File: 11400-18B-18G-18DR

Building Site Approval, Grading Approval, and Design Review for a New Single-Family Residence.

Summary: Building Site Approval, Grading Approval, and Design Review for a new single-family residence (5,022 s.f.), with an attached accessory dwelling unit (977 s.f.) and a detached garage (1,558 s.f.). Proposed grading is 265 cubic yards (c.y.) of cut and 19 cubic yards (c.y.) of fill.

Owner: Steven Charron and Cari Charron
Applicant: Gary Moore & Associates
Lot Size: 43.62 acres
APN: 898-02-046
Supervisorial District: 1

Gen. Plan Designation: Hillsides
Zoning: A-40Ac-d1
Address: 8670 Leavesley Road, Gilroy
Present Land Use: Residential
Approved Building Site: Part of application

RECOMMENDED ACTIONS

A. Accept Categorical Exemptions, under Section 15303(a) and Section 15303(e) of the CEQA Guidelines, Attachment A.

B. Grant Building Site Approval, Grading Approval, and Design Review, 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 – Light Reflective Value (LRV) Color Samples
PROJECT DESCRIPTION

The proposed project includes Building Site Approval, Grading Approval, and Design Review for a new 5,022 square foot (s.f.) single-family residence, with a 977 s.f. attached accessory dwelling unit and a 1,558 s.f. detached garage. The new single-family residence will be in the same general location as the previous residence that was demolished in May 2018. Proposed grading includes 265 cubic yards (c.y.) of cut and 19 cubic yards (c.y.) of fill. Tree removal is not proposed for the project.

The lot is a 43.62 gross-acre parcel at the southeast portion of Leavesley Road of Gilroy, between Roop Road and Dryden Road, in the unincorporated area of Santa Clara County. The property has an active Williamson Act contract (#70.158). The proposed project encompasses 6.1% (or 2.6 acres) of total property, which is less than 10% and not more than 5 acres of total development under the County’s Williamson Act Guidelines and has been determined to be compatible with the existing commercial agriculture use and Williamson Act contract.

Setting/Location Information

The subject property is in the southeast portion of the unincorporated area of Santa Clara County, approximately 3.3 miles east from the City of Gilroy. The property is surrounded by similar commercial agricultural properties that contain single-family residences on each property that are at least 40 acres in area. The neighborhood character consists of ranch style estate homes ranging from approximately 1,500 to 8,000 square feet in size. The property is located 3.5 miles east of Highway 101, and is serviced an existing leach field and neighboring well.

The site is located within the Santa Clara Valley Habitat Plan Area. However, the project is not a covered project as the proposed development is not located within any areas that exhibit Habitat Plan covered wildlife/plant species or sensitive land covers. Based on County GIS data, Live Oak Creek and Oak Woodland are located on the northern portion of the property. The proposed development is located more than 500 feet south of the existing creek and work on the project will not be in proximity to the creek or any sensitive habitat. Based on County GIS data, the slope of the area of grading ranges at approximately 24%.

REASONS FOR RECOMMENDATIONS

A. Environmental Review and Determination (CEQA)

The proposed project qualifies for a Categorical Exemption via Section 15303(a) of a new single-family residence and Section 15303(e) for the accessory dwelling unit (ADU).

B. Project/Proposal

1. General Plan: Hillsides

2. Approval Building Site: Per County Ordinance Section C12-307, Building Site Approval is required for new single-family or two-family dwellings, including any property within the A-40Ac zoning district that is not a lot within an approved Parcel Map or part of a subdivision. Application for BSA was applied on September 11, 2018 and will be approved simultaneously with the Design Review approval.
3. **Zoning Standards.** The proposed project meets the required development standards for a single-family residence in the A-40Ac-d1 (Agriculture with Design Review - Tier 2) combined zoning district as summarized below:

- **Front Setback:** 30 feet
- **Side Setbacks:** 30 feet
- **Rear Setback:** 30 feet
- **Maximum Height:** 35 feet
- **Stories:** 3 stories

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

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

   The project does not include removal of any existing trees or new landscaping. The project is to allow a new single-family residence as a replacement for a smaller residence that was originally built in 1981. The proposed single-family residence and accessory dwelling unit will not create additional adverse impacts, as the project is utilizing the existing pad of the former residence and the existing driveway for access. The height of the proposed residence is maximized at 28 feet and the accessory dwelling unit is not more than 21 feet in height.

   The location of the residence is in a “low visibility” location, as seen from the valley floor, according to County GIS data. Existing vegetation is located along the private driveway off from Leavesley Road that further reduces the visibility of the project as seen from valley floor or neighboring properties. Additionally, the location of the proposed residence is set further back from the main roads and is shielded with existing tall trees and landscaping to provide additional mitigation to soften the appearance of the structure as seen from the valley floor. As such, as sited and designed, the project does not create any visual impacts.

2. **Compatibility with the natural environment;**

   The project includes the construction of a new single-family residence with an attached accessory dwelling unit (ADU), and a detached garage/barn. The proposed development is utilizing an existing flat pad of a previous residence. Additionally, the proposed detached garage/barn is also situated on a flat area of the property. The applicant is proposing minimal grading and is not proposing to remove any trees on the property. As such, the proposed project is designed to be compatible with the
natural and existing environment and is utilizing exiting building pads and natural terrain for the construction of the buildings.

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

   The proposed project conforms to the Design Review Guidelines. The siting of the proposed residence and ADU utilizes an existing footprint in a flat area of the parcel and requires minimal additional site improvements and grading. The proposed residence is surrounded by several trees on the property, which will be maintained and protected during construction. Trees and landscaping maintenance have been added as part of the project conditions in Attachment B. Impacts on privacy and views of neighboring properties is minimal due to the location of the residence and size of the property at over 40 acres. The proposed residence is one (1) story and will not create additional visual impact as the roofline is tiered as recommended in the Design Review Guidelines and it is not above the existing ridgeline.

   The architectural design of the proposed addition avoids excessive bulk and mass by incorporating undulating facades and varied roof planes. Exterior colors for the house façade, trim, and roof materials all have a Light Reflective Value (LRV) of 45 or less, as shown in Attachment E.

4. **Compatibility with the neighborhood and adjacent development;**

   The neighboring properties are developed with single-family residences that are both one (1) to two (2) stories. The proposed residence is keeping with the characteristics of the surrounding neighborhood in that the proposed size, number of stories, and architectural design are compatible to adjacent developments. The project will not be obtrusive compared to the other developed parcels in the vicinity due to the similarities in size, overall design, and/or color.

5. **Compliance with applicable zoning district regulations; and**

   Residential use is an allowed use in the A-40Ac Agriculture Residential Zoning District, and the project complies with the A-40Ac zoning regulations. The proposed residence meets the required setbacks (30-feet front, 30-feet side, and 30 feet rear) and height (maximum of 35-feet). The proposed design is also in keeping with the -dl design guideline standards and building massing standards in that the structure incorporates varied roof heights and use architectural elements such as windows and cornices to produce patterns of light and shade. Exterior colors are conditioned to be less than 45 in LRV.
6. Conformance with the general plan, any applicable specific plan, other applicable guidelines.

The proposed development conforms with the Santa Clara County General Plan R-LU-A:15, Grading Guidelines, and Design Guidelines. The proposed project is consistent with General Plan R-LU-A:15 as it is one (1) single-family residence on one (1) lot, and the property is still able to maintain commercial agricultural use of more than 93% of its existing land. The project is located on an existing flat pad of the property where there is minimal grading and will not grade until any existing topography or hillsides. The one (1) story residence is well massed and does not require any unnecessary grading. The exterior color and materials will be conditioned to have an LRV of 45 or less to ensure compatibility with the surrounding environment.

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

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 project includes 265 cubic yards (c.y.) of cut and 19 cubic yards (c.y.) of fill to primarily accommodate the detached garage/barn and improvements of the private road that is used for access from Leavesley Road. There is very minimal grading to the proposed single-family residence and ADU as the project is utilizing the existing flat pad of the former residence on the property. The amount, design, location and the nature of proposed grading is necessary and appropriate to establish the residence for the single-family residential use, which is a permissible use in the A-40Ac 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.

   All proposed grading will be located on-site and will be engineered to ensure that the construction of the project will not endanger public and/or private property, and will maintain the public health and safety of nearby residences and property. No excessive grading will be conducted. No unnecessary cuts or fills will occur. The project will not impair any spring or existing watercourse as the development is located more than 3,000 feet south from any sensitive habitat.
3. **Grading will minimize impacts to the natural landscape, scenic, biological and aquatic resources, and minimize erosion impacts.**

As the project is utilizing an existing flat pad and the topography of the property is primarily flat, grading quantities are minimal. The proposed grading has been designed to follow contours of the natural topography to the maximum extent possible. The majority of the proposed grading is for the establishment of the detached garage/barn as part of residential use. Trees and landscaping maintenance have been added as part of the project conditions in Attachment B to protect existing landscaping on the property.

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 project is utilizing an existing flat pad for the single-family residence and ADU and the topography of the property is primarily flat therefore grading quantities are minimal. The overall location and siting of the project is optimal as grading is minimized to the greatest extent possible and the project is not creating any unnecessary grading into hillsides or other areas on the property.

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 visual scar as the lot is primarily flat. The development is utilizing an existing flat pad for the single-family residence and ADU thereby also using an existing driveway as access. Any other location would require additional more grading to extend the existing driveway and thereby creating unnecessary grading.

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

The proposed grading is in conformance with specific findings and policies identified in the County General Plan as it is not establishing any unnecessary grading. The proposed grading minimizes the grading by utilizing existing building pad and/or flat pad for development.

7. **Grading substantially conforms with the adopted "Guidelines for Grading and Hillside Development" and other applicable guidelines adopted by the County.**
The proposed development is minimizing grading as much as possible by utilizing and existing building pad and flat pad areas on the property. The development is situated closest to the existing driveway and therefore eliminate for unnecessary grading and/or driveway extensions.

E. Building Site Approval Additional Information
Per County Ordinance Section C12-307, Building Site Approval is required for new single-family or two-family dwellings, including any property within the A-40AC zoning district that is not a lot within a Parcel Map or a subdivision. As noted throughout the Staff Report, the proposed project meets all development standards for the primary residence (insert setbacks and heights). Additionally, the proposed ADU meets the required development standards for ADUs (insert the ADU dev standards). Application for BSA was applied on September 11, 2018 and will be approved at the simultaneously with the Design Review approval.

BACKGROUND
The existing property was previously developed with a 1,000 s.f. residence that provided agricultural housing for farm workers in 1980 that belonged to the Vogt Family. The property is currently under an active Williamson Act contract (#70.158) with livestock production and cattle grazing as the commercial agricultural use. On July 13, 2017, the current owners (Steve Charron and Cari Charron) applied for a Williamson Act Compatible Use Determination (CUD) to eventually construct a new single-family residence, an accessory dwelling unit, and a detached garage/barn on the property. The CUD application was deemed favorable by the Santa Clara County Department of Agriculture and by the County Planning Department on March 21, 2018. The owner applied for Building Site Approval, Grading Approval, and Design Review on September 11, 2018. The application was deemed incomplete with a final resubmittal on December 12, 2018. The application was deemed complete on January 12, 2019. The owner installed a project development sign on December 22, 2018 at the property and erected story poles by February 26, 2019 at the development site as part of the public noticing requirement for design review. A public notice was mailed to all property owners within a 300-foot radius of the project on February 20, 2019 and was also published in the Post Records on February 19, 2019.

STAFF REPORT REVIEW
Prepared by: Lara Tran, Associate Planner
Reviewed by: Leza Mikhail, Zoning Administrator
# ATTACHMENT A

## Notice of Exemption from CEQA

<table>
<thead>
<tr>
<th>To: County Clerk-Recorder</th>
<th>Office of Planning &amp; Research</th>
</tr>
</thead>
<tbody>
<tr>
<td>County of Santa Clara</td>
<td>P.O. Box 3044, Room 222</td>
</tr>
<tr>
<td></td>
<td>Sacramento, CA 95812-3044</td>
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<thead>
<tr>
<th>Project Title</th>
<th>File Number (if applicable)</th>
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<tbody>
<tr>
<td>8670 Leavesley Road, Gilroy</td>
<td>11400-18B-18GA-18DR</td>
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<tr>
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<tbody>
<tr>
<td>8670 Leavesley Road, southeast portion of Leavesley Road between Roop Road and Dryden Road of Gilroy in the unincorporated area of Santa Clara County. Zoning: A-40Ac-d1</td>
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<tr>
<th>Public Agency Approving Project</th>
<th>Person or Agency Carrying Out Project</th>
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<tbody>
<tr>
<td>County of Santa</td>
<td>Lara Tran, Associate Planner</td>
</tr>
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<th>Project Description (including purpose and beneficiaries of project)</th>
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Exempt Status check one/indicate type of State CEQA Guidelines section number:

- [X] Categorical Exemption [CEQA Guidelines 15301-15333]:
- [ ] Statutory Exemption [CEQA Guidelines 15260-15285]:
  - [ ] Declared Emergency [15269(a)]:
  - [ ] Emergency Project [15269(b)(c)]:
  - [ ] General Rule [CEQA Guidelines 15061(b)(3)]:

Reasons the project is exempt:

The proposed project qualifies for a Categorical Exemption, Section 15303(a) of a new single-family residence and Section 15303(e) for the accessory dwelling unit (ADU).

The proposed development is located in the same area as the previous residence. Grading activities will not be near any watercourse or sensitive habitat. Tree removal is not proposed as part of the project.

<table>
<thead>
<tr>
<th>County Contact Person</th>
<th>Title</th>
<th>Telephone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lara Tran</td>
<td>Associate Planner</td>
<td>(408) 299-5759</td>
</tr>
</tbody>
</table>

Date: 02/27/19  Signature: [Signature]

Name/Title: Lara Tran/ Associate Planner

Approved by: [Signature]

File 11400-18B-18G-18DR  
8670 Leavesley Road  
8700 Leavesley Road  
Page 8  
Zoning Administration Meeting  
March 7, 2019 Item #3
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**STAFF REPORT REVIEW**

Prepared by:   Lara Tran, Associate Planner  
Reviewed by:  Leza Mikhail, Zoning Administrator
ATTACHMENT A

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To:  County Clerk-Recorder  [X]  County of Santa Clara
       [ ]  Office of Planning & Research
P.O. Box 3044, Room 222
Sacramento, CA  95812-3044

Project Title
8670 Leavesley Road, Gilroy

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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)
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County Contact Person
Lara Tran

Title
Associate Planner

Telephone Number
(408) 299-5759

Date: 02/27/19  Signature:  

Name/Title:  Lara Tran/ Associate Planner

Approved by:  

File 11400-18B-18G-18DR
8670 Levesley Road
Page 8

Zoning Administration Meeting
March 7, 2019  Item #3
ATTACHMENT B

Preliminary Conditions of Approval

11400-18B-18G-18DR

BUILDING SITE APPROVAL, GRADING APPROVAL, and DESIGN REVIEW

Owner/Applicant: Steven Charron and Cari Charron
File Number: 11400-18B-18G-18DR
Location: 8670 Leavesley Road, Gilroy (APN: 898-02-046)
Project Description: Building Site Approval, Grading Approval, and Design Review for a new single-family residence (5,022 s.f.) with an attached accessory dwelling unit (977 s.f.) and a detached garage (1,558 s.f.). Proposed grading is 265 cubic yards (c.y.) of cut and 19 cubic yards (c.y.) of fill.

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. S/he represents a specialty and can provide details about the conditions of approval.

<table>
<thead>
<tr>
<th>Agency</th>
<th>Name</th>
<th>Phone</th>
<th>E-mail</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning</td>
<td>Lara Tran</td>
<td>(408) 299-5759</td>
<td><a href="mailto:lara.tran@pln.sccgov.org">lara.tran@pln.sccgov.org</a></td>
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<tr>
<td>Land Development</td>
<td>Darrell Wong</td>
<td>(408) 299-5735</td>
<td><a href="mailto:darrell.wong@pln.sccgov.org">darrell.wong@pln.sccgov.org</a></td>
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<tr>
<td>Engineering</td>
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<tr>
<td>Fire Marshall</td>
<td>Alex Goff</td>
<td>(408) 299-5763</td>
<td><a href="mailto:alex.goff@sccfd.org">alex.goff@sccfd.org</a></td>
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<tr>
<td>Environmental Health</td>
<td>Darrin Lee</td>
<td>(408) 299-5748</td>
<td><a href="mailto:darrin.lee@cep.sccgov.org">darrin.lee@cep.sccgov.org</a></td>
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<tr>
<td>Geology</td>
<td>Jim Baker</td>
<td>(408) 299-5774</td>
<td><a href="mailto:jim.baker@pln.sccgov.org">jim.baker@pln.sccgov.org</a></td>
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<tr>
<td>Roads and Airport</td>
<td>Rocelia Kmak</td>
<td>(408) 573-2464</td>
<td><a href="mailto:rocelia.kmak@rda.sccgov.org">rocelia.kmak@rda.sccgov.org</a></td>
</tr>
<tr>
<td>Building Inspection</td>
<td></td>
<td>(408) 299-5700</td>
<td></td>
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STANDARD CONDITIONS OF APPROVAL

Building Inspection

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

Planning

2. Development must take place in accordance with the civil plans, prepared by R.I. Engineering and architectural plans prepared by Gary Moore & Associates, approved by
the County Planning Department on March 7, 2019 and dated January 12, 2019, and these Conditions of Approval. Any changes to the proposed project may result in additional environmental review, pursuant to the California Environmental Quality Act, or additional Planning review and a public hearing.

3. Existing zoning is A-40Ac-dl. Maintain the following minimum residential setbacks:

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<tr>
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<td>Sides</td>
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<td><strong>Maximum Height</strong></td>
<td>35 feet</td>
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<tr>
<td><strong>Stories</strong></td>
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4. Grading approval includes 265 cubic yards of cut and 19 cubic yards of fill (284 cubic yards combined). Grading plans submitted for Grading Permit shall be in substantial conformance with the approved Civil Plans approved on March 7, 2019 and dated December 18, 2018. Any increase in grading quantities, or modification to the grading design, is subject to further review.

5. All excess fill shall be taken off-site to an approved disposal location. A note of this requirement shall be incorporated into the grading plan.

6. Two (2) off-street parking spaces are required for the residence where one (1) must be covered. One (1) additional off-street parking space is required for an accessory dwelling unit (ADU) per Zoning Ordinance 4.10.340(F).

7. Accessory Dwelling Unit (ADU) shall have a maximum height of 35 ft for a property that is 2.5 acres or greater as stipulated within Zoning Ordinance 4.10.340(D)(3)(c).

8. All accessory structures shall be in the rear half of the lot, or at least 75 ft. from the front property line or edge of right-of-way, per Sections 4.20.020(D). Rear yard coverage of cumulative detached accessory structures shall not be more than 30%, which excludes green houses or agricultural structures.

9. Accessory structures shall not contain more than two (2) internal plumbing fixtures per Section 4.20.020(I)(1). Should additional plumbing fixtures be proposed, further review of a Special Permit and associated fees will be required.

10. The maximum height of accessory structures shall not exceed 35 ft. in rural residential districts with a lot size of 2.5 acres or more and shall not be more than 1-story.

11. Accessory buildings or structures exceeding 12 ft. in height (16 total ft. with gable/hip roof allowance as provided in subsection 4.20.020(E)(1)(a), on lots 2.5 acres or larger are subject to side and rear yard setbacks of no less than 30 feet.

12. Subject detached garage/barn may not be used for dwelling purposes or overnight
accommodations. Should the applicant wish to convert the structure into a dwelling, additional review and permits by issued by Santa Clara County shall be required.

13. The exterior color surfaces (including walls, roof, window trim/accent, retaining walls, fences) of the structure must be of muted colors with light reflectivity value (LRV) of 45 or lower (as show in Attachment E) and shall be in conformance with the color and materials approved by Zoning Administrator on March 7, 2019.

14. The Property Owner shall maintain the existing landscaping and provide tree protection for north and easterly property lines per County tree protection standards during construction. Existing mature trees shall be protected to soften the appearance of the structure as seen from the valley floor.

15. If archaeological resources or human skeletal remains are discovered during construction, work shall immediately stop, and the County Coroner’s Office notified. Upon determination that the remains are Native American, no further disturbance of the site may be made except as authorized by the County Coordinator of Indian Affairs, in accordance with state law and Chapter B6-18 of the County Ordinance Code.

Land Development Engineering

16. 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.

17. 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.

18. The proposed project meets 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 net 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 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.

Fire Marshal Office

19. 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.
20. Where on-site storage tanks are required, details for fire protection water supply shall be included with the building permit set of drawings. Submittal shall include, but not be limited to location of water supply, (e.g. onsite well, shared well; tank location and capacity, pipe size, wharf hydrant orifice size and location, domestic and fire protection water tanks and piping configuration).

a. All installations shall include a primary aboveground storage tank with a capacity of not less than 3,000 gallons dedicated to domestic and fire sprinkler system demand. Storage capacity may be increased due to sprinkler design demand or additional domestic (including landscaping) required by the Environmental Health Department.

b. A secondary aboveground storage tank dedicated to the wharf hydrant shall be provided in accordance with the following:
   - Structures up to 3,600 sq. ft = 5,000 gallons
   - Structures 3601-10,000 sq. ft. = 10,000 gallons
   - Structures 10,001-15,000 sq. ft. = 30,000 gallons
   - Structures over 15,000 sq. ft = 45,000 gallons

21. Aboveground storage tanks shall be provided with automatic refill. Manual refilling of tanks is not acceptable.

22. Installation of aboveground storage tanks less than 20 ft. to a structure requires tanks to be of noncombustible construction.

23. Installation of the tank system shall comply with Fire Marshal Standard CFMO-W5.

24. One on-site wharf hydrant with 2-1/2-inch orifice is required to be installed when fire protection water is supplied by on-site aboveground storage tank(s). Installation of hydrants shall be in accordance with Fire Marshal Standard Detail CFMO-W4.

   a. Minimum distance to structure shall not be less than 55 ft. from the closest portion of the structure and shall not exceed 150 ft. from the furthest portion of the structure (measured along path of travel).
   b. Hydrant shall be installed within 8 ft. of driving surface in a location acceptable to the Fire Marshal's Office.
   c. Installation of a hydrant adjacent to a driveway (12 ft. wide) requires a turnout complying with SD-16 to allow additional emergency vehicles to pass.
   d. Hydrant shall have a positive flow by means of gravity feed or where that is not possible, from a reliable, listed automatic pump approved by the Fire Marshal. Elevation of hydrants and tanks in relation to each other shall be a major consideration.

25. A separate permit from the Fire Marshal’s Office is required for residential fire protection water systems (tanks and wharf hydrants) for building permit submittals made after July 1, 2010.
26. Fire protection water shall be made available to the fire department.

27. An approved residential fire sprinkler system complying with CFMO-SP6 shall be installed throughout the structure (including existing residences when square footage is added).

28. All required access roads, driveways, turnarounds, and turnouts shall be installed, and serviceable prior to approval of the foundation, and shall be maintained throughout construction. A stop work order may be placed on the project if required driving surfaces are not installed, accessible, and/or maintained at all times. Construction of access roads and driveways shall use good engineering practice.

29. 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 15%. 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, including attached garages. In no case shall the portion exceeding 15% 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, hammerhead, 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. **Bridges**: All bridges shall be capable of sustaining 75,000 pound gross vehicle weight and meet the latest edition of the CalTrans Standard Bridge Design Specifications. Appropriate signage, including but not limited to weight or vertical clearance limitations, or any special conditions shall be provided.
   h. **Gates and Traffic-Calming Devices**: Any obstruction to emergency access such as gates, speed bumps/humps, traffic circles, etc. shall require prior approval from the County.

30. Driveway shall comply with the following when the distance between the centerline of the access road and any portion of the structure exceeds 150 ft. (measured along the path of travel).
a. **Width**: Clear width of drivable 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. **Grade**: Maximum grade shall not exceed 16%.
e. **Surface**: All driving surfaces shall be all-weather and capable of sustaining 75,000-pound gross vehicle weight.
f. **Bridges**: All bridges shall be capable of sustaining 75,000 pounds gross vehicle weight and meet the latest edition of the CalTrans Standard Bridge Design Specifications. Appropriate signage, including but not limited to weight or vertical clearance limitations, or any special conditions shall be provided.
g. **Turnouts**: Passing turnouts in compliance with SD-16 shall be provided at every 400 ft. and wherever hydrants are placed adjacent to a driveway.
h. **Turnarounds**: Turnaround shall be provided for driveways more than 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 32 ft. radius complying with County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.
i. **Gates**: Gates shall not obstruct the required width or vertical clearance of the driveway and may require a Fire Department Lock Box/Gate Switch to allow for fire department access. Installation shall comply with CFMO-A3.

31. Property is located within 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.
   c. Remove significant combustible vegetation within 30 feet of the structure to minimize risk of wildfire casualty. Maintain appropriate separation of vegetative fuels in areas between 30 and 100 feet from the structure.

32. 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.

**Environmental Health**

33. Based on average percolation rate of 15.5 minutes per inch (application rate of .70 gallons per day/ square feet, sewage disposal conditions have been determined at 174 plus 174 lineal feet of subsurface drainline. The two drainline systems must be connected through a positive diversion valve. A 1,500-gallon septic tank will be required. The septic system is adequate to serve a three (3) bedroom single family residence and a one (1) bedroom secondary dwelling (or not to exceed 600 gallons per day).
34. Any modification to the stamped approved septic system design which requires a subsequent review and approval by DEH will require the applicant to return all previously approved septic design plans to the district specialist prior to obtaining current land use entitlement.

35. 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.

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

**Planning**

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

37. Pursuant to §5.20.125, record a Notice of Permit and Conditions with the County Office of Clerk-Recorder, to ensure 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**.

38. For all trees to be retained with a canopy in the development area or interfaces with the limits of any proposed development on-site, the trees shall be protected by the placement of 5-foot tall rigid tree protective fencing as **shown on final building plans** and must include the following:
   a. Fencing should be placed along the outside edge of the dripline of the tree or grove of trees,
   b. The fencing should be maintained throughout the site during the entire construction period and should be inspected periodically for damage and proper functions,
   c. Fencing should be repaired, as necessary, to provide a physical barrier from construction activities,
   d. The following sign shall be placed on all tree protection fencing and must remain until final occupancy. The sign must read: “Warning. This fencing shall not be removed without permission from the Santa Clara County Planning Office. County of Santa Clara tree protection measures may be found at: http://www.sccplanning.gov, or call (408) 299-5770 for additional details.”

**Geology**


40. **Prior to grading completion**, submit a Construction Observation Letter that verifies the grading was completed in accordance with the approved plans.
41. **Prior to start of any construction activities**, obtain a Grading Permit from Land Development Engineering (LDE). Issuance of the grading permit is required **prior to LDE clearance of the building permit** (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

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 grading/drainage permit. For your convenience, the grading and encroachment permits are processed concurrently under one set of improvement (grading) plans.

Contact LDE at (408) 299-5734 for more information and timelines.

42. Final grading 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**

43. 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 at [www.sccgov.org/sites/rda](http://www.sccgov.org/sites/rda) > Published Standards, Specifications, Documents and Forms

44. 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.
45. 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.

46. Improvement plans shall show all applicable easements affecting the parcel(s) with benefactors and recording information.

**Drainage**

47. 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.

**Stormwater Treatment – Parajo River/Monterey Bay Watershed**


49. 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.


**Soils and Geology**

51. Submit one (1) copy of the geotechnical report for the project, prepared by a registered civil engineer, as required by the Santa Clara County Ordinance Code, to Land Development Engineering.

52. Submit a plan review letter by the Project Geotechnical Engineer certifying that the geotechnical issues identified in the above geotechnical report been incorporated into the improvement plan.
Agreements
53. Enter into a deferred improvement agreement for the ultimate County improvement of unnamed access road off of Leavesley Road.

Environmental Health
54. **Prior to building permit issuance**, 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.

55. Maintain all setbacks as outlined in County of Santa Clara Onsite Manual. The original plans must be submitted to the field office 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 Jeff Camp at (408) 918-3473 for signoff.

56. **Prior to building permit issuance**, call Nicole Jorgensen at 408-918-3492 for water system clearance. Additional fees may be required. A well log showing a 50-foot sanitary seal, pump test & water testing are required.

Fire Marshal’s Office
57. Fire protection water system shall be installed, functioning and inspected **prior to issuance of a building permit**. 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.

58. **Prior to issuance of a building permit**, a copy of the Shared Well agreement shall be provided at the time of building plan submittal.

59. **Prior to building permit issuance**, tank and hydrant elevations shall be noted on the site plan for building permit application.

Roads and Airport
60. **Prior to any work performed in the County Road Right of Way (ROW)** and **prior to Building Permit issuance**, obtain a Santa Clara County Roads and Airports Department (RAD) Encroachment Permit.
   - 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](http://www.countyroads.org) > Services > Apply for Permits > Encroachment Permit.

61. **Prior to Building Permit issuance**, submit final improvements plans prepared by a licensed civil engineer for review and approval.
   - Include plan, profile, typical sections, contour grading and drainage for all construction improvements located within the ROW.
62. Final improvements plan 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 intersection of Leavelsey Road and the private shared access road to County Standard B/5.

   b. Reestablish the flowline along the property’s frontage to provide positive flow.

   c. 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.

   d. 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.

   e. 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.

   f. 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.

   g. 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.

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

Planning

63. **Prior to final inspection**, contact Lara Tran, at least one (1) week in advance to schedule a site visit to verify the approved exterior colors have been installed as approved.

Geology

64. **Prior to final inspection**, submit a Construction Observation Letter detailing that the construction of the retaining wall is consistent with the recommendation outlined in the

**Land Development Engineering**

65. 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.

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

**Fire Marshal’s Office**

67. **Prior to occupancy**, an approved residential fire sprinkler system complying with CFMO-SP6 shall be installed throughout the structure system and finaled by the Fire Marshal Office. A separate permit shall be obtained from Fire Marshal 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 the Fire Marshal Office.

**Roads and Airport**

68. **Prior to release of the Grading Bond and/or final Building occupancy**, construct all of the aforementioned improvements. Construction staking within the ROW is required and shall be the responsibility of the developer.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901  www.riengineering.com

AS SHOWN
8670 LEAVESLEY RD
FOR
GILROY, CA 95020
APN 898-02-046
STEVE CHARRON
REPLACEMENT SINGLE FAMILY RESIDENCE & ATTACHED ADU
17-056-1
DECEMBER 2018
CIVIL1COMBINED.dwg

BUILDING SITE APPROVAL
SITE PLAN

1 INCH = 100 FEET
AS SHOWN

8670 LEAVESLEY RD
FOR
GILROY, CA 95020
APN 898-02-046

STEVE CHARRON
REPLACEMENT SINGLE FAMILY RESIDENCE & ATTACHED ADU

17-056-1
DECEMBER 2018

CIVIL1COMBINED.dwg

BUILDING SITE APPROVAL
EROSION CONTROL PLAN

1 INCH = 20 FEET
front elevation

left side elevation

right side elevation

rear elevation

EXTERIOR ELEVATIONS

EXTERIOR ELEVATION KEYNOTES

DECORATIVE ELEMENTS AND DETAILS

1. Stone Veneer

2. Brick Veneer

3. Stucco

4. Metal Panel

5. Glass Window

6. Door

7. Roofing Material

8. Decking Material

9. Pavers

10. Landscape Elements

11. Lighting Fixtures

12. Drainage System

13. Foundation Details

14. Structural Elements

15. Architectural Millwork

16. Interior Finishes

17. Exterior Finishes

18. Color Schemes

19. Material Specifications

20. Construction Notes

Steve Charron
A Private Residence
8670 Leavely Road
Gilroy, California
County of Santa Clara

DRAWING
EXTerior elevations
& MISC. NOTES

DATE: NOVEMBER 14, 2018

SCALE: 1:48 INCHES

DRAWN BY: ECA

FILL: FUR & MOORE

PROJECT NUMBER: 0.18-

CHARRON RESIDENCE

DRAWING: BS.2
NOTE: ANCHORED MASONRY VENEER USE 22 GA. GALVANIZED SHEET METAL, ANCHOR TIES IN Y A UPHOOK ON EXTENDED LEG ENGAGING NO. 6 GA. CONTINUOUS WIRE; JELLY REINFORCEMENT SPACED @ 24" C.C. MAXIMUM HORIZONTAL AND 12" C.C. MAXIMUM VERTICAL. ALTHOUGH SPACING SHOULD RESULT IN ONE ANCHOR PER MAXIMUM 16 SQ. FT. (E.G., ANCHORS @ 6" C.C. VERTICAL & HORIZONTAL).

MASONRY VENER SITUATED ON STURDY, INSTALLED IN ACCORDANCE WITH USE EVALUATION REPORT/REAS AND PER MANUFACTURER'S INSTRUCTIONS LISTED INSTALLATION MANUAL TO BE ON SITE FOR CONSTRUCTION AND INSPECTION USE.
CHARRON UTILITY BUILDING

1. EXTERIOR CEMENT PLASTER WALL – KELLY MOORE #309
   “OAKWOOD” LRV-19

2. EXTERIOR TRIP COLOR – KELLY MOORE #412
   “CARGO” - LRV-19

3. ROOF FINISH – GAF – TIMBERLINE “HD”
   “BARKWOOK”

4. MASONRY BRICK WALL CAP – EL DORADO STONE
   RIVERBED “TUNDRA BRICK”

5. MASONRY WALL FINISH – EL DORADO STONE
   “VINEYARD TRAIL”
   ROUGH CUT

6. WINDOWS – MILGARD “ESSENCE”
   COLOR “FOG”
BASE COLOR: KELLY-MOORE KM4638 / "BERKELEYHILLS" - LRV 16
TRIM COLOR: KELLY-MOORE KM4607 / "WOOLLY MAMMOTH" - LRV 39

FILE NUMBER: 11400-18B
BUILDING SITE APPROVAL
3670 LEAVESLEY ROAD
GILROY, CALIFORNIA
APN 296-02-040
Charron Residence

Building Site Approval Design Documentation
for a new Single Family Residence w/ attached
Accessory Dwelling Unit & Detached 5 Stall Utility / Ag. Building
8670 Leavysle Road
Gilroy, California ~ 95020
County of Santa Clara

Owners & Project Consultants:

Project Name:

Project Address:

Project Consultant:

Code Data:

Drawing Index:

Project Development Data:

Title Sheet, Data Tables & MBC.

Notes:

Charron Building Site Development Data for
1. Single Family Res. w/ Attached Dwelling Unit
2. 1 Story 5 Stall Utility / Ag. Building
8670 Leavysle Road
Gilroy, California
County of Santa Clara

Date: #

Scale: #

Drawn By: #

Project No. #

Charron

BST
AS SHOWN

8670 LEAVESLY RD
FOR
GILROY, CA 95020
APN 898-02-046

STEVE CHARRON
REPLACEMENT SINGLE FAMILY RESIDENCE & ATTACHED ADU

DECEMBER 2018

CIVIL1COMBINED.dwg

BUILDING SITE APPROVAL
GRADING & DRAINAGE PLAN

1 INCH = 20 FEET
EXTERIOR ELEVATIONS

5 STALL UTILITY / AG. STORAGE BUILDING

Exterior Elevation Keynotes:

front elevation

right side elevation

left side elevation

rear elevation
CHARRON UTILITY BUILDING

1. EXTERIOR CEMENT PLASTER WALL – KELLY MOORE #309
   “OAKWOOD” LRV-19

2. EXTERIOR TRIP COLOR
   - KELLY MOORE #412
   “CARGO” - LRV-19

3. ROOF FINISH
   - GAF – TIMBERLINE “HD”
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   - EL DORADO STONE
   RIVERBED “TUNDRA BRICK”

5. MASONRY WALL FINISH
   - EL DORADO STONE
   “VINEYARD TRAIL”
   ROUGH CUT

6. WINDOWS
   - MILGARD “ESSENCE”
   COLOR “FOG”
BASE COLOR: KELLY-MOORE KM4638 /
"BERKELEYHILLS" - LRV 16
TRIM COLOR: KELLY-MOORE KM4607 /
"WOOLLY MAMMOTH" - LRV 39

FILE NUMBER: 11400-186
BUILDING SITE APPROVAL
3070 LEAVESLEY ROAD
GILROY, CALIFORNIA
APN 898-02-040