

County of Santa Clara

Department of Planning and Development
Planning Office

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STAFF REPORT
Zoning Administration
February 7, 2019

Public Hearing Item # 4

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

File: 10972 - 18SP

Special Permit for a detached accessory building (barn and game room) containing more than two (2) internal plumbing fixtures.

Summary: Special Permit to allow more than two plumbing fixtures (eight (8) fixtures proposed) in a 2,290 sq. ft. barn and game room, pursuant to § 4.20.020(I).

Owner: Paul Latala

Applicant: Paul Latala

Lot Size: 2.2 acres

APN: 779-42-002

Supervisory District: #1

Gen. Plan Designation: Rural Residential

Zoning: RR-d1-sr

Address: 14632 Stonebridge Court, Morgan Hill

Present Land Use: Single Family Res.

Approved Building Site: Yes

RECOMMENDED ACTIONS

- A. Accept a Categorical Exemption, under Section 15303(e) of the CEQA Guidelines, Attachment A
- B. Grant Special Permit, subject to conditions outlined in Attachment B.

ATTACHMENTS INCLUDED

Attachment A – Proposed CEQA Determination

Attachment B – Proposed Conditions of Approval

Attachment C – Location & Vicinity Map

Attachment D – Proposed Plans

Attachment E – Design Review Permit and Conditions of Approval for File No. 10972-16DR, approved on April 6, 2017.

PROJECT DESCRIPTION

The proposed project includes construction of a 2,290 square foot accessory structure and eight (8) internal plumbing fixtures. The accessory structure is proposed to be used as a barn on the main floor with an 863 square foot game room on the second floor. The building has a maximum height of 28 feet. The structure includes one (1) half bath for the barn and one (1) bathroom for the game room. Removal a 22-inch Walnut tree is also part of the project. The accessory structure is located in the rear yard (northern portion of the lot), approximately 32 feet from the side property lines, and 80 feet from the rear property line.

Setting/Location Information

The subject property is a 2.2-acre double frontage parcel located between Watsonville Road and Stone Bridge Court, with access taken from Stone bridge Court. The parcel is located in the southern portion of the unincorporated area of Santa Clara County, west of Highway 101, and less than 1 mile from the City of Morgan Hill. Stone Bridge Court provides access for six (6) properties. The property is primarily flat with an average slope of 1.7%. The neighborhood character consists of California Bungalow and Craftsman style homes built in the 1990's, ranging from 5,000 square feet to 7,000 square feet.

REASONS FOR RECOMMENDATIONS

A. Environmental Review and Determination (CEQA)

The proposed project qualifies for a Categorical Exemption, Section 15303 (Class 3e) for accessory (appurtenant) structures, including garages, carports, patios, swimming pools, and fences within a residential zone.

B. Project/Proposal

1. **General Plan:** Rural Residential.
2. **Approved Building Site:** Yes. – Lot 11 of Tract No. 6380.
3. **Compliance with Zoning Ordinance Development Standards (Accessory Structures) with Specific Findings (Restrictions on Plumbing Fixtures).**

It is important to note that a project was originally approved by Planning through a Design Review development application (File 10972-16DR) on April 6, 2017 for a barn with a secondary unit above and was issued a Building Permit (BP #64048) on March 14, 2018. The structure was approved at a height of 28 feet. The Applicant subsequently began construction on the project as a barn and secondary dwelling, with multiple inspections signed off by the Building Division, however the Applicant was later not able to achieve sign-off from the Department of Environmental Health based on Condition of Approval No. 16 of File No. 10972-16DR (See Attachment E). As a result, the Applicant has redesigned the interior space to eliminate the secondary dwelling use, and convert the use to an accessory use.

The location of the barn and game room conforms to the development standards stipulated for accessory structures (located in the rear yard of the property or at least 75 ft. from the front property line). Additionally, the barn and game room are not designed to be used for dwelling purposes or overnight accommodations. The proposed floorplan of the barn has one (1) half bath and an open area for future agricultural storage. There is no partitioning inside the game room that would contribute to utilizing the structure for dwelling purposes.

4. Special Permit:

In addition to specific findings identified in Section 4 above, accessory structures with more than two (2) internal plumbing fixtures are also subject to a Special Permit (Chapter 5.60). In the following discussion, the scope of review findings for a Special Permit are delineated in **bold** type, and an explanation of how the project meets the required findings is in plain text below. The Zoning Administrator is required to make these findings to approve the project.

A. The proposed use conforms with the general plan, with the zoning ordinance, and with all standards applicable to the proposed use that have been adopted by the Planning Commission or Board of Supervisors;

The project conforms to standards stipulated in County General Plan and Zoning Ordinance as it is not used for dwelling purposes and only for residential recreational activities. The location of the barn and game room conforms to the development standards stipulated for accessory structures as it is in the rear yard of the property or at least 75 ft. from the front property line. The accessory structure is an allowed use on the property as there is an existing primary residence and the proposed structure will function as an ancillary use to the single-family residence.

The proposed structure is also located outside of the 100 ft. scenic road setback from Watsonville Road and is not located within any easements on the property.

B. The site is adequate for the proposed use, including but not limited to being of adequate size and shape to accommodate all facilities and development features to integrate the use into the surrounding area and to provide any necessary or appropriate buffers between the use and the surrounding area;

The site is adequate to accommodate the proposed barn and game room. The subject site is approximately 2.2 acres, and the proposed barn and game room satisfies the required setbacks for a residential accessory structure (rear yard or at least 75 feet from front property line). As a recreational residential non-living unit, the site is adequate for the use of the barn and game room. As such, the location of the proposed structure offers adequate setback and provides a buffer between the proposed use and the surrounding uses and/or neighborhood.

C. The proposed use will not be detrimental to the public health, safety, or general welfare. In this respect the zoning administrator shall further find, without limitation, that:

1. Adequate off-street parking, loading and unloading areas (if applicable) and handicapped access will be provided;

The property has ample space for off-street parking with an existing attached garage able to accommodate the required minimum one (1) covered parking space per County Zoning Ordinance Section 4.30.030. The proposed unit does not trigger any additional parking requirement.

2. Appropriately designed site access will be provided, including safe and adequate access for fire and emergency vehicles (including secondary access where deemed necessary by the fire marshal);

As an accessory structure, not proposed for dwelling purposes, no additional driveway access is required. Fire sprinklers will be required to be installed for the barn and game room as part of the conditions of approval prior to building permit issuance.

3. The use will not adversely affect water quality. Adequate wastewater treatment, disposal and sanitation facilities will be provided and will satisfy all applicable local, state and federal requirements;

The property has an existing septic on site and water is provided by the Stonebridge Mutual Water Company. According to the Department of Environmental Health (DEH), the usage of the proposed barn and game room as an accessory structure does not require additional connections to the Stonebridge Mutual Water Company.

4. The use will not be detrimental to the adjacent area because of excessive noise, odor, dust or bright lights;

The installation of more than two (2) plumbing fixtures will not create noise, odor, dust or excessive light impacts. The barn and game room are adequately located on the property where noise is minimized as it is not adjacent to any neighboring residences. However, temporary noise will occur due to construction of the accessory structure. 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.

5. The use will not substantially worsen traffic congestion affecting the surrounding area;

The project is an accessory structure for residential use and will not create any traffic congestion for the neighborhood.

6. Erosion will be adequately controlled; and

Standard conditions and BMP's will be required through building permit review to be incorporated during construction to ensure erosion will adequately be controlled.

7. Adequate storm drainage management exists or will be provided and will comply with all applicable local, state and federal requirements.

As the project is proposing over 2,000 square feet of impervious surface, the project will be conditioned by Land Development Engineering (LDE) for the Applicant to obtain a Drainage Permit prior to the issuance of the building permit.

BACKGROUND

The subject lot was created through the Stonebridge Estates subdivision (Lot 11, Tract 6380), recorded on October 3, 1978, and as such is an approved building site. The current owner (Paul Latala) applied for a Design Review land-use application for their single-family residence (6,700 s.f.), secondary dwelling, and pool house (600 s.f.) in March 2016. The application was approved on April 6, 2017 by Planning Staff and the Zoning Administrator. A Special Permit was also approved on April 6, 2017 for additional plumbing fixtures for the pool house. A building permit was issued for the single-family residence, pool house, and secondary dwelling on March 14, 2018. During construction of the secondary dwelling, the Department of Environmental Health (DEH) communicated to the owner that the proposed secondary dwelling would require an additional connection to the Stonebridge Municipal Water and that would require the company to become a public water system. If the Stonebridge Municipal Water becomes a public water company, additional upgrades to the water mutual is required to meet state standards. Therefore, the property owner had to redesign their proposed secondary dwelling to an accessory structure (barn and game room) in order to obtain approval for the project from DEH without having to upgrade the water mutual or drill a well for the secondary dwelling.

The owner submitted for a Special Permit application on November 28, 2018 with the redesigned project as an accessory structure (barn and game room) with more than two (2) internal plumbing fixtures. Staff deemed the application complete on December 28, 2018. A public notice was mailed to all property owners within a 300-foot radius on January 29, 2019 and was published in the Post Record on January 22, 2019.

STAFF REPORT REVIEW

Prepared by: Lara Tran, Associate Planner

Reviewed by: Leza Mikhail, Principal Planner/Zoning Administrator

Attachments: A) Notice of Exemption from CEQA
B) Preliminary Conditions of Approval
C) Location and Vicinity Map
D) Proposed Plans
E) Design Review Permit and COA Approved April 6, 2017


ATTACHMENT A

Notice of Exemption from CEQA

To: ☒ County Clerk-Recorder
County of Santa Clara

☐ Office of Planning & Research
PO Box 3044, Room 222
Sacramento, CA 95812-3044

Project Title Special Permit for more than two plumbing fixtures in a barn and game room.		File Number (if applicable) 10972-18SP
Project Location 14632 Stonebridge Court, southwest corner of Watsonville Road and Stonebridge Court in unincorporated Morgan Hill, CA.		
Public Agency Approving Project County of Santa	Person or Agency Carrying Out Project Lara Tran, Associate Planner	
Project Description (including purpose and beneficiaries of project) Special Permit for a 2,290 s.f. barn and game room. The barn and game room contain a total of eight (8) plumbing fixtures. There is no proposed grading for the project. A 22-inch Walnut tree is proposed for removal.		
Exempt Status check one/indicate type of State CEQA Guidelines section number: <input checked="" type="checkbox"/> Categorical Exemption [CEQA Guidelines 15301-15333]: <input type="checkbox"/> Statutory Exemption [CEQA Guidelines 15260-15285]: <input type="checkbox"/> Declared Emergency [15269(a)]: <input type="checkbox"/> Emergency Project [15269(b)(c)]: <input type="checkbox"/> General Rule [CEQA Guidelines 15061(b)(3)]:		
Reasons the project is exempt: The proposed project qualifies for a Categorical Exemption, Section 15303 (Class 3e) for accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences in a residential zone. No unusual circumstances exist as to constitute significant effects, per subsection 15000.2(c).		
County Contact Person	Title	Telephone Number
Lara Tran	Associate Planner	(408) 299-5799

Date: 01/31/19 Signature: 

Name/Title: Lara Tran/Associate Planner

Approved by: 

ATTACHMENT B
SPECIAL PERMIT
Preliminary Conditions of Approval

10972 – 18SP

Owner/Applicant: Paul Latala
File Number: 10972-18SP
Location: 14632 Stonebridge Court, Morgan Hill (APN: 779-42-002)
Project Description: Special Permit for a barn and game room with more than two (2) internal plumbing fixtures.

If you have any question regarding the following preliminary conditions of approval, call the person whose name is listed as the contact for that agency. He or she represents a particular specialty or office and can provide details about the conditions of approval.

Agency	Name	Phone	E-mail
Planning	Lara Tran	(408) 299- 5759	lara.tran@pln.sccgov.org
Environmental Health	Darrin Lee	(408) 299 – 5748	darrin.lee@cep.sccgov.org
Land Development Engineering	Darrell Wong	(408) 299 – 5735	darrell.wong@pln.sccgov.org
Fire Marshall	Alex Goff	(408) 299-5763	alex.goff@sccfd.org
Building Inspection		(408) 299-5700	

STANDARD CONDITIONS OF APPROVAL

Planning

1. Development must take place in accordance with the approved plans, prepared by DZ Design Associates, Inc., submitted on November 28, 2018.
2. Subject barn and game room shall not be used for dwelling purposes or overnight accommodations.
3. All planning conditions from the April 6, 2017 Design Review approval shall continue to be in effect (see Attachment E).
4. Provide a tree replacement of two (2) 24-inch box trees for the tree removal of a 22-inch Walnut tree (located northeast of the proposed barn and game room). A landscaping plan shall reflect the requested tree replacement.

Environmental Health

5. Maintain existing service connection to Stonebridge Mutual Water Company.
Note: New service connection(s) shall require Stonebridge Mutual Water Company to become a Public Water System with the State Water Resources Control Board (SWRCB) or develop a separate well to serve the new connection.
6. 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

Building Inspection Office

7. For detailed information about the requirements for a building permit, obtain a Building Permit Application Instruction handout from the Office of Building Inspection or visit their website (www.sccbuilding.org).

Fire Marshal

8. Fire protection water system (standard hydrant) shall be functioning and operational. 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.
9. Fire protection water systems and equipment shall be accessible and maintained in operable condition at all times and shall be replaced or repaired where defective. Fire protection water shall be made available to the fire department. Fire department access roads, driveways, turnouts, and turnarounds shall be maintained free and clear and accessible at all times for fire department use. Gates shall be maintained in good working order and shall remain in compliance with Fire Marshal Standard CFMO-A3 at all times.
10. Driveway to be a minimum of 12 ft drivable width and a maximum slope of 16%.
Driveway to be made of an "all weather material capable of holding 75,000 pounds.
11. As the property is located within the Wildland/Urban Interface Fire Area, 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.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO BUILDING PERMIT ISSUANCE

Planning

12. Pursuant to §5.20.125, record a Notice of Permit and Conditions with the County Office of Clerk-Recorder, to ensure that successor property owners are made aware that certain conditions of approval shall have enduring obligation. Evidence of such recordation shall be provided **prior to building permit issuance.**

13. Provide a landscaping plan to show the tree replacement of two (2) 24-inch box trees for the removal of a 22-inch Walnut tree **prior to building permit issuance.**

Environmental Health

1. All plumbing fixtures shall be connected to an approved onsite wastewater treatment system **prior to building permit issuance.**

Land Development Engineering

2. Indicate on the building plans the land area that will be disturbed. If one acre or more of land area will be disturbed during construction in combination with the original development, file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) for coverage under the State General Construction Permit. The SWRCB will issue a Waste Discharge Identification number (WDID). The WDID number shall be shown on the on the final improvement plans.
 - The SWRCB web site is at: www.waterboards.ca.gov > Water Issues > Programs > Stormwater
3. The building 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.
4. All applicable easements affecting the parcel(s) with benefactors and recording information shall be shown on the improvement plans.

Drainage

1. Property owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to adjoining property. The Drainage shall be modified on the existing Grading Plans to mitigate for the increased runoff. If Grading plans for the separate project are completed prior to this permit, this project shall obtain a separate Drainage Permit.

Utilities

5. 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 building plans. Off-site work should be coordinated with any other undergrounding to serve other properties in the immediate area.

Storm Water Treatment - SF Bay watershed

6. Fill out and submit revised forms in the Low Impact Development and Post Construction Stormwater Management Requirements (PCR) Applicant's Packet to include this structure with the original development.
7. The improvement plans shall include at a minimum, one of the Low Impact Development site design measures. These measures include directing roof runoff into; cisterns or rain

barrels for reuse, onto vegetated areas and; directing runoff from sidewalks, walkways, patios, driveways and uncovered parking onto vegetated areas; and constructing sidewalks, walkways, patios, driveways with permeable surfaces.

Fire Marshall

8. **Prior to building permit issuance**, plans must include a Class "A" roof assembly.
9. The minimum fire-flow shall be 500 gpm at 20 psi for 30-minute duration. The fire-flow may be adjusted depending upon the final size of the structure shown on the building permit set of drawings.
10. **Prior to building permit issuance**, provide written verification from Stonebridge Mutual Water company that the above condition (#13) can be satisfied.

Department of Environmental Health

11. **Prior to building permit issuance**, provide a water connection letter from the water purveyor, Stonebridge Mutual Water Company.

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

Planning

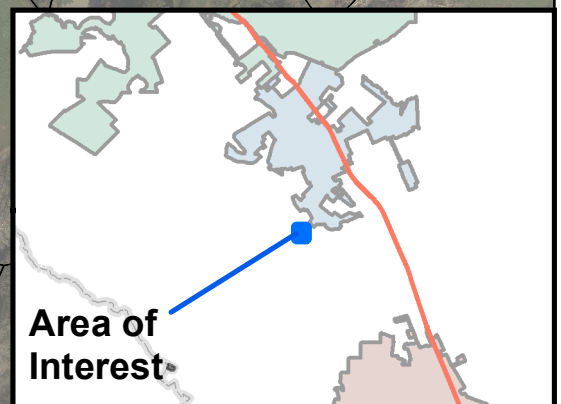
12. **Prior to final inspection**, contact Lara Tran, at least a week in advance to schedule a site visit to verify the approved exterior colors and landscaping have been installed.

Fire Marshall

13. **Prior to occupancy**, an approved residential fire sprinkler system complying with CFMO-SP6 shall be installed throughout the structure and finalized by the Fire Marshall Office. A separate permit shall be obtained from this office by a state licensed C-16 contractor prior to installation. Please allow for a minimum of 30 days for plan review of fire sprinkler plans by this office.

Department of Environmental Health

14. **Prior to occupancy**, 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.



File:10972-18SP
APN: 779-42-002

Address: 14632 Stonebridge Ct., Morgan Hill

Vicinity Map

0 250 500 Feet

N



This map created by the Santa Clara County Planning Office. The GIS data was compiled from various sources. While deemed reliable, the Planning Office assumes no liability.
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THESE PLANS ARE INTENDED ONLY FOR THE ORIGINAL SITE FOR WHICH THEY WERE DESIGNED AND ARE THE PROPERTY OF DAZ DESIGN ASSOCIATES. THESE PLANS ARE PROTECTED UNDER COPYRIGHT LAWS AND MAY NOT BE REVISED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF DAZ DESIGN ASSOCIATES. ANY USE OF THESE PLANS ON OTHER SITES IS PROHIBITED WITHOUT THE CONSENT OF DAZ DESIGN ASSOCIATES. ANY OTHER REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, SHALL BE BROUGHT TO THE ATTENTION OF DAZ DESIGN ASSOCIATES PRIOR TO COMMENCEMENT OF THE WORK IN QUESTION. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

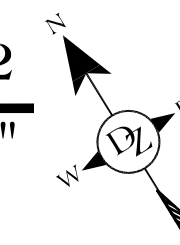


DRAWING TITLE	Site Plan
JOB TITLE	Latala Residence Custom Home
JOB ADDRESS	14632 Stonelbridge Court Morgan Hill, California

DATE	Nov. 4, 2016
SCALE	1"=20'-0"
PROJECT MANAGER	SCOTT ZAZUETA
DRAWN	SEZ
JOB NO.	DZ2616
SHEET	

SITE PLAN

apn: 779-42-002
scale: 1"=20'-0"



PROJECT DESCRIPTION:

New 2290 sq.ft. Barn/Guest House. Main level is a 1427 sq.ft. Barn and the upper level is a 863 sq.ft. Guest House.

Zoning: RR-d1-sr (100%)

Lot Area: 98,010 sq. ft. (2.25 ac.)

BUILDING COVERAGE:

Barn/Guest House:	2,290 Sq. Ft.
Covered Porches:	519 Sq. Ft.
Total Building Coverage:	2,809 Sq. Ft. 2 %

CAL Green Requirements

- 4303.1 PLUMBING FIXTURES & FITTINGS SHALL COMPLY WITH THE FOLLOWING:
- 4303.1.1 TOILETS: INSTALL ONLY TOILETS THAT USE NO MORE THAN 128 GALLONS PER FLUSH.
- 4303.1.2 URINALS: INSTALL ONLY URINALS THAT USE NO MORE THAN 25 GALLONS PER FLUSH.
- 4303.1.3 SINGLE SHOWERHEADS: SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 2.0 GPM AT 80 PSI.
- 4303.1.3.2 MULTIPLE SHOWERHEADS IN ONE SHOWER: THE MAXIMUM COMBINED FLOW RATE OF ALL SHOWERHEADS IS 2.0 GPM AT 80 PSI, OR ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT ONE TIME.
- 4303.1.4 LAVATORY FAUCETS: LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.5 GPM AT 80 PSI.
- 4303.1.4.4 KITCHEN FAUCETS: KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GPM AT 80 PSI.
- 4303.2 PLUMBING FIXTURES & FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.
- 4406.1 RODENT PROOFING: ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM FLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
- 4408.1 A MINIMUM OF 50% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE.
- 4503.1 INSTALL ONLY A DIRECT-VENT SEALED-COMBUSTION GAS OR SEALED WOOD-BURNING FIREPLACE, OR A SEALED WOODSTOVE.
- 4504.1 ALL DUCT & OTHER RELATED AIR INTAKE & DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
- 4504.2.1 ADHESIVES, SEALANTS & CAULKS SHALL BE COMPLIANT WITH VOC & OTHER TOXIC COMPOUND LIMITS PER CALGREEN CODE 4504.2.1.
- 4504.2.2 PAINTS, STAINS & OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
- 4504.2.3 AEROSOL PAINTS & COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIX LIMITS FOR VOC & OTHER TOXIC COMPOUNDS.
- 4504.3 ALL CARPET INSTALLED SHALL MEET ONE OF THE FOLLOWING TESTING & PRODUCT REQUIREMENTS:
1. CARPET & RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
 2. CALIFORNIA DEPT. OF PUBLIC HEALTH VOC TESTING & EVALUATION.
 3. NSF/ANSI 140 - GOLD LEVEL
 4. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD
- 4504.3.1 ALL CARPET CUSHION TO MEET CARPET & RUG INSTITUTE'S GREEN LABEL PROGRAM
- 4504.3.2 ALL CARPET ADHESIVES SHALL MEET THE REQUIREMENTS OF TABLE 4504.1
- 4504.4 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHIPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM
- 4504.5 PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), & HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS

SEE EMISSION LIMITATION TABLES ON SHEET 44.

Upper Level ~ Game Room

863 sq. ft.

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

GENERAL NOTES:

- WINDOW & DOOR SIZES SHOWN ARE FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW & DOOR SIZES SHALL BE FRAMED & SET PER MFG. SPECIFICATIONS. MAKE & MODEL NUMBERS SHALL BE CALLED OUT PER SUPPLIER'S AND/OR OWNER'S SPECIFICATIONS. WINDOWS TO BE DUAL-PANED W/ MIN. (1) TEMP. PANE (UNO.)
- ALL EXTERIOR HEADERS SHALL BE # 8'-0" UNO.
- ALL EXTERIOR DOORS SHALL BE AT LEAST 1/4" THICK
- ALL GLASS DOORS, GLASS WITHIN 24" OF DOORS & WITHIN 18" OF FLOORS, GLASS SUBJECT TO HUMAN IMPACT, ETC. SHALL BE SAFETY TEMPERED PER R308.4
- BEDROOM WINDOWS SHALL HAVE MAX 44" HEIGHT TO CLEAR OPENING & MIN. NET CLEAR OPENINGS OF 20" IN WIDTH & 24" IN HEIGHT W/ MIN. CLEAR OPENING OF 3.1 FEET PER R301.1
- BATHUBS AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (72" INCHES) ABOVE THE FLOOR PER CRC SECTION R301.2
- WATER HEATERS & FURNACES TO BE C.E.C. CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES & DISCHARGE TO OUTSIDE.
- PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES PER CFC CHAPTER 1 & CFC CHAPTER 5.
- WATER HEATERS SHALL BE STRAPPED WITHIN THE UPPER & LOWER 1/3 OF THE HEATER. STRAPS SHALL BE LOCATED A MIN. OF 4 INCHES FROM ANY CONTROLS. WATER HEATER TO BE ON PLATFORM 18 INCHES MIN. ABOVE FF. - TYPICAL PER CFC & CBC.
- OPENINGS AROUND GAS VENTS, DUCTS & PIPING AT EACH FLOOR SHALL BE FIRE STOPPED.
- DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (248 MYI) SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE PER CRC R301.2.

- INSTALL PRE-FAB MTL. FIREPLACES PER MFG'S SPECIFICATIONS. PROVIDE APPROVED TESTING NUMBERS TO BUILDING DEPT. PRIOR TO INSTALLATION.
- PROVIDE FIRE-STOPPS IN OPENINGS AT FLOOR & CEILINGS OF ALL FIREPLACES PER CRC R1003.19.
- PROVIDE AC/DC SMOKE DETECTORS WITHIN EACH SLEEPING ROOM & CENTRALLY LOCATED IN CORRIDORS OR AREAS GIVING ACCESS TO EACH SLEEPING AREA. ALL DETECTORS TO BE INTERCONNECTED TYP.
- WRAP ALL EXTERIOR WALLS WITH CDX PLYWOOD SHEATHING - TYPICAL THROUGHOUT
- ALL HOSE BIBBS SHALL HAVE NON-REMOVABLE TYPE BACK-FLOW PREVENTION DEVICE.
- PLUMBING CONTRACTOR SHALL PROVIDE T4 P VALVE ON WATER HEATER AND ROUTE DISCHARGE LINE TO EXTERIOR. CBC 608.4 & 608.5
- IN SHOWERS & TUB/SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER CFC 408.3.
- NO UNDERFLOOR CLEANOUT SHALL BE LOCATED MORE THAN 20 FEET FROM AN ACCESS DOOR, TRAP DOOR, OR CRAWL HOLE PER CFC 107.
- PLUMBING DRAIN WASTE AND VENT AND/OR MECHANICAL DUCTING ALONG WITH ELECTRICAL PANEL/WIRING SIZING CALCULATIONS MAY BE REQUIRED TO BE PROVIDED IF THE FIELD INSPECTOR REQUESTS THESE ITEMS.
- IF STRUCTURE IS TO HAVE PROPANE GAS-PROVIDE FOR DRAINAGE OF L.P. GAS TO EXTERIOR (TYPICAL).
- GUEST ROOMS AND HABITABLE ROOMS WITHIN A DWELLING UNIT OR CONGREGATE RESIDENCE SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS WITH AN AREA NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS WITH A MINIMUM OF 10 SQUARE FEET PER CBC SECTION 1205 & CRC R303.

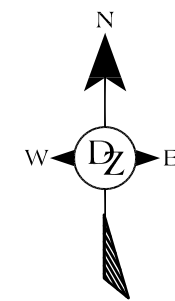
Main Level Floor Plan ~ Barn

1427 sq. ft.

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

- LIMITATION OF HOT WATER IN BATHTUBS & WHIRLPOOL BATHTUBS: THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB & WHIRLPOOL BATHTUB FILLER SHALL BE LIMITED TO 120°F (49°C) BY A DEVICE THAT CONFORMS TO ASSE 10710 STANDARD FOR WATER TEMPERATURE LIMITING DEVICES, OR CSA B125.3 STANDARD FOR PLUMBING FITTINGS. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION PER CFC SECTION 408.4.
- WATER-RESISTANT GYPSUM BACKING BOARD SHOULD NOT BE USED IN THE FOLLOWING LOCATIONS PER CBC:
- 1.) OVER A VAPOR RETARDER
 - 2.) IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY
 - 3.) ON CEILING WHERE FRAME SPACING EXCEEDS 12 INCHES ON CENTER
- FIREPLACE NOTES PER CRC R1001:
- PROVIDE A NON-COMBUSTIBLE HEARTH SLAB WITH NON-COMBUSTIBLE SUPPORTS IN FRONT OF FIREPLACE.
- COMBUSTIBLE MATERIAL SHOULD NOT BE PLACED WITHIN 6 INCHES OF THE FIREPLACE OPENING.
- COMBUSTIBLE MATERIALS WITHIN 12 INCHES OF THE FIREPLACE OPENING SHOULD NOT PROJECT MORE THAN 1/8" FOR EACH 1" CLEARANCE FROM THE FIREPLACE OPENING.
- PROVIDE BLOCKING IN WALL AT ALL TOWEL BAR LOCATIONS. VERIFY LOCATIONS W/ OWNER IN FIELD.
- PROVIDE BULLNOSE CORNERS AT ALL INTERIOR WALLS.
- ALL WINDOWS TO BE WELD-WEN OR EQUAL, DUAL PANE W/ MIN. (1) TEMPERED PANE W/ ALUMINUM CLAD EXTERIOR W/ BROWN FRAMES.
- ALL INTERIOR DOORS TO BE 8'-0" HT.
- ALL DOORS W/ GLASS TO HAVE DUEL PANE GLAZING W/ LOW 'E' AND TEMPERED GLASS.
- ALL WALLS TO BE 2x6 DF. STUDS SPACED AT 16" O.C. (UNO.).
- ALL EXTERIOR WALLS TO HAVE R-19 INSULATION.
- ALL FLOORS TO HAVE RADIANT HEATING.

- NOTE: ALL EXTERIOR WINDOWS SHALL UTILIZE INSULATING-GLASS WITH A MINIMUM OF ONE TEMPERED PANE OR GLASS BLOCK UNITS, OR APPROVED LISTED 20 MIN RATED WINDOWS, OR WINDOWS COMPLYING WITH SFM 12-1A-2 PER CRC R331.8.21
- NOTE: ALL EXTERIOR DOORS SHALL BE SOLID-CORE, NOT LESS THAN 1-3/4" INCHES THICK OR UTILIZE MULTIPLE-GLAZED PANELS CONSISTING OF NOT LESS THAN DUAL PANE GLAZING WITH AT LEAST ONE TEMPERED GLASS PANE OR APPROVED 20 MINUTE RATED DOOR OR NON-COMBUSTIBLE CONSTRUCTION PER CRC R331.8.3
- NOTE: EXTERIOR WALLS TO BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS, IGNITION-RESISTANT MATERIALS, HEAVY TIMBER, OR MATERIALS COMPLYING WITH SFM 12-1A-1 PER CRC R331.1.3
- NOTE: EXTERIOR WALL VENTS (CRAWL SPACE VENTS, COMBUSTION AIR VENTS, ETC) SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS OF 1/4" INCH MAXIMUM PER CRC R331.6.



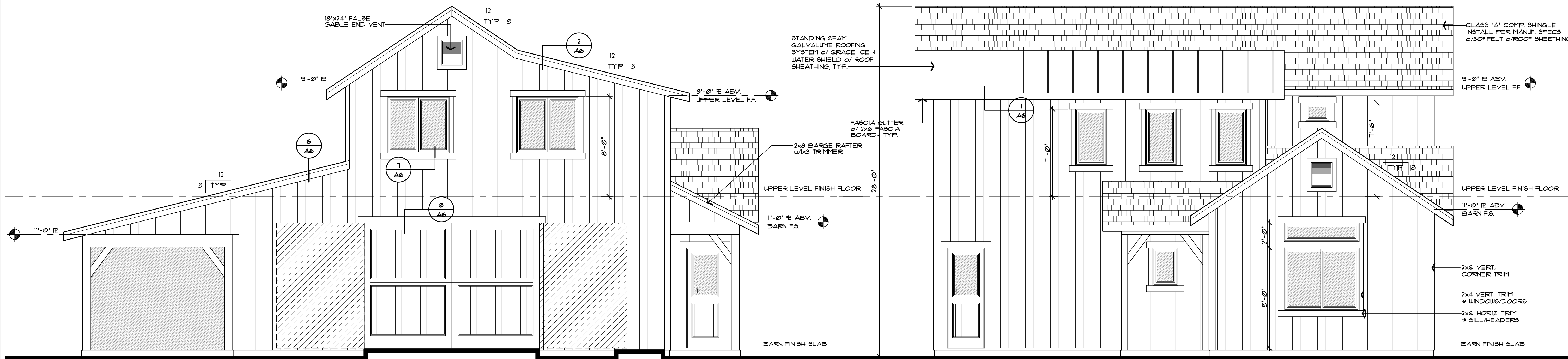
NO.	DATE/ REVISION
1	SEPT 25, 2011 PLAN CHECK
2	JULY 27, 2018 OWNER REV.

THESE PLANS ARE INTENDED ONLY FOR THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. ANY REUSE OF THESE PLANS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF DAZ DESIGN ASSOCIATES, INC. IS PROHIBITED. ANY USE OF THESE PLANS ON OTHER SITES IS PROHIBITED WITHOUT THE CONSENT OF DAZ DESIGN ASSOCIATES, INC. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF THE PROJECT. DAZ DESIGN ASSOCIATES, INC. SHALL NOT BE RESPONSIBLE FOR ANY PRECEDENCE OVER SCALED DIMENSIONS.



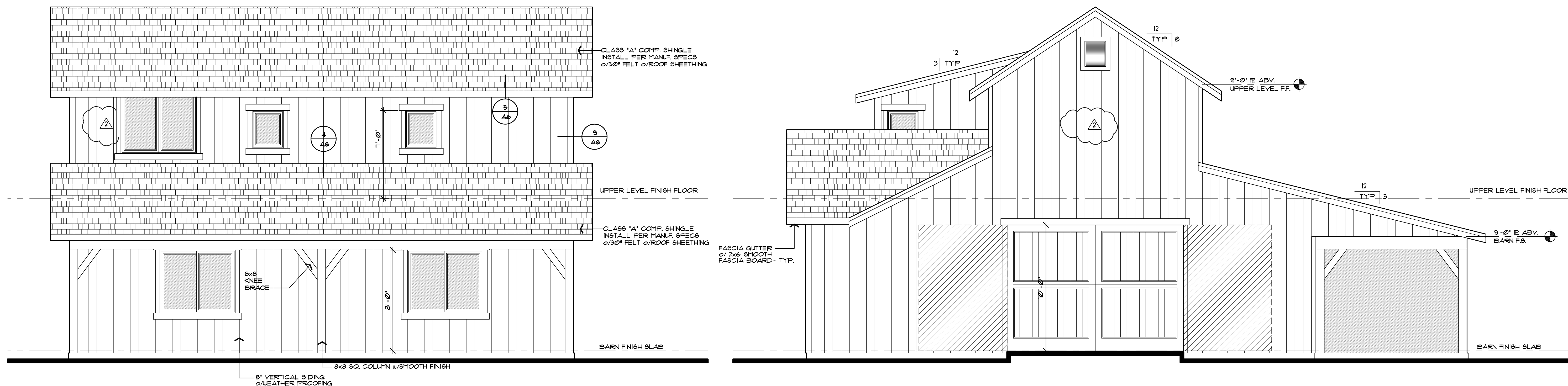
DRAWING TITLE	Barn Plan
JOB TITLE	Latala Residence Barn/Guest House
JOB ADDRESS	14632 Stonebridge Court Morgan Hill, California

DATE	JULY 27, 2017
SCALE	1/4"=1'-0"
PROJECT MANAGER	SCOTT ZAZUETA
DRAWN	SEN
JOB NO.	DZ2616
SHEET	A2



left side elevation

front elevation



rear elevation

right side elevation

NO. / DATE / REVISION

SEPT 25, 2011
PLAN CHECK

JULY 27, 2018
OWNER REV.

THESE PLANS ARE INTENDED ONLY FOR THE ORIGINAL SITE FOR WHICH THEY WERE DESIGNED. ANY CHANGES TO THE PLANS OR THE CONSTRUCTION OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE OWNER. THE DESIGN ASSOCIATES, INC. SHALL NOT BE RESPONSIBLE FOR ANY CHANGES OR FOR ANY CONSEQUENCES OF SUCH CHANGES. THE DESIGN ASSOCIATES, INC. SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES OF SUCH CHANGES. THE DESIGN ASSOCIATES, INC. SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES OF SUCH CHANGES.

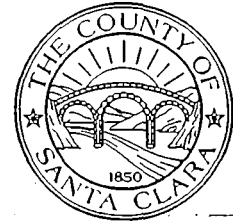


Exterior Elevations - Barn
Latala Residence
Barn/Guest House
14632 Stonebridge Court
Morgan Hill, California

DRAWING TITLE
JOB TITLE
JOB ADDRESS

DATE
SCALE
PROJECT MANAGER
DRAWN
JOB NO.
SHEET

A3



DESIGN REVIEW PERMIT AND SPECIAL PERMIT

File No: 10972-16DR-17SP

Permittee: Paul Latala

Site Address: 14632 Stonebridge Ct., Morgan Hill

Description: DESIGN REVIEW and SPECIAL PERMIT for the following (a) Design Review for a new 6,700 sq. ft. single-family residence (Tier 2 project 5,001 sq. ft. – 12,500 sq. ft.) and (b) a 1,427 sq. ft. accessory building (barn) with a second story 800 sq. ft. secondary dwelling unit above (also a Tier 2 project), and (c) Special Permit for a 600 sq. ft. detached accessory building (pool house) with more than two internal plumbing fixtures.

In accordance with the provisions of Chapter 5.50, Design Review and Chapter 5.60, Special Permit, of the County Zoning Ordinance, the Zoning Administrator hereby grants Design Review Permit and Special Permit for the specified construction subject to the following:

- The date of this decision is **April 6, 2017**. The effective date of this approval is April 24, 2017, provided no appeal has been filed before end of business day on that date.
- All applicable building permits must be obtained and all conditions of approval (attached) must be completed on or before **April 24, 2021**, or these approvals and permits will expire.

Bill Shoc, Zoning Administrator

Note: Read this permit and attached conditions carefully. If any wording is incorrect or inconsistent with the understood action of the hearing, it must be resolved prior to the effective date. The permit will become effective with the presumption that the applicant fully understands, accepts, and agrees to comply with all conditions.

Any person dissatisfied with this action or any specific conditions may appeal to the Planning Commission. Appeals must be filed at the Planning Office within fifteen (15) days of the decision date (see above), and must be accompanied by the current filing fee established by the Board of Supervisors.

Fina Conditions of Approval

10972 – 16DR – 17SP

DESIGN REVIEW AND SPECIAL PERMIT CONDITIONS OF APPROVAL

Owner/Applicant: Paul Latala / D&Z Design
File Number: 10972 – 16DR -17SP
Location: 14632 Stonebridge Court, Morgan Hill
Project Description: Design Review to construct a 6,700 s.f. SFR of and a 1,427 s.f. barn with an 800 s.f secondary dwelling unit on top (Tier 2 project, > 5,000 s.f). Included in the project is also a Special Permit to allow more than two plumbing fixtures in the 600 s.f. pool house.

Items marked with one asterisk (*) must be completed prior to building permit issuance.

Items marked with two asterisks (**) must be completed prior to occupancy or final inspection permit issuance.

PLANNING

Contact Pamela Wu (408-299-5775 / pamela.wu@pln.sccgov.org) regarding the following conditions:

1. Development must take place in accordance with the approved plans, prepared by Hanna & Brunetti Engineering and D&Z Design, dated January 31, 2017.

Light Reflectivity Value (LRV)

- 2.* Submit color samples for the house façade and roof materials indicating the Light Reflectivity Value is less than or equal to 45, pursuant to Section 3.20.040.B. (Approved house color – KM 5816 Harrison Gray / LRV – 34).

Landscaping

- 3.* The requirements of Division B33 of the County Ordinance Code (Water Conservation in Landscaping) shall apply. At a minimum, a landscape water efficiency checklist shall be completed. Depending on the extent and composition of the proposed landscaping, additional plans and supporting documentation may be required. No tree planting or other landscaping for visual mitigation purposes is

required as a condition of approval. Elective landscaping must comply with the aforementioned County Ordinance Code provisions for water use efficiency.

The landscape ordinance and supporting information can be found on the following web page: www.sccplanning.org > Plans & Ordinances > Landscape Ordinance

- 4.** Prior to final inspection of the pool house, a building permit shall be issued for the pool.

Ongoing Compliance

- 5.* Pursuant to §5.20.125, record a Notice of Permit and Conditions with the County Office of Clerk-Recorder, to ensure that successor property owners are made aware that certain conditions of approval shall have enduring obligation. Evidence of such recordation shall be provided prior to building permit issuance.
- 6.** Prior to final inspection, contact Pamela Wu, at least a week in advance to schedule a site visit to verify the approved exterior colors have been installed as approved.

HCP

Contact Kim Rook (408-299-5790 / kim.rook@pln.sccgov.org) regarding the following conditions:

Santa Clara Valley Habitat Plan Fees and Conditions

- 7.* The subject property is located in the Santa Clara Valley Habitat Plan “Area 1: Private Development Covered”. According to County GIS and Habitat Agency Geobrowser maps, land cover on the subject property is designated Urban-Suburban. New development projects that are within the Habitat Plan study area are subject to the payment of fees and compliance with conditions of approval related to impacts to endangered species habitat.

Habitat Plan Fees

- 8.* New development that is covered by the Habitat Plan is required to pay fees to compensate for the loss of endangered species habitat. Fees shall be paid prior to issuance of any grading/drainage or building permits. The property is located in the Habitat Plan Land Cover Fee Zone: Urban Area and no land cover fees are required. Therefore, this project is subject to the following Habitat Plan fees:
- a. Nitrogen Deposition Fee for new single-family residence.
- 9.* Prior to issuance of the grading/drainage or building permit, submit a completed Habitat Plan Application for Private Projects and the required submittal materials, as described on page 4 in the application, with GIS compatible file (Shape or CAD file). The required site plan shall show the development area of the project, including

house, driveway, access road, landscaping, off-site road improvements, septic system, water tanks, and associated site improvements.

- 10.*
& *** All SCVHP fees must be paid prior to the issuance of grading or building permits to start construction. Worksheets used to calculate Habitat Plan fees are provided as Exhibit 2 (Permanent Fees) on the Habitat Agency website at <http://www.scv-habitatagency.org>.

Habitat Plan Conditions of Approval

- 11.* Based on the location of the project, the following Conditions of Approval will be required as prescribed in the Habitat Plan:

- Condition No. 1 – Avoid Direct Impacts on Legally Protected Plant and Wildlife Species.
- Condition No. 3 – Maintain Hydrologic Conditions and Protect Water Quality.
- Condition No. 7 – Rural Development Design and Construction Projects.

Submit written documentation to the Planning Office and show on the grading and building plans how the project complies with the required conditions, above. These Conditions are described in more detail within the Santa Clara Valley Habitat Plan Conditions Implementation Guide. Additional detailed information can be reviewed in Chapter 6 of the Santa Clara Valley Habitat Plan. For more information regarding the Habitat Plan and the applicability of fees and conditions to your project, please contact Kim Rook at (408) 299-5790 or kim.rook@pln.sccgov.org.

- 12.* Incorporate the Habitat Plan conditions of approval (Exhibit A) for the above conditions into the grading and building plans.

DEPARTMENT OF ENVIRONMENTAL HEALTH:

Contact Darrin Lee (408-299-5748 / Darrin.lee@pln.sccgov.org) regarding the following conditions:

- 13.* Based on a percolation rate of 50 minutes per inch, minimum sewage disposal conditions have been determined at 313 plus 313 lineal feet of subsurface drainline. The two drainline systems must be connected through a positive diversion valve. A 1500 gallon septic tank will be required. This septic system is adequate to serve a four bedroom single family residence.
- 14.* Submit revised plot plans to scale (1"= 20') on a grading and drainage plan showing house, driveway, all accessory structures, septic tank and required drainlines to contour. In order to prepare the plans the following must be included/completed:

- a) The location of all soils analysis test pits, and percolation test holes must be shown on the revised site plan. The soil test log, and the percolation test results including the adjusted, stabilized percolation rate must be shown on the revised site plan.
 - b) On revised OWTS/site plan, provide cross sections of leach field trenches.
 - c) Provide floor plans to the Department of Environmental Health.
- 15.* At the time of application for a building permit, submit four (4) revised plot plans to scale (1" = 20') on a grading and drainage plan showing the house, driveway, accessory structures, septic tank and required drainlines to contour, in order to obtain a septic system permit. Maintain all setbacks as outlined within Santa Clara County Onsite Manual. The original plans must be submitted to the Department of Environmental Health for sign-off prior to the issuance of the septic system permit, and submitted as the final grading plan to Land Development Engineering when a grading permit is required. Contact Christina Rodriguez at 408-918-3477 for septic system clearance/approval.
- 16.* Provide a will serve letter and/or a connection permit from Stonebridge Mutual Water Company.
17. 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.
- 18.** Provide proof of garbage service at the time of final occupancy

LAND DEVELOPMENT ENGINEERING:

Contact Ed Duazo (408-299-5733 / ed.duazo@pln.sccgov.org) regarding the following conditions:

Plan Review and Process:

- 19.* Obtain a Drainage Permit from Land Development Engineering (LDE) prior to beginning any construction activities. Issuance of the drainage permit is required prior to LDE clearance of the building permit (building and drainage permits can be applied for concurrently). The process for obtaining a Drainage Permit and the forms that are required can be found at the following web page;

www.sccplanning.org > I Want to.. > Apply for a Permit > Grading or Drainage Permit

If the County Roads and Airports Department provides a condition of approval to obtain an encroachment permit, the application for the permit will be submitted to the Land Development Engineering Office with the drainage permit. For your convenience, the grading and encroachment permits are processed concurrently under one set of improvement (grading & drainage) plans.

Expect four to six weeks for plan review and plan check comments. Please contact LDE at (299-5734) for additional information and timelines.

- 20.* 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.
- 21.* Pay all fees associated with the approval and inspection of the drainage permit.

Improvement Plans:

- 22.* Final improvement plans shall be prepared by a licensed civil engineer for review and approval by LDE and the scope of work shall be in substantial conformance with the conditionally approved preliminary plans on file with the Planning Office. Include plan, profile, typical sections, contour grading for all street, road, driveway, structures and other improvements as appropriate for construction. The final design shall be in conformance with all currently adopted standards and ordinances. The following standards are available on-line;

- ☐ Standard Details Manual, September 1997, County of Santa Clara, Roads and Airports Department available at:

www.sccgov.org/sites/rda >

Published Standards, Specifications, Documents and Forms

- ☐ March 1981 Standards and Policies Manual, Volume 1 (Land Development)

www.sccplanning.org > Plans & Ordinances >

Land Development Standards and Policies

- ☐ 2007 Santa Clara County Drainage Manual

www.sccplanning.org > Plans & Ordinances > Grading and Drainage Ordinance

- 23.* 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.

- 24.* 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.
- 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.

Drainage:

- 27.* 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.
- 28.* Property owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to adjoining property.

Utilities

- 29.* 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.

Storm Water Treatment - Pajaro River/Monterey Bay Watershed

- 30.* Fill out and submit the forms in the Low Impact Development and Post Construction Stormwater Management Requirements (PCR) Applicant's Packet.
- 31.* The improvement plans shall include at a minimum, one of the Low Impact Development site design measures. These measure include directing roof runoff into; cisterns or rain barrels for reuse, onto vegetated areas and; directing runoff from sidewalks, walkways, patios, driveways and uncovered parking onto vegetated areas; and constructing sidewalks, walkways, patios, driveways with permeable surfaces.

Soils and Geology:

- 32.* Submit one copy of the signed and stamped of the geotechnical report for the project.

- 33.* Submit a plan review letter by the Project Geotechnical Engineer certifying that the geotechnical recommendation in the above geotechnical report have been incorporated into the improvement plan.

Notice Of Intent

- 34.* Indicate on the improvement plans the land area that will be disturbed. If one acre or more of land area will be disturbed, file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) for coverage under the State General Construction Permit. The SWRCB will issue a Waste Discharge Identification number (WDID). The WDID number shall be shown on the on the final improvement plans. The SWRCB web site is at:

www.waterboards.ca.gov > Water Issues > Programs > Stormwater

Other Conditions:

35. Prior to issuance of the Certificate of Occupancy, construct all of the aforementioned improvements. Construction staking is required and shall be the responsibility of the developer.
36. The proposed project appears to meet the grading and drainage exemption requirements as outlined in the County's Grading Ordinance. If any Building Plan revisions or construction field changes occur that alter the existing drainage pattern, alter a drainage course, increase the proposed impervious area greater than 14,000 square feet, and/or any earthwork that is in excess of the limits as outlined the County's Grading Ordinance starting at C12-400 then a Grading Permit or Revised Drainage Permit will be required. To obtain a Grading Permit apply to the Planning Office for grading approval, once the Planning Office authorized the grading approval, apply and obtain and Grading Permit from LDE. To obtain a Drainage Permit submit drainage plans and calculations to LDE. Penalties and rigid abatement procedures are required by ordinance for correction of any grading violation.

Roads and Airports

Contact Rocelia Kmak (408) 573-2464 or email at Rocelia.Kmak@rda.sccgov.org for questions regarding the following

- 37.* **ACCESS RESTRICTION:** Access rights to Watsonville Road for the parcel identified by APN 779-42-002 (Lot 11) were relinquished when the Final Map was recorded for Tract No. 6380 in Book 427 of Maps, Pages 30 and 31. Said access restriction shall be strictly enforced excepting that exclusive access via the 20-foot Public Service Easement (PSE) for the sole benefit of the water purveyor who owns the parcel identified by APN 779-42-003 (Parcel A).
- 38.* **ENCROACHMENT PERMIT:** Obtain a Santa Clara County Roads and Airports Department (RAD) Encroachment Permit prior to any work performed in the County Road Right of Way (ROW) and prior to Building Permit issuance. The Encroachment

Permit application shall contain all the elements indicated in "IMPROVEMENT PLANS" below and in Roads and Airports' "ENCROACHMENT PERMIT APPLICATION PROCESS & INFORMATION" handout. The process for obtaining an Encroachment Permit and the forms that are required can be found at: www.countyroads.org > Road Info & Services > Permit Information and Forms > Encroachment Permits.

- 39.* IMPROVEMENT PLANS: Preliminary plans prepared by Hanna & Brunetti and received on January 31, 2017, by the Santa Clara County Planning Office have been reviewed. Submit final improvement plans prepared by a licensed civil engineer for review and approval prior to Building Permit issuance. Include plan, profile, typical sections, contour grading and drainage for all construction improvements located within the ROW.

Design shall be consistent with County Ordinance, Roads and Airports Standard Details Manual, and the Santa Clara County Drainage Manual. Final Improvement Plans shall include the following:

- A. Design the three driveway approaches on Stonebridge Court to County Standard B4. Driveway approach tapers shall be designed in line with County Standard B4A due to the close proximity of the three approaches.
- B. Show the existing driveway approach on Watsonville Road is contained within the limits of the 20-foot PSE. Any portion of the driveway approach located outside the easement limits shall be plugged to County Standard B9 and reconstructed within the easement to County Standard B8A.
- C. Show the driveway approach on Watsonville Road to have access restricted to the water purveyor who owns the parcel identified by APN 779-42-003 (Parcel A) only. The path of travel from the driveway approach to Parcel A shall be clearly identified and wholly contained within the 20-foot PSE. No vehicular access to the parcel identified by APN 779-42-002 (Lot 11) from the 20-foot PSE shall be permitted.
- D. All construction access shall be taken from Stonebridge Court.
- E. Reestablish the flowline along the property's frontage to provide positive flow.
- F. Show all existing and proposed features located within the ROW, including but not limited to, edge of pavement, ROW line, above and below ground utility lines, easements, drainage facilities, trees, landscaping, and other structures and features. All utility relocations, replacements, abandonments, temporary facilities, and new facilities shall be shown.
- G. Provide for the uninterrupted flow of water in swales and natural courses within the ROW. No fill or crossing of any drainage facilities is allowed unless shown on the approved plans.
- H. Provide drainage plans and hydraulic calculations prepared by a licensed civil engineer in accordance with the 2007 County's Drainage Manual. Owner's engineer is to demonstrate that the post development maximum flow rate onto the County Road ROW is equal or less than the pre-development corresponding storm event flow

rate. If this cannot be demonstrated, a detention/retention system shall be located outside the County Road ROW.

- I. Provide an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period within the ROW in accordance with National Pollutant Discharge Elimination System Phase II Small Municipal Separate Storm Sewer System General Permit.
 - J. Provide a Site Specific Traffic Control Plan or "Typical Application" from Part 6 Temporary Traffic Control of the 2012 Edition Manual Uniform Traffic Control Devices to demonstrate traffic handling during construction as appropriate.
40. **CONSTRUCTION:** Construct all of the aforementioned improvements prior to release of the Grading Bond and/or final Building occupancy. Construction staking within the ROW is required and shall be the responsibility of the developer.

Fire Marshal Office

Contact Mac Bala at 408-299-5763 or mac.bala@pln.sccgov.org for question.

FIRE PROTECTION WATER

IMPORTANT: Fire protection water system (Standard hydrant) shall be functioning and operational. 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.

41. **FIRE-FLOW:** The minimum fire-flow shall be 500 gpm at 20 psi for 30 minute duration. **NOTE:** The fire-flow may be adjusted depending upon the final size of the structure shown on the building permit set of drawings.

At the time of plan submittal for building permit, provide written verification from Stonebridge Mutual water company that this condition can be satisfied.

42. **FIRE SPRINKLER SYSTEM:** 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. Please allow for a minimum of 30 days for plan review of fire sprinkler plans by this office.

MISCELLANEOUS:

43. Property is located within the South Santa Clara County District Fire response area.

44. 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) Provide a 1/2 inch spark arrester for the chimney.
- d) 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.

45. **MAINTENANCE:** Fire protection water systems and equipment shall be accessible and maintained in operable condition at all times, and shall be replaced or repaired where defective. Fire protection water shall be made available to the fire department.

Fire department access roads, driveways, turnouts, and turnarounds shall be maintained free and clear and accessible at all times for fire department use. Gates shall be maintained in good working order, and shall remain in compliance with Fire Marshal Standard CFMO-A3 at all times.

BUILDING INSPECTION OFFICE:

Contact BIO staff at (408) 299-5700 for information regarding the following conditions.

- 46.* For detailed information about the requirements for a building permit, obtain a Building Permit Application Instruction handout from the Office of Building Inspection or visit their website (www.sccbbuilding.org).
- 47.* At the time of building permit application, Submit the Single Family Green Point Checklist or the LEED for Homes Checklist, at the time. The checklist is required to demonstrate how the project will achieve the points required for certification, as required by the Santa Clara County Green Building Ordinance (starting at County Ordinance Code Section C3-50).
- 48.* Keep seeing this last condition but don't use local ordinance anymore. All CalGreen.

EXHIBIT A

Santa Clara Valley Habitat Plan

Conditions of Approval

File #10972-16DR
APN: 779-47-002
14632 Stonebridge Court
Property Owners: Sam Salah
Kim Rook, Planning Office
3/15/2017

Santa Clara Valley Habitat Plan Conditions of Approval

Incorporate the following into the grading and building plans, and submit written documentation to the Planning Office of how the project complies with the required conditions, below. These Conditions are described in more detail within Chapter 6 of the Santa Clara Valley Habitat Plan.

Condition 1: Avoid Direct Impacts on Legally Protected Plant and Wildlife Species **Conditions Applied During Project Construction**

1. Large Trees (migratory birds or raptors) - If construction will require the removal of large trees during the bird nesting season, conduct pre-construction surveys by a qualified biologist to determine if active nests are present within trees. Private applicants should follow procedures currently used (including definition of nesting season and timing of pre-construction surveys) to comply with Migratory Bird Treaty Act (MBTA) and California state regulation requirements in addressing this condition.

Condition 3: Maintain Hydrologic Conditions and Protect Water Quality **Conditions Applied During Project Construction**

2. Minimize the potential impacts on covered species most likely to be affected by changes in hydrology and water quality.
3. To the extent possible, restore the hydrograph to more closely resemble predevelopment conditions.
4. Invasive plant species removed during maintenance will be handled and disposed of in such a manner as to prevent further spread of the invasive species.
5. When possible, maintain a vegetated buffer strip between staging/excavation areas and receiving waters.
6. Use existing roads for access and disturbed areas for staging. Off-road travel will avoid sensitive communities such as wetlands and known occurrences of covered plants.
7. Only clear/prepare land which will be actively under construction in the near term.
8. Fiber rolls used for erosion control will be certified as free of noxious weed seed. Filter fences and mesh will be of material that will not entrap reptiles and amphibians.
9. Seed mixtures applied for erosion control will not contain invasive nonnative species and will be composed of native species or sterile nonnative species. If sterile nonnative species

are used for temporary erosion control, native seed mixtures must be used in subsequent treatments to provide long-term erosion control and slow colonization by invasive nonnatives.

10. Topsoil removed during soil excavation will be preserved and used as topsoil during revegetation when it is necessary to conserve the natural seed bank and aid in revegetation of the site.
11. When accessing upland areas adjacent to riparian areas or streams, access routes on slopes of greater than 20% should generally be avoided. Subsequent to access, any sloped area should be examined for evidence of instability and either revegetated or filled as necessary to prevent future landslide or erosion.
12. To prevent inadvertent entrapment of animals during excavation, all excavated, steep-walled holes or trenches more than 2-feet deep will be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks.
13. All disturbed soils will be revegetated with native plants and/or grasses or sterile nonnative species suitable for the altered soil conditions upon completion of construction. Local watershed native plants will be used if available. If sterile nonnative species are used for temporary erosion control, native seed mixtures must be used in subsequent treatments to provide long-term erosion control and slow colonization by invasive nonnatives. All disturbed areas that have been compacted shall be de-compacted prior to planting or seeding. Cut-and-fill slopes will be planted with local native or non-invasive plants suitable for the altered soil conditions.
14. All construction pipes, culverts, or similar structures with a diameter of 4 inches or greater that are stored at a construction site for one or more overnight periods will be thoroughly inspected for wildlife by properly trained construction personnel before the pipe is subsequently buried, capped, or otherwise used or moved in anyway.

Condition 7: Rural Development

Conditions Applied During Project Construction

15. At project sites that are adjacent to any drainage, natural or manmade, exposed soils must be stabilized or otherwise contained on site to prevent excessive sediment from entering a waterway.
16. Minimize to the maximum extent possible the amount of ground disturbance when constructing roads.
17. Ground-disturbing activities associated with road construction should be timed to occur during dry weather months to reduce the possibility of landslides or other sediment being transported to local streams during wet weather.
18. If construction extends into wet weather, the road bed will be surfaced with appropriate surfacing material to prevent erosion of the exposed roadbed.
19. If construction on steep slopes is required, construction will be timed for dry weather months to reduce the potential for landslides.

20. Adhere to the avoidance and minimization measures for dirt road construction in Condition 6 under Avoidance Measures for Transportation Projects (see first three bullets under heading).
21. All temporarily disturbed soils will be revegetated with native plants and/or grasses or sterile nonnative species suitable for the altered soil conditions upon completion of construction. Local watershed native plants will be used if available. If sterile nonnative species are used for temporary erosion control, native seed mixtures must be used in subsequent treatments to provide long-term erosion control and slow colonization by invasive nonnatives. All disturbed areas that have been compacted shall be de-compacted prior to planting or seeding.
22. All temporarily disturbed areas, such as staging areas, will be returned to pre- project or ecologically improved conditions within 1 year of completing construction or the impact will be considered permanent.
23. No plants identified by the California Invasive Plant Council as Invasive will be planted on the project site. Planting with watershed local native and/or drought-resistant plants is highly encouraged. This reduces the need for watering as well as the need for fertilizers and pesticides.
24. Outdoor lighting will be of low intensity and will utilize full cutoff fixtures to reduce light pollution of the surrounding natural areas.