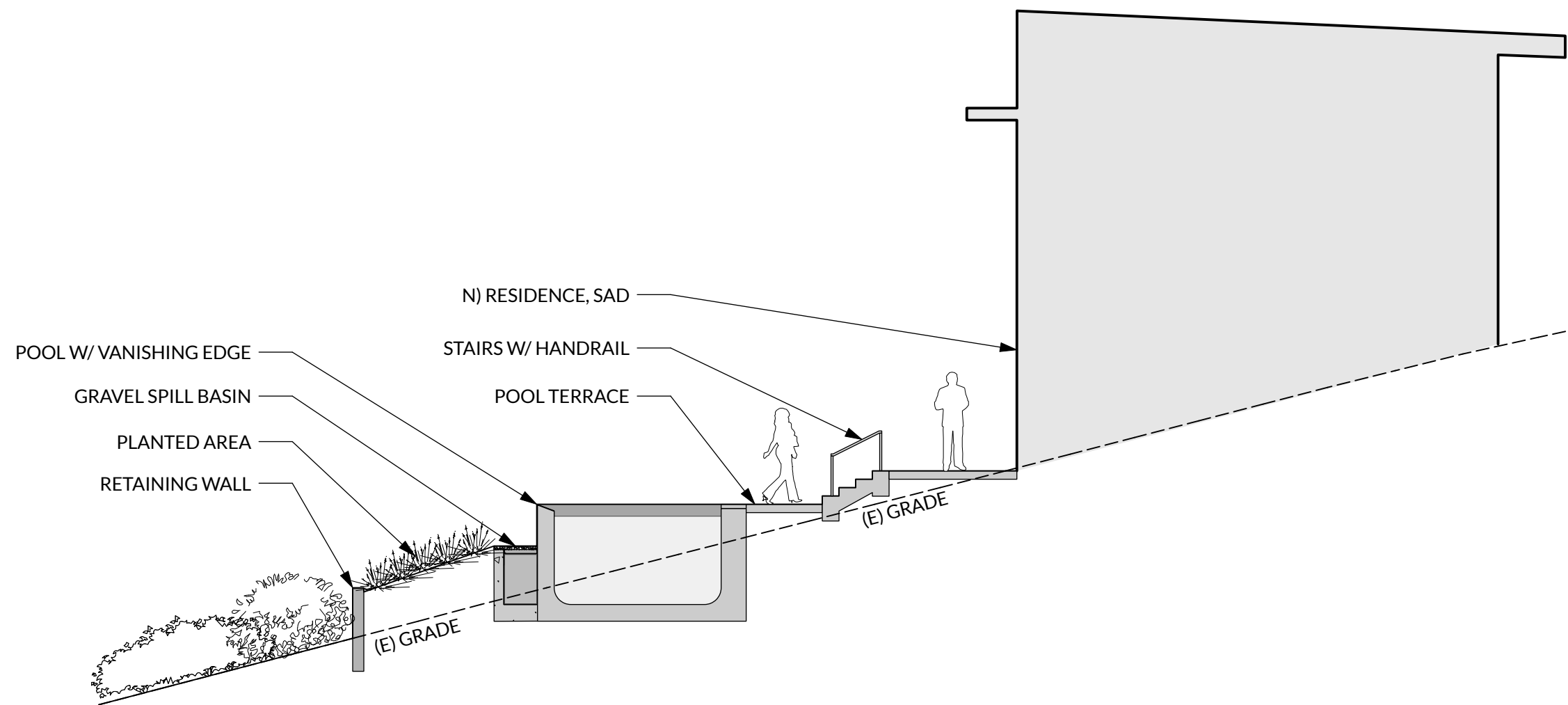
NOT FOR CONSTRUCTION - COORDINATION ONLY-08.16.2023



2 POOL - SECTION A
Scale: 1/8" = 1'-0"



1 POOL LAYOUT ENLARGEMENT
Scale: 1/8" = 1'-0"



3 POOL - SECTION B
Scale: 1/8" = 1'-0"



MILPITAS PLANNING COMMISSION STAFF REPORT

November 8, 2023

APPLICATION:	ENTERTAINMENT USE – 532 BARBER LANE – P-UP23-0010: A Conditional Use Permit to operate an arcade (ClawMee) located in the General Commercial (C2) Zoning District with Recreation & Entertainment (-RE) Overlay at 532 Barber Lane. The Project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning)
RECOMMENDATION:	Staff recommends that the Planning Commission open and close the public hearing, consider the exemptions in accordance with CEQA, and adopt Resolution No. 23-020, approving Conditional Use Permit No. UP23-0010 subject to the findings and attached Conditions of Approval.
LOCATION:	
Address/APN:	532 Barber Lane (APN 083-03-012)
Area of City:	East of Barber Lane, south of California State Route 237, and west of Interstate 880.
PEOPLE:	
Project Applicant:	Shaolong Qu, Tiger Claw Tech Entertainment
Property Owner:	Milpitas Square
Project Planner:	Michael Fossati, AICP, Senior Planner
LAND USE:	
General Plan Designation:	General Commercial (GNC)
Zoning District:	General Commercial (C2) with Recreational/Entertainment Overlay (-RE)
ENVIRONMENTAL:	The Project is categorically exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and; as a separate and independent basis, CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

EXECUTIVE SUMMARY

The applicant, Shaolong Qu of Tiger Claw Tech Entertainment, plans to open an arcade in a 1,700-square-foot, vacant retail space at 532 Barber Lane. The suite is in Milpitas Square, a commercial plaza that hosts several restaurants, small eateries, and retail stores.

The following is a summary of the applicant's request:

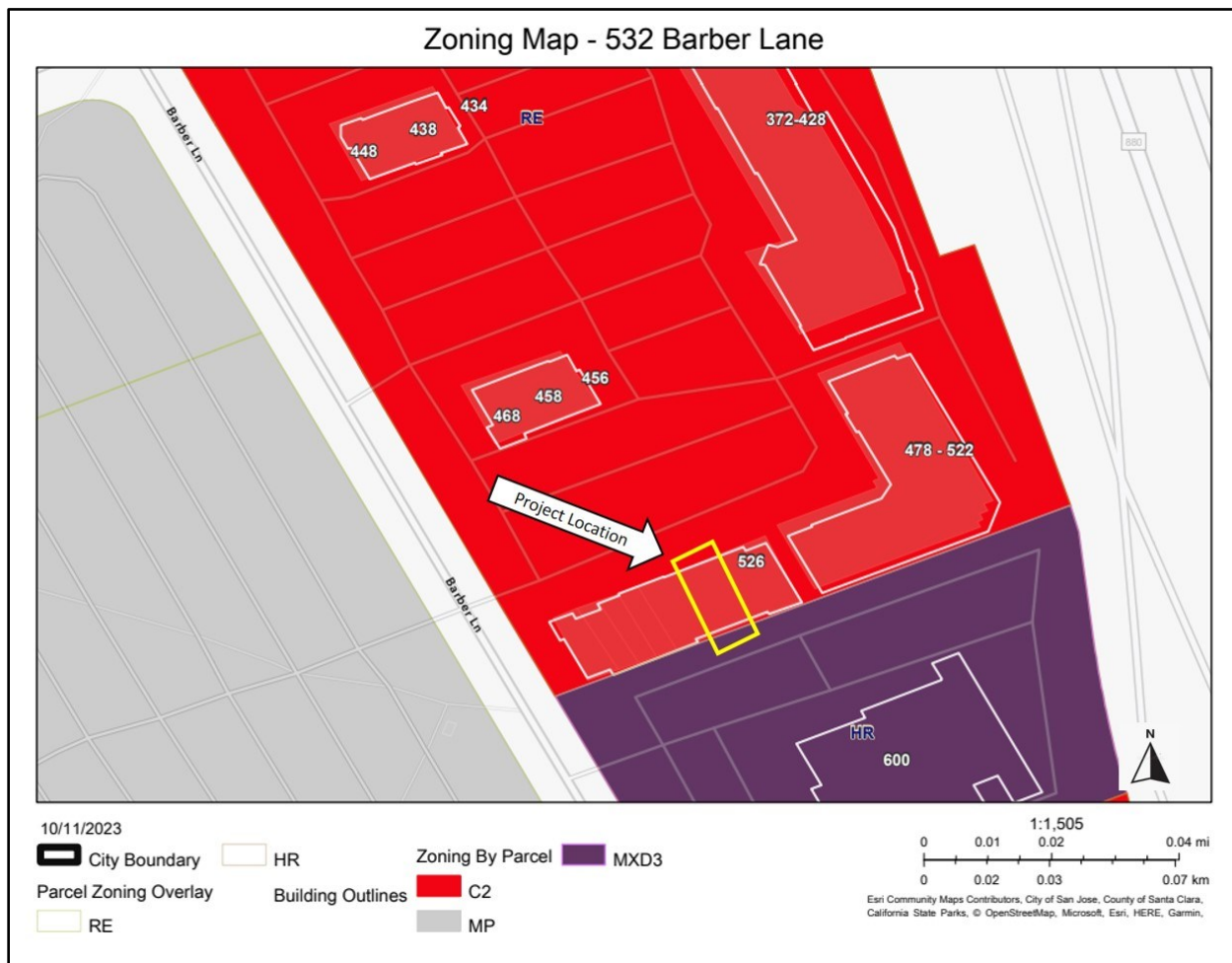
- Conditional Use Permit: To allow the operation of an arcade.

Staff reviewed the entitlement application outlined above and found it consistent with the policies, standards, and processes outlined in the Milpitas General Plan 2040 and Zoning Ordinance. This report provides specific details and analysis regarding their request.

Map 1: Project Location



Map 2: Zoning Map



BACKGROUND

The subject location is an approximately 1,700-square-foot tenant space within a 162,550-square-foot shopping center and commercial plaza (Milpitas Square). This shopping center was originally approved and built in 1995 under an "S" Zone and Use Permit No. 1278. The City of Milpitas used "S" Zone permits to entitle new developments and Use Permits to allow proposed uses between the 1950s and 1990s. Since the early 2000s, the City started entitling new development projects with Site Development Permits and proposed uses with Conditional Use Permits.

Milpitas Square now hosts over 62 businesses, including a grocery store, restaurants, eateries, medical offices, and retail spaces. The applicant proposes an arcade within a vacant retail space. An eyeglass vendor named "Vision First" was the last occupant of the space.

PROJECT DESCRIPTION

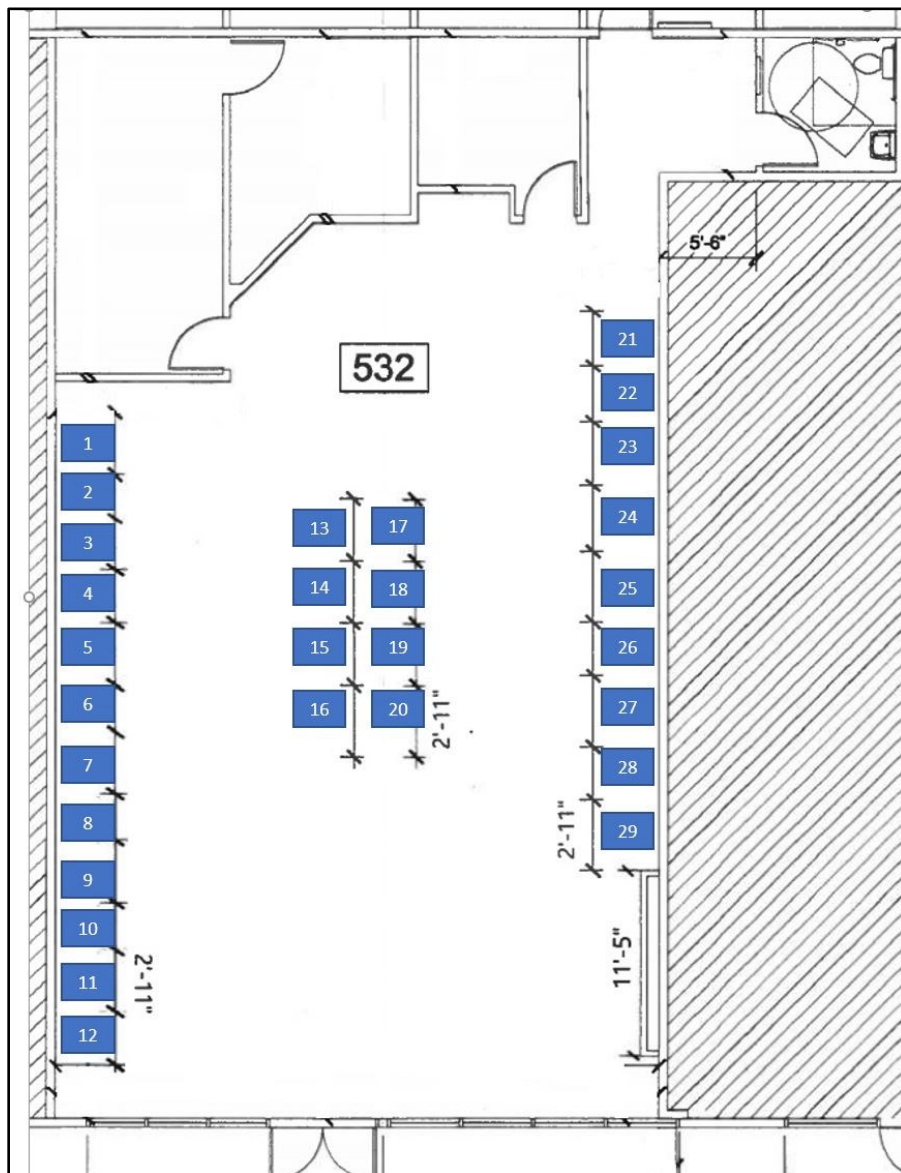
Overview / Project Details

On September 12, 2023, Shaolong Qu of Tiger Claw Tech Entertainment applied for a Conditional Use Permit (CUP) to operate an arcade, known as ClawMee, as required per Milpitas Municipal Code (MMC) Table XI-10-5.02-1. Once a CUP is approved, the applicant can open their business.

The applicant represents that there will not be any interior tenant improvements that would require a building permit. No new walls, rooms, fixtures, or utilities will be added to the existing building suite.

The arcade where customers would purchase tokens to play games. All the games are claw machines with plush toys as prizes. The cost of each game is commensurate to the quality of the prize. Clawmee will have approximately 29 claw machines as shown within the conceptual floor plan per Figure 1 below:

Figure 1: Floor Plan



The interior of the arcade has a "Neo-Tokyo" atmosphere with neon lights and bright colors. The arcade will operate from 12:00 p.m. to 9:00 p.m. daily, seven days a week, with up to 15 customers at any one time. There will also be two or three employees on site during operation. Employees would greet the customers, answer any questions, and maintain the space. Customers will be able

to purchase tokens via a vending machine, therefore limited cash transactions will occur on premise.

Figures 2 and 3 demonstrate the types of games and prizes that will be offered within the arcade. In addition to the gaming area, there will be a bathroom, two storage rooms, and an employee break room. Apart from a new wall sign above the entrance, there will be no floor area addition or exterior modifications to the existing tenant space. Planning staff will review wall signs administratively via the Minor Site Development (MSD) Permit process.

Figure 2: Prize Example



Figure 3: Machine Example



Location and Context

The Project is located on a 16.4-acre commercial site in the General Commercial (C2) Zoning District. All suites within Milpitas Square also fall within the Recreation and Entertainment (-RE) Overlay Zoning District, which is "intended to be a special district to allow a unique mix of indoor and outdoor recreation and entertainment uses that attract patrons from the surrounding region." Table 1 summarizes the project site's General Plan designation, zoning, and surrounding uses:

Table 1: Zoning and Land Use Summary

	General Plan	Zone	Uses
Subject Site	General Commercial (GNC)	General Commercial (C2)	Vacant Restaurant Space
North	General Commercial (GNC)	General Commercial (C2)	Commercial Vendors (Restaurants, Personal Services, Retail)
South	Very High-Density Mixed-Use (VHDMU)	Mixed Use (MXD3)	Future Mixed-Use Development
East	Interstate Highway	Roadway	Interstate 880
West	Business Park / Research & Development (BPRD)	Industrial Park (MP)	Offices

PROJECT ANALYSIS

General Plan Conformance

The General Plan land use designation for the project site is General Commercial (GNC), which "provides for a wide range of retail sales, and personal and business services accessed primarily by the automobile." Table 2 outlines the Project's consistency with applicable General Plan Guiding Principles, Goals, and Implementing Policies:

Table 2: General Plan Consistency

General Plan Goal / Policy	Consistency Finding
<i>Goal LU-1 Accommodate a well-balanced mix of land uses that meets the diverse needs of Milpitas residents, businesses, and visitors with places to live, work, shop, be entertained and culturally enriched.</i>	Consistent. The Project will directly increase the diverse range of retail and entertainment options in the City of Milpitas that cater to different tastes and interests.
<i>Policy LU-6-5 Promote reinvestment in strip commercial and shopping centers and maintain, revitalize, and redevelop aging and underperforming centers.</i>	Consistent. The proposed arcade will add a new vibrant entertainment experience within the City of Milpitas. This investment will promote reinvestment within the shopping center to modernize the area.

General Plan Goal / Policy	Consistency Finding
<i>Policy LU-6-4</i> <i>Maintain viable neighborhood-serving commercial uses throughout the city in order to serve surrounding neighborhoods and minimize vehicle miles traveled.</i> <i>Encourage a diverse mix of commercial uses including retail, service, office, entertainment, and assembly uses.</i>	Consistent. The proposed entertainment center is a new commercial use in the City. By allowing the arcade to operate, the City will strengthen the diverse mix of commercial uses in our jurisdiction, directly serving local households living in surrounding neighborhoods looking for entertainment options.

Zoning Ordinance Conformance

The proposed use is conditionally permitted in the General Commercial (C2) Zoning District. According to MMC Section XI-10-57.04 (A)(1), "the purpose and intent of the Conditional Use Permit process is to provide a review of land uses which would not otherwise be permitted as a matter of right in a zoning district because of their nature, have an impact on the surrounding environment and for the determination of where or not the proposed use is appropriate for its proposed location." To determine if the proposed conditional use is consistent with the Zoning Ordinance, Planning staff considered the following:

- Is the existing building where the use will operate a legally conforming structure per MMC Table XI-10-5.03-1 (Commercial Zone Development Standards)?
- Does the proposed use meet the parking requirements per MMC Section 53 (Off-Street Parking Regulations)?
- Will the proposed use negatively impact public safety?

Legal Conforming Structure

Table 3 demonstrates the existing building conforms with the C2-RE Zoning District requirements. No changes are proposed for the building apart from a new wall sign, which will be reviewed and approved via a Minor Site Development permit.

Table 3: C2-RE Development Standards

Standards	Required	Existing	Complies
Front Setback (minimum)	0 feet	35 feet	Yes
Side Yard Setback (minimum)	0 feet	33 feet / 5 feet	Yes
Rear Yard Setback (minimum)	0 feet	28 feet	Yes
Building Height (maximum)	None	28 feet	Yes

Standards	Required	Existing	Complies
Parking	See Table 4	See Table 4	Yes
Lot Coverage	None	0.23	Yes
Floor Area Ratio	0.50	0.23	Yes
Landscaping	None	Landsaped within Front Yard Setback	Yes

Parking Requirements

Milpitas Square has seven buildings and 1,117 shared parking spaces. The City of Milpitas requires 986 parking spaces per the zoning ordinance. The proposed use is located at the site's southeast corner in Building 4, as demonstrated in Figure 4 below.

Figure 4 – Milpitas Square



When Milpitas Square was approved, the zoning ordinance required retail uses to provide one parking space for every 200 square feet of net floor area. Using the parking formula vested via Use Permit No. 1278, the proposed use will have adequate parking, as demonstrated in Table 4 below.

Table 4: Off-Street Parking Compliance for Building 4

Tenant (Use)	Net Floor Area (Square Footage)	Parking Ratio (per Use Permit 1278)	Required Parking
Taiwan Street Snacks	496	One space per three seats (15 seats)	5
Kathy's Cleaner's	624	1/200	3
Fantasia Coffee and Tea	838	One space per three seats (30 seats)	10
Sumiya Bento	1,017	One space per three seats (33 seats)	11
ClawMee	1,816	1/200	9
YGF Malatang	1,106	One space per three seats (33 seats)	11
Guilin Noodle	1,075	One space per three seats (33 seats)	11
Vacant	981	1/200	5
Liu Roast Fish	1,766	One space per three seats (54 seats)	18
Total Number of Spaces for Building 4:			83
Total Number of Spaces Required for Entire Shopping Center:			986
Total Number of Parking Spaces Available:			1,117

In summary, Table 4 demonstrates the site currently has adequate parking to accommodate the proposed entertainment use. ClawMee will require nine parking spaces based on the parking ratio of one space per 200 square feet of net floor area. The Project will not require additional parking because the arcade does not increase the need for additional parking.

Public Safety

Planning staff rely on the Milpitas Police Department (MPD) to analyze uses that may potentially have an impact on the community's health and safety. MPD reviewed the business operation of the proposed use and determined the arcade will not create any adverse impacts on the delivery of professional and responsive police services. MPD recommends the following actions to ensure the safety of patrons, which have been added to the resolution as conditions 22 through 25:

- Video surveillance within the interior and exterior of the arcade;
- Adequate lighting within and outside the premises;
- Provision of an updated floor plan to MPD before occupancy;

- Specified cashier's area far from the front entrance; and
- Completion of an emergency notification form.

By the applicant agreeing to the following conditions, the Planning Department recommends the Planning Commission approve the proposed use.

FINDINGS

A finding is a statement of fact relating to the information the Planning Commission has considered in making a decision. Findings shall identify the rationale behind the decision to take a certain action.

Conditional Use Permit (Section XI-10-57.04(F))

1. *The proposed use, at the proposed location will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety, and general welfare.*

The Project will serve the community in a manner that will not be detrimental or harmful to the property or improvements in the vicinity of the property, nor to the public health, safety, and general welfare. The Project will serve as a family-friendly entertainment option, attracting families and youth to the shopping center. Offering a diverse range of entertainment options can enhance the overall appeal of the shopping center. The applicant has agreed to adhere to regulations and conditions of approval, ensuring the arcade operates in a manner that does not pose a risk to public health, welfare, and safety.

2. *The proposed use is consistent with the Milpitas General Plan.*

The Project is consistent with the Milpitas General Plan, as demonstrated in Table 2 above.

3. *The proposed use is consistent with the Milpitas Zoning Ordinance.*

The Project is consistent with the Milpitas Zoning Ordinance in that arcades are permitted within the City of Milpitas as a conditional use. The application has been thoroughly reviewed, approved, and conditioned by both the Milpitas Police and Milpitas Planning Department, which are responsible for preserving the health, safety, and welfare of the local community. Additionally, the Project complies with the development standards of the C2-RE Zoning District and parking requirements of the Milpitas Municipal Code as demonstrated in Tables 3 and 4.

ENVIRONMENTAL REVIEW

This Project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities). No physical improvements are proposed except for adding electronic arcade games and prizes into an existing retail space. The Project is also exempt pursuant to CEQA Guidelines Section 15183 in that the proposed use is consistent with the Milpitas General Plan and Zoning Ordinance, and no circumstances would require a subsequent Environmental Impact Report (EIR) or Negative Declaration.

PUBLIC COMMENT

Staff provided public notice for the application per City and State public noticing requirements. The City published a public hearing notice in the Milpitas Post on October 20, 2023, and sent notices via mail to residents and owners within 1,000 feet of the project site. A public notice was posted on the project site, to the City's Website, www.milpitas.gov, and outside of City Hall. When this report was published, City staff received no public comments.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission:

1. Open and close the public hearing;
2. Consider the exemptions in accordance with CEQA;
3. Adopt Resolution No. 23-020 approving Conditional Use Permit No. UP23-0010, subject to the findings and attached Conditions of Approval.

ATTACHMENTS

- A: Resolution No. 23-020
- B: ClawMee Site and Floor Plans
- C: Milpitas Police Memo, dated September 25, 2023

RESOLUTION NO. 23-020

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILPITAS, APPROVING CONDITIONAL USE PERMIT NO. UP23-0010 TO OPERATE A ARCADE (CLAWMEE) LOCATED WITHIN THE GENERAL COMMERCIAL (C2) ZONING DISTRICT AND RECREATION & ENTERTAINMENT OVERLAY (-RE) AT 532 BARBER LANE (APN 083-03-012) AND MAKING THE FINDING OF CEQA EXEMPTION

WHEREAS, pursuant to the California Environmental Quality Act (Public Resources Code, § 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, title 14, § 15000 et seq.) (collectively, “CEQA”), the City of Milpitas is the lead agency for the proposed project described below; and

WHEREAS, on September 12, 2023, Tiger Claw Tech Entertainment (the “Applicant”) applied to the City of Milpitas for Conditional Use Permit No. UP23-0010. The proposed development (the “Project”) includes the following:

- *Conditional Use Permit:* To allow the operation of an arcade.

WHEREAS, Milpitas City Staff conducted a full analysis of the Project to ensure compliance with the City’s General Plan, Zoning Ordinance, Engineering Design Requirements and all other applicable laws, regulations and standards, as all further explained in detail in City staff report to the Planning Commission; and

WHEREAS, on November 8, 2023, the Planning Commission held a duly noticed public hearing on the subject application, at which all those in attendance were given the opportunity to speak on the Project; and

WHEREAS, the Planning Commission has considered all the written and oral testimony presented at the public hearing in making its decision; and

NOW THEREFORE, the Planning Commission of the City of Milpitas hereby finds, determines and resolves as follows:

SECTION 1. Recitals

The Planning Commission has duly considered the full record before it, which may include but is not limited to such things as the City staff report, testimony by staff and the public, and other materials and evidence submitted or provided to the Planning Commission. Furthermore, the recitals set forth above are found to be true and correct and are incorporated herein by reference.

SECTION 2. Record

The location and custodian of the documents or other material which constitute the record of proceedings upon which this decision is based is within the Planning Department, City of Milpitas, 455 East Calaveras Boulevard, Milpitas, California 95035

SECTION 3. California Environmental Quality Act (CEQA)

This Project is categorically exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and; as a separate and independent basis, CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). As proposed, the Project includes the operation of an arcade within a vacant retail suite with at most minor proposed physical improvements to the existing structure. The proposed use is consistent with the Milpitas General Plan and Zoning Ordinance, and there are no circumstances present that would require a subsequent Environmental Impact Report (EIR) or Negative Declaration.

SECTION 4: Conditional Use Permit (Section XI-10-57.04(F)(1))

The Planning Commission makes the following findings based on the evidence in the public record in support of Conditional Use Permit No. UP23-0010:

1. *The proposed use, at the proposed location will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety, and general welfare.*

The Project will serve the community in a manner that will not be detrimental or harmful to the property or improvements in the vicinity of the property, nor to the public health, safety, and general welfare. The Project will serve as a family-friendly entertainment option, attracting families and youth to the shopping center. Offering a diverse range of entertainment options can enhance the overall appeal of the shopping center. The applicant has agreed to adhere to regulations and conditions of approval, ensuring the arcade operates in a manner that does not pose a risk to public health, welfare, and safety.

2. *The proposed use must be consistent with the Milpitas General Plan*

The Project is consistent with the General Plan 2040 – City of Milpitas, as demonstrated within Table 1, below:

Table 1: General Plan Consistency

General Plan Goal / Policy	Consistency Finding
<i>Goal LU-1</i> <i>Accommodate a well-balanced mix of land uses that meets the diverse needs of Milpitas residents, businesses, and visitors with places to live, work, shop, be entertained and culturally enriched.</i>	Consistent. The Project will directly increase the diverse range of retail and entertainment options in the City of Milpitas that cater to different tastes and interests.

General Plan Goal / Policy	Consistency Finding
<i>Policy LU-6-5</i> <i>Promote reinvestment in strip commercial and shopping centers and maintain, revitalize, and redevelop aging and underperforming centers.</i>	Consistent. The proposed arcade will add a new vibrant entertainment experience within the City of Milpitas. This investment will promote reinvestment within the shopping center to modernize the area.
<i>Policy LU-6-4</i> <i>Maintain viable neighborhood-serving commercial uses throughout the city in order to serve surrounding neighborhoods and minimize vehicle miles traveled. Encourage a diverse mix of commercial uses including retail, service, office, entertainment, and assembly uses.</i>	Consistent. The proposed entertainment center is a new commercial use in the City. By allowing the arcade to operate, the City will strengthen the diverse mix of commercial uses in our jurisdiction, directly serving local households living in surrounding neighborhoods looking for entertainment options.

3. *The proposed use must be consistent with the Milpitas Zoning Ordinance.*

The Project is consistent with the Milpitas Zoning Ordinance in that arcades are permitted within the City of Milpitas as a conditional use. The application has been thoroughly reviewed, approved, and conditioned by both the Milpitas Police and Milpitas Planning Department, which are responsible for preserving the health, safety, and welfare of the local community.

SECTION 5: Planning Commission Approval

The Planning Commission of the City of Milpitas hereby adopts Resolution No. 23-020, approving Conditional Use Permit No. UP23-0010, subject to the Findings and Conditions of Approval attached hereto as Exhibit 1.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Milpitas on November 8, 2023.

Chair

TO WIT:

I HEREBY CERTIFY that the following resolution was duly adopted at a regular meeting of the Planning Commission of the City of Milpitas on November 8, 2023 and carried by the following roll call vote:

COMMISSIONER	AYES	NOES	ABSENT	ABSTAIN
Bill Chuan				
Larry Ciardella				
Mercedes Albana				
Dipak Awasthi				
Alexander Galang				
Parveen Gupta				
Sonia Medina-Ashby				

EXHIBIT 1**CONDITIONAL USE PERMIT NO. UP23-0010****PERMIT TO ALLOW THE
OPERATION OF AN ARCADE**

**CLAWMEE
532 BARBER LANE
(APN 083-03-012)**

On November 8, 2023, the City of Milpitas Planning Commission approved Conditional Use Permit No. UP23-0010 in accordance with Section XI-10-57.04 of the Milpitas Municipal Code. Subject to all applicable State and local regulations and the conditions of use outlined below, this Permit will allow the operation of an arcade (ClawMee) located at 532 Barber Lane (APN 083-03-012).

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. General Compliance. The applicant and owner, including all successors in interest (collectively “Permittee”) shall comply with each and every condition set forth in this Permit. This **Conditional Use Permit No. UP23-0010** (“Permit”) shall have no force or effect and no building permit shall be issued unless and until all things required by the below-enumerated precedent conditions have been performed or caused to be performed and this Resolution has been recorded by the Permittee with the Santa Clara County Clerk-Recorder’s Office with a copy provided to the Planning Department.
2. The Permittee shall develop the approved project in conformance with the plans approved by the Planning Commission on November 8, 2023, in accordance with these Conditions of Approval. **(P)**
3. Modifications to project. Any deviation from the approved site plan, floor plans, or other approved submittal shall require that, prior to the issuance of building permits, the Permittee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, the Permittee shall be required to apply for review and obtain approval of the Planning Commission, in accordance with the Zoning Ordinance. **(P)**
4. Conditions of Approval. As part of the issuance of building permits, the Permittee shall include within the first four pages of the working drawings for a plan check, a list of all conditions of approval imposed by the final approval of the project. **(P)**
5. Written Response to Conditions. The Permittee shall provide a written response to the Conditions of Approval indicating how each condition has been addressed with the building permit application submittal. **(ALL)**

6. Effective Date. Unless there is a timely appeal filed in accordance with the Milpitas Zoning Code, the date of approval of this Permit is the date on which the decision-making body approved this Permit.
7. Acceptance of Permit. Should Permittee fail to file a timely appeal within twelve (12) calendar days of the date of approval of this Permit, inaction by Permittee shall be deemed to constitute each of the following:
 - a. Acceptance of this Permit by Permittee; and
 - b. Agreement by the Permittee to be bound by, comply with, and to do all things required of or by Permittee pursuant to all of the terms, obligations, and conditions of this Permit.
8. Permit Expiration. Pursuant to Section XI-10-64-06 of the Milpitas Zoning Code, this Permit shall become null and void if the activity permitted by this Permit is not commenced within two (2) years from the date of approval, or for a project submitted with a tentative map, within the time limits of the approved tentative map.

Pursuant to Section XI-10-64.06(B) of the Milpitas Zoning Code, an activity permitted by this Permit shall be deemed to have commenced when the project complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner.

This permit shall become null and void if the permitted use ceases operation and/or the business closes at such location for a period of one (1) calendar year.
9. Time Extension. Pursuant to Section XI-10-64.07 of the Milpitas Zoning Code, unless otherwise provided by State law, Permittee shall have the right to request a one-time extension of the Permit if the request is made in writing to the Planning Division prior to the expiration date of the approval. **(P)**
10. Project Job Account. If Permittee's project job account is at any time delinquent or below the required deposit amount, City will not continue to review or process the application until Permittee's private job account is paid in full and the required deposit has been made. Additionally, prior to the issuance of any building permit or occupancy permit, as applicable, Permittee shall pay in full the project account balance and establish a remaining balance of at least twenty-five percent (25%) of the required initial deposit. **(P/E)**
11. Notice. Pursuant to California Government Code Section 66020, any protest filed in court relating to the imposition of fees, dedication, reservations, or other exactions to be imposed on the development project shall be filed within ninety (90) days after the date of the adoption of this Resolution. This provision serves as notice from the local agency to the Permittee that the ninety (90) day period in which the applicant may file a protest has begun under California Government Code Section 66020(d)(1).

12. Cost and Approval. Permittee shall fully complete and satisfy each and every condition set forth in this Resolution and any other condition applicable to the project to the sole satisfaction of the City. Additionally, Permittee shall be solely responsible and liable for the cost to satisfy each and every condition. Permittee shall pay all required fees and charges to the City at the rate in effect at time of building permit issuance, or, the rate in effect when the fees and charges are due and paid in full to the City. There is no vesting of any fees or charges with the adoption of this Resolution. **(ALL)**
13. Conditions. Each and every condition set forth in this Exhibit shall apply to the project and continue to apply to the project so long as the Permittee is operating the project under the permits and approvals in this Resolution. **(ALL)**
14. Compliance with Laws. The construction, use, and all related activity authorized under this Permit shall comply with all applicable local, state, and federal laws, rules, regulations, guidelines, requirements, and policies. **(CA/P)**
15. Previous Approvals. Permittee shall abide and continue to comply with all previous City approvals, permits, or requirements relating to the subject property, unless explicitly superseded or revised by this Permit.
16. Indemnification. To the fullest extent permitted by law, Permittee shall indemnify, defend with counsel of the City's choosing, and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to (i) City's approval of the project, including but not limited to, the approval of the discretionary permits, maps under the Subdivision Map Act, and/or the City's related determinations or actions under the California Environmental Quality Act, and (ii) Permittee's construction, operation, use, or related activity under this Permit. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. Permittee shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. Permittee shall pay to the City upon demand or, as applicable, to counsel of City's choosing, any amount owed pursuant to the indemnification requirements prescribed in this condition.
17. Revocation, Suspension, Modification. This Permit may be suspended, revoked, or modified in accordance with Section XI-10-63.06 of the Milpitas Zoning Code.
18. Severability. If any term, provision, or condition of this Permit is held to be illegal or unenforceable by the Court, such term, provision, or condition shall be severed and shall be inoperative, and the remainder of this Permit shall remain operative, binding, and fully enforceable.

19. Compliance with Fire Department and California Fire Code. The Project shall comply with the requirements of the Milpitas Fire Prevention Department and the California Fire Code as adopted by the City. Changes to the floor plan and/or building(s) requires review and approval by the Fire Department. **(F)**
20. Compliance with Building Department. The Project shall comply with the requirements of the Building Safety and Housing Department and the California Code of Regulations Title 24 and the Milpitas Municipal Code as adopted by the City. Building permits shall be submitted to and approved by the Building Safety and Housing Department prior to start of construction. All California Code of Regulations Title 24 and Milpitas Municipal Code requirements applicable at the time of building permit application must be met in advance of any building permit approvals or related construction. Changes to the site plan and/or building plan require review and approval by the Building Safety and Housing Department. **(B)**

PROJECT SPECIFIC CONDITIONS

Planning Department Conditions

21. Hours of Operation. Hours of operation are limited to 12:00 PM to 9:00 PM, Monday through Sunday. Any change in the hours of operation will require a written request addressed to the Planning Director or Designee. The Planning Director or Designee, at his or her discretion, may approve or deny the request in writing. **(P)**

Police Department Conditions

22. Video Surveillance. Video/security cameras shall be implemented for the business to cover the exterior and interior of the property. The video/security cameras shall record in high definition and cover the entrance and exit points, general warehouse area, any location cash or sensitive documentation is kept, and the rear of the business to include the parking stalls located to the rear of the business. The video/security system shall have the capacity to save/store footage for a minimum of thirty (30) days and have the capability to be downloaded. A copy of video/security footage shall be made available to law enforcement, upon request, for investigative purposes. **(PD)**
23. Lighting. There shall be lighting of sufficient wattage to provide adequate illumination and to make clearly visible the presence of any person in or about the outside premises during hours of darkness. **(PD)**
24. Updated Floor Plan. A recent copy of the proposed floor plan of the building interior shall be provided to the Police Department prior to occupancy. The floor plan map shall minimally identify the locations of storage areas, maintenance areas, entry/exit points controlled by electronic security devices, locations of security cameras, common areas, audible sirens, etc. **(PD)**

25. Cashier Area. The cashier area, token machine, or other devices that stores currency should be located away from the front doors, windows of the business, and not in plain view to help prevent burglaries when the arcade is closed.
26. Emergency Notification. The Property Manager shall file an emergency notification form with the Police Department so law enforcement can contact the property manager in the event of any major accident, emergency, or unforeseen circumstance. **(PD)**

(P) = Planning

(B) = Building

(E) = Engineering

(F) = Fire Prevention

(PD) = Police Department

(CA) = City Attorney

ACCEPTANCE

Permittee/Property Owner

The undersigned agrees to each and every condition of approval and acknowledges the NOTICE OF RIGHT TO PROTEST and hereby agrees to use the project property on the terms and conditions set forth in this resolution.

Signature: _____

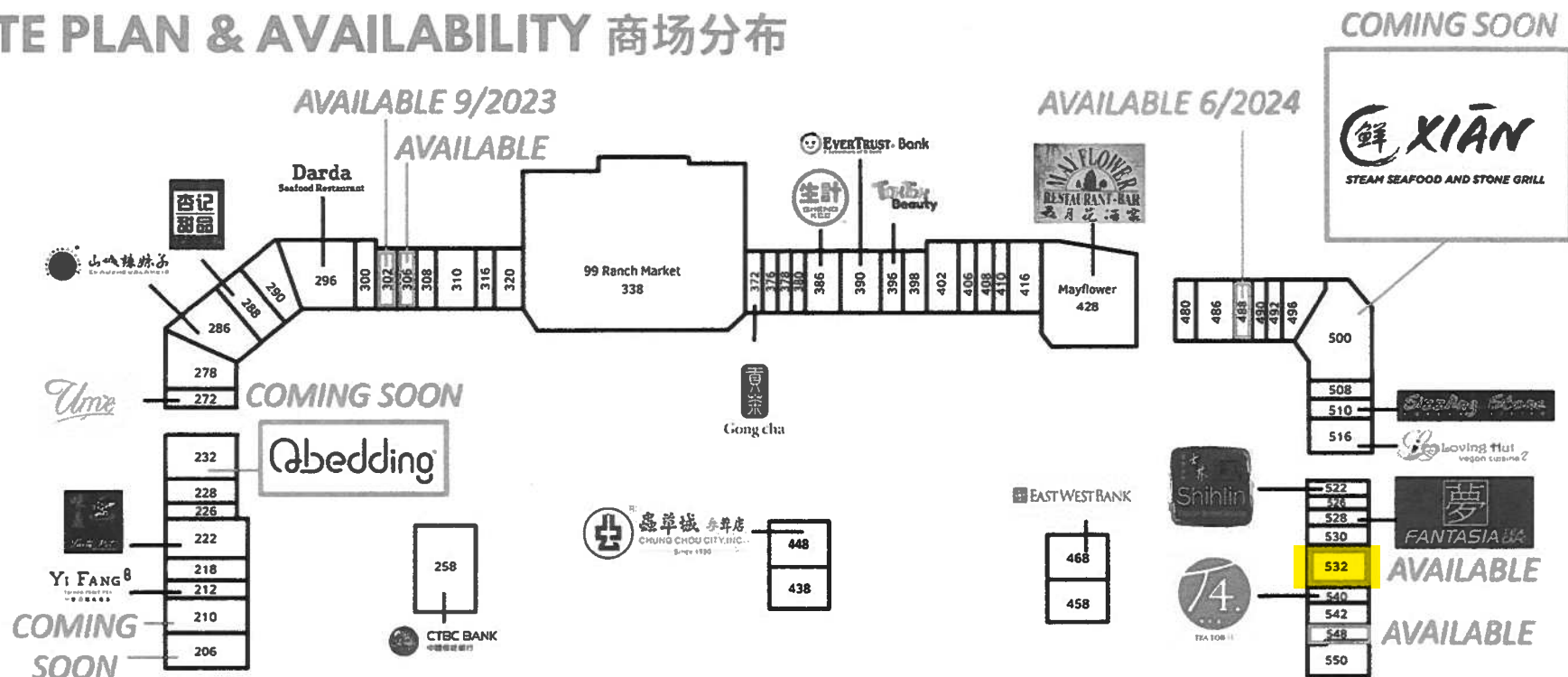
Printed Name: _____

Title: _____

NOTICE OF RIGHT TO PROTEST

The Conditions of Project Approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), began on date of adoption of this resolution. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

SITE PLAN & AVAILABILITY 商场分布



206	Ocean Pearl Restaurant (NEW)	300	Xian's Kitchen	398	Dream Hair Salon	490	Golden Phoenix Health Center (NEW)
210	Embrace Luck (NEW)	302	AVAILABLE RETAIL 9/2023 1,408 SF	402	Yummy Yummy Bao	492	Sugar Mama Desserts
212	Yi Fang	306	AVAILABLE RETAIL 1,212 SF	406	Vua Kho Bo Inc.	496	Nutrition House
218	Shanghai Delight	308	Lao Lao Acupuncture	408	Pepper Lunch USA	500	Xian Seafood (NEW)
222	Tasty Pot	310	Vision Optometry	410	PMELO's Dental Group & Associates	508	Sizzling Stone
226	Amy Dental	316	Hair.com	416	QQ Noodle	516	Loving Hut
228	The Bento	320	Chi Thanh Trading, Inc.	428	Mayflower Restaurant	522	Taiwan Street Snacks
232	Qbedding (NEW)	338	Ranch 99 Supermarket	438	Saravana Bhabvan	526	Kathy's Cleaner
258	CTBC Bank	372	Gong Cha	446	Chung Chou City (NEW)	528	Fantasia Coffee and Tea
272	UME Tea	376	Yixin Travel	448	Chung Chou City (NEW)	530	Sumiya Bento
278	Chili Garden	378	Simon Med Spa	458	Anjappar Chettinad	532	AVAILABLE RETAIL 2,270 SF
286	Shancheng Lameizi Hot Pot	380	Monarch Jade & Antiques	468	East West Bank	540	YGF Malatang (NEW)
288	Sweethoney Dessert	386	Shengkee Bakery	480	Fotile America, LLC (NEW)	542	Guilin Noodle
290	Apt. Li-Xiang	390	Evertrust Bank	486	M.V. Trading	548	AVAILABLE RETAIL 1,226 SF
296	Darda Seafood	396	Toktok Beauty	488	AVAILABLE RETAIL 6/2024 1,323 SF	550	Liu Roast Fish (NEW)

MEMORANDUM

Milpitas Police Department



Jared Hernandez
Chief of Police

DATE: September 25, 2023

TO: Captain Matthew Miller #262

FROM: Lieutenant Tyler Jamison #286

SUBJECT: **Tiger Claw Tech Entertainment – 532 Barber Lane, Milpitas, CA 95035, Project #P-UP23-0010 (1st Submittal)**

The City of Milpitas received a project application (P-UP23-0010) from Shaolong Qu of Tiger Claw Tech Entertainment to operate a doll machine arcade within an existing commercial suite at 532 Barber Lane in Milpitas, CA. The Milpitas Square property owner, Jasmine McGee, pre-approved the business application.

According to the project description/design package, there will be no significant changes in construction within or outside the studio. All glass doors in the business will continue taking advantage of natural light, making it easily accessible for surveillance and visibility from the exterior.

I have reviewed the plans for the Claw Machine Entertainment Store utilizing concepts and principles of Crime Prevention through Environmental Design (CPTED). Based on my review, the police department can continue delivering professional and responsive police services with limited suggestions for this application, as no significant changes are expected.

Our police department, however, should continue having input with all safety and security measures before issuing any permit(s) and work closely with city planners to prepare proactive patrol tactics and security measures for this project.

Based upon my review of the site plan, surveying the area of 532 Barber Lane, and to enhance crime prevention measures, service delivery, and additional traffic concerns, the following suggestions are proposed:

Parking:

- Parking is not affected by the proposed permit, and the current parking lot of Milpitas Square is of sufficient capacity to accommodate additionally parked vehicles. No changes are recommended for the parking lot.

- The parking lot should continue allowing accessible circulation for police patrols (vehicles, foot, and bicycles) to prevent and reduce the likelihood of criminal activity occurring in the area.

Visibility:

- Lighting shall be of sufficient wattage to adequately illuminate and make visible the presence of any person in or about the outside premises during hours of darkness.
- Line of sight obstructions, including business signs, advertisements, or other markings, should be avoided on the exterior windows to maximize natural surveillance during the business's closed hours.

Security:

- Video/security cameras shall be required for the site, with coverage at all access points into the business. The interior video/security cameras shall record in high definition and cover any cash register, coin machine, or other device that stores currency, entrances/exits, and hallways or paths leading to a restroom. The video/security system shall have the capacity to save/store footage for a minimum of thirty (30) days and have the capability to be downloaded. A copy of video/security footage shall be made available to law enforcement upon request for investigative purposes. It is recommended the employees of the business be appropriately trained on how to use the security surveillance camera system so that footage can be reviewed and collected in a timely fashion by the Police department if needed.
- The cashier area, coin machine, or other devices that stores currency should be away from the front doors, windows of the business, and not in plain view to help prevent burglaries when the company is closed. If these areas cannot be moved, window treatments such as shades or blinds preventing the site from being visible from the outside should be considered.

Accessibility:

- An up-to-date map of the interior of the building should be provided to the Police Department. The map should minimally identify the locations of each entry/exit point, storage area, maintenance area, etc.

Miscellaneous:

- Applicant shall file an emergency notification form with the Police Department so law enforcement can contact the applicant in case of any significant accident, emergency, or unforeseen circumstance.

An increase in calls for service is not expected, nor will approval affect our current patrol or traffic staffing levels. Implementing these requirements will increase the effectiveness of police personnel's crime prevention efforts and reduce the likelihood that perpetrators are attracted to this area. The police department shall continue to have input with all safety measures before the issuance of permits.



CITY OF MILPITAS

Planning Commission

MEETING MINUTES

7:00pm

Wednesday, October 25, 2023
CITY COUNCIL CHAMBERS
455 E CALAVERAS BLVD, MILPITAS, CA
and
via TELECONFERENCE (Zoom Webinar)

CALL TO ORDER

Chair Chuan called the meeting to order at 7:00pm.

PLEDGE OF ALLEGIANCE

Vice Chair Ciardella led the pledge of allegiance.

ROLL CALL

Recording Secretary Elizabeth Medina called the roll.

PRESENT: Chair Chuan, Vice Chair Ciardella, Commissioners Albana, Awasthi, Galang, and Medina-Ashby

ABSENT: None

STAFF: Michael Fossati, Christopher Creech, Randy Baez, Arthur Belton, and Elizabeth Medina

CONFLICT OF INTEREST/CAMPAIGN CONTRIBUTION DECLARATION

Assistant City Attorney Christopher Creech asked if any member of the commission had any personal or financial conflict of interest related to any of the items on the agenda, and there were none.

APPROVAL OF THE MEETING AGENDA

By motion, approve the meeting agenda for October 25, 2023.

Motion/Second Medina-Ashby/Albana

Motion carried by a vote of AYES: 6 NOES: 0

APPROVAL OF THE MEETING MINUTES

By motion, approve the meeting minutes for October 11, 2023.

Motion/Second Albana/Ciardella

Motion carried by a vote of AYES: 6 NOES: 0

ANNOUNCEMENTS

Vice Chair Ciardella reminded everyone about the Pumpkin in the Park event hosted by the City at Cardoza Park on Saturday, October 28th.

Senior Planner Michael Fossati shared that the new Planning Commissioner, Parveen Gupta, will join the dais at the first November meeting on the 8th.

PUBLIC FORUM

Chair Chuan invited members of the public to address the commission and there were none.

PUBLIC HEARING

NEW HILLSIDE RESIDENCE - 1321 TERRA VISTA COURT (LOT 4) – P-SD-22-0013 and P-PA23-0001: A request for an Amendment to the development

standards for single-family homes within Planned Unit Development No. 68 (Countryside Estates) to deviate from the approved designs for single-family homes and a Site Development Permit to construct a 4,929 square-foot, two-story, single-family residence with an attached three-car garage on a 1.1-acre vacant site located in the R1-H Single-family Residential-Hillside Zoning District with a Site and Architectural (-S) Overlay at 1321 Terra Vista Court (Countryside Estates, Lot 4). The project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) Guidelines Sections 15303(a) (New Construction or Conversion of Small Structures) and 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

(39:49) Project Planner Randy Baez, the applicant team member, Eugene Sakai, Studio S Squared Architecture, Inc. addressed commissioners' clarifying questions related to materials used for landscaping (synthetic turf), the review process of landscaping by the Fire Prevention department, Crestline viewpoint locations and their distances from each other.

Chair Chuan invited members of the public to address the commission and there were none.

Motion to close the Public Forum.

Motion/Second Awasthi/Medina-Ashby

Motion carried by a vote of AYES: 6 NOES: 0

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 23-015 approving and recommending City Council approval of Site Development Permit SD22-0013 and Planned Unit Development Amendment PA23-0001, subject to the attached Conditions of Approval.

Motion/Second Awasthi/Galang

Motion carried by a vote of AYES: 6 NOES: 0

NEW BUSINESS

Planning Commission FY2023-24 Work Plan – The City Council reviews and approves an annual Work Plan for each City Commission. The Planning Commission received the Planning Commission Work Plan for FY2023-24.

ADJOURNMENT

Chair Chuan adjourned the meeting at 7:50 pm

Motion carried by a vote of AYES: 6 NOES: 0

Meeting Minutes submitted by
Planning Commission Secretary Elizabeth Medina