

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 #3

Staff Contact: Colleen Tsuchimoto
(408) 299-5797, Colleen.Tsuchimoto@pln.sccgov.org

File: 11372-18DR-18G

Design Review and Grading Approval for a new Single-Family Residence and Secondary Dwelling

Summary: Design Review and Grading Approval for a new 9,053 square foot (sq. ft.) single-family residence, including an attached 663 sq. ft. two-car garage, 1,144 sq. ft. secondary dwelling with a 240 sq. ft. one-car attached garage, and one detached 528 sq. ft. two-car garage, and ancillary site improvements. Estimated grading quantities are 2,485 cubic yards of cut and 492 cubic yards of fill.

Owner: Gal Elmaleh and Peretz Lee

Applicant: MH Engineering

Address: 2430 Rockwood Ranch Road, Morgan Hill

APN: 776-35-009

Supervisory District: #1

Gen. Plan Designation: Hillside

Zoning: HS-d

Lot Size: 6.6 acres

Present Land Use: Vacant

HCP: in HCP Area

RECOMMENDED ACTIONS

- A. Accept a Categorical Exemption, under Section 15303 (Class3)(a) of the CEQA Guidelines, Attachment A; and
- B. Grant Design Review Approval and Grading Approval, subject to conditions outlined in Attachment B.

ATTACHMENTS INCLUDED

Attachment A – CEQA Determination
Attachment B – Preliminary Conditions of Approval
Attachment C – Proposed Plans and Vicinity Map

PROJECT DESCRIPTION

The proposed project is for Design Review and Grading Approval for a new 9,053 square foot single-family residence, with a 663 sq. ft. two-car attached garage, new 1,144 square foot secondary dwelling with a 240 sq. ft. one-car attached garage, and one 528 sq. ft. two-car detached garage. The project proposes a total of 2,485 cubic yards of cut and 492 cubic yards of fill to accommodate the construction of the new residences and other ancillary site improvements. Associated site improvements include a driveway, onsite wastewater system, and swimming pool. The local water purveyor is Rockwood Ranch Estates and would serve the property for domestic water supply as conditioned. No trees will be removed.

Setting/Location Information

The subject parcel is currently vacant and located off Rockwood Ranch Road, in unincorporated Morgan Hill. The subject property has an average slope of 37%, however the building pad area including, leach fields and driveway, is on the flat portion of the site under 30% slope. The property has oak woodlands that surround the new development.

The surrounding neighborhood is comprised of other low-density single-family residences on similar size lots. This property is part of a subdivision tract map (Tract # 8520) – Lot #9. The subdivision required design review for new homes to be built.

REASONS FOR RECOMMENDATIONS

A. Environmental Review and Determination (CEQA)

The environmental impacts of the proposed project were analyzed, resulting in a proposed Categorical Exemption (See Attachment A). The aesthetic impacts of the proposed project have been addressed through the required design review process (as was a mitigation of the subdivision) with landscaping, and other design measures (i.e. compliance with approved LRV approved colors as shown on plans). As such, the project qualified for a Class 3, Section 15303 Exemption from CEQA.

B. Project/Proposal

1. **General Plan:** Hillsides
2. **Approved Building Site:** The site is an approved building site as a result of a subdivision processed in 1980 by the County (Tract 8520, lot 9). File # 509-80S).

2. **Zoning Standards:** The Zoning Ordinance specifies the required development standards for HS-d Zoning District as summarized below, followed by a Table noting the project's conformance with Section 5.50-d" Combing District:

Setbacks (HS): 30-ft from all property lines
Height: 35-feet
Stories: 3-stories

STANDARDS & REQUIREMENTS	CODE SECTION	Meets (Y) or Does Not Meet Standard (N)
Mitigation of Visual Impacts	§ 5.50.040(A)	Y
Compatibility of Natural Environment	§ 5.50.040(B)	Y
Conformance with Design Review Guidelines	§ 5.50.040(C)	Y
Compatibility with Neighborhood and Adjacent Development	§ 5.50.040(D)	Y
Compliance with Zoning District	§ 5.50.040(E)	Y
Conformance with General Plan	§ 5.50.040(F)	Y
		Y-See Findings Below

C. Design Review Findings

All Design Review applications are subject to the scope of review as listed in §5.50.040 of the County Zoning Ordinance. 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 criteria is in **bold**, and an explanation of how the project meets the required standard is in plain text below.

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

The project has been designed to reduce visual impacts of the structures, grading and landscaping. Existing mature Oak trees adjacent to the new development will help the project blend into the natural environment. The proposed residence is a two-story design and includes natural colors and materials with a Light Reflectivity Value (LRV) of 45 or less as shown on plans. Grading is appropriate to establish the use with a majority of proposed grading being excavation to lower the elevation and overall height of the proposed residence. Most of the grading is associated with the building pads (approximately 1,172 cubic yards cut). The proposed retaining walls of

the patio are designed to be a terraced look that blends with the natural contours of the site. As shown on the plans, the retaining walls will reach a maximum height of 8 ½ ft. tall. The walls will face the interior of the project site and would not impact neighboring properties from a visual perspective. Final landscape plans shall incorporate a variety of trees, and shrubbery to screen the visibility of exterior walls.

2. Compatibility with the natural environment;

The proposed residence is located on the most suitable building pad on the site with grading that includes 2,485 cubic yards of cut and 492 cubic yards of fill. A total of 1,172 cubic yards of cut are proposed for the building pad of the residences. The remainder of grading would accommodate the construction of driveway access and would establish the swimming pool and patio area improvements. No trees are proposed to be removed. Thus, the proposed residence is designed to be compatible with the natural environment.

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

The project complies with the Design Review Guidelines and criteria. Along the tiered patio retaining walls, landscaping will be installed. Conditions require a landscape plan to be approved prior to issuance of a building permit, and installation of the approved landscaping prior to final inspection. The project has been designed to minimize potential bulk and massing impacts by providing undulating facades, variation in rooflines, and tiered patio retaining walls. Therefore, the project is in conformance with the County’s Design Review guidelines.

4. Compatibility with the neighborhood and adjacent development;

The surrounding neighborhood is comprised of homes ranging in size between 3,000 to 7,000 sq. ft. The proposed residence would be 9,053 sq. ft. in area. Although larger than the existing homes within the immediate neighborhood, the structure has been designed to minimize potential impacts of bulk of and mass as described above in the Design Review Guidelines compliance finding above. The architectural design will blend in with the surrounding neighborhood, which has an eclectic range of styles, including craftsman/bungalow, Mediterranean, and Spanish style homes. The proposed residence is a two-story design, similar to other homes found within the immediate neighborhood. Additionally, the design incorporates multiple materials along the structure facades to help break up the appearance of the structure and tiered retaining walls. As such, the project will not be obtrusive or stand out compared to the other developed parcels in the immediate vicinity and is compatible with the immediate neighborhood.

5. Compliance with applicable zoning district regulations; and

Residential use is an allowed use in HS Hillside zoning district, and the project complies with the HS zoning regulations. The proposed residence is in compliance with required setbacks (30-feet from all property lines) is proposed to reach a maximum height of 34 ft. (maximum allowable height is 35 ft.). The proposed design is also in keeping with the -d design standards, building massing standards, and exterior colors as shown on plans are less than 45 in LRV. As noted previously, the proposed retaining walls of the patio are designed to have a terraced look, blending in with the natural contours of the site and surrounding landscaping. These walls face the interior of the residence and further reduce the overall appearance of the structure as seen from the valley floor.

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

The General Plan Growth and Development Chapter for Rural Unincorporated Areas contains specific policies under Strategy #3, to *Ensure Environmentally Safe and Aesthetic Hillside Development*. To address policies intended to minimize or avoid unnecessary grading and for development of lots which propose hilltop or ridgeline development, the applicant has located the structures off the ridgeline towards the flat portion of the lot with adjacent oak woodland surrounding the improvements. Design Review is required in this case since it is located in a -d zone as part of the subdivision conditions of Rockwood Ranch Estates. The proposed building site blends in with the natural environment as there is extensive existing oak trees canopy to limit visibility to neighboring lots. To address the potential visual impacts of the building location, natural colors and materials with an LRV below 45 are shown on plans and new landscaping will be included along the terraced retaining walls to blend into the existing environment. As conditioned, the project would be in conformance with the General Plan.

D. Grading Findings:

Pursuant to Section C12-433, 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 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 estimated grading quantities for the project include a total 2,485 cubic yards of cut and 492 cubic yards of fill. The proposed grading would establish the access and building pad for residences with attached garages, detached garage, and swimming pool. The proposed grading is mostly related to cut under the building pad of the homes. Consequently, the amount, design, location and the nature of proposed grading is necessary and appropriate to establish single-family residential uses, which are permissible uses in the HS zoning district.

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.

No excessive grading will be conducted. All export will be deposited at an approved site. No unnecessary fills will occur. Standard conditions of approval and requirements of final grading plans will ensure that grading around the building pad will not result in slope instability or erosion. No watercourses are located on the subject site.

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

The proposed grading has been designed to contour and blend with the natural topography to the maximum extent possible, with the residence stepping up the hill. The proposed building pad is the most suitable building pad location on the flattest portion of the lot. The majority of the proposed grading includes cut beneath the building pad, which is typically preferred as opposed to fill beneath a building pad so as to minimize visual impacts and increase scale. The grading will not impose any significant impacts to the natural landscape, biological, or aquatic resources. There are no creeks or other watercourses, or sensitive habitat. Furthermore, maximum cuts for the proposed grading will not exceed 5 feet in height.

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.

The majority of the proposed grading is related to to serve the new residences. The grading is designed to follow the natural contours to the maximum extent possible. Other alternative locations on the site would likely require excessive grading, as the hillside slope get more steep on other portions of the lot.

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.

The proposed grading is designed to conform with natural terrain and existing topography and will not create any significant visual scar. Oak trees immediately surround the footprint of the homes and will screen visibility of graded areas proposed to be developed. Access to the site is via the existing road (Rockwood Ranch Road).

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

The proposed grading is in conformance with specific findings and policies identified in the County General Plan. The proposed grading is designed to follow the natural terrain, to minimize grading and to reduce visual impacts from hillside development in keeping with General Plan policies R-GD 20- 27, which require that grading be the minimum necessary for the use, with no significant visual scar or impact the environment.

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

The proposed grading is in conformance with the adopted "*Guidelines for Grading and Hillside Development*," in particular, the specific guidelines for siting, road design, building form and design. The driveway is designed in keeping with Guidelines 5, 7, 8 and 9 that require the proposed driveway design is curved to follow the existing contours, while meeting the minimum emergency access standards. The retaining walls are also designed to be up to 5 feet in height and to follow the existing hillside by terracing up the contours to minimize visual impacts to the neighboring parcels.

The proposed grading is in conformance with specific findings and policies identified in the County General Plan. The proposed grading is designed to follow the natural terrain, to minimize grading, and to reduce visual impacts caused by hillside development and in keeping with General Plan Policy R-GD 22- 36, as discussed above.

BACKGROUND

The current property owner submitted the Grading Approval and Design Review applications on August 15, 2018. The initial incomplete letter was issued on September 11, 2018, outlining numerous issues with proposed septic system, drainage, habitat conservation plan concerns and other project clarifications.

The applicant resubmitted on several occasions, with the final resubmittal submitted on December 19, 2018. The project was subsequently deemed complete for processing on January 14, 2019.

A public notice was mailed to all property owners within a 300 radius on January 28, 2019 and was also published in the Post Records on January 28, 2019.

STAFF REPORT REVIEW

Prepared by: Colleen Tsuchimoto, Senior Planner 

Reviewed by: Leza Mikhail, Principal Planner/Zoning Administrator 

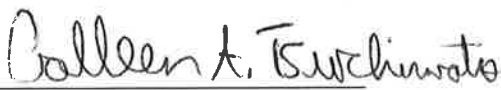
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Statement of Exemption from the California Environmental Quality Act (CEQA)

File Number	APN(s)	Date
11372-18DR-18G	776-35-009	1/31/19
Project Name	Project Type	
Elmaleh/Lee Residence	residential	
Owner	Applicant	
Gal Elmaleh and Peretz Lee	MH Engineering	
Project Location		
2430 Rockwood Ranch Road, Morgan Hill at APN 776-35-009		
Project Description		
Grading of approximately 2,485 cubic yards of cut and 492 cubic yards of fill for proposed new residence with attached garage, secondary dwelling with attached garage, detached garage, septic system, and access driveway.		
All development permits processed by the County Planning Office which require discretionary approval must be evaluated for compliance with the California Environmental Quality Act (CEQA) of 1970 (as amended). Certain projects which meet criteria listed under CEQA may be deemed exempt from environmental review. The project described above has been evaluated by County Planning Staff under the provisions of CEQA and has been deemed to be exempt from any further environmental review per the provision(s) listed below.		
CEQA (Guidelines) Exemption Section:		
15303 (a), "New Construction or Conversion of Small Structures"		
Comments:		
Qualifies for exemption. Project includes minimal grading with no significant environmental impacts to construct a new residence with attached garage, secondary dwelling with attached garage, detached garage, septic system, and access driveway.		
Prepared by: Colleen A. Tsuchimoto, Senior Planner		
 Signature		<u>1/31/19</u> Date

ATTACHMENT B
PRELIMINARY DESIGN REVIEW AND
GRADING APPROVAL CONDITIONS OF APPROVAL

Date: February 7, 2019

Owner/Applicant: Gal Elmaleh & Peretz Lee / MH Engineering

Location: 2430 Rockwood Ranch Road, CA (APN: 776-35-009)

File Number: 11372-18DR-18G

CEQA: Use of a Prior CEQA Document – Section 15162

Project Description: Design Review and Grading for a 9,053 square foot single-family residence with an 663 sq. ft. attached garage, 1,144 sq. ft. secondary dwelling with 240 sq. ft. attached garage, and one 528 sq. ft. detached garage. Associated site improvements including a driveway, septic system, and swimming pool. Associated grading consists of 2,485 cubic yards of cut and 492 cubic yards of fill (2,977 cubic yards total). NOTE: 1,145 cubic yards of of cut are associated with building pads for the residence and garage. Approval is based on plans submitted on December 19, 2018.

If you have any question regarding the following preliminary conditions of approval, call the person whose name is listed below as the contact for that agency. She/he represents a specialty and can provide details about the conditions of approval.

Agency	Name	Phone	E-mail
Planning	Colleen Tsuchimoto	(408) 299- 5797	colleen.tsuchimoto@pln.sccgov.org
Environmental Health	Darrin Lee	(408) 299 – 5748	darrin.lee@cep.sccgov.org
Fire Marshal	Alex Goff	(408) 299 – 5763	alex.goff@sccfd.org
Land Development Engineering	Darrell Wong	(408) 299-5735	darrell.wong@pln.sccgov.org
Geology	Jim Baker	(408) 299-5774	jim.baker@pln.sccgov.org
Building Inspection		(408) 299-5700	

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.sccbldg.org

Planning

2. Development must take place in accordance with the approved plans, submitted on December 19, 2018 and the conditions of approval. Any changes to the proposed project may result in additional environmental review, pursuant to the California Environmental Quality Act, and additional Planning review
 3. Existing zoning is HS-d (Hillsides with a combined Design Review. Maintain the following minimum dwelling setbacks:
Front: 30 ft. Sides: 30 ft. Rear: 30 ft.
 4. The maximum height of dwellings is 35 ft. and shall not exceed three (3) stories.
-
5. Any increase in grading quantities, or modification to the grading or design, is subject to further review.
 6. Two off-street parking spaces are required, one of which must be covered.
 7. Accessory structures are limited to two (2) plumbing fixtures, per Zoning Ordinance Chapter 4.20.020(I) (1). A Special Permit is required for detached structures with more than two plumbing fixtures.
 8. Water tanks required to be at least 30 feet from the front yard setback for the HS zoning district per Zoning Ordinance Section 4.20.020(O)(a). Water tanks 12 ft. or less in height shall have a minimum setback of 3 feet from the side and rear property lines.
 9. Maximum height of water tanks are not more than 35 feet, including tower mounted tanks.
 10. Swimming pool is required to be at least 5 feet from all property lines per Zoning Ordinance Section 4.20.020(J).

Land Development Engineering

Drainage

11. 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

12. 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 submitted to the Land Development Engineering Section for review. Off-site work should be coordinated with any other undergrounding to serve other properties in the immediate area.

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.

Fire Marshal's Office

14. Fire protection water shall be made available to the fire department.
15. 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 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.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO FINAL GRADING PERMIT ISSUANCE

Planning

16. **Prior to issuance of any permits**, the applicant shall pay all reasonable costs associated with the work by the Department of Planning and Development.
17. **Prior to the issuance of a grading permit**, submit tree protection plan. Fencing shall be installed around all trees not slated for removal that are adjacent to construction areas, and shall be maintained during the duration of construction.

Land Development Engineering (LDE)

18. **Prior to beginning of any construction activities**, obtain a Grading Permit from Land Development Engineering (LDE).
19. **Prior to LDE clearance of the building permit**, issuance of the grading permit is required (building and grading permits can be applied for concurrently). The process for obtaining a Grading 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 Permit.

The application for the encroachment permit (Roads & Airports permit) will be submitted to LDE with the grading permit. For your convenience the grading and encroachment permits are processed concurrently under one set of improvement (grading) plans.

Please contact LDE at (408 299-5734) 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.

Improvement Plans

21. 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 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. The final design shall be in conformance with all currently adopted standards and ordinances. The following standards are available on-line:

- 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.

Monuments and Access

22. 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.

Easements

23. All applicable easements affecting the parcel(s) with benefactors and recording information shall be shown on the improvement plans.

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Drainage

24. **Prior to grading permit issuance**, 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.

Storm Water Treatment – Pajaro River/Monterey Bay Watershed

25. Fill out and submit the forms in the Low Impact Development and Post Construction Stormwater Requirements (PCR Applicant's Packet). Include at least one of the following site design measures 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.

Soils and Geology

26. Submit one copy of the signed and stamped geotechnical report for the project.
27. 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 plans.
28. The proposed project appears to meet the grading and drainage exemption requirements as outlined by 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 2000 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 Drainage Permit is 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 an 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.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO BUILDING PERMIT ISSUANCE

Planning

29. **Prior to issuance of any permits**, the applicant shall pay all reasonable costs associated with the work by the Department of Planning and Development.

30. **Prior to the issuance of a building permit** submit a landscape documentation package for review and approval (Landscaping Permit). New landscaping is required to surround the tiered retaining walls. Show location of the existing forestry trees which screen the residence. The submittal shall include a landscaping plan, irrigation plan, and water budget calculations stamped and signed by a licensed landscape architect. The requirements of Division B33 of the County Ordinance Code (Sustainable Landscape Ordinance) shall apply. Calculate square footage of new landscaped area and if it equals or exceeds 500 sq. ft. – obtain landscaping permit. The landscape ordinance and supporting information can be found on the following web page:

<https://www.sccgov.org/sites/dpd/PlansOrdinances/Landscape/Pages/welo-apply.aspx>

31. **Prior to issuance of a building permit**, submit color samples for the house facade, trim and roof indicating the Light Reflectivity Value is less than or equal to 45, pursuant to Zoning Ordinance Section 3.20.040B consistent with approved plans.
32. **Prior to issuance of a building permit**, submit exterior lighting plan if applicable. All lighting on the site shall be designed, controlled and maintained such that no light source is visible from off the property.
33. **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 County Office of Clerk-Recorder to ensure that successor property owners are aware that certain conditions of approval shall have enduring obligation. Evidence of such recordation shall be provided **prior to building permit issuance**.

Environmental Health

34. **Prior to issuance of a building permit**, a septic system conforming to prevailing Onsite Wastewater Treatment System (OWTS) Ordinance shall be designed based upon percolation test rates, test depths and the dispersal field shall be located within the percolation and soil profile testing areas, as specified by the OWTS Ordinance. Note: Percolation depth may dictate the type of OWTS design permitted for use. Changes to the proposed scope of work or OWTS design may require additional soil testing onsite. Percolation Test Results = 20 minutes per inch.
Percolation Depth = 12 inches to 24 inches for a drip dispersal filed in slopes > 40%
35. 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 with County of Santa Clara Onsite Manual. The original plans must be submitted to 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.

- a. Call the Department of Environmental Health (DEH) at 408-918-3468 (Darius Haghighi) for septic system clearance. This is a separate submittal to DEH and additional fees may apply. Two wet-stamped plans signed by DEH (3 if a septic permit is required) are needed at Planning to issue the building permit (DEH will keep one copy for the permit file). After obtaining septic clearance, return/upload approved plans to 70 W. Hedding, Permit Center for sign-off.
 - b. Submit a complete set of floor plans to the Department of Environmental Health for review.
36. **Prior to issuance of a building permit**, provide a water will serve letter from the local water purveyor, Rockwood Ranch Estates.

Fire Marshal's Office

37. 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.
38. Fire-Flow. The minimum fire flow for structures shall be as follows from a standard fire hydrant located no more than 250 ft. from the driveway.
 - a. Structures up to 3,600 sq. ft.: 1,000 gpm at 20 psi for 30 minute duration.
 - b. Structures 3601 – 10,000 sq. ft.: 1,500 gpm at 20 psi for 30 minute duration
 - c. Structures 10,001 – 15,000 sq. ft.: 1,500 gpm at 20 psi for 60 minute durationNote: The fire-flow may be adjusted depending upon the final size of the structures shown on the building permit set of drawings.
39. At the time of building permit submittal provide written verification from water company that the above condition can be satisfied.
40. If fire protection water cannot be supplied from a recognized water purveyor, fire protection water supply shall be provided by on-site aboveground storage tank(s) and wharf hydrant.
41. Access Roads (roads serving more than one lot) for fire department access shall comply with the following:
 - a. Width: Clear drivable width of 18 ft. plus a 3 ft. shoulder on each side.
 - b. Vertical Clearance: Minimum vertical clearance of 15 ft. shall be maintained to building site (trim or remove tree limbs, electrical wires, structures, and similar improvements.
 - c. Curve Radius: Inside turn radius for curves shall be a minimum of 50 ft.
 - d. Grade: Maximum grade shall not exceed 16%. The Fire Marshal may permit grades up to a maximum of 20% if no other method is practicable and if

consistent with good engineering practices, provided an approved automatic fire sprinkler system is installed throughout the affected dwelling, included attached garage. In no case shall the portion exceeding 16% gradient be longer than 300 feet in length, unless there is at least 100 feet at 15% or less gradient between each 300 foot section. Grades exceeding 15% shall be paved in compliance with County Standards.

- e. Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000 pound gross vehicle weight.
- f. Dead End Roads: Turnarounds shall be provided for dead end access roads in excess of 150 ft. in length. Acceptable turnaround shall be 40 ft. by 48 ft. pad, hammer head, or bulb of 32 ft. radius complying with County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.
- g. Gates & Traffic Calming Devices: Any obstruction to emergency access such as gates, speed bumps/humps/ traffic circles, etc. shall require prior approval from the County.

42. Driveways (roads serving only one lot) shall comply with the following when the distance between the centerline of the access road any portion of the structure exceeds 150 ft. (measured along the path of travel).

- a. Width: Clear width of driveable surface of 12 ft.
- b. Vertical Clearance: Minimum vertical clearance of 13 ft. 6 in. shall be maintained between the access road and the building site (trim or remove, tree limbs, electrical wires, structures, and similar improvements).
- c. Curve Radius: Inside turn radius for curves shall be a minimum of 50 ft.
- d. Maximum grade shall not exceed 16%. The Fire Marshal may permit grades up to a maximum of 20% if no other method is practicable and if consistent with good engineering practices, provided an approved automatic fire sprinkler system installed throughout the affected dwelling, including attached garage. In no case shall the portion exceeding 16% gradient be longer than 300 feet in length, unless there is at least 100 feet at 15% or less gradient between each 300 foot section. Grades exceeding 15% shall be paved in compliance with County Standard SD5.
- e. Surface: All driving surfaces shall be all -weather and capable of sustaining 75,000 pound gross vehicle weight.
- f. Turnouts: Passing turnouts in compliance with SD-16 shall be provided at every 400 ft. and wherever hydrants are placed adjacent to a driveway.
- g. Turnarounds: Turnaround shall be provided for driveways in excess of 150 ft. as measured along the path of travel from the centerline of the access road to the structure. Acceptable turnarounds shall be 40 ft. by 48 ft. pad, hammerhead, or bulb of 40 ft. radius complying with County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.

Design Review and Grading Approval
File #11372-18DR-18G
February 7, 2019

- h. 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.
43. 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 ½ inch spark arrester for the chimney.
 - c. Remove significant combustible vegetation within 30 ft. 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

44. **Prior to building permit issuance**, submit a Plan Review Letter that confirms the deflection wall or berm design and planned location are in compliance with the geology report recommendations.

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

Planning

45. **Prior to final inspection**, contact Colleen Tsuchimoto, at least a week in advance to schedule a site visit to verify the approved exterior colors, and landscaping have been installed as approved.

Land Development Engineering

46. Construct all the improvements. Construction staking is required and shall be the responsibility of the developer.
47. 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.

Fire Marshal's Office

48. Water protection tanks and wharf hydrant to be installed before combustible materials are brought on-site.
49. Fire Department access to be installed before combustible materials are brought on site.
50. Fire Sprinkler System: An approved residential fire sprinkler system complying with CFMO-SP6 shall be installed throughout the structure.

Environmental Health

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

Geology

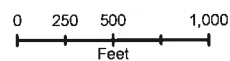
52. Prior to Grading completion, submit a geotechnical engineer's Construction Observation Letter that verifies the work was completed in accordance with the approved plans.



Vicinity Map

File No. 11372-18DR-18G

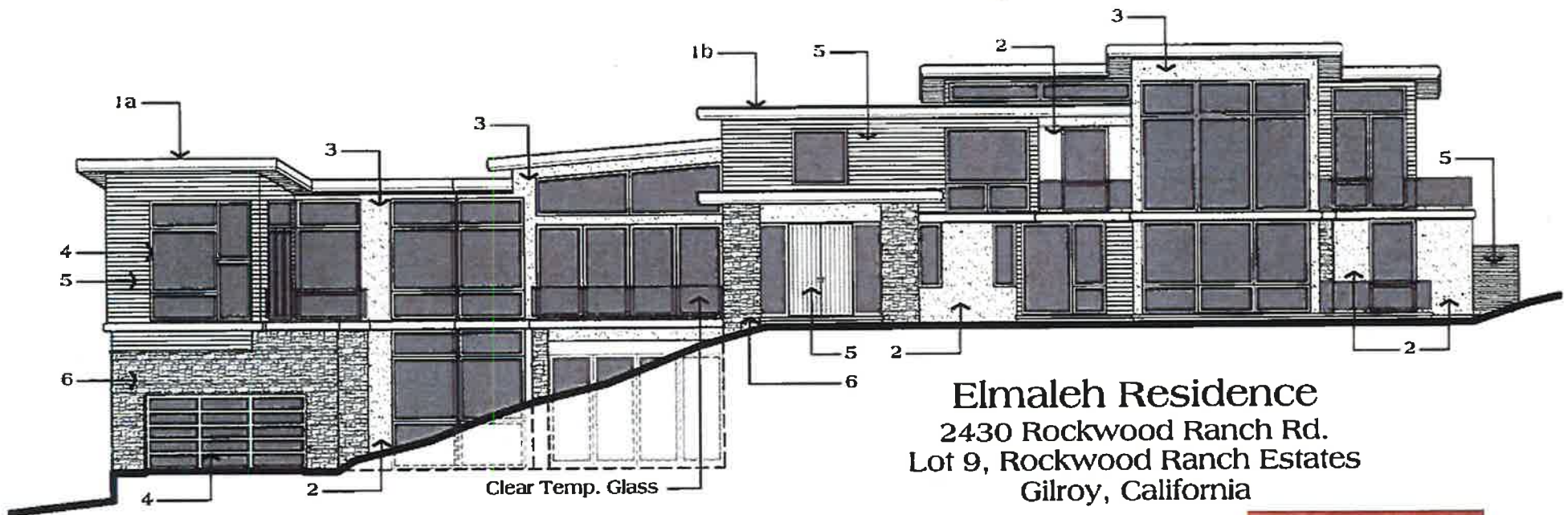
APN 776-35-009



This map created by the Santa Clara County Planning Office. The GIS data was compiled from various sources. While intended to be reliable, the Planning Office assumes no liability for errors or omissions. 10/23/2019 9:59:00 AM Y:\SW\Reports\11372\11372_vicinity.mxd

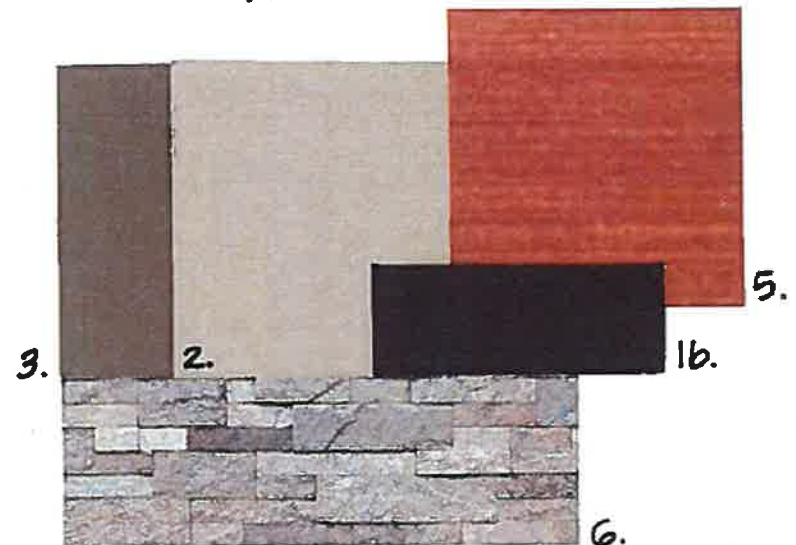


Attachment C: Vicinity Map

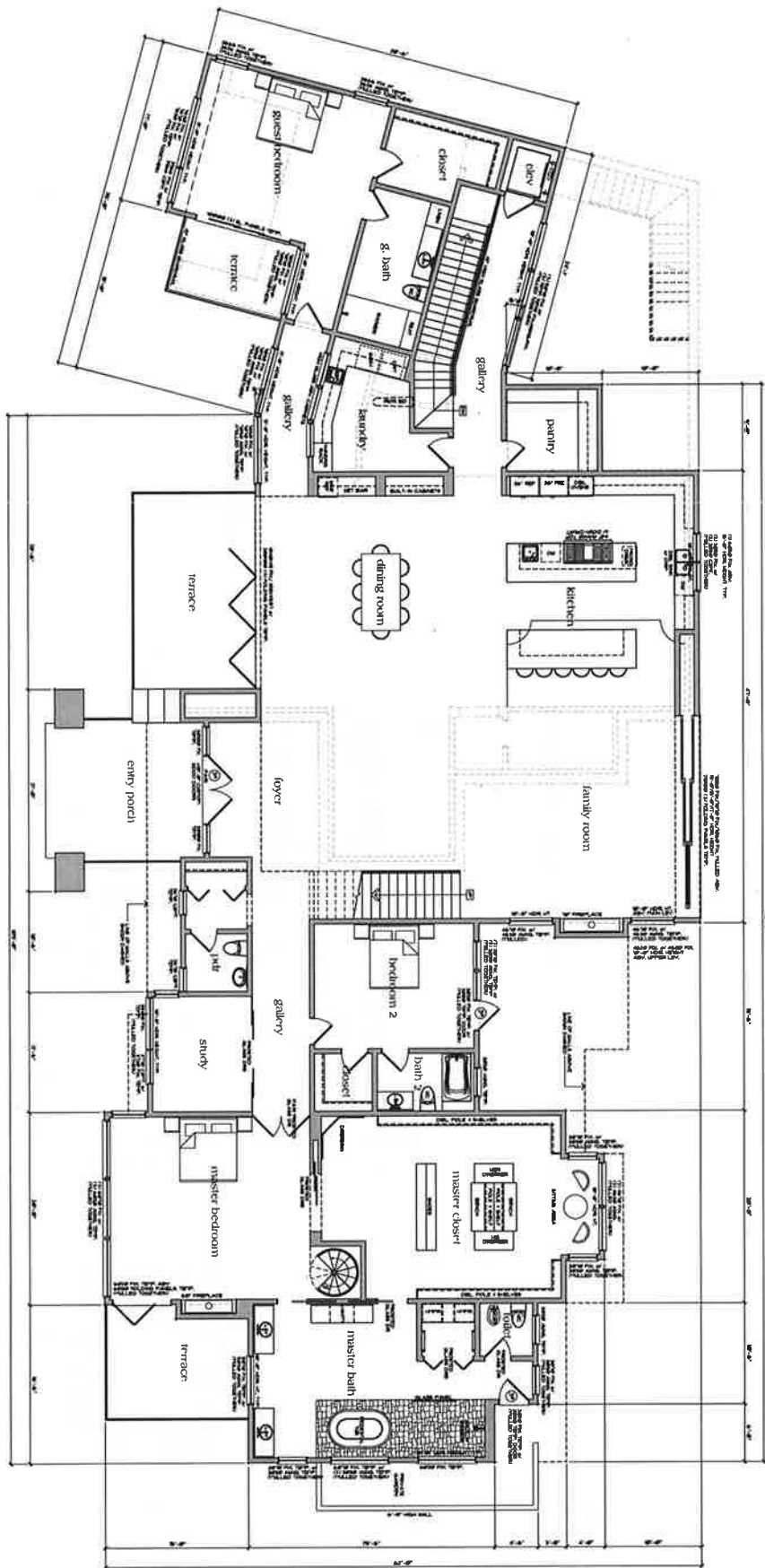


Elmaleh Residence
 2430 Rockwood Ranch Rd.
 Lot 9, Rockwood Ranch Estates
 Gilroy, California

- 1 ROOFING MATERIAL:
 - 1a Metal Roofing:
 Standing Seam Metal Roofing & Fascia Boards
 'Balsamic Reduction' KM4904-5, roof to match
 - 1b Waterproof surface coating:
 by 'GacoDeck' or eq.
 'Pewter 02'
- 2 BASE COLOR STUCCO:
 Kelly-Moore Paints
 'Big Band' KM#5828-2, LRV 42
- 3 Accent Wall Color:
 Kelly-Moore Paints
 'Topiary' KM#3926-3, LRV 19
- 4 WINDOW & DOOR FRAME:
 Anodized aluminum frames
 w/insulated glass panels
 'Balsamic Reduction' KM4904-5, frames to match
- 5 HORIZ. SIDING & ENTRY DOORS:
 Cabot Stains or eq.
 Intermix stain 1400/1434
- 6 STONE VENEER:
 El Dorado Stone
 'Cannonade'



DZ Design Associates, Inc.
 18640 Sutter Blvd., Suite 500
 Morgan Hill, California 95037
 Phone: (408) 778-7005 Fax: (408) 778-7004
 email: dzdesign@garlic.com



Main Level Floor Plan

7060 sq. ft. Main Level
1472 sq. ft. Upper Level
1472 sq. ft. Lower Level
9023 sq. ft. Total Living Area
683 sq. ft. Garage

PROPERTY IS TO MAINTAIN 100 FT. OF DEFENSIBLE SPACE 4 FEET BUILDING CODE COMPLIANCE PER ALL REQUIREMENTS. Δ



A2.1

DATE	02/18/19
DESIGNER	ADRIAN A. JONES
PROJECT MANAGER	ADRIAN A. JONES
PROJECT ASSISTANT	ADRIAN A. JONES
DATE	02/18/19
BY	ADRIAN A. JONES

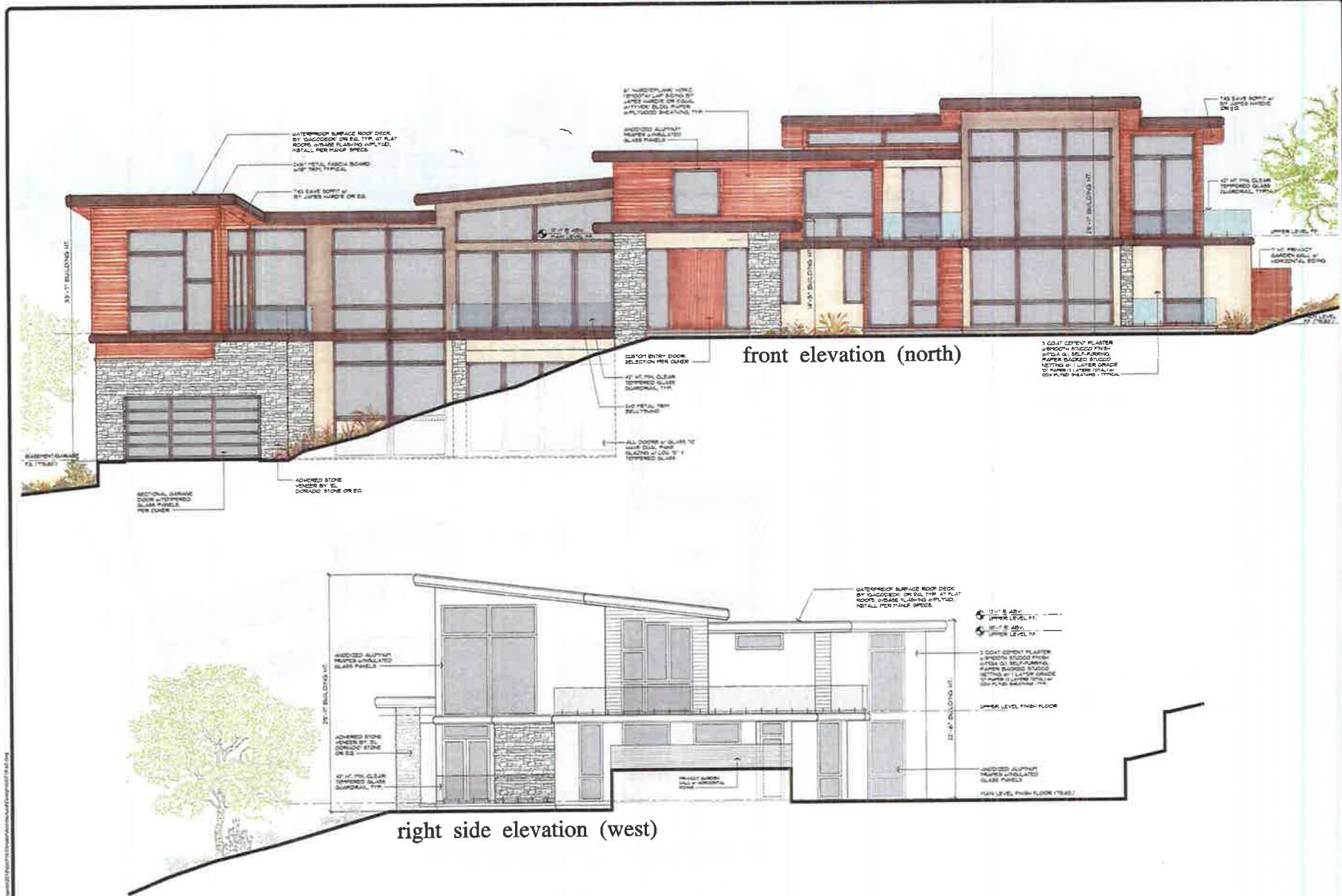
PROJECT TITLE	Main Level Floor Plan
JOB TITLE	Elmaleh Residence
JOB ADDRESS	Lot 9, Rockwood Ranch Estates 2430 Rockwood Ranch Road Morgan Hill, California

Design Associates, Inc.
A California Corporation
18640 Sutter Blvd., Suite 500
Morgan Hill, California 95037
Phone: (408) 778-7000 Fax: (408) 778-7000
www.designassociatesinc.com

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NO. / DATE / REVISION
1 / 02/18/19 / 01

0.15 ± 0.01 

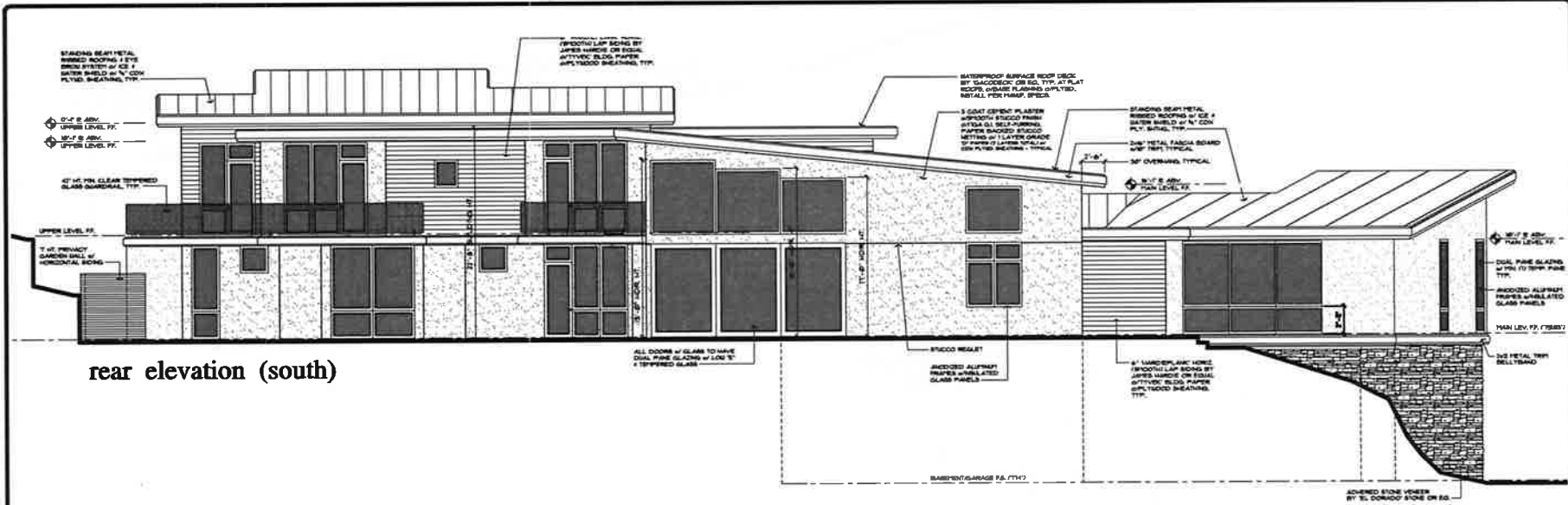


NO. / DATE / REVISION	

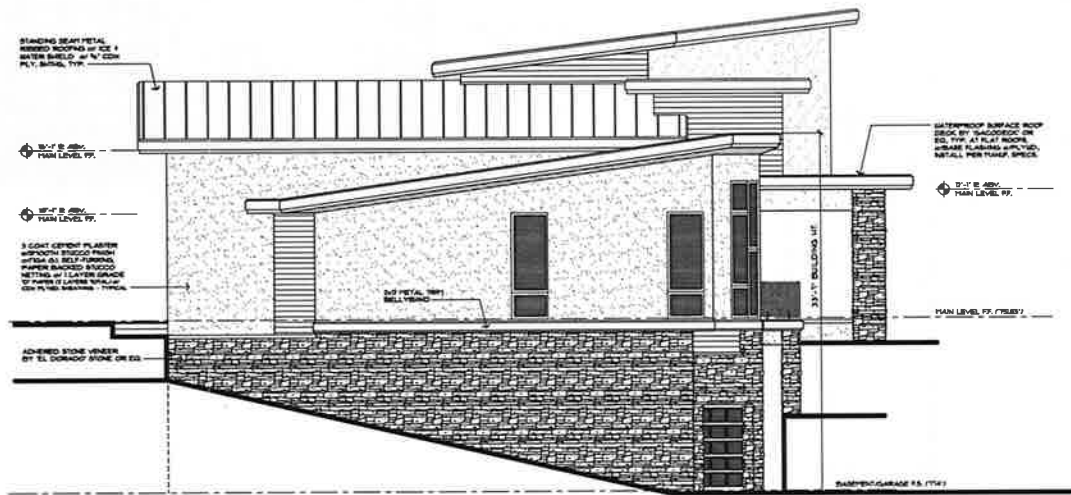
Design Associates, Inc.
A California Corporation
18440 Sutter Blvd., Suite 500
Morgan Hill, California 95037
Phone: (408) 735-5500 Fax: (408) 735-5501
www.designassociatesinc.com

Exterior Elevations
Elmhurst Residence
Lot 9, Rockwood Ranch Estates
2430 Rockwood Ranch Road
Morgan Hill, California

DATE	JULY 30, 2018
SCALE	3/16" = 1'-0"
PROJECT DRAWN BY	SCOTT ZAZULKA
DRAWN BY	SCOTT
JOB NO.	22018
SHEET	A3.1



rear elevation (south)



left side elevation (east)

NO. / DATE / REVISION

DESIGNER: SCOTT S. SELLER, AIA
 PROJECT: ELIMALEH RESIDENCE
 LOCATION: 2430 ROCKWOOD TERRACE ROAD, MORGAN HILL, CA 95037
 DATE: 3/16/11
 SCALE: 1/8\"/>

by Design Associates, Inc.
 A California Corporation
 1860 S. Bascom Ave., Suite 300
 Mountain View, California 94039
 Tel: 650.961.1111 Fax: 650.961.1112
 www.designassociates.com

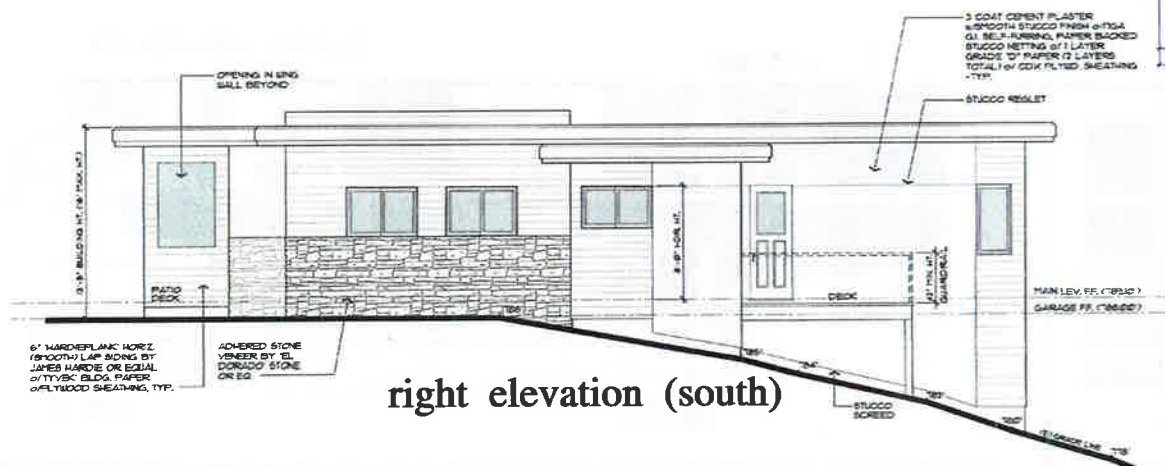
Exterior Elevations
 Elimaleh Residence
 Lot 9, Rockwood Ranch Estates
 2430 Rockwood Terrace Road
 Morgan Hill, California

DATE: AUGUST 9, 2018
 SCALE: 3/16\"/>

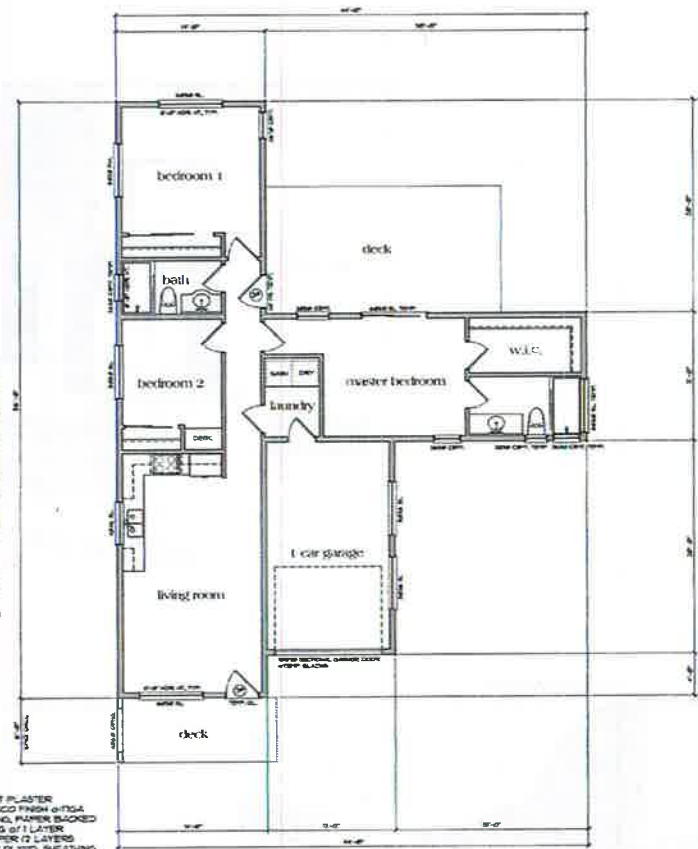
A3.2



front elevation (west)



right elevation (south)



Accessory Dwelling Unit

1144 sq. ft. Living
240 sq. ft. Garage

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

NO. / DATE / REVISION
1 / 1 / 2018 / Planning

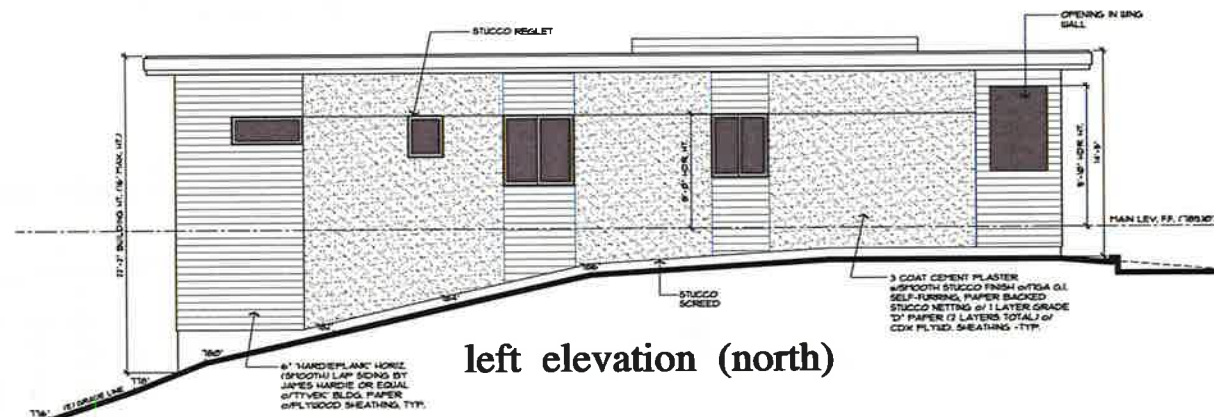
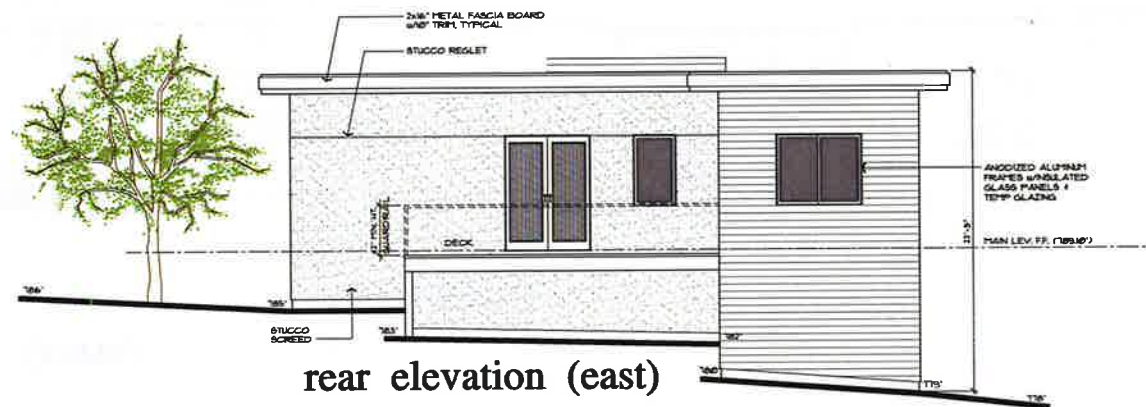
THIS SET OF PLANS AND SPECIFICATIONS WAS PREPARED BY THE ARCHITECT FOR THE CLIENT'S USE. IT IS THE CLIENT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS, WHETHER OR NOT SUCH DAMAGE OR INJURY IS CAUSED BY THE NEGLIGENCE OF THE ARCHITECT.

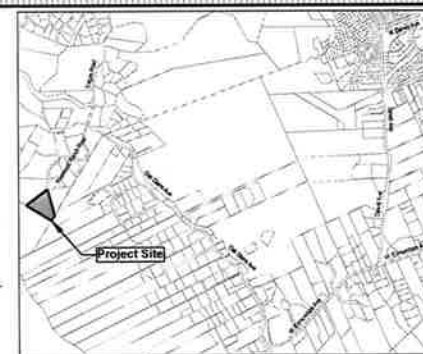
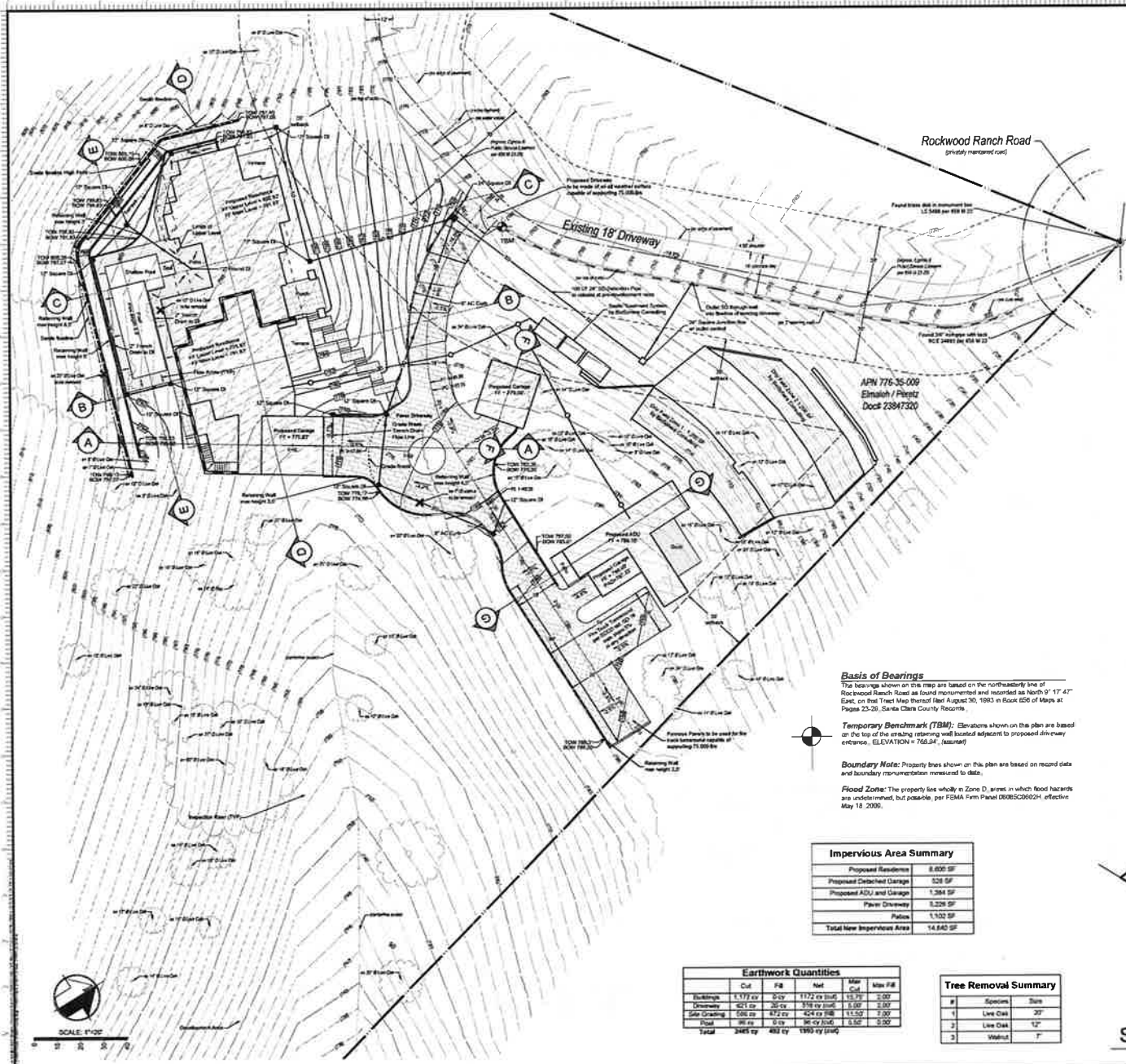
Design Associates, Inc.
18041 S. Main Blvd., Suite 500
Morgan Hill, California 95037
Phone: (408) 778-1000 Fax: (408) 778-1001
www.designassociatesinc.com

Accessory Dwelling Unit
Elmhurst Residence
Lot 9, Rockwood Ranch Estates
2440 Rockwood Ranch Road
Morgan Hill, California

DATE: AUGUST 9, 2018
BY: A6 NOTED
PROJECT MANAGER: SCOTT ZASSETA
OWNER: MEZ/DS
ARCHITECT: CUYOTIS
SHEET

A4.1





Vicinity Map

Applicant/Owner:
 Call Emlah and Lee Penz
 100 Market Street Apt. 1901
 San Jose, CA 95113
 910 386 2507
 gopal@mhengineering.com

Engineer:
 William J. McClintock, RCE 24893
 MH Engineering
 18075 Vineyard Blvd.
 Morgan Hill, CA 95037
 408 779 7351
 billm@mhengineering.com

Project Information:
 APN 776-35-009
 Present Use: Vacant
 Proposed Use: Hillside
 Proposed Zoning: MS-d
 Proposed Zoning: Private On-Site System
 Sanitary Sewer: PG&E
 Gas and Electric: Rockwood Estates
 Water: Mutual Water Co.
 Telephone: As Shown
 Existing Improvements: 6.63 ac
 Area:

Basis of Bearings
 The bearings shown on this map are based on the north-south line of Rockwood Ranch Road as found monumented and recorded as North 9° 17' 47" East, on that Tract Map thereof filed August 30, 1983 in Book 656 of Maps at Pages 23-26, Santa Clara County Records.

Temporary Benchmark (TBM): Elevations shown on the plan are based on the top of the existing retaining wall located adjacent to proposed driveway entrance, ELEVATION = 768.84, (assumed)

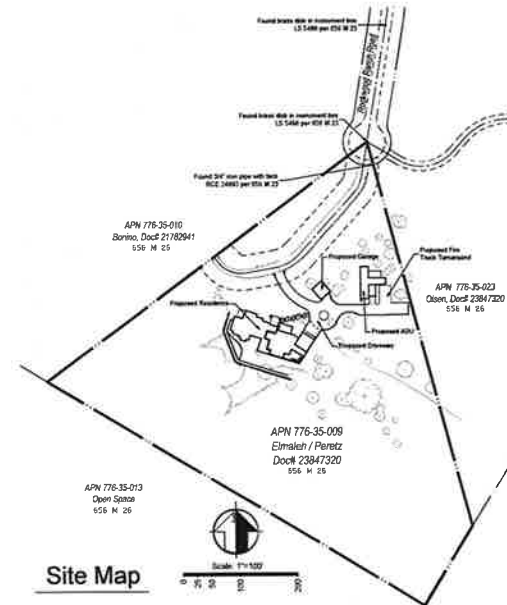
Boundary Note: Property lines shown on this plan are based on record data and boundary monumentation measured to date.

Flood Zone: The property lies wholly in Zone D, areas in which flood hazards are undetermined, but possible, per FEMA Form Panel 08080C00024, effective May 18, 2000.

Impervious Area Summary	
Proposed Residences	8,800 SF
Proposed Detached Garage	528 SF
Proposed ADU and Garage	1,384 SF
Other Structures	3,236 SF
Pavement	1,102 SF
Total New Impervious Area	14,840 SF

Earthwork Quantities				
	Cut	Fill	Net	Max F.R.
Buildings	1,177 cu yd	272 cu yd	1172 cu yd	1.00
Driveways	421 cu yd	26 cu yd	378 cu yd	1.00
Site Grading	588 cu yd	172 cu yd	424 cu yd	1.15
Total	2186 cu yd	469 cu yd	1993 cu yd	1.00

Tree Removal Summary		
#	Species	Diameter
1	Live Oak	20"
2	Live Oak	12"
3	Walnut	7"



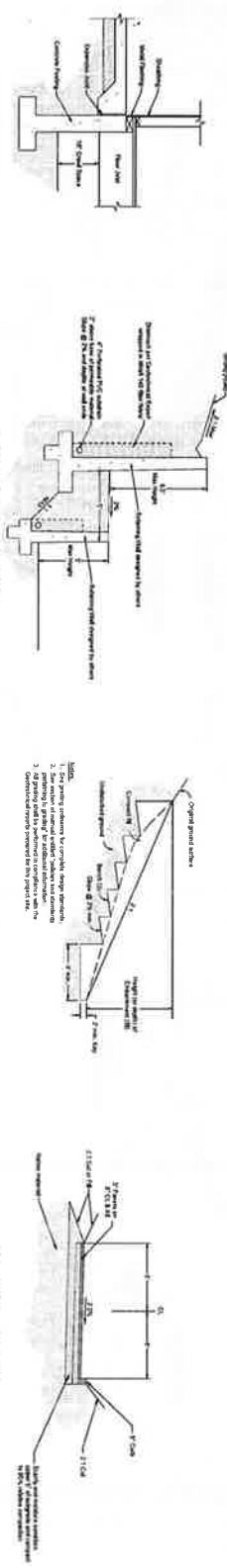
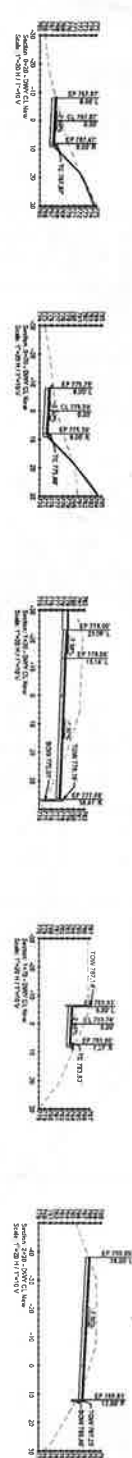
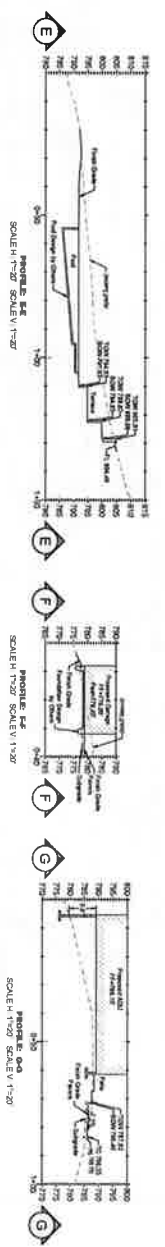
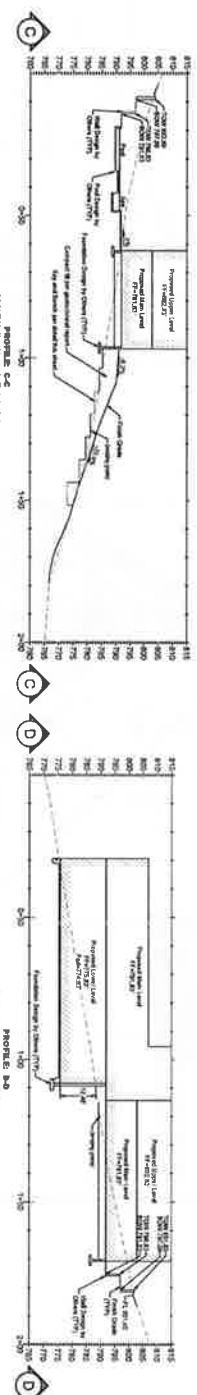
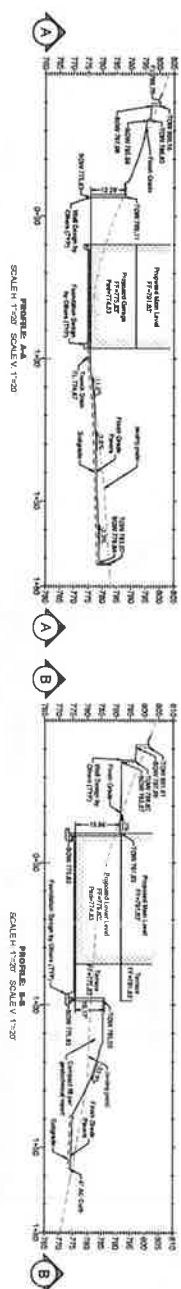
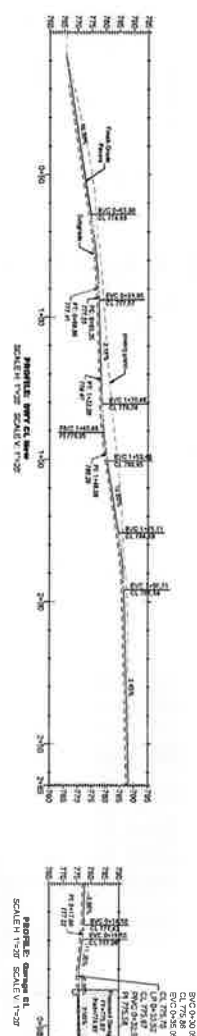
Site Map



MH engineering Co.
 18075 Vineyard Blvd.
 Morgan Hill, CA 95037
 408 779 7351
 billm@mhengineering.com

Preliminary Grading Plan
 Rockwood Ranch Rd - APN 776-35-009

DATE: 10/20/2017
 SCALE: AS SHOWN
 DRAWN BY: JF
 CHECKED BY: JF
 PROJECT NO.: 218003
 SHEET: 1
 OF: 2



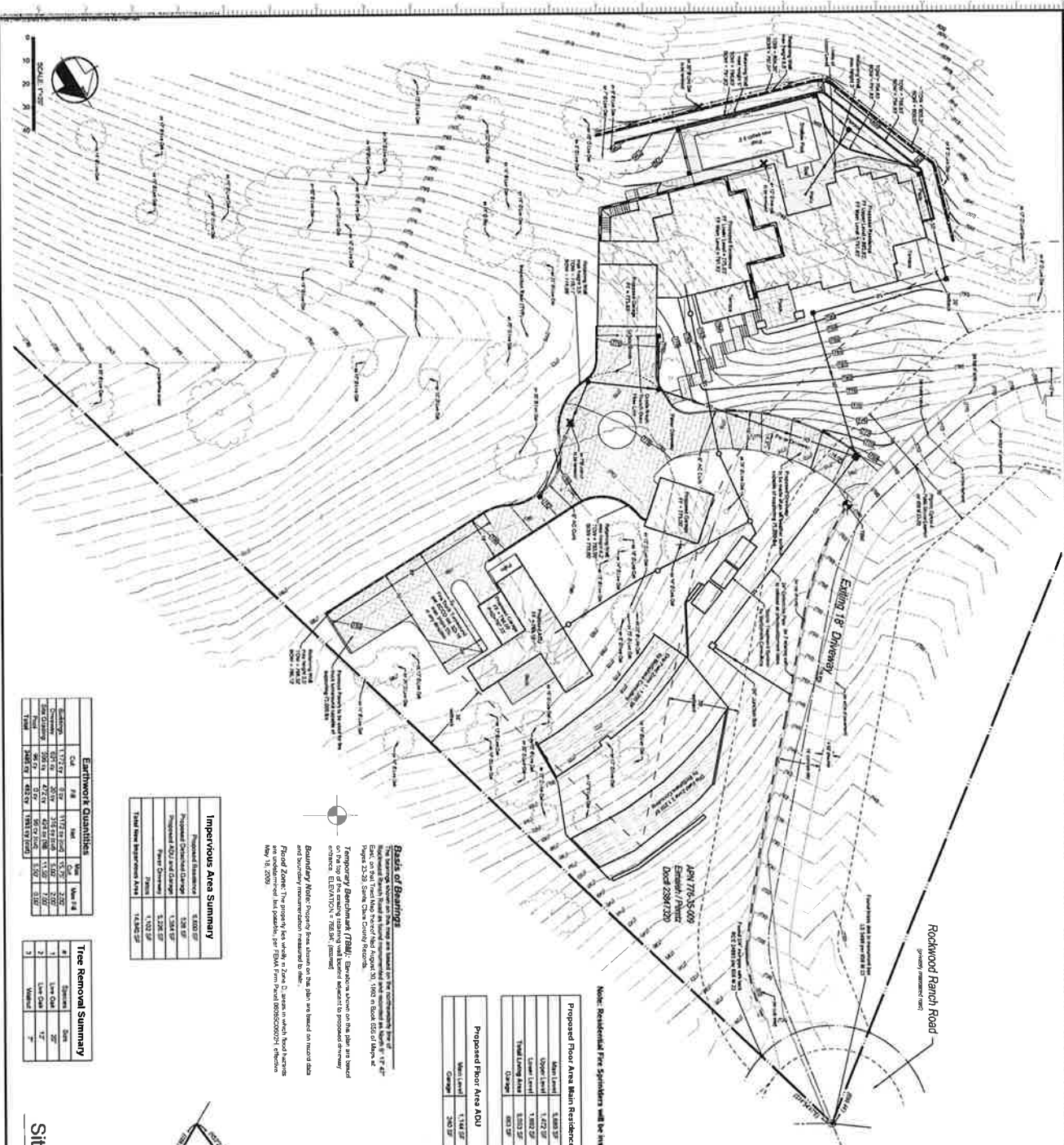
Slab & Footing Detail
N.T.S.

Stepped Retaining Wall Detail
N.T.S.

Key and Bench Detail
N.T.S.

Typical Driveway Section
N.T.S.





Earthwork Quantities

Item	Unit	Quantity
Excavate	cu yd	1,174.00
Import	cu yd	1,174.00
Gravel	cu yd	1,174.00
Asphalt	cu yd	1,174.00
Concrete	cu yd	1,174.00
Reinforcing Steel	lbs	1,174.00
Formwork	sq ft	1,174.00
Other		
Total		11,740.00

Tree Removal Summary

Item	Unit	Quantity
Remove	tree	1
Stump Pull	tree	1
Stump Grind	tree	1
Other		
Total		3

Impervious Area Summary

Item	Unit	Quantity
Roof	sq ft	1,174.00
Driveway	sq ft	1,174.00
Other		
Total		2,348.00

Basis of Bearings
 All bearings are based on the true north line of the project. The bearings are given in degrees, minutes, and seconds. The bearings are given in the following format: N 12° 34' 56" E 123.45 ft. The bearings are given in the following format: N 12° 34' 56" E 123.45 ft.

Proposed Plot Area ADU

Item	Unit	Quantity
Area	sq ft	1,174.00
Volume	cu yd	1,174.00
Other		
Total		2,348.00

Proposed Residential Fire Sprinklers

Item	Unit	Quantity
Area	sq ft	1,174.00
Volume	cu yd	1,174.00
Other		
Total		2,348.00

Note: Residential Fire Sprinklers will be installed.

Vicinity Map

