

County of Santa Clara
Department of Planning and Development
County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, CA 95110
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STAFF REPORT
Zoning Administration
February 1, 2024
Item #3

Staff Contact: Carl Hilbrants, Senior Planner
(408) 299-5781, carl.hilbrants@pln.sccgov.org

PLN22-014
Building Site Approval over 30% Slope, Grading Approval and
Design Review Tier II

Summary: Building Site Approval over 30% Slope, Grading Approval and Design Review Tier II for a two (2) story 7,521 square foot single-family residence with a 944 square foot attached garage, a 1,233 square foot attached carport, and an attached 500 square foot junior accessory dwelling unit (JADU). The project includes the construction of a new detached 1,200 square foot accessory dwelling unit (ADU), demolition of two existing dwellings, modification of the existing driveway, construction of a new firetruck turnaround. Grading quantities include 1,766 cubic yards of cut and 229 cubic yards of fill.

Owner:	Hicks Land, LLC	General Plan:	Hillside
Applicant:	Harry Singla/MH Engineering	Zoning:	HS-d1-sr
Location:	21631 Hicks Road, Los Gatos	Parcel:	20.67 acres
APN:	575-11-009	Supervisorial District:	5
Present Land Use:	Residential	HCP:	Site—Area 2, Remainder—Area 1

RECOMMENDED ACTIONS

1. Approve the Categorical Exemption, under Section 15303 (a) of the CEQA Guidelines; and,
2. Grant Building Site Approval over 30% Slope, Grading Approval and Design Review Tier II, pursuant to conditions of approval.

ATTACHMENTS INCLUDED

- Attachment A—Proposed CEQA Determination
- Attachment B—Proposed Conditions of Approval
- Attachment C— Location & Vicinity Map
- Attachment D—Proposed Plans

Attachment E—Color and Material Sample Board
Attachment F—Reverse Visibility Site Analysis

PROJECT DESCRIPTION

The proposed project includes a request for concurrent land use entitlements of Building Site Approval over 30% Slope, Grading Approval and Design Review Tier II for construction of a new two (2) story 7,521 square foot single-family residence with a 944 square foot attached garage, a 1,233 square foot attached carport, an attached 500 square foot junior accessory dwelling unit (JADU) and a detached 1,200 square foot accessory dwelling unit (ADU). Construction will include a realigned driveway and associated firetruck turnaround. The estimated proposed grading quantities associated with the project are 1,766 cubic yards of cut and 229 cubic yards of fill with a maximum cut of 9.8 feet.

Setting / Location Information

The proposed two (2) story residence is to be located on a 20-acre parcel immediately west of Guadalupe Reservoir above and south of the Almaden Valley in south San Jose. The area is sparsely populated consisting exclusively of single-family residences. The parcel is currently improved with a two (2) story single-family residence. The proposed development includes a septic system and a realigned driveway and firetruck turnaround to provide access to the primary dwelling as well as the detached accessory dwelling unit (ADU). The project site does not encroach into a creek setback despite it being immediately above and approximately 300 feet from the high-water mark of Guadalupe Reservoir. The subject parcel is not within any top-of-bank setback required area. The parcel is within the mapped habitat area for California Red Legged Frog. The proposed residence, being essentially within the same footprint as the existing residence, ensures there will be no impact to California Red Legged Frog habitat. The California Natural Diversity Database (CNDDDB) notes the *Collinsia multicolor*, an annual herb native to California exists outside and immediately east of the proposed footprint along Hicks Road. The CNDDDB also notes the presence of *Oncorhynchus mykiss* pop. 8 (Steelhead) which would not occur within the proposed footprint as the project site is approximately 300 feet west and approximately 100 feet higher in elevation than Guadalupe Reservoir. There is no instance of serpentine soils on the parcel. The project is adjacent to Hicks Road which is County designated scenic road.

REASONS FOR RECOMMENDATION

A. Environmental Review and Determination (CEQA)

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

B. Project / Proposal

1. General Plan: Hillsides:

2. **Building Site Approval:** Per County Ordinance Code Section C12-307, Building Site Approval (BSA) is required for new single-family or two-family dwellings, including any property within the HS zoning district that is not a designated lot on an approved Tract Map or Parcel Map. The proposed project meets all development standards for a primary residence, that is, a minimum of 30 feet from the recorded road dedication at the front and exterior side, a minimum of 30 feet from other sides and rear, and a maximum height of 35 feet. Furthermore, the accessory dwelling unit (ADU) also adheres to the setback requirements for an ADU, that is, a minimum of 30 feet from the recorded road dedication at the front and, a minimum of 4 feet from the sides and rear.
3. **Zoning Standards:** The Santa Clara County Zoning Ordinance specifies the required development standards for the HS-d1-sr zoning district, summarized below and in Table “A,” to note the project’s conformance with Section 3.20.040 “-d1” Combining District:

Main Residence:

Front Setback (HS-d1-sr): 100 feet from Hicks Road frontage / right-of-way (ROW)
 Rear and Side Setbacks: 30 feet
 Height: 35 feet
 Stories: 3 stories

Accessory Dwelling Unit (ADU):

Front Setback (HS-d1-sr): 30 feet from Hicks Road frontage / right-of-way (ROW)
 Side and Rear Setbacks: 4 feet
 Height: 16 ft if less than 30 ft from property lines; 35 ft otherwise
 Stories: 3 stories

Accessory Structures:

Front Setback (HS-d1-sr): 100 feet from Hicks Road frontage / right-of-way (ROW)
 Side and Rear Setbacks: Per California Building Code (CBC)
 Height: 16 ft if less than 30 ft from property lines; 35 ft otherwise
 Stories: 1 story

Table A: Compliance with Development Standards for -d1 Combining District

STANDARDS & REQUIREMENTS	CODE SECTION	Meets Standard (Y/N) *
Siting	§ 3.20.040 (A)(2)(b)	Y
Story Poles	§ 3.20.040 (A)(2)(c)	Y
Color & LRV	§ 3.20.040 (B)	Y
Building Form & Massing	§ 3.20.040 (C)	Y
Retaining Walls	§ 3.20.040 (D)	Y
Ridgeline Development	§ 3.20.040 (E)	Y
Design Review Guidelines	§ 3.20.040 (F)	Y
Ongoing Compliance	§ 3.20.040 (H)	Y

*See Discussion in Design Review Findings Section C below

C. Project Findings

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

The new construction does not qualify for a Tier I Design Review as the new construction exceeds 5,000 square feet. The entire proposed development area (the eastern one-third of the parcel) is not visible from the Santa Clara Valley floor as determined by County GIS analysis. However, County GIS analysis notes the western two-thirds of the parcel as either “Low Visibility,” “Medium Visibility,” or,” Medium-High Visibility.” No development is proposed within the area visible from the Santa Clara County floor. To adhere to general plan policies, the project site was chosen outside of any County GIS designated visible zones. The relevant polices are discussed below in Item 6 of this section.

The project site is visible from Hicks Road which is a County designated scenic road. Lessening the impact of the visibility of the residence from Hicks Road is less critical than lessening the impact of the visibility of the site from the Santa Clara Valley floor. To reiterate, placing the residence further from Hicks Road to preserve the scenic road setback would be detrimental to the view of the residence as viewed from the Santa Clara Valley floor.

The County Planning Staff analysis of the six required findings below incorporate the background noted in the two previous paragraphs.

The following findings, unless expressly stated to the contrary, also apply to the scenic road requirements associated with the “-sr” zoning designation as outlined in County Zoning Ordinance *Chapter 3.30: -sr Scenic Roads Combining District*.

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

The County’s Geographic Information System (GIS) data show the proposed location of development on the subject parcel to not be within any area designated as visible from the Santa Clara Valley floor. Furthermore, Planning Office GIS Analyst reverse visibility evaluation data also shows the development area not being visible from the Santa Clara Valley floor. Several hundred feet to the west and two-hundred and more feet higher in elevation is where the portion of the property is deemed as “Low Visibility.” With these two facts, it is presumed that the proposed development would not be visible from the Santa Clara Valley floor. The leach field will be located within the “Low Visibility” area. The existing well

is located where “Low Visibility” transitions into “Medium Visibility.” In both cases, no above-grade construction will occur on the portion of the parcel that is considered visible from the Santa Clara Valley floor.

In keeping with the spirit of low visibility, the proposed residence, although two-story, is integrated into the hillside and has a low-angled roofline. The height of the structure at its tallest including the downhill side facing façade is less than 30 feet above grade. This height helps to ensure the development will not be visible from the Santa Clara Valley floor. For the above reasons, this finding can be made.

2. Compatibility with the natural environment;

The project consists of the construction of a new single-family residence with an attached junior accessory dwelling unit (JADU), attached garage and a detached accessory dwelling unit (ADU). The parcel slopes from near the Guadalupe Reservoir edge westward and uphill uniformly gaining approximately 600 feet in elevation with a relatively consistent 28 percent grade throughout. The only significant exception to that description is a site near the bottom of the hill immediately adjacent to Hicks Road and directly across the street from Guadalupe Reservoir. This site is where the existing residence is located and where the proposed development will replace that existing residence. The proposed grading does exceed 150 cubic yards of cut and fill, therefore, the proposed development will necessitate a Grading Approval. The western one-third of the parcel is heavily wooded and will not be disturbed by the proposed development. The development site is sparsely wooded with eight trees being either removed or relocated. Of those trees, three (3) are oak trees with the remaining five (5) being palm trees. There is no riparian land cover associated with Guadalupe Reservoir, nor is there any Habitat Plan Category 1 Stream Buffer.

Per County GIS data, California Red Legged Frog habitat exists over the full extent of the parcel. Per California Native Diversity Database (CNDDDB) data, *Bombus crotchii* (Crotch’s Bumble Bee) exists on a portion of the subject parcel which is not proposed for development via the current application. Also shown on CNDDDB data is the presence of *Collinsia multicolor* (San Francisco blue eyed mary) immediately east of the subject parcel exclusively along and upon the present Hicks Road right-of-way. Like the *Bombus crotchii*, the proposed development will have no impact on the *Collinsia multicolor* as there will be no further development within that reported *Collinsia multicolor* habitat area. The parcel is not within any California Tiger Salamander habitat area nor any area with known sensitive soils, including serpentine soils. For the above reasons, the proposed project is designated to be compatible with the natural and existing environment and does not compromise the natural terrain. For this reason, this finding can be made.

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

The proposed project conforms to the County’s Board adopted Design Review Guidelines. The siting of the proposed residence is on an essentially flat parcel that supports an existing residence and requires minimal additional site improvements and grading to establish the proposed residence, detached ADU, and associated improvements. Landscaping and continued maintenance to help ensure minimal visibility from Hicks Road will be incorporated and noted as a condition of approval (Attachment B). Concerns related to impacts on privacy and views of neighboring properties are non-existent as no residences are located within the immediate or distant vicinity. Only three residences are within one-half mile, each spread throughout the wooded hills. Regarding the possible view of the proposed development from the Santa Clara Valley floor, the location of the residence and the ADU are outside of the visible area as determined by County GIS data and an associated reverse viewshed analysis. In keeping with the spirit of low visibility, the proposed residence, although two-story, is integrated into the hillside and has a low-angled roofline. The height of the structure at its tallest including the downhill side facing façade is less than 30 feet above grade. The proposed development is not located on or above any ridgeline.

The view from Hicks Road, a County designated scenic road, will be no more impacted than what currently exists as the proposed residence will be located within the same footprint as the existing house. It has been deemed appropriate to allow the residence to be located nearer to Hicks Road to ensure that the visibility of the proposed residence from the Santa Clara Valley floor is not only limited but eliminated. Furthermore, this location, although closer to Hicks Road than otherwise desired, reduces the amount of grading that would be necessary if the residence were placed farther from the road, necessitating additional grading for the house pad on the hillside and an associated serpentine driveway. Even though no greater visibility impact to Hicks Road will result due to the proposed construction, to adhere to the intent of protecting the visual impacts to a County designated scenic road, hence adhering to the “-sr” scenic road combining district, fifteen (15) 36-inch box trees are required to be planted near the south end of the residence. This area is the most visible from Hicks Road while driving south to north. Having these fifteen 36-inch box Live Oak or Valley Oak trees planted in an east-west orientation will help to ensure the integrity of the Hicks Road scenic road setback and ensure compliance with the Santa Clara County Guidelines for Tree Protection and Preservation for Land Use Applications. Driving north to south along Hicks Road, the area is not visible.

The architectural design of the proposed residence and ADU avoids excessive bulk and mass by incorporating non-continuous wall planes. Exterior colors for the house façade, trim, roof materials, as well as retaining walls, must have a Light Reflective Value (LRV) of 45 or less, as shown, with the exception of the retaining walls, on the color and materials board (Attachment E). As part of the requirement for Design Review (Tier 2), the applicant is required to erect story

poles prior to the Zoning Administration Hearing. To ensure compliance with the story pole erection requirement (Zoning Ordinance Section 3.20.040 (A)(2)(c)), story pole placement will be verified by Staff on January 25, 2024. After inspecting the required story poles, no new impacts were observed by Staff. For these reasons, this finding can be made.

4. Compatibility with the neighborhood and adjacent development;

The neighboring properties are mostly owned by governmental or quasi-governmental agencies and are thereby vacant and have no residences. Some of the privately owned neighboring parcels do have residences, eight in total. The nearest of those residences is approximately one-half mile to the west above in the hills. These residences, being a significant distance from the proposed residence, are not what are traditionally considered neighbors in the sense that none of the development can be seen from the proposed residence and the chance of interactions between the residents would be deliberate and not coincidental. As such, the proposed residence would not be obtrusive in its context as there is no pertinent adjacent development or residences. For this reason, this finding can be made.

5. Compliance with applicable zoning district regulations; and

As summarized in Section B (3) and Table A of this staff report, residential uses are allowed in the HS-d1-sr (Hillsides with Design Review Combining District and Scenic Roads Combining District) zoning district, and the project complies with the current zoning regulations and development standards. The proposed residence meets the required setbacks of a parcel in the “HS” zoning district with 30-foot, side, and rear setbacks. However, the project does encroach into the 100-foot “-sr” combining district front setback, though this is allowed through design review. The project is compliant with the 35-foot maximum height allowance for the zone at a proposed maximum height of 32 feet. Furthermore, the proposed design is also in keeping with the “-d1” design guideline standards and building massing standards as the proposed structures incorporate varied roof heights and include architectural elements, such as windows and cornices, to produce patterns of light and shade. Exterior colors, including those for the retaining walls, are proposed and conditioned to have a Light Reflectivity Value (LRV) of 45 or less. Potentially problematic is the requirement of a 100-foot setback from Hicks Road as Hicks Road is a County designated scenic road. However, as discussed in the second paragraph of Section C (3), the advantage of siting the residence on the existing residence pad lower on the hillside and outside of view of people on the Santa Clara Valley floor is compelling and deemed advantageous by Planning Office Staff. For these reasons, Staff has determined that the project complies with the applicable zoning district regulations, and this finding can be made.

6. Conformance with the general plan, any applicable specific plan, other applicable guidelines.

The proposed development complies with Santa Clara County General Plan Policies R-LU 16, R-LU 18, R-GD 22, and the Santa Clara Design Review Guidelines. General Plan Policy R-LU 16 states, "Hillsides: Mountainous areas and foothills unsuitable and / or unplanned for annexation and urban development. Lands so designated shall be preserved largely in natural resource related and open space uses in order to: a) support and enhance rural character; b) protect and promote wise management of natural resources; c) avoid risks associated with the natural hazards characteristic of those areas; and, d) protect the quality of reservoir watersheds critical to the region's water supply." General Plan Policy R-LU 18 states, All allowable uses [on Hillsides designated property] must be consistent with the basic intent of the 'Hillside' designation. The range of allowable uses shall be limited to: a) agriculture and grazing; b) mineral extraction; c) parks and low-density recreational uses and facilities; d) land in its natural state; e) wildlife refuges; f) very low-density residential development; and, g) commercial, industrial or institutional uses, which by their nature, 1) require remote, rural settings; or, 2) which support the recreational or productive use, study or appreciation of the natural environment." Additionally, General Plan Policy R-GD 22 states, "The amount, design, location, and the nature of any proposed grading may be approved only if determined to be: a) appropriate, justifiable, and reasonably necessary for the establishment of a[n] allowable use, b) the minimum necessary given the various site characteristics, constraints, and potential environmental impacts that may be involved; and, c) that which causes minimum disturbance to the natural environment, slopes, and other natural features of the land." This final mandate ensures that grading shall be kept to a minimum to establish a primary use and avoidance of unnecessary grading.

The property is currently within the Sphere of Influence (SOI) of the City of San José but not within the Urban Service Area (USA) of the City of San José. The property and the immediate environs are either dedicated open space lands or large privately owned parcels with single-family residences. The proposed project includes the construction of one (1) single-family residence, one (1) accessory dwelling unit (ADU), and associated improvements on one (1) lot. Additionally, as noted throughout the report, the residence is proposed on the flattest area of the parcel where the current residence exists which minimizes necessary grading. By siting the residence in the proposed location, the necessary grading minimizes alteration of the existing topography or hillsides. The one single-family residence is appropriately sized and does not require any unnecessary grading due to the use of the existing residence building pad. The proposed development is consistent with the County's Board adopted Design Guidelines as the design incorporates tiered rooflines and does not have continuous wall planes exceeding 80 feet in length. All exterior colors and materials must be muted and have a Light Reflectivity Value (LRV) of 45 or less to ensure compatibility with the surrounding environment and non-visibility from the Santa Clara Valley floor. The proposed landscaping will be incorporated into the project to ensure minimal

visibility of the residence from passers-by on Hicks Road, a County designated scenic route. Additionally, the proposed residence has a conforming residential setback of a minimum of 30 feet that incorporates a recently purchased 0.21-acre parcel along Hicks Road for the purpose of providing sufficient area for a County Fire Marshal Office and CalFire compliant driveway (shown on the site plan within the project plans in Attachment D.

The proposed residence and associated improvements will be within the 100-foot scenic road setback for Hicks Road. The appropriateness of this location within the scenic road setback is outlined in the second paragraph of Section C (3) of this report. The property is not located within a specific plan. For these reasons, this finding can be made.

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

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

The design of the proposed development incorporates land disturbance requiring minimal grading to refine an existing flat pad for a residence. The majority of the grading is to establish a driveway and firetruck turnaround as well as septic system trenching and refining of the residence building pad, all of which are reasonable and minimal to establish a logical footprint normally associated with a single-family residence. For these reasons, this finding can be made.

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

Plans prepared by MH Engineering Co., submitted November 13, 2023, incorporate a Preliminary Storm Water Management Plan delineating where and how runoff will be controlled to ensure; no danger to public and / or private property, no impact on public health and safety, no sedimentation on any public right-of-way and no impairment of a spring or watercourse. For these reasons, this finding can be made.

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

The subject parcel is moderately sloped in a fairly steady manner from Hicks Road toward the top of the ridge. The grading will be minimized by using an existing building pad for the proposed residence. The majority of the proposed

grading is to establish an access driveway that is compliant with the County Fire Marshal Office and CalFire maximum slope requirements. The proposed improvements require the removal or relocation of eight trees, three (3) oak trees, and five (5) palm trees. The proposed improvements will create no negative impact on any endangered species. The residence will not have any significant scenic impact as the proposed residence is less than 32 feet in height will be no more visually intrusive than the existing residence and will not be visible from any neighboring residence. Furthermore, landscaping along the Hicks Road frontage is required and listed as a condition of approval for the development. The conditions of approval related to required landscaping will include the need to plant fifteen (15) 36-inch box Live Oak or Valley Oak trees in the location shown on the currently proposed landscape plan (Page L-1) where three (3) Tecoma Capensis bushes are proposed along the southern edge of the development area. Show the fifteen (15) 36-inch box oak trees oriented from west to east and not as currently shown for the Tecoma Capensis bushes as north to south. Providing the fifteen (15) 36-inch box trees in the specified location will help minimize visibility of the proposed residence as viewed from Hicks Road. For these reasons, this finding can be made.

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

As the parcel is evenly sloped upward from Hicks Road to the opposite end of the parcel, with the exception of the proposed development site on a flat building pad created for the original residence, there is no more suitable area on the parcel for the proposed improvements. The only other “flat” spot on the parcel is a small pad approximately 1,250 feet from Hicks Road approximately 300 feet higher in elevation. This building site would have required extensive grading to develop an access driveway to a residence. Any other area of the parcel would have required a longer access driveway than the one currently proposed and additional grading to create a suitable pad, all leading to a situation in conflict with this required finding. For these reasons, this finding can be made.

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

Similar to the answer for #5 immediately above, the parcel is evenly sloped upward from Hicks Road to the opposite end of the parcel, as such, any other site on the parcel would have necessitated a longer driveway to accommodate the proposed development and create a scar on the landscape which the currently proposed development will not. For this reason, this finding can be made.

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

Development within Hillside designated areas has no specific grading findings aside from the general grading thresholds of 150 cubic yards of cut and / or fill. The subject parcel is not subject to regulations associated with any specific plan. For these reasons, this finding can be made.

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

The proposed development does not require: a) siting that cuts into any hillside, b) avoids grading affecting natural hazards, which are non-existent on the parcel, c) does not require roads and / or driveways other than a direct non-serpentine access to the parking area, d) terrain grading for the residence and accessory dwelling unit at 1,766 cubic yards of cut and 229 cubic yards of fill are reasonable for the completely sloped lot, and, e) landform grading is minimal to accommodate hardscape and landscaping improvements. For these reasons, this finding can be made.

Staff Recommendation

In conclusion, Staff recommends the Zoning Administration Hearing Officer approve the concurrent land use entitlements for Building Site Approval over 30% Slope, Grading Approval and Design Review (Tier II & Scenic Road setback) pursuant to proposed conditions of approval (Attachment B). As noted throughout the staff report, the proposed project meets all development standards for the primary residence (minimum of 30 feet from recorded road dedication at the front, minimum of 30 feet from sides and rear, and a maximum height of 35 feet) as well as all development standards for an ADU (minimum of 30 feet from recorded road dedication at the front, minimum of 4 feet from sides and rear, and a maximum height of 16 feet) as well as all the necessary findings for Design Review Tier II.

BACKGROUND

The applicant filed a Pre-Application for the project and on May 11, 2021 a Pre-Application meeting was held. On May 20, 2021, a Pre-Application Meeting response letter was sent to the applicant (MH Engineering) summarizing issues and concerns discussed in the Pre-Application meeting (County File #PLN21-043-PRE).

On January 12, 2022, an application for Building Site Approval over 30% Slope, Grading Approval and Design Review Tier II was submitted to the County Planning Office for review. The application was deemed incomplete by the County Planning Office and an incomplete letter was sent to the property owner and applicant. The application was resubmitted several times thereafter and deemed incomplete until the submission on December 14, 2023, where the application was deemed complete. The Permit Streamline Act deadline for action on this application is February 12, 2024 (60 days after the completeness determination).

On November 13, 2023, proof of onsite placement of a Notice of Development Proposal was submitted to the County Planning Office. A public notice was mailed to all property owners within a 300-foot radius on January 19, 2024 and was also published in the [San José Post-Record](#) on January 22, 2024.

STAFF REPORT REVIEW

Prepared by: Carl Hilbrants, Senior Planner

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Carl Hilbrants
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Reviewed by: Samuel Gutierrez, Principal Planner

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Attachment A

Statement of Exemption

ATTACHMENT A

STATEMENT OF EXEMPTION

from the California Environmental Quality Act (CEQA)

FILE NUMBER	APN(S)	DATE
PLN22-014	575-11-009	1/24/2024
PROJECT NAME	APPLICATION TYPE	
21631 Hicks Road, Los Gatos; Single-Family Residence	Building Site Approval over 30% Slope, Grading Approval and Design Review Tier II	
OWNER	APPLICANT	
Hicks Land LLC	Harry Singla/MH Engineering	
PROJECT LOCATION		
21631 Hicks Road, Los Gatos		
PROJECT DESCRIPTION		
<p>The proposed project includes a request for concurrent land use entitlements of Building Site Approval over 30% Slope, Grading Approval and Design Review Tier II for construction of a new two (2) story 7,521 square foot single-family residence with a 944 square foot attached garage, a 1,233 square foot attached carport, an attached 500 square foot junior accessory dwelling unit (JADU) and a detached 1,200 square foot accessory dwelling unit (ADU). Construction will include a realigned driveway and associated firetruck turnaround. The estimated proposed grading quantities associated with the project are 1,766 cubic yards of cut and 229 cubic yards of fill with a maximum cut of 9.8 feet.</p>		
<p>All discretionary development permits processed by the County Planning Office must be evaluated for compliance with the California Environmental Quality Act (CEQA) of 1970 (as amended). Projects which meet criteria listed under CEQA may be deemed exempt from environmental review. The project described above has been evaluated by Planning Staff under the provisions of CEQA and has been deemed to be exempt from further environmental review per the provision(s) listed below.</p>		
CEQA (GUIDELINES) EXEMPTION SECTION		
Categorically Exempt – Section 15303(a) of a new single-family residence with attached and detached garages.		
COMMENTS		
<p>The proposed two (2) story residence is to be located on a 20-acre parcel immediately west of Guadalupe Reservoir above and south of the Almaden Valley in south San Jose. The area is sparsely populated consisting exclusively of single-family residences. The parcel is currently improved with a two (2) story single-family residence. The proposed development includes a septic system and a realigned driveway and firetruck turnaround to provide access to the primary dwelling as well as the detached accessory dwelling unit (ADU). The project site does not encroach into a creek setback despite it being immediately above and approximately 300 feet from the high-water mark of Guadalupe Reservoir. The subject parcel is not within any top-of-bank setback required area. The parcel is within the mapped habitat area for California Red Legged Frog. The proposed residence, being essentially within the same footprint as the existing residence, ensures there will be no impact to California Red Legged Frog habitat. The California Natural Diversity Database (CNDDDB) notes the Collinsia multicolor, an annual herb native to California exists outside and immediately east of the proposed footprint along Hicks Road. The CNDDDB also notes the presence of Oncorhynchus mykiss pop. 8 (Steelhead) which would not occur within the proposed footprint as the project site is approximately 300 feet west and approximately 100 feet higher in elevation than Guadalupe Reservoir. There is no instance of serpentine soils on the parcel. The project is adjacent to Hicks Road which is County designated scenic road.</p>		
APPROVED BY:	DocuSigned by: <i>Carl Hilbrants</i>	1/26/2024
Carl Hilbrants, Senior Planner	58299581030B4EF...	Date

Attachment B

Proposed Conditions of Approval

ATTACHMENT B
PRELIMINARY CONDITIONS OF APPROVAL:
BUILDING SITE APPROVAL OVER 30% SLOPE,
GRADING APPROVAL WITH DESIGN REVIEW TIER II

Date: February 1, 2024
Owner /Applicant: Rajiv Agarwal
Location: 21631 Hicks Road, Los Gatos (APN: 575-11-009)
File Number: PLN22-014
CEQA: Categorically Exempt – Section 15303, Class 3(a)
Project Description: Building Site Approval over 30% Slope, Grading Approval, Design Review Tier II for a two (2) story 7,521 square foot single-family residence with a 944 square foot attached garage, a 1,233 square foot attached carport, an attached 500 square foot junior accessory dwelling unit (JADU) and a detached 1,200 square foot accessory dwelling unit (ADU). Construction will include a realigned driveway and associated firetruck turnaround. Two existing residences will be removed to accommodate the proposed development. Proposed estimated grading quantities are 1,766 cubic yards of cut and 229 cubic yards of fill with a maximum cut of 9.8 feet.

Agency	Name	Phone	E-mail
Planning	Carl Hilbrants	(408) 299-5781	carl.hilbrants@pln.sccgov.org
Land Development Engineering	Darrell Wong	(408) 299-5735	darrell.wong@pln.sccgov.org
Department of Environmental Health	Darrin Lee	(408) 299-5748	darrin.lee@cep.sccgov.org
Fire Marshal Office	Alex Goff	(408) 299-5763	alex.goff@sccfd.org
County Geologist	David Seymour	(408) 573-6711	david.seymour@pln.sccgov.org
Roads & Airports Department	Thomas Esch	(408) 573-2450	tom.esch@rda.sccgov.org
Santa Clara Valley Water District	Matt Sasaki	(408) 630-3776	msasaki@valleywater.org

STANDARD CONDITIONS OF APPROVAL

Building Inspection

1. For detailed information about the requirements for a Building Permit, obtain a Building Permit Application Instruction handout from the Building Inspection Office or visit the website at www.sccbuilding.org.

Planning

2. Development must take place in accordance with the approved plans, prepared by MH Engineering, Co., Landscape Design, and Architstudio, submitted to the Department of

Planning and Development on November 13, 2023 (Attachment D) and as modified by these conditions of approval. Any additional changes to the proposed project must be submitted to the Planning Division for review and may result in additional environmental review, pursuant to the California Environmental Quality Act, as well as additional Planning review and costs.

- 3. Existing Zoning is HS-d1-sr (Rural Residential with Design Review Combining District and Scenic Road Combining District). Maintain the following minimum zoning standards:

Main Residence:

Front Setback (HS-d1-sr): 100 feet from Hicks Road frontage / right-of-way (ROW)
Rear and Side Setbacks: 30 feet
Height: 35 feet
Stories: 3 stories

Accessory Dwelling Unit (ADU):

Front Setback (HS-d1-sr): 30 feet from Hicks Road frontage / right-of-way (ROW)
Side and Rear Setbacks: 4 feet
Height: 16 ft if less than 30 ft from property lines; 35 ft otherwise
Stories: 3 stories

- 4. Accessory Structures are subject to the development standards regarding height and setbacks as outlined in Zoning Ordinance Section 4.20.020(D). Per Zoning Ordinance Section 4.20.020 (I), accessory structures are limited to two (2) plumbing fixtures (toilet and lavatory sink). A Special Permit is required for detached structures with more than two plumbing fixtures. Below are the minimum setbacks for accessory structures from all property lines. Depending on construction type, the following rear and side setback distances and the building separation distance may be decreased:

Front Setback (HS-d1-sr): 100 feet from Hicks Road frontage / right-of-way (ROW)
Side and Rear Setbacks: Per California Building Code (CBC)
Height: 16 ft if less than 30 ft from property lines; 35 ft otherwise
Stories: 1 story
Building Separation: 10 feet

- 5. Paved driveways, patios, walkways, stairways, decks and similar structures whose height does not exceed 30 inches above grade are exempt from setback requirements as per Zoning Ordinance Section 4.20.020(B)(1).
- 6. Driveways and parking areas may not be wider than 40% of the width of the lot's frontage along the street, measured where the driveway(s) crosses the edge of the right-of-way. Driveways and parking areas may not cumulatively cover more than 40% of the land area of the front yard (as defined in Santa Clara County Zoning Ordinance Section 1.30.030). These limitations shall not apply to flag lots or any lot whose street frontage is 25 feet or less.
- 7. All proposed fencing, including walls and gates, are subject to the regulations in Zoning Ordinance Section 4.20.050. Fences over seven (7) feet in height require a building permit.

8. The building permit plan set shall include an amended landscape plan based on the landscape plan shown in the November 13, 2023, plan set labeled Page L-1 and L-2. The plan must be revised to include fifteen (15) 36-inch box Live Oak or Valley Oak trees in the location shown on the currently proposed landscape plan (Page L-1) where three (3) Tecoma Capensis bushes are proposed along the southern edge of the development area. Show the fifteen (15) oaks oriented from west to east and not as currently shown for the Tecoma Capensis bushes as north to south. Providing the fifteen (15) trees in the specified location will help minimize visibility of the proposed residence as viewed from Hicks Road. The landscape plan and site plan must show consistency with the following regulations:
 - a) Trees not exceeding six feet in height may occupy any portion of a lot within 20 feet of the edge of any street right-of-way.
 - b) No tree may be planted, nor fence constructed, in a manner that obstructs the drivers view of approaching vehicular or pedestrian traffic as the vehicle exits the driveway. Within a triangle formed by two 20-foot sides measured from the point of intersection along the edge of pavement and the edge of driveway, no fence may exceed three feet in height.
9. To ensure that the project will not have any significant adverse impacts to air quality at the time of construction, the owner is required to abide by all standard dust control measures set forth by both Land Development Engineering and the Bay Area Air Quality Management District (BAAQMD).
10. If archaeological resources or human skeletal remains are discovered during construction, work shall immediately stop, and the County Coroner's Office notified. Upon conclusive determination that the remains are Native American, no further disturbance of the site may be made except as authorized by the County Coordinator of Indian Affairs, in accordance with state law and Chapter B6-18 of the County Ordinance Code.
11. All exterior colors, including roofing, trim and retaining walls, must have a Light Reflectivity Value (LRV) of 45 or less and be in accordance with the approved color / materials board, with the exception of the retaining wall, submitted on December 11, 2023 and shown on Page A500 of the submitted plan set.

Land Development Engineering

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

Department of Environmental Health

13. All construction activities shall be in conformance with the Santa Clara County Noise Ordinance Section B11-154 and prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Saturdays, or at any time on Sundays for the duration of construction.

Santa Clara Valley Water District

14. Valley Water records indicate the site contains one (1) well. Any abandoned wells, or wells that are no longer in use, must be properly destroyed. Any wells in use that will be impacted by project activities must be protected. As required by Valley Water Ordinance 90-1, an application must be filed with Valley Water for a permit to construct or destroy any well or to drill any exploratory borings deeper than 45 feet. Contact Valley Water's Wells and Water Measurement Unit at (408) 630-2660, for more information.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO BUILDING OR GRADING PERMIT ISSUANCE

Planning

15. **Prior to issuance of a construction or grading permit**, the applicant shall pay all reasonable costs associated with the work by the Department of Planning and Development.
16. **Prior to issuance of a building permit**, and pursuant to Zoning Ordinance Section 5.20.125, record a Notice of Permit and Conditions with the Office of the County Clerk-Recorder to ensure that the property owner, as well as successor property owners, is aware that certain conditions of approval shall have enduring obligation. This includes the requirement to plant fifteen (15) 36-inch box Live Oak or Valley Oak trees in the location shown on the currently proposed landscape plan (Page L-1) where three (3) Tecoma Capensis bushes are proposed along the southern edge of the development area. Show the fifteen (15) oaks oriented from west to east and not as currently shown for the Tecoma Capensis bushes as north to south. Providing the fifteen (15) trees in the specified location will help minimize visibility of the proposed residence as viewed from Hicks Road. These trees must grow to a mature height and shall be maintained to ensure an average lifespan or greater is attained. If any tree(s) do not reach a mature height in a reasonable amount of time, new trees must be planted with the expectation of maturity and enduring screening of the residence is achieved. **Evidence of such recordation shall be provided prior to building permit issuance.**
17. The currently provided landscape plan, although acceptable related to content and form, must be signed by a Licensed Landscape Architect to be formally approved by the Planning Office. The plan must include calculations concerning the water consumption of the proposed landscaping. Water consumption must not exceed State mandated thresholds. Show all proposed landscaping on your final building plans. Landscaping must include the fifteen (15) additional trees as described in item #16. The trees will help to ensure the proposed residence is minimally visible to passers-by along Hicks Road.
18. Building permit plans shall show the size and species of all trees 12 inches or more in diameter within the proposed work area, both trees existing and proposed to remain as well as the fifteen (15) trees noted in the two items above. Clearly label all trees noting diameter and type. Include all trees where construction will occur within the tree dripline. Any construction or grading occurring within the dripline of any tree 12 inches or more in diameter shall be protected with construction fencing.

19. To mitigate the impacts of any tree removal, as well as any unanticipated tree removal due to construction, the following tree replacement ratios shall be adhered to:
 - a) For each oak tree removed, provide two (2) 24-inch boxed oak trees.
 - b) For each other tree removed, provide one (1) 24-inch boxed trees of similar type to that which is being removed.
 - c) Any replacement trees shall be protected with five-foot tall fencing on steel posts driven into the ground at the dripline of the trees.
20. All graded areas shall be re-seeded in conformance with the County Grading Ordinance to minimize the visual impacts of the graded slopes and to reduce the potential for erosion on the subject site. All excess materials must be removed from the site to a County approved disposal site.

Land Development Engineering

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

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

22. Final plans shall include a single sheet which contains the County standard notes and certificates as shown on County Standard Cover Sheet. Plans shall be neatly and accurately drawn, at an appropriate scale that will enable ready identification and recognition of submitted information.
23. Final improvement plans shall be prepared by a licensed civil engineer for review and approval by LDE and the scope of work shall be in substantial conformance with the conditionally approved preliminary plans on file with the Planning Office. Include plan, profile, typical sections, contour grading for all driveway, structures, and other improvements as appropriate for construction. The final design shall be in conformance with all currently adopted standards and ordinances. The following standards are available on-line:
 - Standard Details Manual, September 1997, County of Santa Clara, Roads and Airports Department; <https://countyroads.sccgov.org/home> > Do Business with Us > County Standard Details, Specifications and Documents

- March 1981 Standards and Policies Manual, Volume 1 (Land Development); <https://plandev.sccgov.org/home> > Ordinances & Codes > Land Development Standards and Policies
 - 2007 Santa Clara County Drainage Manual; <https://plandev.sccgov.org/home> > Ordinances & Codes > Grading and Drainage Ordinance
24. Survey monuments shall be shown on the improvement plan to provide sufficient information to locate the proposed improvements and the property lines. Existing monuments must be exposed, verified, and noted on the grading plans. Where existing monuments are below grade they shall be field verified by the surveyor and the grade shall be restored and a temporary stake shall be placed identifying the location of the found monument. If existing survey monuments are not found, temporary staking delineating the property line may be placed prior to construction and new monuments shall be set prior to final acceptance of the improvements. The permanent survey monuments shall be set pursuant to the State Land Surveyor's Act. The Land Surveyor / Engineer in charge of the boundary survey shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.
 25. The improvement plans shall include an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period. Include the County's Standard Best Management Practice Plan Sheets BMP-1 and BMP-2 with the plan set.
 26. All applicable easements affecting the parcel(s) with benefactors and recording information shall be shown on the improvement plans. The required (covenant of) easement shall be recorded prior to permit issuance for the development.
 27. All proposed fencing and gates shall be located outside of the right-of-way to be dedicated.
 28. Provide landscaping and disturbed area quantities on the final plans along with water efficiency calculations to demonstrate compliance with water usage requirements.

Drainage

29. Provide a drainage analysis prepared by a licensed civil engineer in accordance with criteria as designated in the 2007 County Drainage Manual (see Section 6.3.3 and Appendix L for design requirements). The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow for the 10-year and 100-year storm event or cause a hazard or public nuisance. The mean annual precipitation is available on the on-line property profile.

Utilities

30. All new on-site utilities, mains and services shall be placed underground and extended to serve the proposed development. All extensions shall be included in the improvement plans. Off-site work should be coordinated with any other undergrounding to serve other

properties in the immediate area.

Stormwater Treatment – San Francisco Bay

31. Include one of the following site design measures per the 2022 Municipal Regional Permit in the project design: (a) direct hardscape and / or roof runoff onto vegetated areas, (b) collect roof runoff in cisterns or rain barrels for reuse, or (c) construct hardscape (driveway, walkways, patios, etc.) with permeable surfaces. Though only one site design measure is required, it is encouraged to include multiple site design measures in the project design. For additional information, please refer to the C.3 Stormwater Handbook (June 2016) available at the following website:
 - www.scvurppp.org > Elements > New Development and Redevelopment > C.3 Stormwater Handbook.
32. Provide a Storm Water Management Plan. The Storm Water Management Plan shall incorporate site design measures, source control measures, and show drainage management areas, treatment measures, and hydromodification management (HM) features. Sizing calculations for the treatment measures and hydraulic analysis of the HM measures will be required. Please see the C.3 Stormwater Handbook published by the Santa Clara Valley Urban Runoff Pollution Prevention Program (SCVURPPP) available at the following website:
 - www.scvurppp.org > Resources > reports and work products > New Development and Redevelopment > C.3 Stormwater Handbook.
33. All pervious paving and pavers shall be designed and constructed with the appropriate storage volume and subdrain system to allow for proper infiltration into the native surface.

Soils and Geology

34. Submit one copy of the signed and stamped geotechnical report for the project including recommendations for the removal, abatement, and stabilization of the graded material. The report shall include recommendations for the proposed grading required for the construction of the development as well as any required pavement sections required for access to the development and for stormwater treatment and detention.
35. Submit a plan review letter by the Project Geotechnical Engineer certifying that the geotechnical recommendation in the above requested geotechnical report has been incorporated into the improvement plan.

Notice of Intent

36. Indicate on the improvement plans the land area that will be disturbed. If one (1) acre or more of land area will be disturbed, file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) for coverage under the State General Construction Permit. The SWRCB will issue a Waste Discharge Identification number (WDID). The WDID shall be shown on the on the final improvement plans. The SWRCB website can be found at: www.waterboards.ca.gov > Water Issues > Programs > Stormwater.

Agreements

37. Enter into an Operations and Maintenance Agreement for Stormwater Quality Improvements with the County per Section C11.5-23 of the County Ordinance Code.

Department of Environmental Health

38. Prior to the issuance of a construction, grading, or demolition permit, contact the Department of Environmental Health (Jeff Camp, 408-918-3473) for individual water clearance. This is a separate submittal to the Department of Environmental Health (DEH) and subject to the completion of an individual water clearance service application, submittal of documents to include a well completion report, well yield report, analytical results from water sampling for bacteriological and chemical constituents, and payment of applicable fees. As proof of gaining individual water clearance through DEH, include / submit the DEH generated water clearance letter as part of the building demolition application permit.
39. Based upon a percolation rate of 10.2 minutes per inch with an application rate of 0.7 gallons per day per square feet, onsite wastewater treatment and disposal conditions have been determined as follows: utilization of a 3,000-gallon septic tank, a 2,500-gallon pump tank, two (2) AX-20 Advantec pods, and a dual drip dispersal field sized at 1,400 square feet plus 1,400 square feet. As conditioned, this onsite wastewater treatment system can process a design flow not to exceed 975 gallons per day (or 6-bedroom single family dwelling, a 1-bedroom accessory dwelling unit, and a 1-bedroom junior accessory dwelling unit). To ensure compliance submit to the Department of Environmental Health the final onsite wastewater treatment system design for septic system clearance. Submitted plans to show all proposed dwellings and drinking well locations. The onsite wastewater treatment system shall be overlaid onto the final site grading and drainage plan. This is a separate submittal to Environmental Health and subject to completion of service application for septic plan review and payment of applicable fees.
40. As proof of achieving water clearance, submit the Department of Environmental Health generated water clearance letter as part of the building permit application packet.

Fire Marshal's Office

Fire Protection Water:

41. Fire protection water system shall be installed, functioning and inspected prior to approval of the foundation. System shall be maintained in good working order and accessible throughout construction. A stop-work order may be placed on the project if the required hydrant systems are not installed, accessible, and / or functioning.

On-Site Water Storage:

42. Where on-site storage tanks are required, details for fire protection water supply shall be included with the building permit drawings. Submittal shall include, but not be limited to,

location of water supply, (e.g., onsite well, shared well, tank location and capacity, pipe

size, wharf hydrant orifice size and location, domestic and fire protection water tanks and piping configuration).

- a) All installations shall include a primary aboveground storage tank with a capacity of not less than 3,000 gallons dedicated to domestic and fire sprinkler system demand. Storage capacity may be increased due to sprinkler design demand or additional domestic requirements (including landscaping) required by the Department of Environmental Health.
- b) Provide two (2) 5,000-gallon secondary aboveground storage tanks dedicated to the wharf hydrant. Final amount of water to be based on the size of structures at building permit submittal time which meet CFMO-W1.
- c) Installation of the water tank system shall comply with Fire Marshal Standard CFMO-W5.
- d) A standard fire hydrant may be required in lieu of water tanks and a wharf hydrant if a water purveyor is available to supply water to the parcel.

Wharf Hydrant:

43. One (1) on-site wharf hydrant with 2 1/2-inch orifice is required to be installed when fire protection water is supplied by on-site aboveground storage tank(s). Installation of hydrants shall be in accordance with Fire Marshal Standard Detail CFMO-W4, including the following:
 - a) Minimum distance to structure shall be no less than 55 feet from the closest portion of the structure and shall not exceed 400 feet from the furthest portion of non-sprinklered structures and shall not exceed 600 feet from sprinklered structures (measured along path of travel).

Fire Department Access:

44. General Requirements:
 - a) These are minimum Fire Marshal standards. Should these standards conflict with any other local, state or federal requirement, the most restrictive shall apply.
 - b) All required access roads, driveways, turnarounds, and turnouts shall be installed, and serviceable prior to approval of the foundation, and shall be maintained throughout construction. A stop-work order may be placed on the project if required driving surfaces are not installed, accessible, and / or maintained at all times.
45. Access Roads: Roads which serve more than two lots, and driveways which serve no more than two lots for fire department access, shall comply with the following:
 - a) Width: Access roads to have a clear drivable width of 18 feet plus a 3-foot shoulder on each side per CFMO-A1. Driveways are to have a 12-foot drivable width and a 3-foot shoulder.

- b) Vertical Clearance: Minimum vertical clearance of 13 feet 6 inches shall be maintained to building site. Trim or remove; tree limbs, electrical wires, structures, and similar improvements for access roads and driveways.
- c) Curve Radius: Inside turn radius for curves shall be a minimum of 30 feet and 50 feet for exterior turn radius.
- d) Grade: Maximum grade shall not exceed 15%.
- e) Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000-pound gross vehicle weight.
- f) Turnarounds: Fire department turnarounds shall be provided for dead-end access roads and driveways more than 150 feet in length. Acceptable turnaround shall comply with County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.
- g) Turnouts: Passing turnouts in compliance with SD-16 shall be provided at every 400 feet and wherever hydrants are placed adjacent to a driveway.
- h) Gates: Gates shall not obstruct the required width or vertical clearance of the driveway and may require a Fire Department Lock Box / Gate Switch to allow for fire department access. Installation shall comply with CFMO-A3.
- i) Address: Numbered address to be easily recognizable from the street.

Maintenance:

- 46. Fire protection water systems and equipment shall be accessible and maintained in operable condition at all times and shall be replaced or repaired when defective. Fire protection water shall be made available to the fire department.
- 47. Fire department access roads, driveways, turnouts, and turnarounds shall be maintained free and clear and accessible at all times for fire department access.
- 48. Gates shall be maintained in good working order and shall remain in compliance with Fire Marshal Standard CFMO-A3 at all times.

Miscellaneous:

- 49. This property is located in the Wildland Urban Interface Fire Area. All of the following conditions shall apply:
 - a) A Class "A" roof assembly is required. Detail shall be included in plans submitted for building permit.
 - b) Meet Chapter 7A of the CBC.
 - c) Remove significant combustible vegetation within 30 feet of the structure to minimize

risk of wildfire casualty. Maintain appropriate separation of vegetative fuels in areas between 30 and 100 feet from the structure.

Geology

50. The engineering geologic and geotechnical investigation report and letter prepared by Associated Terra Consultants, dated December 9 and 21, 2021 are approved. **Prior to building and grading permit issuance, submit a Plan Review Letter prepared by the geotechnical consultant that confirms the plans conform with the recommendations presented in the approved report.** The plan review letter should include comments regarding the stability of the slope below the proposed residential structure and the need for remedial grading, and if the proposed foundations will meet the setback criteria per Section 1808.7 of the 2019 CBC.

Roads and Airports Department

51. Obtain a Santa Clara County Roads and Airports Department Encroachment Permit for the following required improvements and recordings:
 - a) Installation of the driveway approach to County Standard B/4.
 - b) Removal of any vegetation or other obstructions necessary to provide adequate line-of-sight at the driveway approach location.

NOTE: The process for obtaining an Encroachment Permit and the forms that are required can be found at: www.countyroads.org > Services > Apply for Permits > Encroachment Permit.

52. Gates, fences, retaining walls, fixed appurtenances, etc., remaining in the right-of-way, require a Maintenance and Indemnification Agreement (MIA) recorded against the property. Processing of the MIA will occur concurrently with the encroachment permit application process.
53. Demonstrate that the post-development maximum flow rate into the County Road right-of-way is equal-to or less-than the pre-development corresponding storm event flow rate per the County Drainage Manual. Provide engineered plans and drainage calculations for any detention or retention system necessary to satisfy this requirement.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO OCCUPANCY OR ONE YEAR FROM THE DATE OF THE LAND DEVELOPMENT AGREEMENT, WHICHEVER COMES FIRST.

Planning

54. Prior to final inspection, contact Carl Hilbrants of the Planning Division at least two (2) weeks in advance to schedule a site visit to verify the following:
 - a) The required trees have been adequately installed and maintained in compliance with Conditions of Approval No. 8 and No. 16. The individual trees must be planted in a manner that is consistent with requirements outlined in County Code of Ordinances

Section 4.20.050(B), and

- b) All exterior colors, including roofing, trim and retaining walls, must have a Light Reflectivity Value (LRV) of 45 or less and be in accordance with the approved color / materials board, with the exception of the retaining wall, submitted on December 11, 2023 and shown on Page A500 of the submitted plan set.

Land Development Engineering

- 55. Existing and set permanent survey monuments shall be verified by inspectors prior to final acceptance of the improvements by the County. Any permanent survey monuments damaged or missing shall be reset by a licensed land surveyor or registered civil engineer authorized to practice land surveying and they shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.
- 56. Construct the improvements. Construction staking is required and shall be the responsibility of the developer.
- 57. Provide a Construction Observation Letter stamped and signed by the project Geotechnical Engineer certifying that the construction and stabilization work for the project has been performed in accordance with the recommendations of the Geotechnical Report.

Department of Environmental Health

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

Fire Marshal's Office

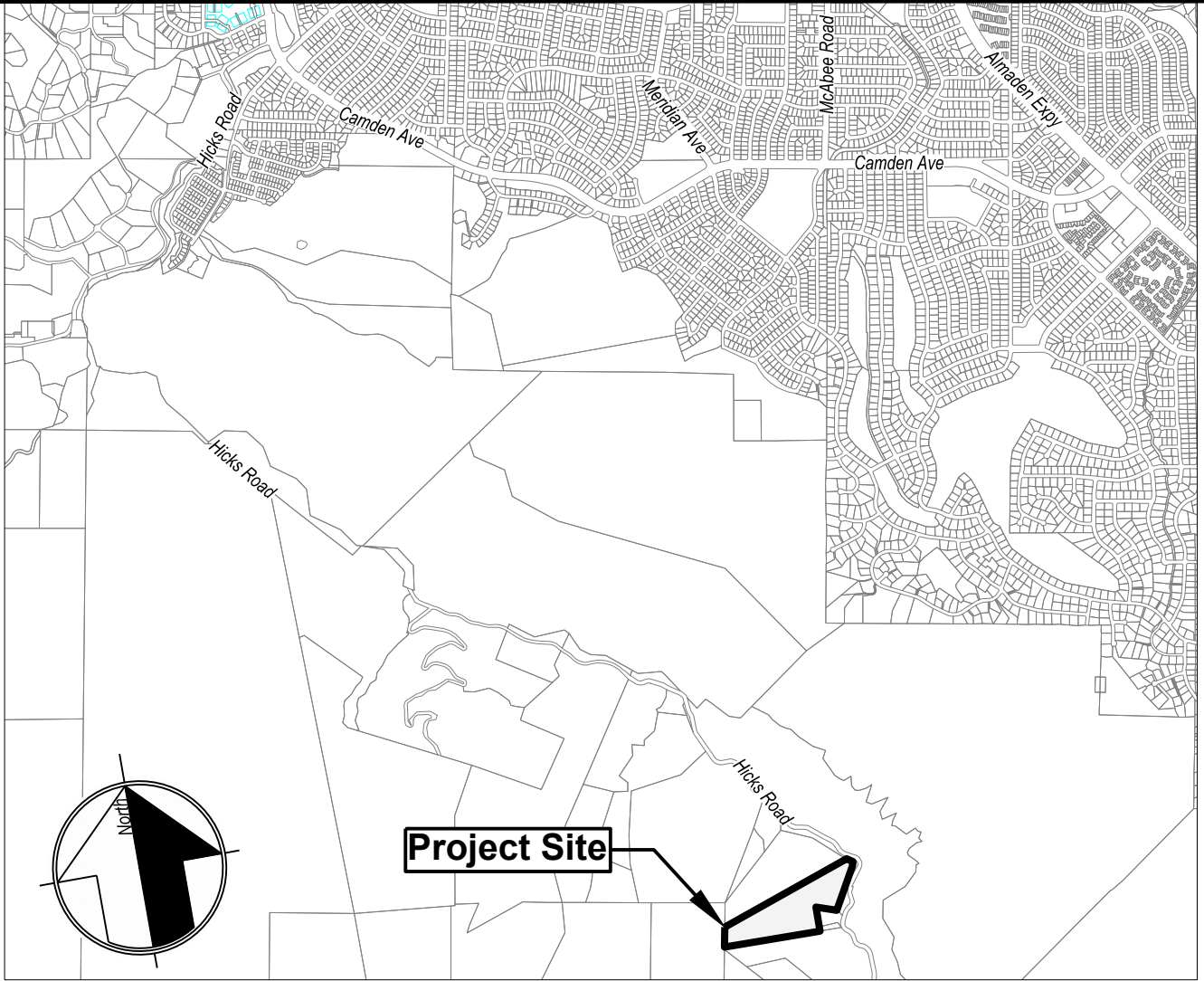
Fire Sprinkler System

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

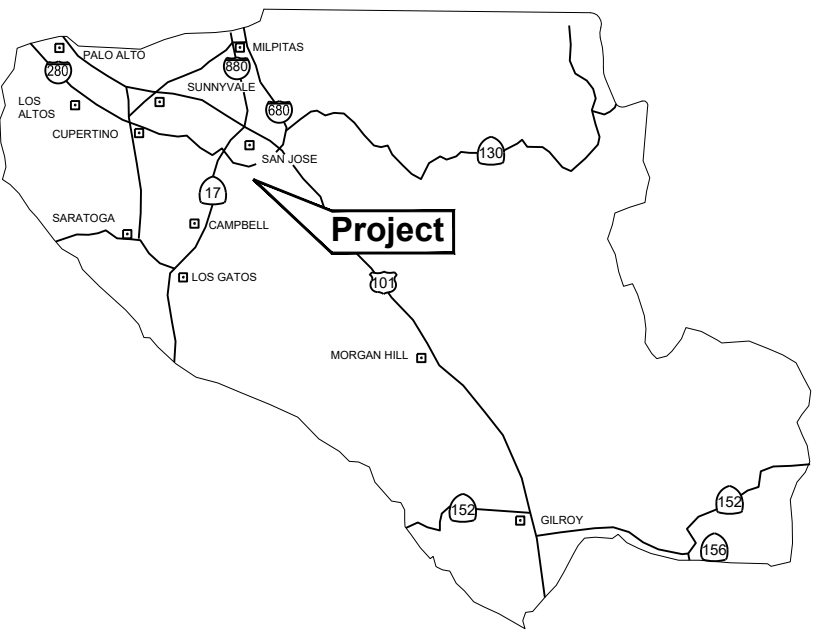
NOTE: The fire sprinkler system shall be installed and finalized by this office prior to occupancy. A separate permit shall be obtained from this office by a state licensed C-16 contractor prior to installation. Allow for a minimum of 30 days for plan review of fire sprinkler plans by this office.

Attachment C

Location and Vicinity Map



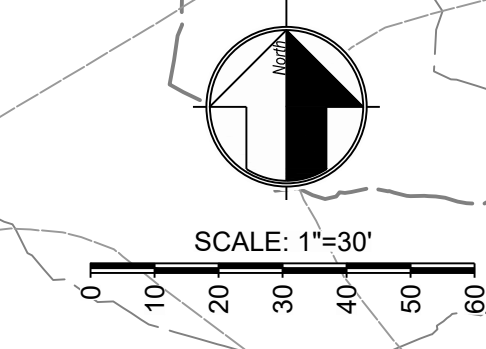
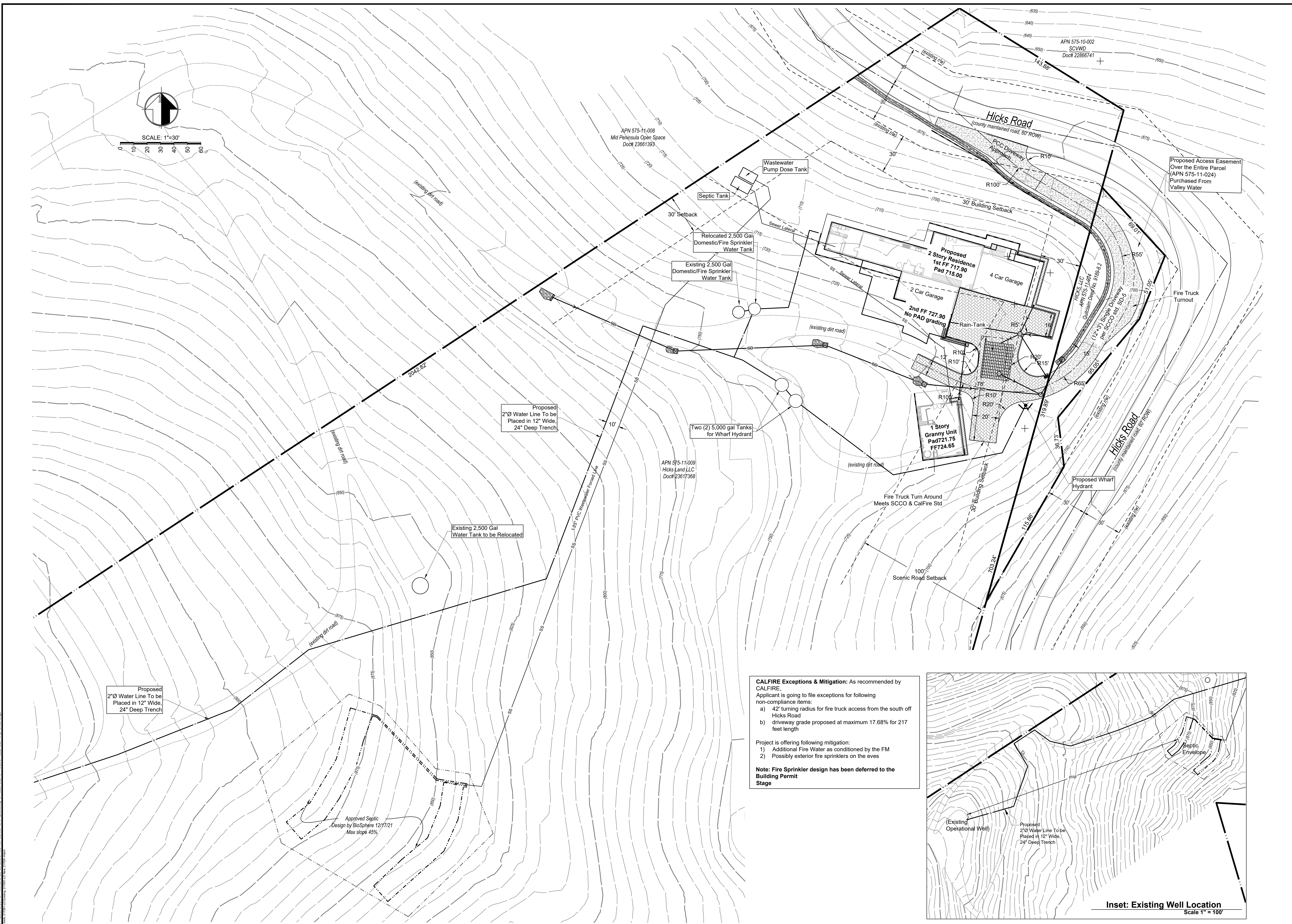
Vicinity Map



COUNTY LOCATION MAP

Attachment D

Proposed Plans



Proposed 2"Ø Water Line To be Placed in 12" Wide, 24" Deep Trench

Proposed 2"Ø Water Line To be Placed in 12" Wide, 24" Deep Trench

Existing 2,500 Gal Water Tank to be Relocated

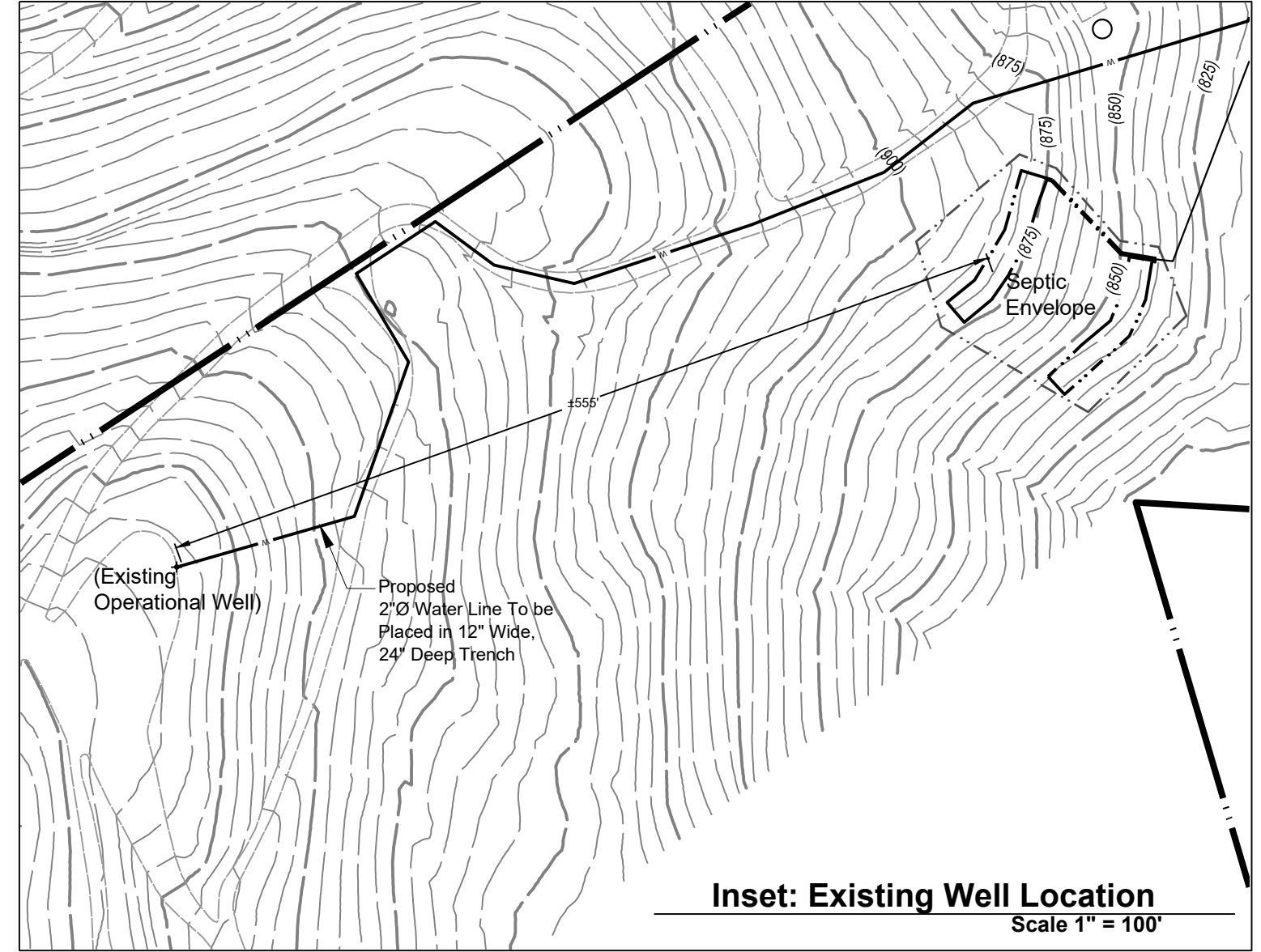
Two (2) 5,000 gal Tanks for Wharf Hydrant

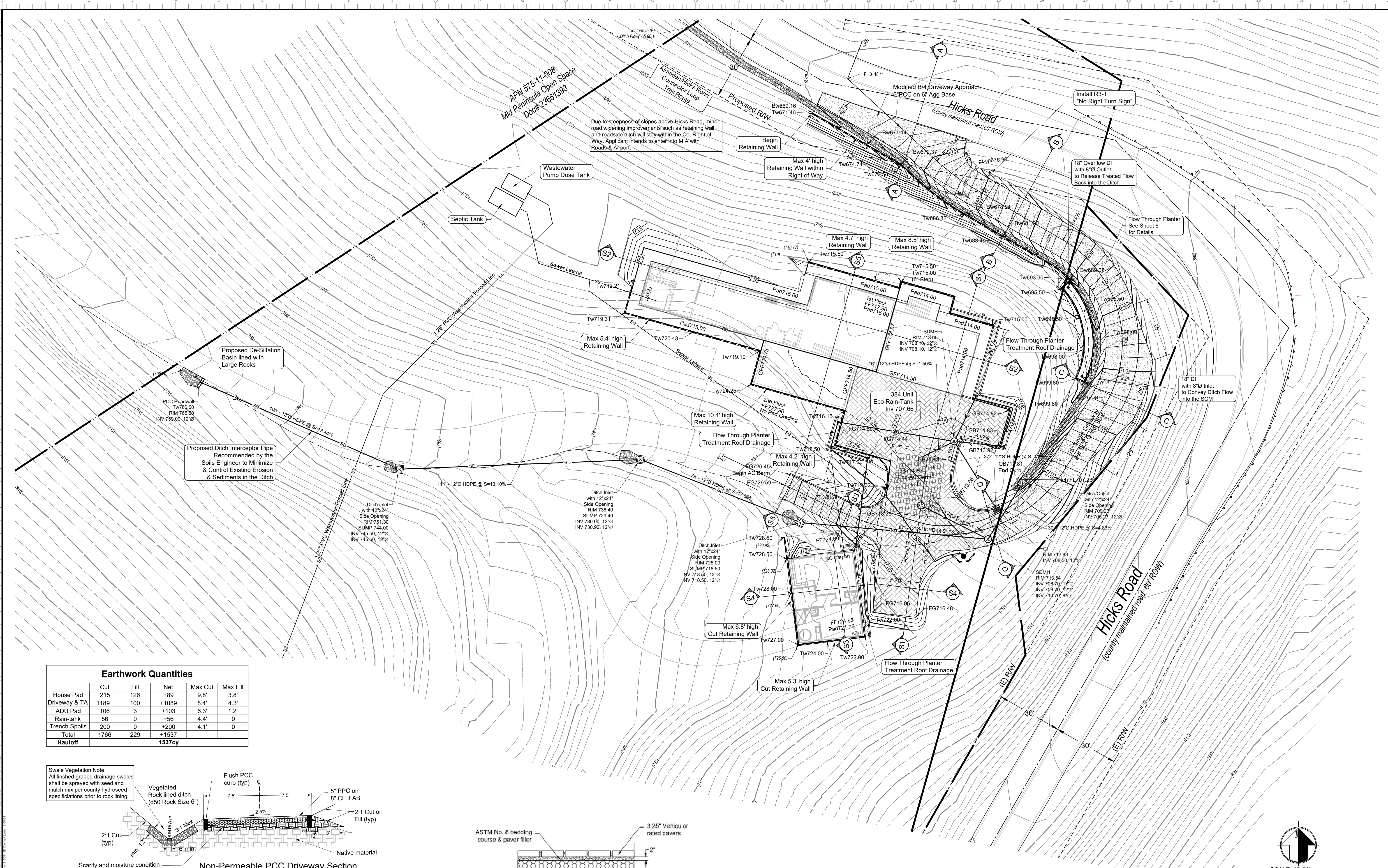
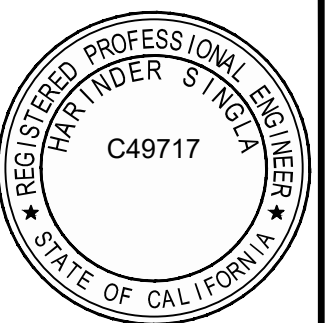
Approved Septic Design by BioSphere 12/17/21 Max slope 45%

CALFIRE Exceptions & Mitigation: As recommended by CALFIRE, Applicant is going to file exceptions for following non-compliance items:
a) 42' turning radius for fire truck access from the south off Hicks Road
b) driveway grade proposed at maximum 17.68% for 217 feet length

Project is offering following mitigation:
1) Additional Fire Water as conditioned by the FM
2) Possibly exterior fire sprinklers on the eaves

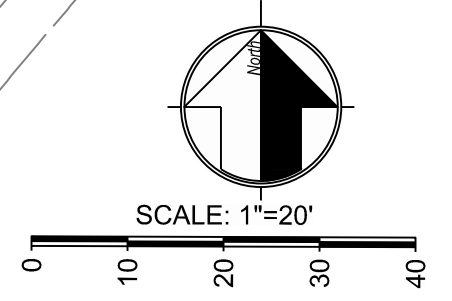
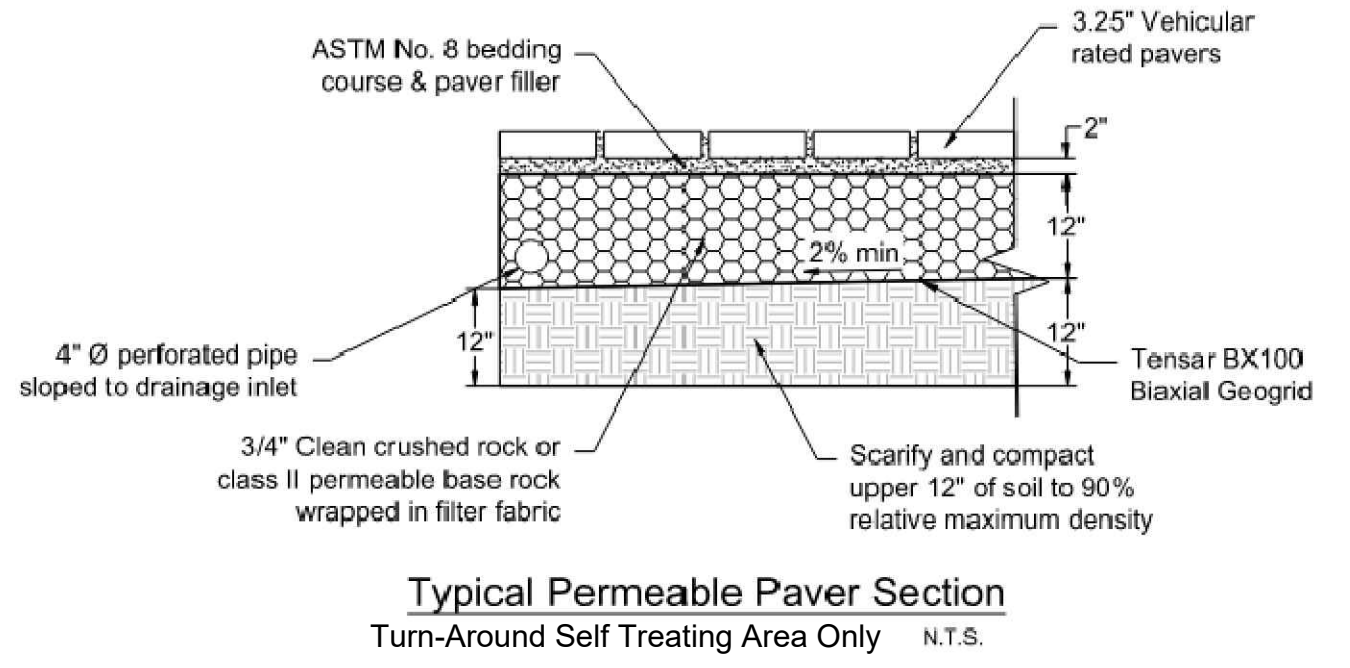
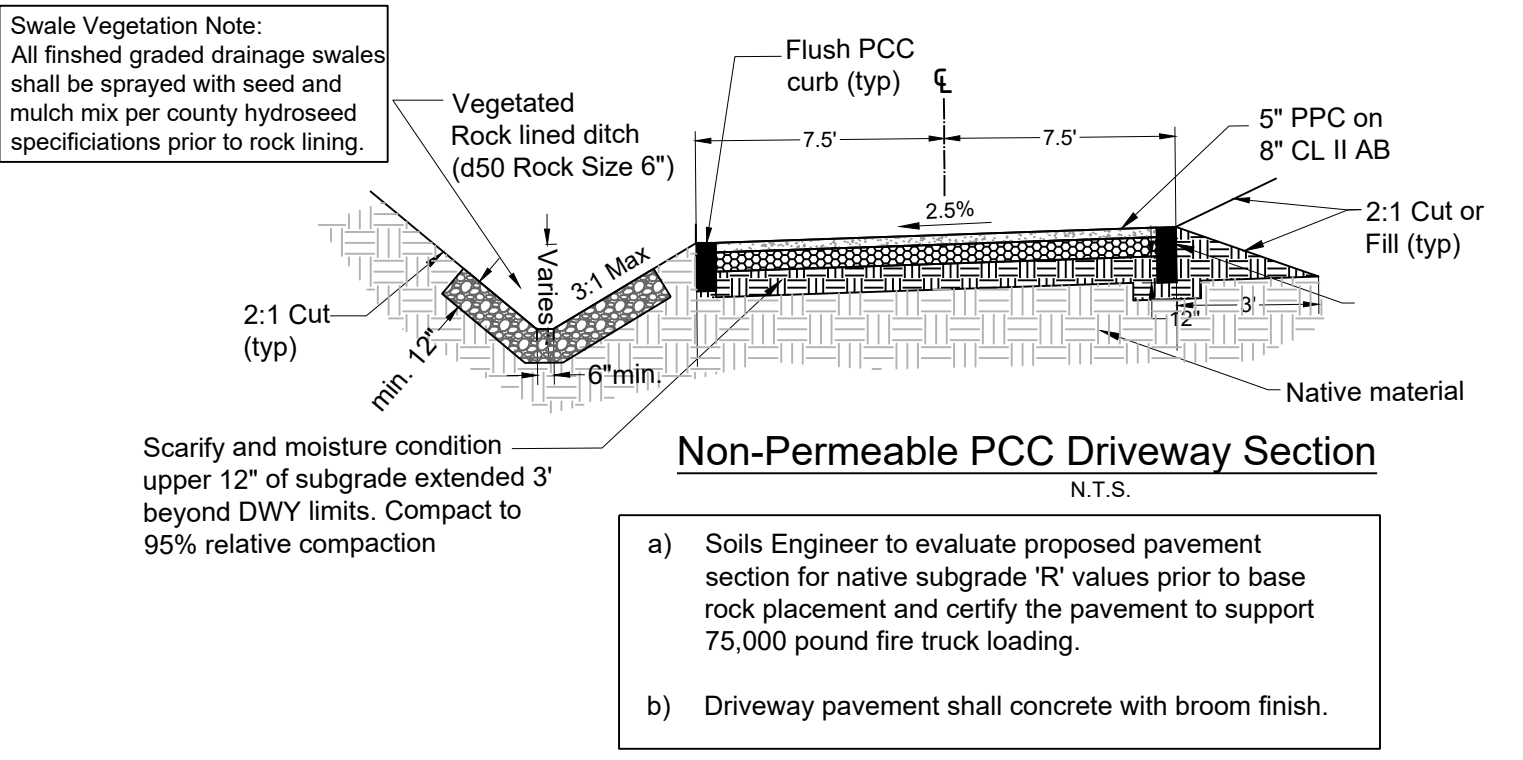
Note: Fire Sprinkler design has been deferred to the Building Permit Stage

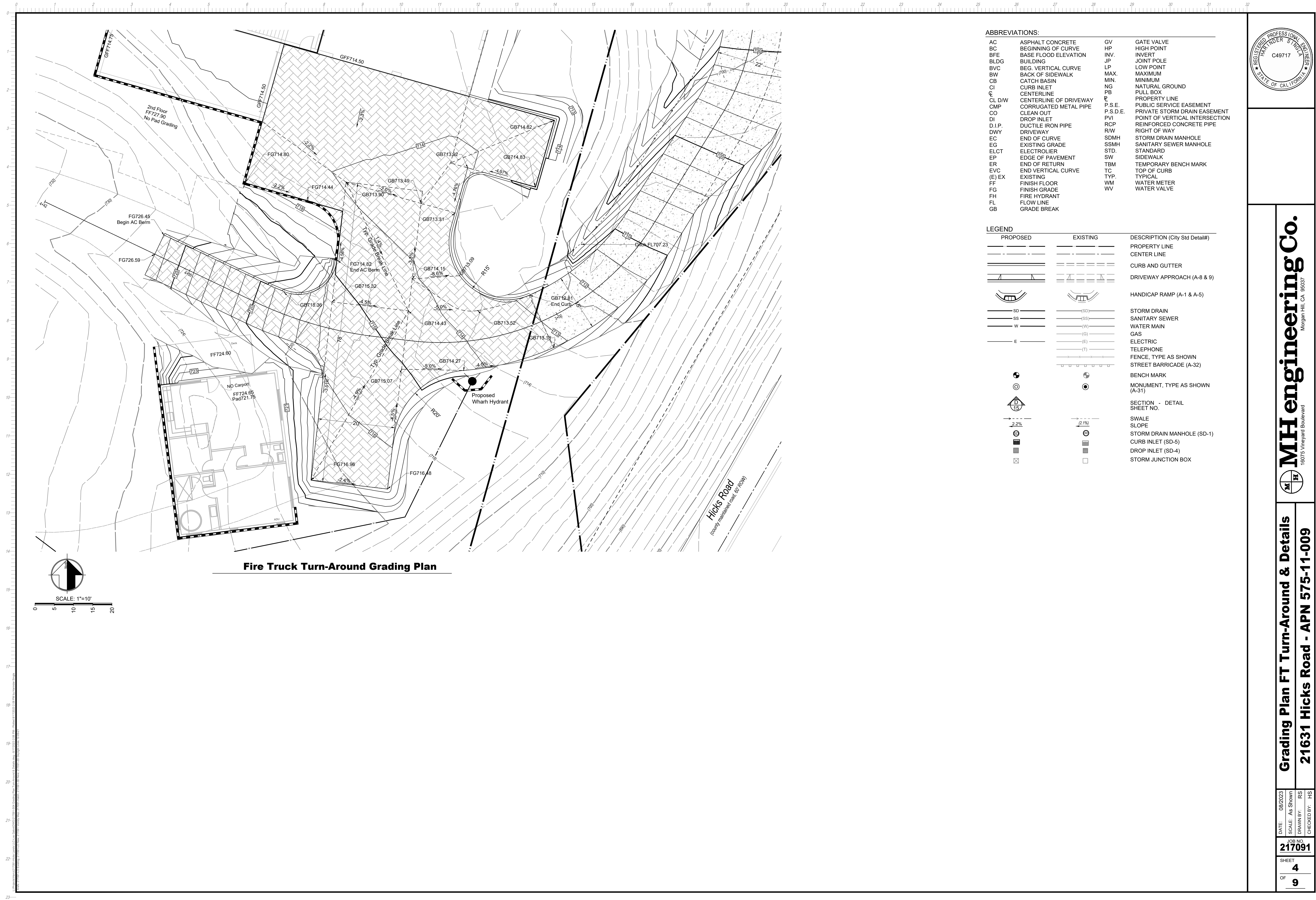




Earthwork Quantities

	Cut	Fill	Net	Max Cut	Max Fill
House Pad	215	126	+89	9.8'	3.8'
Driveway & TA	1189	100	+1089	8.4'	4.3'
ADU Pad	106	3	+103	6.3'	1.2'
Rain-tank	56	0	+56	4.4'	0
Trench Spoils	200	0	+200	4.1'	0
Total	1766	229	+1537		
Hauloff			1537cy		





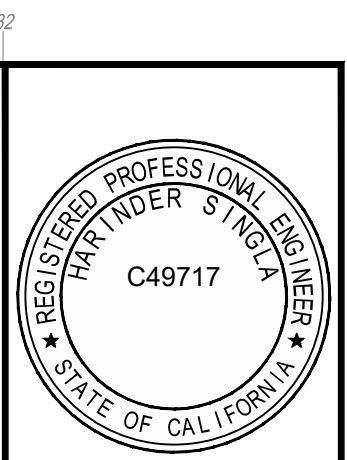
Fire Truck Turn-Around Grading Plan

ABBREVIATIONS:

AC	ASPHALT CONCRETE	GV	GATE VALVE
BC	BEGINNING OF CURVE	HP	HIGH POINT
BFE	BASE FLOOD ELEVATION	INV.	INVERT
BLDG	BUILDING	JP	JOINT POLE
BVC	BEG. VERTICAL CURVE	LP	LOW POINT
BW	BACK OF SIDEWALK	MAX.	MAXIMUM
CB	CATCH BASIN	MIN.	MINIMUM
CI	CURB INLET	NG	NATURAL GROUND
CL	CENTERLINE	PB	PULL BOX
CL D/W	CENTERLINE OF DRIVEWAY	P	PROPERTY LINE
CMP	CORRUGATED METAL PIPE	P.S.E.	PUBLIC SERVICE EASEMENT
CO	CLEAN OUT	P.S.D.E.	PRIVATE STORM DRAIN EASEMENT
DI	DROP INLET	PVI	POINT OF VERTICAL INTERSECTION
D.I.P.	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
DWY	DRIVEWAY	R/W	RIGHT OF WAY
EC	END OF CURVE	SDMH	STORM DRAIN MANHOLE
EG	EXISTING GRADE	SSMH	SANITARY SEWER MANHOLE
ELCT	ELECTROLIER	STD.	STANDARD
EP	EDGE OF PAVEMENT	SW	SIDEWALK
ER	END OF RETURN	TBM	TEMPORARY BENCH MARK
EVC	END VERTICAL CURVE	TC	TOP OF CURB
(E) EX	EXISTING	TYP.	TYPICAL
FF	FINISH FLOOR	WM	WATER METER
FG	FINISH GRADE	WV	WATER VALVE
FH	FIRE HYDRANT		
FL	FLOW LINE		
GB	GRADE BREAK		

LEGEND

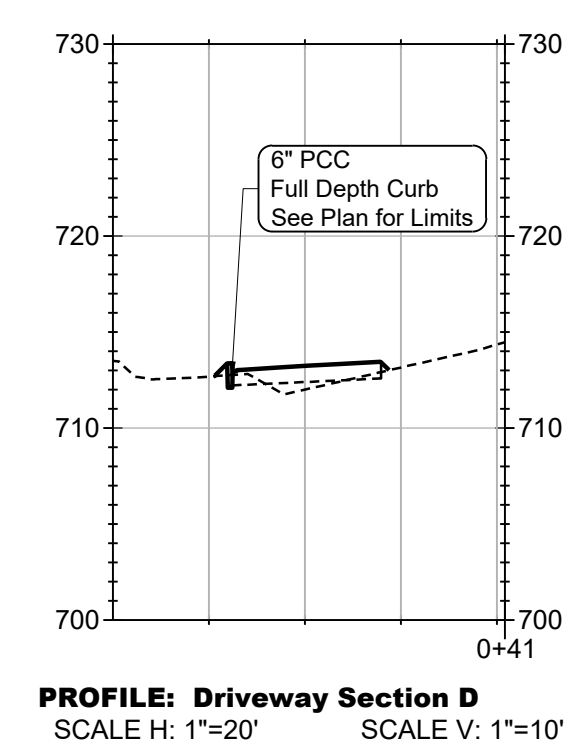
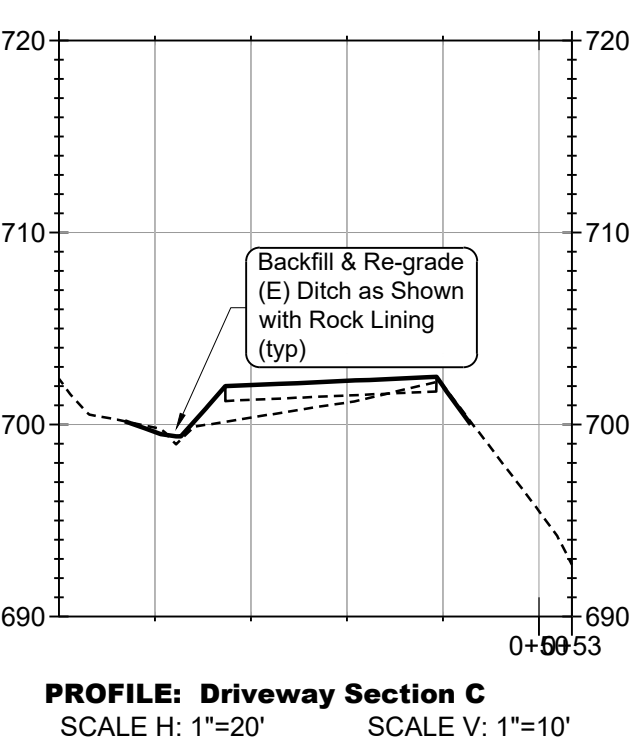
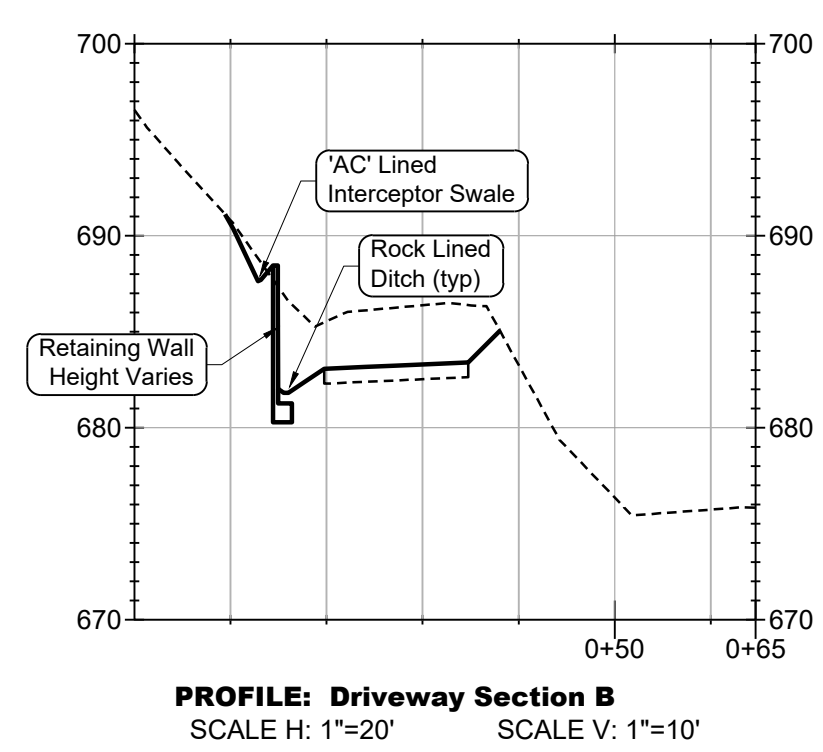
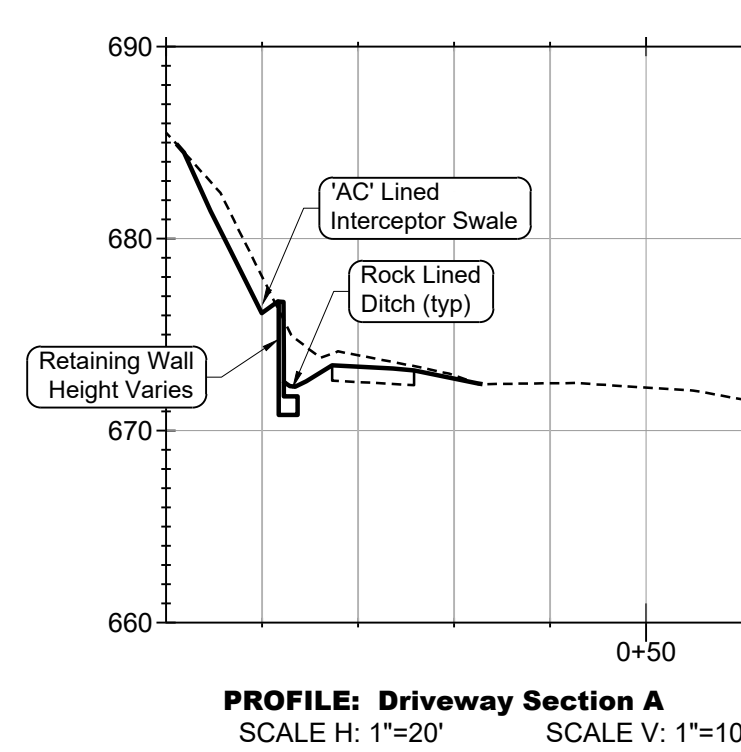
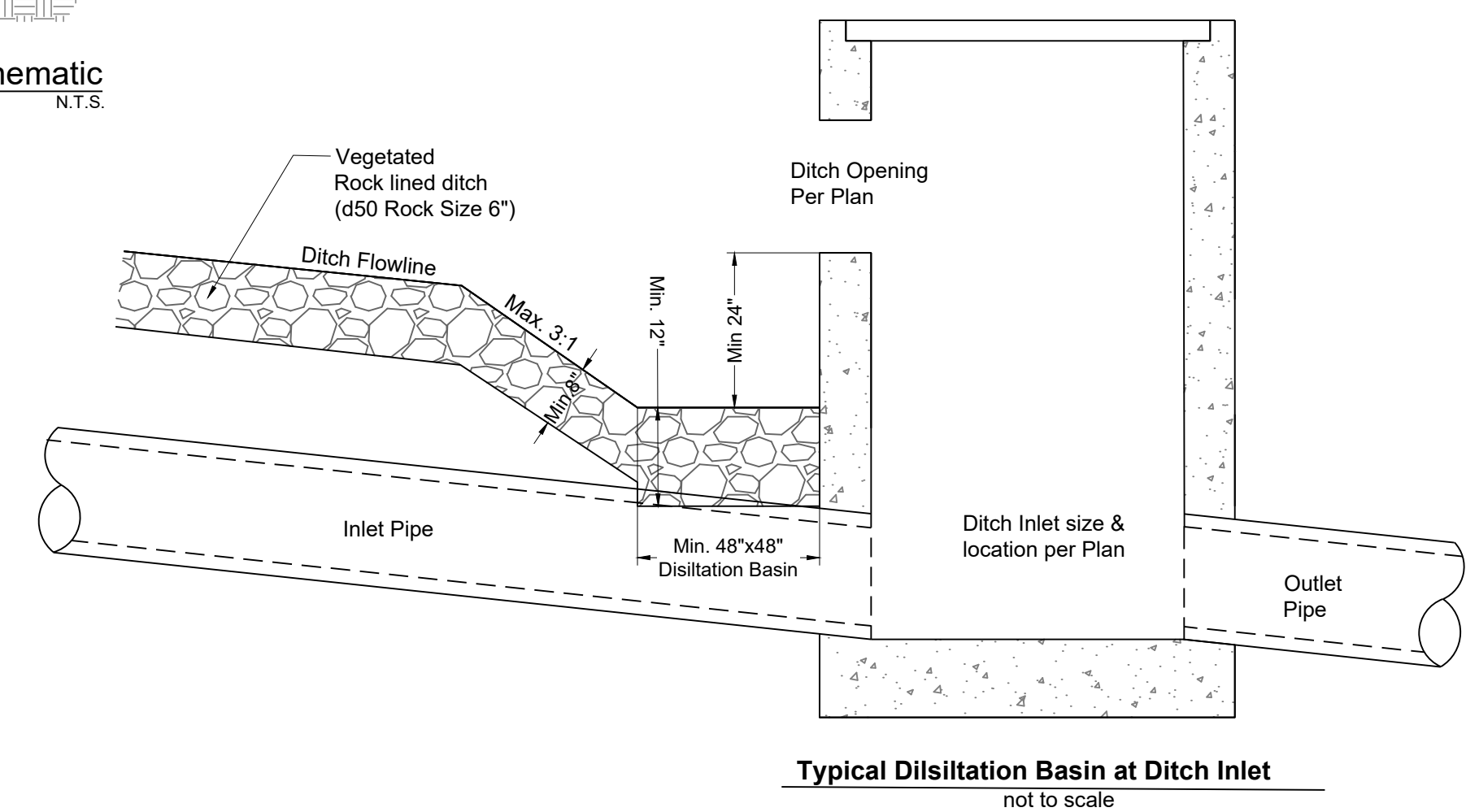
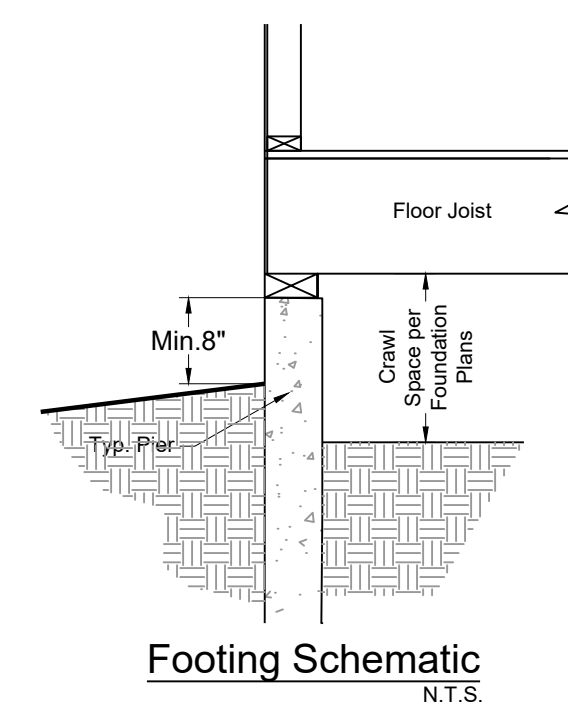
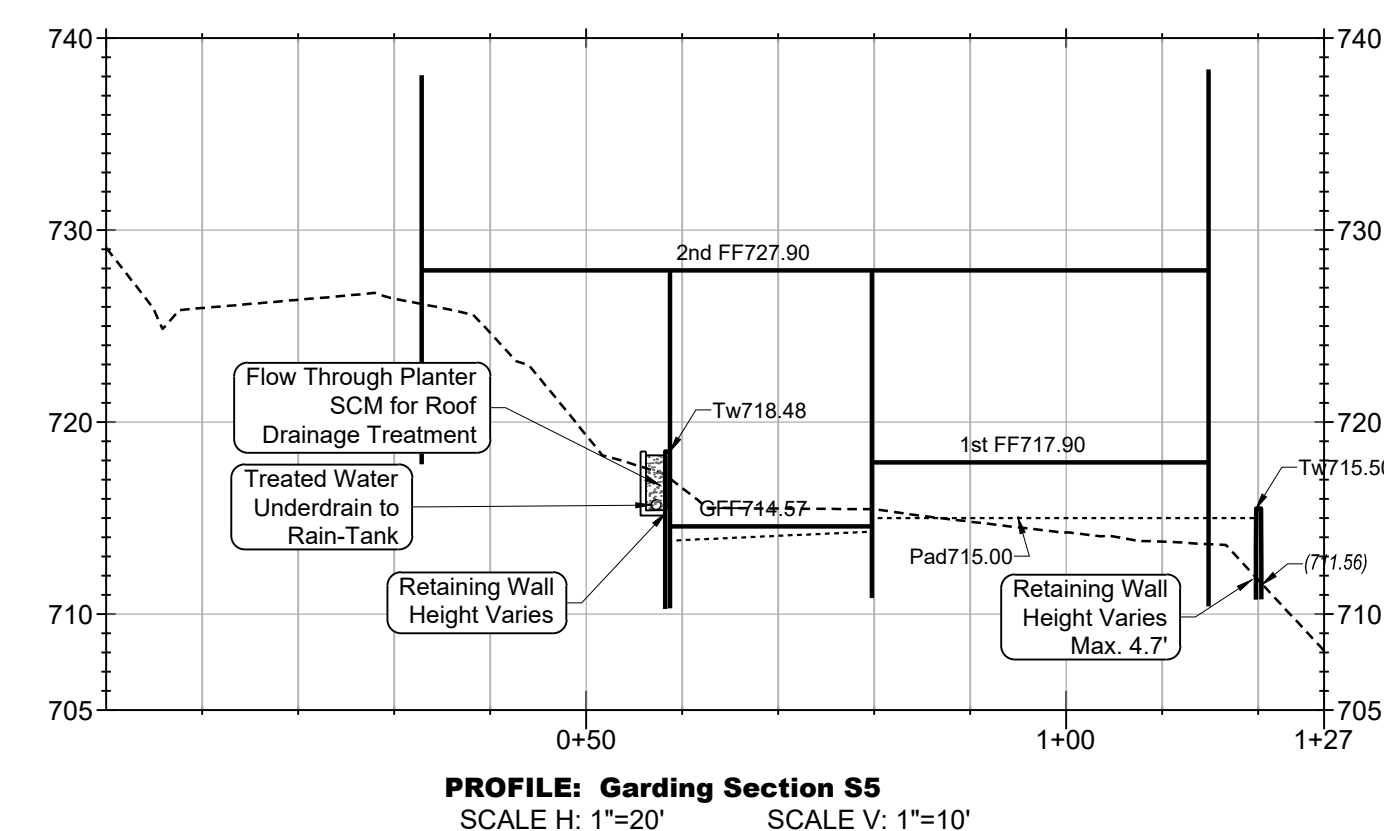
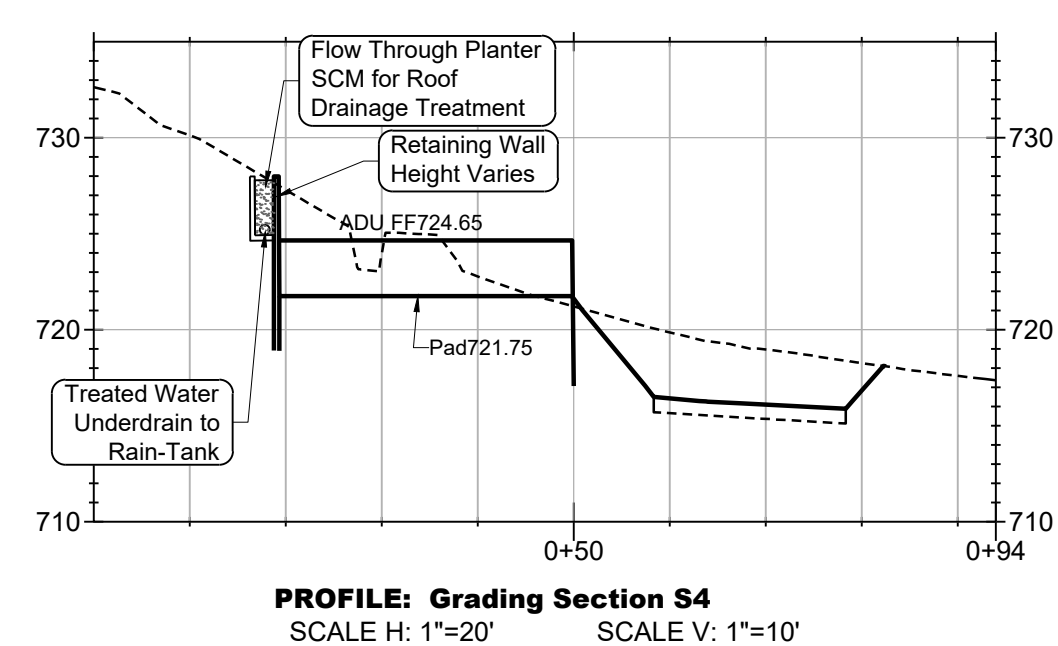
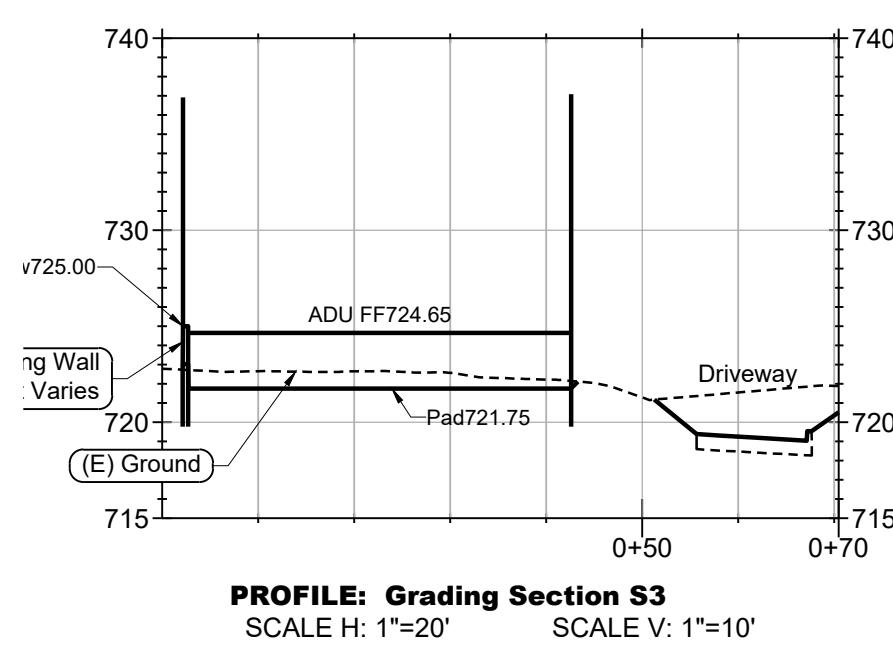
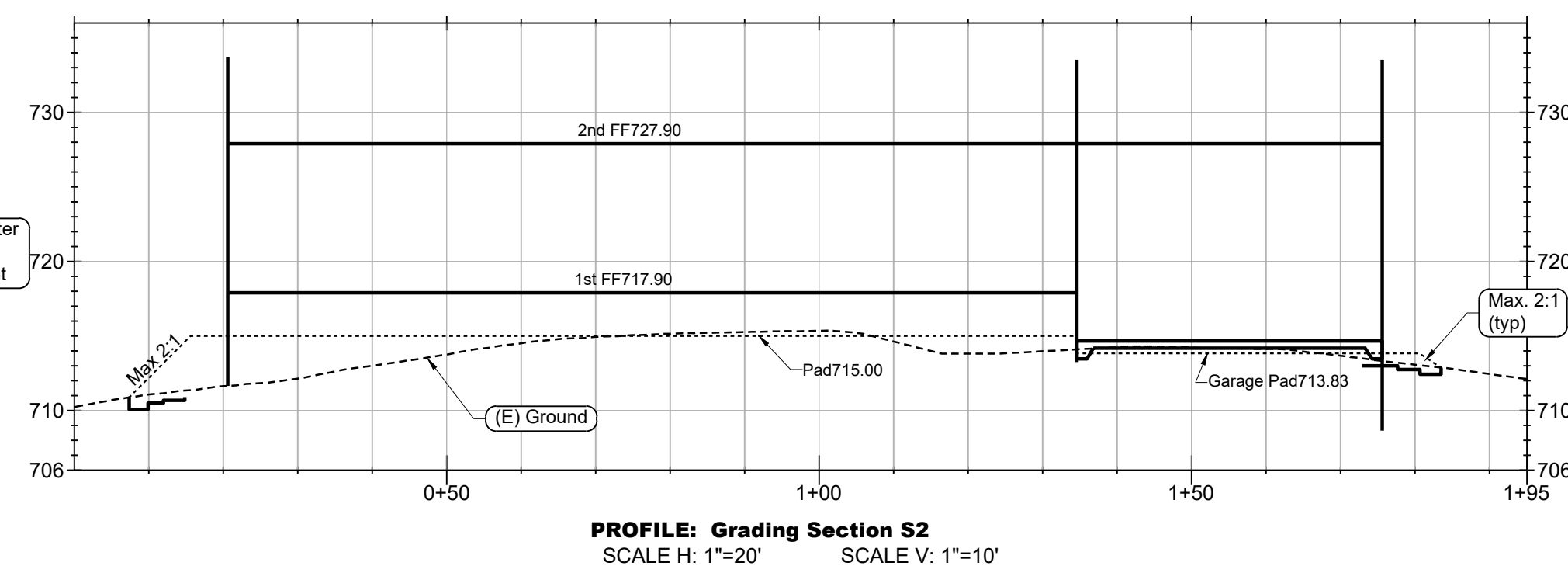
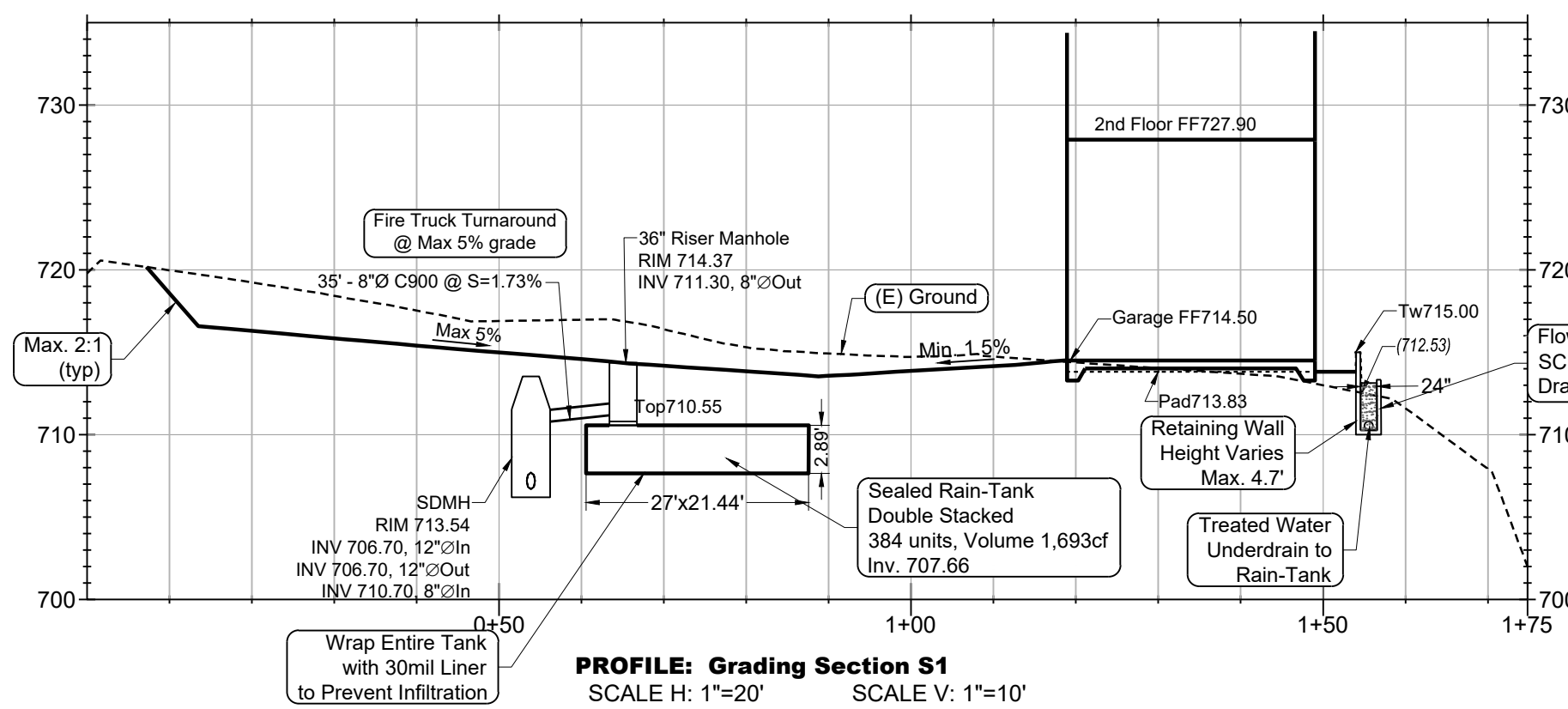
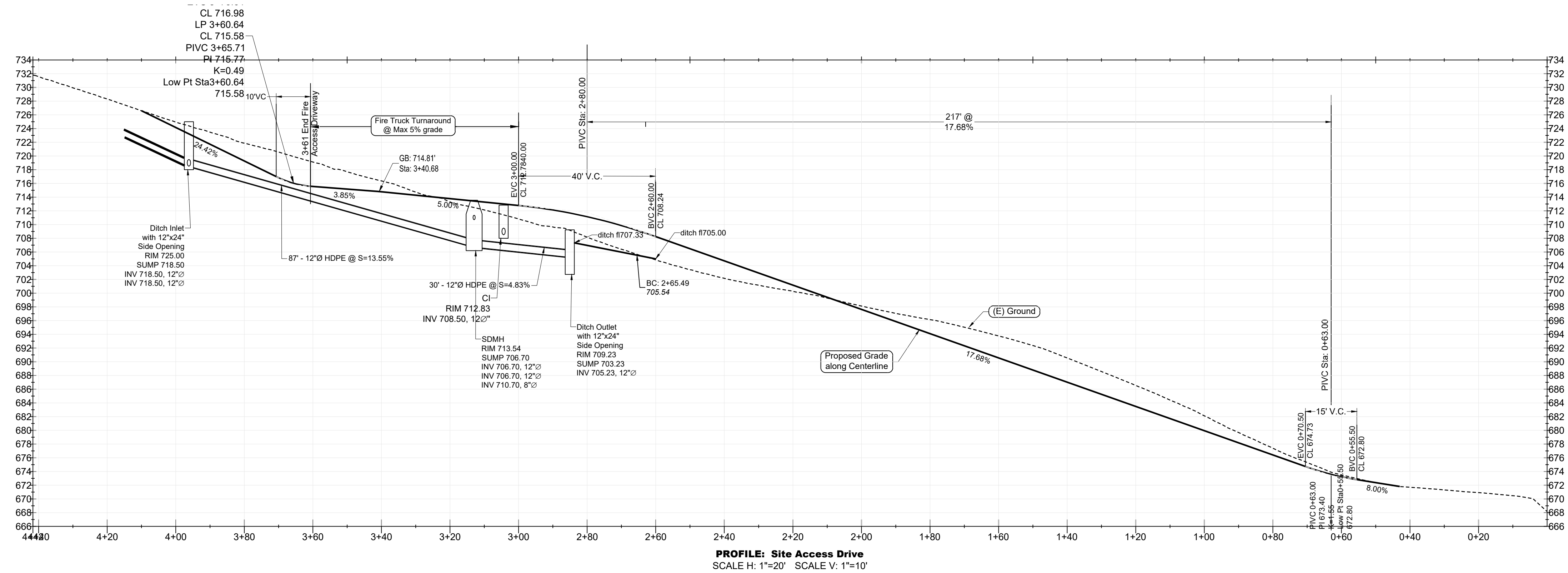
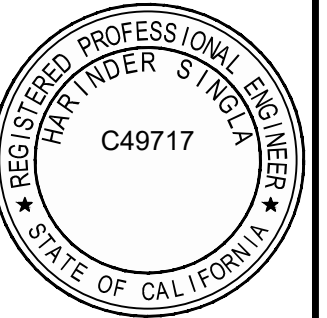
PROPOSED	EXISTING	DESCRIPTION (City Std Detail#)
		PROPERTY LINE
		CENTER LINE
		CURB AND GUTTER
		DRIVEWAY APPROACH (A-8 & 9)
		HANDICAP RAMP (A-1 & A-5)
		STORM DRAIN
		SANITARY SEWER
		WATER MAIN
		GAS
		ELECTRIC
		TELEPHONE
		FENCE, TYPE AS SHOWN
		STREET BARRICADE (A-32)
		BENCH MARK
		MONUMENT, TYPE AS SHOWN (A-31)
		SECTION - DETAIL SHEET NO.
		SWALE SLOPE
		STORM DRAIN MANHOLE (SD-1)
		CURB INLET (SD-5)
		DROP INLET (SD-4)
		STORM JUNCTION BOX

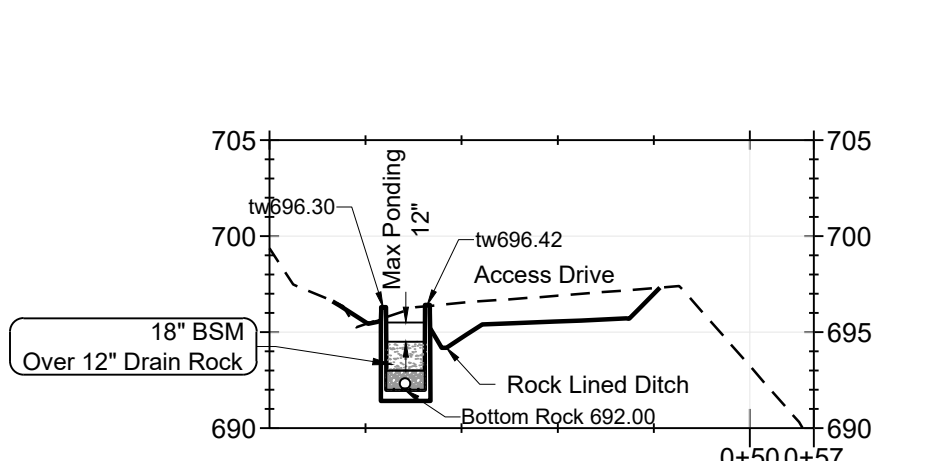
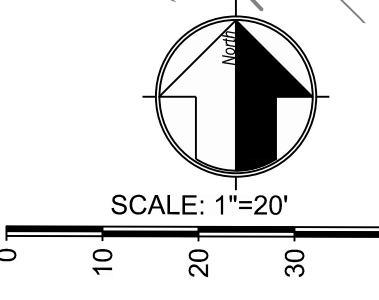
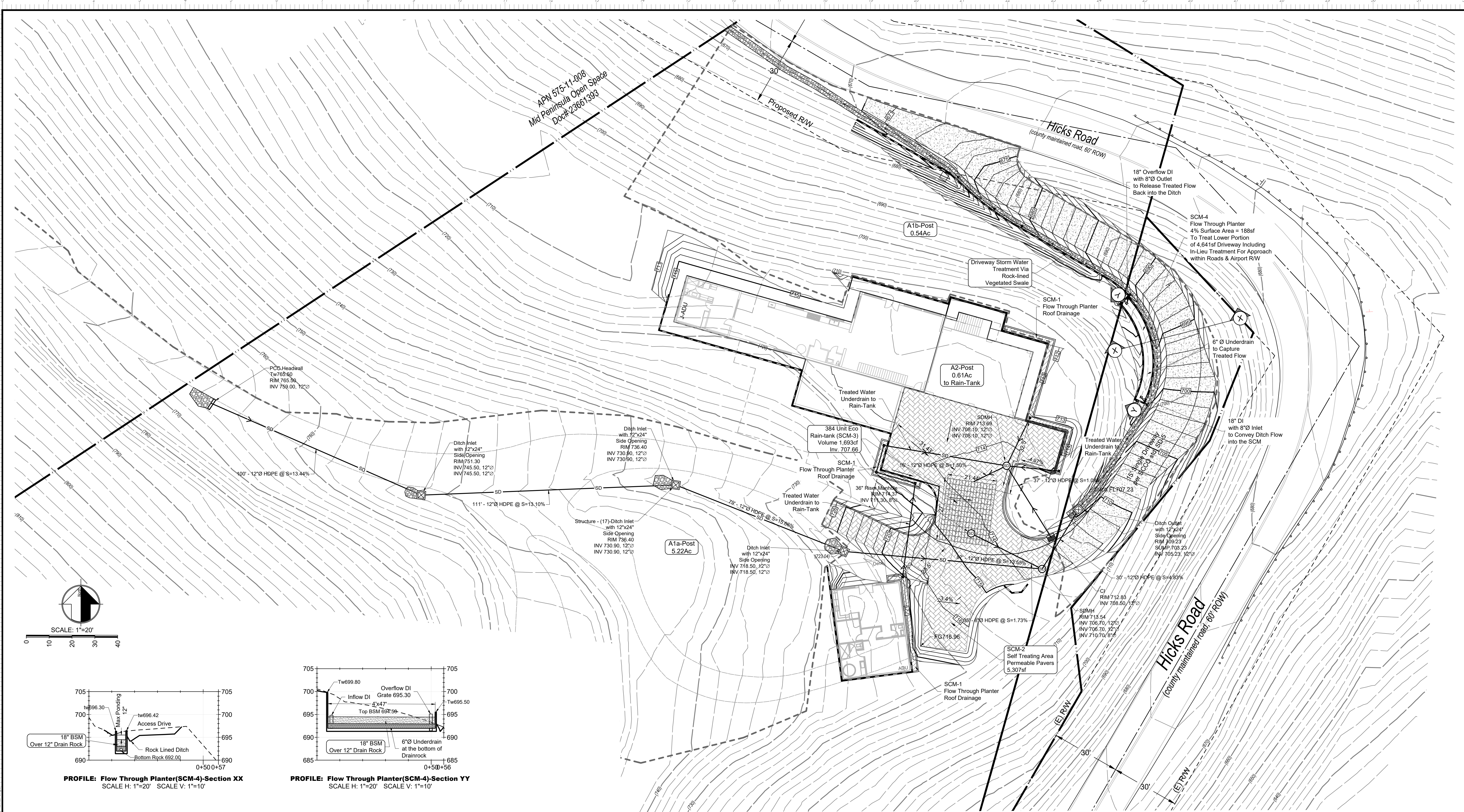
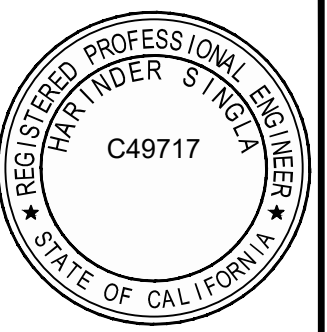


MH engineering Co.
 Morgan Hill, CA 95037
 16075 Vineyard Boulevard

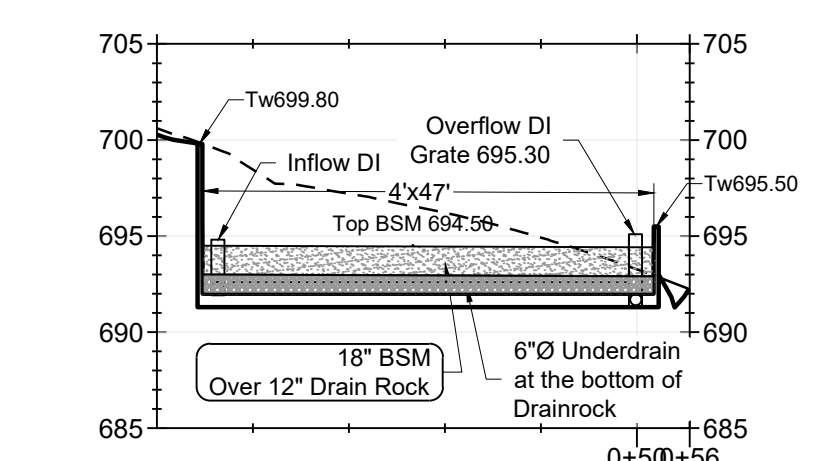
Grading Plan FT Turn-Around & Details
21631 Hicks Road - APN 575-11-009

DATE:	08/20/23
SCALE:	As Shown
DRAWN BY:	RS
CHECKED BY:	HS
JOB NO.	217091
SHEET	4
OF	9





PROFILE: Flow Through Planter(SCM-4)-Section XX
SCALE H: 1"=20' SCALE V: 1"=10'



PROFILE: Flow Through Planter(SCM-4)-Section YY
SCALE H: 1"=20' SCALE V: 1"=10'

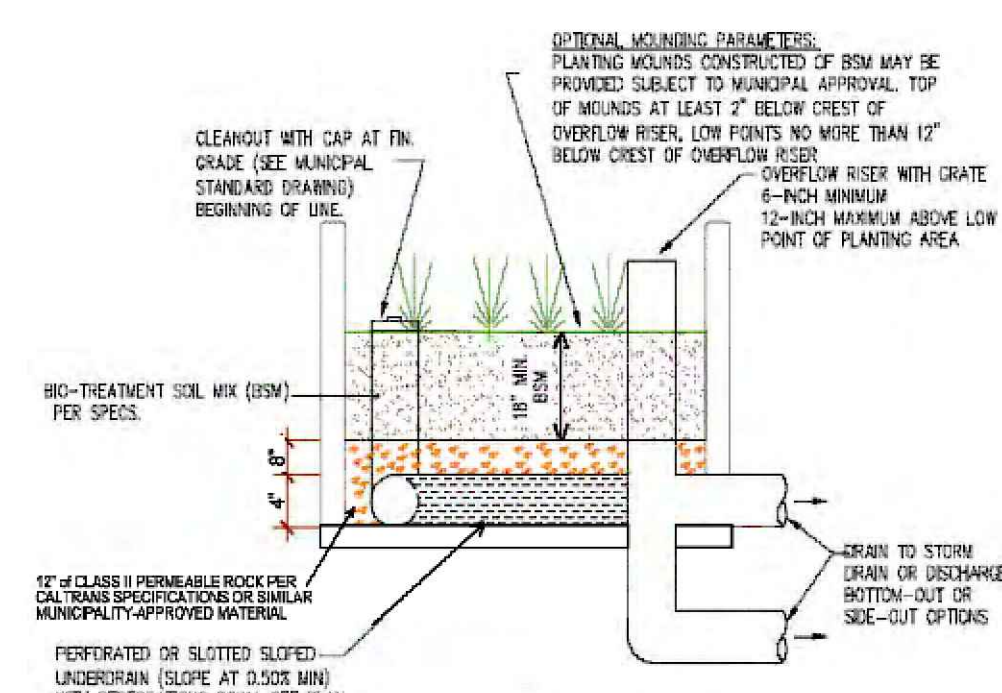
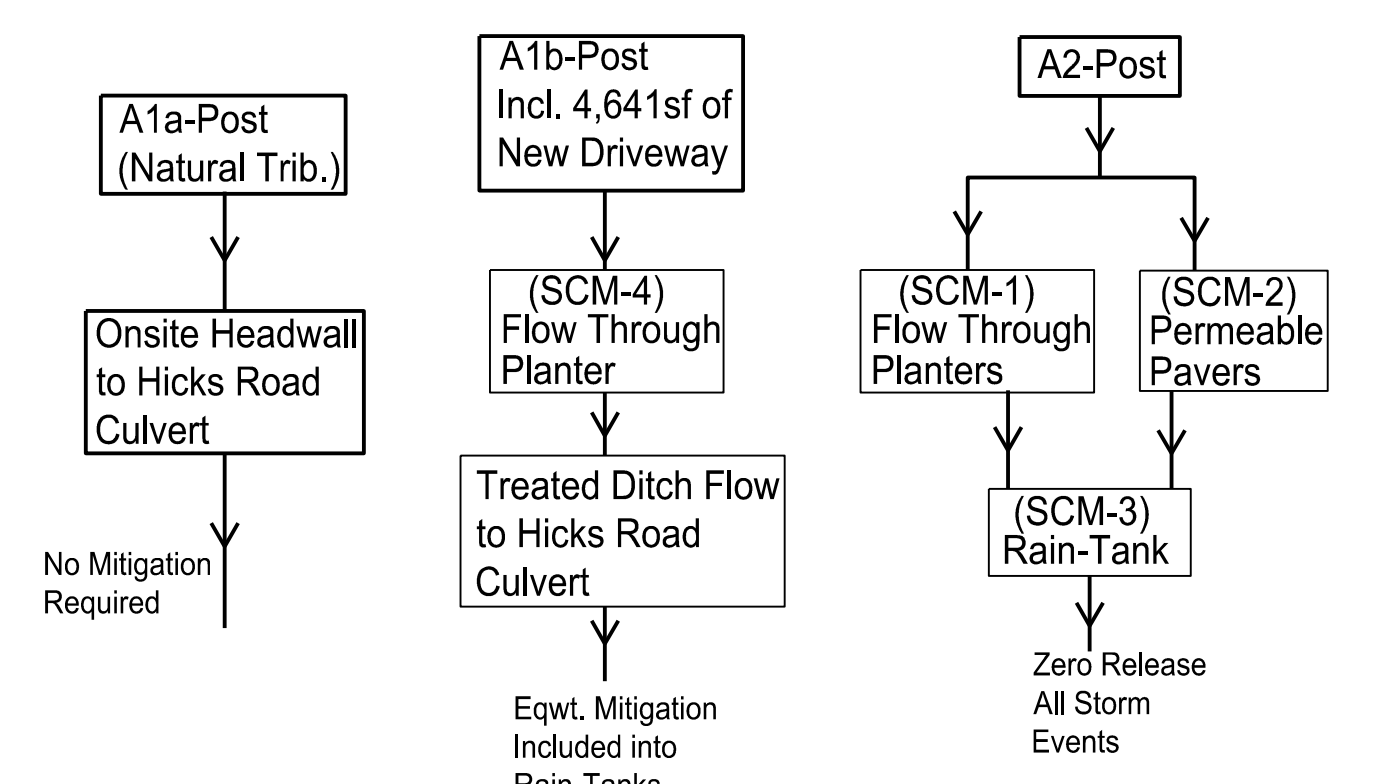


Figure 6-10: Cross section A-A of flow-through planter, shows side view of underdrain
Typical Cross Section Flow-Through Planter (SCM-1)
Detailed in C-3 Stormwater Handbook

"Hicks, LLC-Single Building Site" LID Area Tabulation						
DMA	DMA area (sf)	DMA Impervious Area (sf)		Total Impervious Area(sf)	Pervious Area (sf)	Runoff Coeff 'C'
		Roof & Walks (incl ADU)	Pavement (sf)			
A1b-Post	23,522	0	4,641	4,641	18,881	0.189
A2-Post	26,572	11,002	0	11,002	15,570	0.288
Total Area	50,094	11,002	4,641	15,643	34,451	
Total Project Site Gross Area		23.95+(SCVWD purchase 0.21)=24.16 ac				
Total New Impervious Area		15,643				
Total Replaced Impervious Area (two structures & hardscape to be demolished)		11,492				
Total New Pervious Area		23.80ac				
Net Impervious Area		15,643				

Project Impervious Area Table	
Project Name (APN)	Hicks Land LLC (575-11-024)
Application Submittal Date	12/1/2021
Project Location	216131 Hicks Road
Project Phase	N/A
Project Type and Description	Residential
Total Project Area	24.16ac
Total New Impervious Area (roofs, 9,411, walks & deck 1,591, driveway 4,641)	15,643sf
Total Pre-Project Impervious Area	11,492sf
Total Replaced Impervious Area	11,492sf
Total Post-Project Impervious Area	15,643sf
Net Impervious Area	15,643sf



Watershed Model Schematic
Scale: None

Notes & Equations Used
 $C=0.858*(i)^{0.3-0.78*(i)^{0.2}}+0.774*i^{0.04}$



Grading Violation Summary

Violation area descriptions indicated below are noted from Associated Terra Consultants' geological & geotechnical soils investigation report, dated Dec 9, 2021:

Violation Area A:
Grading violation Area A refers to a stone pillar that is at the base of the access driveway on the adjacent property. We understand that this pillar will be removed.

Violation Area B:
Area B includes landscape block walls which extends along the base of a cut slope for the driveway. This wall ranges in height from 16 inches to 48 inches tall. It appears that these walls were constructed as decoration or as erosion control along the driveway. We did not observe any significant movement along these walls. Nevertheless we recommend that the blocks be removed and replaced with engineered retaining walls to protect the steep cut slope and base of the Proposed Building Envelope.

Grading Violation Area C:
Area C includes an area of fill that was likely placed when the existing driveway was created to widen and create a turnout. We understand from Haro, Kasunich and Associates, Inc. (2012) report that the turnout created under direction of Santa Clara County representative Mr. Gary Carrel. We observed no evidence of movement at the surface of this turnout. The fill wedge appeared at the time of our observations to be stable.

Grading Violation Area D:
Area D is excess fill which was disposed of by widening the existing driveway. It appears that the fill has been regraded several times since it was first placed in this area. Haro, Kasunich and Associates, Inc. boring shows there to be about seven feet of fill. We drilled Boring B-1 in 2017 in the middle of Reynolds Road in Area D and found approximately four feet of fill. Boring B-8 was drilled in the driveway portion of this downhill and found little to no fill. It appears that this area has been cleared of most of the fill and the only fill that remains has been used as backfill behind decorative three- to four-foot-high landscape block walls that have now terraced the slope. We believe the existing configuration is likely relatively stable but shall not be relied upon for support of roads, driveways, or structures.

Portion of this violation area has been proposed for re-grading for the proposed house and fire truck turn-around. The upper part of this violation where the driveway was illegally widened is very stable as documented by both Haro, Kasunich 2012 report and the recent 2021 study by Associated Terra Consultants. Applicant would like to not disturb this area and legalize this grading.

Grading Violation Area E:
Area E pertains to storm runoff from the inboard edge of the driveway downslope towards Hicks Road. We visited the project property after a large rain episode to observe storm runoff at the project property. We observed surface water runoff flowing along the inboard edge of Reynolds Road and the existing driveway. The runoff has created a rill that is approximately a foot deep in some places. Runoff appears to be coming from the adjacent property and flowing onto the project property. The water is flowing all the way down the driveway and is dumping sediment at the base of the driveway and onto Hicks Road. We recommend the surface water coming off the adjacent property be collected in a catch basin that will contain the water till it can be discharged into a natural drainage. We also recommend a v-ditch be designed and constructed along the driveway to control runoff and a catch basin at the base to collect sediment runoff. These catch basins must be maintained so that adequate runoff may flow and not be allowed to discharge into the slopes.

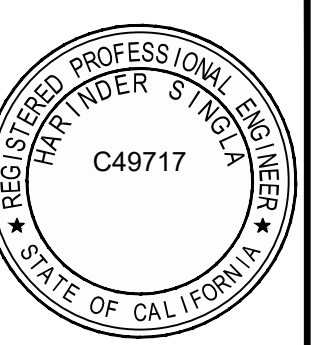
Grading Violation Area F:
Grading violation Area F includes a cut and fill pad and an illegal structure. We do not know when this pad was created nor how it was created. The soils conditions along the fill slope show relatively cohesive soils that are stiff to hard. We observed approximately five and half feet of fill on the downhill side of this pad.

Civil has incorporated Grading abatement for Area F into the grading design for the proposed new construction per Associated Terra Consultants Inc. recommendations.

Earthwork Quantities			
	Cut	Fill	Net
Violation Area C	1 cy	251 cy	+250
Violation Area D	110 cy	148 cy	+38
Violation Area E	0 cy	167 cy	+167
Violation Area F	39 cy	224 cy	+185
Total	150	790	640

Legend

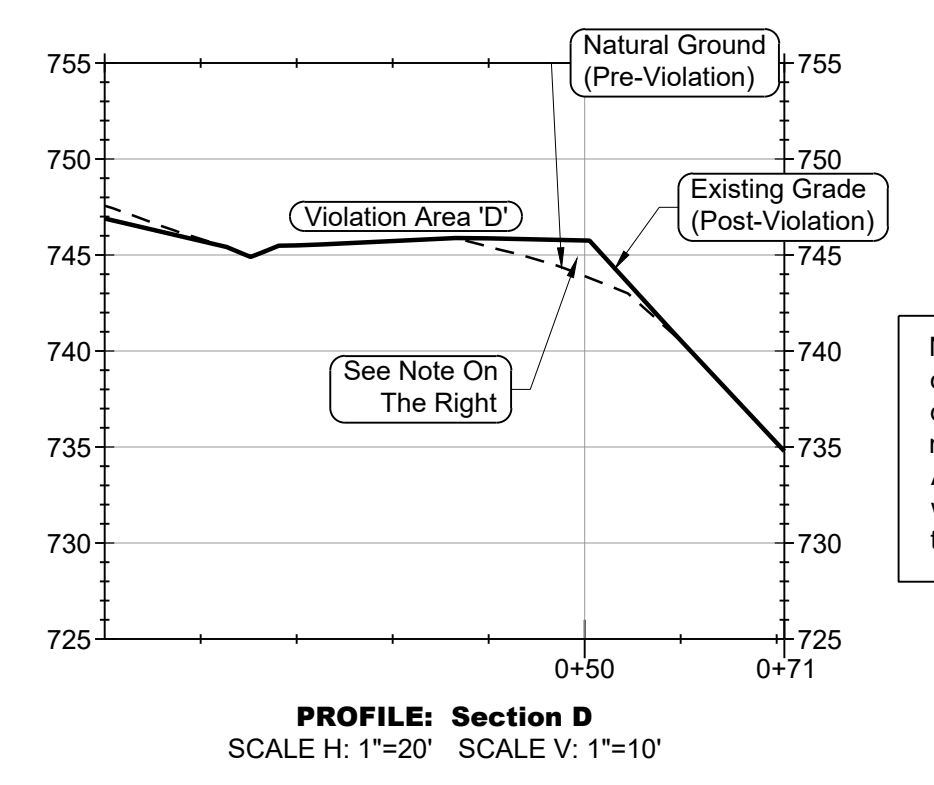
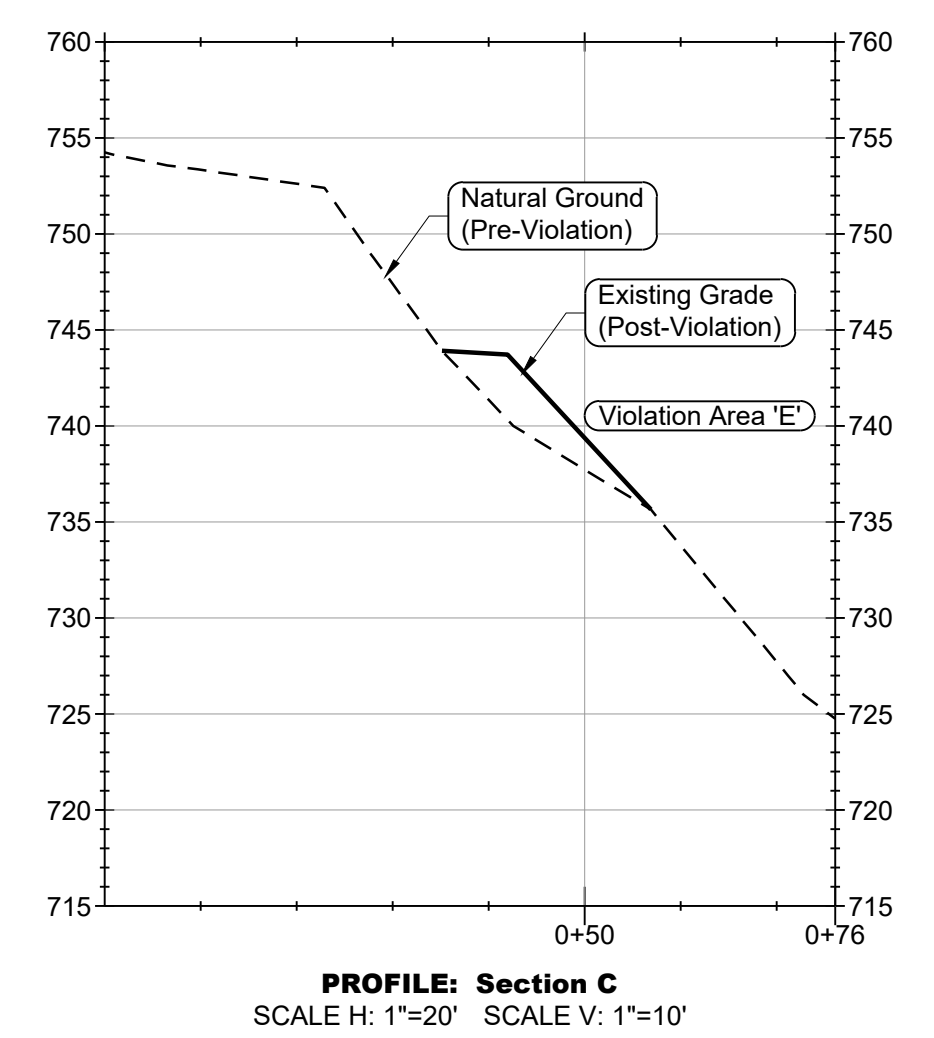
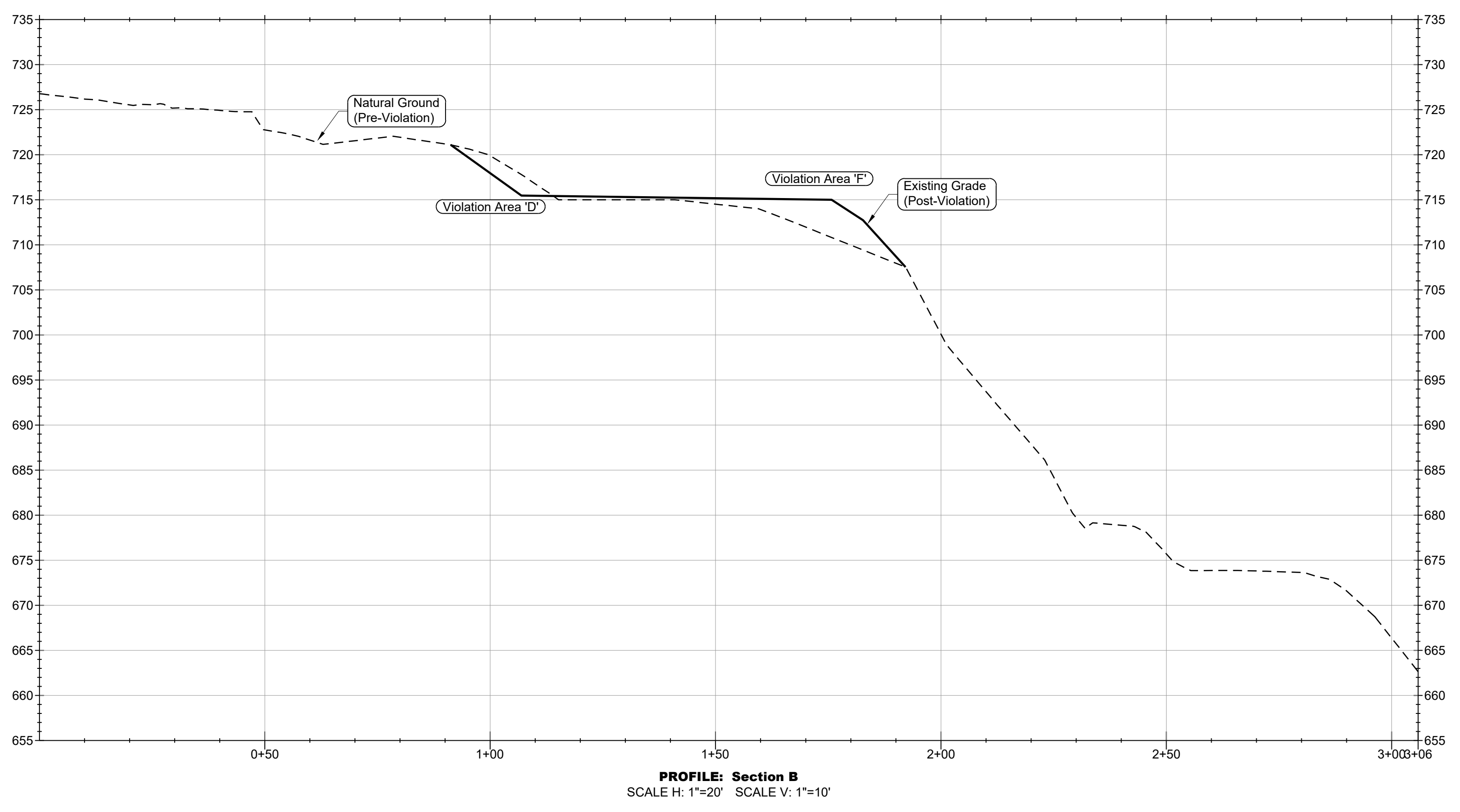
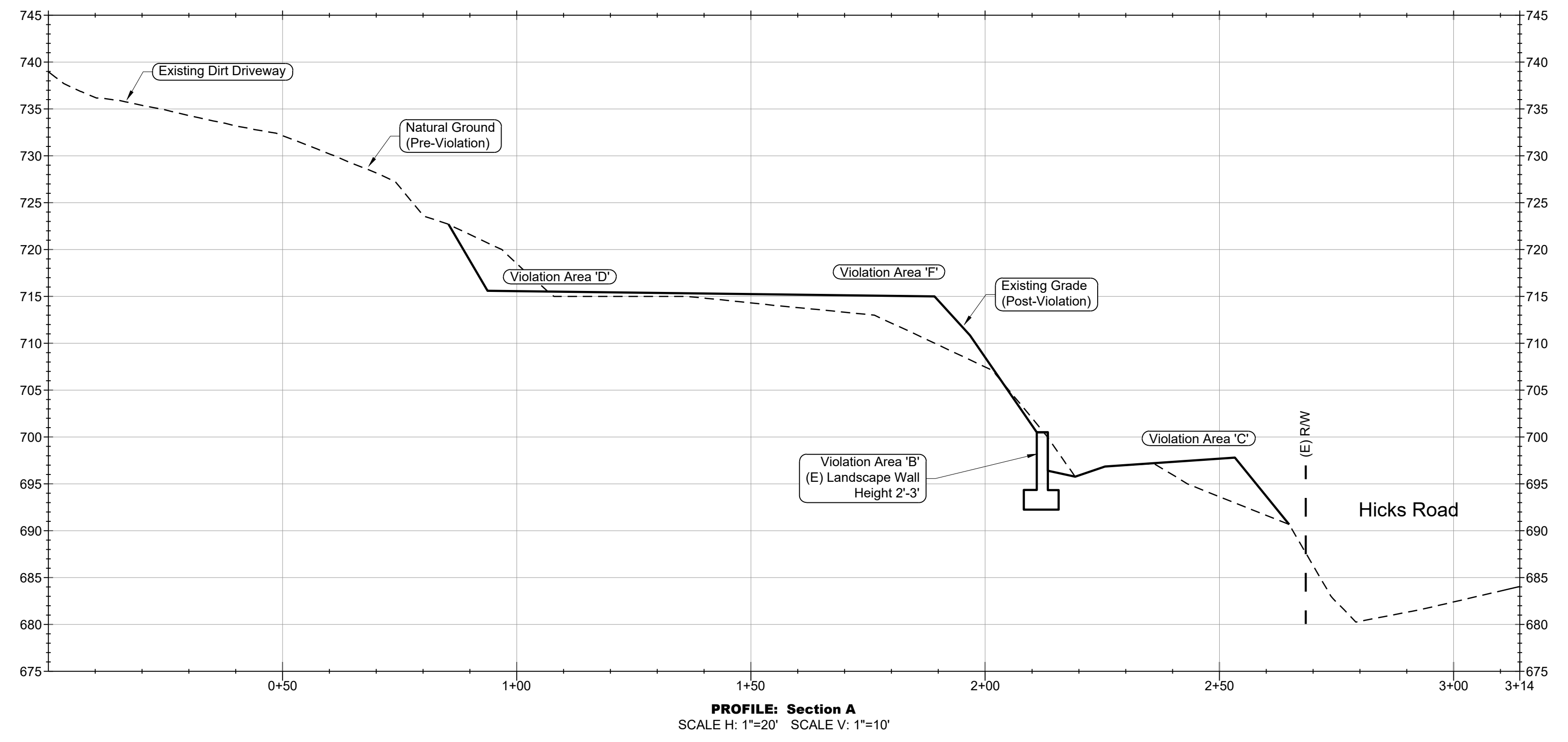
- Grading Violation Area Limits
- Existing Contour (Pre-Violation)
- Existing Contour (Post-Violation)



MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

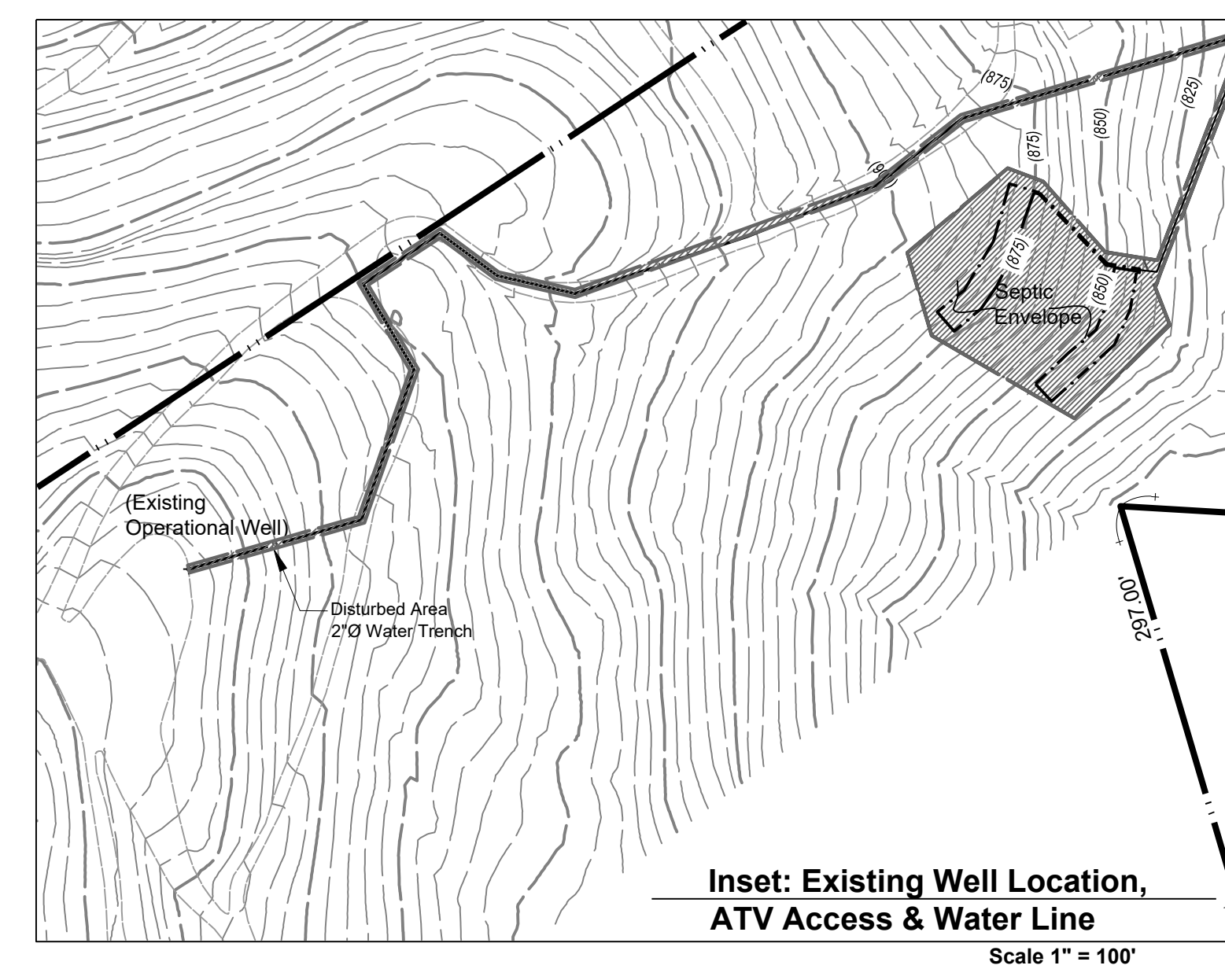
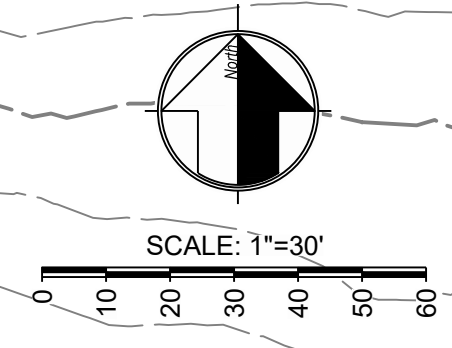
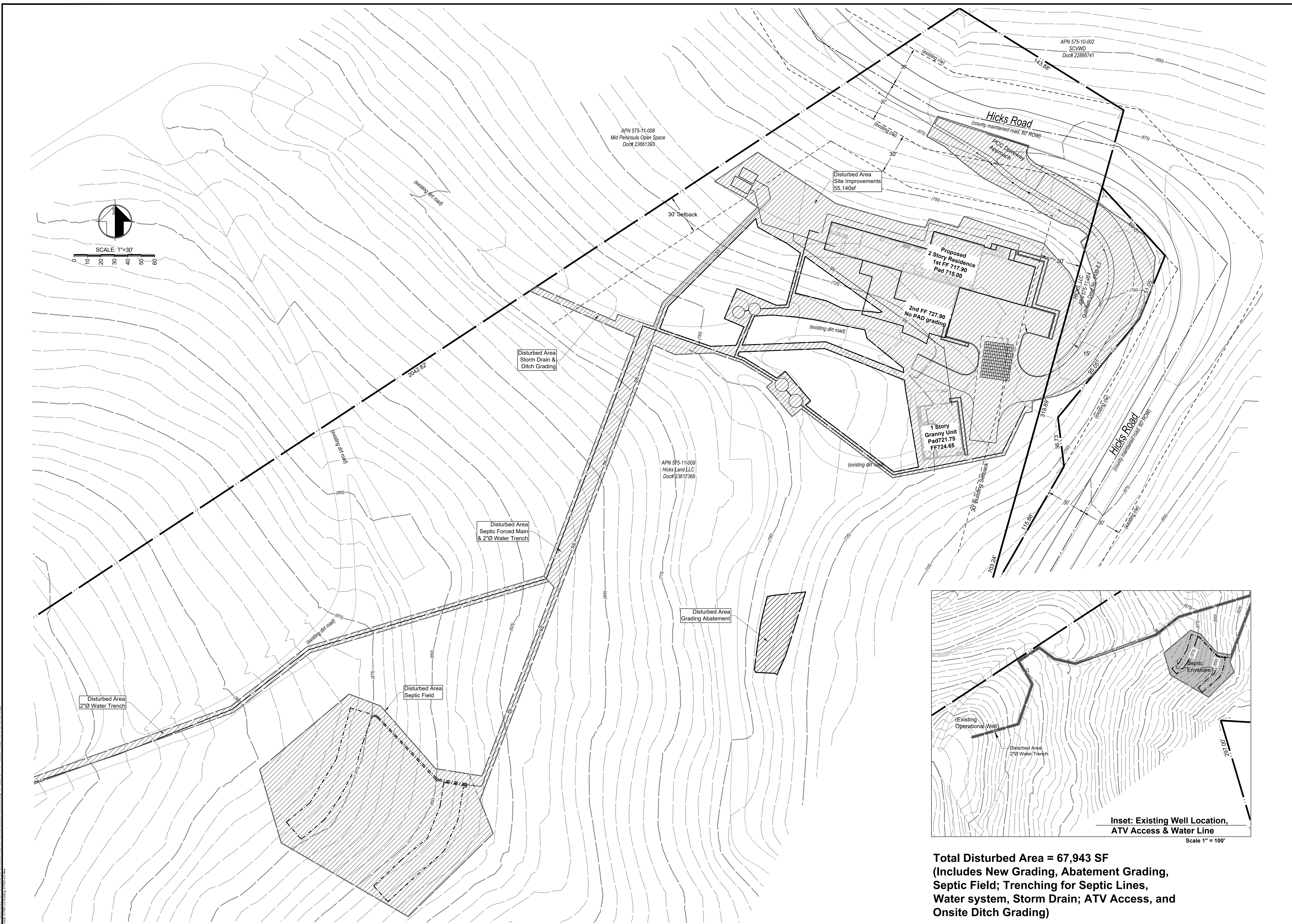
Grading Abatement Plan
21631 Hicks Road - APN 575-11-009

DATE: 08/2023
SCALE: 1"=20'
DRAWN BY: RS
CHECKED BY: HS
JOB NO: **217091**
SHEET: **7**
OF: **9**



Note: Entire widened earthen driveway portion of Violation Area 'D' is very stable as documented by both Haro, Kasunich 2012 report and the recent 2021 study by Associated Terra Consultants. Applicant would like to not disturb this area and legalize this grading.

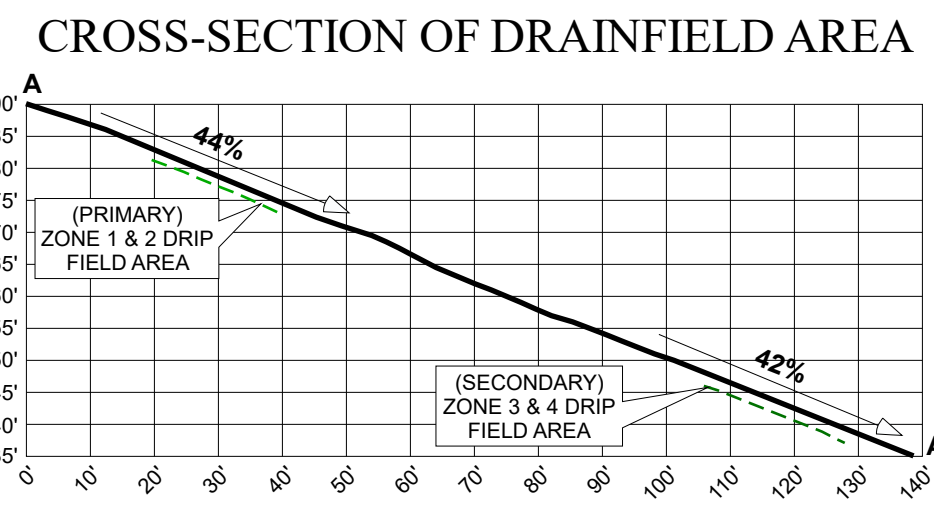
PROJECT: 21631 Hicks Road - APN 575-11-009
 DATE: 08/2023
 SCALE: As Shown
 DRAWN BY: RS
 CHECKED BY: HS



Total Disturbed Area = 67,943 SF
(Includes New Grading, Abatement Grading, Septic Field; Trenching for Septic Lines, Water system, Storm Drain; ATV Access, and Onsite Ditch Grading)

NOTES:
 WASTEWATER DESIGN FLOW IS 975 GPD.
 BASED ON PROPOSED 6 BEDROOM MAIN HOUSE (675 GPD)
 1 BEDROOM JADU (150 GPD)
 AND 1 BEDROOM ADU (150 GPD).

- 1 4" ABS GRAVITY SEWER LINE WITH MINIMUM 2% GRADIENT AND 2-WAY CLEANOUTS SPACED 50' APART MIN.
- 2 3,000 GALLON CONCRETE PROCESSING TANK WITH ORENCO™ DUAL AX-20 POD ADVANTEX WASTEWATER TREATMENT SYSTEM
- 3 2,500 GALLON CONCRETE PUMP DOSE TANK WITH PF1020 DISCHARGE PUMP
- 4 VERICOMM® CONTROL PANEL. REQUIRES ONE 20 AMP 120 VOLT CIRCUIT AND TWO 20 AMP 230 VOLT CIRCUITS, AND AN ACTIVE CAT 5 DATA LINE FOR PANEL TELEMETRY
- 5 HEADWORKS VALVE BOX ASSEMBLY (SEE DETAIL)
- 6 ZONE VALVE BOX PROVIDING AUTOMATIC DIVERSION BETWEEN PRIMARY AND SECONDARY DRAINFIELD ZONES WITH FOUR SOLENOID VALVES AND 50 PSI PRESSURE REGULATOR. (SEE DETAIL)
- 7 AIR VACUUM RELIEF VALVE 4X IN 7" ROUND VALVE BOX (TYP. - SEE DETAIL)
- 8 CHECK VALVE WITH AIR VACUUM RELIEF VALVE INSTALLED IN 7" ROUND VALVE BOX (TYP.) 4X. (SEE DETAIL)
- 9 GEOFLOW SUBSURFACE DRIP DISPERSAL SYSTEM (ZONE 1 & 2 PRIMARY AND ZONE 3 & 4 SECONDARY) WITH A TOTAL OF 2,800 LINEAR FEET OF GEOFLOW WASTEFLOW PC SUBSURFACE DRIP TUBING WITH LATERALS SPACED 12" APART (0.53 GPH DRIP EMITTERS SPACED 12" APART) COVERING A TOTAL OF 2,800 SQUARE FEET RESULTING IN A SOIL APPLICATION RATE OF 0.7 GPD/SF BASED ON A PEAK DESIGN FLOW RATE OF 975 GPD DOSED TO A SINGLE ZONE
- 10 DRIP FIELD FLUSH VALVE BOX PROVIDING AUTOMATIC FIELD FLUSH WITH ONE SOLENOID VALVE (SEE DETAIL)
- 11 60 LF TRENCH WITH 15 QUICK4 EQUALIZER 24 LOW-PROFILE INFILTRATOR CHAMBERS AND END CAPS. 1" SCH 40 PVC DRIP FIELD FLUSH RETURN LINE PLUMBED TO DISCHARGE INTO 4" CAPPED INSPECTION RISER PIPE. A SECOND 4" CAPPED INSPECTION RISER SHALL ALSO BE INSTALLED IN LAST CHAMBER.
- 12 3'-DEEP INSPECTION WELL 6X (SEE DETAIL)



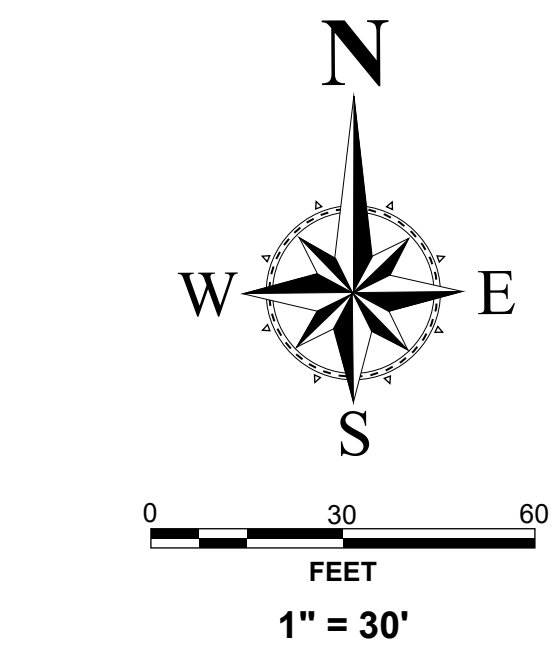
DESIGN FLOW CRITERIA

(P) 6 BEDROOM SINGLE FAMILY DWELLING = 675 GPD
 (P) 1 BEDROOM JADU = 150 GPD
 (P) 1 BEDROOM ADU = 150 GPD
 TOTAL DESIGN FLOW = 975 GPD

APPLICATION RATE = 0.7 GAL/SF
 975 GAL ÷ 0.7 GAL/SF = 1,393 SF (CONSISTS OF TWO 700 SF ZONES FOR PRIMARY AND SECONDARY)
 1,400 SF (PRIMARY) + 1,400 SF (SECONDARY) = 2,800 SF TOTAL

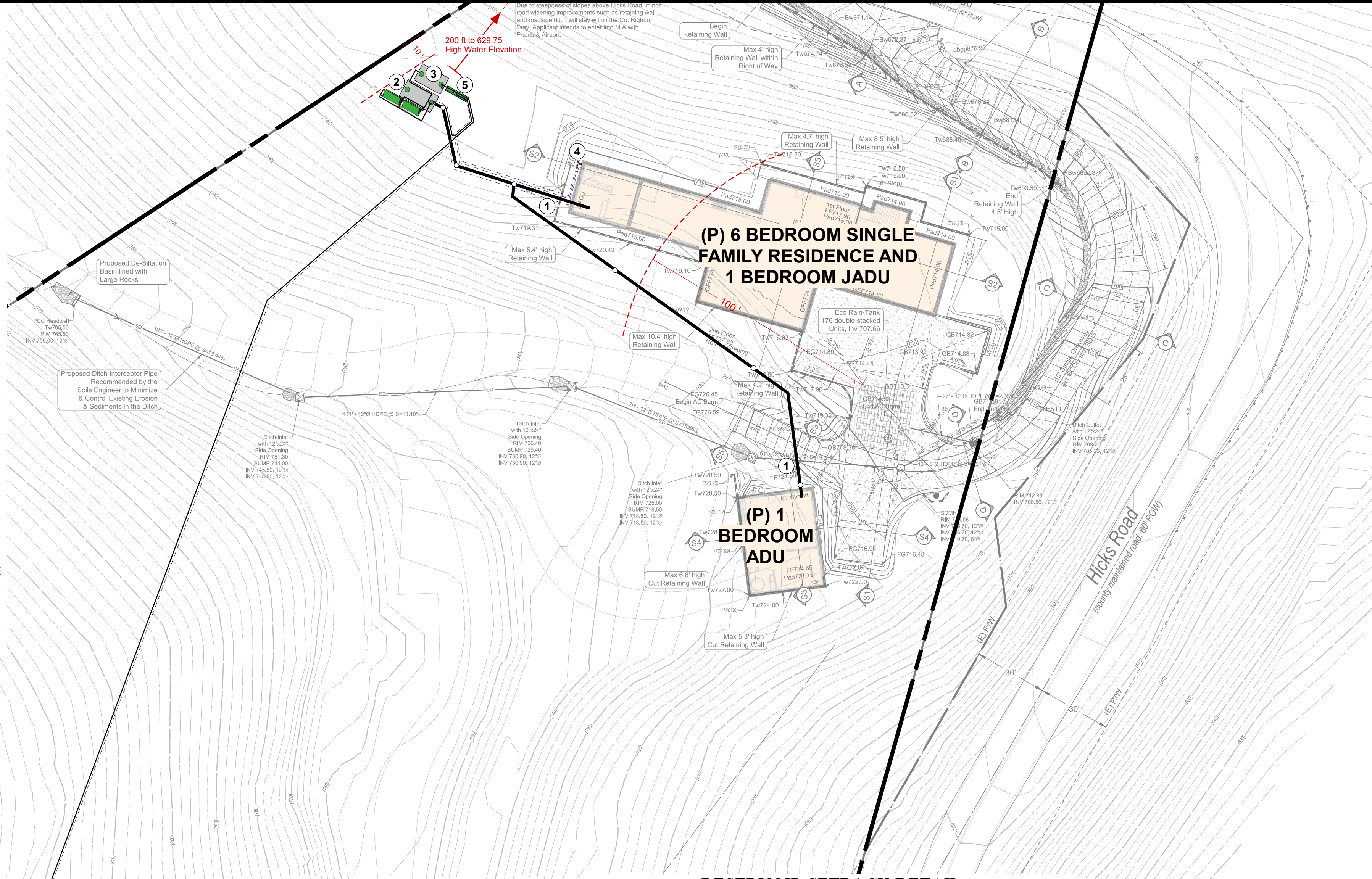
IMPORTANT! SPECIFIED WASTEWATER DRAINFIELD DISPERSAL AREAS SHALL BE FENCED OFF PRIOR TO ANY SITE DEVELOPMENT IN ORDER TO PROHIBIT ANY GRADING EQUIPMENT OR STAGING OF MATERIALS IN THESE AREAS. IT IS IMPORTANT THAT THE NATURAL SOIL CONDITIONS IN THESE AREAS BE PRESERVED FOR PROPER FUNCTION OF THE SHALLOW SOIL DISCHARGE SYSTEM. DO NOT ALLOW SOILS IN THESE AREAS TO BE COMPACTED. DO NOT ROUTE UTILITY TRENCHES THROUGH THE PROPOSED DRAINFIELDS. ALL STORMWATER LINES, INLETS/OUTLETS AND DRAINAGEWAYS SHALL MAINTAIN THE REQUIRED DEH SETBACKS TO THE PROPOSED DRAINFIELDS.

ALL BUILDING PLANS PREPARED FOR THE PROJECT SHOULD INCLUDE THIS NOTE.

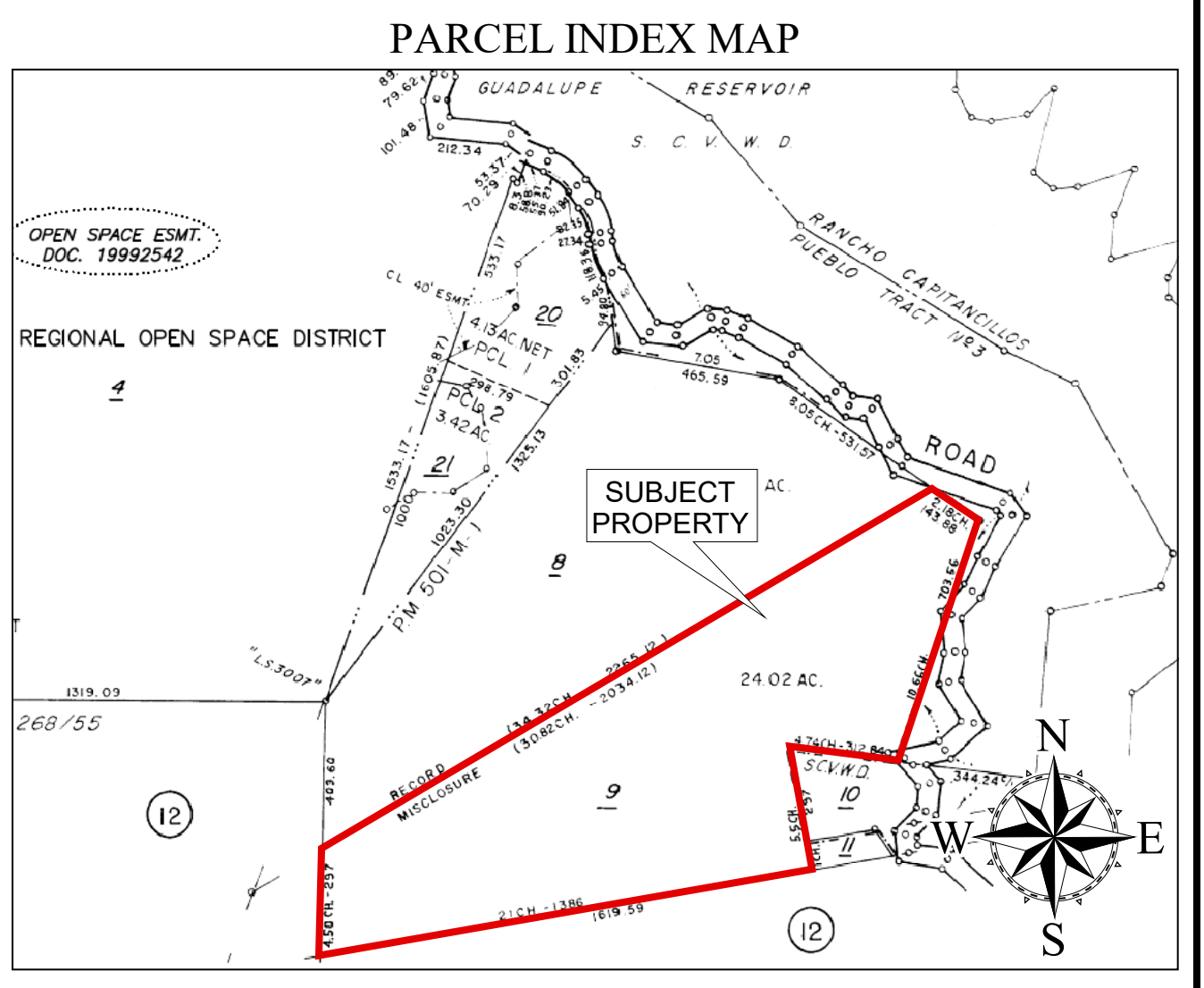
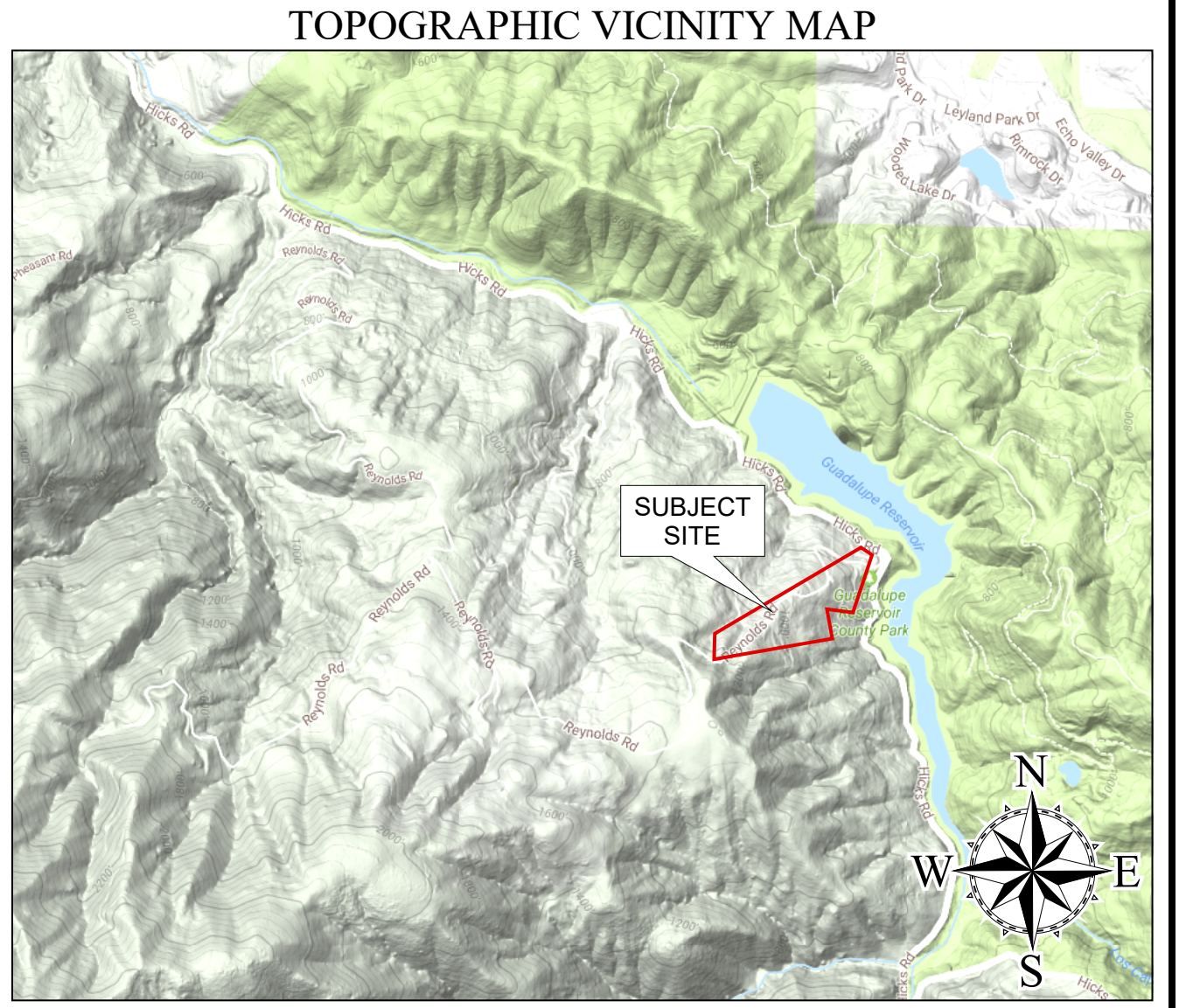
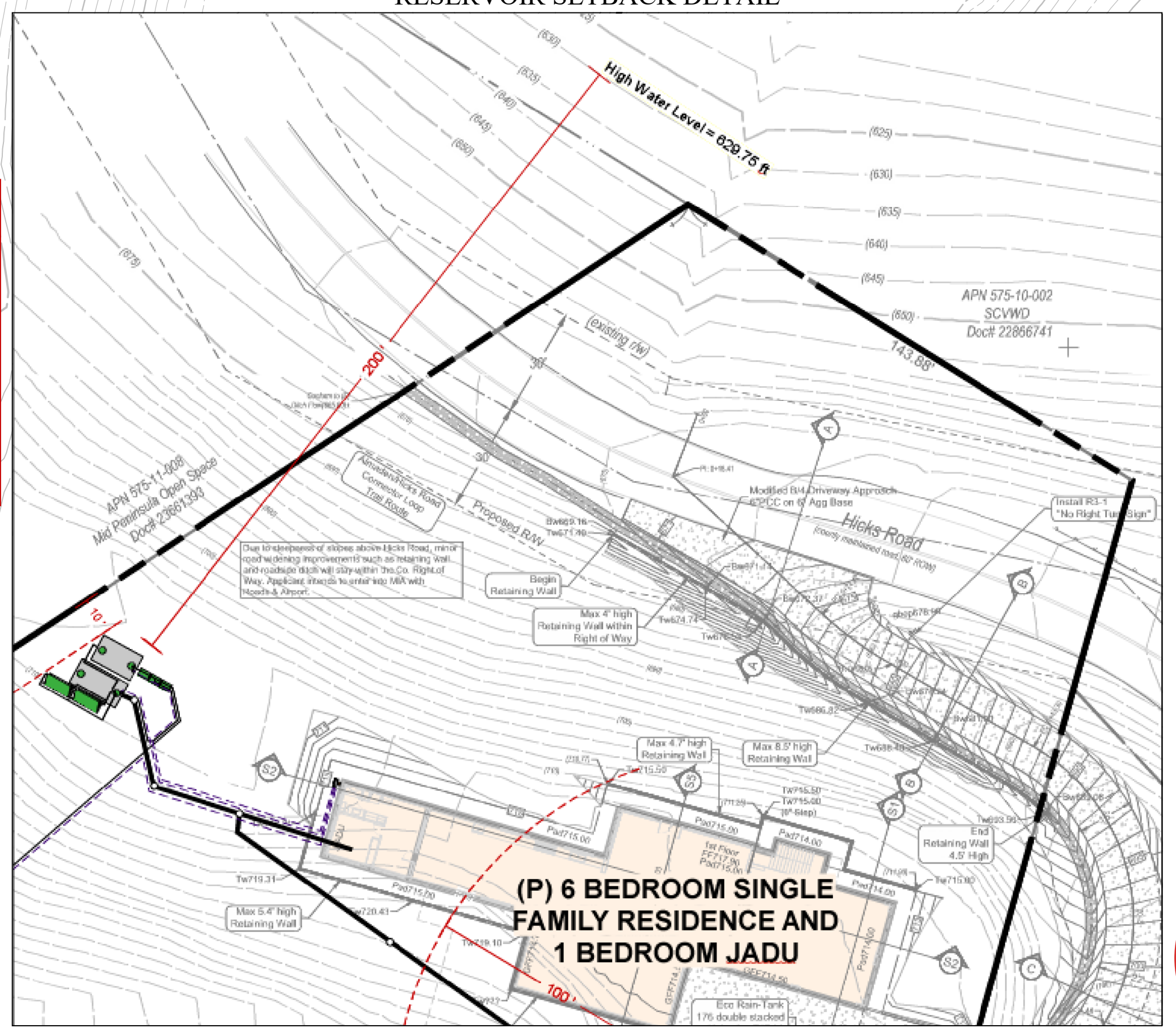


NOTE: THIS MAP WAS PREPARED SOLELY FOR THE PURPOSES OF THE SEPTIC SYSTEM DESIGN AND SHOULD NOT BE CONSTRUED AS SUFFICIENT FOR OTHER PURPOSES. LOCATIONS ARE APPROXIMATE. BIOSPHERE CONSULTING, INC. SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE CAUSED TO UTILITIES DURING CONSTRUCTION. BASE MAP PREPARED AND PROVIDED ELECTRONICALLY BY: MH ENGINEERING

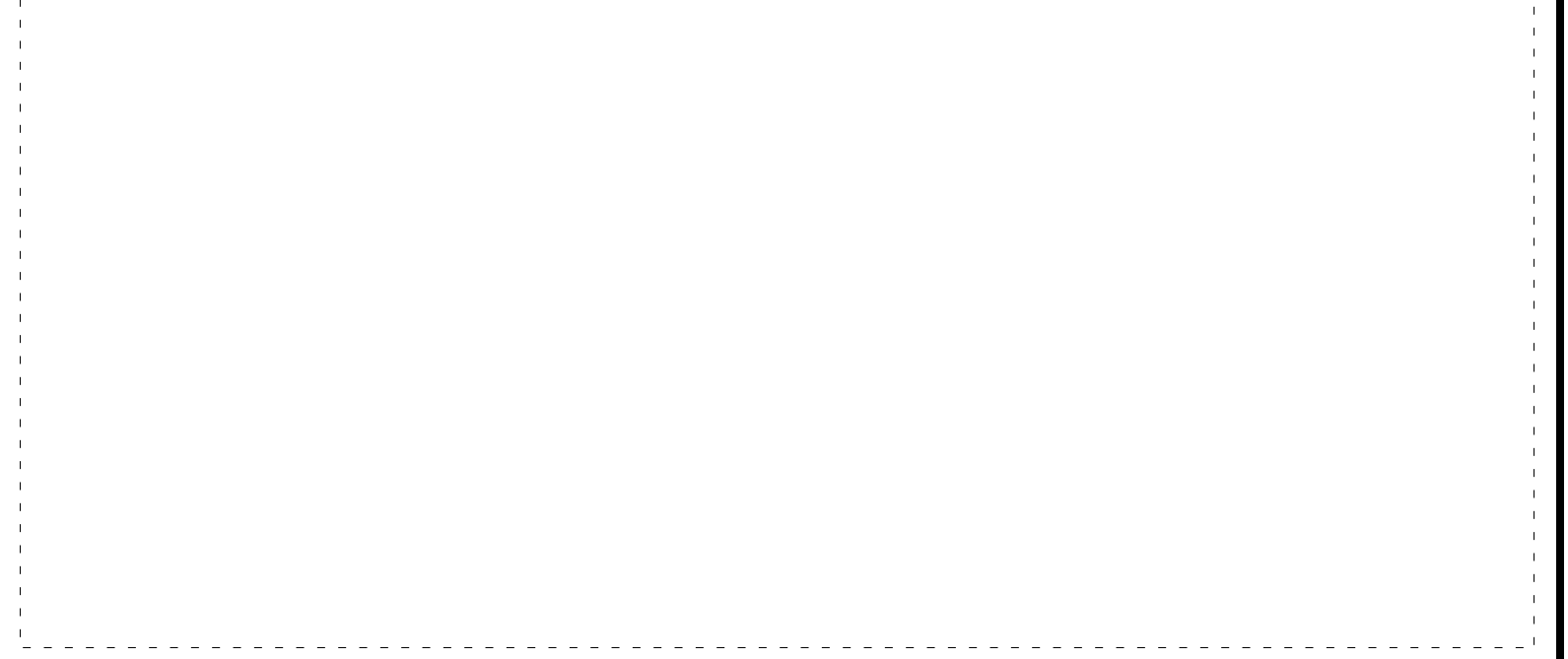
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. BIOSPHERE CONSULTING, INC. MAINTAINS TITLE OWNERSHIP OF THE PLANS AND SPECIFICATIONS WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



RESERVOIR SETBACK DETAIL



COUNTY E.H. ACCEPTANCE/APPROVAL STAMPS

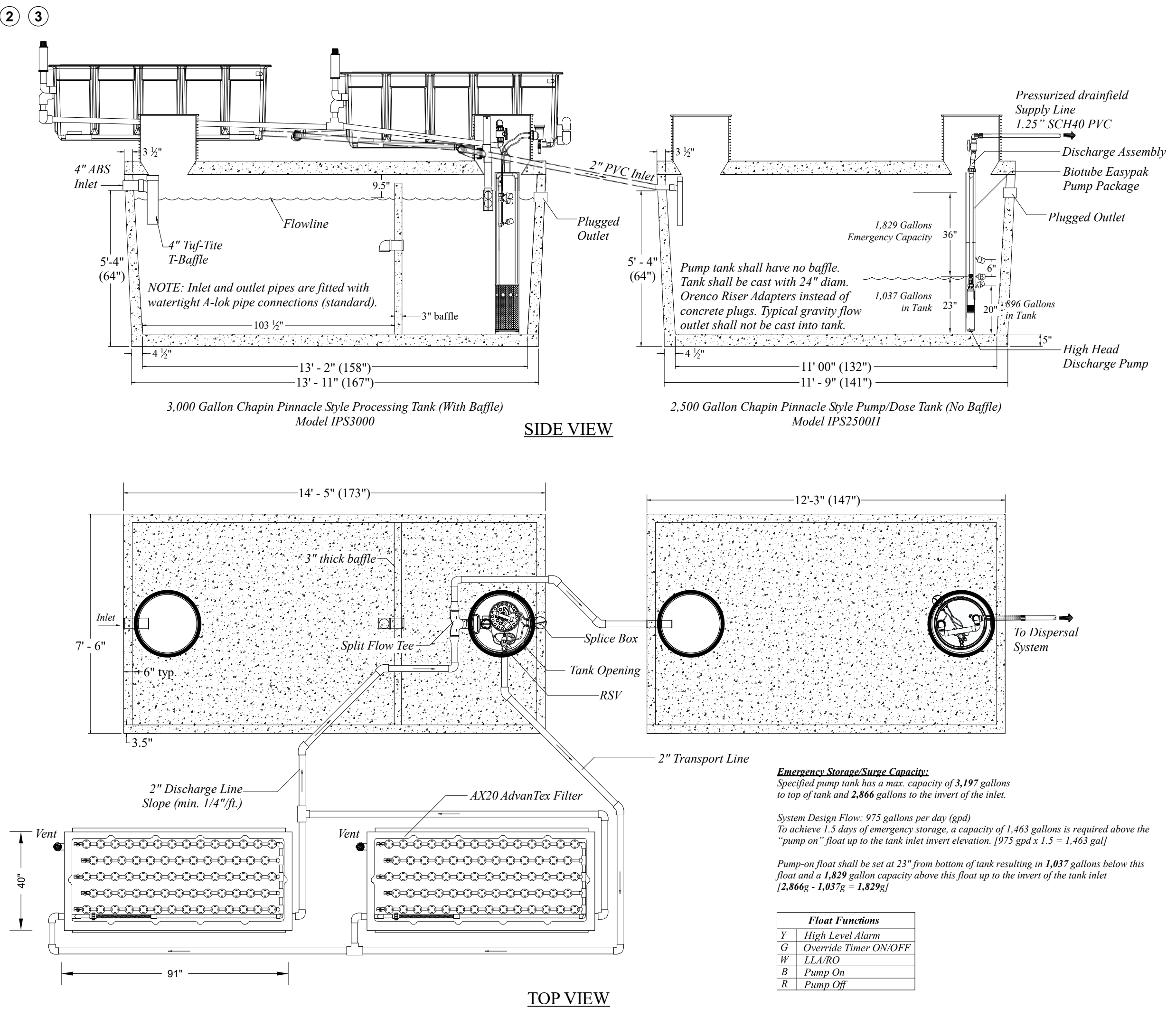


BioSphere Consulting
 Alternative Wastewater System Design
 1315 King Street
 Santa Cruz, CA 95060
 Tel: (831) 430-9116
 www.biosphere-consulting.com

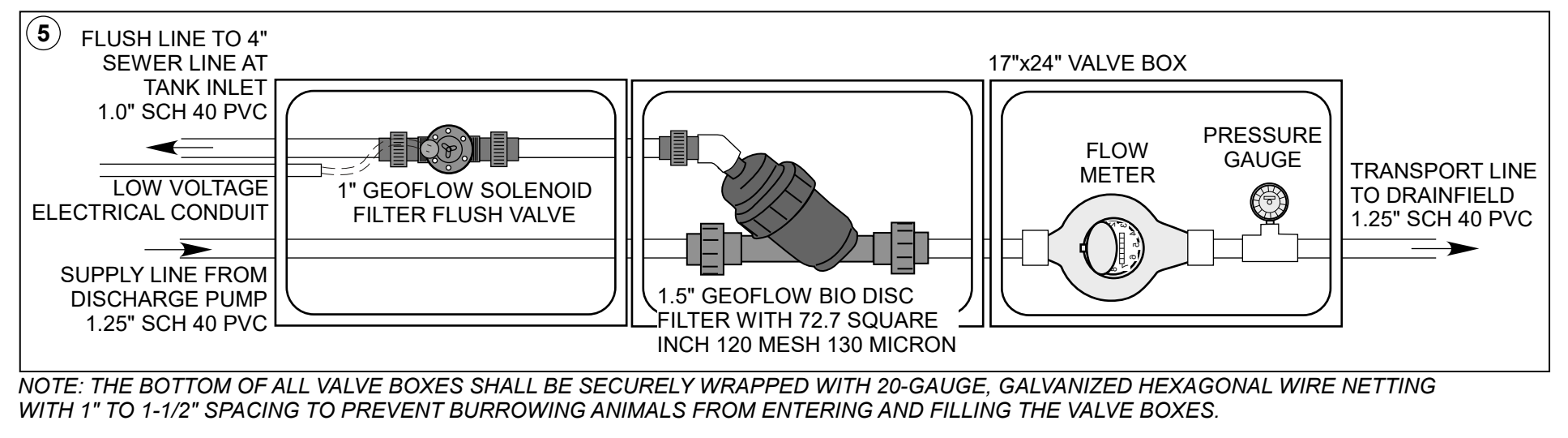
ON-SITE WASTEWATER TREATMENT SYSTEM DESIGN	
Project Location:	21631 Hicks Rd, Los Gatos, California [Santa Clara County]
Property Owner:	Hicks Land LLC
Mailing Address:	8000 Foothill Ranch Rd, Santa Rosa, CA 95404
Owner Phone #:	Digvijay Patel -- (707) 696-1733
Date:	01/15/19
By:	David Quinn
Job No.:	17025
APN:	575-11-009
Sheet:	1 of 3



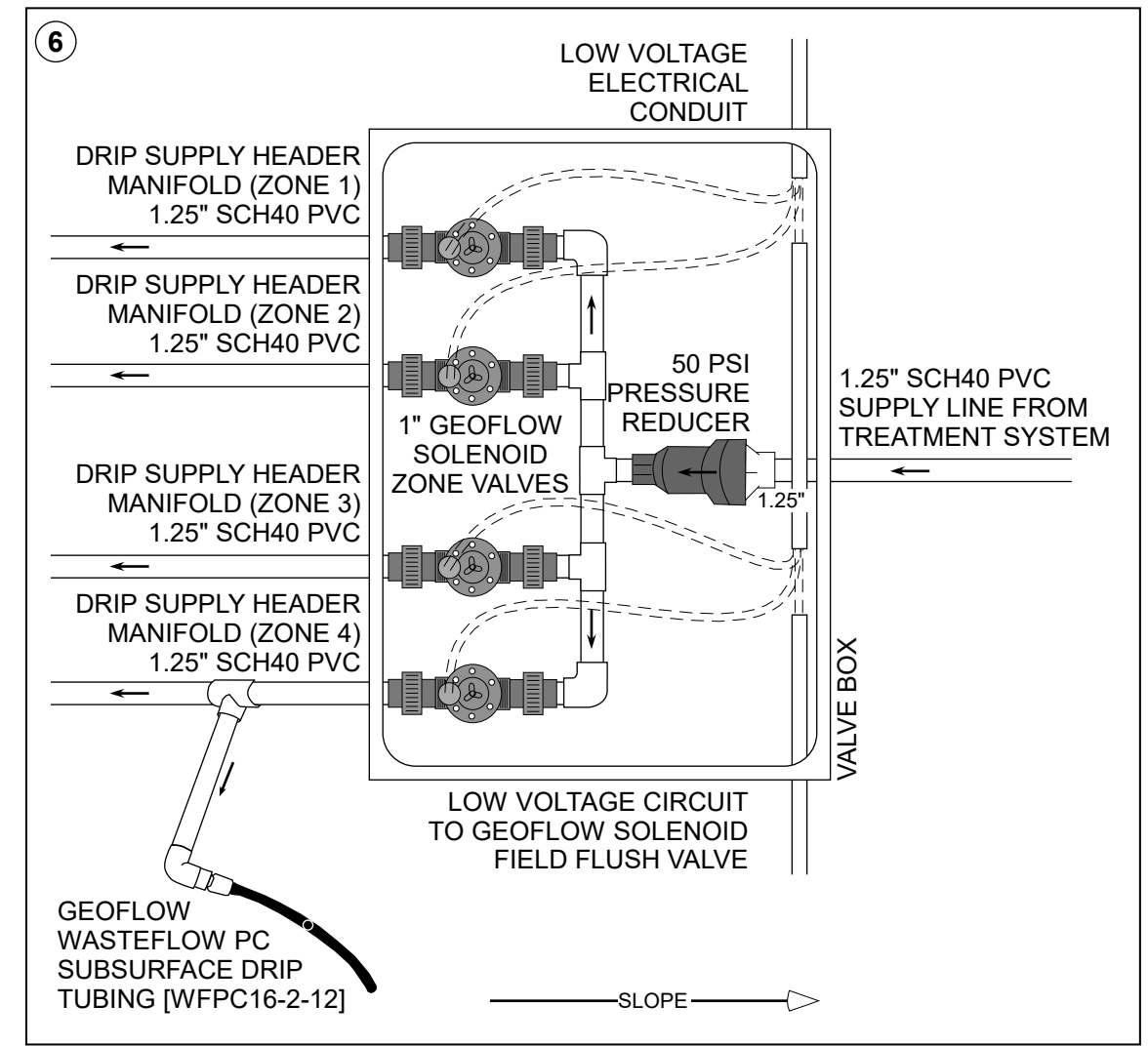
ADVANTEX TREATMENT SYSTEM DETAIL



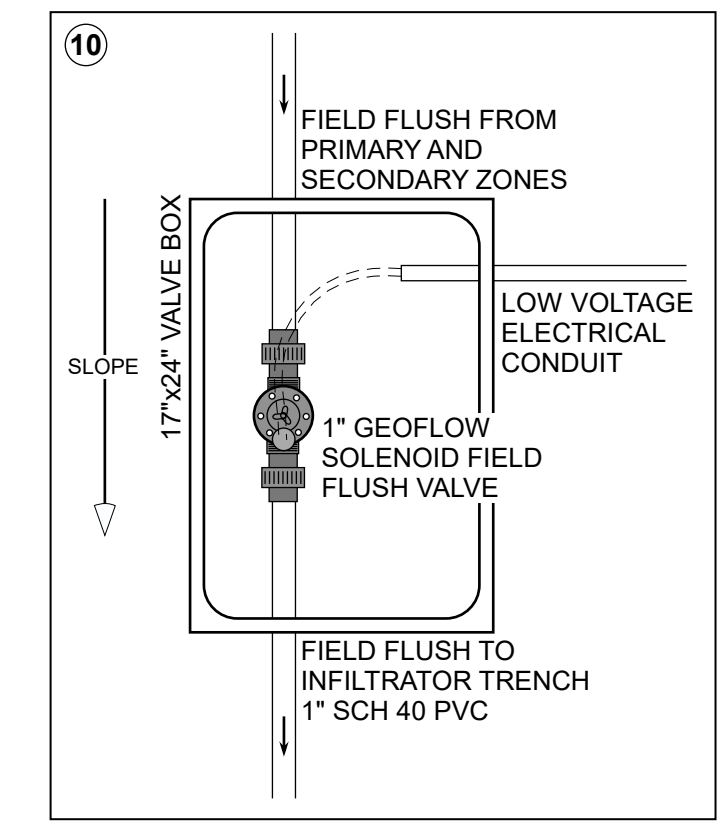
HEADWORKS VALVE BOX DETAIL



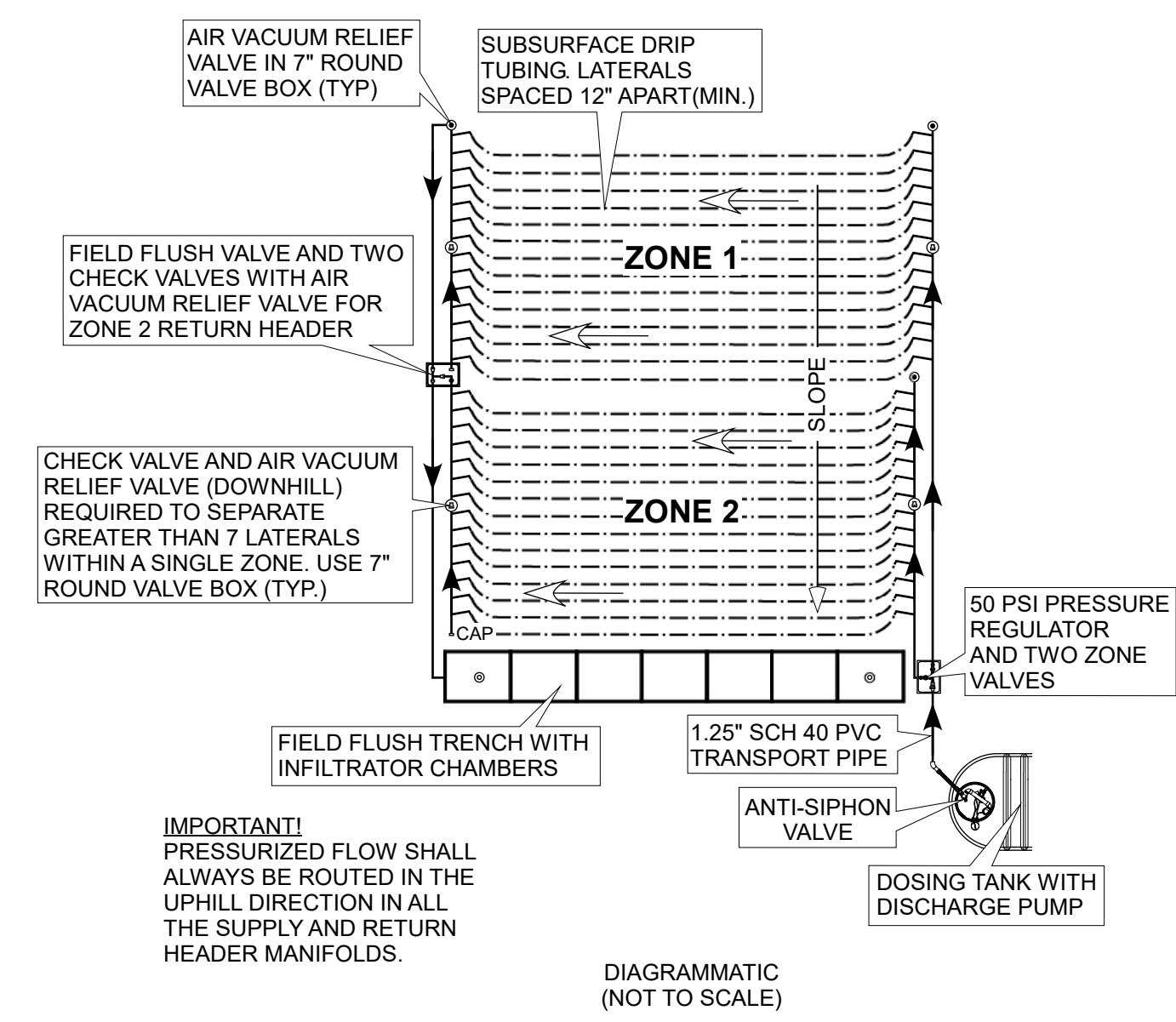
ZONE VALVE BOX DETAIL



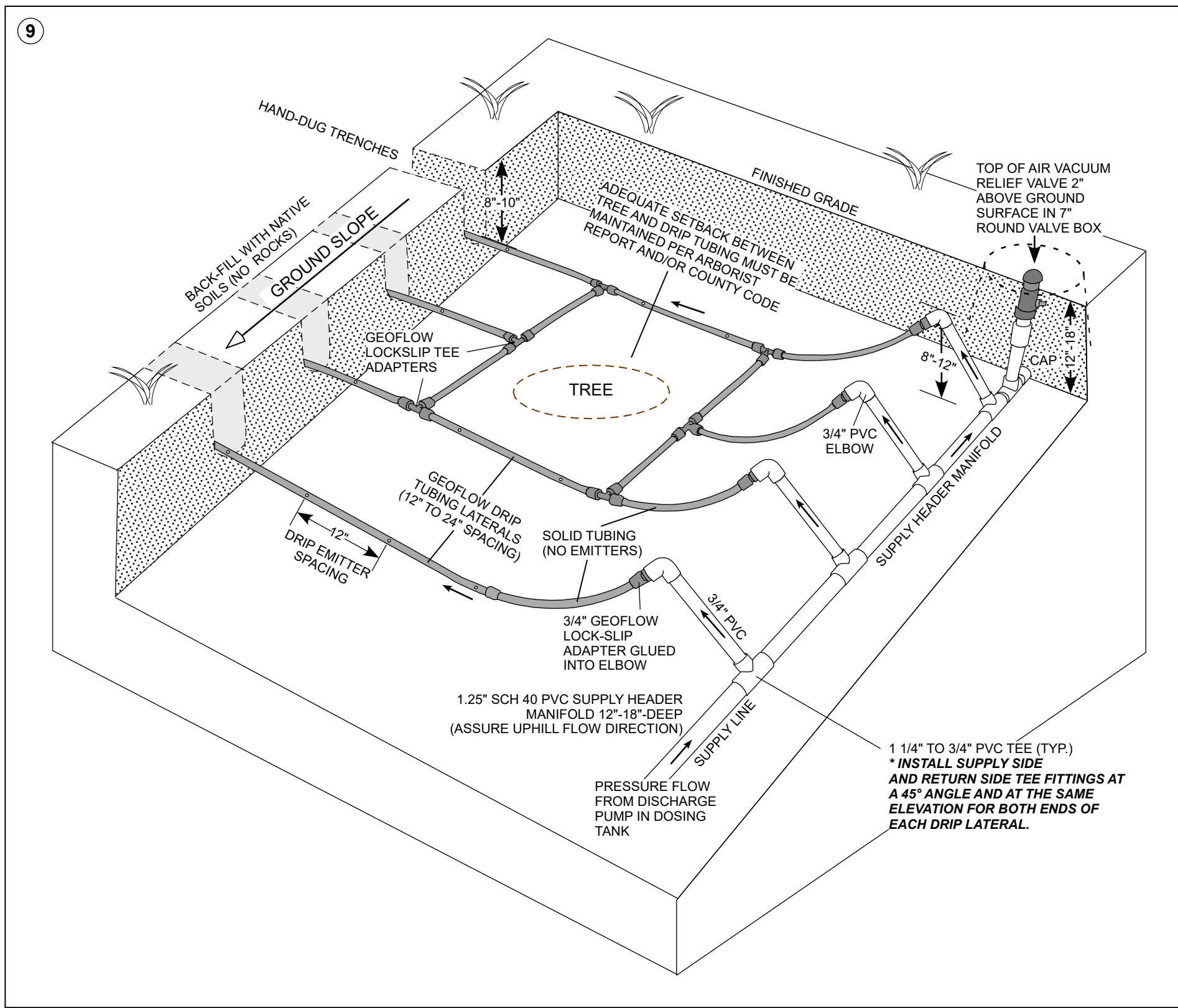
FIELD FLUSH VALVE BOX DETAIL



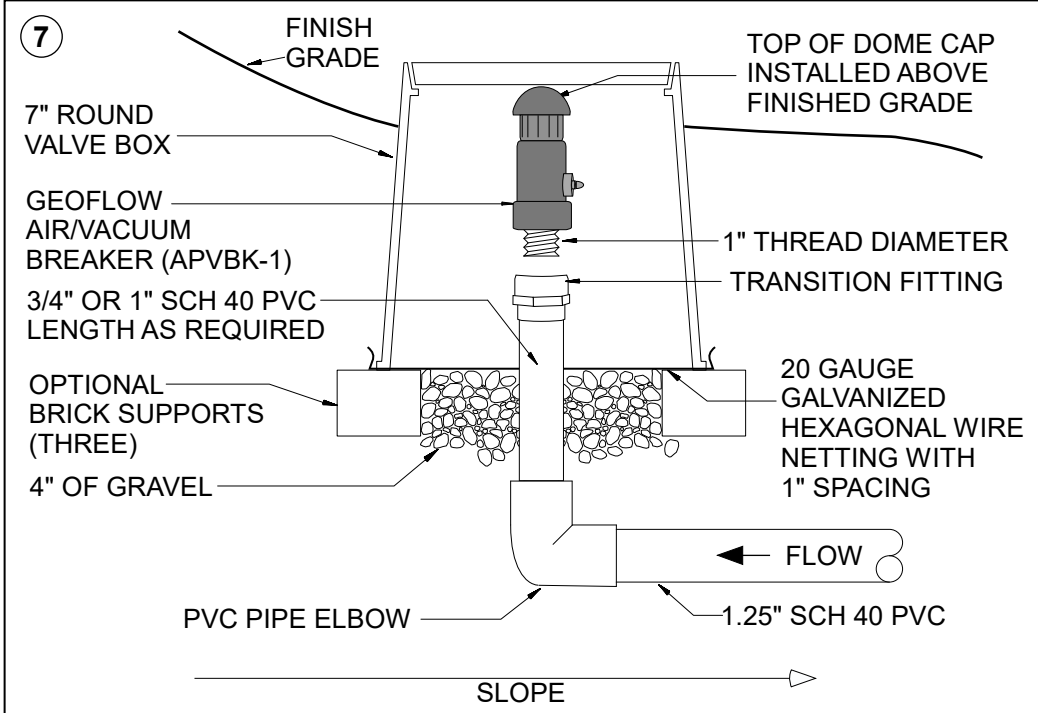
DRIP FIELD PLUMBING SCHEMATIC



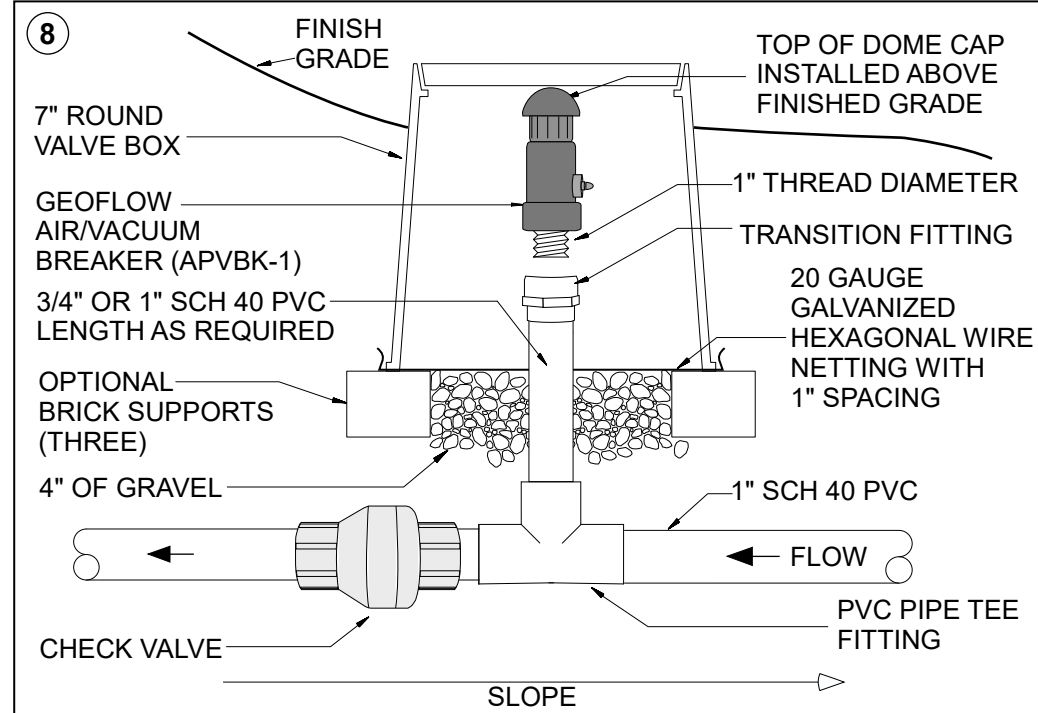
SUBSURFACE DRIP SYSTEM HEADER/MANIFOLD DETAIL



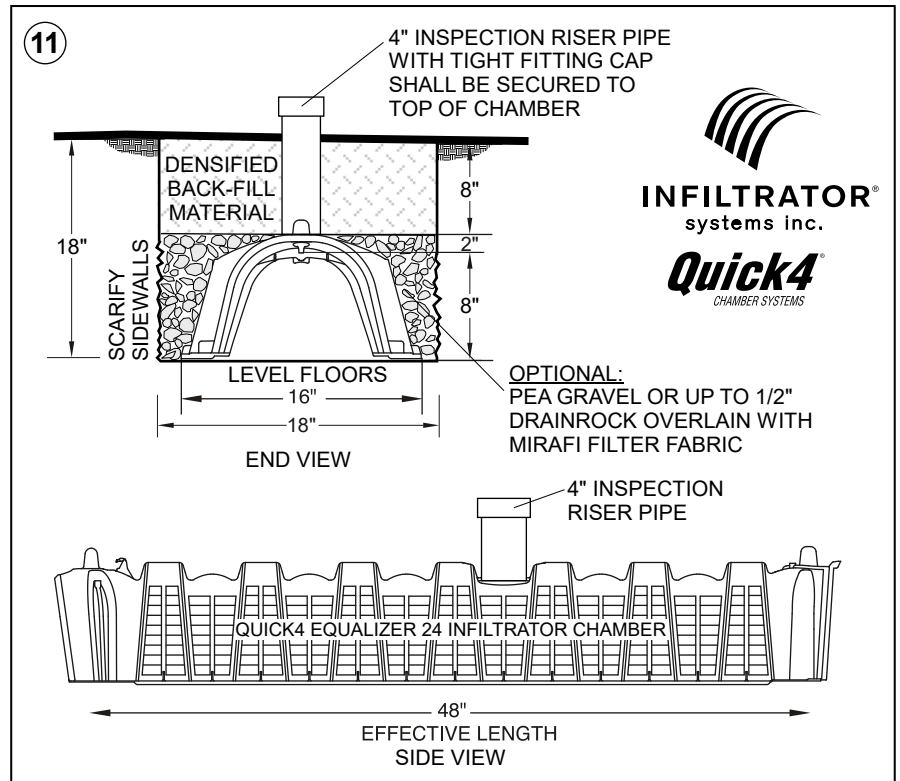
AIR VACUUM RELIEF VALVE DETAIL



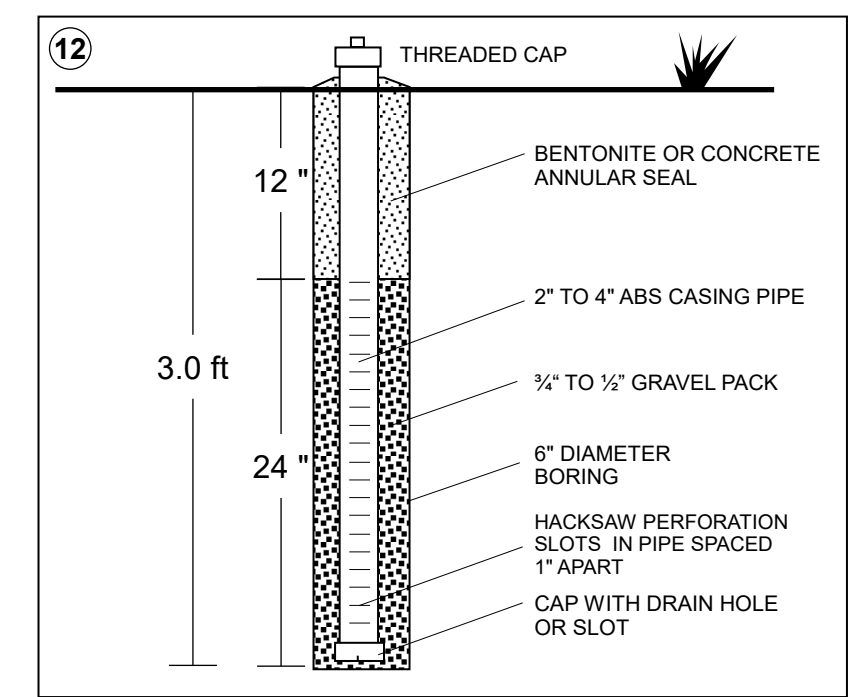
CHECK VALVE AND AIR VACUUM RELIEF DETAIL



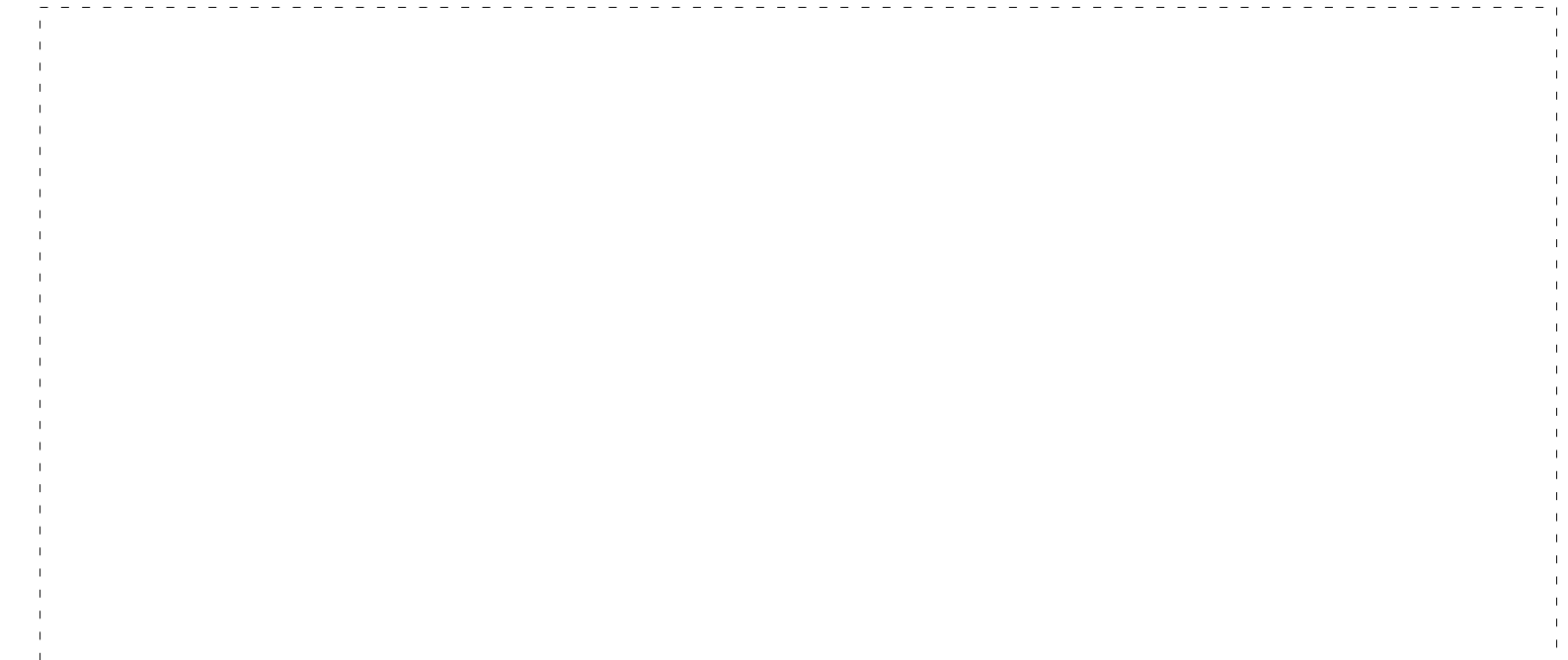
INFILTRATOR QUICK4 EQUALIZER 24 LOW PROFILE DRAINFIELD TRENCH CONSTRUCTION DETAIL



INSPECTION WELL CONSTRUCTION DETAIL



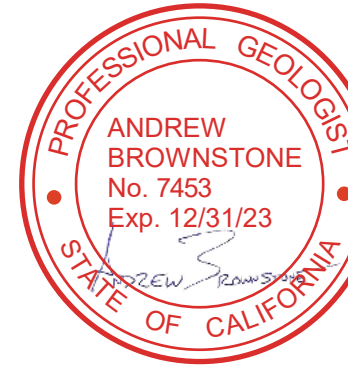
COUNTY E.H. ACCEPTANCE/APPROVAL STAMPS



BioSphere Consulting
 Site Evaluation & Mapping
 Soil Analysis & Percolation Testing
 New Development, Upgrade & Repairs
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 www.biosphere-consulting.com

Alter native Wastewater System Design

ONSITE WASTEWATER TREATMENT SYSTEM DESIGN	
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APN:	575-11-009
Sheet:	2 of 3



THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. BIOSPHERE CONSULTING, INC. MAINTAINS TITLE OWNERSHIP OF THE PLANS AND SPECIFICATIONS WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

PROJECT DESCRIPTION

An onsite wastewater system specifying enhanced treatment using alternative technology is proposed to serve new development of a six bedroom dwelling, a one bedroom JADU and a one bedroom ADU to be constructed at 21631 Hicks Rd, Los Gatos in Santa Clara County, California. An "alternative" system with subsurface drip dispersal is specified to provide supplemental treatment of the wastewater discharged on the site to address the steep slopes on the subject property.

CONSTRAINTS & DESIGN CRITERIA

- The proposed system is designed to serve a 6 bedroom dwelling, a 1 bedroom JADU and a 1 bedroom ADU with a design wastewater flow of 975 gallons per day (gpd) per County DEH guidelines. The AdvanTex™ wastewater treatment system specified is sized for average wastewater flows of 975 gpd.
- Drip dispersal is specified due to the steep slopes on the subject property.
- Soil profiles did not exhibit any evidence of seasonally high groundwater conditions. Seasonally high groundwater is estimated to occur at greater than 5' below grade.
- No wells, springs or watercourses are situated within 100' of the proposed Onsite Wastewater Treatment System (OWTS).

SPECIFICATIONS

- Building Sewer Lines, & Proposed Processing Tank.**
 - A 4" ABS building sewer line shall be installed to convey all raw sewage from dwelling to the processing tank. All gravity sewer piping must maintain a minimum 2% continuous gradient.
 - All wastewater including graywater shall be discharged to the processing tank.
 - Locate 2-way, 4" ABS cleanout fittings on the building sewer to facilitate snaking and line location.
 - A 3,000 gallon, watertight, concrete, pinnacle style tank with cast in Orenco riser adapters, from Chapin, is specified for use as a processing tank with the proposed AdvanTex™ (Mode 1) treatment system. The tank shall have 24" diameter OSI access risers with fiberglass, bolt-down lids (Brown). The tank shall be installed according to the manufacturer's guidelines.
 - The tank hole shall be excavated so that the tank sits level. Install the access risers with a watertight joint using the adhesives supplied by manufacturer.
 - Install the tank inlet fitting with a watertight joint. Cap off or use a test plug on this fitting and fill the tank with clean water 2" above the joint between the riser and the tank top. Repair any leaks.
 - Obtain a watertight tank inspection by EH and the designer or distributor with 24 hours notice to each.
 - Install the recirculating splitter valve (RSV) in the outlet side of the tank according to the installation manual instructions.

- AdvanTex™ Treatment System**
 - An AdvanTex™ treatment system includes a Biotube® pump package for recirculation, RSV, split-flow tee, two AX20 packed-bed filter pods and a telemetry-enabled VeriComm® control panel. Filter pod lids shall be brown unless otherwise requested.
 - Install the AdvanTex™ system according to the installation instructions and in the location shown on the plan. The filter pods shall be installed with the lids (brown) 2"-4" above final grade. A more shallow burial is possible, but only if approved by the property owner.
 - The pressurized transport pipe from the recirc. pump to the filter pods shall be 2.0" schedule 40 PVC. This pressurized line shall be plumbed to the side of the pods opposite of the 2" gravity drain (vent side)
 - The filtrate gravity return pipe from the filter pods to the RSV and on to the discharge pump basin shall be 2" schedule 40 PVC. **Assure continuous fall on the return piping as venting through this pipe is critical.**
 - Test the squirt height on the filter pods. It should be approximately 3'-4' high.

- Discharge Pump Tank and Filtrate Pumping**
 - A 2,500 gallon Chapin concrete, pinnacle style pump tank shall be installed adjacent to the processing tank.
 - The pump tank shall be installed according to the manufacturer's instructions and be made watertight.
 - Install the pump and float tree according to the instructions provided by manufacturer/dealer.
 - A 2 hp OSI high head effluent pump (PF1020) is specified for pressurized dispersal discharge.
 - The filtrate transport pipe to dispersal system shall be 1.25" schedule 40 PVC.

- Subsurface Drip Dispersal System**
 - Approximately 2,800 lineal feet of Geoflow PC drip tubing (with 0.5gph emitters spaced 12" apart) shall be installed with a minimum of 12" lateral spacing covering an area of at least 2,800 square feet in the configuration shown on the plan. The drip field shall be divided evenly into four zones. The 8 air/vacuum relief valves specified shall be supplied by Geoflow.
 - The drip dispersal field shall be installed according to the instructions in the Geoflow installation manual. Installer shall assure that each drip lateral be installed in such a manner as to reduce the potential of low head drainage as described in the installation manual. The actual location and layout of the dispersal field may vary per owner's, landscaper's or installer's discretion with approval by designer.
 - The drip tubing lines shall be buried 8"-10" deep and spaced no closer than 12" apart. The supply header shall be installed 12" - 18" below grade. It may be easier to install the drip tubing first, and the supply and return pipe headers afterwards. Great care must be taken to keep dirt out of the drip tubing and supply and return piping. All piping shall be thoroughly flushed and pressure tested prior to use.
 - The drip field flush return line is specified to be routed to a 60'-long Quick4 Equalizer 24 Infiltrator trench.
 - All pressurized piping shall be schedule 40 PVC and labelled according to current UPC requirements "treated wastewater - do not drink". Pressure piping shall be pressure-rated to 150 psi and solvent welded.
 - Concrete thrust blocks, or equivalent restraint, shall be provided at sharp changes in piping direction.
 - Drainfield shall meet Santa Clara County guidelines for Tree Protection and Preservation for Land Use Applications. Refer to the Santa Clara County Ordinance C-16 Tree Preservation Removal.

- Installer Qualifications and Responsibilities**
 - The system installer shall be licensed by the State of California, Department of Consumer Affairs, to install septic systems. Installer certification is required by the local AdvanTex™ dealer. The installer is required to fully read and understand the AdvanTex™ and Geoflow manuals prior to the commencement of work.
 - All piping shall conform to the current edition of the Plumbing Code.
 - The installer shall be responsible for locating any property lines, underground utilities or piping. Any damage to these facilities shall be the responsibility of the installer.
 - A pre-construction conference with designer, inspector and dealer/service provider shall be arranged prior to the commencement of work. Pre-construction conference should include construction procedures, staking or marking of the drip lines, supply and return piping, pump system and appurtenances to be provided. Construction inspections, watertight tank test inspection, AdvanTex™ installation inspection, and final operation of system shall be made by designer (BioSphere Consulting) or local distributor and system service provider and the County of Santa Clara Department of Environmental Health (408-918-3400). Construction inspection should include inspection of the following: water tightness of effluent dosing (pump) tank, drip field layout, piping materials and installation, and all associated valves and connections, hydraulic testing of the drip system and functionality and setting of all control devices. Final inspection shall be performed in order to verify that all construction elements are in conformance with the approved plans, specifications, and manufacturer recommendations; all inspection wells are installed; and erosion control has been completed. The installer shall give at least 24 hours notice to each party for all inspections. Designer shall provide final installation approval letter and as-built drawings per DEH requirements.

- Electrical Work**
 - The VeriComm® control panel shall be installed in the location shown on the map with the bottom of the panel box at 51" from the ground surface.
 - One, 20 amp, 120V electrical circuit and two, 20 amp, 230V electrical circuits shall be extended to the VeriComm® panel in a single conduit. Underground circuits in separate conduits shall be installed from the panel to the recirculation pump and discharge pump. A separate underground conduit containing a live CAT5 phone line shall be installed to the VeriComm® panel. The system will not be finalized until everything (including panel telemetry) is functional.
 - All work shall conform to the California Electrical Code and the contractor shall be responsible for obtaining any electrical permits required.

- Site Clean up and Erosion Control Measures**
 - All excavated areas shall be smoothed and all construction debris shall be removed from the site.
 - All disturbed soils shall be seeded and mulched. Erosion Control Mix seed shall be used at the coverage recommended on the package for all disturbed soil.
 - Straw shall be used to cover all disturbed soil.
 - PER DIVISION C12, CHAPTER III OF THE COUNTY CODE (Sec. C12-513, Temporary erosion control.) "The permittee and any person(s) doing, causing or directing the grading shall install and maintain all precautionary measures necessary to protect adjacent watercourses and public or private property from damage by erosion, flooding, or deposition of mud or debris originating from the site. Precautionary measures must include provisions of properly designed erosion prevention and sediment control measures, so that downstream properties are not affected by upstream erosion or sediment transport by stormwater."

PUMP SELECTION CHART

PATEL

Parameters

Discharge Assembly Size	1.00 inches
Transport Length	5 feet
Transport Pipe Class	40
Transport Line Size	1.25 inches
Distributing Valve Model	None
Max Elevation Lift	6 feet
Design Flow Rate	6.2 gpm
Flow Meter	None inches
*Add-on Friction Losses	291.0 feet

Calculations

Transport Velocity	1.3 fps
--------------------	---------

Frictional Head Losses

Loss through Discharge	1.3 feet
Loss in Transport	0.0 feet
Loss through Valve	0.0 feet
Loss through Flowmeter	0.0 feet
*Add-on Friction Losses	291.0 feet

Pipe Volumes

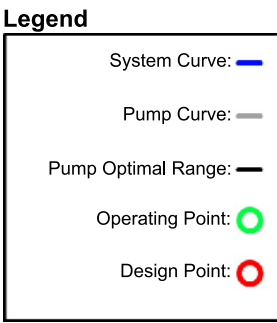
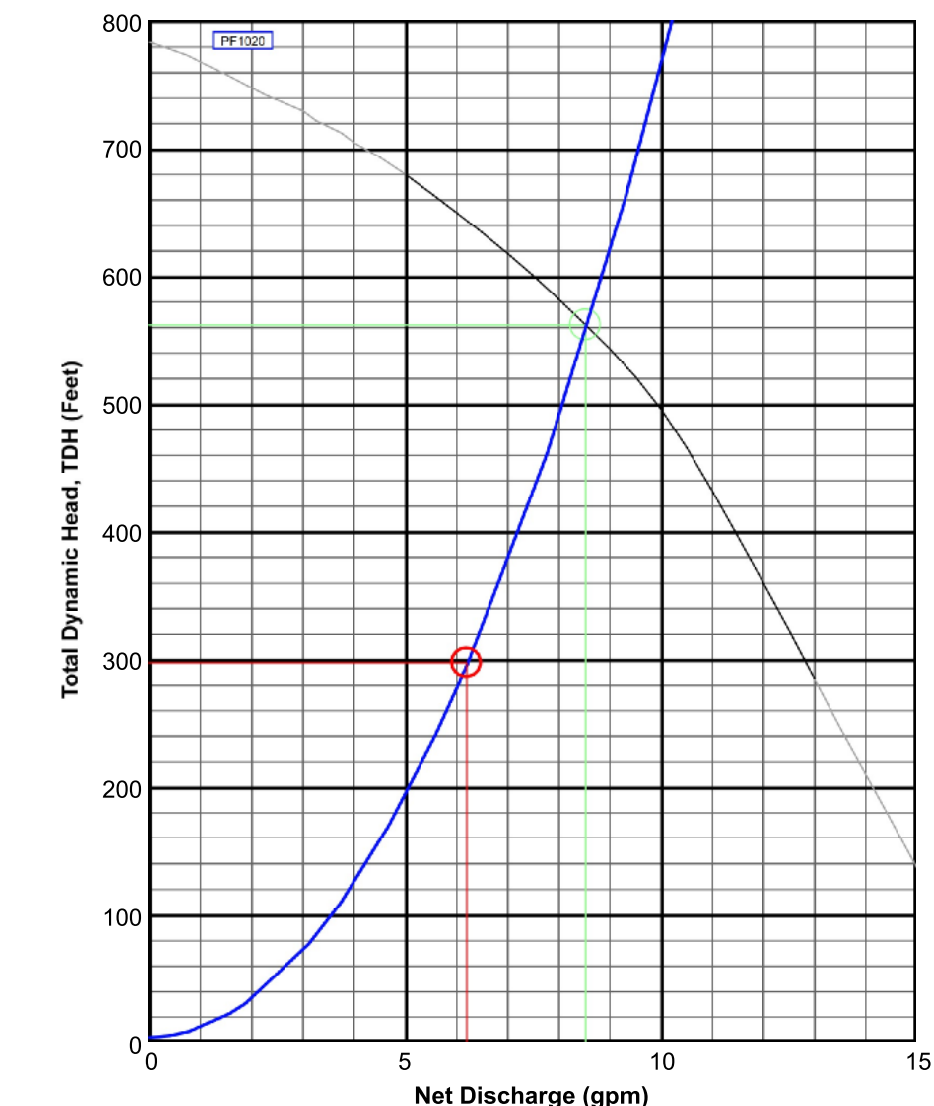
Vol of Transport Line	0.4 gals
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Minimum Pump Requirements

Design Flow Rate	6.2 gpm
Total Dynamic Head	297.3 feet

PumpData

PF1020 High Head Effluent Pump	10 GPM, 2HP
230V 1Ø 60Hz, 200/230/460 3Ø 60Hz	
Capacitor pack required for single phase pumps	



SOIL PROFILE FIELD LOG
 Job Number/Name: 17025 - Patel Location: 21631 Hicks Rd APN 575-11-009
 Date Soil Sampled: 5-12-17 Time: 10:40am Vegetation: grass
 Elevation: 887' Slope Gradient: 45% Aspect: south Geomorphic Surface: spur ridge
 Parent Material(s): siltstone/greenstone? Described by: A.B.

Depth (ft)	Moisture	Structure	Pores	Mottles	Clay Films	Roots	Consistence	Texture	Color	Horizon	Contacts
0	dry	lo	vs	vs	vs	vs	lo	S SL	Gray to Grey Brown	O	a s
1	moist	lo	vs	vs	vs	vs	lo	S SL	Gray to Grey Brown	O	a s
2	moist	lo	vs	vs	vs	vs	lo	S SL	Gray to Grey Brown	O	a s
3	moist	lo	vs	vs	vs	vs	lo	S SL	Gray to Grey Brown	O	a s
4	moist	lo	vs	vs	vs	vs	lo	S SL	Gray to Grey Brown	O	a s
5	moist	lo	vs	vs	vs	vs	lo	S SL	Gray to Grey Brown	O	a s
6	moist	lo	vs	vs	vs	vs	lo	S SL	Gray to Grey Brown	O	a s
7	moist	lo	vs	vs	vs	vs	lo	S SL	Gray to Grey Brown	O	a s
8	moist	lo	vs	vs	vs	vs	lo	S SL	Gray to Grey Brown	O	a s
9	moist	lo	vs	vs	vs	vs	lo	S SL	Gray to Grey Brown	O	a s
10	moist	lo	vs	vs	vs	vs	lo	S SL	Gray to Grey Brown	O	a s
11	moist	lo	vs	vs	vs	vs	lo	S SL	Gray to Grey Brown	O	a s
12	moist	lo	vs	vs	vs	vs	lo	S SL	Gray to Grey Brown	O	a s
13	moist	lo	vs	vs	vs	vs	lo	S SL	Gray to Grey Brown	O	a s
14	moist	lo	vs	vs	vs	vs	lo	S SL	Gray to Grey Brown	O	a s

SOIL PROFILE FIELD LOG
 Job Number/Name: 17025 - Patel Location: 21631 Hicks Rd APN 575-11-009
 Date Soil Sampled: 5-12-17 Time: 11:25am Vegetation: grass
 Elevation: 849' Slope Gradient: 35% Aspect: south Geomorphic Surface: spur ridge
 Parent Material(s): sandstone/greenstone? Described by: A.B.

Depth (ft)	Moisture	Structure	Pores	Mottles	Clay Films	Roots	Consistence	Texture	Color	Horizon	Contacts
0	dry	lo	vs	vs	vs	vs	lo	S SL	Gray	O	a s
1	moist	lo	vs	vs	vs	vs	lo	S SL	Gray	O	a s
2	moist	lo	vs	vs	vs	vs	lo	S SL	Gray	O	a s
3	moist	lo	vs	vs	vs	vs	lo	S SL	Gray	O	a s
4	moist	lo	vs	vs	vs	vs	lo	S SL	Gray	O	a s
5	moist	lo	vs	vs	vs	vs	lo	S SL	Gray	O	a s
6	moist	lo	vs	vs	vs	vs	lo	S SL	Gray	O	a s
7	moist	lo	vs	vs	vs	vs	lo	S SL	Gray	O	a s
8	moist	lo	vs	vs	vs	vs	lo	S SL	Gray	O	a s
9	moist	lo	vs	vs	vs	vs	lo	S SL	Gray	O	a s
10	moist	lo	vs	vs	vs	vs	lo	S SL	Gray	O	a s
11	moist	lo	vs	vs	vs	vs	lo	S SL	Gray	O	a s
12	moist	lo	vs	vs	vs	vs	lo	S SL	Gray	O	a s
13	moist	lo	vs	vs	vs	vs	lo	S SL	Gray	O	a s
14	moist	lo	vs	vs	vs	vs	lo	S SL	Gray	O	a s

GEOFLOW SUBSURFACE DRIP

Updated Mar 2015

FIELD FLOW

Job Description:	17025 - Patel
Contact:	Digvijay Patel
Prepared by:	David Quinn
Date:	5/4/19-23

Please fill in the shaded areas and drop down menus. This spreadsheet is a guide for small systems with residential waste & is not a complete hydraulic design.

Worksheet 1- Field Flow

Total field

Total Quantity of effluent to be disposed per day	975 gallons / day
Hydraulic loading rate	0.7 gallons / sq ft / day
Minimum Dispersal Field Area	1,393 square ft.
Total Dispersal Field Area	1,393 square ft.

Flow per zone

Number of Zones	2 zone(s)
Dispersal area per zone	696 square ft.
Choose line spacing between WASTEFLOW lines	1 ft.
Choose emitter spacing between WASTEFLOW emitters	1 ft.
Total line ft per zone (minimum required)	696 ft per zone
Total number of emitters per zone	696 emitters per zone

Select Wasteflow dripline (16mm)

Wasteflow PC - 1/2gph dripline	100%
Wasteflow Classic	0%
Wasteflow PC - 1/2gph	0%
Wasteflow PC - 1gph	0%

Pressure at the beginning of the dripline

Feet of Head at the beginning of the dripline	57.75 ft.
What is the flow rate per emitter in gph?	0.50 gph
Dose flow per zone	6.15 gpm

Note: A few States or Counties require additional flow for flushing. Please check your local regulations. Flush velocity calculation below is for PC dripline. Classic dripline requires less flow to flush than PC.

If required, choose flush velocity: 9.5 ft/sec

Select Filters and zone valves

Select Filter Type	BioDisc Filter
Recommended Filter (item no.)	BioDisc Filter-150
Select Zone Valve Type	Electric Solenoid
Recommended Zone Valve (item no.)	SVLVB-100 an. Solenoid valve

Dosing

Number of doses per day / zone:	12 doses
Timer ON Pump run time per dose/zone:	6.36 mins/secs
Timer OFF Pump off time between doses:	1.53 hrs/secs
Per Zone - Pump run time per day/zone:	1.19 hrs/secs
All Zones - Number of doses per day / all zones:	24 doses / day
Flow time for field to pressure:	0.30 hrs/secs
Fiber flush timer:	0.30 hrs/secs
Drain timer:	0.05 hrs/secs
Field flush timer:	0.30 hrs/secs
Field flush counter:	3 cycles
Time required to complete all functions per day:	8.22 hrs/secs
Dose volume per zone:	41 gallons per dose

GEOFLOW SUBSURFACE DRIP

PUMP SIZING

Job Description:	17025 - Patel
Contact:	Digvijay Patel
Prepared by:	David Quinn
Date:	5/5/2023

Please fill in the shaded areas and drop down menus. This spreadsheet is a guide for small systems with residential waste & is not a complete hydraulic design.

Pressure losses may be grossly overstated, particularly if designing with WASTEFLOW Classic. The letters on the diagram(right) match the letters in section 2 below.

Worksheet - Pump Sizing

Section 1 - Summary from Worksheet 1

Flow required to dose field	6.15 gpm
Flow required to flush field	2.59 gpm
Flow required to dose & flush field	8.74 gpm
Filter	BioDisc Filter-150
No. of Zones	2 zones
Zone valve	SVLVB-100
Dripline	Wasteflow PC - 1/2gph
Dripline longest lateral	101.00 ft.

Section 2

	Ft of head	Pressure
--	------------	----------

A. Flush line - Losses through return line

Select Pipe from dropdown menu	PVC schedule 40
Select Flush Line Diameter	1 inch
Length of return line	116 ft.
Equivalent length of fittings	20 ft.
Elevation change, (if downhill enter 0)	8 ft.
Pressure loss in 100 ft of pipe	0.52 ft., 0.22 psi
Total pressure loss from end of dripline to return tank	0.7 ft., 0.30 psi

B. Dripline - Losses through Wasteflow dripline

Length of longest dripline lateral	101 ft.
Minimum dosing pressure required at end of dripline	23.10 ft., 10.00 psi
Loss through dripline during flushing	6.70 ft., 2.90 psi
Total minimum required dripline pressure	29.80 ft., 12.90 psi

A+B. Minimum Pressure required at beginning of dripline

CALCULATED pressure required at beginning of dripline	30.50 ft., 13.20 psi
SPECIFIED pressure at beginning of dripline (from worksheet 1)	57.8 ft., 25.00 psi
Great! SPECIFIED Pressure is greater than CALCULATED Pressure requirement. Go to next step.	

C. Drip components - Losses through headworks

Filter	11.6 ft., 5.00 psi
Zone valve pressure loss (not in diagram)	4.00 ft., 2.00 psi
Flow meter pressure loss (not in diagram)	4.04 ft., 1.75 psi
Other pressure losses	0 ft., - psi
Total loss through drip components	20.19 ft., 8.75 psi

D. Supply line - Minimum Pressure head required to get from pump tank to top of dripline

Select Pipe from dropdown menu	PVC schedule 40
Select Supply line diameter	1.14 inch
Length of supply line	638 ft.
Equivalent length of fittings	30 ft.
Height from pump to tank outlet	8 ft.
Elevation change, (if downhill enter 0)	175 ft.
Pressure loss/gain in 100 ft of pipe	1.29 ft., 0.56 psi
Total gain or loss from pump to field	189.6 ft., 82.09 psi

Total dynamic head	267.6 ft.	115.83 psi
Pump capacity *	Field Flush Flow	8.7 gpm
	Field Dose Flow	6.2 gpm
	Filter Flush Flow	- gpm

Pump Model Number

Volts / Hp / phase	
--------------------	--

SOIL PERCOLATION SUMMARY TABLE -- 5-16-17

RIOTE	1	2	3	4	5	6
Stabilized MPI	R	9.00	6.60	8.30	0.20	500.00
Adjusted Stabilized MPI	R-R x 1.4	12.60	9.24	11.62	0.28	FAIL, 17.64
Avg. Adj. Stabilized MPI	R-(7 R) / #Holes					10.28
# Bedrooms:	FOR OFFICE USE ONLY	TANK SIZE (Gal)				Leach Rate (ft)

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TABLE DD-2. DRIP DISPERSAL SYSTEM MANAGEMENT REQUIREMENTS

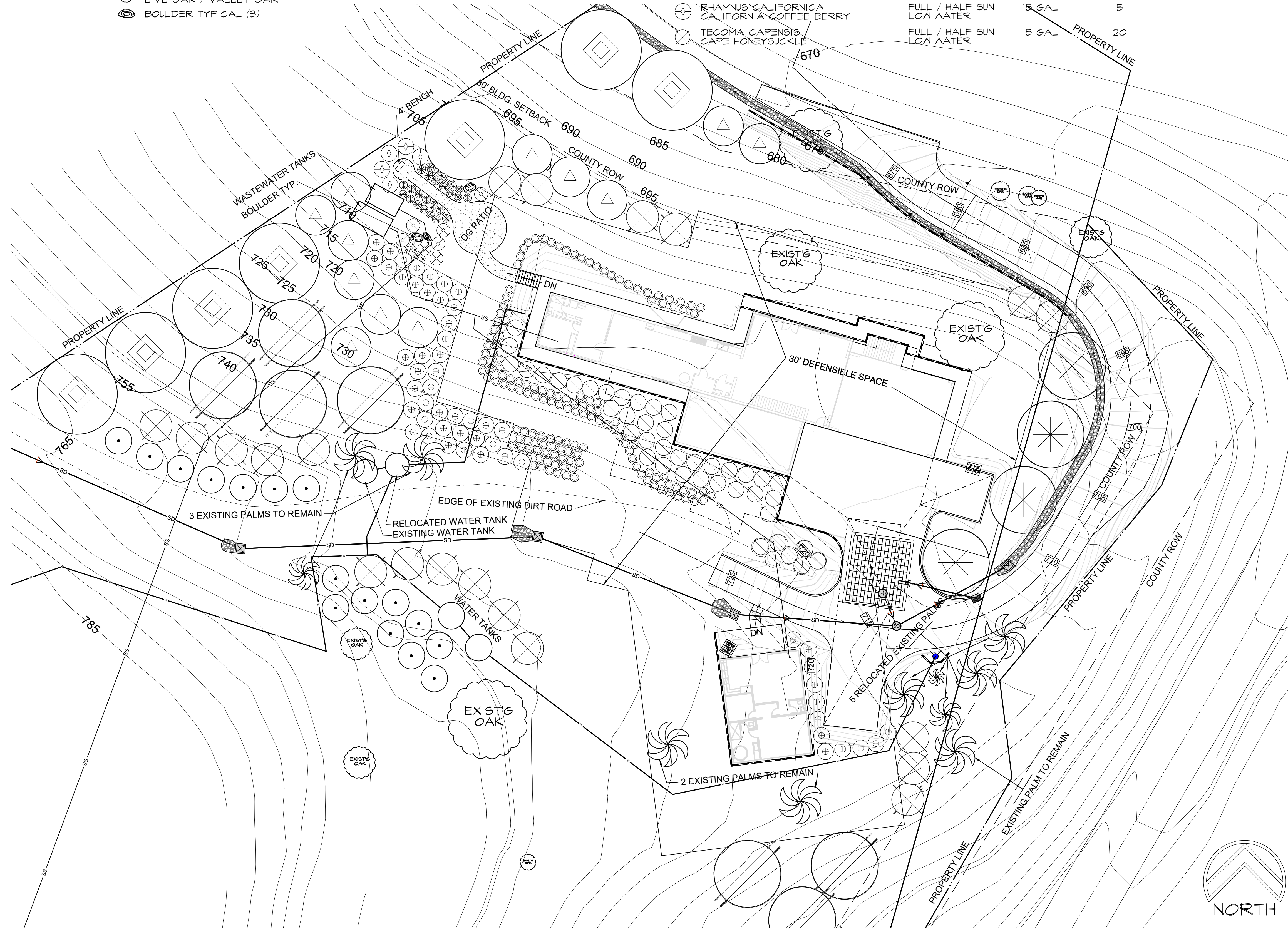
	WORK	FREQUENCY
Inspection	<ul style="list-style-type: none"> Conduct routine visual observations of drip field, downslope area and surroundings for wet areas, pipe leaks or damage, soil erosion, drainage issues, abnormal vegetation, gophers or other problems. Conduct routine physical inspections of system components, including valves, filters, and headworks box(es). Perform special inspections of drip field at time of any landscaping work or other digging in drip field area. Perform inspections of dosing pump(s) and appurtenances (per O&M manual and Performance Evaluation Guidelines, Part 5 of this Manual). Record observations. 	<ul style="list-style-type: none"> Every 6 to 12 months.
Maintenance	<ul style="list-style-type: none"> Manually remove and clean filter. Clean and check operation of pressure reducing valves. Clean flush valves and vacuum release valves. 	<ul style="list-style-type: none"> Clean filter every 6 months. Other maintenance annually.
Water Monitoring & Sampling	<ul style="list-style-type: none"> Measure and record water levels in dispersal field monitoring wells, as applicable, per permit requirements. Obtain and analyze water samples from dispersal field monitoring wells, as applicable, per permit requirements. 	<ul style="list-style-type: none"> According to permit conditions, if applicable.
Reporting	<ul style="list-style-type: none"> Report findings to DEH per permit requirements. Standard report to include dates, monitoring well and other data collected, work performed, corrective actions taken, and performance summary. Report public health/water quality emergency to DEH immediately. 	<ul style="list-style-type: none"> According to permit conditions, typically every 1 to 2 years, depending on systems size, usage, history, location.

SYSTEM OPERATION AND MAINTENANCE

LEGEND

SYM	DESCRIPTION	SUN / WATER	SIZE	QUANTITY
TREES:				
⊙	ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	SUN / SHADE LOW WATER	15 GAL	12
⊙	CERCIDIUM FLORIDUM BLUE PALO VERDE	FULL SUN LOW WATER	15 GAL	7
⊙	CHILOPSIS LINEARIS DESERT WILLOW	FULL SUN LOW WATER	15 GAL	16
⊙	LAGERSTROEMIA INDICA FAURIEI MUSKOGEE GRAPE MYRTLE	FULL SUN LOW WATER	15 GAL	4
⊙	FRUNUS ILICIFOLIA LYONII CATALINA CHERRY	FULL SUN / PART SHADE LOW WATER	15 GAL	7
⊙	ORNAMENTAL PALM EXISTING / RELOCATED PALM	(SEE SHEET L-2 FOR EXISTING TREE PLAN) SEE SHEET L-1 FOR RELOCATION PLAN		6 5
⊙	QUERCUS VIRGINIANA / LOBATA LIVE OAK / VALLEY OAK	(SEE SHEET L-2 FOR EXISTING TREE PLAN)		11
⊙	BOULDER TYPICAL (3)			

SYM	DESCRIPTION	SUN / WATER	SIZE	QUANTITY
SHRUBS:				
⊙	ALYOSYNE HUEGLII 'PURPLE HAZE'	FULL SUN LOW WATER	5 GAL	54
⊙	CALLIANDRA CALIFORNICA BAJA FAIRY DUSTER	SUN / PART SHADE LOW WATER	5 GAL	7
⊙	FESTUCA CALIFORNICA CALIFORNIA FESCUE	SUN DROUGHT TOLERANT	5 GAL	5
⊙	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	SUN / PART SHADE DROUGHT TOLERANT	5 GAL	25
⊙	LOROPETALUM CHINENSE 'SHANG RED'	SUN / PART SHADE MEDIUM WATER	5 GAL	43
⊙	PITTOSPORUM TOBIRA 'MOJO'	SUN / PART SHADE MEDIUM WATER	1 GAL	145
⊙	RHAMNUS CALIFORNICA CALIFORNIA COFFEE BERRY	FULL / HALF SUN LOW WATER	5 GAL	5
⊙	TECOMA CAPENSIS CAPE HONEYSUCKLE	FULL / HALF SUN LOW WATER	5 GAL	20



PROPOSED PRELIMINARY PLANTING PLAN

SCALE: 1" = 20' - 0"

LANDSCAPE DESIGN

Kumudini Gopalan, Mission Viejo, CA
(949) 466-2094

HICKS LAND LLC RESIDENCE

21631 Hicks Road
Los Gatos, CA 95032

Rev : 05-23-2023

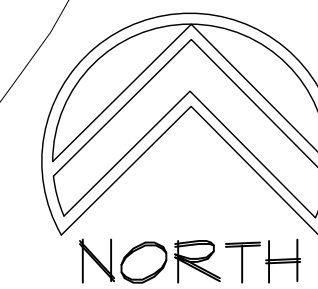
Rev : 03-02-2023

Date: 09-22-2022

Sheet 1 of 2

L-1

Scale: As Noted

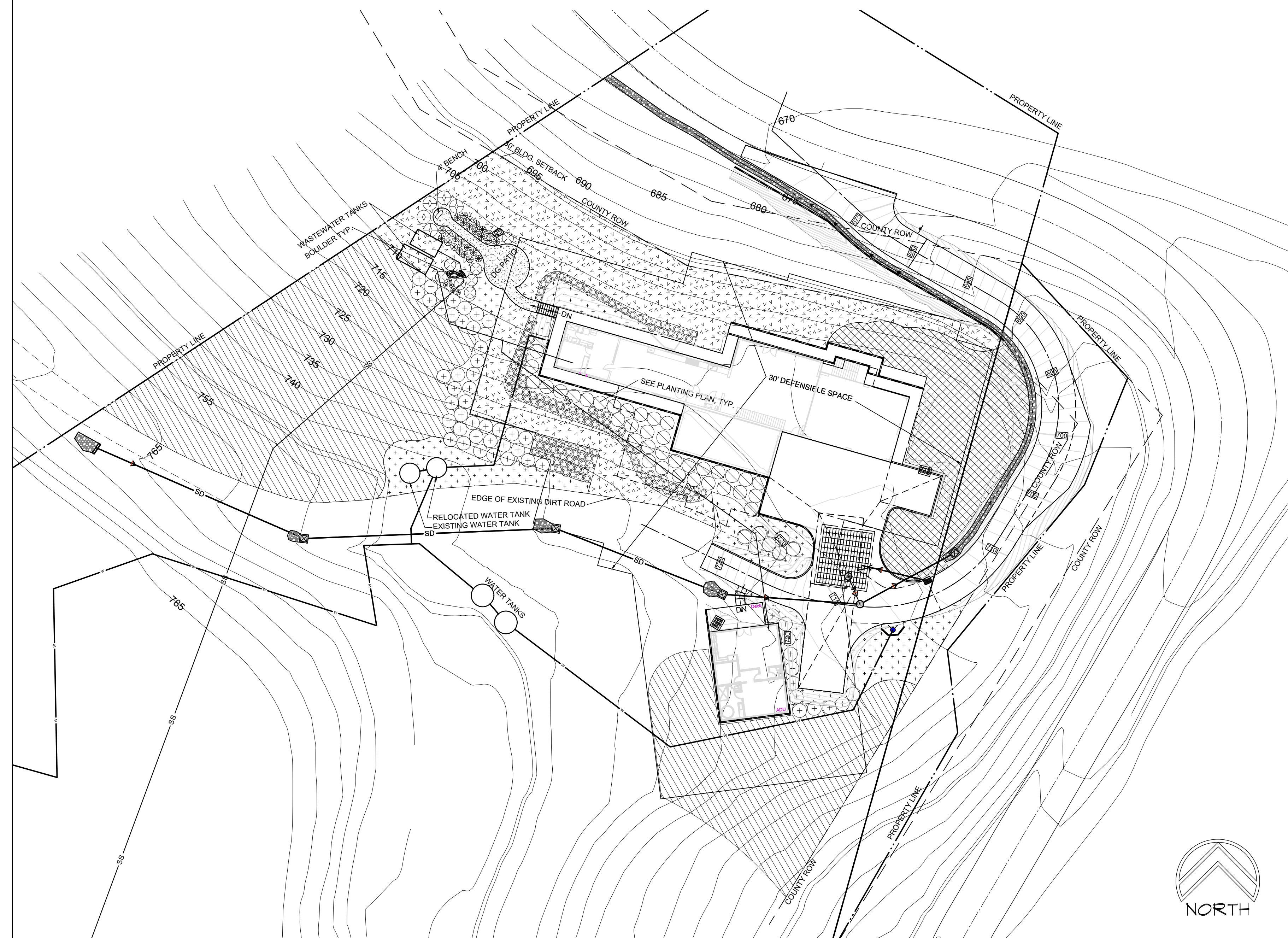


LEGEND

SYM	DESCRIPTION	SUN / WATER	SIZE
GROUND COVER:			
	ARCTOSTAPHYLOS UVA-URSI BEARBERRY	SUN / SHADE LOW WATER	1 GAL
	HELIANTHUS NUMMULARIUM 'HENFIELD BRILLIANT' ORANGE SUNROSE	FULL SUN LOW WATER	1 GAL
	LANTANA CAMARA 'ROBPATRAI' PATRIOT RAINBOW COMPACT LANTANA	FULL SUN LOW WATER	1 GAL
	MYOPORUM PARVIFOLIUM GROUND COVER MYOPORUM	FULL SUN LOW WATER	1 GAL

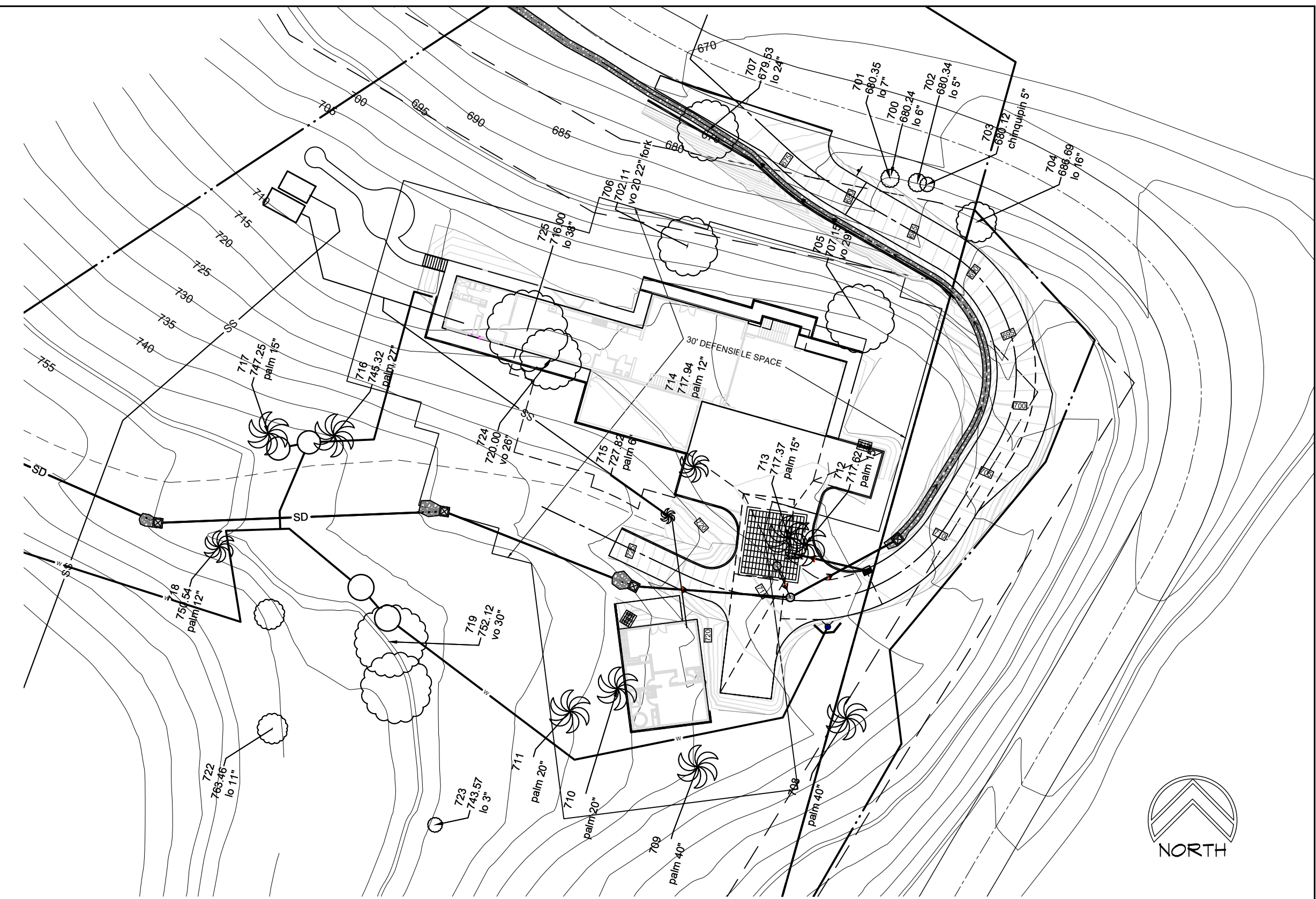
NOTE:

ALL GROUND COVER TO BE PLANTED AROUND TREES AND SHRUBS, AND AROUND ALL EXISTING ELEMENTS ON SITE



PROPOSED GROUND COVER PLANTING PLAN

SCALE: 1" = 30' - 0"



EXISTING TREE LOCATIONS

SCALE: 1" = 40' - 0"

TREE REMOVAL:

- 38" LIVE OAK - WITHIN NEW HOUSE FOOTPRINT
- 30" VALLEY OAK - NEAR NEW WATER TANK
- 26" VALLEY OAK - WITHIN NEW HOUSE FOOTPRINT

TREE REMOVAL: (RELOCATED - SEE PLANTING PLAN SHEET L-1)

- ONE 20" ORNAMENTAL PALM - OUTSIDE ADU
- TWO 15" ORNAMENTAL PALMS - AT NEW DRIVEWAY
- ONE 12" ORNAMENTAL PALM - NEAR NEW GARAGE
- ONE 6" ORNAMENTAL PALM - NEAR NEW GARAGE

NOTE: REPLACEMENT TREES (MIN. 3:1 RATIO)

- THERE ARE 14 EXISTING OAK TREES IN THE SPECIFIED AREA. 3 EXISTING OAKS ARE BEING REMOVED TO BE REPLACED BY 53, 15-GALLON NEW TREES AS SHOWN ON PLANTING PLAN SHEET L-1. 11 EXISTING OAKS ARE TO REMAIN IN PLACE.
- OUT OF A TOTAL OF 11 EXISTING PALMS, 5 EXISTING PALMS ARE BEING RELOCATED PER PLANTING PLAN SHEET L-1. 6 EXISTING PALMS TO REMAIN IN PLACE.

LANDSCAPE DESIGN

Kumudini Gopalan, Mission Viejo, CA
(949) 466-2094

HICKS LAND LLC RESIDENCE

21631 Hicks Road
Los Gatos, CA 95032

Rev : 05-23-2023

Rev : 03-02-2023

Date: 09-22-2022

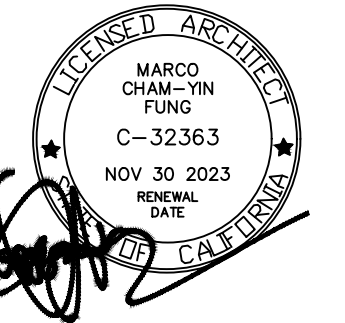
Sheet 2 of 2

L-2

Scale: As Noted

NEW RESIDENTIAL BLDG W/ JADU & ADU

21631 HICKS ROAD, LOS GATOS, CA 95032



80 Eureka Square, Suite 115,
Pacifica, CA 94044
1650 270.1754
e-mail: mfung@architstudioarchitecture.com

Print Record

**NEW
RESIDENTIAL
BUILDING W/ ADU
& JADU**
21631 HICKS RD
LOS GATOS, CA 95032

SITE AND BUILDING ANALYSIS

APN: 575-11-009 & 575-11-024
ZONING: HS-D1-SR (NO CHANGE)

OCCUPANCY: R-3/ U (1-HR FIRE RATED OCCUPANCY - NO CHANGE)
CONSTRUCTION TYPE: V-B

SETBACK CLARIFICATION:

FRONT SETBACK : 30'-0"
SIDE SETBACK: 20'-0"
REAR SETBACK: 25'-0"
STREET SIDE SETBACK: 20'-0"

NUMBER OF PROPOSED STORY: 2 STORY

LOT AREA:

575-11-009: 900,385 SF / 20.7 AC (GROSS LOT AREA)

575-11-024: 7,767 SF / 0.2 AC

MAIN BUILDING

LIVING AREA:
PROPOSED 1ST FLOOR: 2423 SF
PROPOSED 2ND FLOOR: 5143 SF
TOTAL: 7566 SF
JADU: 500 SF

LIVING AREA WITH JADU: 8066 SF
CARPORT: 1233 SF
GARAGE: 943 SF

TOTAL (MAIN BLDG): 10242 SF

ADU (SEPARATE BLDG): 1200 SF

TOTAL BUILDING AREA: 11442 SF

PATIO AT MAIN BUILDING (OUTSIDE OF THE 1ST FLOOR FOOTPRINT): 1184 SF

LOT COVERAGE: 1184 SF (PATIO OUTSIDE 1ST FLOOR) + 1200 SF (ADU) + 1233 SF (CARPORT) + 943 SF (GARAGE) + 500 SF (JADU) + 2143 SF (1ST FLOOR LIVING AREA): 7203 SF

FLOOR AREA RATIO: 11242 SF / 900,385 SF + 7,767 SF = 1.27%

LOT COVERAGE: 7203 SF / 900,385 SF + 7,767 SF = 0.799%

PROJECT DATA

JURISDICTION
COUNTY OF SANTA CLARA

CODE

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING CODE
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA ENERGY CODE

PROJECT DIRECTORY

PROJECT OWNER

DIG PATEL
1446 MARK WEST SPRING ROAD
SANTA ROSA, CA 95404
T: 707.696.1733
E: digpatel@gmail.com

ARCHITECT

ARCHIT STUDIO ARCHITECTURE
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PACIFICA, CA 94044
MFUNG@ARCHITSTUDIOARCHITECTURE.COM
T : 650.270.1754
CONTACT: MARCO FUNG

SCOPE OF WORK

- NEW GROUND UP 2 STORY RESIDENTIAL BUILDING WITH A JADU
- NEW 1 STORY ADU BUILDING

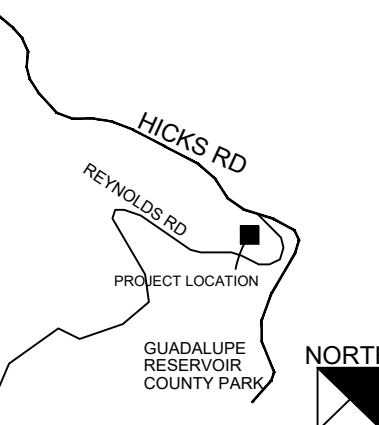
SHEET INDEX

ARCHITECTURAL DRAWING
A001 TITLE SHEET
A002 RENDERINGS
A101 PROPOSED SITE PLAN
A200 PROPOSED FLOOR PLAN
A201 PROPOSED ROOF PLAN
A210 CONSTRUCTION PLAN - ADU
A300 PROPOSED ELEVATION
A500 MATERIAL BOARD
A600 SECTION

ABBREVIATIONS

ANCHOR BOLT	DIAMETER	MATERIAL	SQUARE
ASPHALTIC CONCRETE	DIMENSION	MAXIMUM	SANITARY SEWER
AIR CONDITIONING	DOOR	MACHINE BOLT	STAINLESS STEEL
ACOUSTICAL	DOWNSPOUT	MECHANICAL	STANDARD
ACOUSTICAL TILE	DRAWING	MINIMUM	STEEL
ADJUSTABLE/ADJACENT	EXISTING	METAL	STORAGE
ABOVE FINISH FLOOR	EACH	NEW	STRUCTURAL
ALUMINUM	ELECTRICAL	NOT IN CONTRACT	SUSPENDED
ANODIZED	ELEVATOR	NOT TO SCALE	TREAD
BOARD	EQUAL	OVER	TOP OF CURB/CONCRETE
BUILDING	FORCED AIR UNIT	ON CENTER	TELEPHONE
BLOCK	FLOOR DRAIN	OUTSIDE DIAMETER	TONGUE AND GROOVE
BEAM	FIRE EXTINGUISHER	OVERFLOW ROOF DRAIN	THICKNESS
BOTTOM OF	FINISH FLOOR	OFFICE	TOP OF
CABINET	FOOTING	OPENING	TOP OF SLAB
CATCH BASIN	GAUGE	OPPOSITE	TYPICAL
CEMENT	GALVANIZE (D)	PLATE	TITLE 24
CERAMIC	GENERAL CONTRACTOR	PLASTIC LAMINATE	UNLESS OTHERWISE NOTED
CAST IRON	GROUND FAULT INTERRUPTER	PLASTER	VAN ACCESSIBLE
CONSTRUCTION JOINT	GLASS FIBER	PLYWOOD	VITREOUS CLAY PIPE
CENTERLINE	REINFORCED CONCRETE	RISER	VINYL COMPOSITION TILE
CEILING	REINFORCED CONCRETE	RELOCATE(D)	VERTICAL
CLEAR	GALVANIZED IRON	REINFORCED CONCRETE PIPE	VERTICAL IN FIELD
COLUMN	GATE VALVE	ROOF DRAIN	WITH
COMPOSITION	GYPSPUM	RECESSED	WATER CLOSET
CONCRETE	HOSE BIBB	REINFORCED	WOOD
CONNECTION	HEADER	ROUND HEAD MACHINE SCREW	WATER HEATER
CONTINUOUS	HARDWARE	ROOM	WEATHERSTRIPPING
CARPET	HOLLOW METAL	ROUGH OPENING	WELDED WIRE FABRIC
CERAMIC TILE	HORIZONTAL	SOLID CORE	
	HEIGHT	RAINWATER LEADER	
	HOT WATER	STORM DRAIN	
	HEATING VENTILATING	SECTION	
	INSULATION	SIMILAR	
	JANITOR	SANITARY NAPKIN DISPENSER	
	JUNCTION BOX	SPECIFICATION	
	LAVATORY		

VICINITY MAP



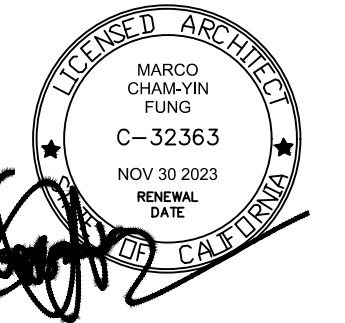
Date: 2023.11.03
Project No.: 2021.117
Sheet Title

TITLE SHEET

Sheet No.

A001

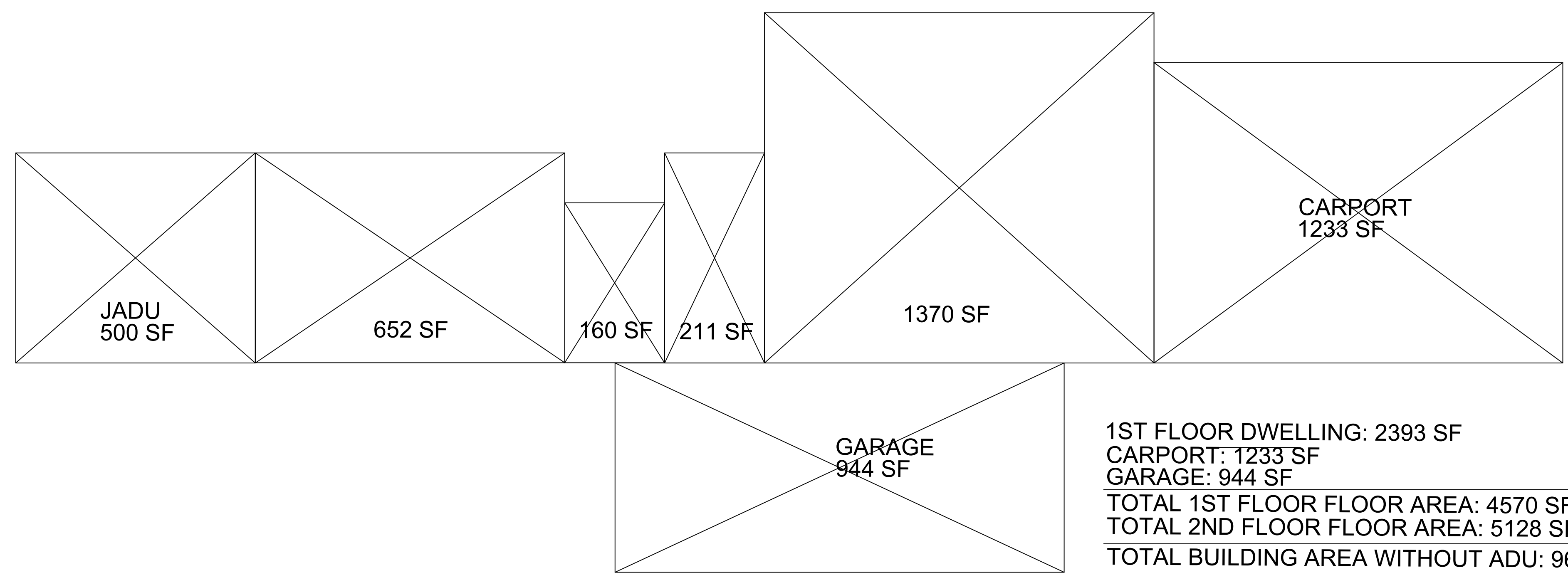
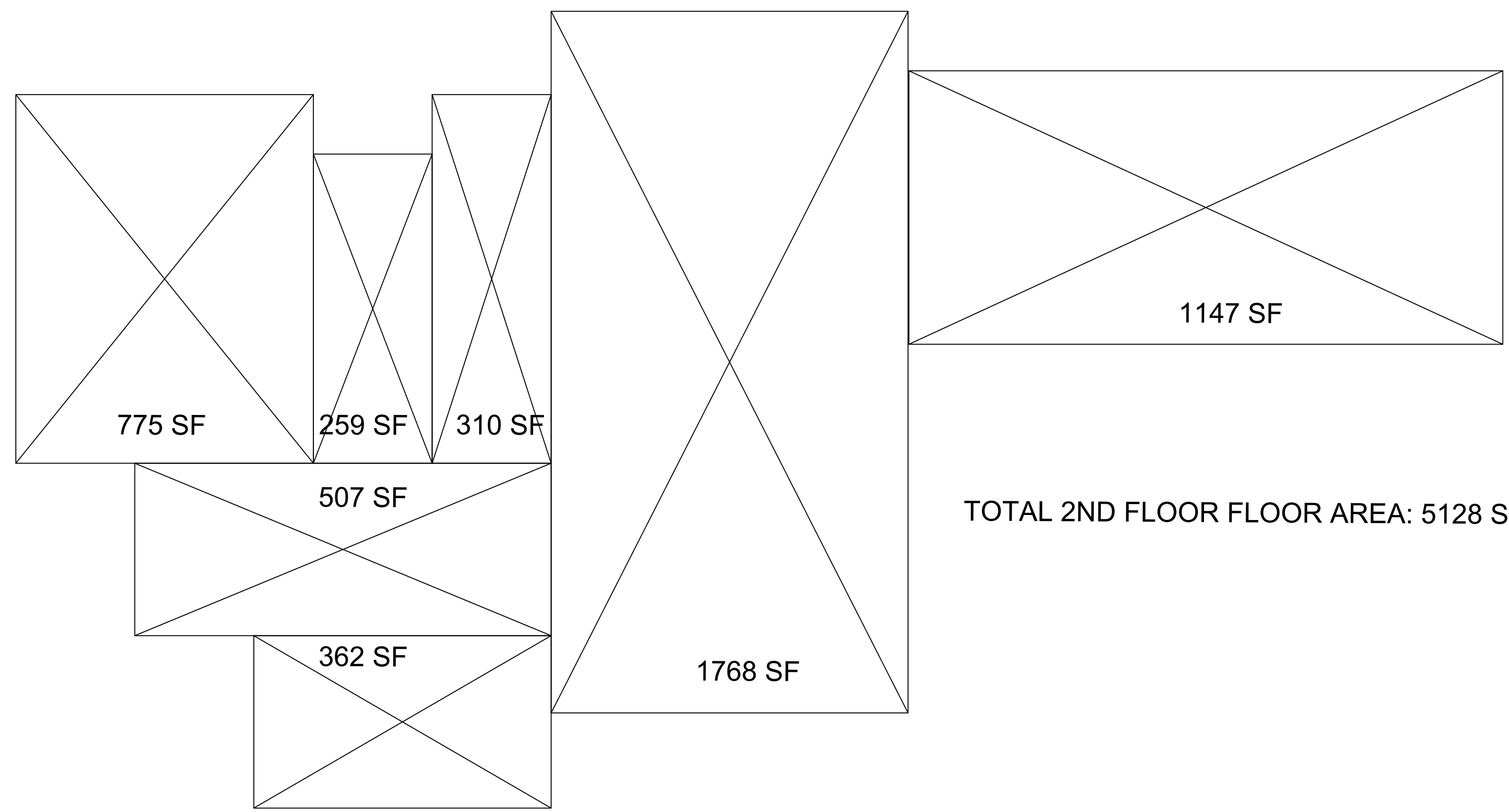
- Released for Construction
- Not Released for Construction



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Print Record

**NEW
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BUILDING W/ ADU
& JADU**
21631 HICKS RD
LOS GATOS, CA 95032

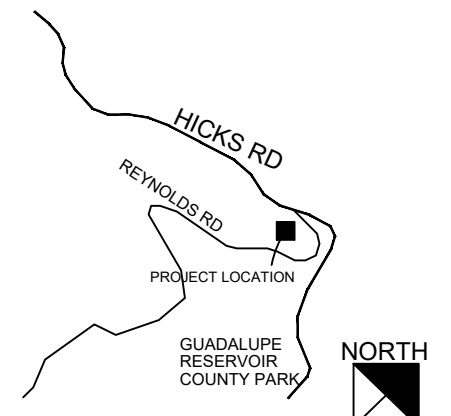


1ST FLOOR DWELLING: 2393 SF
CARPORT: 1233 SF
GARAGE: 944 SF
TOTAL 1ST FLOOR FLOOR AREA: 4570 SF
TOTAL 2ND FLOOR FLOOR AREA: 5128 SF
TOTAL BUILDING AREA WITHOUT ADU: 9698 SF (EXCLUDING OUTDOOR PATIO AND STAIR)
JADU: 500 SF
ADU: 1200 SF
TOTAL BUILDING AREA: 11398 SF
TOTAL FLOOR AREA RATIO: 11398 SF / 1052429 SF = 1.08%

TOTAL BUILDING AREA: 11398 SF
TOTAL OUTDOOR PATIO AND STAIR AT 2ND FLOOR: 1184 SF
TOTAL LOT COVERAGE: 12582 SF / 1052429 SF = 1.20%

1 LOT COVERAGE AND FLOOR AREA SUMMARY
SCALE: 1/8" = 1'-0"
0' 4' 8' 16'
NORTH

VICINITY MAP



Date: 2023.11.03 Project No.: 2021.117
Sheet Title

LOT COVERAGE & FLOOR AREA SUMMARY

Sheet No. A002
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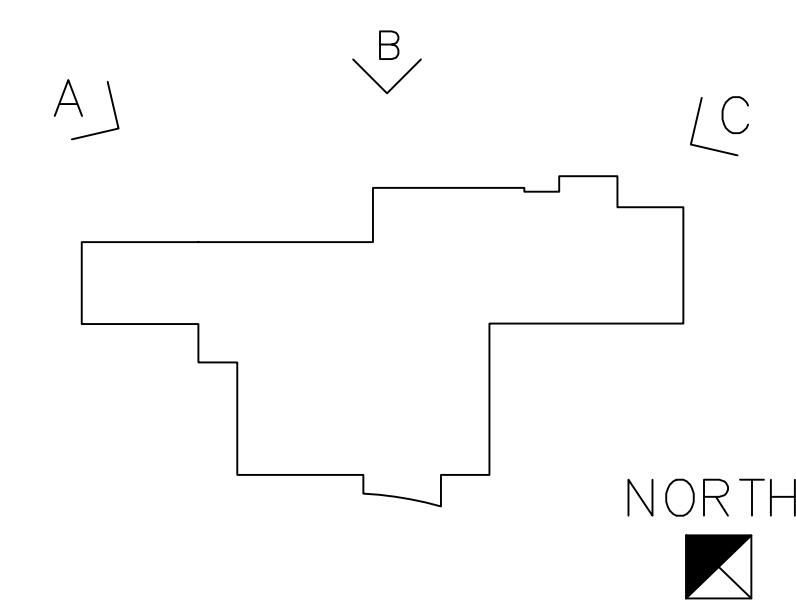
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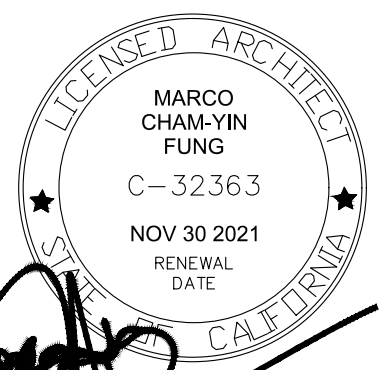
B



C



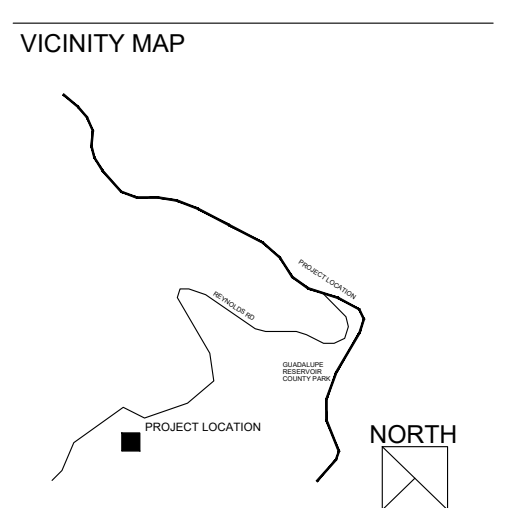
KEY PLAN



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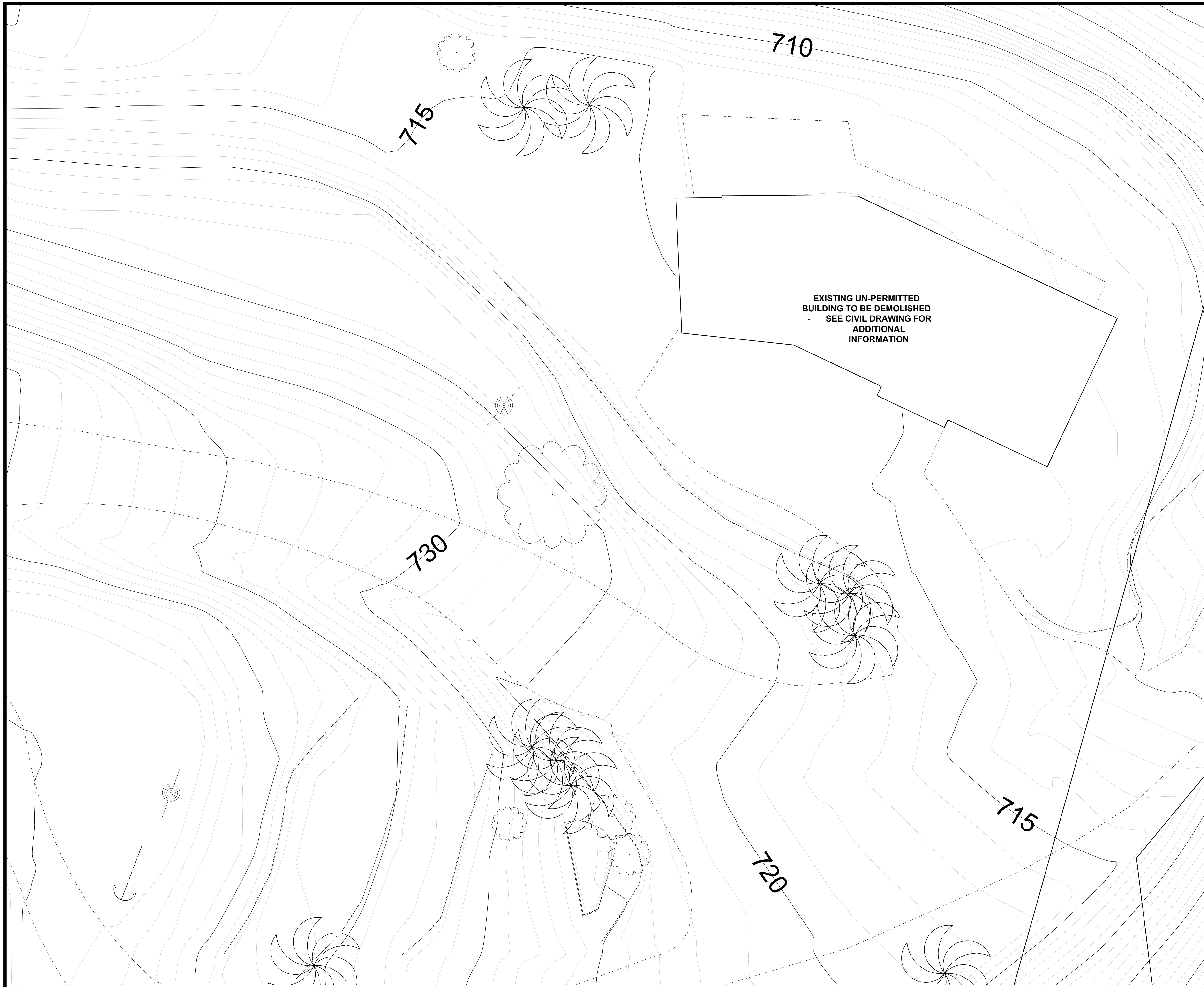


Date: 2023.11.03
Project No.: 2021-XXX
Sheet Title:

RENDERINGS

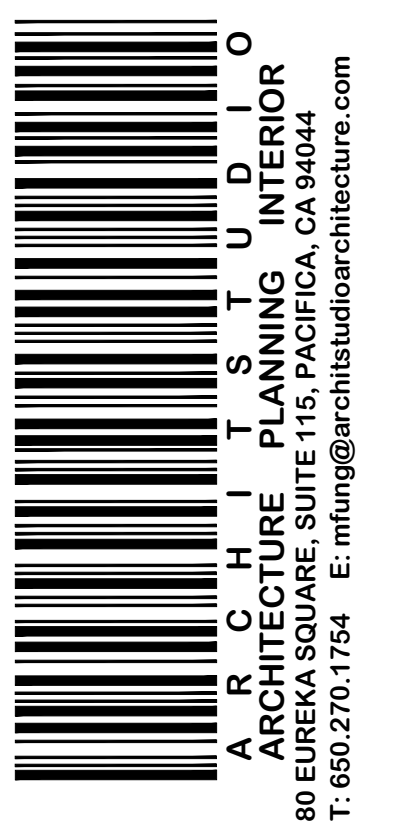
Sheet No. A003

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**SEE CIVIL DRAWING
FOR ADDITIONAL
INFORMATION**

1 EXISTING SITE PLAN
 SCALE: 1/8" = 1'-0"
 (AREA OF WORK FOR NEW BUILDING AREA)

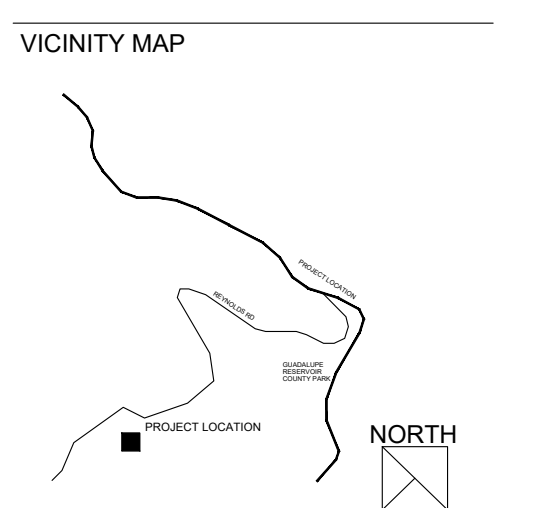


LICENSED ARCHITECT
 MARCO CHAM-YIN FUNG
 C-32363
 NOV 30 2021
 RENEWAL DATE
 CALIFORNIA

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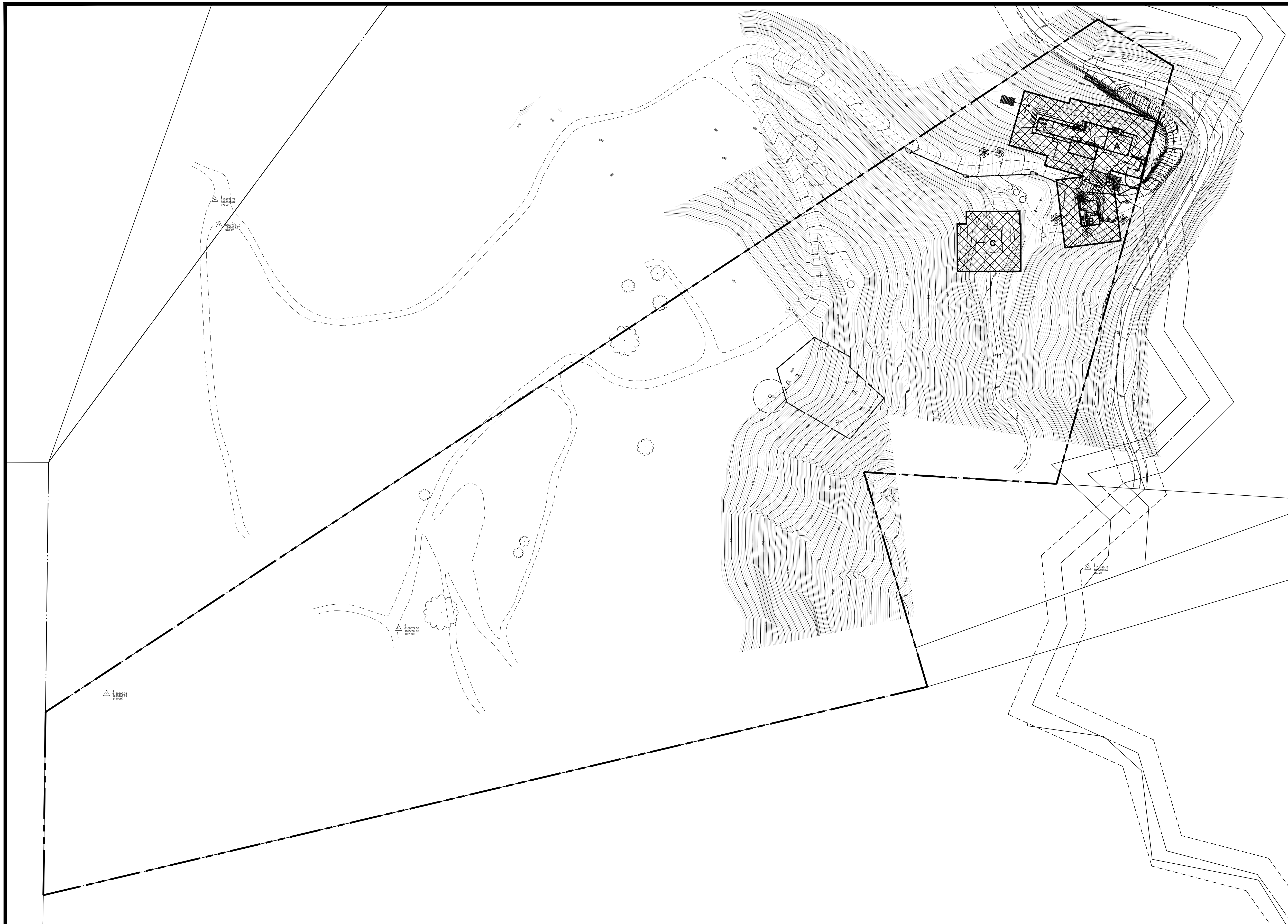


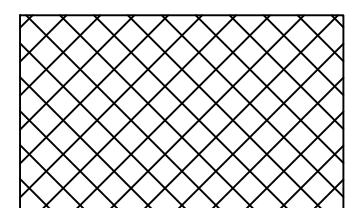



Date: 2023.11.03 Project No.: 2021-XXX
 Sheet Title:

EXISTING SITE PLAN

Sheet No. **A100**

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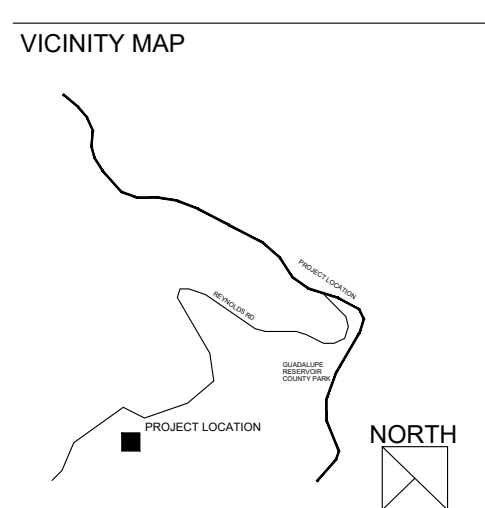
- LEGEND**
-  ZONE 1 - LEAN, CLEAN AND GREEN ZONE (30' FROM THE EDGE OF THE BUILDING)
 -  **NEW 2 STORY HOUSE**
 -  **NEW 1 STORY ADU**
 -  **EXISTING 2 STORY STRUCTURE**

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1 PROPOSED SITE PLAN

SCALE: 1" = 80'-0"

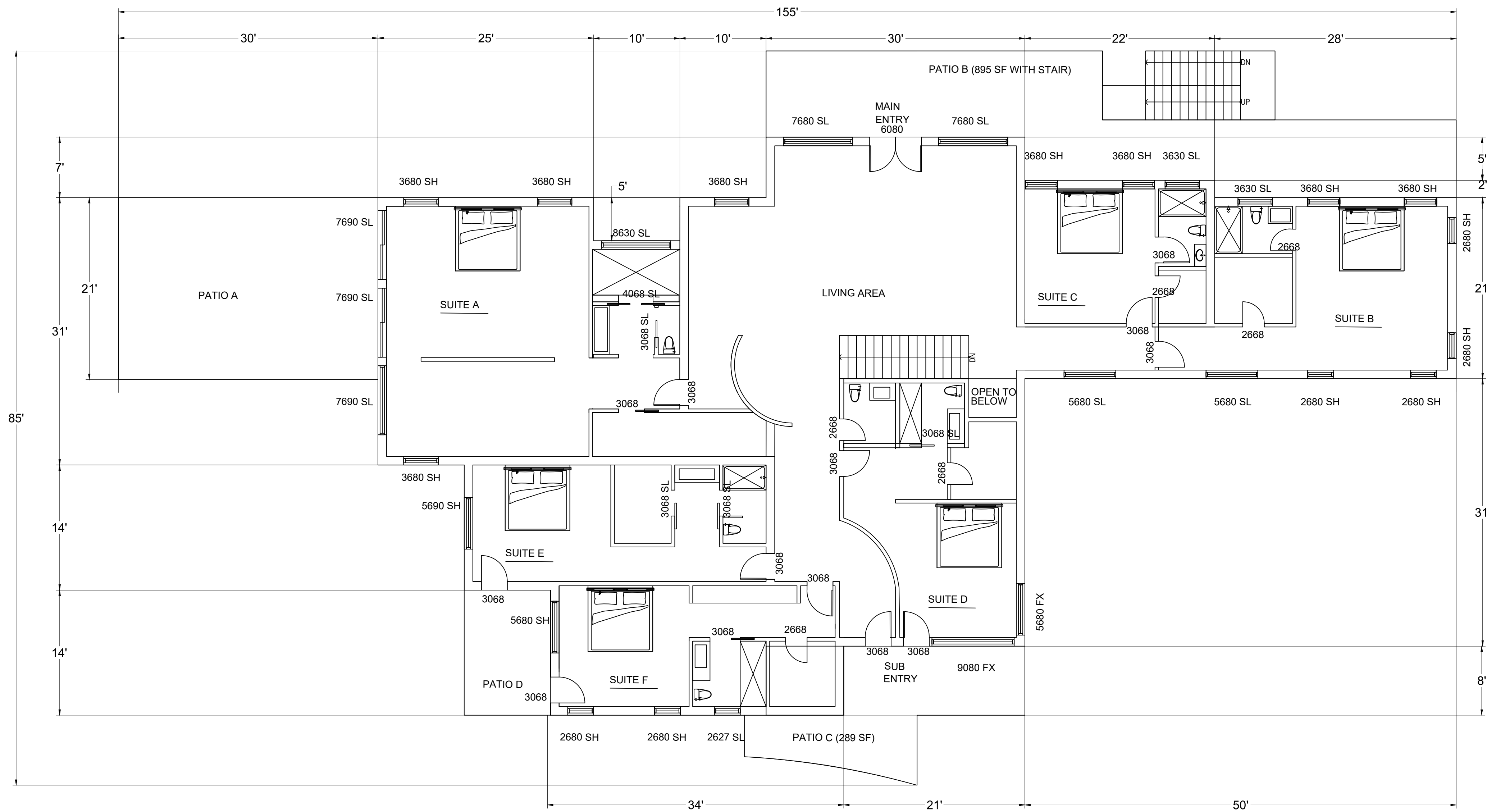
0' 40' 80' 160'

NOTE:
 SEE CIVIL DRAWING FOR GRADING INFORMATION & BUILDING LOCATION
 SEE LANDSCAPE DRAWING FOR PLANING AND IRRIGATION INFORMATION

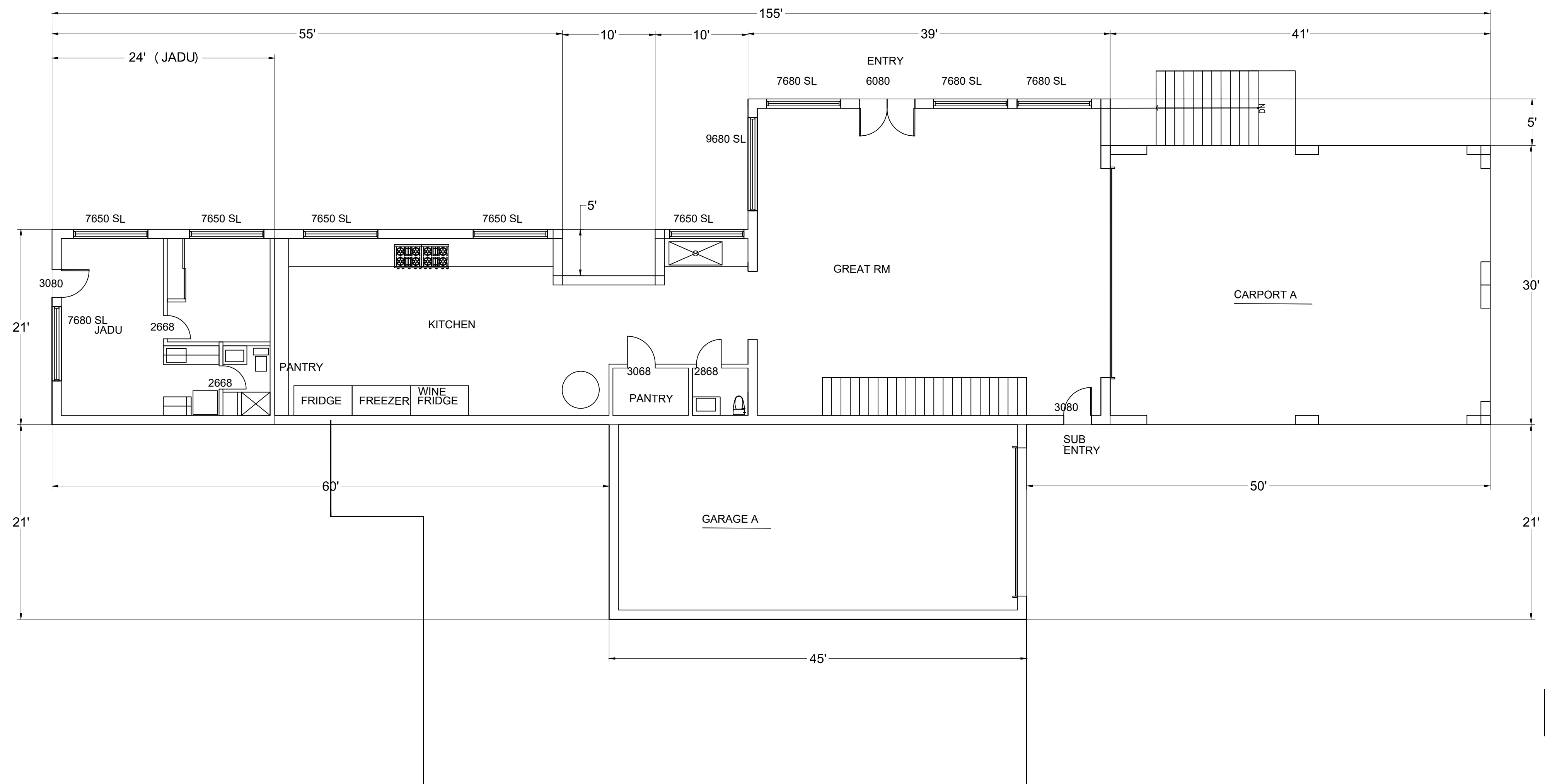
NORTH

Date: 2023.11.03 Project No.: 2021-XXX
 Sheet Title: **PROPOSED SITE PLAN**
 Sheet No.: A101

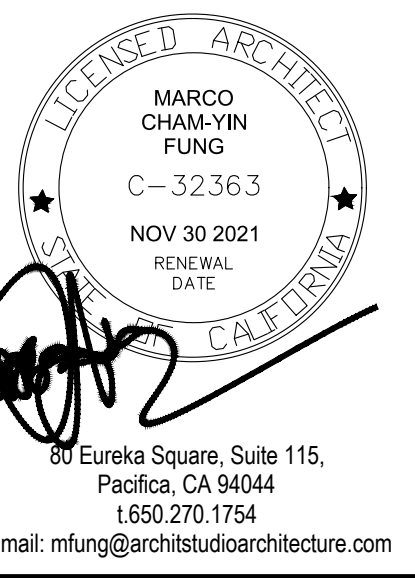
Released for Construction
 Not Released for Construction



1 PROPOSED SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 0' 4' 8' 16' NORTH

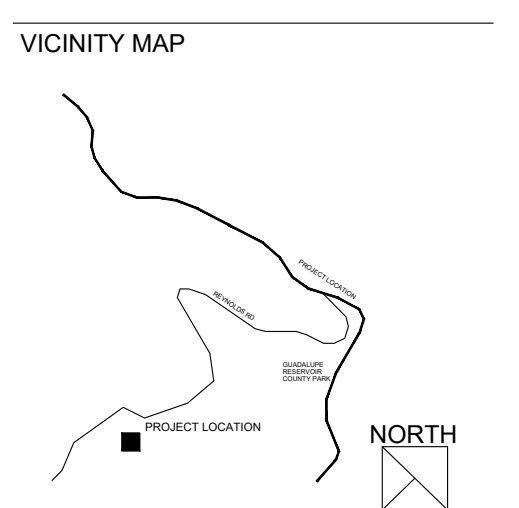


2 PROPOSED FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
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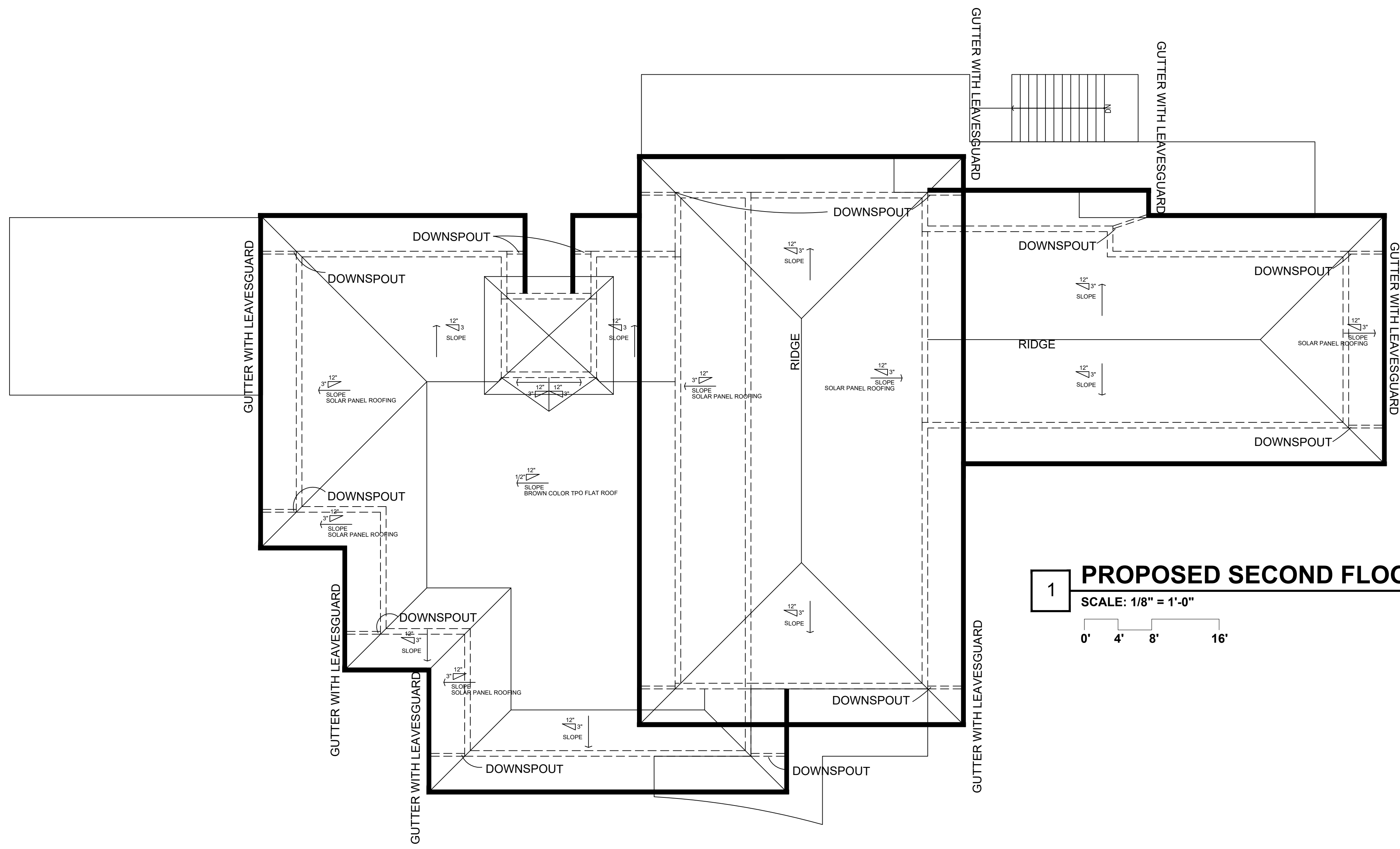


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 Sheet No.: A200
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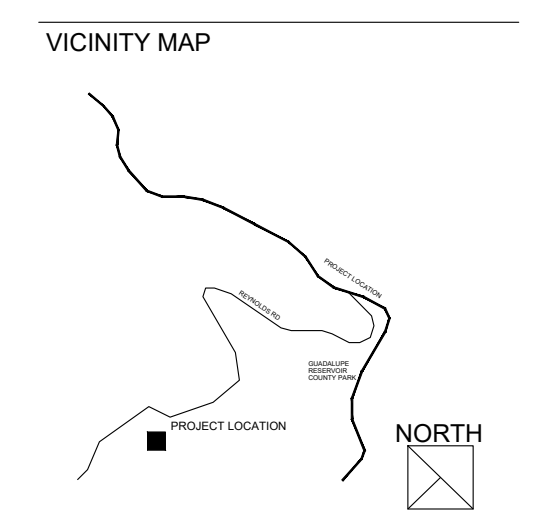


1 PROPOSED SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 0' 4' 8' 16'
 NORTH



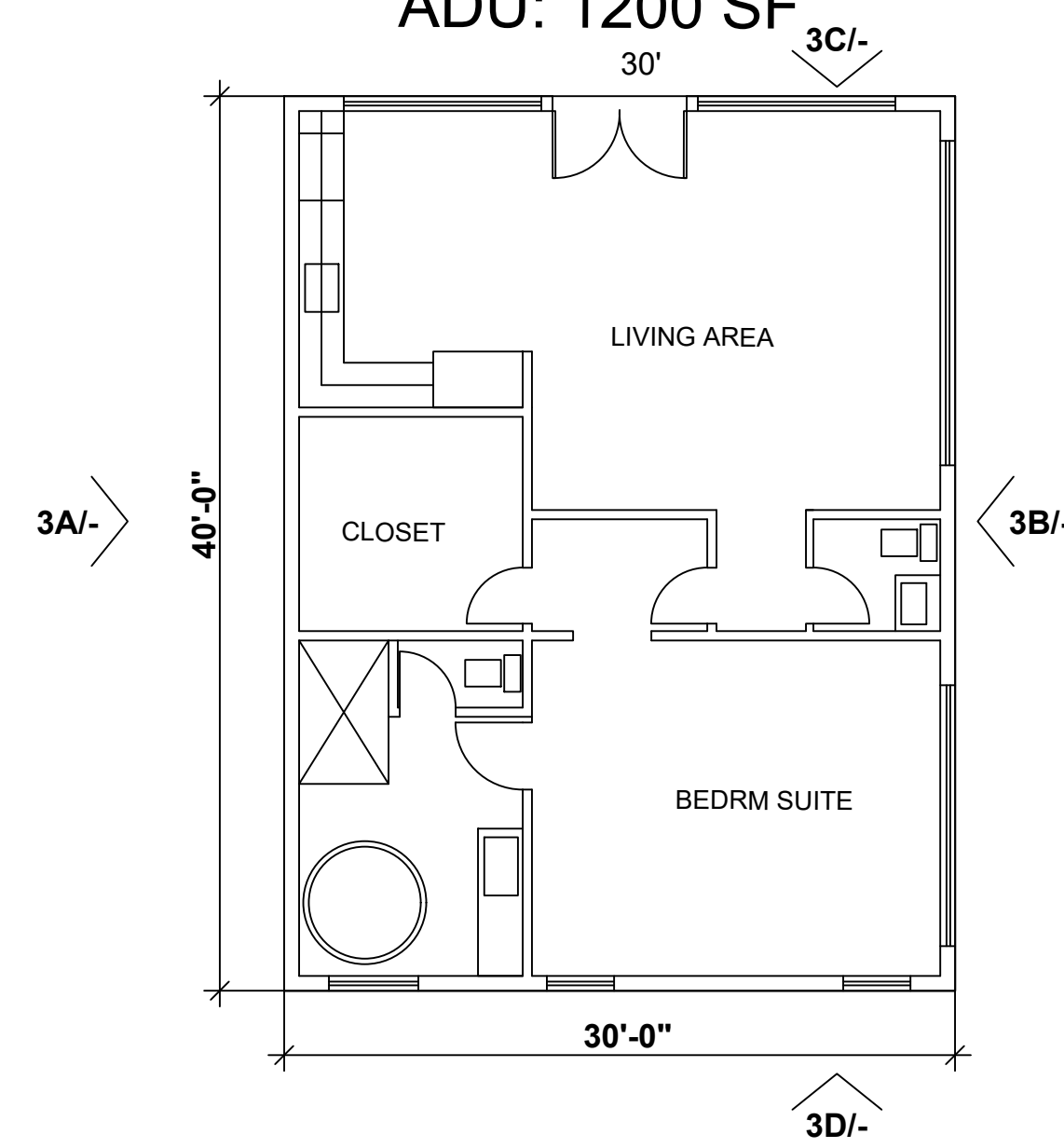
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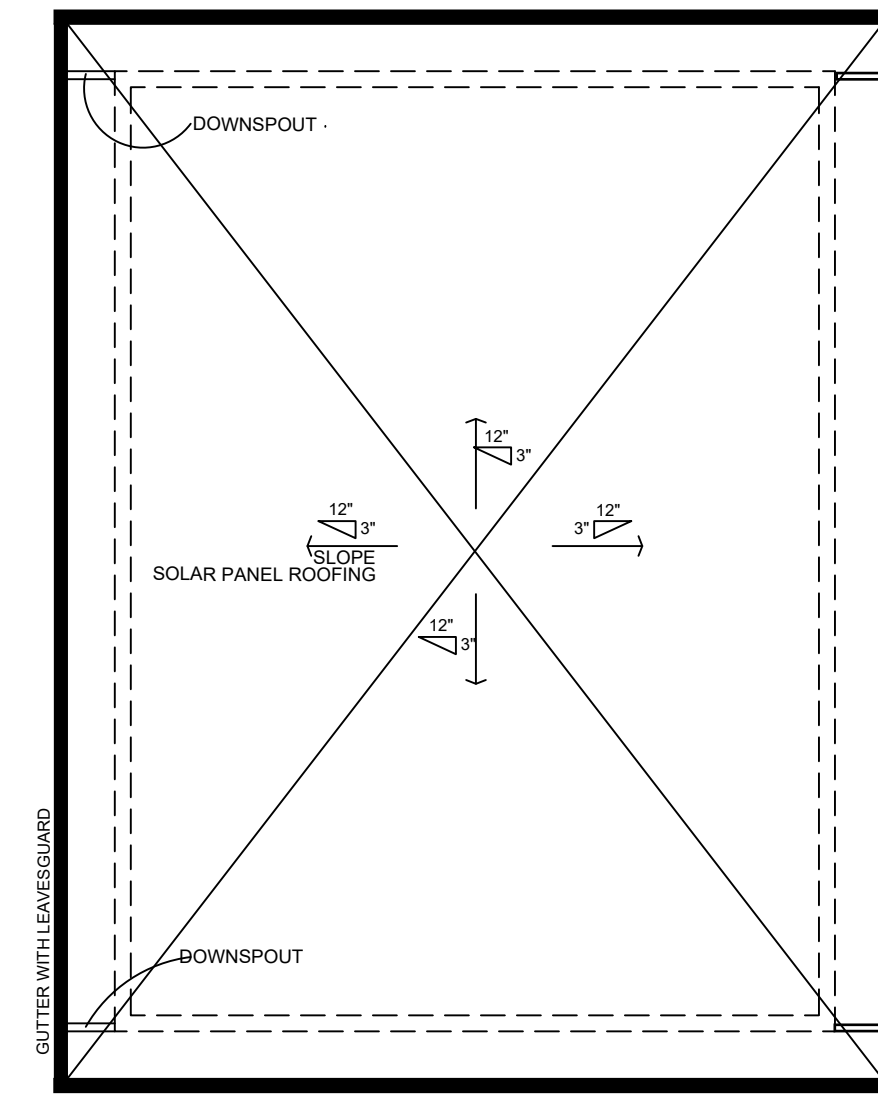


Date: 2023.11.03
 Project No.: 2021-XXX
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 Sheet No.:
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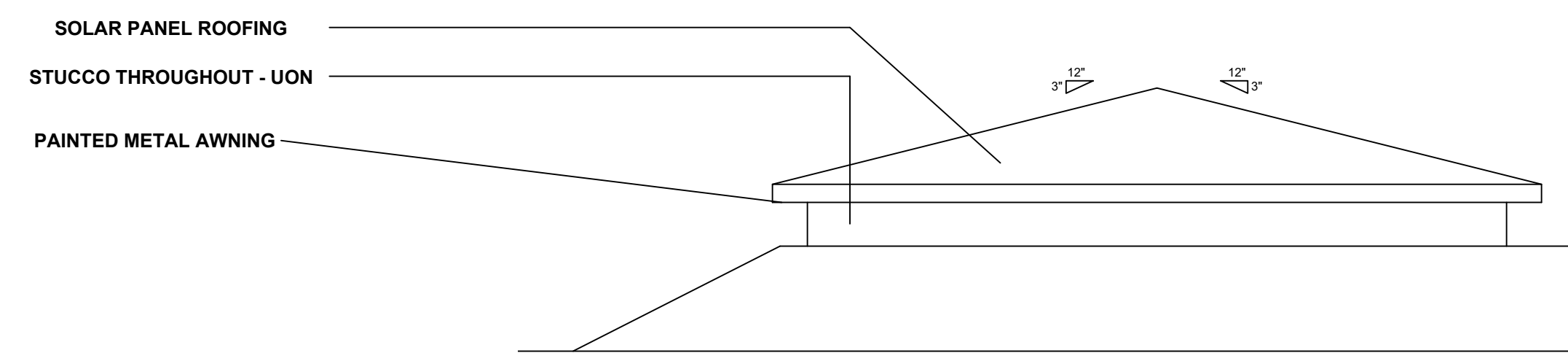
ADU: 1200 SF



1 PROPOSED FLOOR PLAN - ADU
SCALE: 1/8" = 1'-0"
0' 4' 8' 16' NORTH

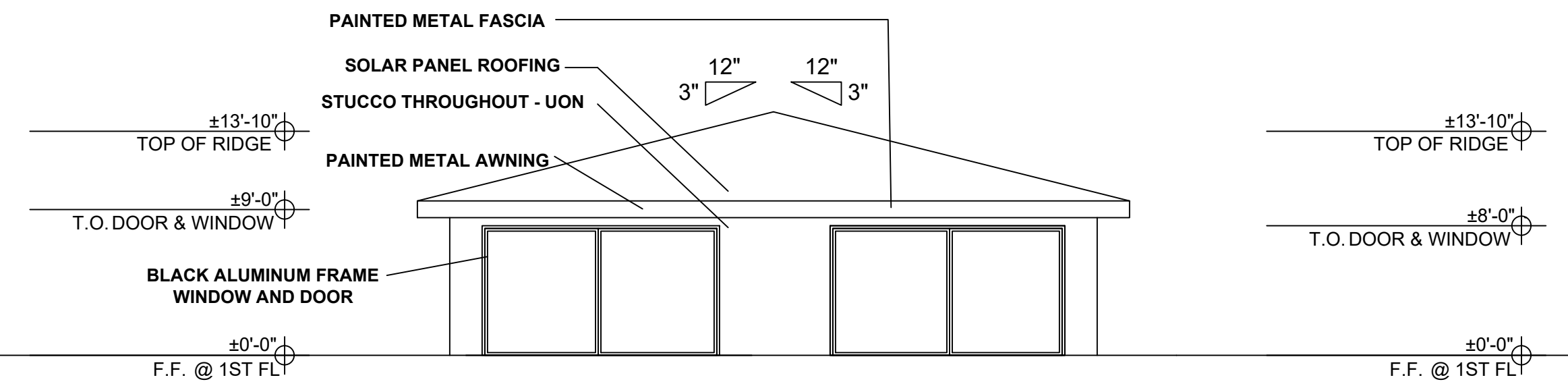


2 PROPOSED ROOF PLAN - ADU
SCALE: 1/8" = 1'-0"
0' 4' 8' 16' NORTH



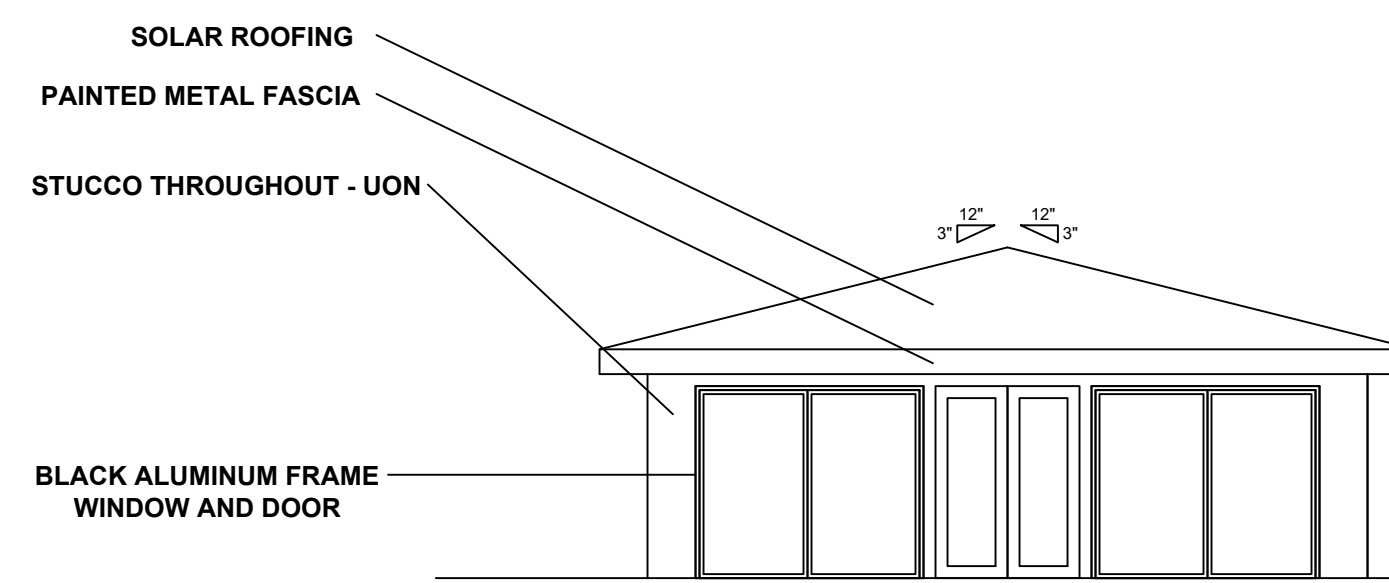
SIDE ELEVATION: ADU

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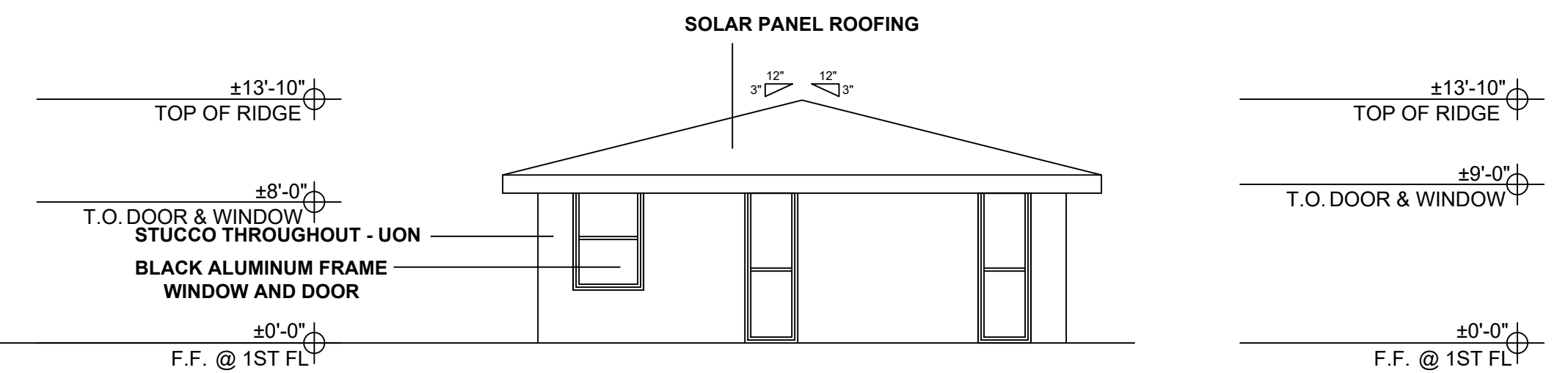
SIDE ELEVATION: ADU

B



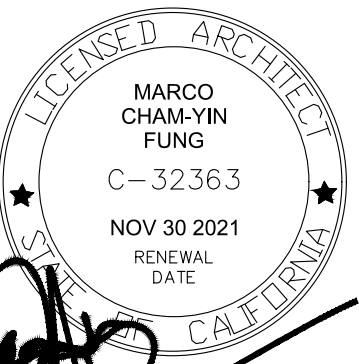
FRONT ELEVATION: ADU

C



D

3 PROPOSED ELEVATION - ADU
SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

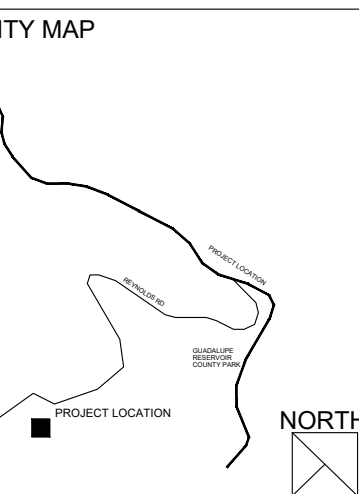


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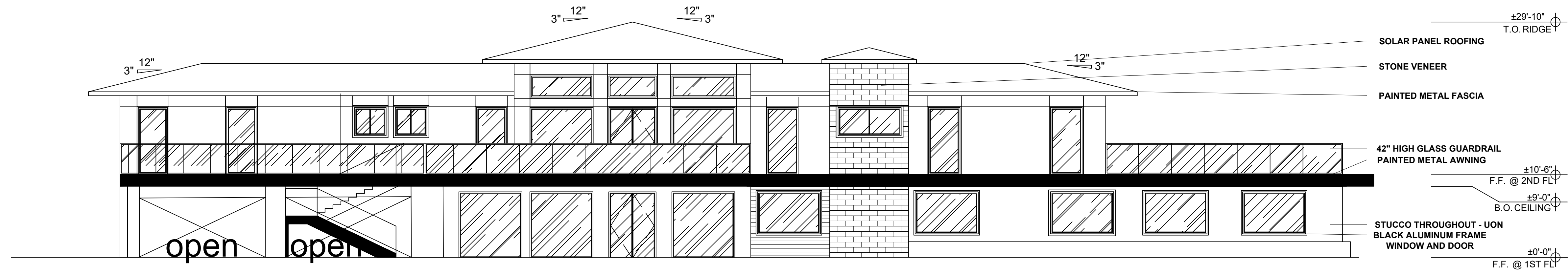


Date: 2023.11.03 Project No.: 2021-XXX

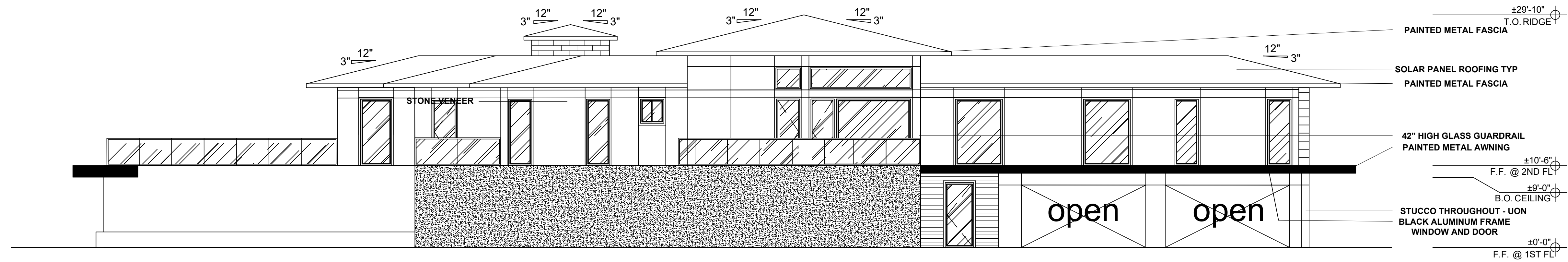
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Sheet No.:

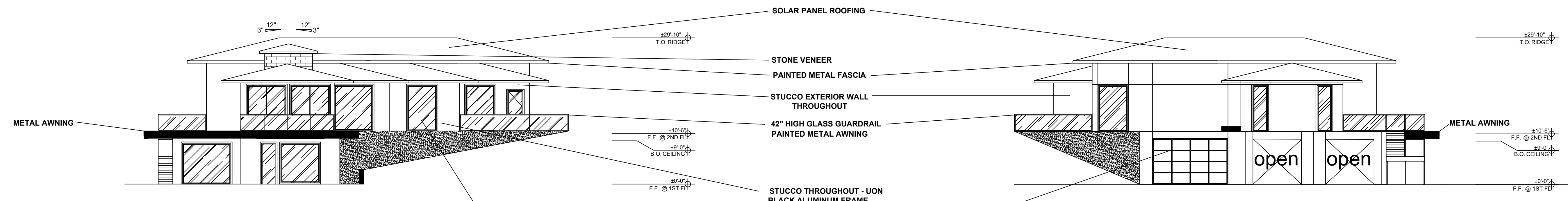
A210
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1 PROPOSED FRONT ELEVATION
 SCALE: 1/8" = 1'-0"
 0' 4' 8' 16'



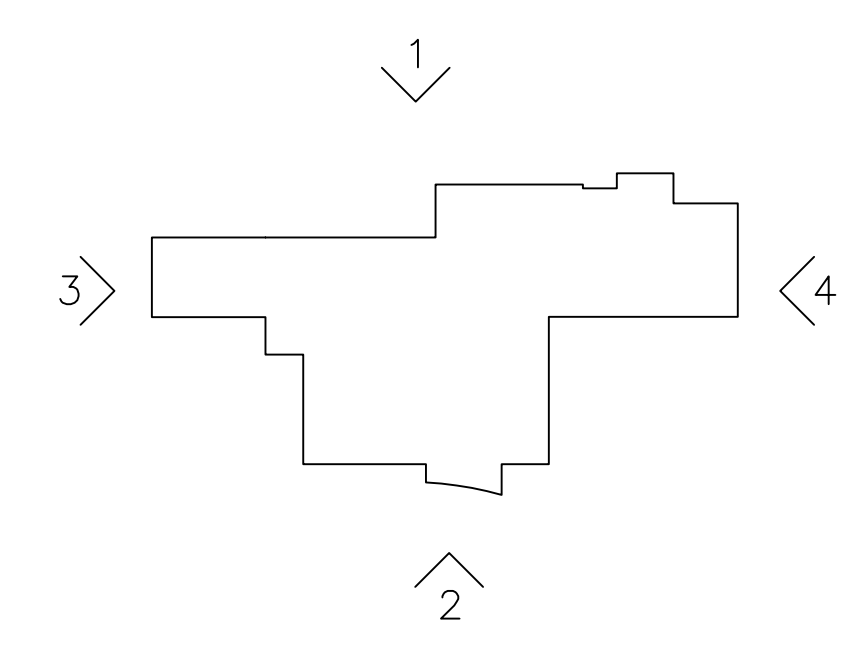
2 PROPOSED REAR ELEVATION
 SCALE: 1/8" = 1'-0"
 0' 4' 8' 16'



3 SIDE ELEVATION
 SCALE: 1/8" = 1'-0"
 0' 4' 8' 16'

4 SIDE ELEVATION
 SCALE: 1/8" = 1'-0"
 0' 4' 8' 16'

KEY PLAN

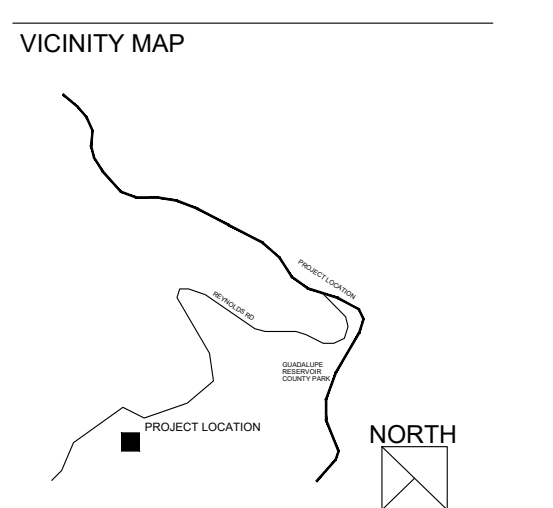


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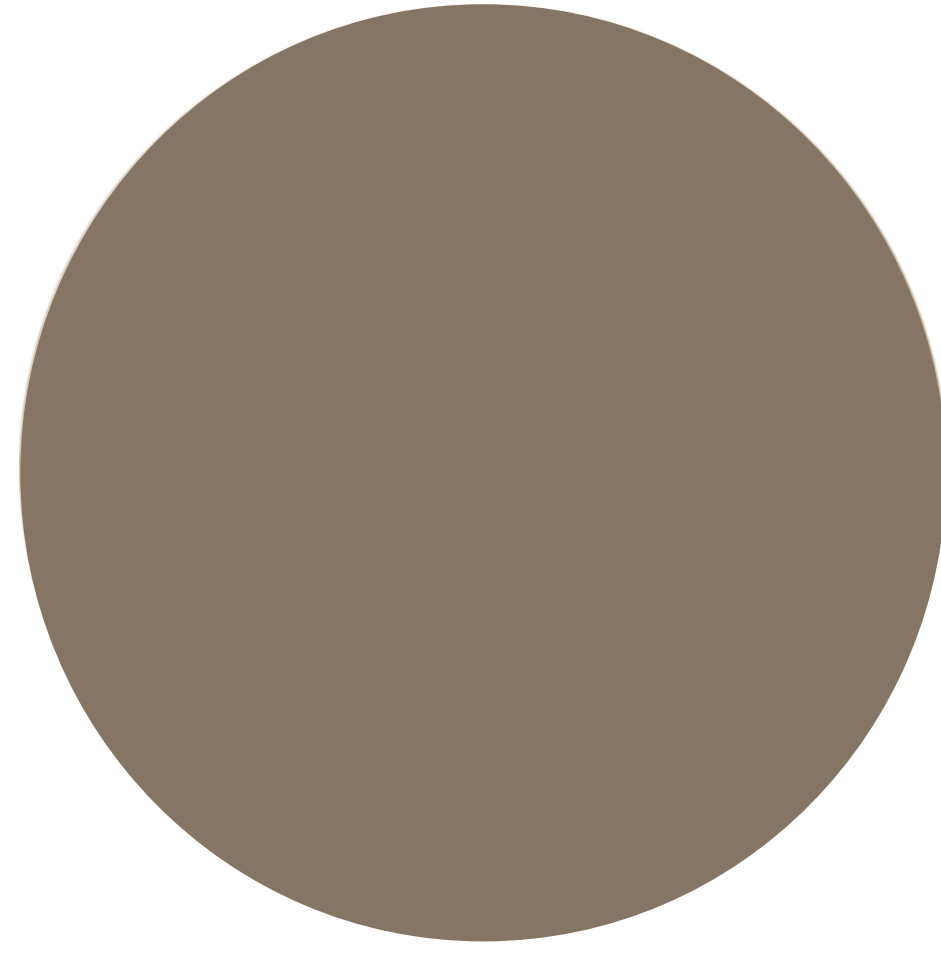


Date: 2023.11.03 Project No.: 2021-XXX
 Sheet Title: PROPOSED ELEVATION
 Sheet No.: A300
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EXTERIOR PAINT COLOR TO BE KELLY MOORE



407 Carbon
LRV: 4.51
(on concrete veneer)



KM 4559-3 MINK
LRV: 19.03
EXTERIOR PAINT - KELLY MOORE



417 Oxford Brown
LRV: 6.24



KM5789 Shadow Cliff
LRV: 16.37



GLASS GUARDRAIL WITH TOP AND BOTTOM RAIL
FRAME LRV: 4.51
GLAZING LRV: 40



SOLAR PANEL ROOF TILE - TESLA
LRV: +/-10.0



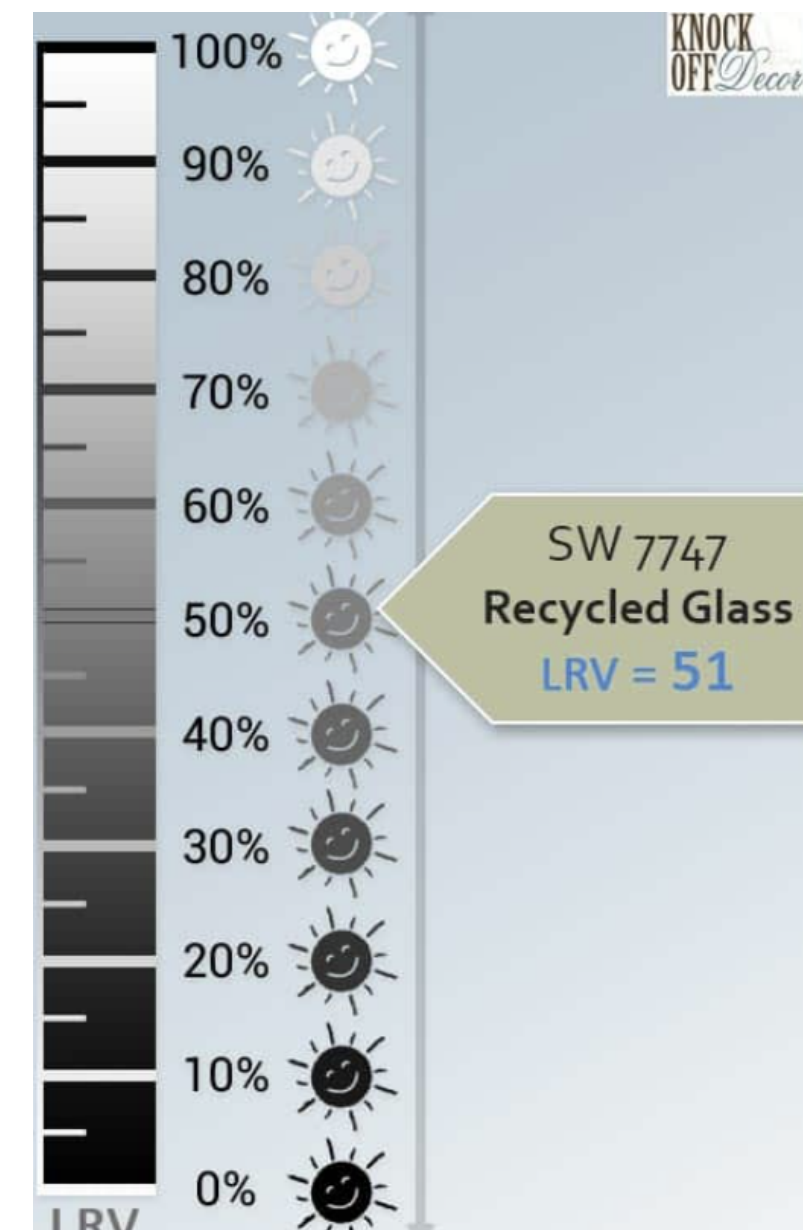
EXTERIOR LIGHT SCONCE
COMPANY: EDGE LIGHTING
COVER LRV: 4.51



COMPANY: CLOPAY
ALUMINUM FRAME GARAGE DOOR LRV: 5.0



FLAX STONE VENER
COMPANY: GEMSTONE
LRV: 16-38



LIGHT REFLECTIVE VALUE CHART
(SHOWN FOR REFERENCE)



METAL AWNING PAINTED WITH
KELLY MOORE KM 5789 SHADOW CLIFF
LRV: 16.37

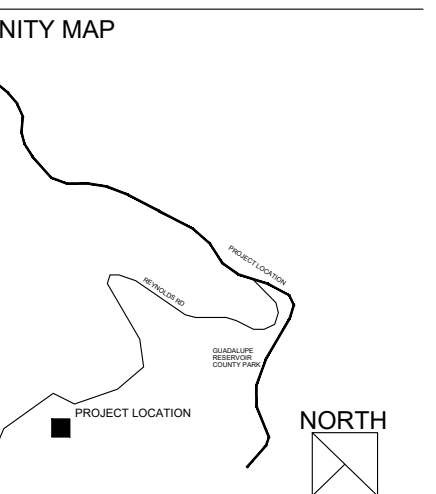


ALUMINUM FRAME EXTERIOR WINDOW AND DOOR
COMPANY: ANDENSEN
FRAME LRV: 4.51
GLAZING LRV: 40



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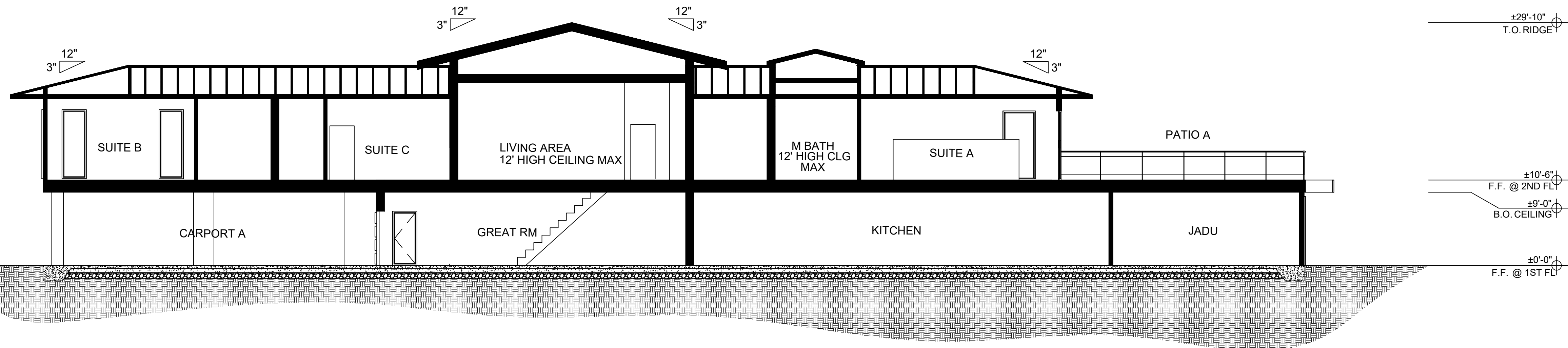
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Project No.: 2021-XXX

Sheet Title: MATERIAL BOARD

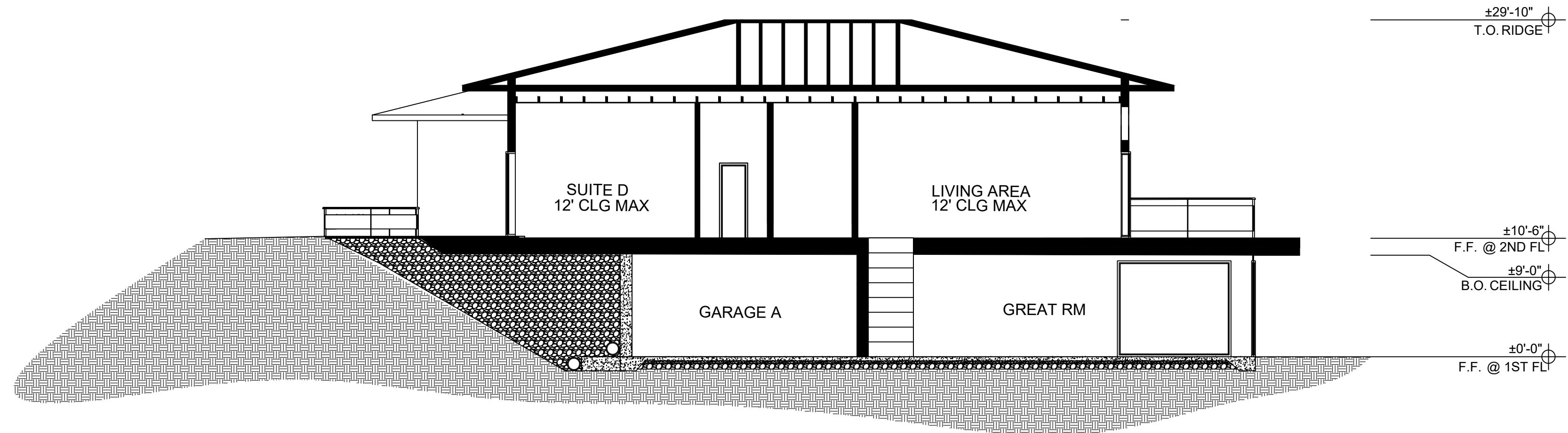
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A500

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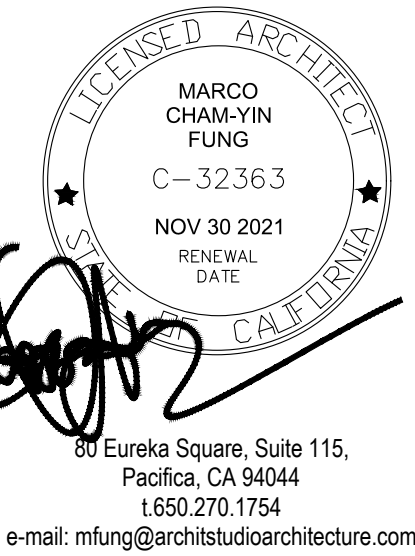
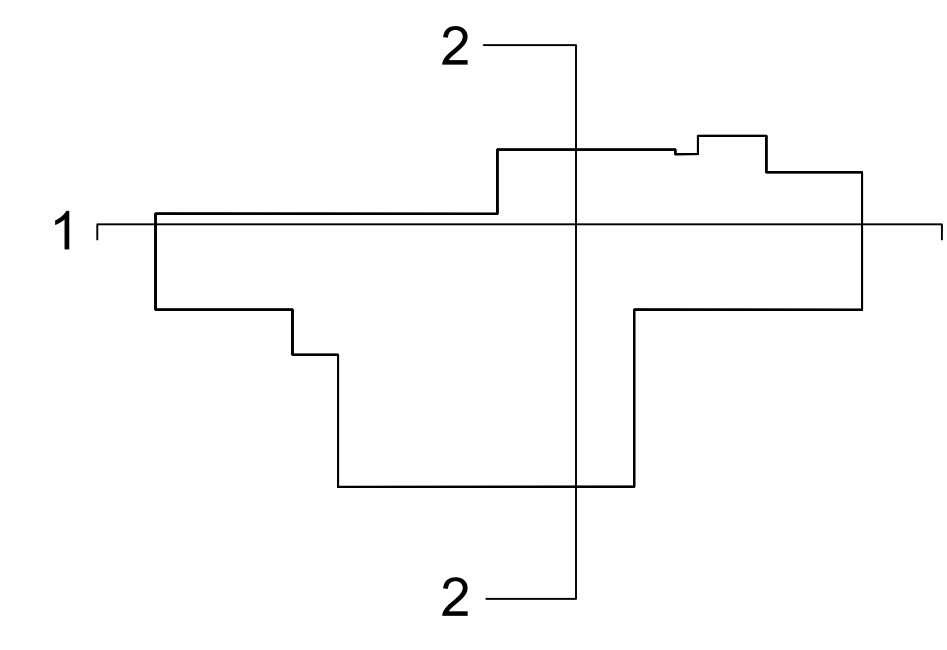


1 PROPOSED SECTION
 SCALE: 1/8" = 1'-0"
 0' 4' 8' 16'



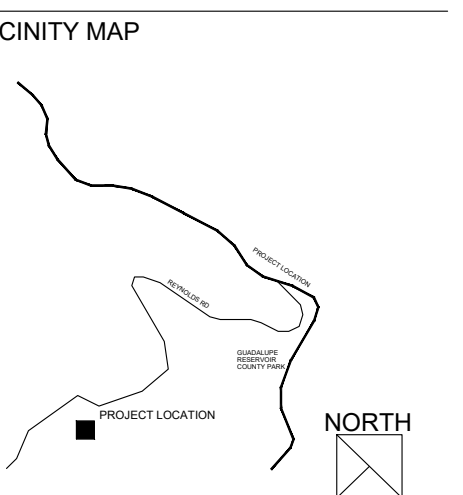
2 PROPOSED SECTION
 SCALE: 1/8" = 1'-0"
 0' 4' 8' 16'

KEY PLAN



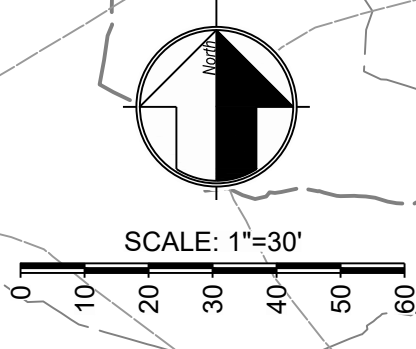
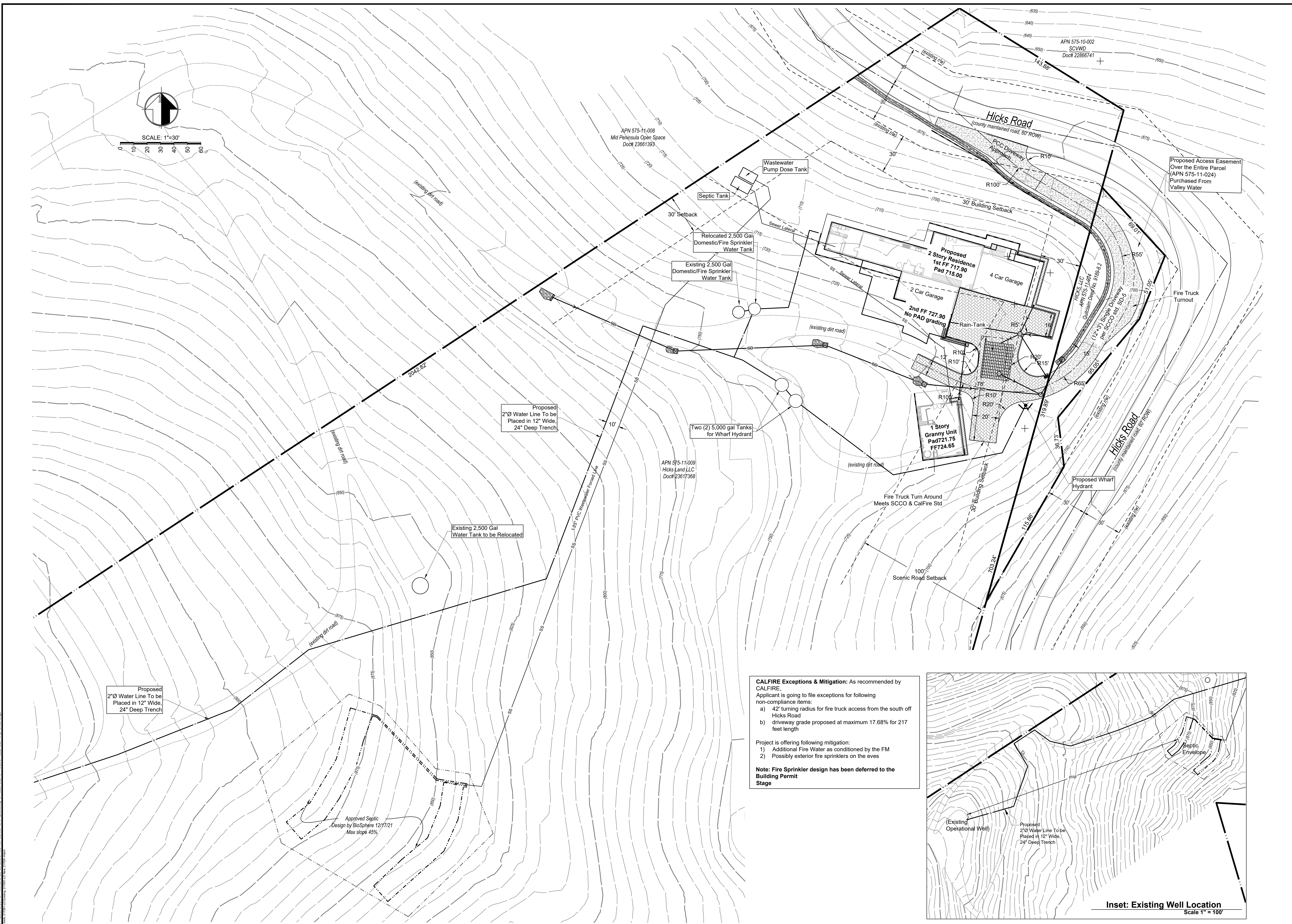
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Print Record



Date: 2023.11.03
 Project No.: 2021-XXX
 Sheet Title:

SECTION
 Sheet No.: A600
 Released for Construction
 Not Released for Construction



Proposed 2"Ø Water Line To be Placed in 12" Wide, 24" Deep Trench

Proposed 2"Ø Water Line To be Placed in 12" Wide, 24" Deep Trench

Existing 2,500 Gal Water Tank to be Relocated

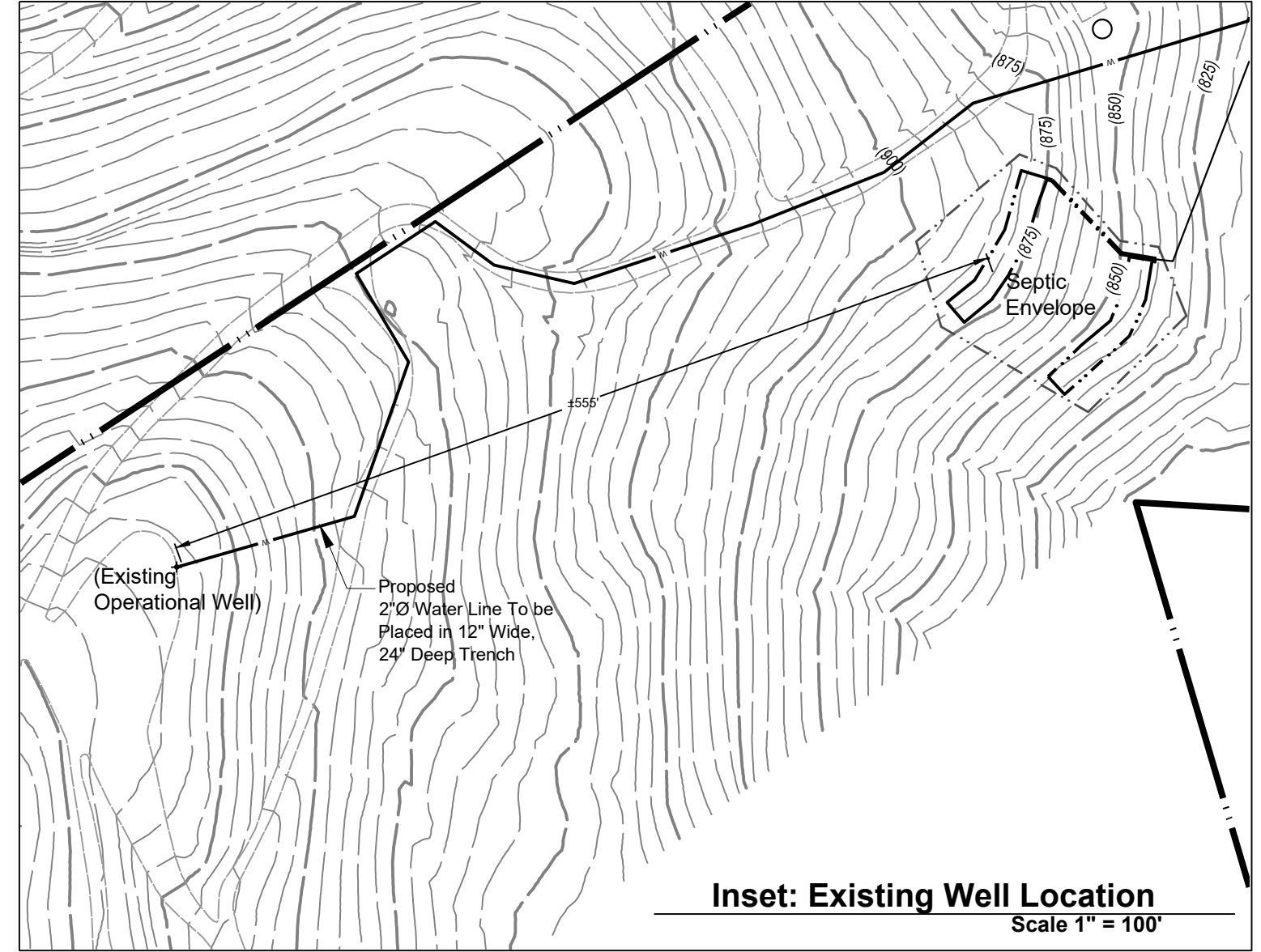
Two (2) 5,000 gal Tanks for Wharf Hydrant

Approved Septic Design by BioSphere 12/17/21 Max slope 45%

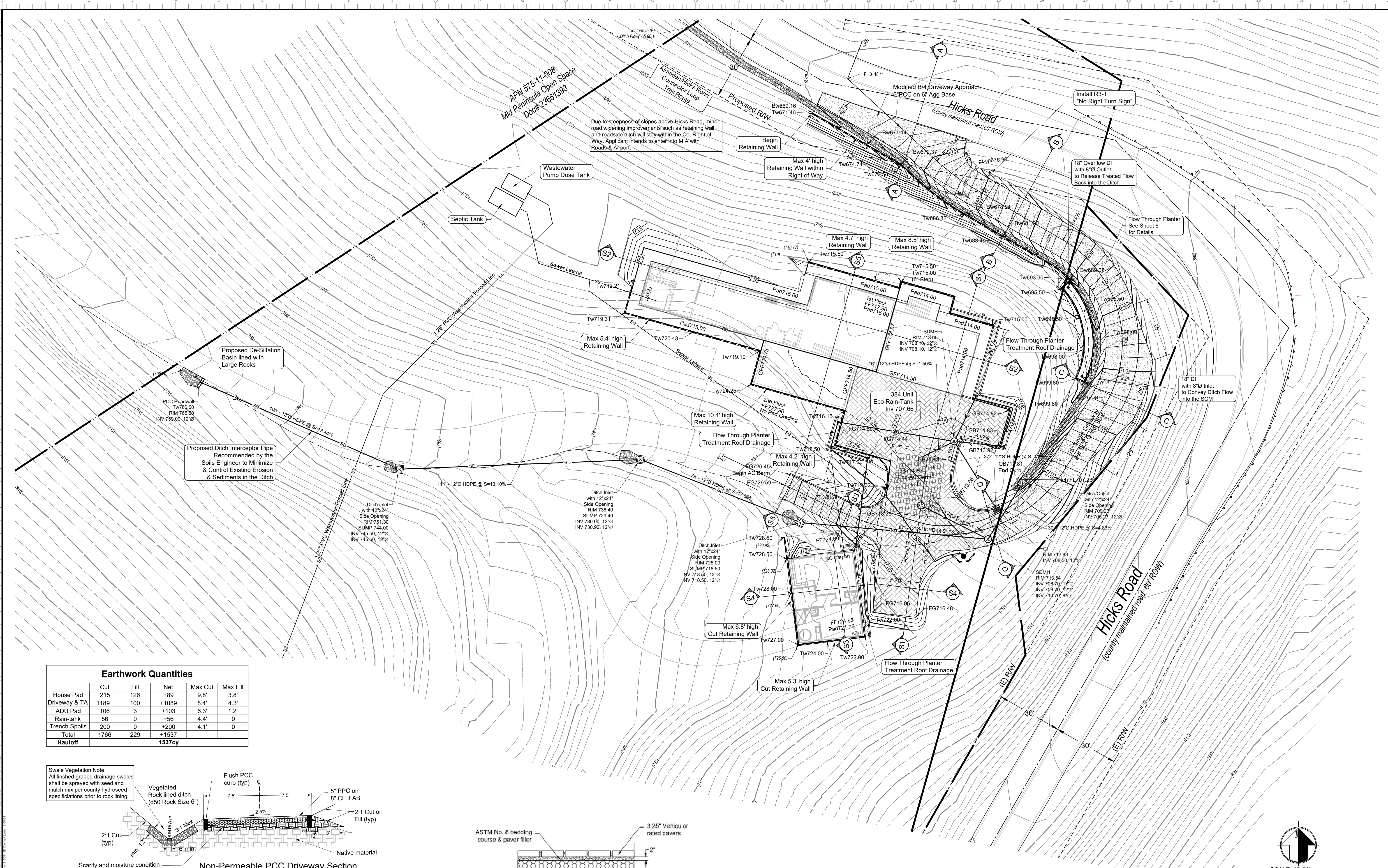
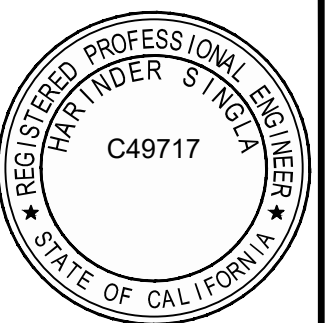
CALFIRE Exceptions & Mitigation: As recommended by CALFIRE, Applicant is going to file exceptions for following non-compliance items:
a) 42' turning radius for fire truck access from the south off Hicks Road
b) driveway grade proposed at maximum 17.68% for 217 feet length

Project is offering following mitigation:
1) Additional Fire Water as conditioned by the FM
2) Possibly exterior fire sprinklers on the eaves

Note: Fire Sprinkler design has been deferred to the Building Permit Stage

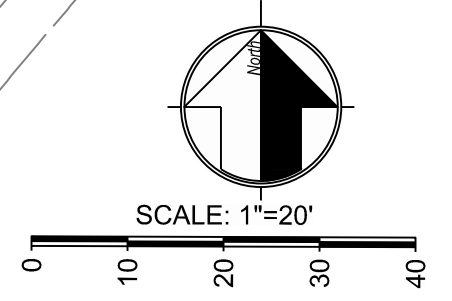
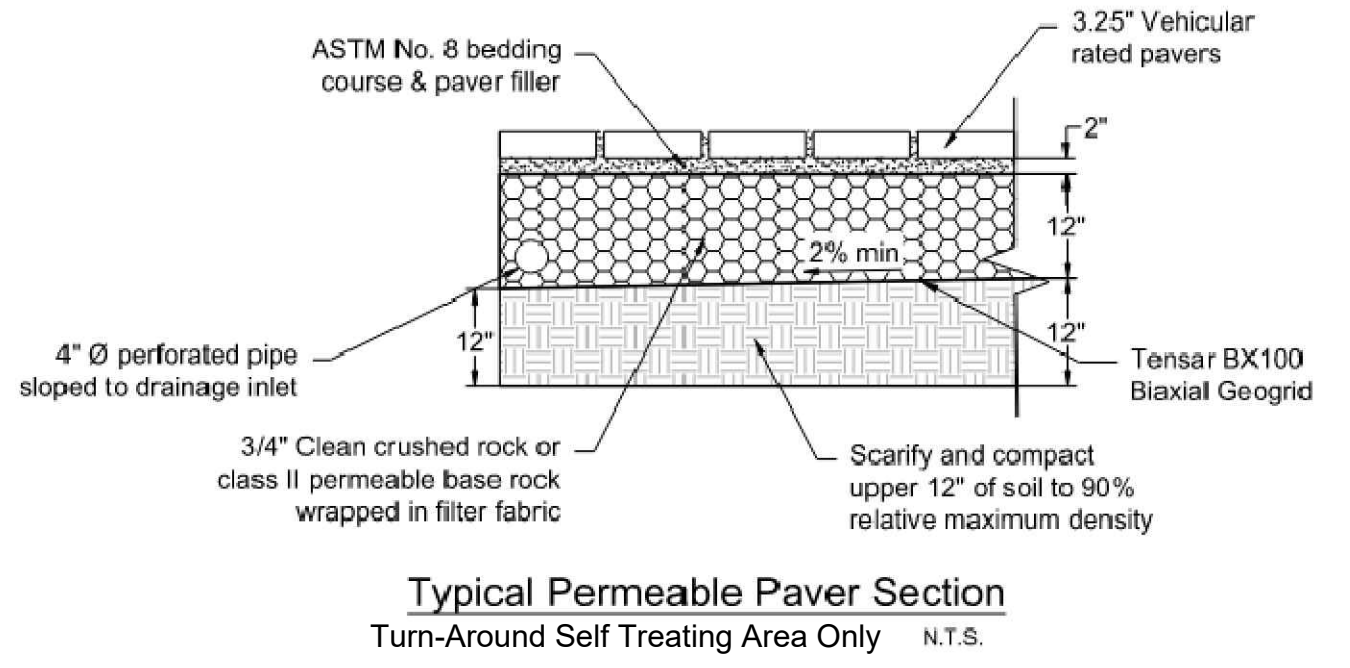
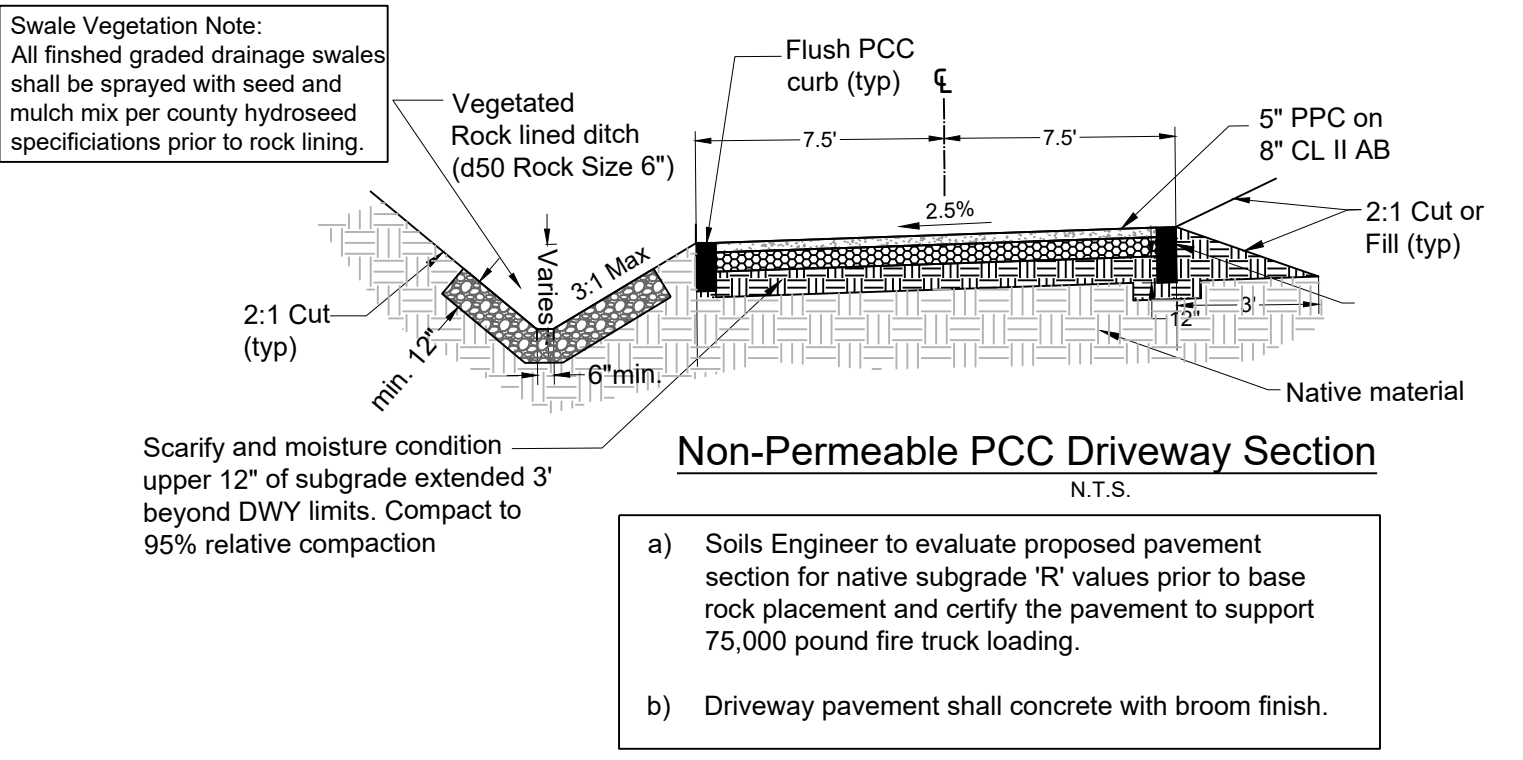


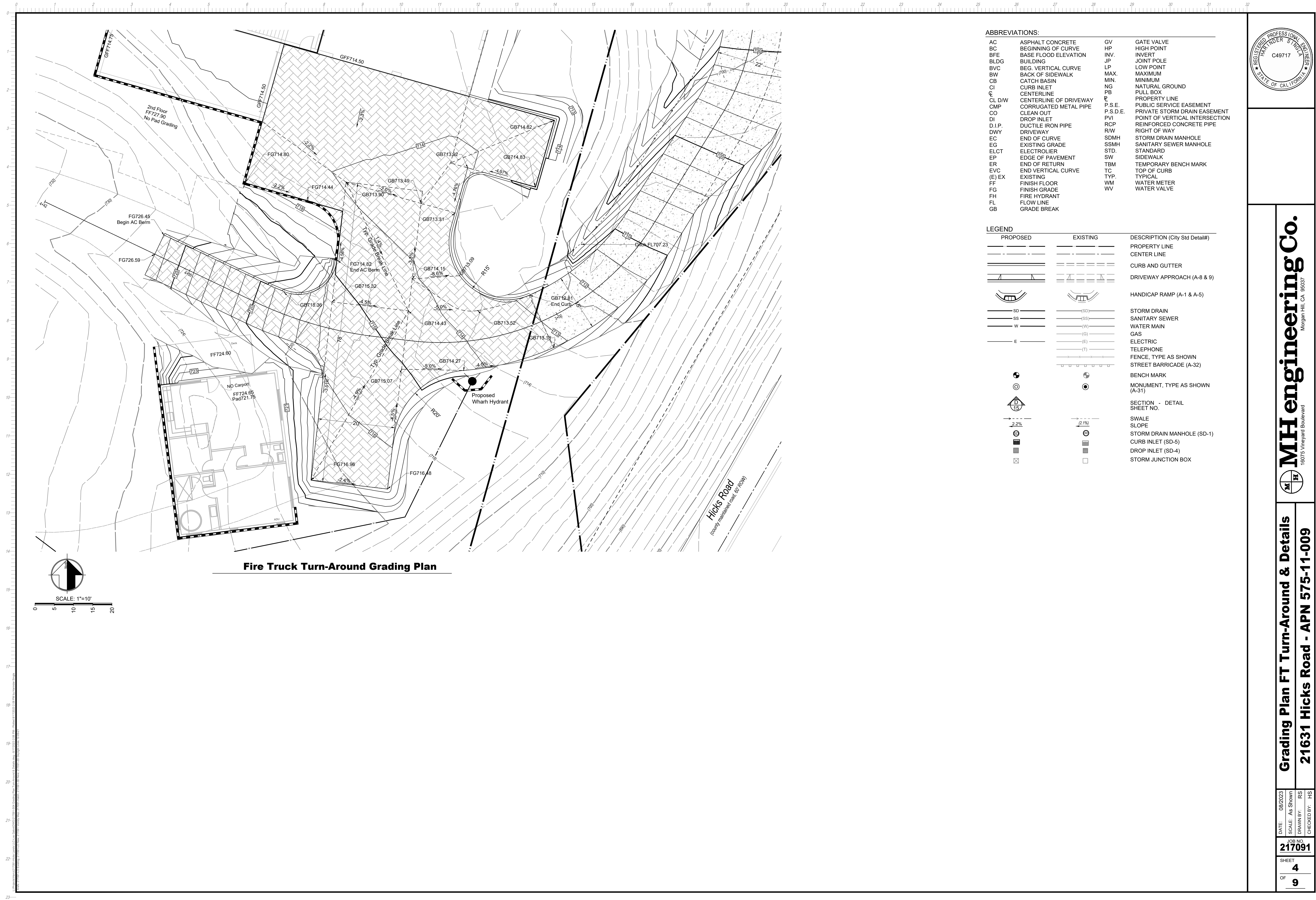
APN 575-11-009 - Hicks Land LLC Doc# 23617368
APN 575-11-008 - Mid Peninsula Open Space Doc# 23661393
APN 575-10-002 - SCWD Doc# 22866741
APN 575-11-024 - Proposed Access Easement Over the Entire Parcel (APN 575-11-024) Purchased From Valley Water
HICKS 115 - APN 575-11-004 Decision Map No. 9189-8.2 (12-13) Single Driveway Per SCCD bid SD-5
1.457' PVC Wastewater Power Line



Earthwork Quantities

	Cut	Fill	Net	Max Cut	Max Fill
House Pad	215	126	+89	9.8'	3.8'
Driveway & TA	1189	100	+1089	8.4'	4.3'
ADU Pad	106	3	+103	6.3'	1.2'
Rain-tank	56	0	+56	4.4'	0
Trench Spoils	200	0	+200	4.1'	0
Total	1766	229	+1537		
Hauloff			1537cy		





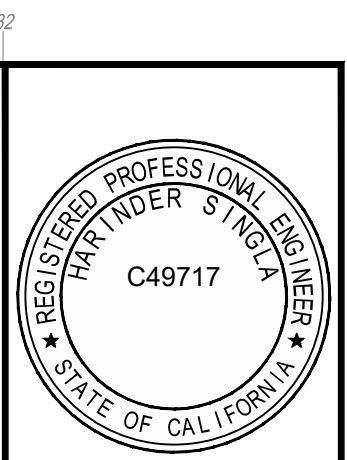
Fire Truck Turn-Around Grading Plan

ABBREVIATIONS:

AC	ASPHALT CONCRETE	GV	GATE VALVE
BC	BEGINNING OF CURVE	HP	HIGH POINT
BFE	BASE FLOOD ELEVATION	INV.	INVERT
BLDG	BUILDING	JP	JOINT POLE
BVC	BEG. VERTICAL CURVE	LP	LOW POINT
BW	BACK OF SIDEWALK	MAX.	MAXIMUM
CB	CATCH BASIN	MIN.	MINIMUM
CI	CURB INLET	NG	NATURAL GROUND
CL	CENTERLINE	PB	PULL BOX
CL D/W	CENTERLINE OF DRIVEWAY	P	PROPERTY LINE
CMP	CORRUGATED METAL PIPE	P.S.E.	PUBLIC SERVICE EASEMENT
CO	CLEAN OUT	P.S.D.E.	PRIVATE STORM DRAIN EASEMENT
DI	DROP INLET	PVI	POINT OF VERTICAL INTERSECTION
D.I.P.	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
DWY	DRIVEWAY	R/W	RIGHT OF WAY
EC	END OF CURVE	SDMH	STORM DRAIN MANHOLE
EG	EXISTING GRADE	SSMH	SANITARY SEWER MANHOLE
ELCT	ELECTROLIER	STD.	STANDARD
EP	EDGE OF PAVEMENT	SW	SIDEWALK
ER	END OF RETURN	TBM	TEMPORARY BENCH MARK
EVC	END VERTICAL CURVE	TC	TOP OF CURB
(E) EX	EXISTING	TYP.	TYPICAL
FF	FINISH FLOOR	WM	WATER METER
FG	FINISH GRADE	WV	WATER VALVE
FH	FIRE HYDRANT		
FL	FLOW LINE		
GB	GRADE BREAK		

LEGEND

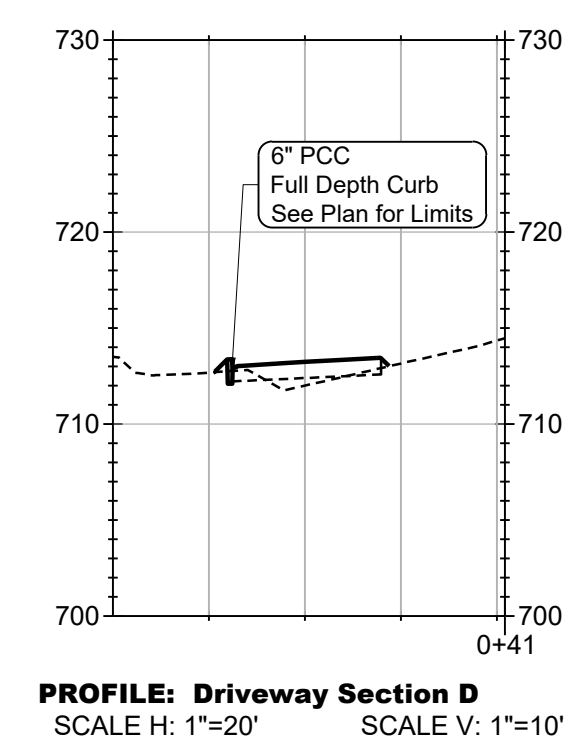
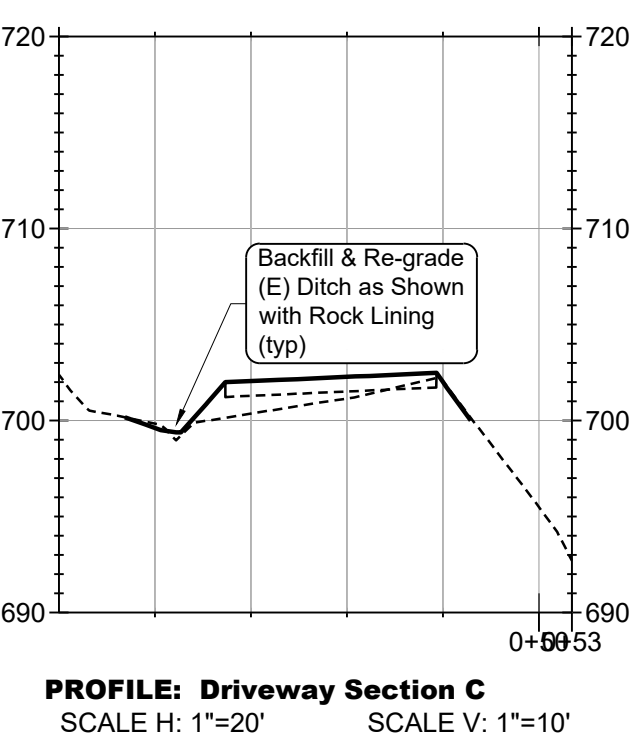
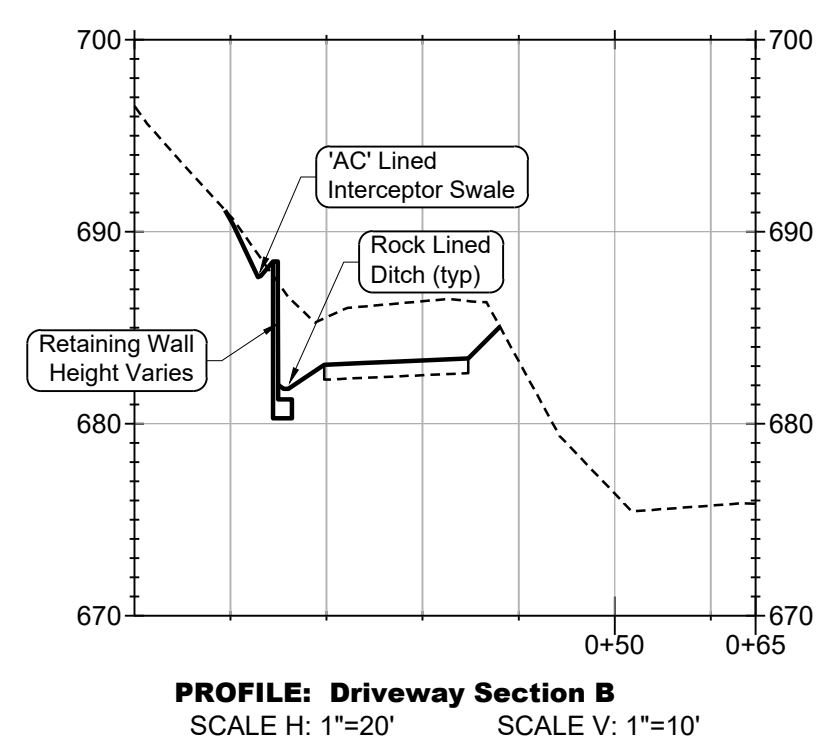
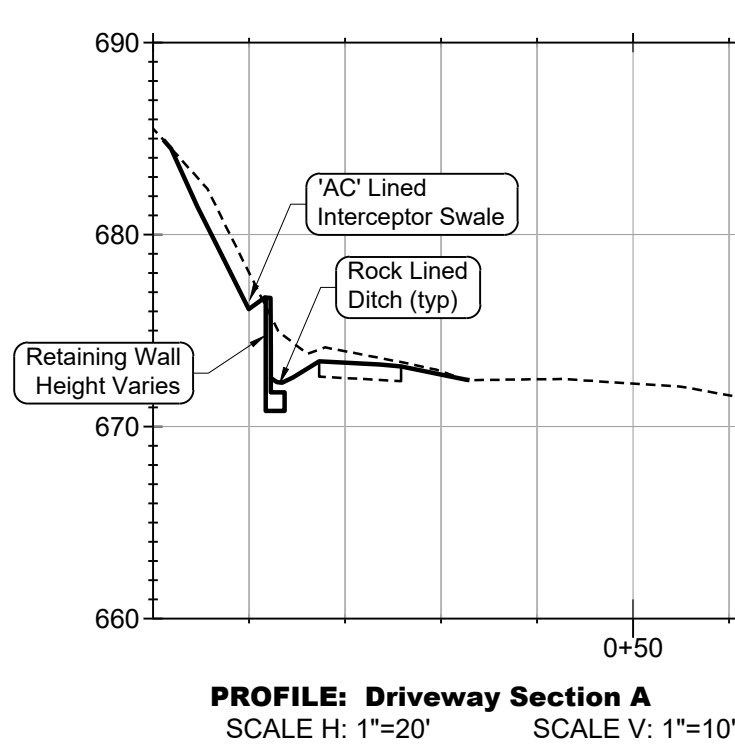
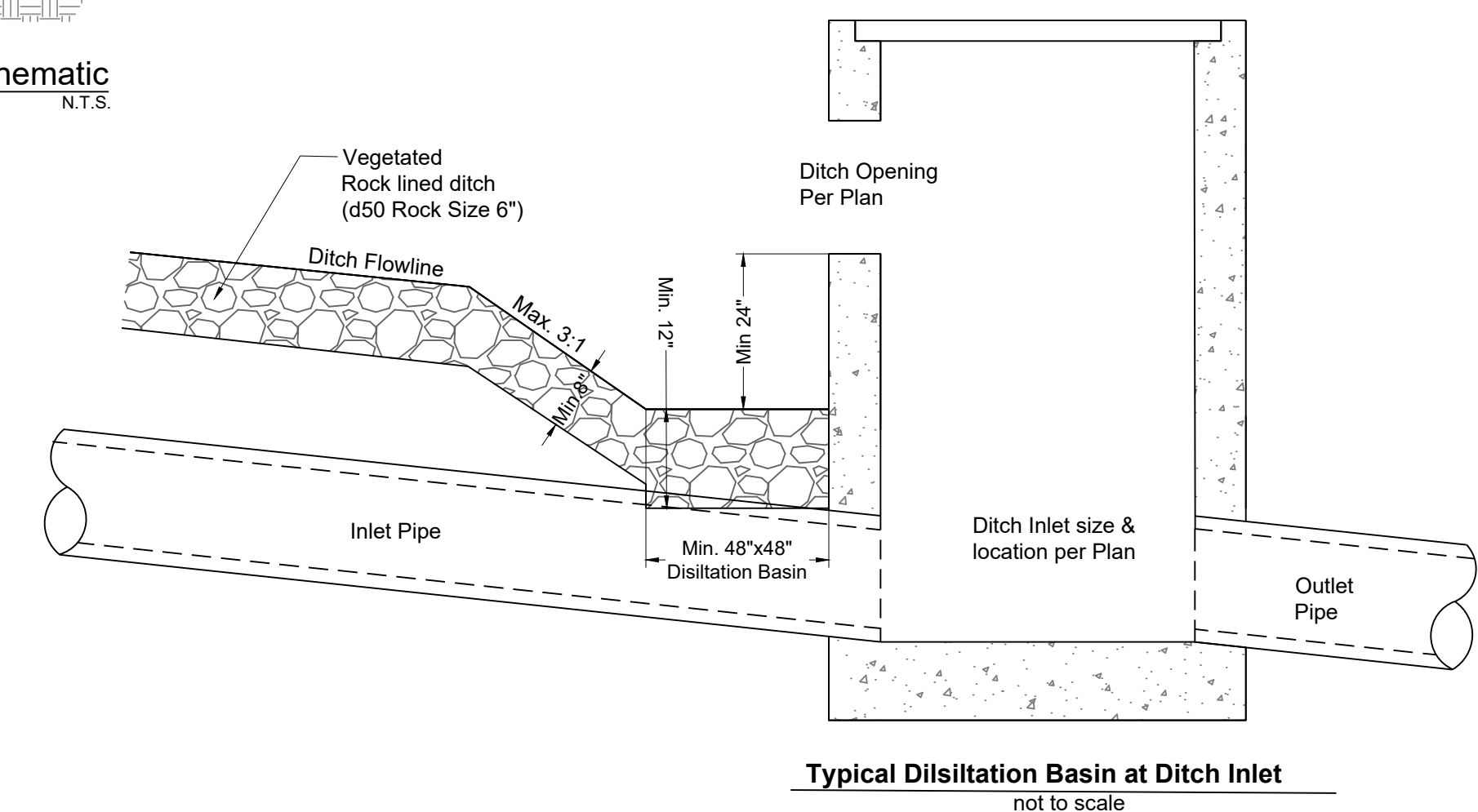
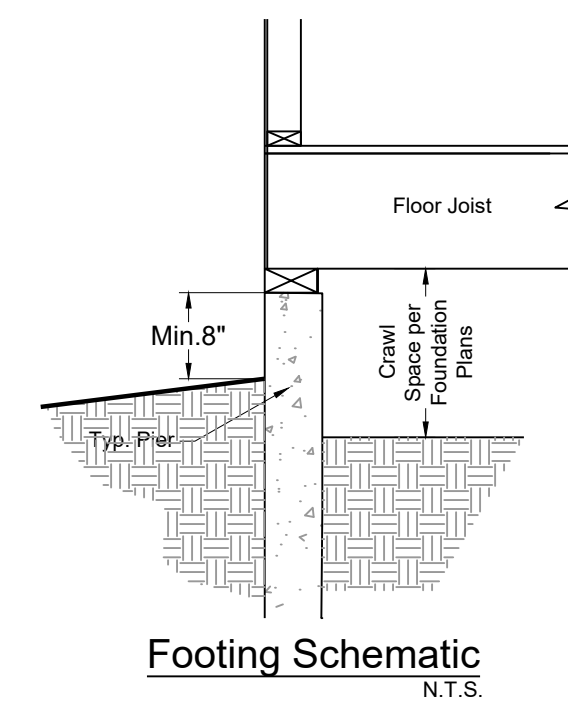
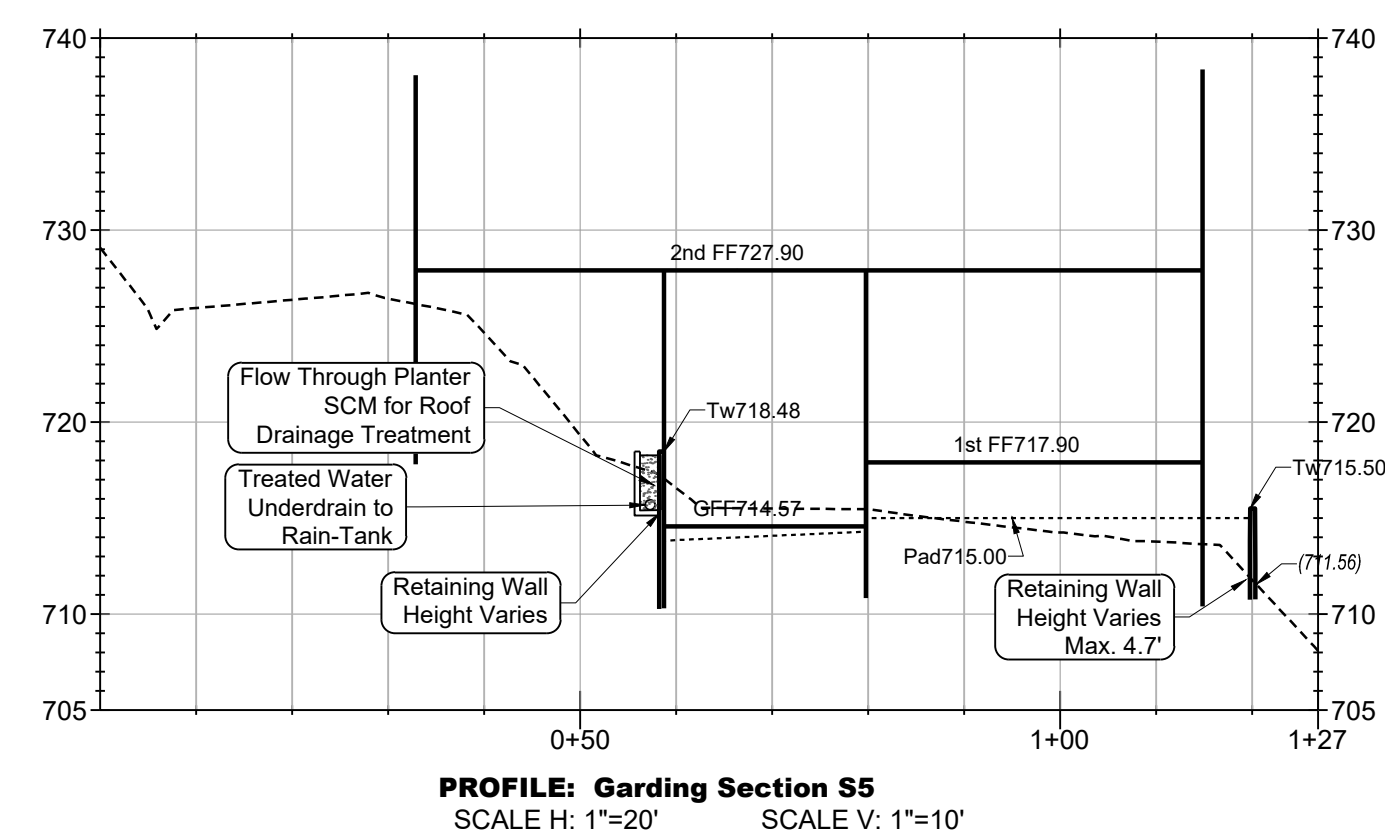
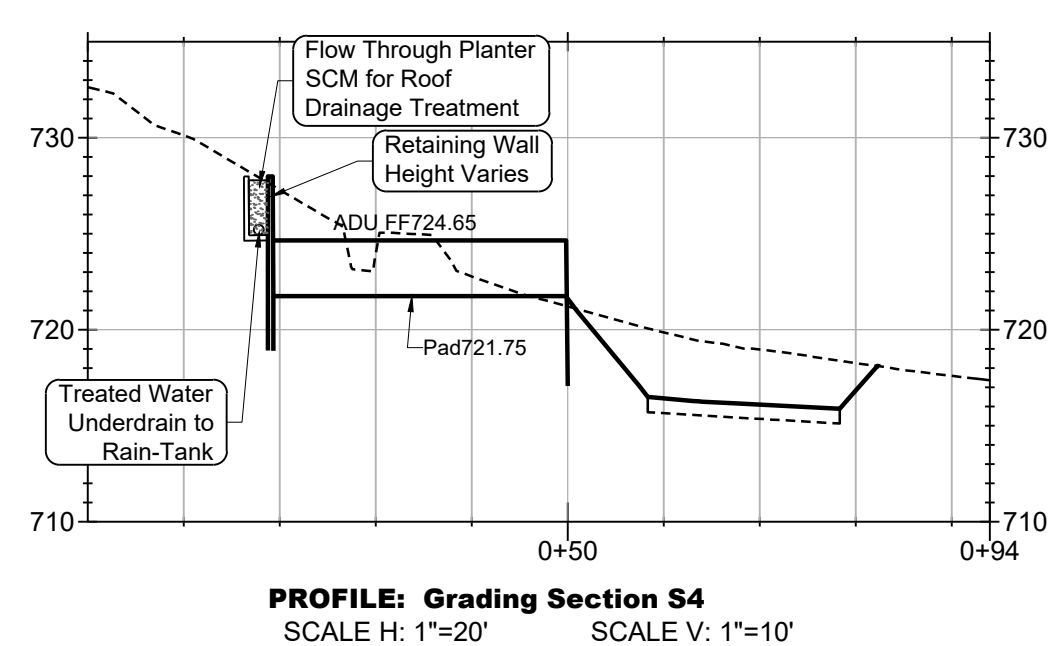
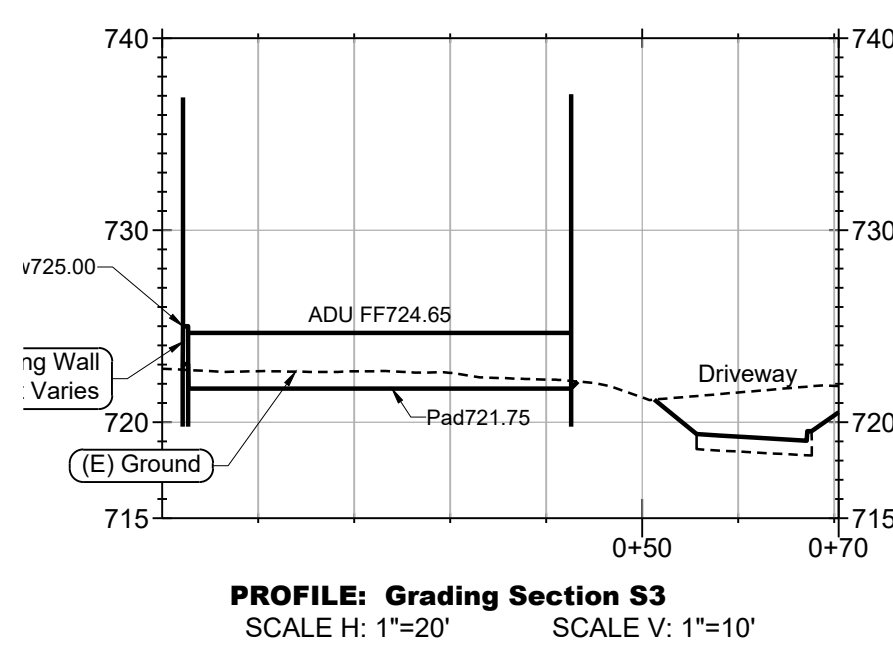
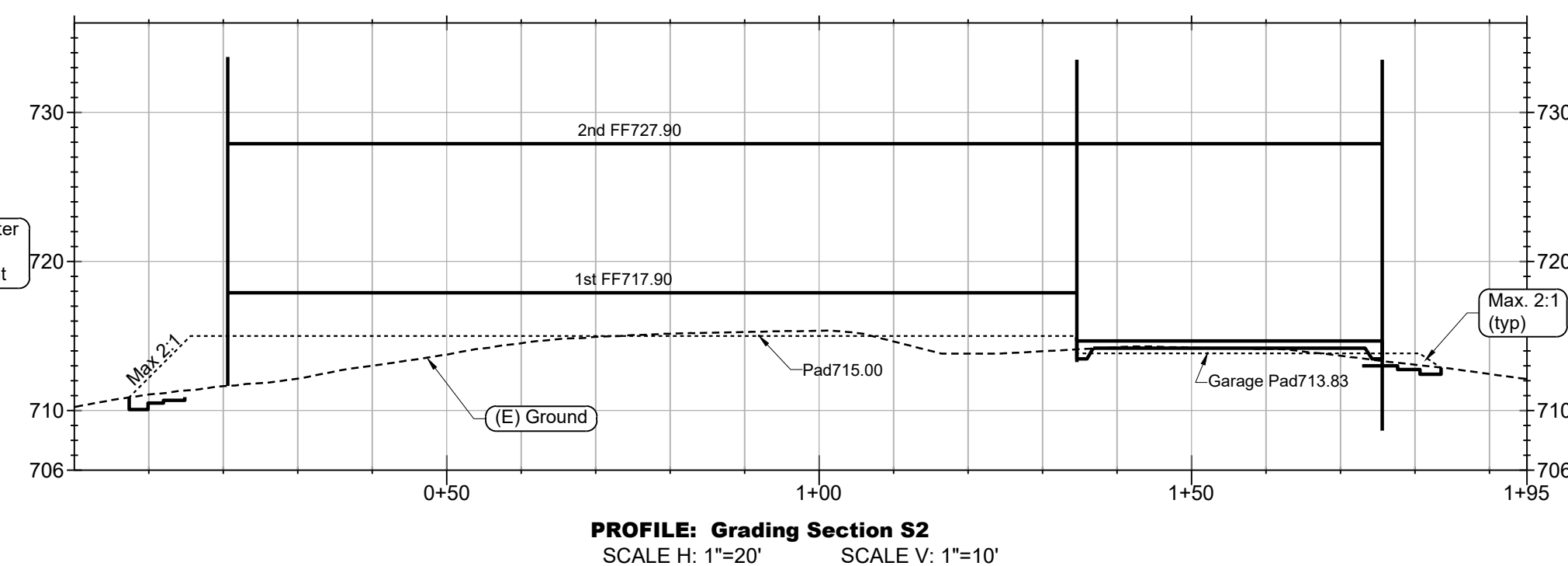
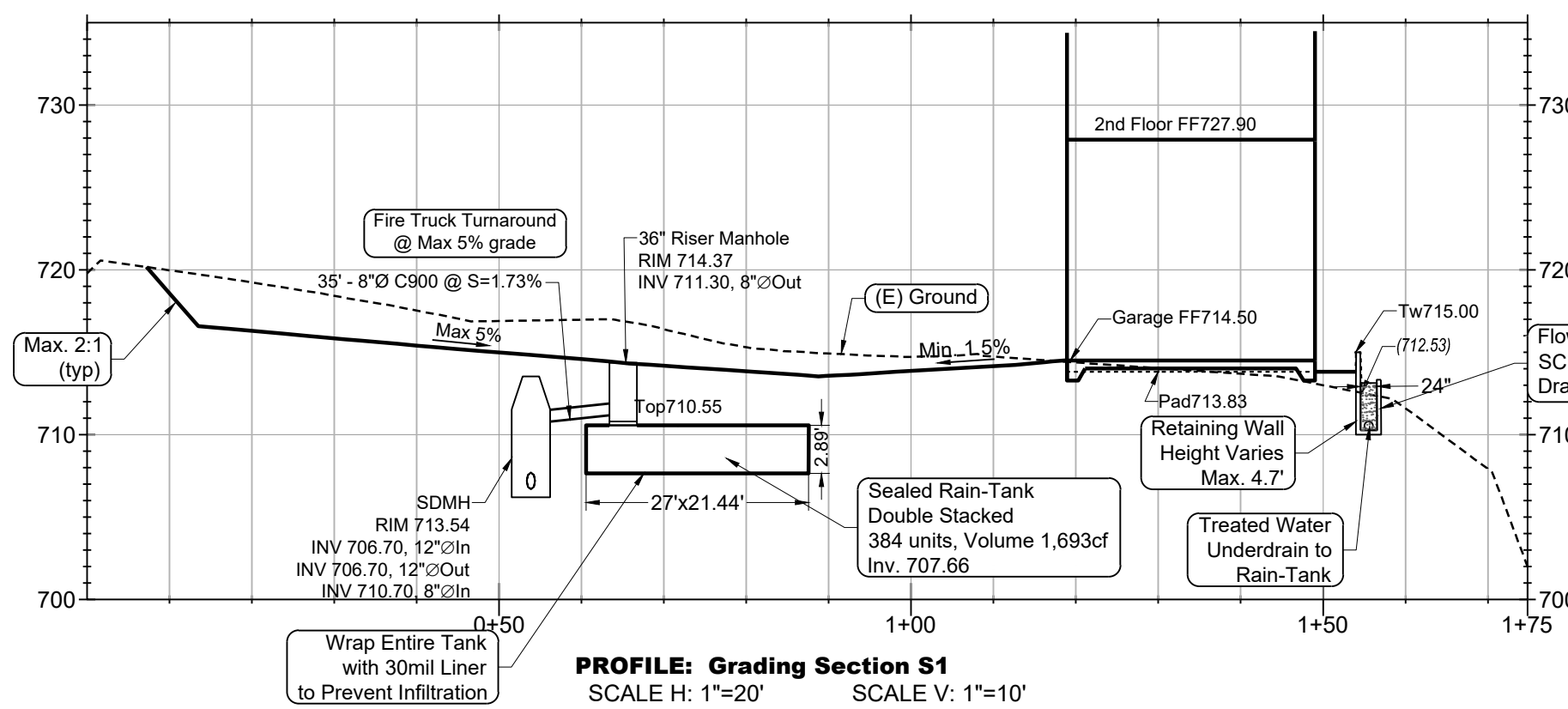
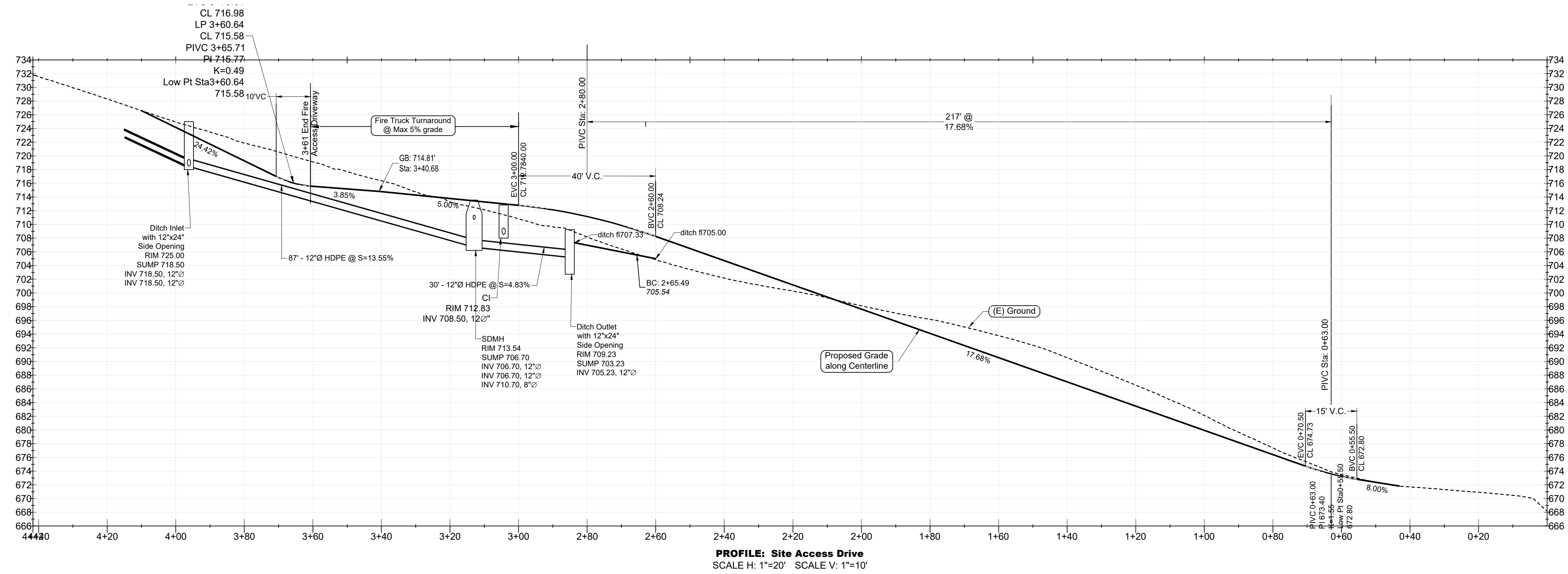
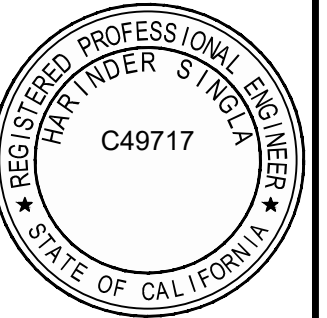
PROPOSED	EXISTING	DESCRIPTION (City Std Detail#)
		PROPERTY LINE
		CENTER LINE
		CURB AND GUTTER
		DRIVEWAY APPROACH (A-8 & 9)
		HANDICAP RAMP (A-1 & A-5)
		STORM DRAIN
		SANITARY SEWER
		WATER MAIN
		GAS
		ELECTRIC
		TELEPHONE
		FENCE, TYPE AS SHOWN
		STREET BARRICADE (A-32)
		BENCH MARK
		MONUMENT, TYPE AS SHOWN (A-31)
		SECTION - DETAIL SHEET NO.
		SWALE
		SLOPE
		STORM DRAIN MANHOLE (SD-1)
		CURB INLET (SD-5)
		DROP INLET (SD-4)
		STORM JUNCTION BOX

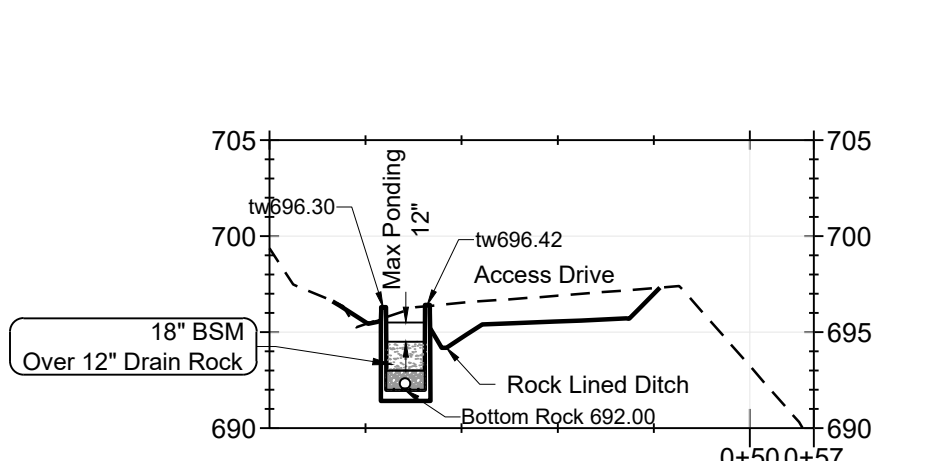
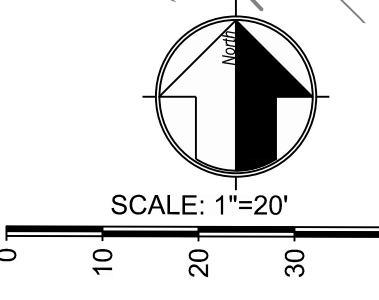
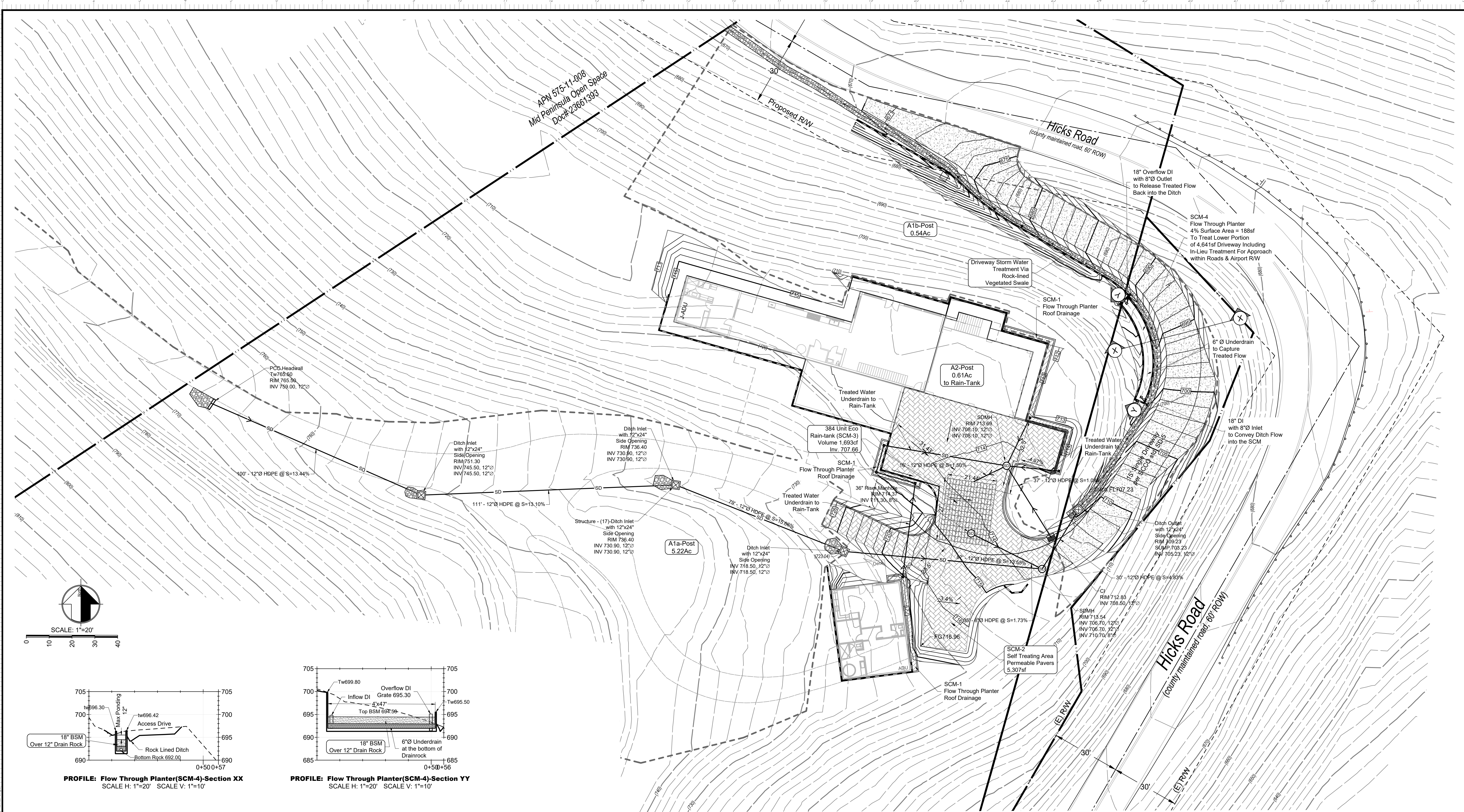
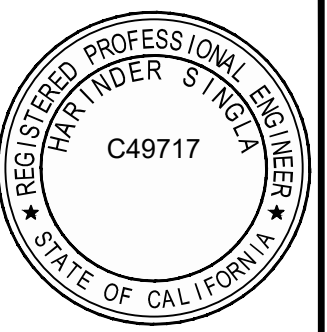


MH engineering Co.
 Morgan Hill, CA 95037
 16075 Vineyard Boulevard

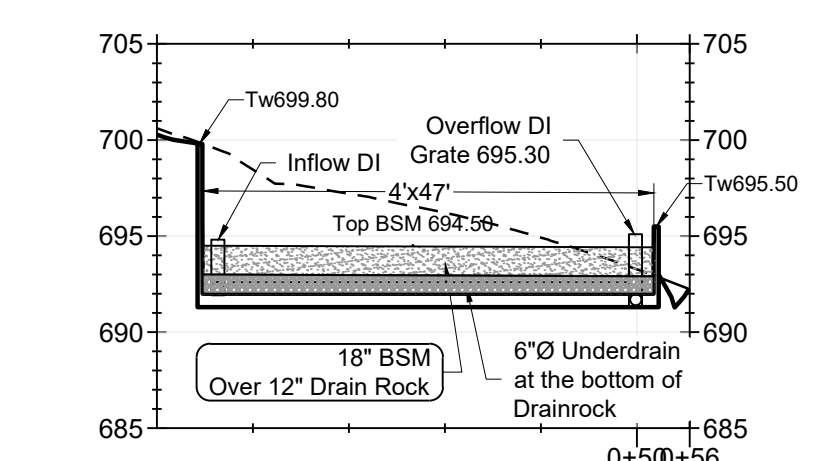
Grading Plan FT Turn-Around & Details
21631 Hicks Road - APN 575-11-009

DATE:	08/20/23
SCALE:	As Shown
DRAWN BY:	RS
CHECKED BY:	HS
JOB NO.	217091
SHEET	4
OF	9





PROFILE: Flow Through Planter(SCM-4)-Section XX
SCALE H: 1"=20' SCALE V: 1"=10'



PROFILE: Flow Through Planter(SCM-4)-Section YY
SCALE H: 1"=20' SCALE V: 1"=10'

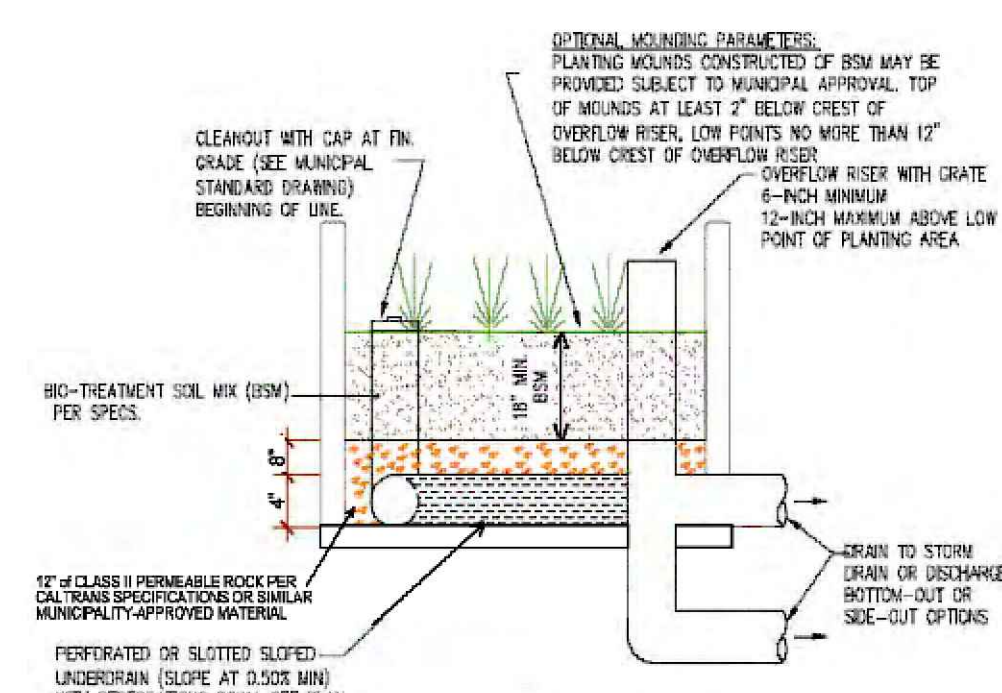
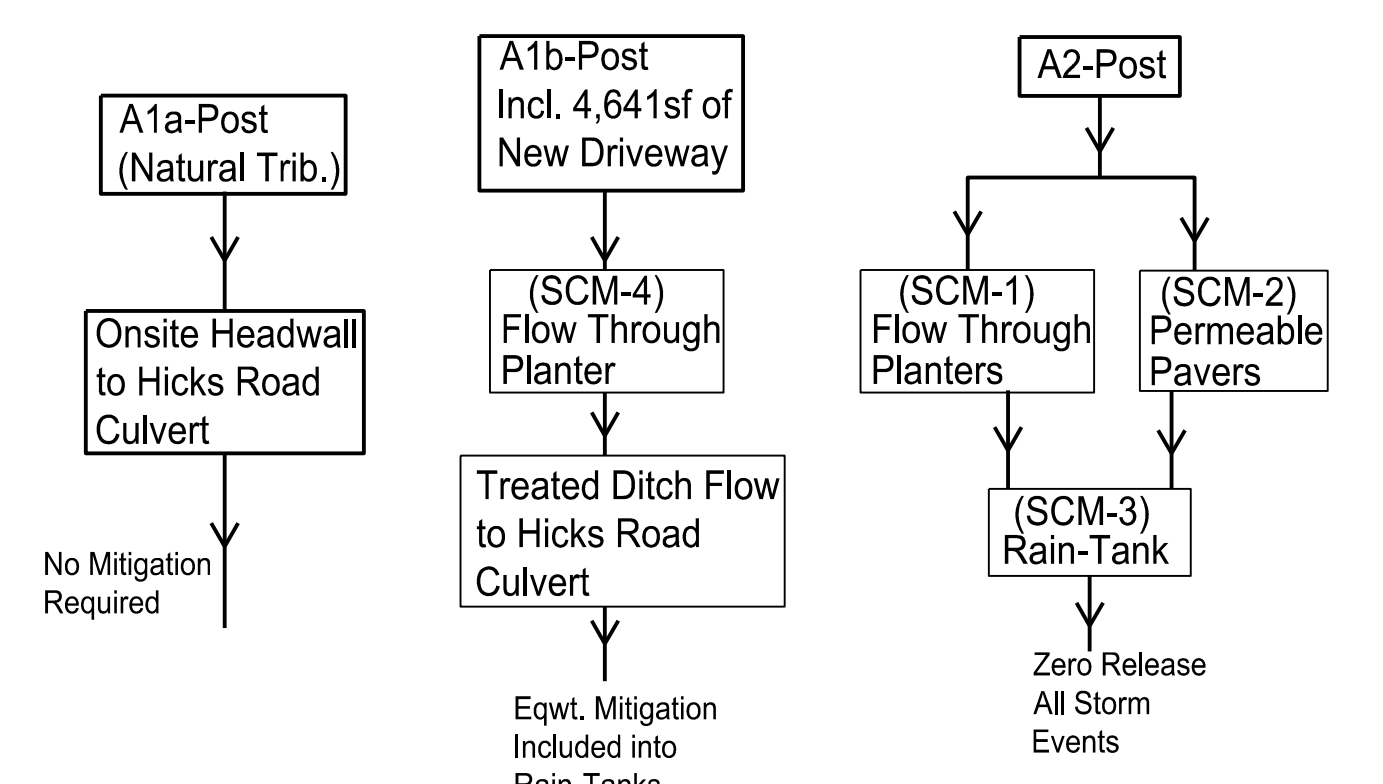


Figure 6-10: Cross section A-A of flow-through planter, shows side view of underdrain
Typical Cross Section Flow-Through Planter (SCM-1)
Detailed in C-3 Stormwater Handbook

"Hicks, LLC-Single Building Site" LID Area Tabulation						
DMA	DMA area (sf)	DMA Impervious Area (sf)		Total Impervious Area(sf)	Pervious Area (sf)	Runoff Coeff 'C'
		Roof & Walks (incl ADU)	Pavement (sf)			
A1b-Post	23,522	0	4,641	4,641	18,881	0.189
A2-Post	26,572	11,002	0	11,002	15,570	0.288
Total Area	50,094	11,002	4,641	15,643	34,451	
Total Project Site Gross Area		23.95±(SCVWD purchase 0.21)±24.16 ac				
Total New Impervious Area		15,643				
Total Replaced Impervious Area (two structures & hardscape to be demolished)		11,492				
Total New Pervious Area		23.80ac				
Net Impervious Area		15,643				

Project Impervious Area Table	
Project Name (APN)	Hicks Land LLC (575-11-024)
Application Submittal Date	12/1/2021
Project Location	216131 Hicks Road
Project Phase	N/A
Project Type and Description	Residential
Total Project Area	24.16ac
Total New Impervious Area (roofs, 9,411, walks & deck 1,591, driveway 4,641)	15,643sf
Total Pre-Project Impervious Area	11,492sf
Total Replaced Impervious Area	11,492sf
Total Post-Project Impervious Area	15,643sf
Net Impervious Area	15,643sf

Notes & Equations Used
C=0.858*(i)^3-0.78*(i)^2+0.774*i+0.04



Watershed Model Schematic
Scale: None



Grading Violation Summary

Violation area descriptions indicated below are noted from Associated Terra Consultants' geological & geotechnical soils investigation report, dated Dec 9, 2021:

Violation Area A:
Grading violation Area A refers to a stone pillar that is at the base of the access driveway on the adjacent property. We understand that this pillar will be removed.

Violation Area B:
Area B includes landscape block walls which extends along the base of a cut slope for the driveway. This wall ranges in height from 16 inches to 48 inches tall. It appears that these walls were constructed as decoration or as erosion control along the driveway. We did not observe any significant movement along these walls. Nevertheless we recommend that the blocks be removed and replaced with engineered retaining walls to protect the steep cut slope and base of the Proposed Building Envelope.

Grading Violation Area C:
Area C includes an area of fill that was likely placed when the existing driveway was created to widen and create a turnout. We understand from Haro, Kasunich and Associates, Inc. (2012) report that the turnout created under direction of Santa Clara County representative Mr. Gary Carrel. We observed no evidence of movement at the surface of this turnout. The fill wedge appeared at the time of our observations to be stable.

Grading Violation Area D:
Area D is excess fill which was disposed of by widening the existing driveway. It appears that the fill has been regraded several times since it was first placed in this area. Haro, Kasunich and Associates, Inc. boring shows there to be about seven feet of fill. We drilled Boring B-1 in 2017 in the middle of Reynolds Road in Area D and found approximately four feet of fill. Boring B-8 was drilled in the driveway portion of this downhill and found little to no fill. It appears that this area has been cleared of most of the fill and the only fill that remains has been used as backfill behind decorative three- to four-foot-high landscape block walls that have now terraced the slope. We believe the existing configuration is likely relatively stable but shall not be relied upon for support of roads, driveways, or structures.

Portion of this violation area has been proposed for re-grading for the proposed house and fire truck turn-around. The upper part of this violation where the driveway was illegally widened is very stable as documented by both Haro, Kasunich 2012 report and the recent 2021 study by Associated Terra Consultants. Applicant would like to not disturb this area and legalize this grading.

Grading Violation Area E:
Area E pertains to storm runoff from the inboard edge of the driveway downslope towards Hicks Road. We visited the project property after a large rain episode to observe storm runoff at the project property. We observed surface water runoff flowing along the inboard edge of Reynolds Road and the existing driveway. The runoff has created a rill that is approximately a foot deep in some places. Runoff appears to be coming from the adjacent property and flowing onto the project property. The water is flowing all the way down the driveway and is dumping sediment at the base of the driveway and onto Hicks Road. We recommend the surface water coming off the adjacent property be collected in a catch basin that will contain the water till it can be discharged into a natural drainage. We also recommend a v-ditch be designed and constructed along the driveway to control runoff and a catch basin at the base to collect sediment runoff. These catch basins must be maintained so that adequate runoff may flow and not be allowed to discharge into the slopes.

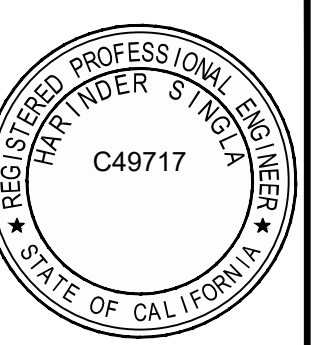
Grading Violation Area F:
Grading violation Area F includes a cut and fill pad and an illegal structure. We do not know when this pad was created nor how it was created. The soils conditions along the fill slope show relatively cohesive soils that are stiff to hard. We observed approximately five and half feet of fill on the downhill side of this pad.

Civil has incorporated Grading abatement for Area F into the grading design for the proposed new construction per Associated Terra Consultants Inc. recommendations.

Earthwork Quantities			
	Cut	Fill	Net
Violation Area C	1 cy	251 cy	+250
Violation Area D	110 cy	148 cy	+38
Violation Area E	0 cy	167 cy	+167
Violation Area F	39 cy	224 cy	+185
Total	150	790	640

Legend

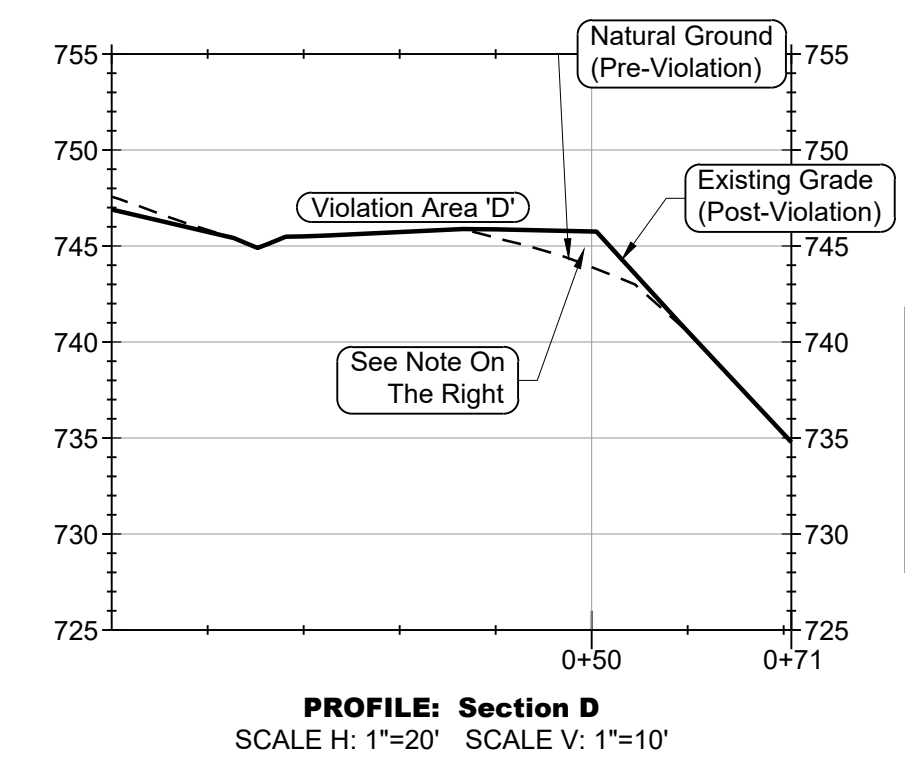
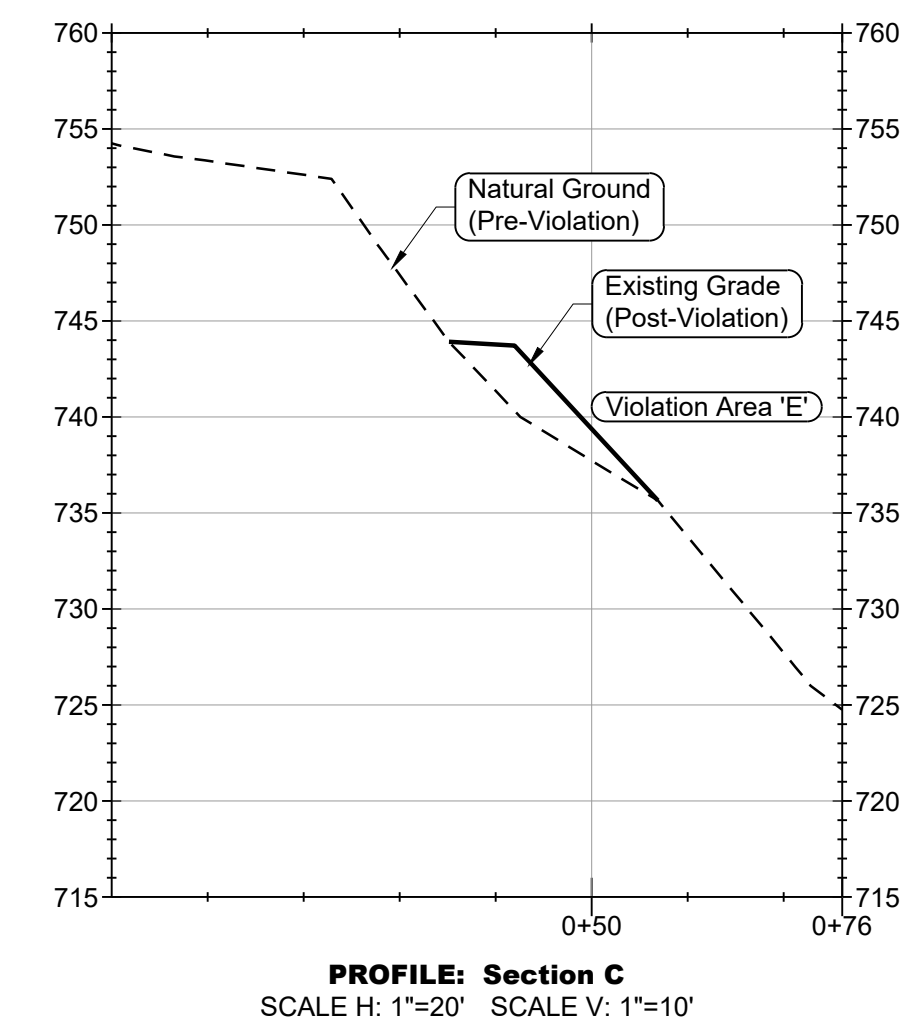
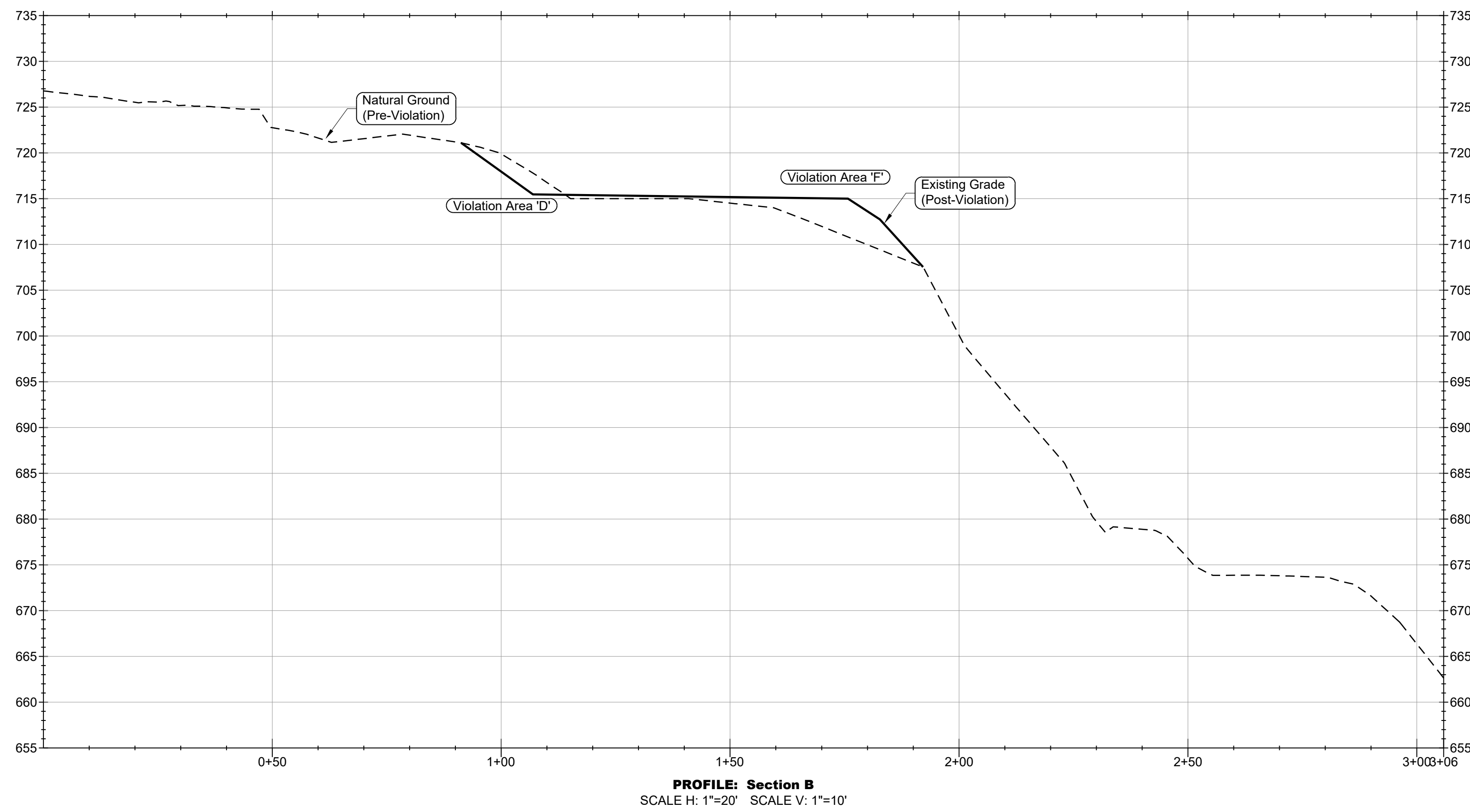
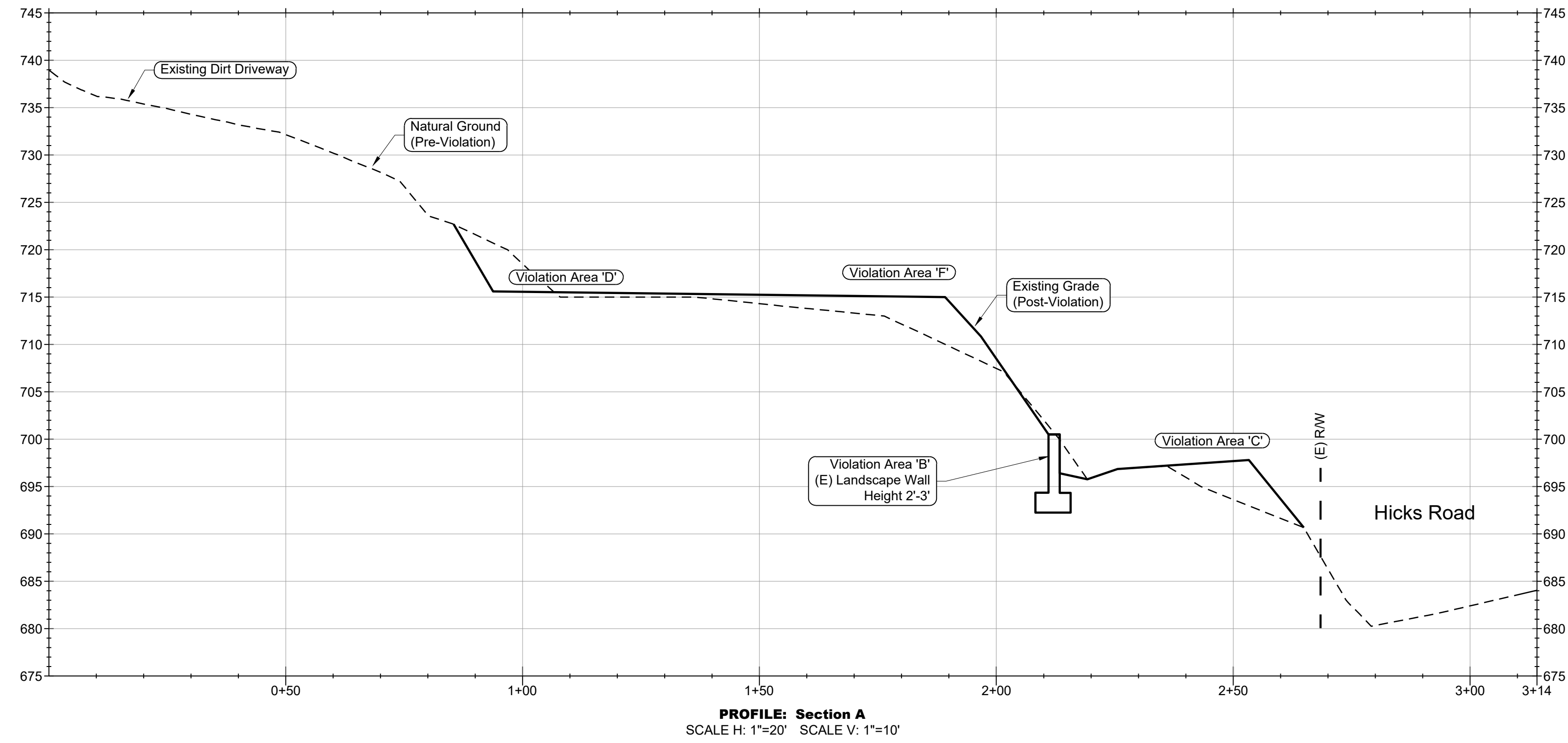
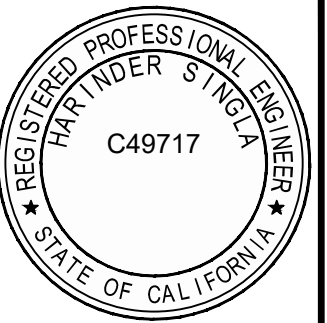
- Grading Violation Area Limits
- Existing Contour (Pre-Violation)
- Existing Contour (Post-Violation)



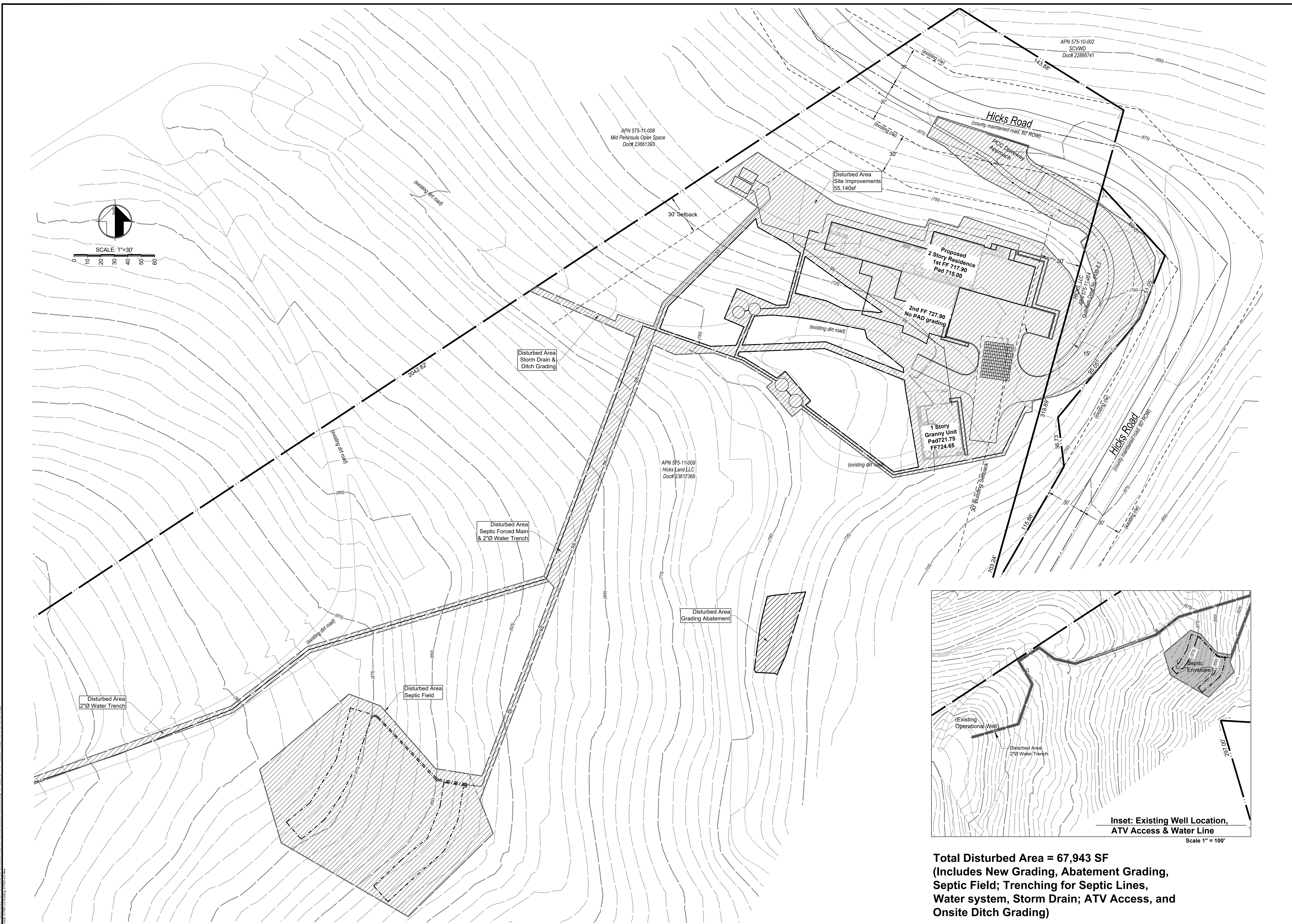
MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Grading Abatement Plan
21631 Hicks Road - APN 575-11-009

DATE: 08/2023
SCALE: 1"=20'
DRAWN BY: RS
CHECKED BY: HS
JOB NO: **217091**
SHEET: **7**
OF: **9**



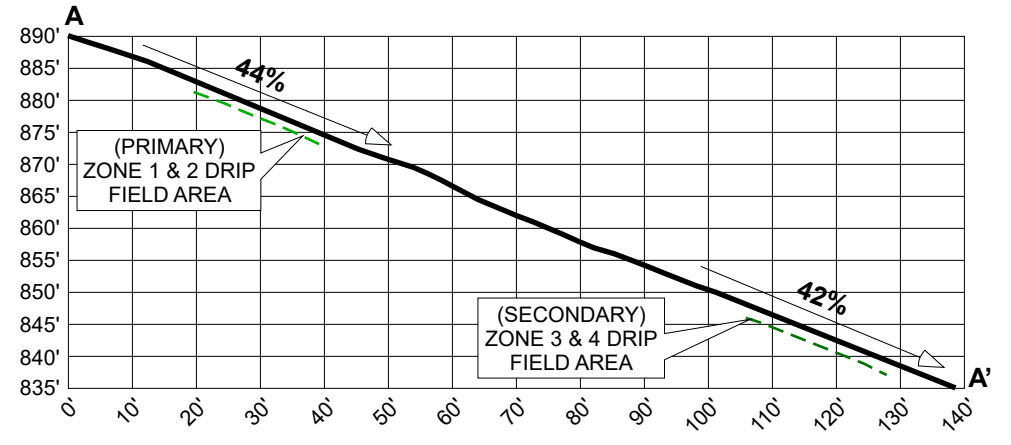
Note: Entire widened earthen driveway portion of Violation Area 'D' is very stable as documented by both Haro, Kasunich 2012 report and the recent 2021 study by Associated Terra Consultants. Applicant would like to not disturb this area and legalize this grading.



Total Disturbed Area = 67,943 SF
(Includes New Grading, Abatement Grading, Septic Field; Trenching for Septic Lines, Water system, Storm Drain; ATV Access, and Onsite Ditch Grading)

- NOTES:**
- WASTEWATER DESIGN FLOW IS 975 GPD.
 BASED ON PROPOSED 6 BEDROOM MAIN HOUSE (675 GPD)
 1 BEDROOM JADU (150 GPD)
 AND 1 BEDROOM ADU (150 GPD).
- 4" ABS GRAVITY SEWER LINE WITH MINIMUM 2% GRADIENT AND 2-WAY CLEANOUTS SPACED 50' APART MIN.
 - 3,000 GALLON CONCRETE PROCESSING TANK WITH ORENCO™ DUAL AX-20 POD ADVANTEX WASTEWATER TREATMENT SYSTEM
 - 2,500 GALLON CONCRETE PUMP DOSE TANK WITH PF1020 DISCHARGE PUMP
 - VERICOMM® CONTROL PANEL. REQUIRES ONE 20 AMP 120 VOLT CIRCUIT AND TWO 20 AMP 230 VOLT CIRCUITS, AND AN ACTIVE CAT 5 DATA LINE FOR PANEL TELEMTRY
 - HEADWORKS VALVE BOX ASSEMBLY (SEE DETAIL)
 - ZONE VALVE BOX PROVIDING AUTOMATIC DIVERSION BETWEEN PRIMARY AND SECONDARY DRAINFIELD ZONES WITH FOUR SOLENOID VALVES AND 50 PSI PRESSURE REGULATOR. (SEE DETAIL)
 - AIR VACUUM RELIEF VALVE 4X IN 7" ROUND VALVE BOX (TYP. - SEE DETAIL)
 - CHECK VALVE WITH AIR VACUUM RELIEF VALVE INSTALLED IN 7" ROUND VALVE BOX (TYP.) 4X. (SEE DETAIL)
 - GEOFLOW SUBSURFACE DRIP DISPERSAL SYSTEM (ZONE 1 & 2 PRIMARY AND ZONE 3 & 4 SECONDARY) WITH A TOTAL OF 2,800 LINEAR FEET OF GEOFLOW WASTEFLOW PC SUBSURFACE DRIP TUBING WITH LATERALS SPACED 12" APART (0.53 GPH DRIP EMITTERS SPACED 12" APART) COVERING A TOTAL OF 2,800 SQUARE FEET RESULTING IN A SOIL APPLICATION RATE OF 0.7 GPD/SF BASED ON A PEAK DESIGN FLOW RATE OF 975 GPD DOSED TO A SINGLE ZONE
 - DRIP FIELD FLUSH VALVE BOX PROVIDING AUTOMATIC FIELD FLUSH WITH ONE SOLENOID VALVE (SEE DETAIL)
 - 60 LF TRENCH WITH 15 QUICK4 EQUALIZER 24 LOW-PROFILE INFILTRATOR CHAMBERS AND END CAPS. 1" SCH 40 PVC DRIP FIELD FLUSH RETURN LINE PLUMBED TO DISCHARGE INTO 4" CAPPED INSPECTION RISER PIPE. A SECOND 4" CAPPED INSPECTION RISER SHALL ALSO BE INSTALLED IN LAST CHAMBER.
 - 3'-DEEP INSPECTION WELL 6X (SEE DETAIL)

CROSS-SECTION OF DRAINFIELD AREA



DESIGN FLOW CRITERIA

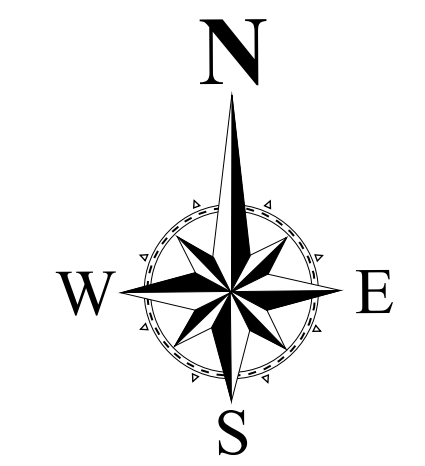
(P) 6 BEDROOM SINGLE FAMILY DWELLING = 675 GPD
 (P) 1 BEDROOM JADU = 150 GPD
 (P) 1 BEDROOM ADU = 150 GPD
 TOTAL DESIGN FLOW = 975 GPD

APPLICATION RATE = 0.7 GAL/SF
 975 GAL ÷ 0.7 GAL/SF = 1,393 SF (CONSISTS OF TWO 700 SF ZONES FOR PRIMARY AND SECONDARY)
 1,400 SF (PRIMARY) + 1,400 SF (SECONDARY) = 2,800 SF TOTAL

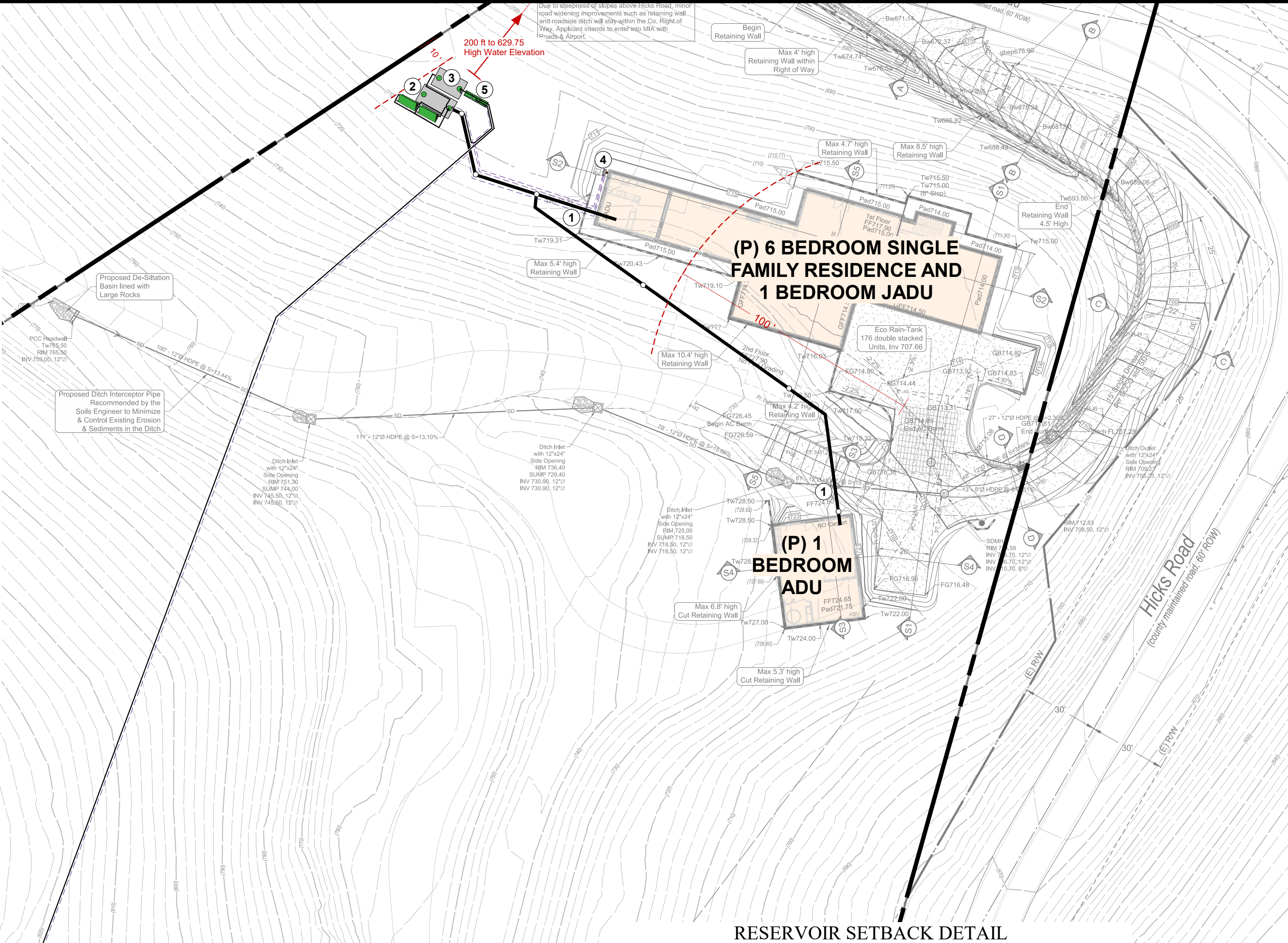
IMPORTANT! SPECIFIED WASTEWATER DRAINFIELD DISPERSAL AREAS SHALL BE FENCED OFF PRIOR TO ANY SITE DEVELOPMENT IN ORDER TO PROHIBIT ANY GRADING EQUIPMENT OR STAGING OF MATERIALS IN THESE AREAS. IT IS IMPORTANT THAT THE NATURAL SOIL CONDITIONS IN THESE AREAS BE PRESERVED FOR PROPER FUNCTION OF THE SHALLOW SOIL DISCHARGE SYSTEM. DO NOT ALLOW SOILS IN THESE AREAS TO BE COMPACTED. DO NOT ROUTE UTILITY TRENCHES THROUGH THE PROPOSED DRAINFIELDS. ALL STORMWATER LINES, INLETS/OUTLETS AND DRAINAGEWAYS SHALL MAINTAIN THE REQUIRED DEH SETBACKS TO THE PROPOSED DRAINFIELDS.

ALL BUILDING PLANS PREPARED FOR THE PROJECT SHOULD INCLUDE THIS NOTE.

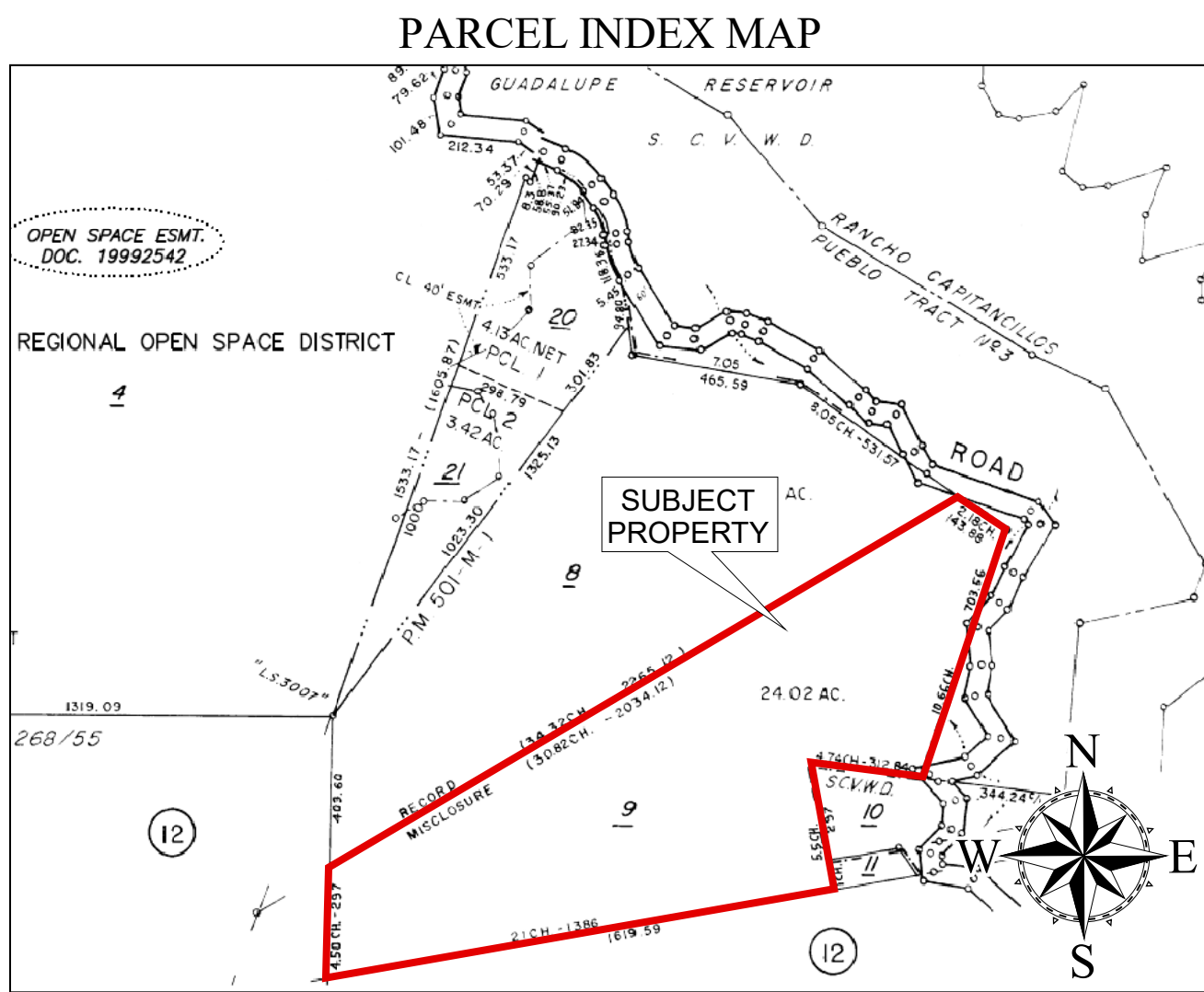
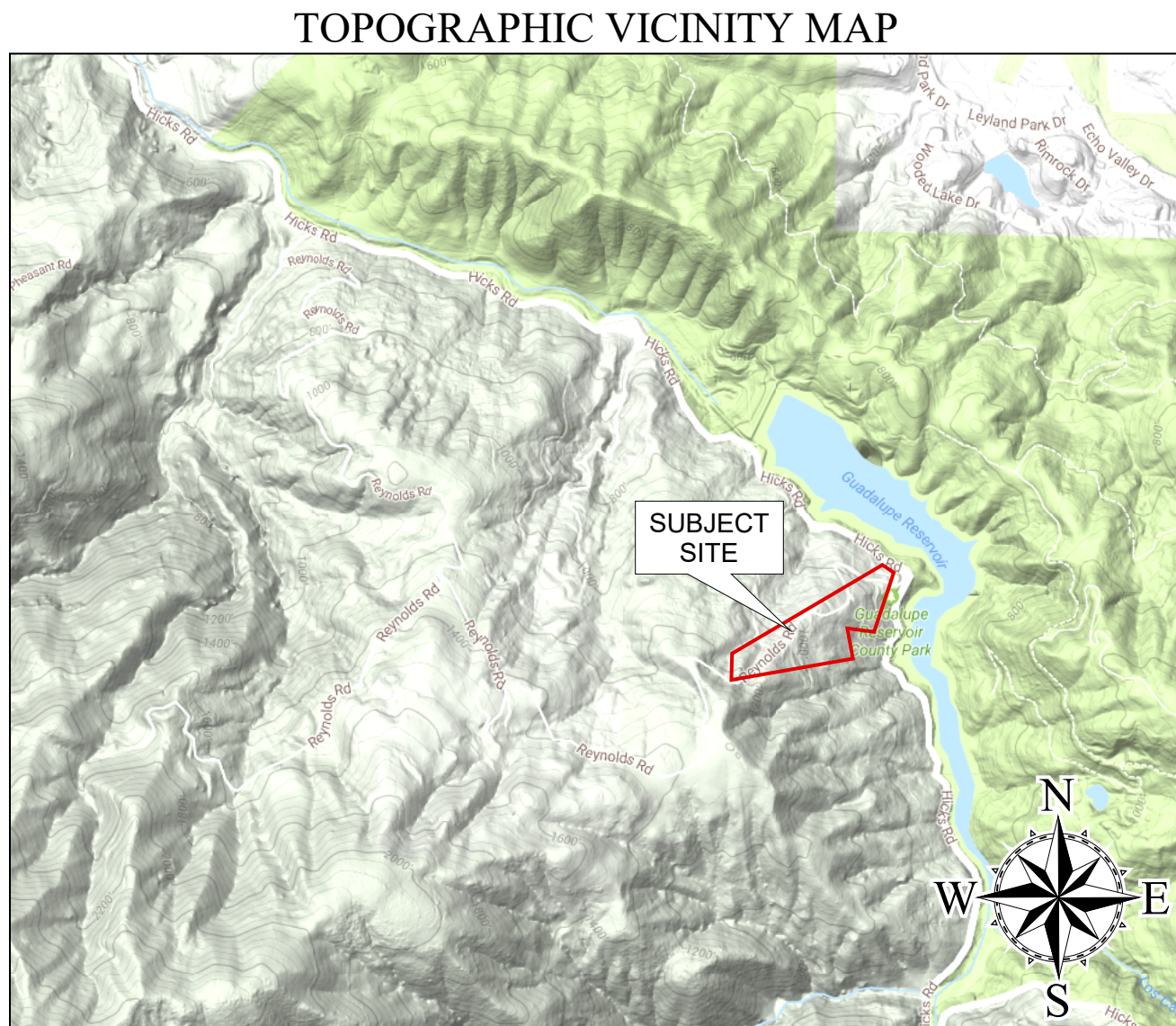
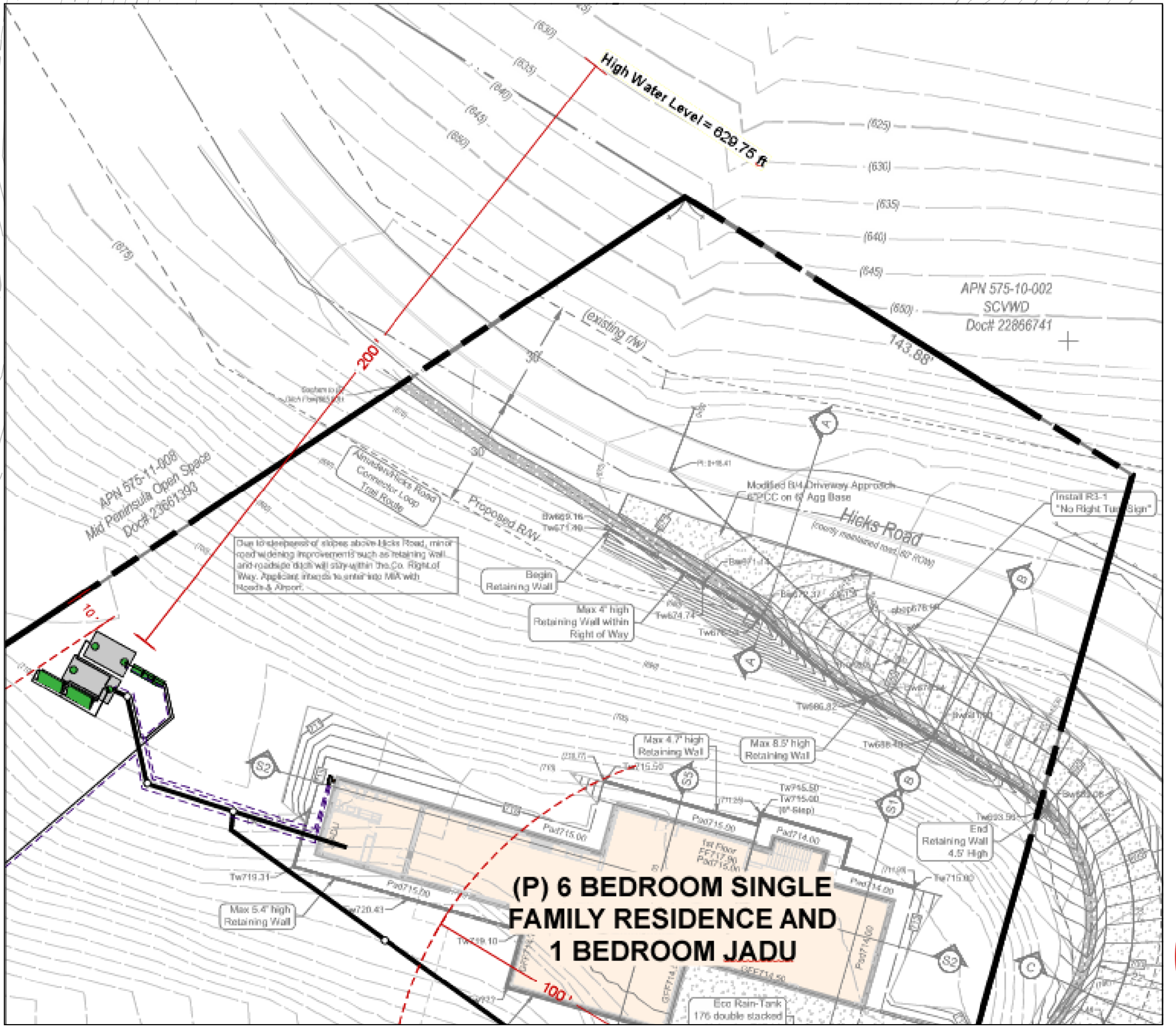
SLOPE PERCENTAGES REFLECT THOSE MEASURED IN THE FIELD WITH DEH INSPECTOR.



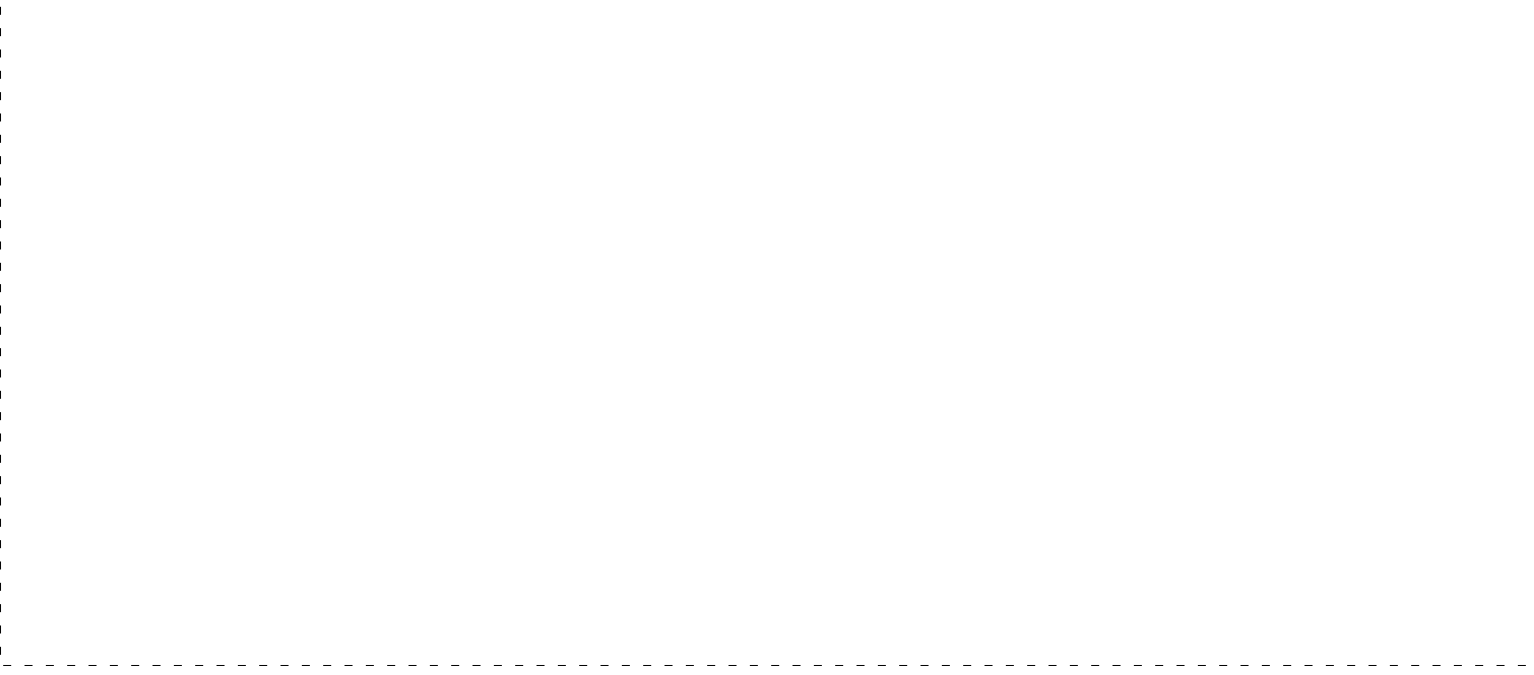
NOTE: THIS MAP WAS PREPARED SOLELY FOR THE PURPOSES OF THE SEPTIC SYSTEM DESIGN AND SHOULD NOT BE CONSTRUED AS SUFFICIENT FOR OTHER PURPOSES. LOCATIONS ARE APPROXIMATE. BIOSPHERE CONSULTING INC SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE CAUSED TO UTILITIES DURING CONSTRUCTION. BASE MAP PREPARED AND PROVIDED ELECTRONICALLY BY: MH ENGINEERING



RESERVOIR SETBACK DETAIL



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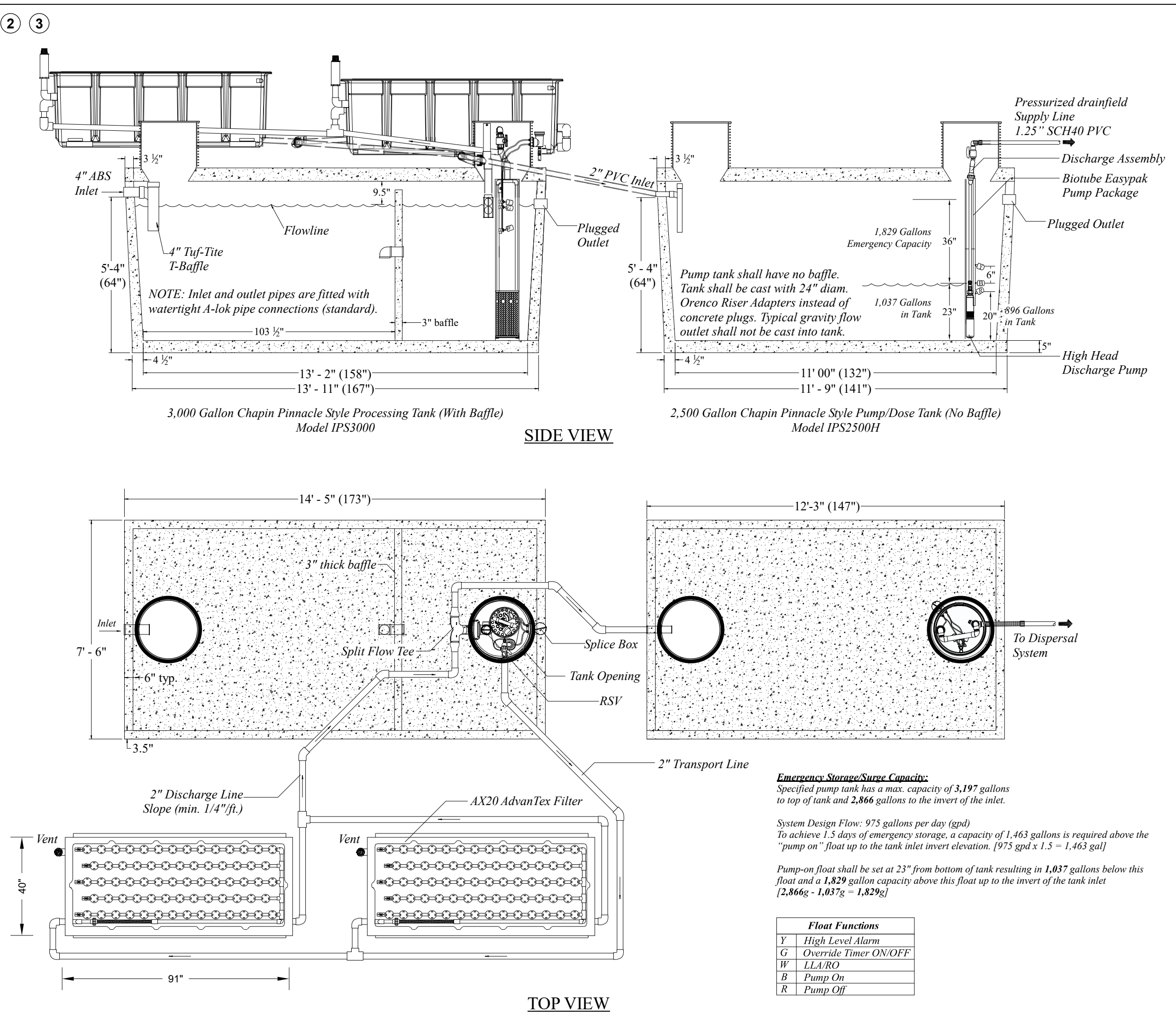
Biosphere Consulting
 Alternative Wastewater System Design
 1315 King Street, Santa Cruz, CA 95060
 Tel: (831) 430-9116
 www.biosphere-consulting.com

ON-SITE WASTEWATER TREATMENT SYSTEM DESIGN			
Project Location:	21631 Hicks Rd, Los Gatos, California	[Santa Clara County]	
Property Owner:	Hicks Land LLC		
Mailing Address:	8000 Foothill Ranch Rd, Santa Rosa, CA 95404		
Owner Phone #:	Digvijay Patel -- (707) 696-1733		
Date:	01/15/19	By:	David Quinn
Revision:	05/05/23	Job No.:	17025
		APN:	575-11-009
		Sheet:	1 OF 3

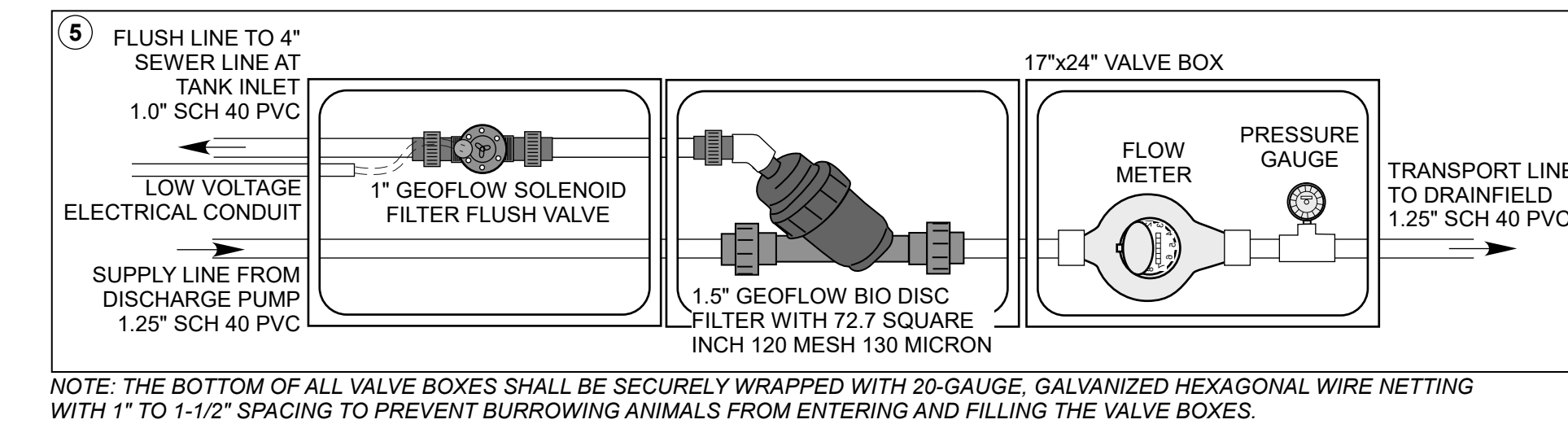


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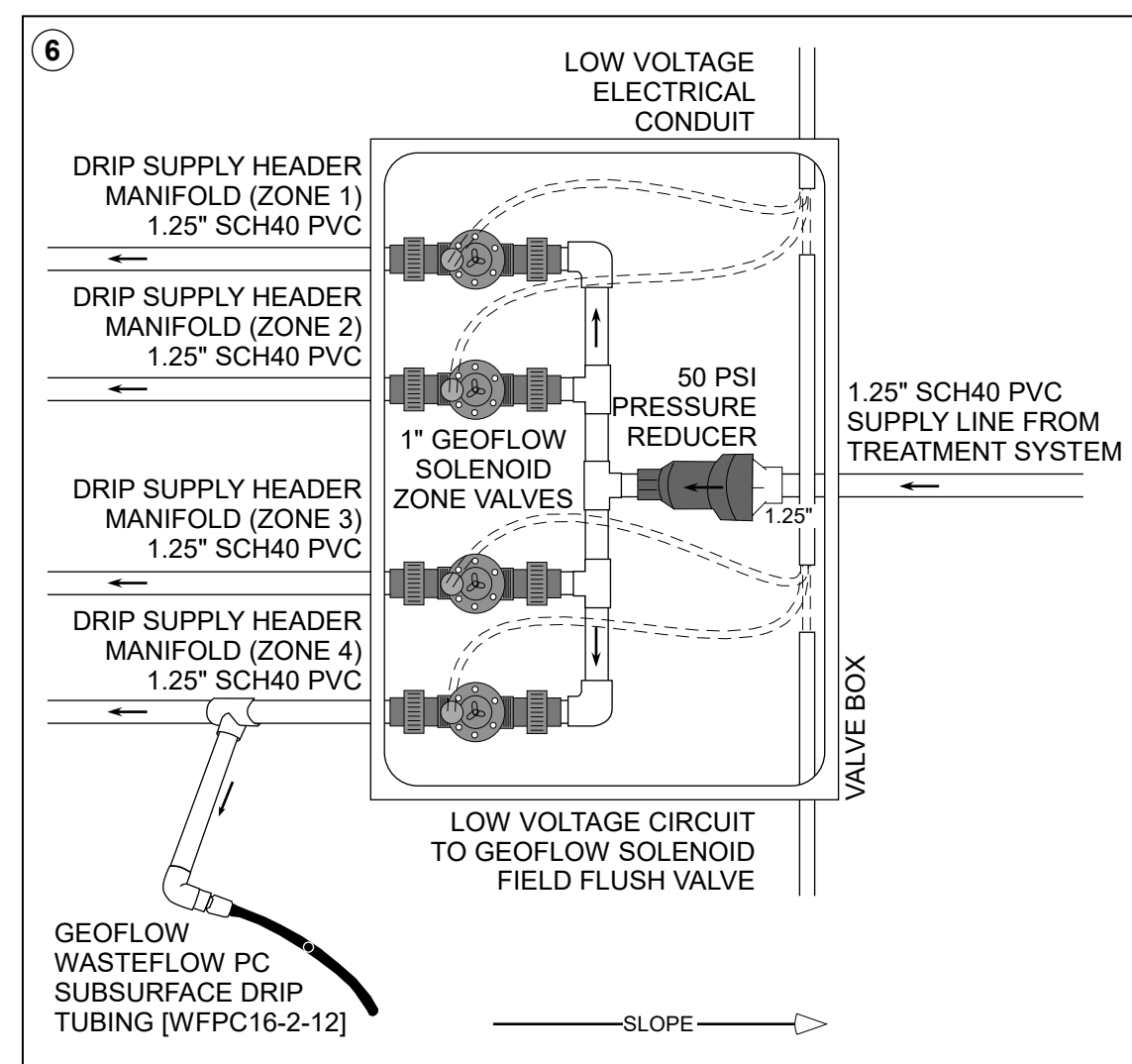
ADVANTEX TREATMENT SYSTEM DETAIL



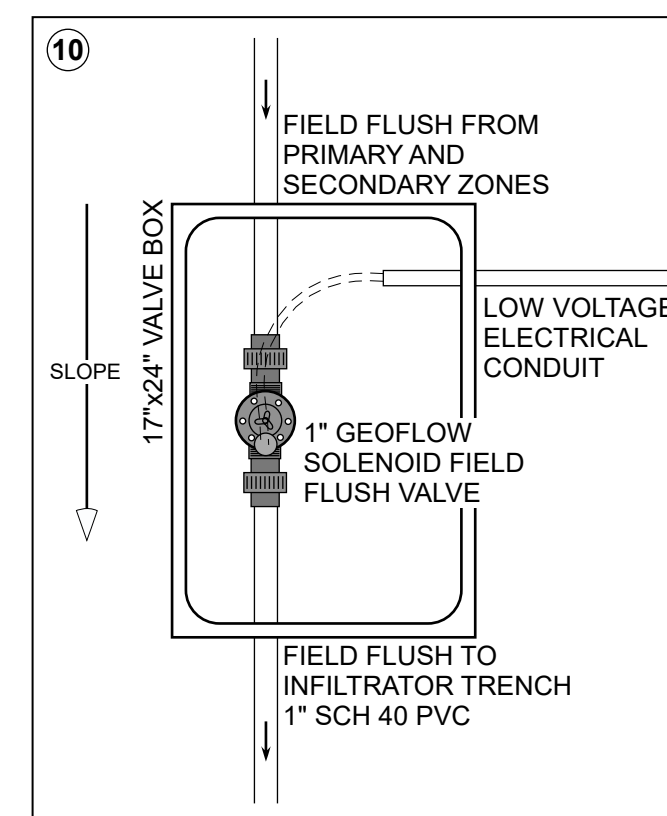
HEADWORKS VALVE BOX DETAIL



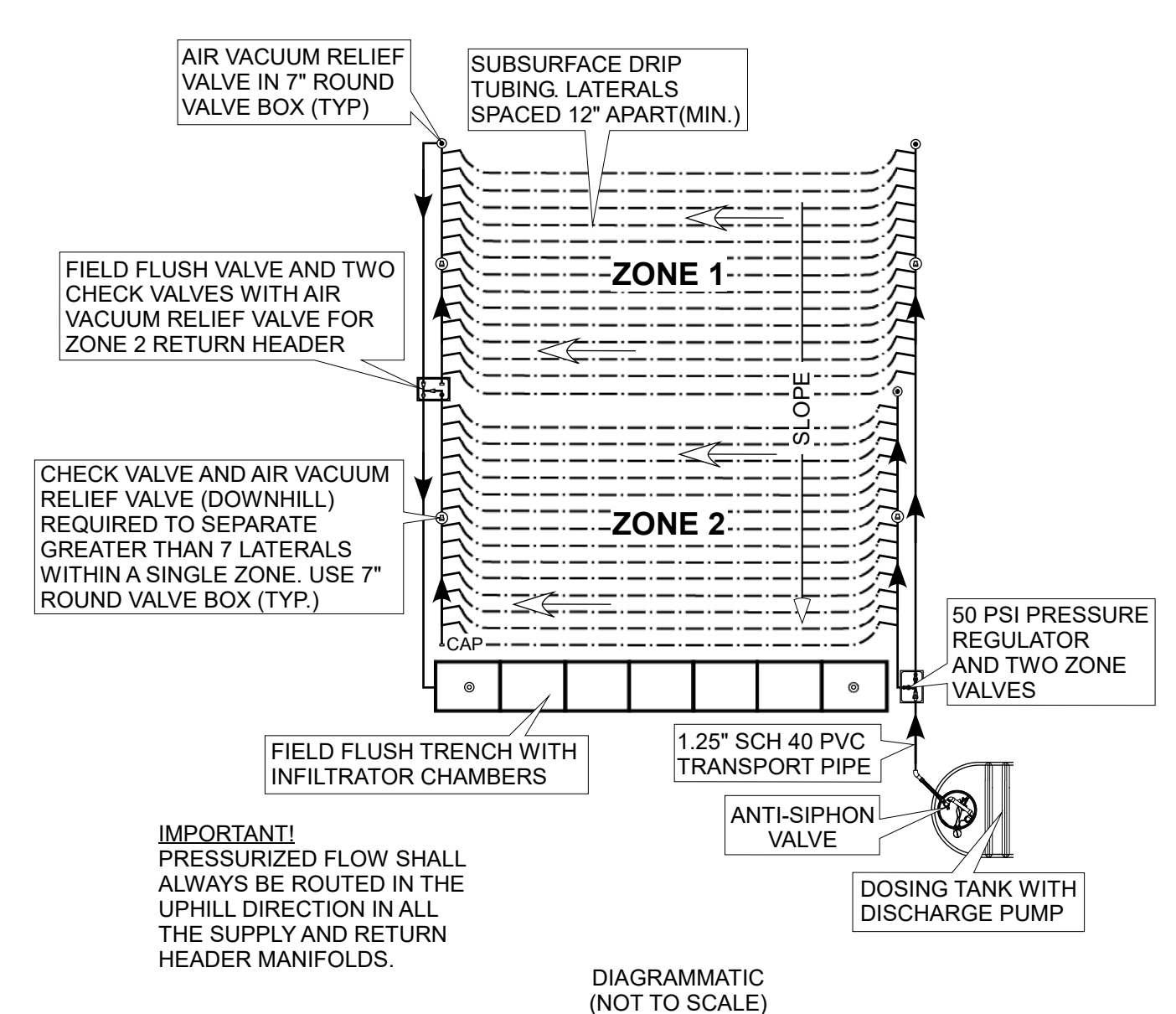
ZONE VALVE BOX DETAIL



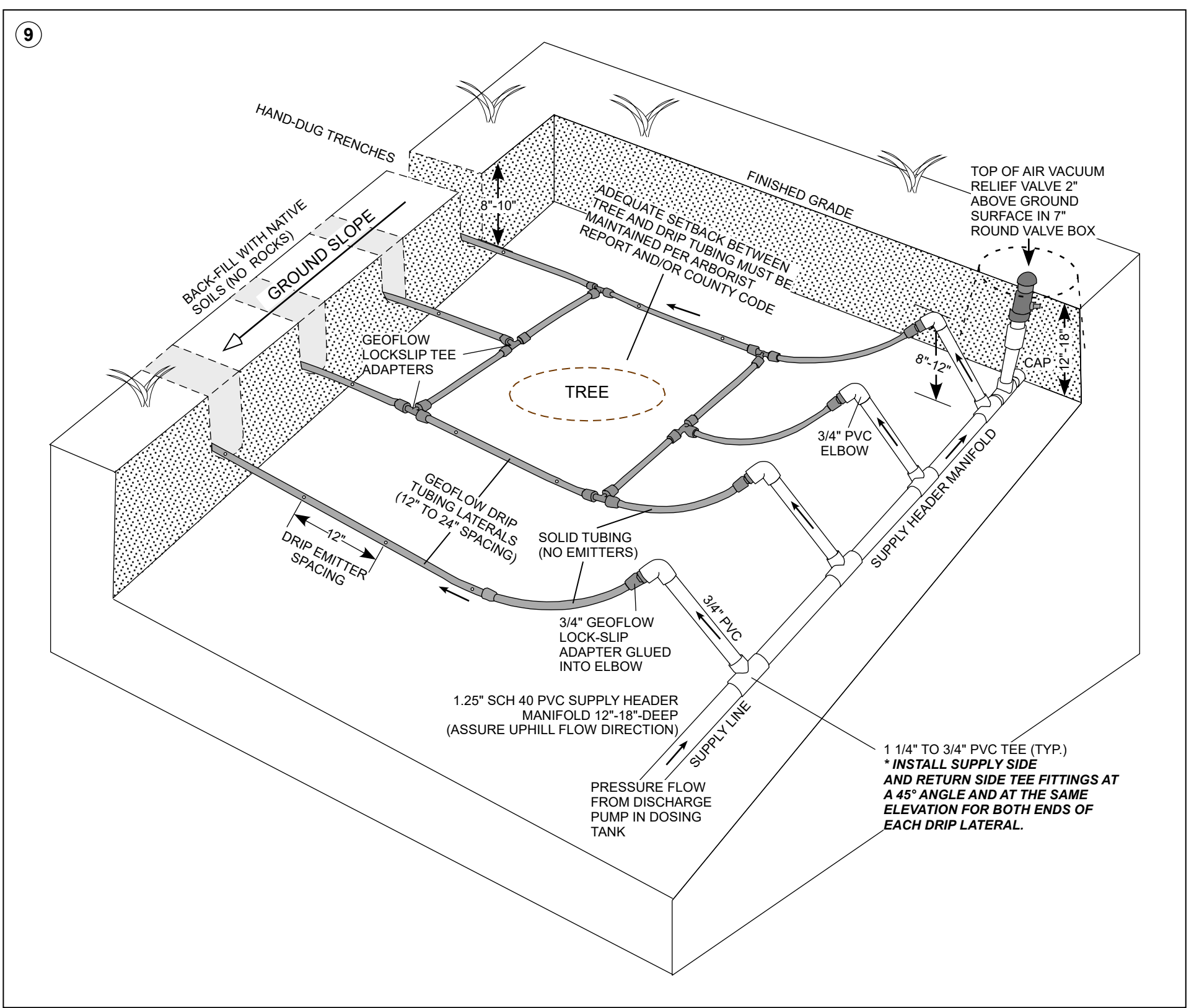
FIELD FLUSH VALVE BOX DETAIL



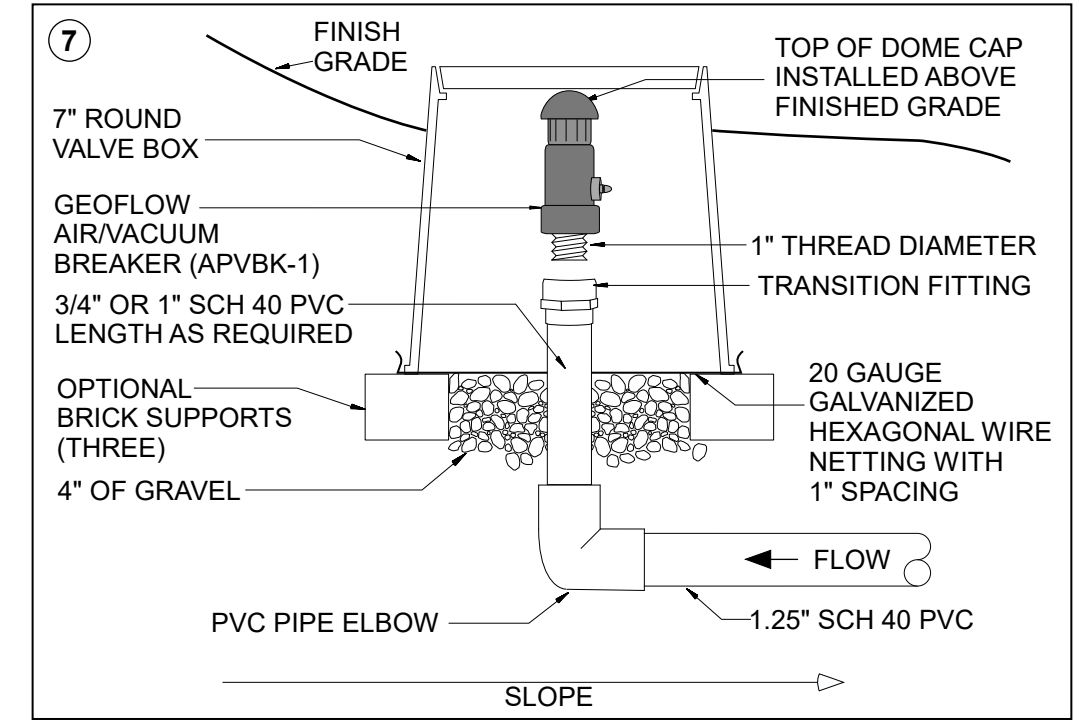
DRIP FIELD PLUMBING SCHEMATIC



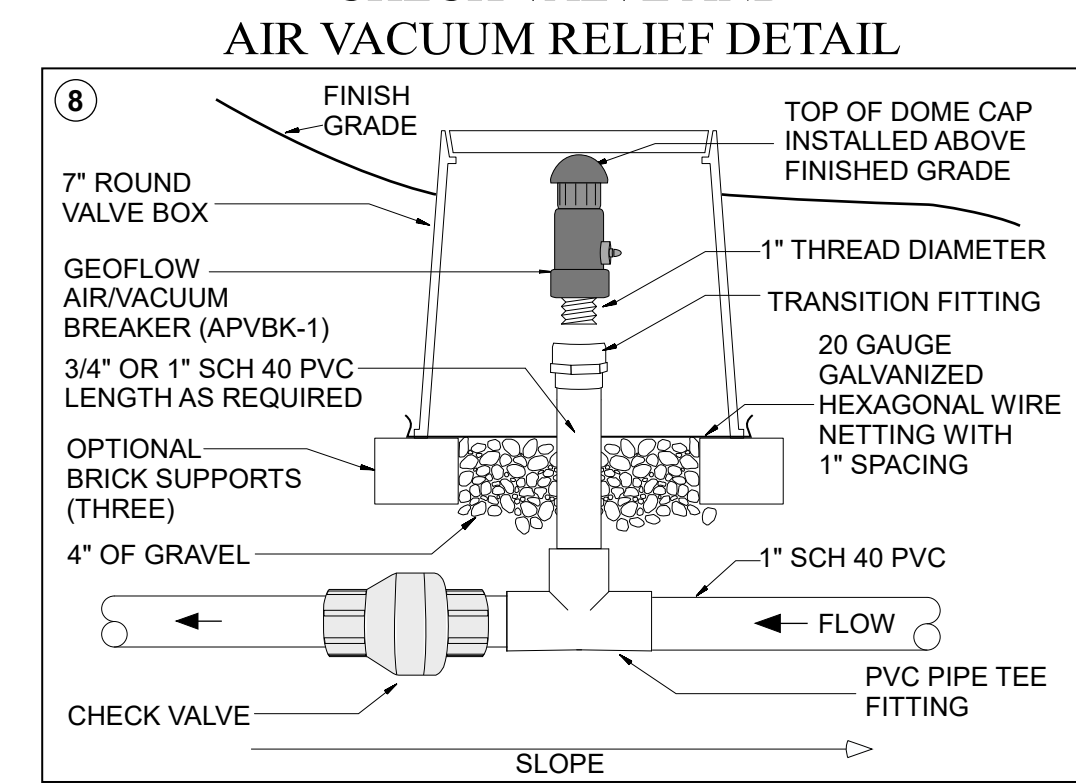
SUBSURFACE DRIP SYSTEM HEADER/MANIFOLD DETAIL



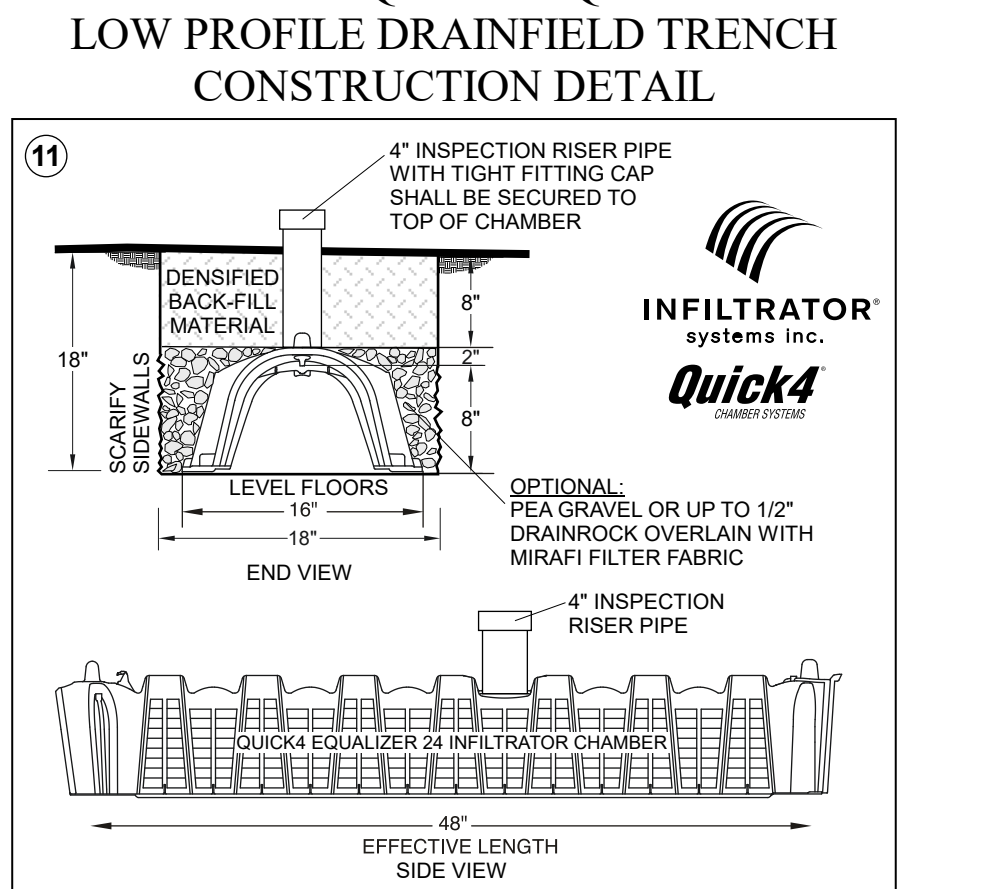
AIR VACUUM RELIEF VALVE DETAIL



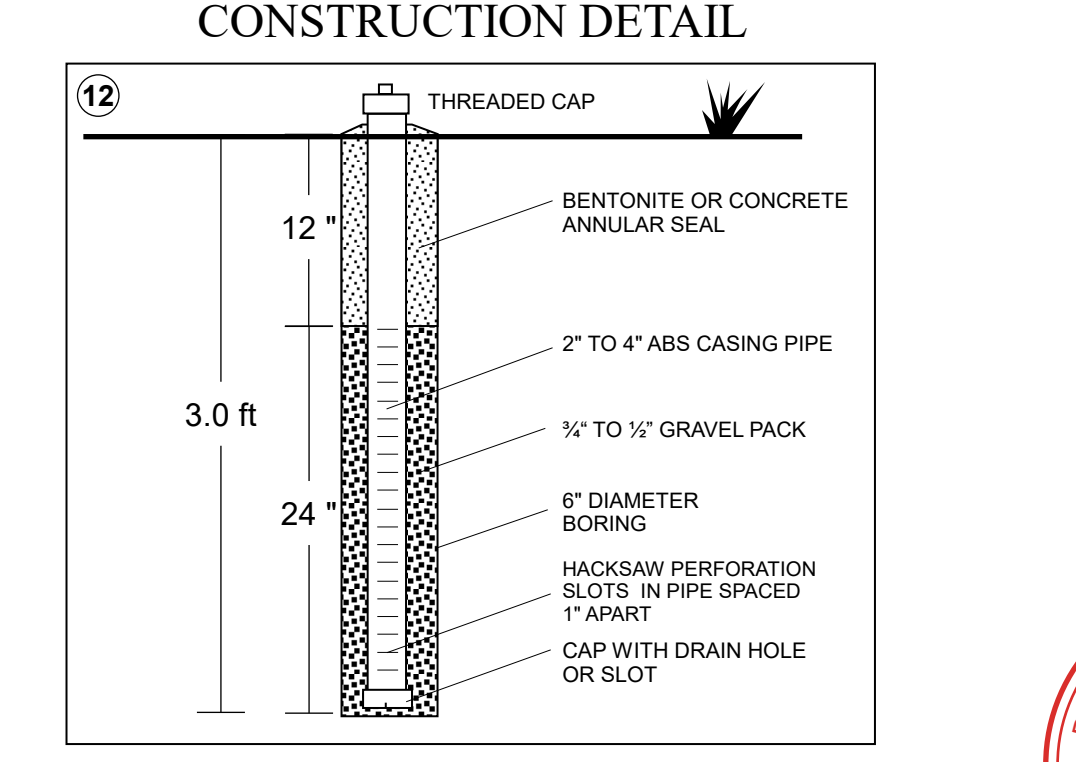
CHECK VALVE AND AIR VACUUM RELIEF DETAIL



INFILTRATOR QUICK4 EQUALIZER 24 LOW PROFILE DRAINFIELD TRENCH CONSTRUCTION DETAIL



INSPECTION WELL CONSTRUCTION DETAIL



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- New Development, Upgrade & Repairs
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1315 King Street
Santa Cruz, CA 95060
Tel: (831) 430-9116

ONSITE WASTEWATER TREATMENT SYSTEM DESIGN			
Project Location:	21631 Hicks Rd, Los Gatos, California	[Santa Clara County]	
Property Owner:	Hicks Land LLC		
Mailing Address:	8000 Foothill Ranch Rd, Santa Rosa, CA 95404		
Owner Phone #:	Digvijay Patel -- (707) 696-1733		
Date:	01/15/19	By:	David Quinn
REVISION:	05/05/23	Job No.:	17025
		APN:	575-11-009
			2 OF 3



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PROJECT DESCRIPTION

An onsite wastewater system specifying enhanced treatment using alternative technology is proposed to serve new development of a six bedroom dwelling, a one bedroom JADU and a one bedroom ADU to be constructed at 21631 Hicks Rd, Los Gatos in Santa Clara County, California. An "alternative" system with subsurface drip dispersal is specified to provide supplemental treatment of the wastewater discharged on the site to address the steep slopes on the subject property.

CONSTRAINTS & DESIGN CRITERIA

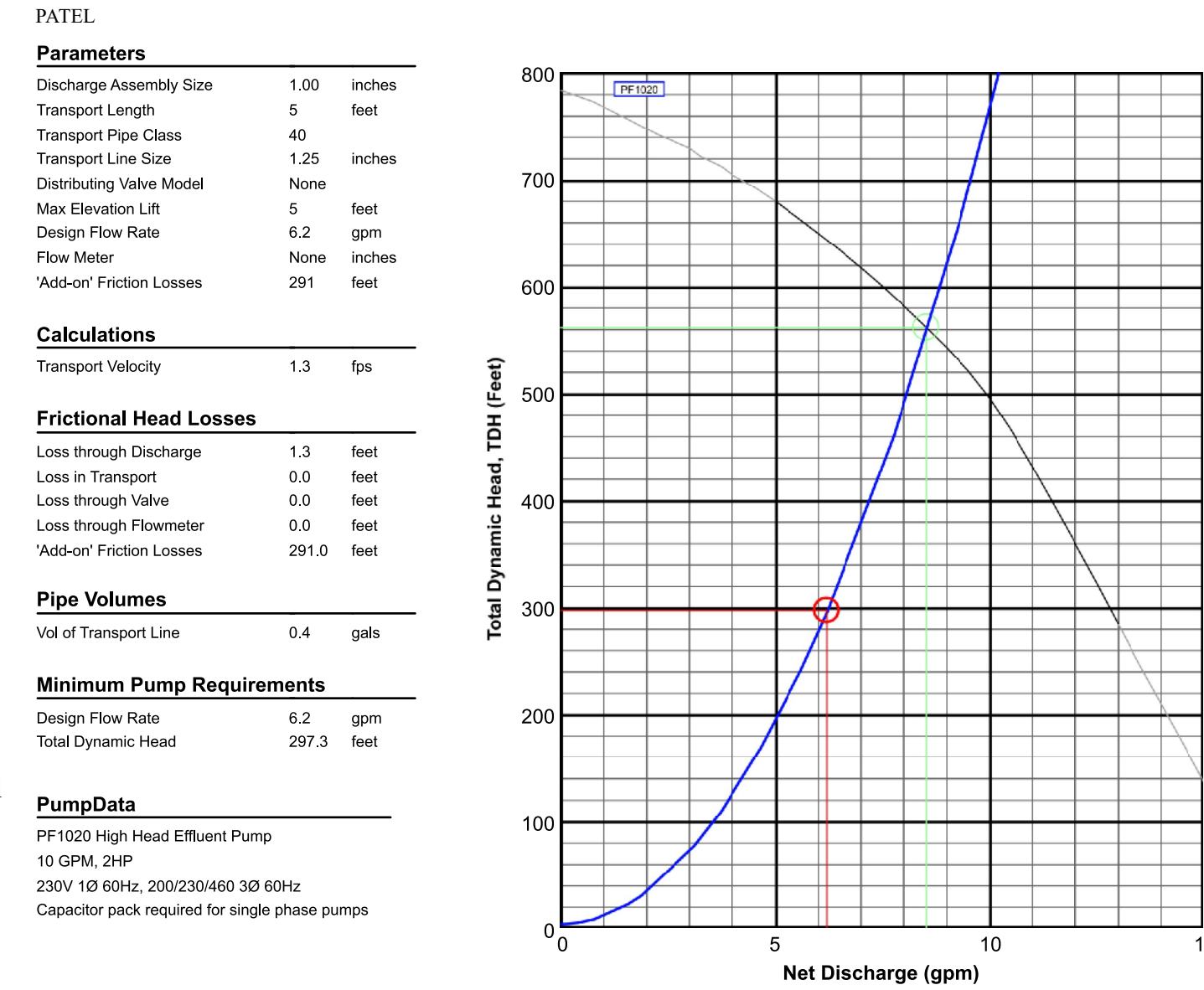
- The proposed system is designed to serve a 6 bedroom dwelling, a 1 bedroom JADU and a 1 bedroom ADU with a design wastewater flow of 975 gallons per day (gpd) per County DEH guidelines. The AdvanTex™ wastewater treatment system specified is sized for average wastewater flows of 975 gpd.
- Drip dispersal is specified due to the steep slopes on the subject property.
- Soil profiles did not exhibit any evidence of seasonally high groundwater conditions. Seasonally high groundwater is estimated to occur at greater than 5' below grade.
- No wells, springs or watercourses are situated within 100' of the proposed Onsite Wastewater Treatment System (OWTS).

SPECIFICATIONS

- Building Sewer Lines, & Proposed Processing Tank.**
 - A 4" ABS building sewer line shall be installed to convey all raw sewage from dwelling to the processing tank. All gravity sewer piping must maintain a minimum 2% continuous gradient. **All wastewater including graywater shall be discharged to the processing tank.**
 - Locate 2-way, 4" ABS cleanout fittings on the building sewer to facilitate snaking and line location.
 - A 3,000 gallon, watertight, concrete, pinnacle style tank with cast in Orenco riser adapters, from Chapin, is specified for use as a processing tank with the proposed AdvanTex™ (Mode 1) treatment system. The tank shall have 24" diameter OSI access risers with fiberglass, bolt-down lids (brown). The tank shall be installed according to the manufacturer's guidelines.
 - The tank hole shall be excavated so that the tank sits level. Install the access risers with a watertight joint using the adhesives supplied by manufacturer.
 - Install the tank inlet fitting with a watertight joint. Cap off or use a test plug on this fitting and fill the tank with clean water 2" above the joint between the riser and the tank top. Repair any leaks.
 - Obtain a watertight tank inspection by EH and the designer or distributor with 24 hours notice to each.
 - Install the recirculating splitter valve (RSV) in the outlet side of the tank according to the installation manual instructions.

- AdvanTex™ Treatment System**
 - An AdvanTex™ treatment system includes a Biotube® pump package for recirculation, RSV, split-flow tee, two AX20 packed-bed filter pods and a telemetry-enabled VeriComm® control panel. Filter pod lids shall be brown unless otherwise requested.
 - Install the AdvanTex™ system according to the installation instructions and in the location shown on the plan. **The filter pods shall be installed with the lids (brown) 2"-4" above final grade. A more shallow burial is possible, but only if approved by the property owner.**
 - The pressurized transport pipe from the recirc. pump to the filter pods shall be 2.0" schedule 40 PVC. This pressurized line shall be plumbed to the side of the pods opposite of the 2" gravity drain (vent side).
 - The filtrate gravity return pipe from the filter pods to the RSV and on to the discharge pump basin shall be 2" schedule 40 PVC. **Assure continuous flow on the return piping as venting through this pipe is critical.**
 - Test the squirt height on the filter pods. It shall be approximately 3'-4" high.
- Discharge Pump Tank and Filtrate Pumping**
 - A 2,500 gallon Chapin concrete, pinnacle style pump tank shall be installed adjacent to the processing tank.
 - The pump tank shall be installed according to the manufacturer's instructions and be made watertight.
 - Install the pump and float tree according to the instructions provided by manufacturer/dealer.
 - A 2 hp OSI high head effluent pump (PF1020) is specified for pressurized discharge.
 - The filtrate transport pipe to dispersal system shall be 1.25" schedule 40 PVC.
- Subsurface Drip Dispersal System**
 - Approximately 2,800 lineal feet of Geoflow PC drip tubing (with 0.5gph emitters spaced 12" apart) shall be installed with a minimum of 12" lateral spacing covering an area of at least 2,800 square feet in the configuration shown on the plan. The drip field shall be divided evenly into four zones. The 8 air/vacuum relief valves specified shall be supplied by Geoflow.
 - The drip dispersal field shall be installed according to the instructions in the Geoflow installation manual. Installer shall assure that each drip lateral be installed in such a manner as to reduce the potential of low head drainage as described in the installation manual. The actual location and layout of the dispersal field may vary per owner's, landscaper's or installer's discretion with approval by designer.
 - The drip tubing lines shall be buried 8"-10" deep and spaced no closer than 12" apart. The supply header shall be installed 12" - 18" below grade. It may be easier to install the drip tubing first, and the supply and return headers afterwards. Great care must be taken to keep dirt out of the drip tubing and supply and return piping. All piping shall be thoroughly flushed and pressure tested prior to use.
 - The drip field flush return line is specified to be routed to a 60'-long Quick4 Equalizer 24 Infiltrator trench.
 - All pressurized piping shall be schedule 40 PVC and labelled according to current UPC requirements "treated wastewater - do not drink". Pressure piping shall be pressure-rated to 150 psi and solvent welded.
 - Concrete thrust blocks, or equivalent restraint, shall be provided at sharp changes in piping direction.
 - Drainfield shall meet Santa Clara County guidelines for Tree Protection and Preservation for Land Use Applications. Refer to the Santa Clara County Ordinance C-16 Tree Preservation Removal.
- Installer Qualifications and Responsibilities**
 - The system installer shall be licensed by the State of California, Department of Consumer Affairs, to install septic systems. Installer certification is required by the local AdvanTex™ dealer. The installer is required to fully read and understand the AdvanTex™ and Geoflow manuals prior to the commencement of work.
 - All piping shall conform to the current edition of the Plumbing Code.
 - The installer shall be responsible for locating any property lines, underground utilities or piping. Any damage to these facilities shall be the responsibility of the installer.
 - A pre-construction conference with designer, inspector and dealer/service provider shall be arranged prior to the commencement of work. Pre-construction conference should include construction procedures, staking or marking of the drip lines, supply and return piping, pump system and appurtenances to be provided. Construction inspections, watertight tank test inspection, AdvanTex™ installation inspection, and final operation of system shall be made by designer (BioSphere Consulting) or local distributor and system service provider and the County of Santa Clara Department of Environmental Health (408-918-3400). Construction inspection should include inspection of the following: water tightness of effluent dosing (pump) tank, drip field layout, piping materials and installation, and all associated valves and connections, hydraulic testing of the drip system and functionality and setting of all control devices. Final inspection shall be performed in order to verify that all construction elements are in conformance with the approved plans, specifications, and manufacturer recommendations; all inspection wells are installed; and erosion control has been completed. The installer shall give at least 24 hours notice to each party for all inspections. Designer shall provide final installation approval letter and as-built drawings per DEH requirements.
- Electrical Work**
 - The VeriComm® control panel shall be installed in the location shown on the map **with the bottom of the panel box at 51" from the ground surface.**
 - One, 20 amp, 120V electrical circuit and two, 20 amp, 230V electrical circuits shall be extended to the VeriComm® panel in a single conduit. Underground circuits in separate conduits shall be installed from the panel to the recirculation pump and discharge pump. A separate underground conduit containing a live CAT5 phone line shall be installed to the VeriComm® panel. The system will not be finalized until everything (including panel telemetry) is functional.
 - All work shall conform to the California Electrical Code and the contractor shall be responsible for obtaining any electrical permits required.
- Site Clean up and Erosion Control Measures**
 - All excavated areas shall be smoothed and all construction debris shall be removed from the site.
 - All disturbed soils shall be seeded and mulched. Erosion Control Mix seed shall be used at the coverage recommended on the package for all disturbed soil.
 - Straw shall be used to cover all disturbed soil.
 - PER DIVISION C12, CHAPTER III OF THE COUNTY CODE (Sec. C12-513. Temporary erosion control.) "The permittee and any person(s) doing, causing or directing the grading shall install and maintain all precautionary measures necessary to protect adjacent watercourses and public or private property from damage by erosion, flooding, or deposition of mud or debris originating from the site. Precautionary measures must include provisions of properly designed erosion prevention and sediment control measures, so that downstream properties are not affected by upstream erosion or sediment transport by stormwater."

PUMP SELECTION CHART



SOIL PROFILE FIELD LOG
 Job Number/Name: 17025 - Patel Location: 21631 Hicks Rd APN 575-11-009
 Date Soil Sampled: 5-12-17 Time: 10:40am Vegetation: grass
 Elevation: 897' Slope Gradient: 45% Aspect: south Geomorphic Surface: spur ridge
 Parent Material(s): siltstone/greenstone? Described by: A.B.

LOG	Moisture	Structure	Pores	Mottles	Clay Film	Gravel	Roots	Consistence	Texture	Color	Horizon	Contacts
0	dry	loose	frab	stcky	plastic			dry	moist	wet	Mussell (moist)	O A E B AC B BA or BE BC or CB C
1	dry	loose	frab	stcky	plastic			dry	moist	wet	Mussell (moist)	O A E B AC B BA or BE BC or CB C
2	dry	loose	frab	stcky	plastic			dry	moist	wet	Mussell (moist)	O A E B AC B BA or BE BC or CB C
3	dry	loose	frab	stcky	plastic			dry	moist	wet	Mussell (moist)	O A E B AC B BA or BE BC or CB C
4	dry	loose	frab	stcky	plastic			dry	moist	wet	Mussell (moist)	O A E B AC B BA or BE BC or CB C
5	dry	loose	frab	stcky	plastic			dry	moist	wet	Mussell (moist)	O A E B AC B BA or BE BC or CB C
6	dry	loose	frab	stcky	plastic			dry	moist	wet	Mussell (moist)	O A E B AC B BA or BE BC or CB C
7	dry	loose	frab	stcky	plastic			dry	moist	wet	Mussell (moist)	O A E B AC B BA or BE BC or CB C
8	dry	loose	frab	stcky	plastic			dry	moist	wet	Mussell (moist)	O A E B AC B BA or BE BC or CB C
9	dry	loose	frab	stcky	plastic			dry	moist	wet	Mussell (moist)	O A E B AC B BA or BE BC or CB C
10	dry	loose	frab	stcky	plastic			dry	moist	wet	Mussell (moist)	O A E B AC B BA or BE BC or CB C
11	dry	loose	frab	stcky	plastic			dry	moist	wet	Mussell (moist)	O A E B AC B BA or BE BC or CB C
12	dry	loose	frab	stcky	plastic			dry	moist	wet	Mussell (moist)	O A E B AC B BA or BE BC or CB C
13	dry	loose	frab	stcky	plastic			dry	moist	wet	Mussell (moist)	O A E B AC B BA or BE BC or CB C
14	dry	loose	frab	stcky	plastic			dry	moist	wet	Mussell (moist)	O A E B AC B BA or BE BC or CB C

SOIL PROFILE FIELD LOG
 Job Number/Name: 17025 - Patel Location: 21631 Hicks Rd APN 575-11-009
 Date Soil Sampled: 5-12-17 Time: 11:25am Vegetation: grass
 Elevation: 849' Slope Gradient: 35% Aspect: south Geomorphic Surface: spur ridge
 Parent Material(s): sandstone/greenstone? Described by: A.B.

LOG	Moisture	Structure	Pores	Mottles	Clay Film	Gravel	Roots	Consistence	Texture	Color	Horizon	Contacts
0	dry	loose	frab	stcky	plastic			dry	moist	wet	Mussell (moist)	O A E B AC B BA or BE BC or CB C
1	dry	loose	frab	stcky	plastic			dry	moist	wet	Mussell (moist)	O A E B AC B BA or BE BC or CB C
2	dry	loose	frab	stcky	plastic			dry	moist	wet	Mussell (moist)	O A E B AC B BA or BE BC or CB C
3	dry	loose	frab	stcky	plastic			dry	moist	wet	Mussell (moist)	O A E B AC B BA or BE BC or CB C
4	dry	loose	frab	stcky	plastic			dry	moist	wet	Mussell (moist)	O A E B AC B BA or BE BC or CB C
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6	dry	loose	frab	stcky	plastic			dry	moist	wet	Mussell (moist)	O A E B AC B BA or BE BC or CB C
7	dry	loose	frab	stcky	plastic			dry	moist	wet	Mussell (moist)	O A E B AC B BA or BE BC or CB C
8	dry	loose	frab	stcky	plastic			dry	moist	wet	Mussell (moist)	O A E B AC B BA or BE BC or CB C
9	dry	loose	frab	stcky	plastic			dry	moist	wet	Mussell (moist)	O A E B AC B BA or BE BC or CB C
10	dry	loose	frab	stcky	plastic			dry	moist	wet	Mussell (moist)	O A E B AC B BA or BE BC or CB C
11	dry	loose	frab	stcky	plastic			dry	moist	wet	Mussell (moist)	O A E B AC B BA or BE BC or CB C
12	dry	loose	frab	stcky	plastic			dry	moist	wet	Mussell (moist)	O A E B AC B BA or BE BC or CB C
13	dry	loose	frab	stcky	plastic			dry	moist	wet	Mussell (moist)	O A E B AC B BA or BE BC or CB C
14	dry	loose	frab	stcky	plastic			dry	moist	wet	Mussell (moist)	O A E B AC B BA or BE BC or CB C

GEOFLOW SUBSURFACE DRIP

FIELD FLOW
 Job Description: 17025 - Patel
 Contact: Digvijay Patel
 Prepared by: David Quinn
 Date: 5/5/2023

Worksheet 1-Field Flow

Total Quantity of effluent to be disposed per day	975	gallons / day	note
Hydraulic loading rate	0.7	gallons / sq. ft. / day	note
Minimum Dispersal Field Area	1,393	square ft.	note
Total Dispersal Field Area	1,393	square ft.	note

Flow per zone

Number of Zones	2	zones/s	note
Dispersal Area per zone	696	square ft.	note
Choose line spacing between WASTEFLOW lines	3	ft.	note
Choose emitter spacing between WASTEFLOW emitters	1	ft.	note
Total linear ft per zone (minimum required)	696	ft. per zone	note
Total number of emitters per zone	696	emitters per zone	note
Select Wasteflow dripline (16mm)	Wasteflow PC - 12gph	dripline	note
	Wasteflow Classic		
	Wasteflow PC - 12gph		
	Wasteflow PC - 1 gph		

Select Filters and zone valves

Select Filter Type	BioDisc Filter	note
Recommended Filter (item no.)	BioDisc Filter-150	1.5m < 30 gpm
Select Zone Valve Type	Electric Solenoid	note
Recommended Zone Valve (item no.)	SVLB-100	2m Solenoid valve

Dosing

Number of doses per day / zone:	12	doses	note
Timer ON Pump run time per dose/zone:	6.36	mins.secs	0.60
Timer OFF Pump off time between doses	1.53	hrs.mins	1.89
Pur Zone - Pump run time per day/zone	1.19	hrs.mins	1.32
All Zones - Number of doses per day / all zones	24	doses / day	
Allow time for field to pressurize	0.0030	hrs.mins.secs	0.000
Filter flush timer	0.0020	hrs.mins.secs	0.000
Drain timer	0.0500	hrs.mins.secs	0.000
Field flush timer	0.0100	hrs.mins.secs	1.000
Field flush counter	5	cycles	note
Time required to complete all functions per day	5.22	hrs.mins	3.0743
Dose volume per zone	41	gallons per dose	note

GEOFLOW SUBSURFACE DRIP

PUMP SIZING
 Job Description: 17025 - Patel
 Contact: Digvijay Patel
 Prepared by: David Quinn
 Date: 5/5/2023

Worksheet - Pump Sizing

Section 1 - Summary from Worksheet 1		
Flow required to dose field	6.15	gpm
Flow required to flush field	2.59	gpm
Flow required to dose & flush field	8.74	gpm
Filter	BioDisc Filter-150	
No. of Zones	2	zones
Zone valve	SVLB-100	
Dripline	Wasteflow PC - 12gph	
Dripline longest lateral	101.00	ft.

Section 2 - Losses through return line

Select Pipe from dropdown menu	PVC schedule 40
Select Flush Line Diameter	1" inch
Length of return line	116 ft.
Equivalent length of fittings	20 ft.
Elevation change, (if downhill enter 0)	0 ft.
Pressure loss in 100 ft of pipe	0.52 ft., 0.22 psi
Total pressure loss from end of dripline to return tank	0.7 ft., 0.30 psi

Section 2 - Losses through Wasteflow dripline

Length of longest dripline lateral	101 ft.
Minimum dosing pressure required at end of dripline	23.10 ft., 10.00 psi
Loss through dripline during flushing	8.70 ft., 2.90 psi
Total minimum required dripline pressure	29.80 ft., 12.90 psi

A+B. Minimum Pressure required at beginning of dripline

CALCULATED pressure required at beginning of dripline	30.50 ft., 13.20 psi
SPECIFIED pressure at beginning of dripline (from worksheet 1)	57.8 ft., 25.00 psi
Great! SPECIFIED Pressure is greater than CALCULATED Pressure requirement. Go to next step.	

C. Drip components - Losses through headworks

Filter	11.6 ft., 5.00 psi
Zone valve pressure loss (not in diagram)	4.60 ft., 2.00 psi
Flow meter pressure loss (not in diagram)	4.04 ft., 1.75 psi
Other pressure losses	ft., - psi
Total loss through drip components	20.19 ft., 8.75 psi

D. Supply line - Minimum Pressure head required to get from pump tank to top of dripline

Select Pipe from dropdown menu	PVC schedule 40
Select Supply line diameter	1-1/4" inch
Length of supply line	638 ft.
Equivalent length of fittings	30 ft.
Height from pump to tank outlet	6 ft.
Elevation change, (if downhill enter 0)	175 ft.
Pressure loss/gain in 100 ft. of pipe	1.29 ft., 0.56 psi
Total gain or loss from pump to field	189.6 ft., 82.09 psi
Total dynamic head	267.6 ft., 115.83 psi
Pump capacity * - Field Flush Flow	8.7 gpm, 115.83 psi
- Field Dose Flow	6.2 gpm
- Filter Flush Flow	- gpm, - psi

Pump Model Number
 Voltz / Hp / phase

TABLE DD-2. DRIP DISPERSAL SYSTEM MANAGEMENT REQUIREMENTS

	WORK	FREQUENCY
Inspection	<ul style="list-style-type: none"> Conduct routine visual observations of drip field, downslope area and surroundings for wet areas, pipe leaks or damage, soil erosion, drainage issues, abnormal vegetation, gophers or other problems. Conduct routine physical inspections of system components, including valves, filters, and headworks box(es). Perform special inspections of drip field at time of any landscaping work or other digging in drip field area. Perform inspections of dosing pump(s) and appurtenances (per O&M manual and Performance Evaluation Guidelines, Part 5 of this Manual). Record observations. 	<ul style="list-style-type: none"> Every 6 to 12 months.
Maintenance	<ul style="list-style-type: none"> Manually remove and clean filter. Clean and check operation of pressure reducing valves. Clean flush valves and vacuum release valves. 	<ul style="list-style-type: none"> Clean filter every 6 months. Other maintenance annually.
Water Monitoring & Sampling	<ul style="list-style-type: none"> Measure and record water levels in dispersal field monitoring wells, as applicable, per permit requirements. Obtain and analyze water samples from dispersal field monitoring wells, as applicable, per permit requirements. 	<ul style="list-style-type: none"> According to permit conditions, if applicable.
Reporting	<ul style="list-style-type: none"> Report findings to DEH per permit requirements. Standard report to include dates, monitoring well and other data collected, work performed, corrective actions taken, and performance summary. Report public health/water quality emergency to DEH immediately. 	<ul style="list-style-type: none"> According to permit conditions, typically every 1 to 2 years, depending on systems size, usage, history, location.

SYSTEM OPERATION AND MAINTENANCE

- The owner should read and operate the system according to the AdvanTex™ & Geoflow operation and maintenance literature.
- Orenco requires biannual maintenance servicing of the AdvanTex™ by a qualified technician.
- County Environmental Health will issue an OWTS Annual Operating Permit and requires that the property owner maintain a system service agreement/contract with a qualified third-party service provider. This requirement will be placed on the title deed for the property.
- The drip field shall be automatically flushed one zone at a time every 12 months at a minimum. This is done by the control panel software. No drip zone should be left dormant (un-dosed) for more than a few weeks at a time.
- The treatment tank is alive with important microorganisms. Do not add any materials (paint thinner, paint, motor oil, unused medicine, etc.) that may disrupt the biologic treatment process. The primary tank should be pumped when the total of the scum/sludge thickness is greater than 1/3 of the total liquid level depth.
- DO NOT ROUTE WATER SOFTENER BACKFLUSH DISCHARGE TO TREATMENT SYSTEM! This discharge may be routed directly to a drainfield trench or an approved dispersal field.
- Repair all plumbing leaks (especially toilet leaks) promptly.

COUNTY E.H. ACCEPTANCE/APPROVAL STAMPS

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 Alternative Wastewater System Design
 1315 King Street Santa Cruz, CA 95060
 Tel: (831) 430-9116
 www.biosphere-consulting.com

*Site Evaluation & Mapping
 Soil Analysis & Percolation Testing
 New Development, Upgrade & Repairs
 Residential & Commercial*

ONSITE WASTEWATER TREATMENT SYSTEM DESIGN

Project Location:	21631 Hicks Rd, Los Gatos, California	[Santa Clara County]
Property Owner:	Hicks Land LLC	
Mailing Address:	8000 Foothill Ranch Rd, Santa Rosa, CA 95404	
Owner Phone #:	Digvijay Patel -- (707) 696-1733	
Date:	01/15/19	By: David Quinn
Revision:	05/05/23	Job No.: 17025 APN: 575-11-009
		Sheet: 3 OF 3

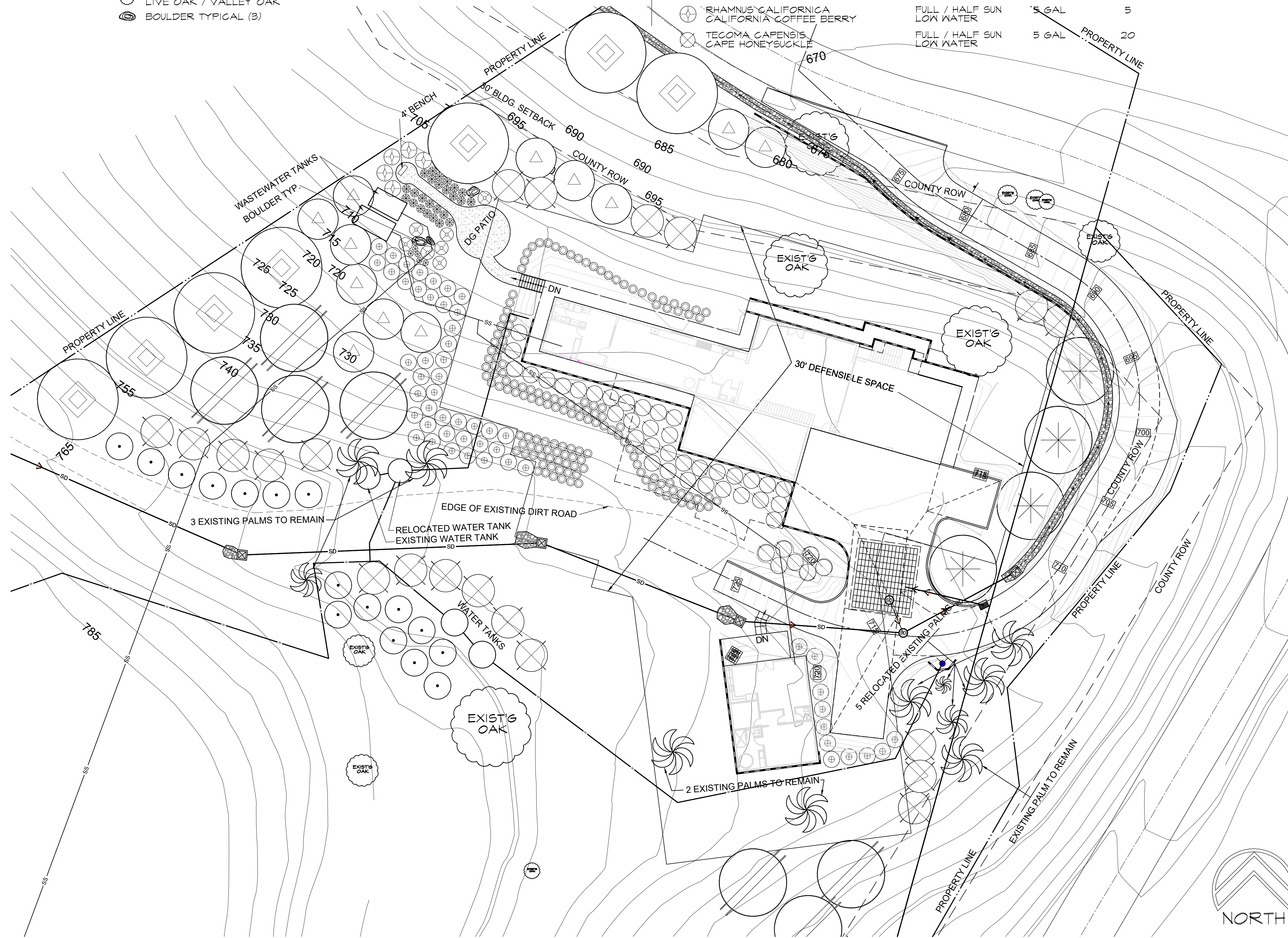
SOIL PERCOLATION SUMMARY TABLE -- 5-16-17

HOLE	1	2	3	4	5	6
Stabilized MPI	R	6.60	8.30	0.20	500.00	12.60
Adjusted Stabilized MPI	R ₁ =R x 1.4	12.60	9.24	11.62	0.28	17.64
Avg. Adj. Stabilized MPI	R ₂ =ΣR _i / #Holes					10.28
# Bedrooms:				</		

LEGEND

SYM	DESCRIPTION	SUN / WATER	SIZE	QUANTITY
TREES:				
⊙	ARCTOSTAPHYLOS MANZANITA 'DR. HURD' DR. HURD MANZANITA	SUN / SHADE LOW WATER	15 GAL	12
⊗	CERCIDIUM FLORIDUM BLUE PALO VERDE	FULL SUN LOW WATER	15 GAL	7
⊙	CHILOPSIS LINEARIS DESERT WILLOW	FULL SUN LOW WATER	15 GAL	16
⊗	LAGERSTROEMIA INDICA FAURIEI MUSKOGEE GRAPE MYRTLE	FULL SUN LOW WATER	15 GAL	4
⊙	FRUNUS ILICIFOLIA LYONII CATALINA CHERRY	FULL SUN / PART SHADE LOW WATER	15 GAL	7
⊙	ORNAMENTAL PALM	(SEE SHEET L-2 FOR EXISTING TREE PLAN)		6
⊙	EXISTING / RELOCATED PALM	(SEE SHEET L-1 FOR RELOCATION PLAN)		5
⊙	QUERCUS VIRGINIANA / LOBATA LIVE OAK / VALLEY OAK	(SEE SHEET L-2 FOR EXISTING TREE PLAN)		11
⊙	BOULDER TYPICAL (3)			

SYM	DESCRIPTION	SUN / WATER	SIZE	QUANTITY
SHRUBS:				
⊗	ALYOSYNE HUEGLII 'PURPLE HAZE' BLUE HIBISCUS	FULL SUN LOW WATER	5 GAL	54
⊗	CALLIANDRA CALIFORNICA BAJA FAIRY DUSTER	SUN / PART SHADE LOW WATER	5 GAL	7
⊗	FESTUCA CALIFORNICA CALIFORNIA FESCUE	SUN DROUGHT TOLERANT	5 GAL	5
⊗	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	SUN / PART SHADE DROUGHT TOLERANT	5 GAL	25
⊗	LOROPETALUM CHINENSE 'SHANG RED' RED DIAMOND MIDSIZE LOROPETALUM	SUN / PART SHADE MEDIUM WATER	5 GAL	43
⊗	PITTOSPORUM TOBIRA 'MOJO' MOJO PITTOSPORUM	SUN / PART SHADE MEDIUM WATER	1 GAL	145
⊗	RHAMNUS CALIFORNICA CALIFORNIA COFFEE BERRY	FULL / HALF SUN LOW WATER	5 GAL	5
⊗	TECOMA CAPENSIS CAPE HONEYSUCKLE	FULL / HALF SUN LOW WATER	5 GAL	20



PROPOSED PRELIMINARY PLANTING PLAN

SCALE: 1" = 20' - 0"

LANDSCAPE DESIGN

Kumudini Gopalan, Mission Viejo, CA
(949) 466-2094

HICKS LAND LLC RESIDENCE

21631 Hicks Road
Los Gatos, CA 95032

Rev : 05-23-2023

Rev : 03-02-2023

Date: 09-22-2022

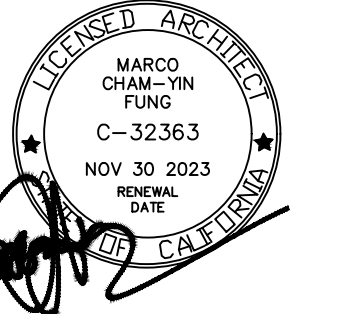
Sheet 1 of 2

L-1

Scale: As Noted

NEW RESIDENTIAL BLDG W/ JADU & ADU

21631 HICKS ROAD, LOS GATOS, CA 95032



80 Eureka Square, Suite 115,
Pacifica, CA 94044
1650 270.1754
e-mail: mfung@architstudioarchitecture.com

Print Record

**NEW
RESIDENTIAL
BUILDING W/ ADU
& JADU**
21631 HICKS RD
LOS GATOS, CA 95032

SITE AND BUILDING ANALYSIS

APN: 575-11-009 & 575-11-024
ZONING: HS-D1-SR (NO CHANGE)

OCCUPANCY: R-3/ U (1-HR FIRE RATED OCCUPANCY - NO CHANGE)
CONSTRUCTION TYPE: V-B

SETBACK CLARIFICATION:

FRONT SETBACK : 30'-0"
SIDE SETBACK: 20'-0"
REAR SETBACK: 25'-0"
STREET SIDE SETBACK: 20'-0"

NUMBER OF PROPOSED STORY: 2 STORY

LOT AREA:

575-11-009: 900,385 SF / 20.7 AC (GROSS LOT AREA)

575-11-024: 7,767 SF / 0.2 AC

MAIN BUILDING

LIVING AREA:
PROPOSED 1ST FLOOR: 2423 SF
PROPOSED 2ND FLOOR: 5143 SF
TOTAL: 7566 SF
JADU: 500 SF

LIVING AREA WITH JADU: 8066 SF
CARPORT: 1233 SF
GARAGE: 943 SF

TOTAL (MAIN BLDG): 10242 SF

ADU (SEPARATE BLDG): 1200 SF

TOTAL BUILDING AREA: 11442 SF

PATIO AT MAIN BUILDING (OUTSIDE OF THE 1ST FLOOR FOOTPRINT): 1184 SF

LOT COVERAGE: 1184 SF (PATIO OUTSIDE 1ST FLOOR) + 1200 SF (ADU) + 1233 SF (CARPORT) + 943 SF (GARAGE) + 500 SF (JADU) + 2143 SF (1ST FLOOR LIVING AREA): 7203 SF

FLOOR AREA RATIO: 11242 SF / 900,385 SF + 7,767 SF = 1.27%

LOT COVERAGE: 7203 SF / 900,385 SF + 7,767 SF = 0.799%

PROJECT DATA

JURISDICTION
COUNTY OF SANTA CLARA

CODE

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING CODE
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA ENERGY CODE

PROJECT DIRECTORY

PROJECT OWNER

DIG PATEL
1446 MARK WEST SPRING ROAD
SANTA ROSA, CA 95404
T: 707.696.1733
E: digpatel@gmail.com

ARCHITECT

ARCHIT STUDIO ARCHITECTURE
80 EUREKA SQUARE, SUITE 115,
PACIFICA, CA 94044
MFUNG@ARCHITSTUDIOARCHITECTURE.COM
T : 650.270.1754
CONTACT: MARCO FUNG

SCOPE OF WORK

- NEW GROUND UP 2 STORY RESIDENTIAL BUILDING WITH A JADU
- NEW 1 STORY ADU BUILDING

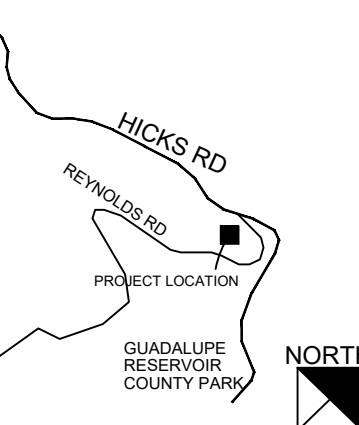
SHEET INDEX

ARCHITECTURAL DRAWING
A001 TITLE SHEET
A002 RENDERINGS
A101 PROPOSED SITE PLAN
A200 PROPOSED FLOOR PLAN
A201 PROPOSED ROOF PLAN
A210 CONSTRUCTION PLAN - ADU
A300 PROPOSED ELEVATION
A500 MATERIAL BOARD
A600 SECTION

ABBREVIATIONS

ANCHOR BOLT	DIAMETER	MATERIAL	SQUARE
ASPHALTIC CONCRETE	DIMENSION	MAXIMUM	SANITARY SEWER
AIR CONDITIONING	DOOR	MACHINE BOLT	STAINLESS STEEL
ACOUSTICAL	DOWNSPOUT	MECHANICAL	STANDARD
ACOUSTICAL TILE	DRAWING	MINIMUM	STEEL
ADJUSTABLE/ADJACENT	EXISTING	METAL	STORAGE
ABOVE FINISH FLOOR	EACH	NEW	STRUCTURAL
ALUMINUM	ELECTRICAL	NOT IN CONTRACT	SUSPENDED
ANODIZED	ELEVATOR	NOT TO SCALE	TREAD
BOARD	EQUAL	OVER	TOP OF CURB/CONCRETE
BUILDING	FORCED AIR UNIT	ON CENTER	TELEPHONE
BLOCK	FLOOR DRAIN	OUTSIDE DIAMETER	TONGUE AND GROOVE
BEAM	FIRE EXTINGUISHER	OVERFLOW ROOF DRAIN	THICKNESS
BOTTOM OF	FINISH FLOOR	OFFICE	TOP OF
CABINET	FOOTING	OPENING	TOP OF SLAB
CATCH BASIN	GAUGE	OPPOSITE	TYPICAL
CEMENT	GALVANIZE (D)	PLATE	TITLE 24
CERAMIC	GENERAL CONTRACTOR	PLASTIC LAMINATE	UNLESS OTHERWISE NOTED
CAST IRON	GROUND FAULT INTERRUPTER	PLASTER	VAN ACCESSIBLE
CONSTRUCTION JOINT	GLASS FIBER	PLYWOOD	VITREOUS CLAY PIPE
CENTERLINE	REINFORCED CONCRETE	RISER	VINYL COMPOSITION TILE
CEILING	REINFORCED CONCRETE	RELOCATE(D)	VERTICAL
CLEAR	GALVANIZED IRON	ROOF DRAIN	VERTICAL IN FIELD
COLUMN	GATE VALVE	REDWOOD	WITH
COMPOSITION	GYPSPUM	RECESSED	WATER CLOSET
CONCRETE	HOSE BIBB	REINFORCED	WOOD
CONNECTION	HEADER	ROUND HEAD MACHINE SCREW	WATER HEATER
CONTINUOUS	HARDWARE	ROOM	WEATHERSTRIPPING
CARPET	HOLLOW METAL	ROUGH OPENING	WELDED WIRE FABRIC
CERAMIC TILE	HORIZONTAL	SOLID CORE	
	HEIGHT	RAINWATER LEADER	
	HOT WATER	STORM DRAIN	
	HEATING VENTILATING	SECTION	
	INSULATION	SIMILAR	
	JANITOR	SANITARY NAPKIN DISPENSER	
	JUNCTION BOX	SPECIFICATION	
	LAVATORY		

VICINITY MAP



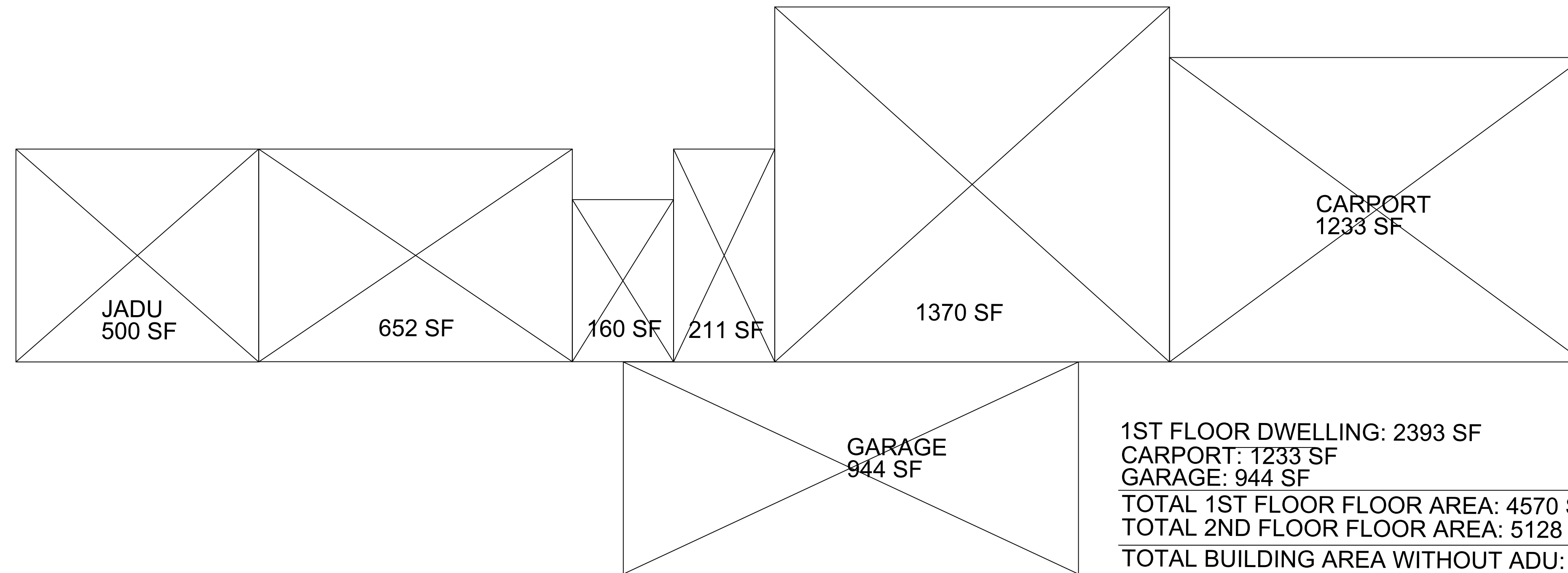
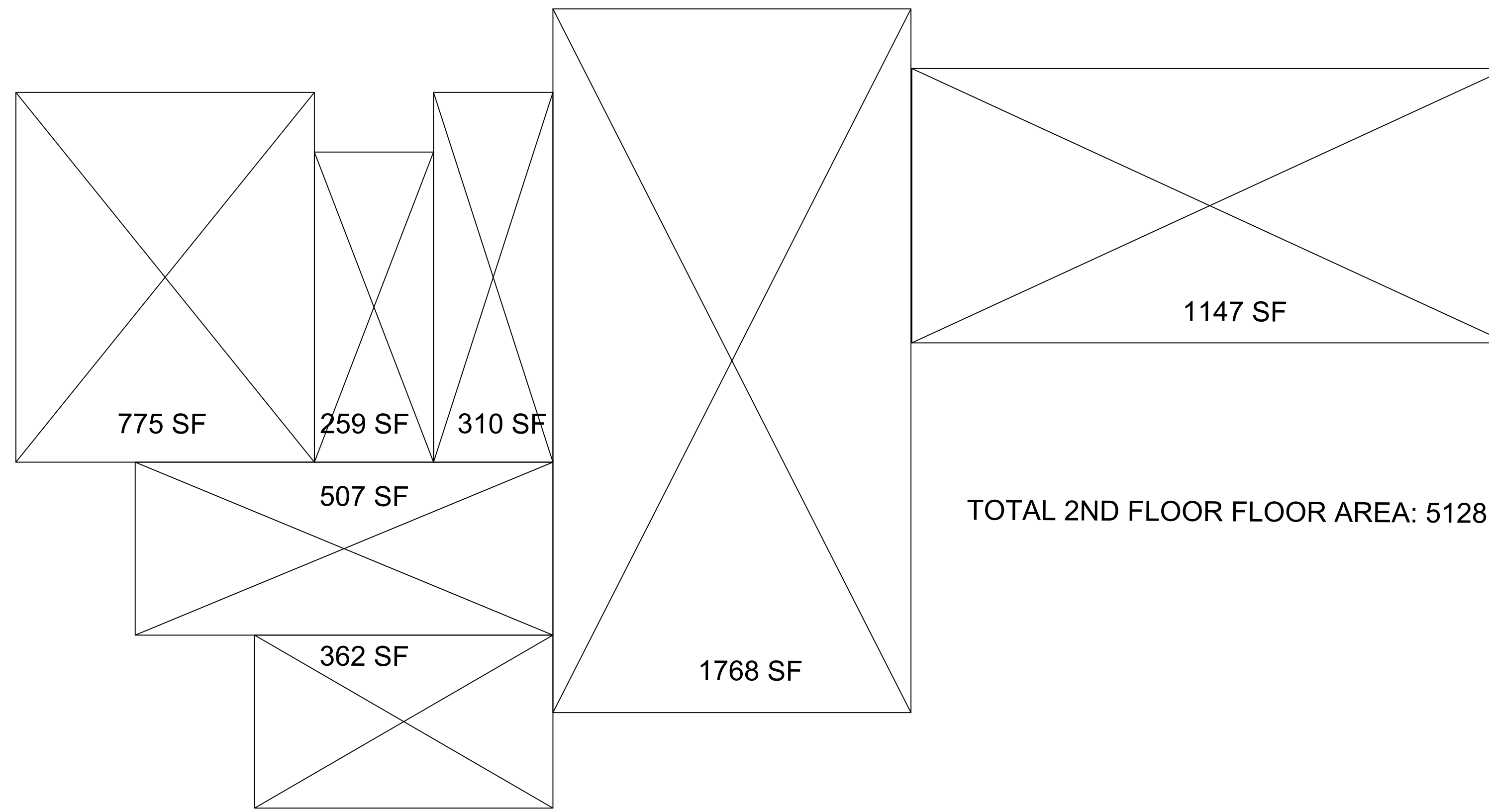
Date: 2023.11.03
Project No.: 2021.117
Sheet Title

TITLE SHEET

Sheet No.

A001

- Released for Construction
- Not Released for Construction



1ST FLOOR DWELLING: 2393 SF
 CARPORT: 1233 SF
 GARAGE: 944 SF
 TOTAL 1ST FLOOR FLOOR AREA: 4570 SF
 TOTAL 2ND FLOOR FLOOR AREA: 5128 SF
 TOTAL BUILDING AREA WITHOUT ADU: 9698 SF (EXCLUDING OUTDOOR PATIO AND STAIR)
 JADU: 500 SF
 ADU: 1200 SF
 TOTAL BUILDING AREA: 11398 SF
 TOTAL FLOOR AREA RATIO: 11398 SF / 1052429 SF = 1.08%

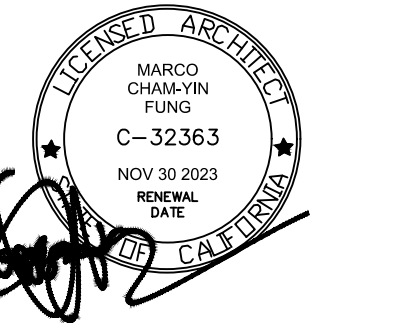
TOTAL BUILDING AREA: 11398 SF
 TOTAL OUTDOOR PATIO AND STAIR AT 2ND FLOOR: 1184 SF
 TOTAL LOT COVERAGE: 12582 SF / 1052429 SF = 1.20%

1 LOT COVERAGE AND FLOOR AREA SUMMARY

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

0' 4' 8' 16'

NORTH

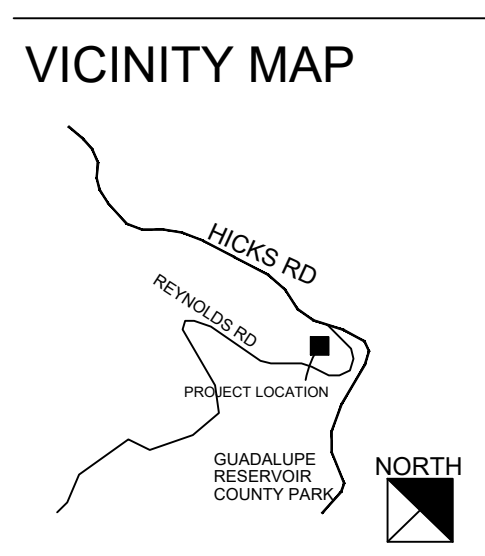


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 Pacifica, CA 94044
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 e-mail: mfung@architstudioarchitecture.com

Print Record

NEW RESIDENTIAL BUILDING W/ ADU & JADU

21631 HICKS RD
 LOS GATOS, CA 95032



Date	Project No.
2023.11.03	2021.117
Sheet Title	

LOT COVERAGE & FLOOR AREA SUMMARY

Sheet No.

A002

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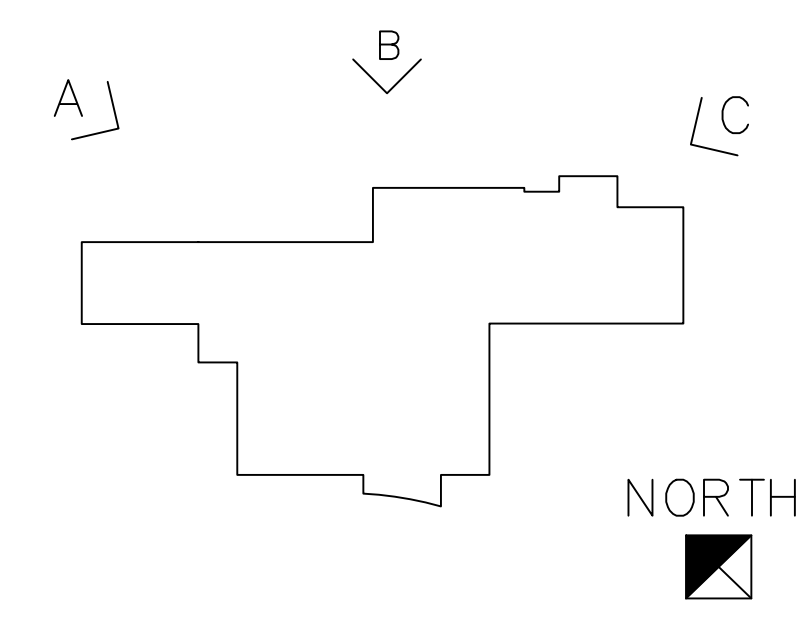
A



B

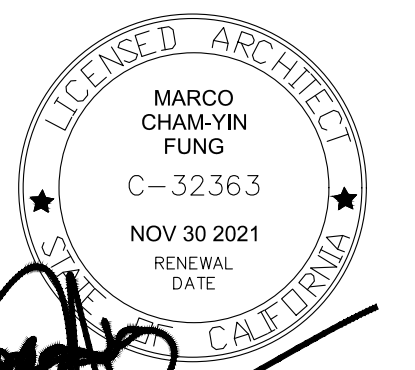


C



KEY PLAN

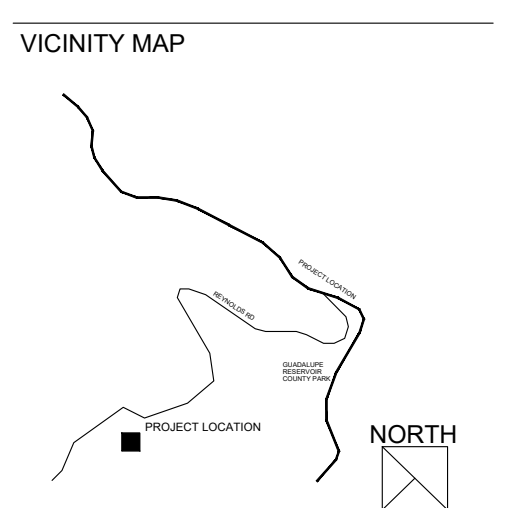
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 STUDIO
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 T: 650.270.1154 E: mfung@archistudioarchitecture.com



80 Eureka Square, Suite 115,
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Date: 2023.11.03
 Project No.: 2021-XXX
 Sheet Title:

RENDERINGS

Sheet No. A003

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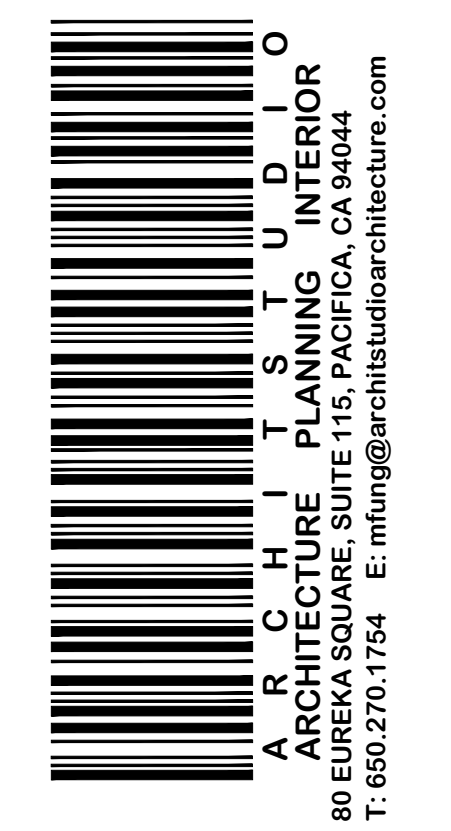


**SEE CIVIL DRAWING
FOR ADDITIONAL
INFORMATION**

**EXISTING UN-PERMITTED
BUILDING TO BE DEMOLISHED
- SEE CIVIL DRAWING FOR
ADDITIONAL
INFORMATION**

1 EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"
(AREA OF WORK FOR NEW BUILDING AREA)



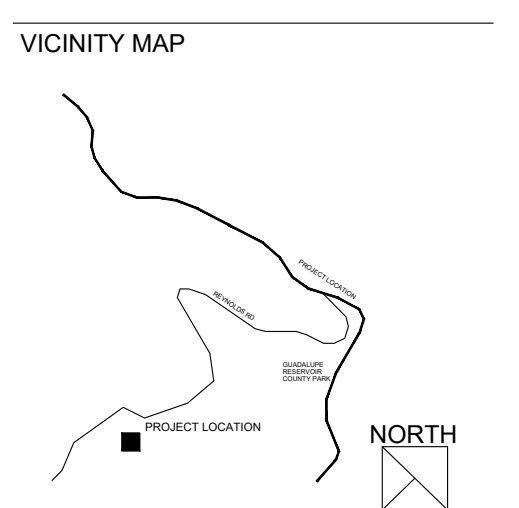
LICENSED ARCHITECT

MARCO
CHAM-YIN
FUNG
C-32363
NOV 30 2021
RENEWAL
DATE

80 Eureka Square, Suite 115,
Pacifica, CA 94044
1.650.270.1754
e-mail: mfung@archistudioarchitecture.com

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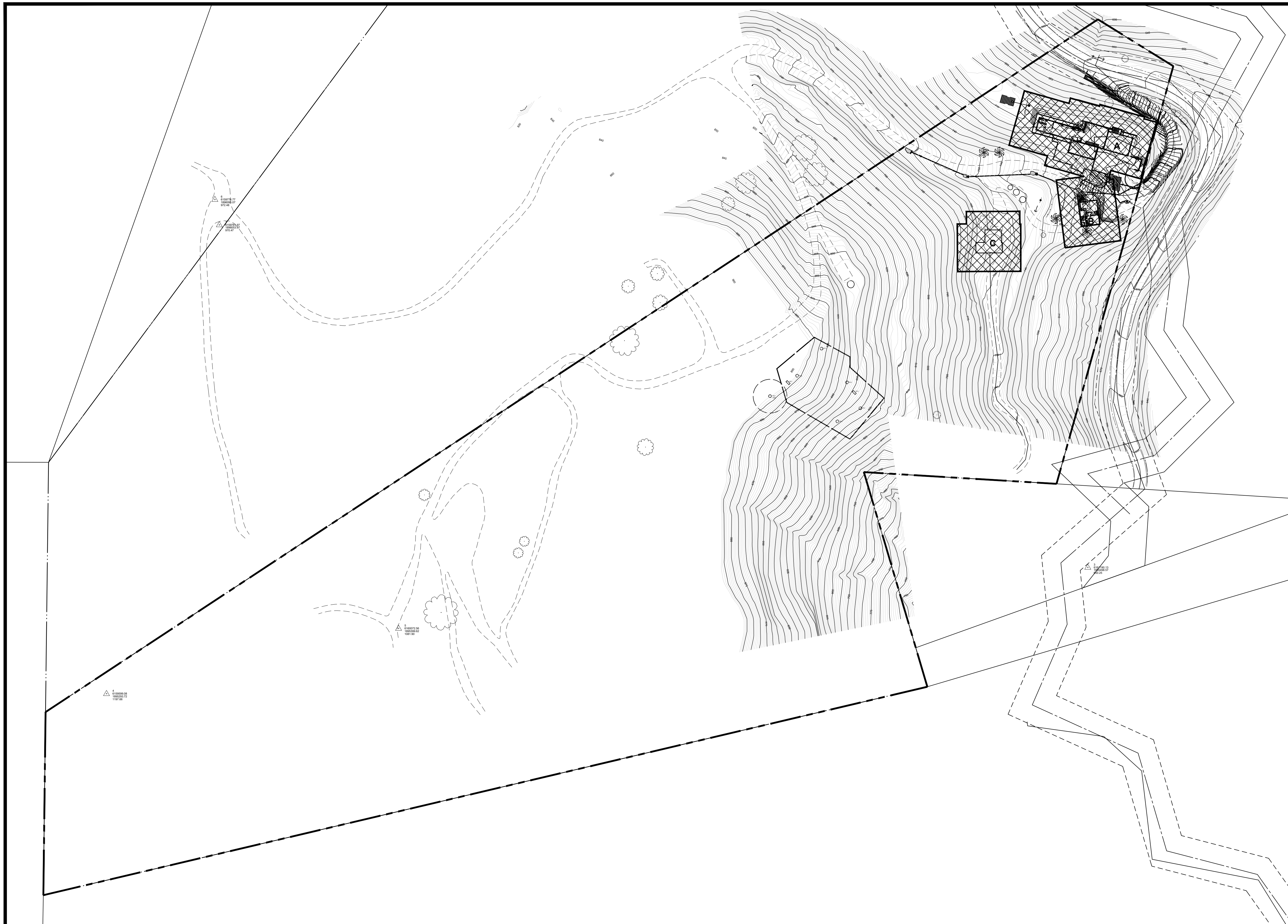


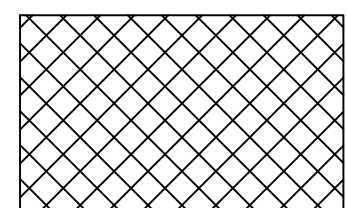



Date: 2023.11.03 Project No.: 2021-XXX
Sheet Title:

EXISTING SITE PLAN

Sheet No. **A100**

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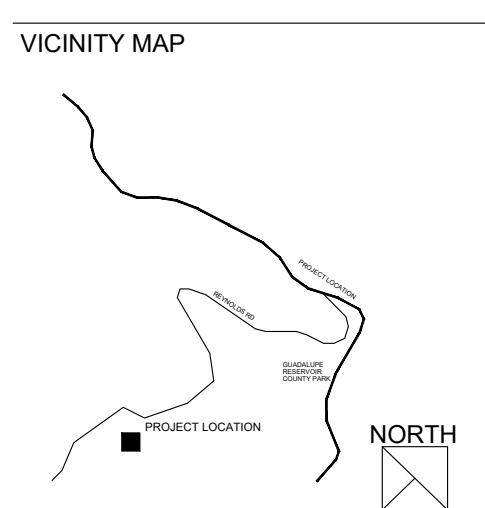
- LEGEND**
-  ZONE 1 - LEAN, CLEAN AND GREEN ZONE (30' FROM THE EDGE OF THE BUILDING)
 -  **A** NEW 2 STORY HOUSE
 -  **B** NEW 1 STORY ADU
 -  **C** EXISTING 2 STORY STRUCTURE

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 T: 650.270.1754 E: mfung@archistudioarchitecture.com


 MARCO CHAM-YIN FUNG
 C-32363
 NOV 30 2021 RENEWAL DATE
 CALIFORNIA
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1 PROPOSED SITE PLAN

SCALE: 1" = 80'-0"

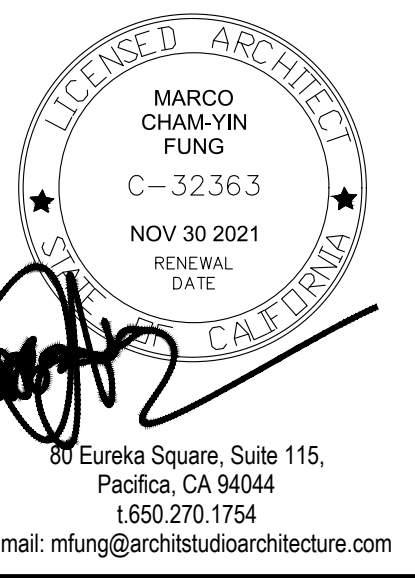
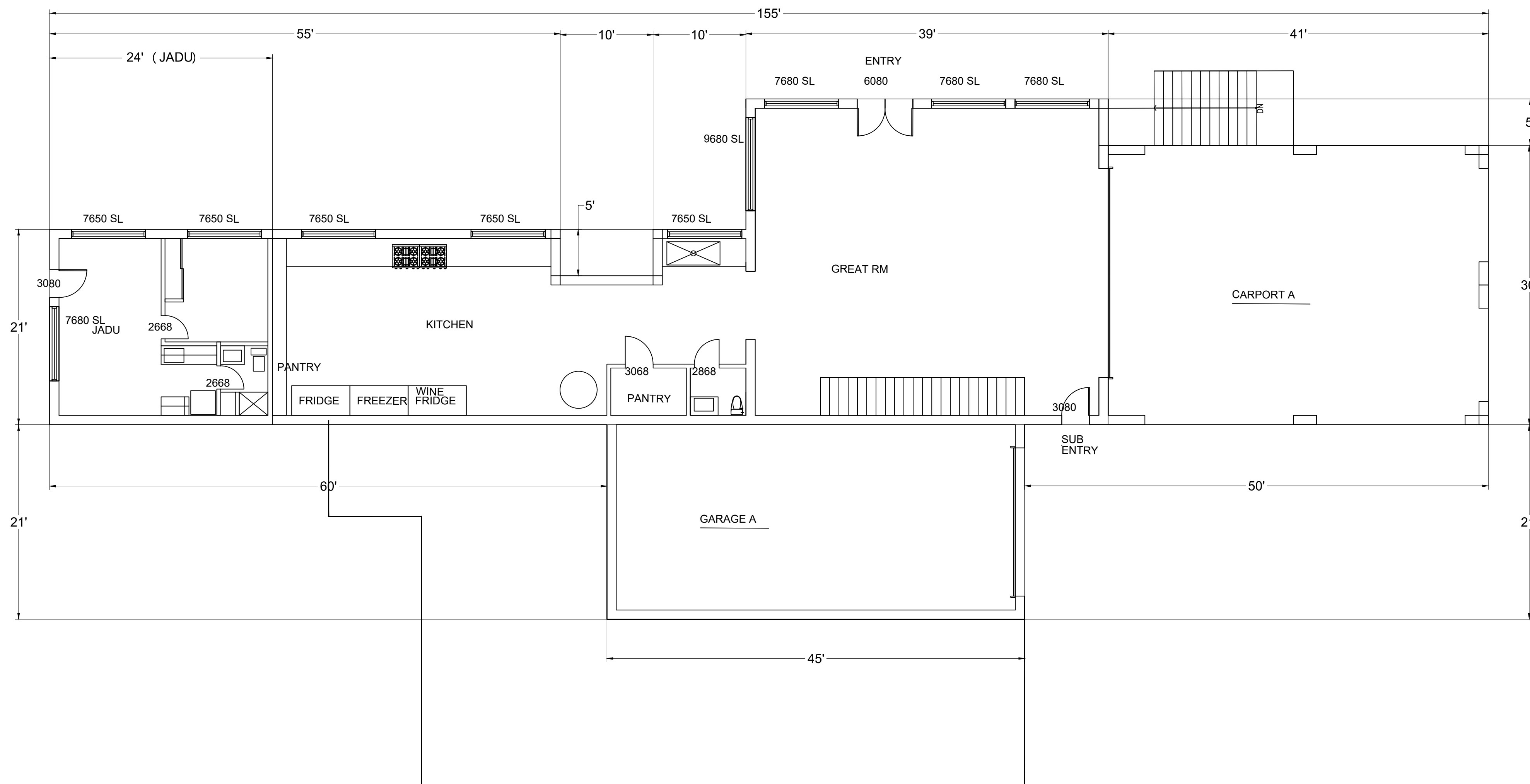
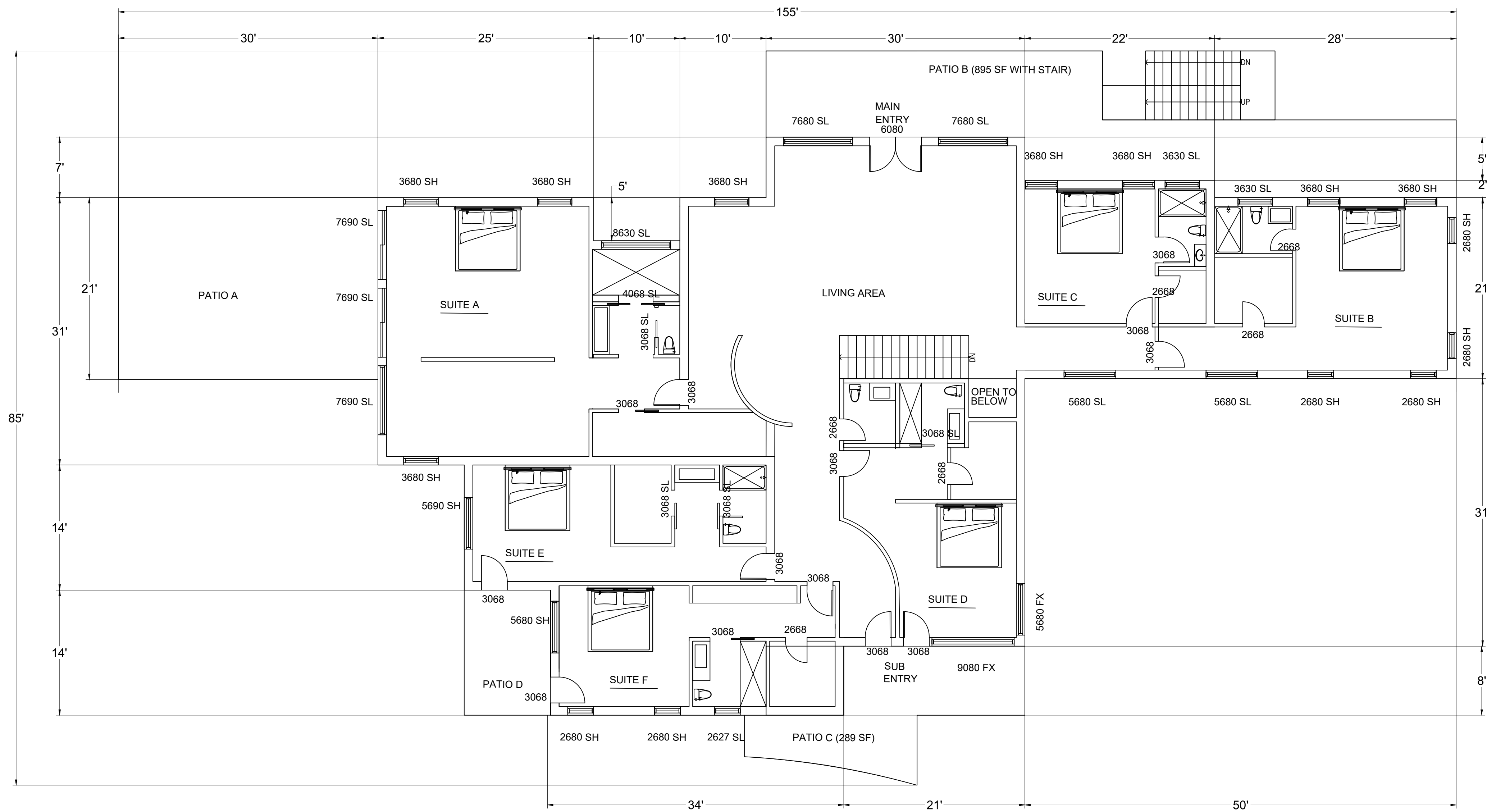
0' 40' 80' 160'

NOTE:
 SEE CIVIL DRAWING FOR GRADING INFORMATION & BUILDING LOCATION
 SEE LANDSCAPE DRAWING FOR PLANING AND IRRIGATION INFORMATION

NORTH

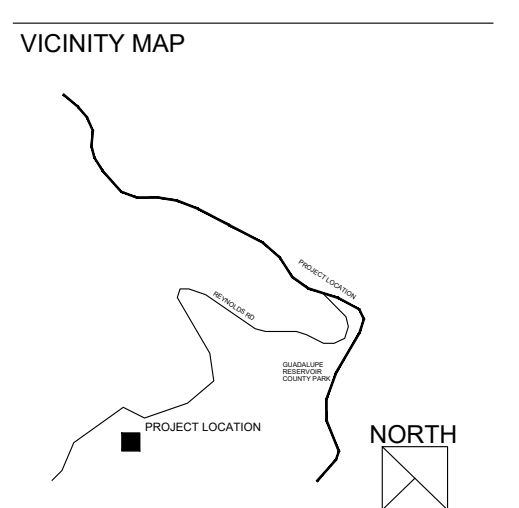
Date: 2023.11.03 Project No.: 2021-XXX
 Sheet Title: **PROPOSED SITE PLAN**
 Sheet No.: A101

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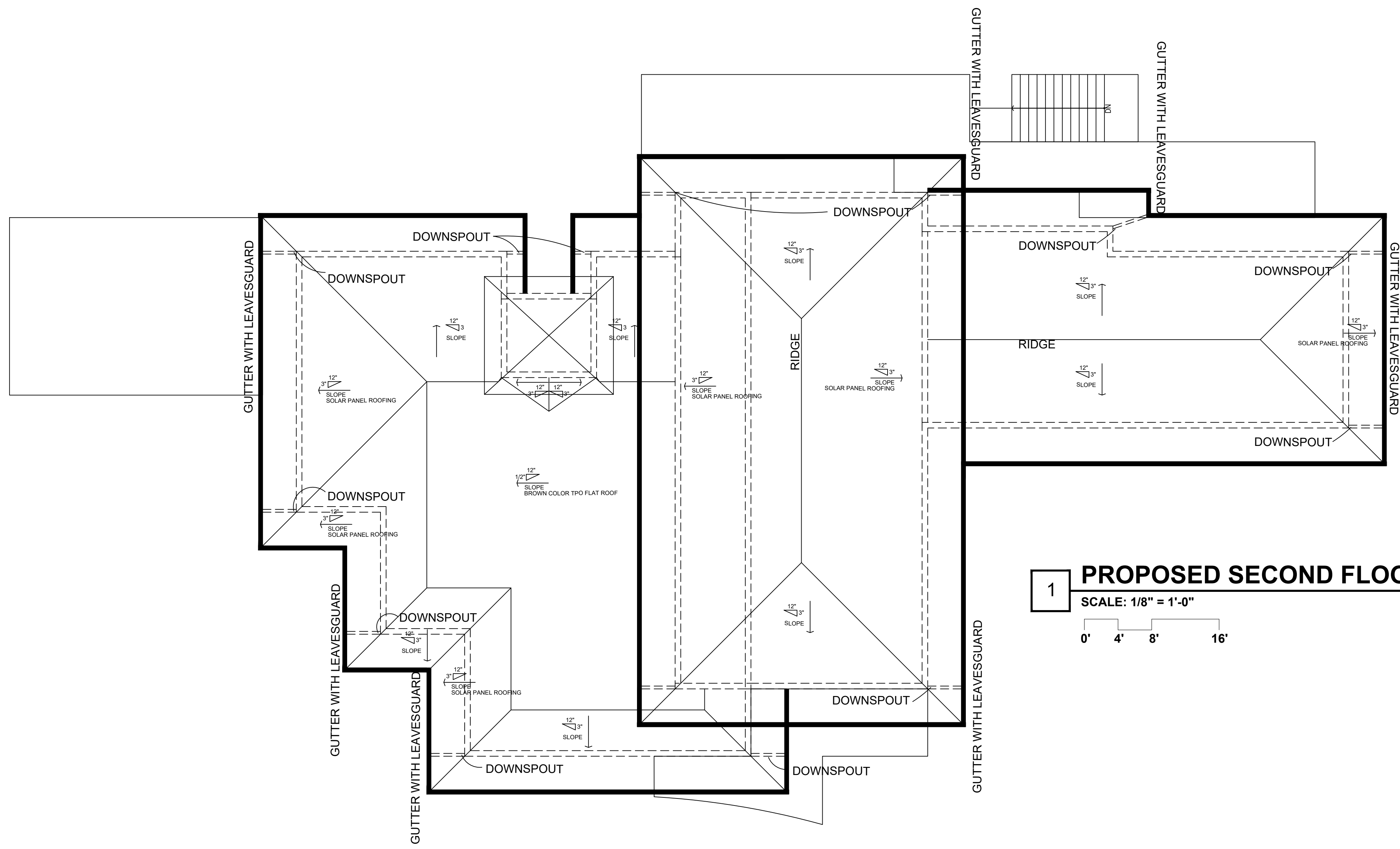
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Date: 2023.11.03 Project No.: 2021-XXX
 Sheet Title: PROPOSED FLOOR PLAN
 Sheet No.: A200

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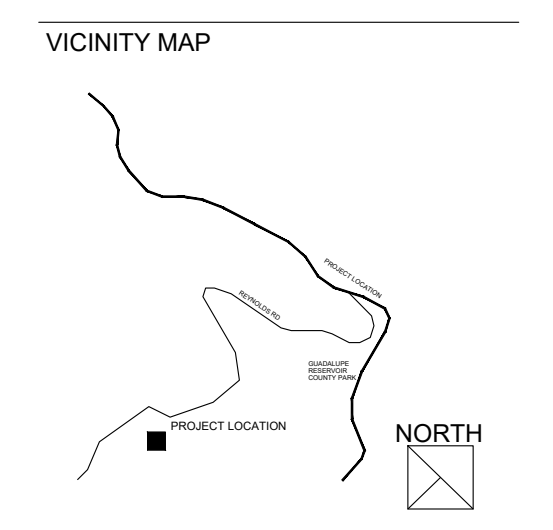


1 PROPOSED SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 0' 4' 8' 16'
 NORTH



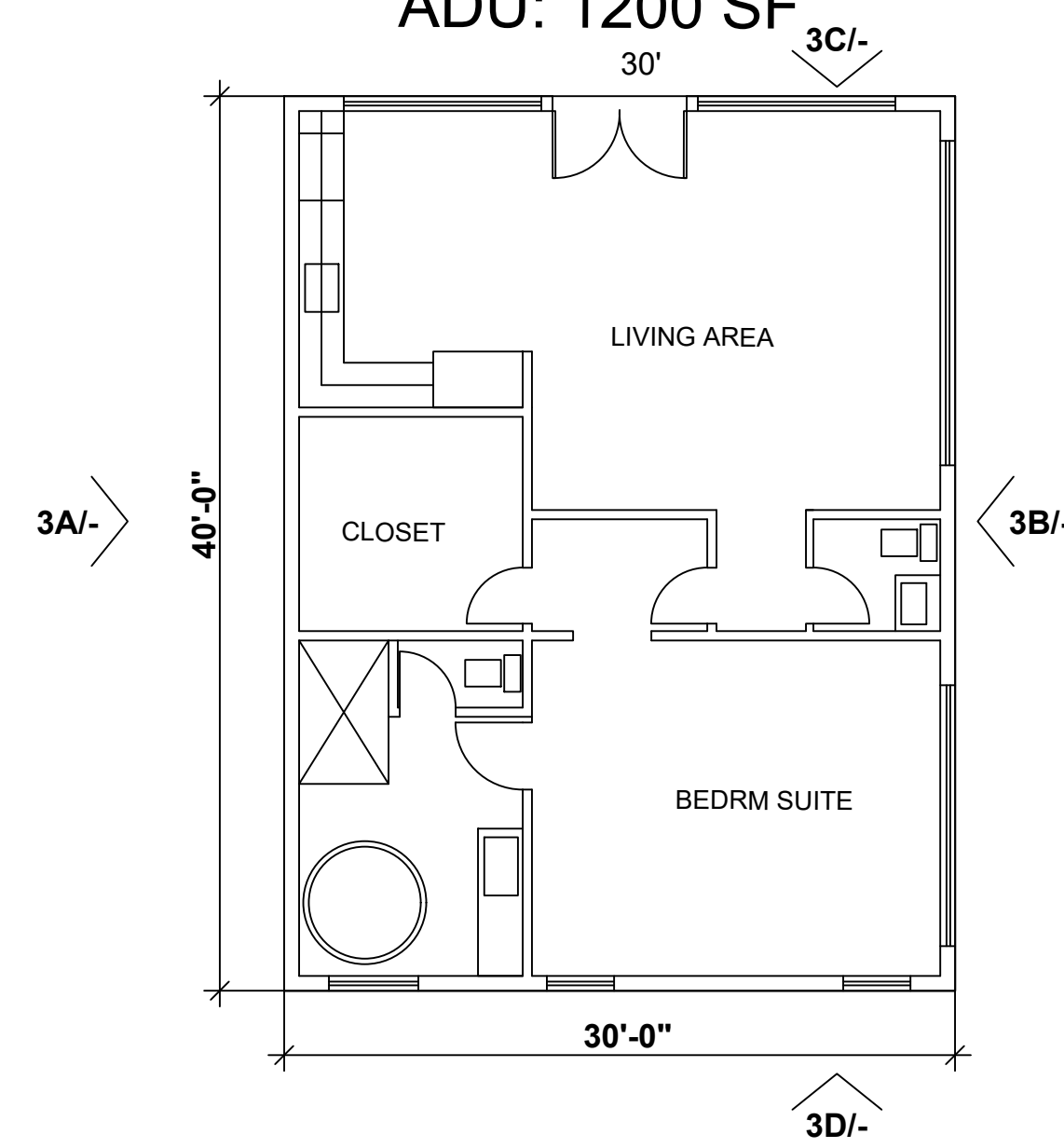
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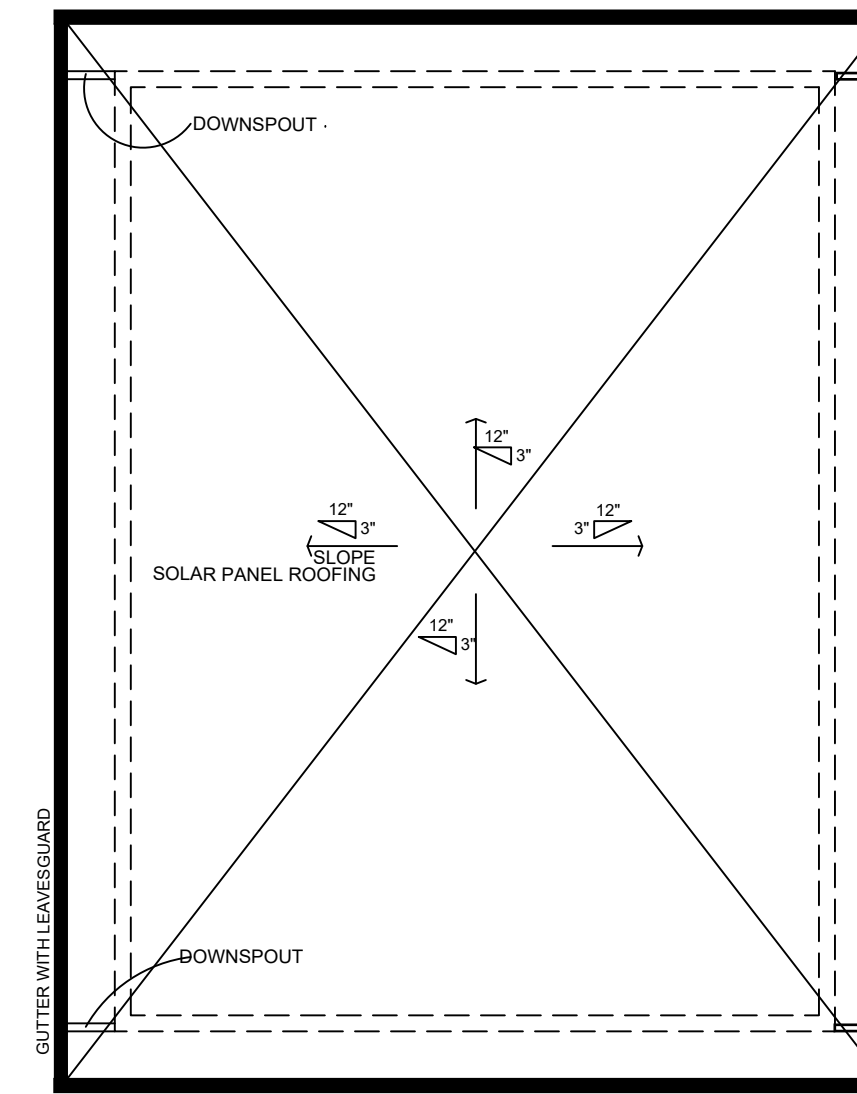


Date: 2023.11.03 Project No.: 2021-XXX
 Sheet Title: PROPOSED ROOF PLAN
 Sheet No.: A200
 Released for Construction
 Not Released for Construction

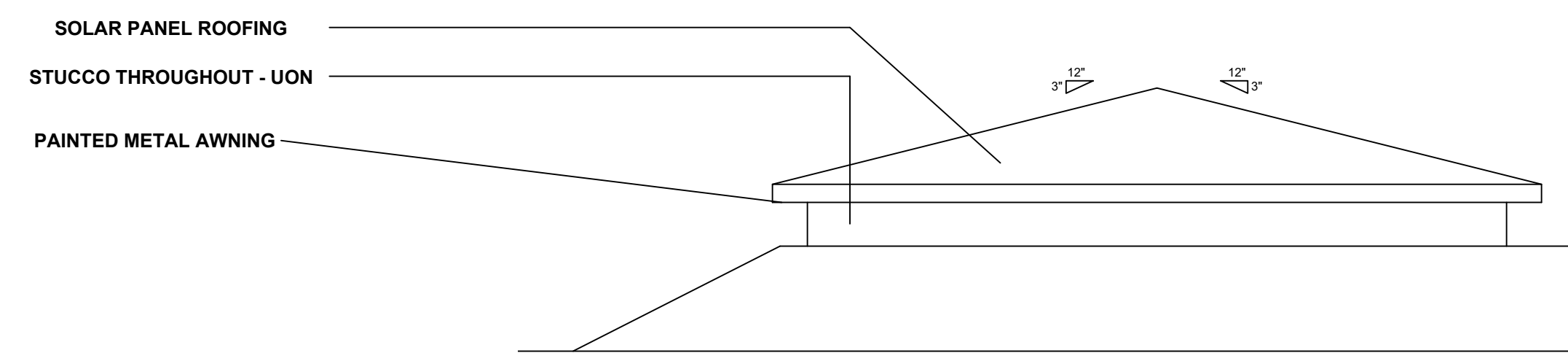
ADU: 1200 SF



1 PROPOSED FLOOR PLAN - ADU
SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

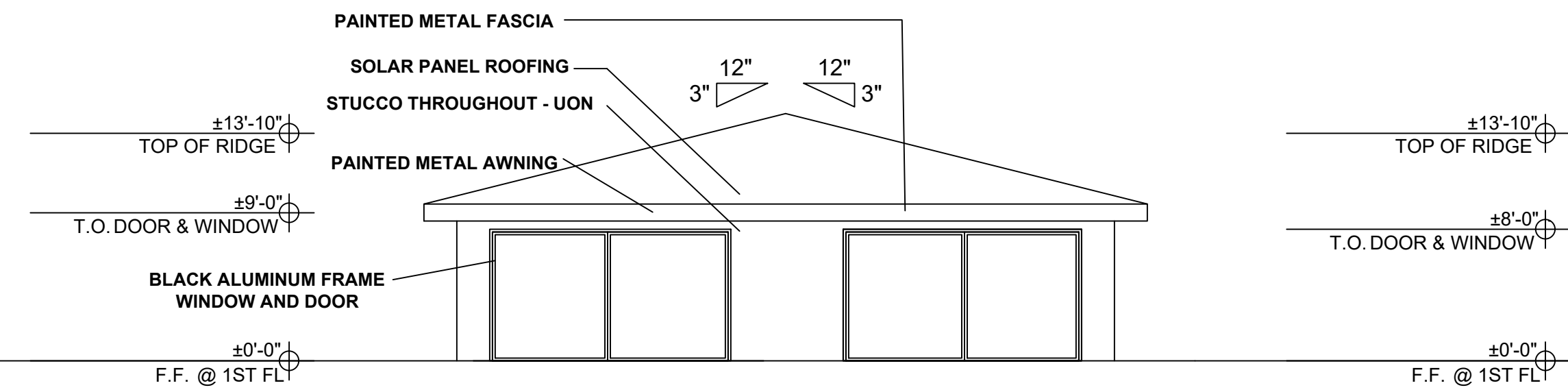


2 PROPOSED ROOF PLAN - ADU
SCALE: 1/8" = 1'-0"
0' 4' 8' 16'



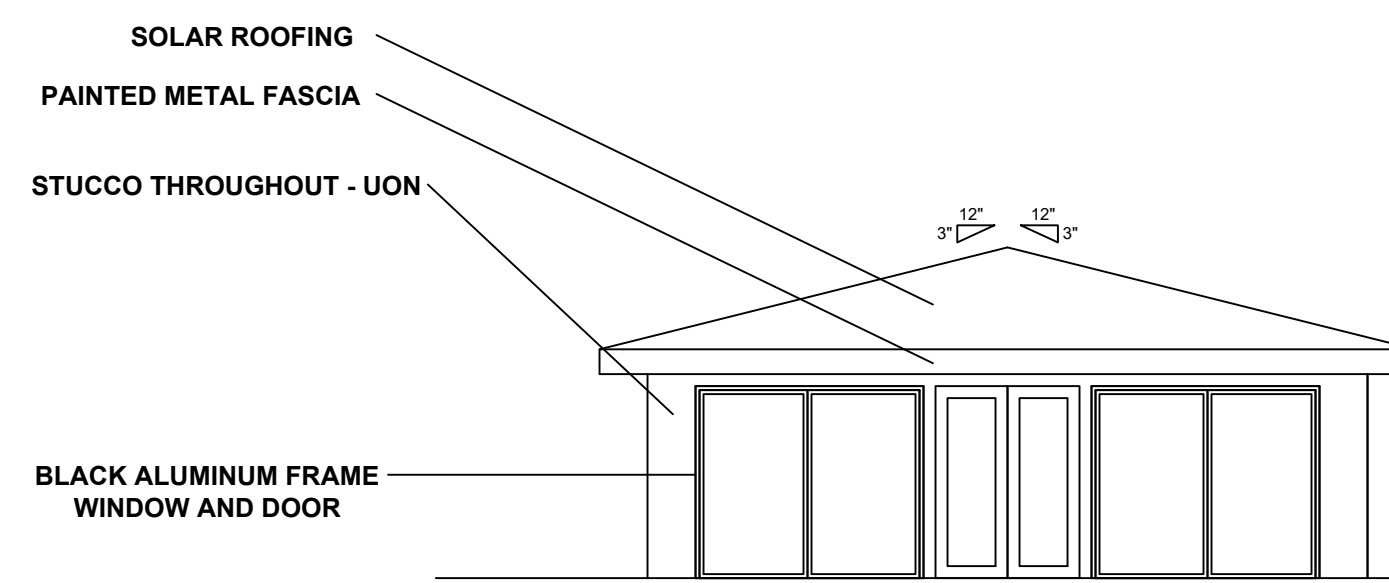
SIDE ELEVATION: ADU

A



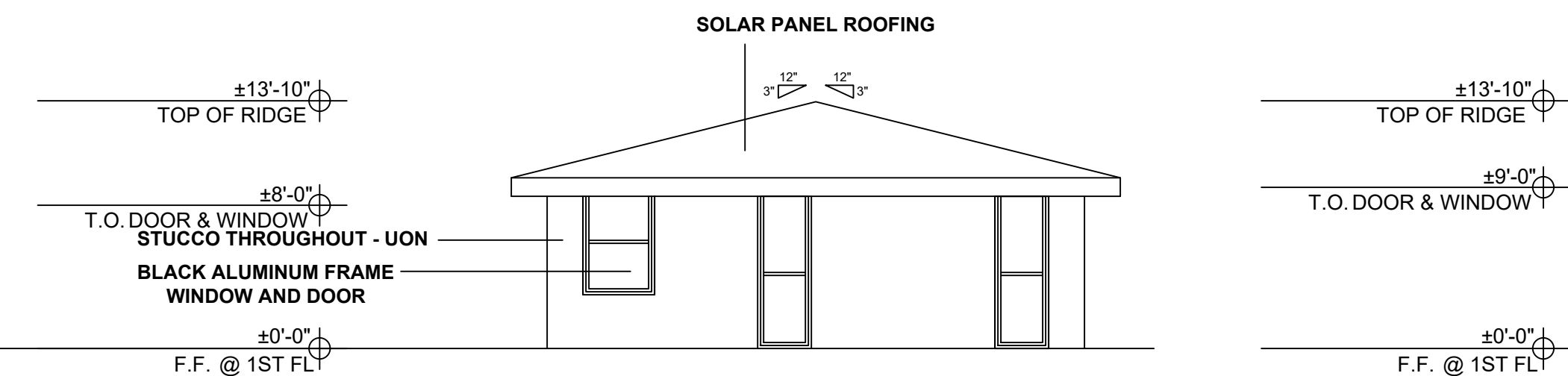
SIDE ELEVATION: ADU

B



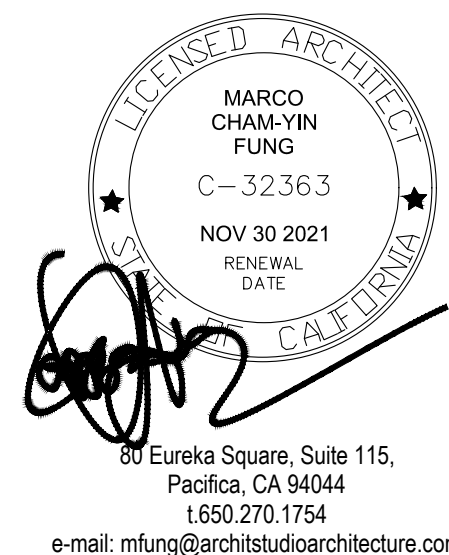
FRONT ELEVATION: ADU

C



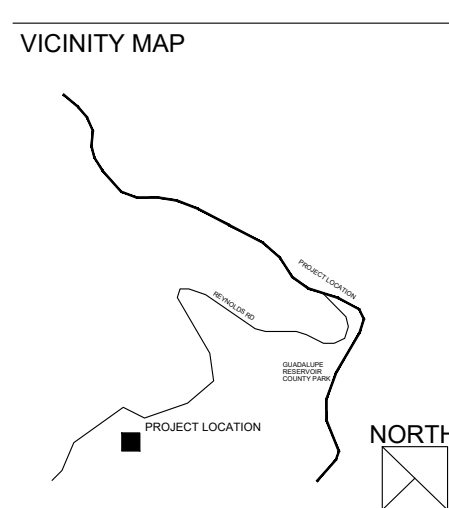
D

3 PROPOSED ELEVATION - ADU
SCALE: 1/8" = 1'-0"
0' 4' 8' 16'



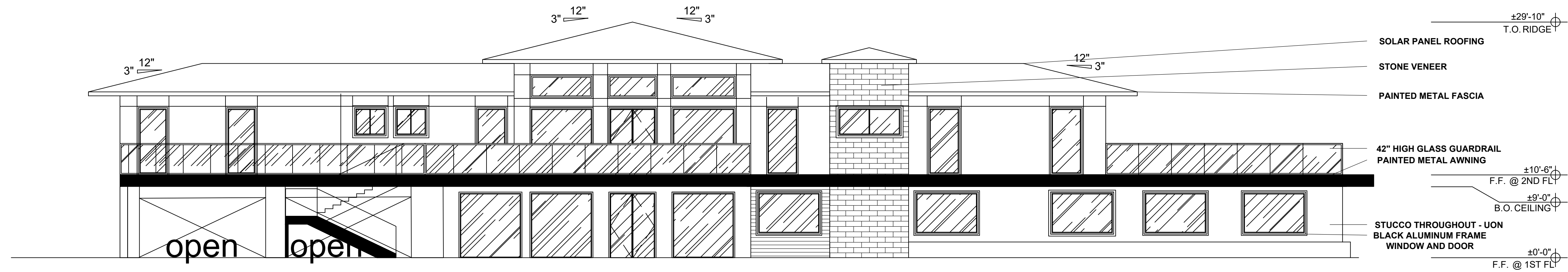
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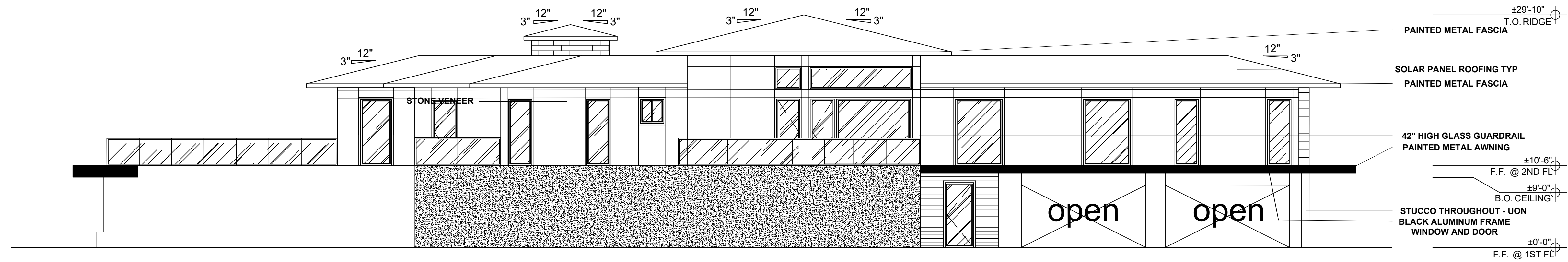


Date: 2023.11.03
Project No.: 2021-XXX
Sheet Title: CONSTRUCTION PLAN - ADU

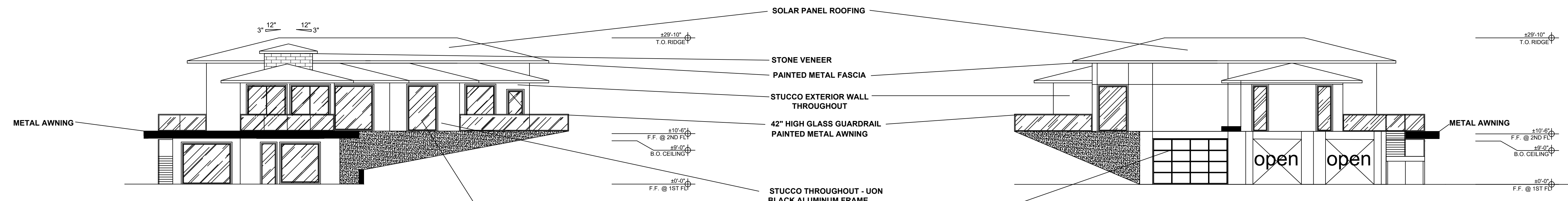
A210
 Released for Construction
 Not Released for Construction



1 PROPOSED FRONT ELEVATION
 SCALE: 1/8" = 1'-0"
 0' 4' 8' 16'



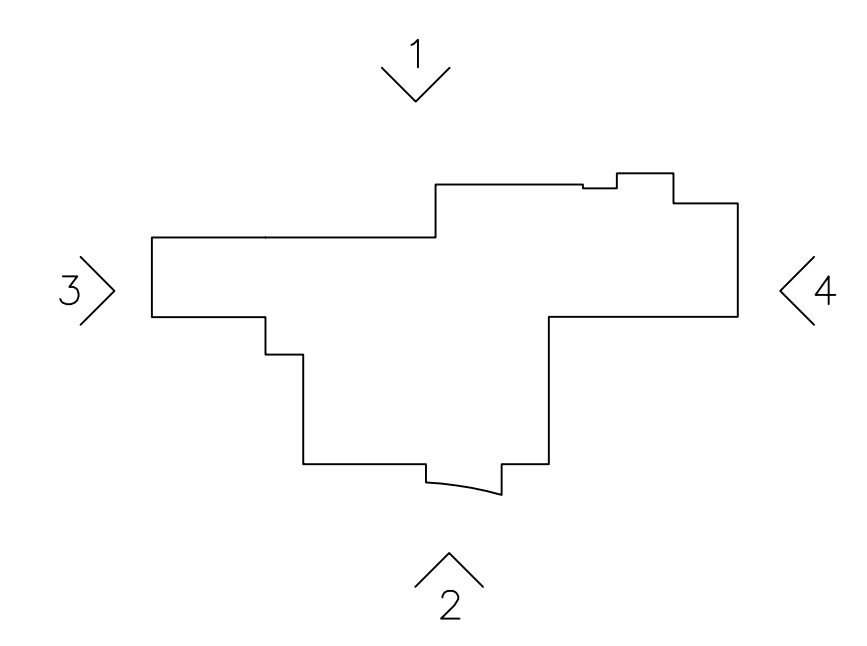
2 PROPOSED REAR ELEVATION
 SCALE: 1/8" = 1'-0"
 0' 4' 8' 16'



3 SIDE ELEVATION
 SCALE: 1/8" = 1'-0"
 0' 4' 8' 16'

4 SIDE ELEVATION
 SCALE: 1/8" = 1'-0"
 0' 4' 8' 16'

KEY PLAN

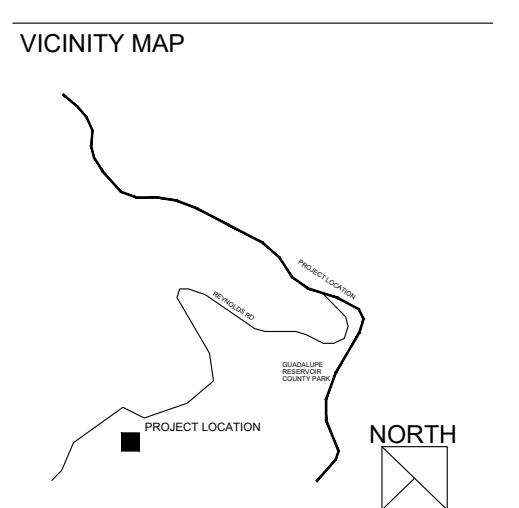


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 T: 650.270.1754 E: mfung@archistudioarchitecture.com

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 80 Eureka Square, Suite 115, Pacifica, CA 94044
 1-650-270-1754
 e-mail: mfung@archistudioarchitecture.com

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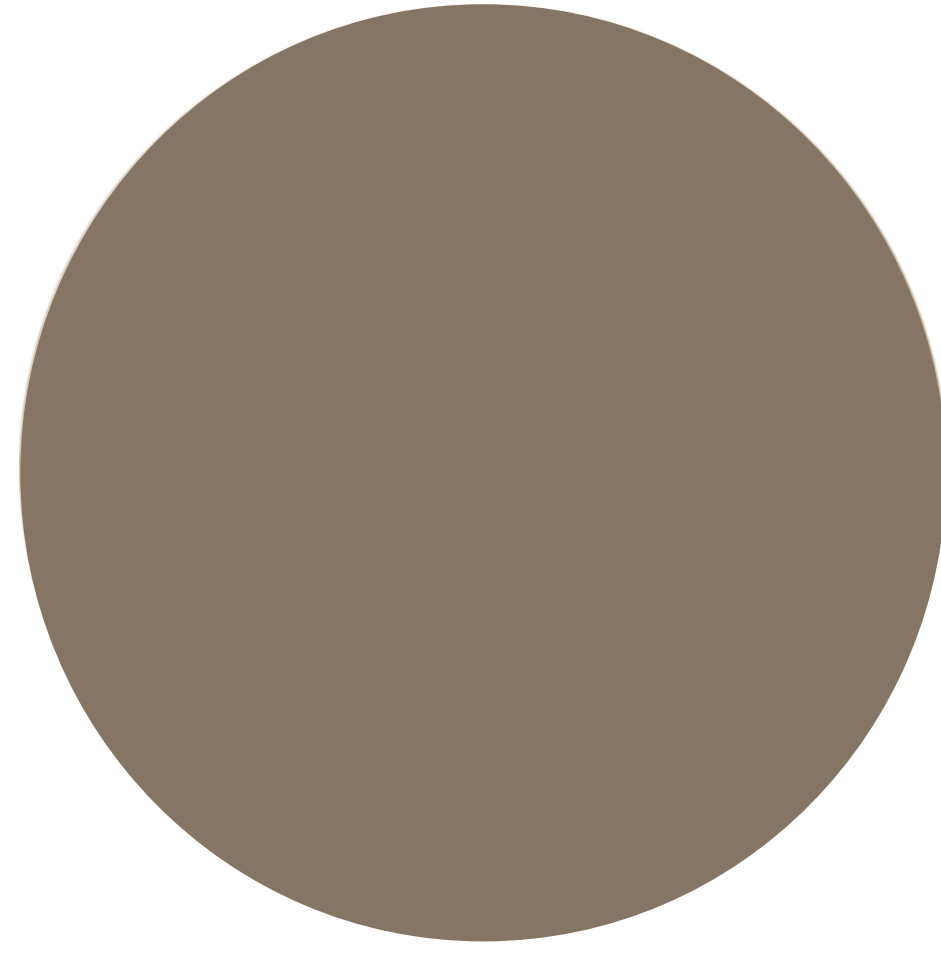


Date: 2023.11.03 Project No.: 2021-XXX
 Sheet Title: PROPOSED ELEVATION
 Sheet No.: A300
 Released for Construction
 Not Released for Construction

EXTERIOR PAINT COLOR TO BE KELLY MOORE



407 Carbon
LRV: 4.51
(on concrete veneer)



KM 4559-3 MINK
LRV: 19.03
EXTERIOR PAINT - KELLY MOORE



417 Oxford Brown
LRV: 6.24



KM5789 Shadow Cliff
LRV: 16.37



GLASS GUARDRAIL WITH TOP AND BOTTOM RAIL
FRAME LRV: 4.51
GLAZING LRV: 40



SOLAR PANEL ROOF TILE - TESLA
LRV: +/-10.0



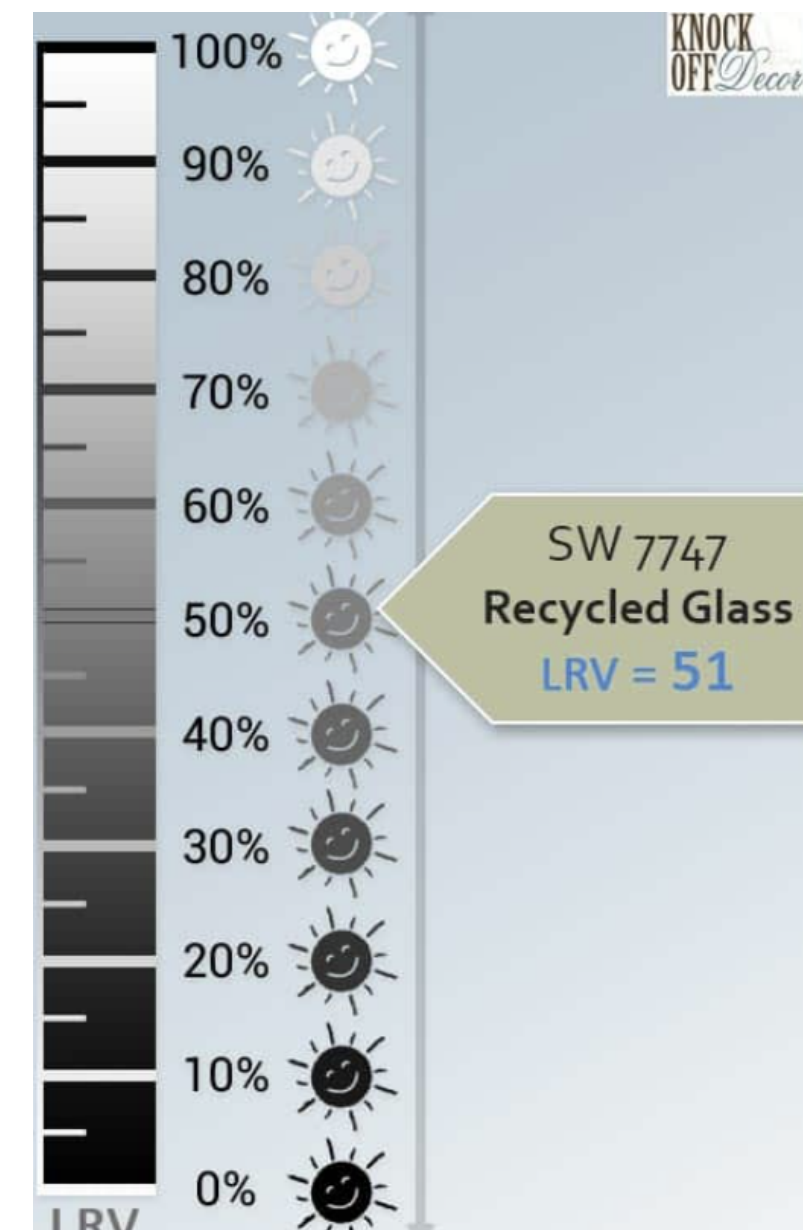
EXTERIOR LIGHT SCONCE
COMPANY: EDGE LIGHTING
COVER LRV: 4.51



COMPANY: CLOPAY
ALUMINUM FRAME GARAGE DOOR LRV: 5.0



FLAX STONE VENER
COMPANY: GEMSTONE
LRV: 16-38



LIGHT REFLECTIVE VALUE CHART
(SHOWN FOR REFERENCE)



METAL AWNING PAINTED WITH
KELLY MOORE KM 5789 SHADOW CLIFF
LRV: 16.37



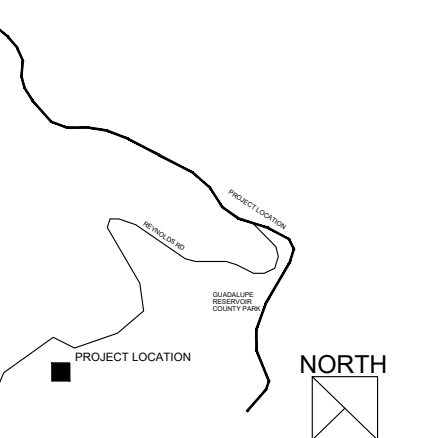
ALUMINUM FRAME EXTERIOR WINDOW AND DOOR
COMPANY: ANDENSEN
FRAME LRV: 4.51
GLAZING LRV: 40



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Print Record

VICINITY MAP



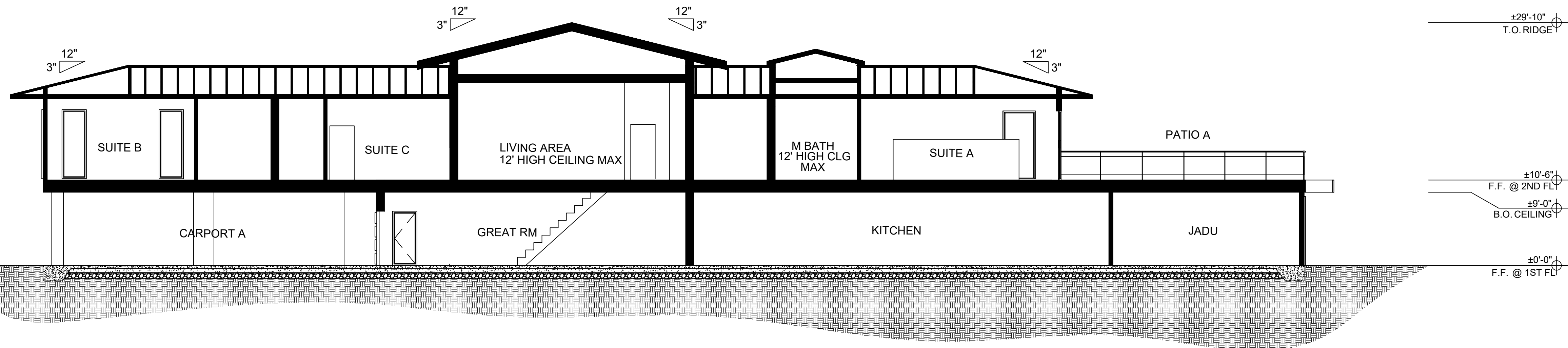
Date: 2023.11.03
Project No.: 2021-XXX
Sheet Title:

MATERIAL BOARD

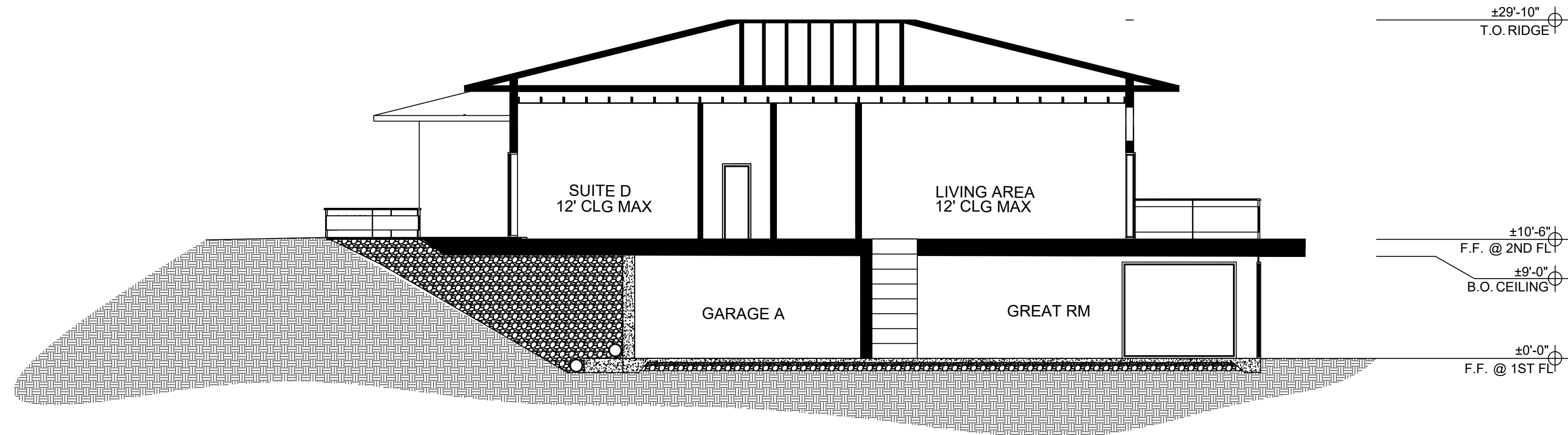
Sheet No.

A500

- Released for Construction
- Not Released for Construction

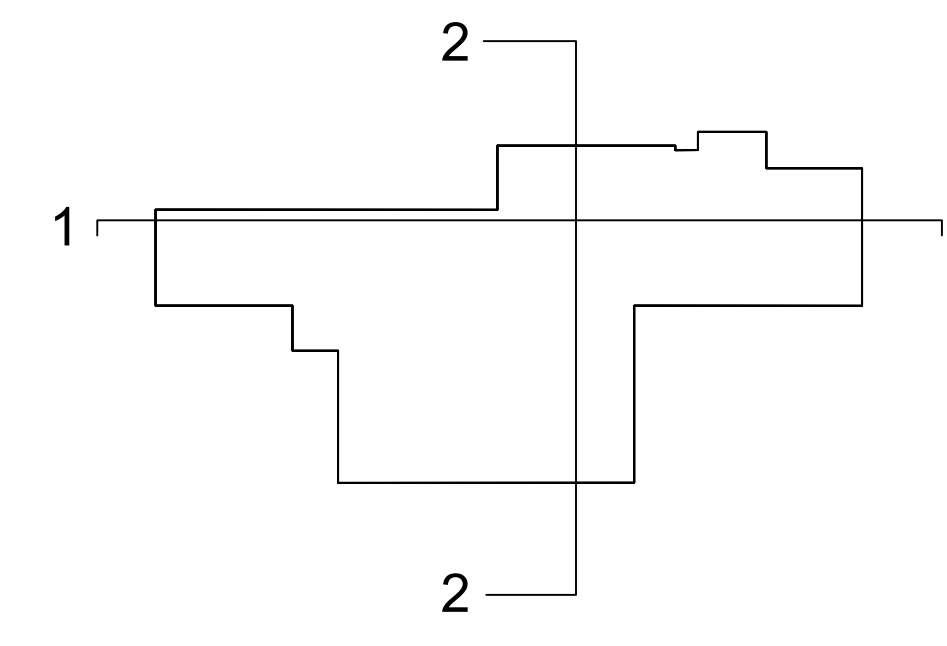


1 PROPOSED SECTION
 SCALE: 1/8" = 1'-0"
 0' 4' 8' 16'



2 PROPOSED SECTION
 SCALE: 1/8" = 1'-0"
 0' 4' 8' 16'

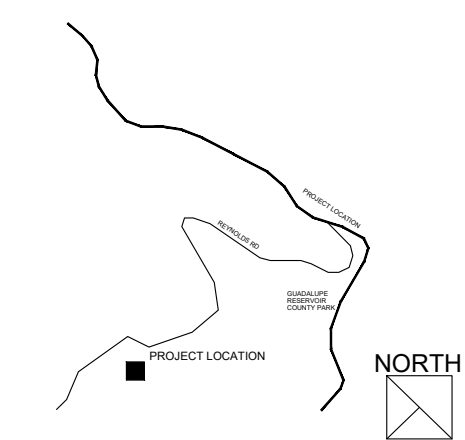
KEY PLAN



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Print Record

VICINITY MAP



Date: 2023.11.03
 Project No.: 2021-XXX
 Sheet Title:

SECTION

Sheet No.

A600

- Released for Construction
- Not Released for Construction

Attachment E

Color and Material Sample Board

21631 HICKS ROAD, LOS GATOS, CA 95032

PLN-22-014

Project Address

Project File Number

APN: 575-11-009 & 575-11-024

APN

Color/Materials Board*

Roof

TESLA SOLAR ROOF

Manufacture & Material

Product Name, Number LRV: +/-10.0



Door & Window Frames, Railings

Manufacture / Number ALUMINUM FRAME EXTERIOR WINDOW AND DOOR
COMPANY: ANDENSEN
Color Name, LRV FRAME LRV: 4.51
GLAZING LRV: 40



COMPANY: CLOPAY
ALUMINUM FRAME GARAGE DOOR LRV: 5.0

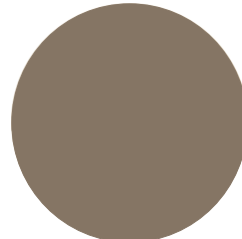


Exterior Walls



407 Carbon
LRV: 4.51
(on concrete veneer)

PAINT ON
STUCCO WALL



KM 4559-3 MINK
LRV: 19.03
EXTERIOR PAINT - KELLY MOORE



417 Oxford Brown
LRV: 6.24



KM5789 Shadow Cliff
LRV: 16.37

Architectural Accents (Ex. Stone Veneer)

COMPANY: GEMSTONE (STONE VENEER)

Manufacture / Number

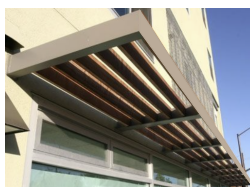
Color Name, LRV LRV: 16-38



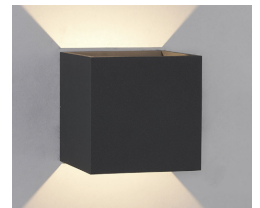
GLASS GUARDRAIL WITH TOP AND BOTTOM RAIL
FRAME LRV: 4.51
GLAZING LRV: 40



METAL AWNING PAINTED WITH
KELLY MOORE KM 5789 SHADOW CLIFF
LRV: 16.37

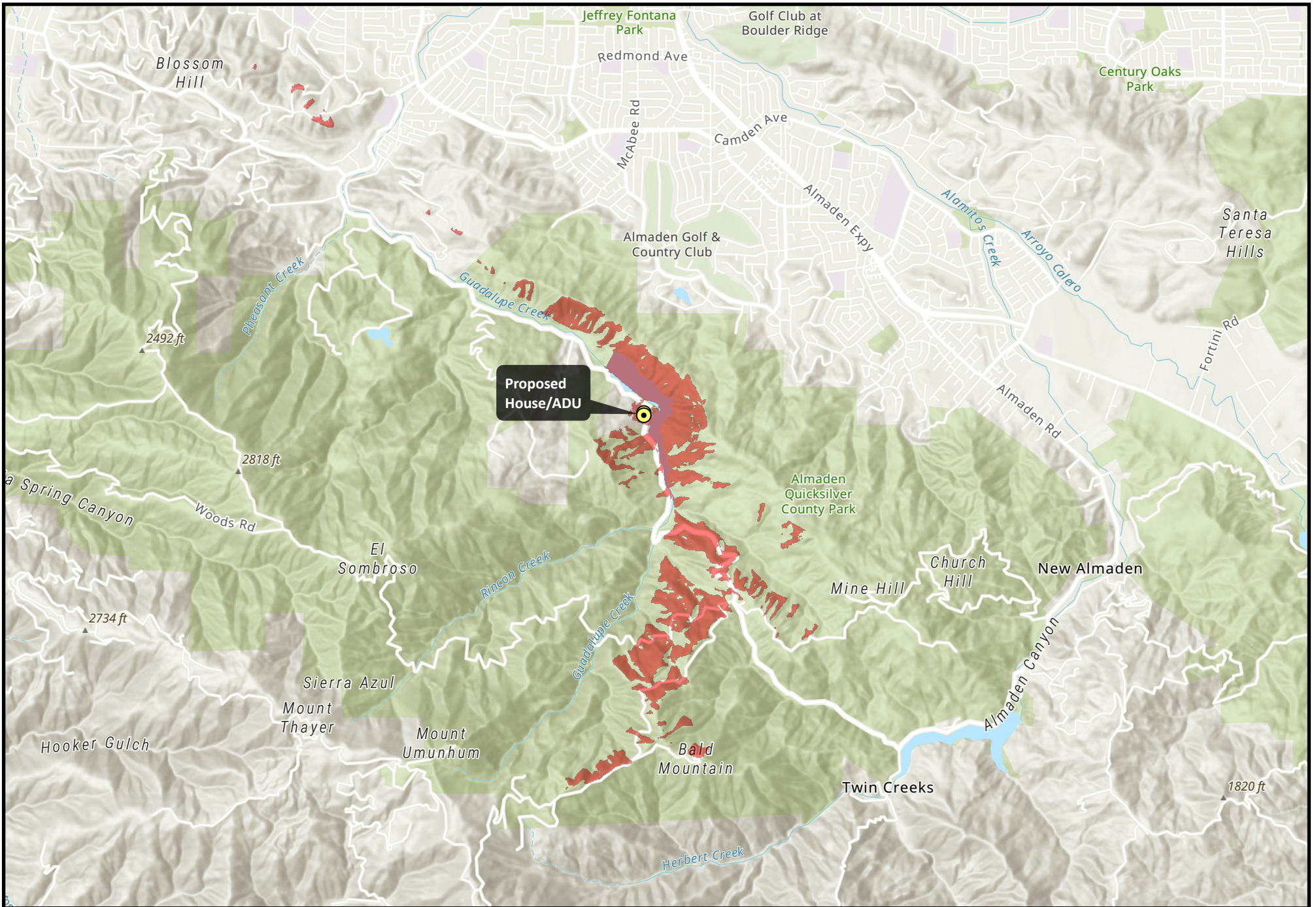


EXTERIOR LIGHT SCONCE
COMPANY: EDGE LIGHTING
COVER LRV: 4.51





Attachment F

Reverse Visibility Site Analysis



Proposed House/ADU

Visibility Analysis for Proposed House/ADU
 PLN22-014 APN 575-11-009

-  Proposed Home/ADU
-  Home/ADU Potentially Visible




Y:\Staff\Reports\PLN22-014\PLN22-014.aprx