

# County of Santa Clara

Department of Planning and Development  
Planning Office

County Government Center, East Wing, 7th Floor  
70 West Hedding Street  
San Jose, California 95110-1705  
(408) 299-5770 FAX (408) 288-9198  
[www.sccplanning.org](http://www.sccplanning.org)



## STAFF REPORT Zoning Administration January 13, 2022 **Item No. 1**

Staff Contact: Lara Tran, Senior Planner  
(408) 299-5759, [lara.tran@pln.sccgov.org](mailto:lara.tran@pln.sccgov.org)

### **File: PLN20-171** **Design Review for a New Single-Family Residence.**

**Summary:** Consider a recommendation for Design Review of a 5,030 square foot single-family residence with an attached garage and a detached accessory dwelling unit (ADU) on a 0.9-acre lot. Associated improvements include demolition of the existing single-family residence and accessory structures and removal of the existing driveway for installation of a new driveway. Grading consists of 74 cubic yards of cut and 107 cubic yards of fill.

**Owner:** Kevin Strickland  
**Applicant:** Kevin Strickland  
**Lot Size:** 0.9-acre  
**APN:** 764-08-001  
**Supervisory District:** 1

**Gen. Plan Designation:** Agriculture Medium Scale  
**Zoning:** A-20Ac-sr  
**Address:** 640 Willow Springs Road, Morgan Hill  
**Present Land Use:** Single-Family Residence  
**HCP:** Area 3 (Not a Covered Project)

### **RECOMMENDED ACTIONS**

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- A.** Accept a Categorical Exemption, under Section 15303(a) of the CEQA Guidelines, Attachment A.
- B.** Grant Design Review, subject to Conditions of Approval outlined in Attachment B.

### **ATTACHMENTS INCLUDED**

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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/Materials Board  
Attachment F – Arborist Report by Moki Smith of Smith Tree Specialists, Inc.

## PROJECT DESCRIPTION

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The proposed project is for Design Review of a new 5,030 square foot single-family residence with an attached garage and a detached accessory dwelling unit (ADU) on a 0.9-acre lot. The work will encompass demolition of the existing single-family residence built in 1967 and removal of the existing driveway for installation of a new driveway from Willow Springs Road. The proposed work also includes removal of an existing shed in the rear of the property and pavers. Proposed grading consists of 74 cubic yards of cut and 107 cubic yards of fill with a maximum vertical depth of less than 2 feet. Although the project will not require any removal of trees or existing landscaping, tree protections are incorporated as part of the conditions of approval for the existing 58-inch oak tree in the rear of the property, as recommended in the arborist report (dated December 4, 2020) by Moki Smith of Smith Tree Specialists, Inc (Attachment F).

### Setting/Location Information

The subject property is a 0.9 gross-acre parcel and is located southwest (approximately 800 feet) from the intersection of Hale Avenue and Willow Springs Road of unincorporated City of Morgan Hill in Santa Clara County. Willow Springs Road is a County scenic road and is also County maintained. The property is 0.53 miles west from the City of Morgan Hill; however, it is not located within the Urban Service Area (USA) of the City of Morgan Hill. The site is surrounded by single-family residences that were built in the 1960s and 1970s with vacant lands to the south and southwest. The neighborhood character consists of low-density ranch style homes and agricultural uses with vacant land and open spaces southwest of the property. The project includes reconstructing and upgrading the existing septic system and leach lines and the property is serviced by an onsite well.

The site is located within the Santa Clara Valley Habitat Plan (HCP) Area 3 and is not considered a covered project. The proposed development is within the Urban-Suburban landcover area which allows for development under HCP and the project will add less than 5,000 square feet of impervious area to the property. There will not be any impact to wildlife, plant, or sensitive landcover. The proposed project is not in proximity to any creeks/watercourses or any riparian sensitive land covers. Based on County GIS data, the property is very flat with an average slope of 2%.

## REASONS FOR RECOMMENDATIONS

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### A. Environmental Review and Determination (CEQA)

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

### B. Project/Proposal

1. **General Plan:** Agriculture Medium Scale
2. **Approval Building Site:** The property has a Building Site Approval that was granted in 1967 (File 67B21.2237) and a Building Permit issuance on April 20, 1967, for the existing single-family residence.

3. **Zoning Standards:** The Zoning Ordinance specifies the required development standards for A-20Ac-sr Zoning District, as summarized below, followed by Table A, noting the project's conformance with Section 3.30.030(A) "-sr" Combining District:

Main Residence

**Setbacks (A-20Ac-sr):** 30-feet from all property lines and/or rights-of-way (ROW)  
**Height:** 35-feet maximum  
**Stories:** 2-stories maximum

***Table A: Compliance with -sr Combining District***

STANDARDS & REQUIREMENTS	CODE SECTION	Meets Standard (Y/N)*
Located within 100 ft. of Scenic Road requires Design Review	§ 3.30.030 (A)	Y*

\*See a detailed discussion of these development standards within the body of the Design Review Findings in Section C below

**C. Design Review Findings:**

Pursuant to 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;**

Although the project is within the 100-foot setback of a scenic road, there are existing and mature landscaping at the front and corner of Willow Springs Road, including the rear property line between the existing residence and the neighboring lot. The project will not be removing any existing landscaping or trees and is protecting all existing trees and landscaping to screen the proposed residence and ADU from Willow Springs Road. The existing 58-inch oak tree in the rear of the property will be preserved and protected as recommended by the certified arborist (Attachment F) to maintain privacy screening for the proposed residence. Additionally, the applicant is incorporating dark earth-toned colors that are not more than 45 LRV for the residence, the roof, and the proposed ADU (Attachment E).

The proposed residence is utilizing the exact building pad as the existing house, therefore, there is minimal grading associated to the project with only 74 cubic yards of cut and 107 cubic yards of fill.

As sited and designed, the project minimized visual impacts toward the scenic road or neighboring properties and utilizing the existing building pad to minimize the grading quantities as much as possible for a single-family residential use on the property. As such, the above finding can be made.

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

The project will not have any adverse impact to the existing natural environment as the proposed development is minimizing grading to the smallest extent possible that is necessary for establishment of a single-family use (74 cubic yards of cut and 107 cubic yards of fill). The development is utilizing an established building pad and will not be creating new contours or require any retaining walls. There will not be any impact to sensitive habitat, landcovers, or riparian as there are none on the property and the grading is concentrated in the area of the existing residence. There is no proposal to remove any trees or existing landscaping and will only be protected during construction.

As such, the proposed project is designed to be compatible with the natural environment and is utilizing existing building pad the construction of the residence. For the above reasons, this finding can be made.

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

The proposed project conforms to the County’s Board-adopted *Design Review Guidelines*. The proposed single-family residence is in a developed area with an established pad so there is minimal disturbance to the natural terrain and contours. The necessary grading is primarily for the removal of existing driveway and the installation of a new driveway for fire turnouts from Willow Springs Road. The proposed residence and ADU will not be more than 35 feet in height with the residence proposed as a one (1) story and will not create visual impacts from Willow Springs Road since mature landscaping and trees are retained and protected to screening the residence and ADU as recommended in the *Design Review Guidelines*. The development will not require any retaining walls or adjacent to any ridgeline.

The architectural design of the proposed residence and ADU avoids excessive bulk and massing by incorporating undulating facades and varied rooflines. Additionally, the proposed ADU incorporates agricultural aesthetics to compliment the surrounding environment. Exterior colors for the residence and ADU’s façade, trim, and roof materials all have dark and muted earth tones with a Light Reflective Value (LRV) of 45 or less as shown in the elevations plans (Attachment D) and the color/materials board (Attachment E). For these reasons, the above finding can be made.

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

Neighboring properties are primarily low-density residences that are mostly ranch homes constructed in the 1960s and 1970s with vacant lands to the southwest of the property. The new residence and ADU is consistent and compatible to the characteristics of the surrounding neighborhood in that the property already has an existing residential use and the design of the residences are low-density and incorporates aesthetics to compliment the surrounding agricultural environment. Exterior colors and materials all have dark and muted earth tones with a Light Reflective Value (LRV) of 45 or less. Existing landscaping and trees are protected and maintained to screen the proposed residence and ADU from Willow Springs Road and adjacent properties from all sides and rear. The project will not be obtrusive compared to the existing developed parcels in the vicinity, due to the similarities in size, overall design, and color. As such, this finding can be made.

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

Residential use is an allowed use in the A-20Ac-sr Exclusive Agriculture zoning district and the project complies with the A-20Ac-sr zoning regulations and development standards. The proposed residence and ADU meets the required setbacks (30-feet front, 30-feet side, and 30 feet rear) and height at 28 feet (maximum of 35-feet and two (2) story). The overall design of the residence and ADU are consistent with the design guideline standards and building massing standards in that the structure incorporates varied roof heights and incorporating architectural elements that has agricultural features to blend with the existing agricultural neighborhood. Exterior colors are dark earth toned to be less than 45 in LRV. Additionally, the project is protecting all existing trees and landscaping to screen the proposed residence and ADU from Willow Springs Road as part of the zoning regulations for scenic road and design review.

Effective January 13, 2022, properties within Coyote Valley (which include the subject property) will have a “-cv” added to the existing base zoning district for the Coyote Valley Climate Resilience Combining District. The proposed project will be consistent to the development standards of the Coyote Valley combining district (§3.95.030 and Table 3.95-1) as the proposed project is less than 7,500 square feet in lot coverage and the development area (not to mention the entire property) is less than one (1) acre. Additionally, the proposed ADU is exempt from the lot coverage and development area standards. The property does not require onsite agriculture as part of Coyote Valley overlay as the property is less than 5 acres.

For these reasons, Staff determined that the project follows all applicable zoning district regulations, and this finding can be made.

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

The proposed development conforms with the Santa Clara County General Plan Policies R-LU11 and Design Guidelines. The existing use of the property is consistent to General Plan Policy R-LU11 as low-density residential use is an allowed use under Agriculture. The property has been under residential use since 1967 when Building Site Approval was granted, and a building permit was issued for construction of the existing residence. The current owner will continue to maintain the residential use with proposed house and ADU. The project is also in conformance with the County's Design Review Guidelines as the project maintain existing trees and landscaping to screening the development from Willow Springs Road and neighboring lots not to mention incorporating agricultural elements in the architectural design to blend with the surrounding agriculture environment. In conclusion, Planning Staff determined that the additions are consistent to the County's General Plan (R-LU11) as the project minimizes grading by utilizing an existing developed pad and is only need for the

The proposed development is consistent to the County's Board-adopted *Design Guidelines* as it is sited on a flat pad and does not have any massive and/or bulky facades. The exterior color and materials are muted and to have an LRV of 45 or less to ensure compatibility with the surrounding environment. For the above reasons, the finding can be made.

The applicant submitted the "Identification of Historic Properties Part A" as the project will require demolition of the existing single-family residence that is over 50 years old. As part of the application and CEQA review process, Planning Staff reviewed current County records along with the information provided on the property and determined that the existing residence does not have any historic value or significance. In conclusion, Staff recommends the Zoning Administration Hearing Officer to approve the land use entitlement of Design Review. As noted throughout the staff report, the proposed project meets all development standards for the single-family residence (as noted in the Zoning Standards above) and all the findings for Design Review.

## **BACKGROUND**

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On December 8, 2020, the owner, Kevin Strickland, applied for Building Site Approval and Design Review to demolish the existing single-family residence and build a new 5,000 square foot single-family residence and detached ADU. The application was deemed incomplete on January 8, 2021, as there were missing items from the original submittal and staff also had comments related to the project. The applicant was resubmitted on June 12, 2021, and the application was deemed incomplete as some design elements were not addressed and staff had specific questions regarding the design of the project. The application was submitted on October 19, 2021 and was deemed complete on November 17, 2021.

The property was confirmed to have obtained Building Site Approval in 1967 per File 67B21.2237 and a building permit was issued on April 20, 1967 with final inspection by the

Building Inspection Office on July 5, 1967. Therefore, the project for the new single-family residence does not require Building Site Approval.

A public notice was mailed to all property owners within a 300-foot radius of the project on December 28, 2021 and was also published in the Post Records on December 28, 2021 for the January 13, 2022 Zoning Administration Hearing date.

#### **STAFF REPORT REVIEW**

Prepared by: Lara Tran, Senior Planner

DocuSigned by:

*Lara Tran*

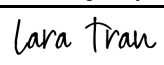
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**ATTACHMENT A**  
**Proposed CEQA Determination**

# ATTACHMENT A

## STATEMENT OF EXEMPTION

### from the California Environmental Quality Act (CEQA)

<b>FILE NUMBER</b>	<b>APN(S)</b>	
PLN20-171	764-08-001	1/5/2022
<b>PROJECT NAME</b>	<b>APPLICATION TYPE</b>	
Design Review 640 Willow Spring Road, Morgan Hill	Design Review	
<b>OWNER</b>	<b>APPLICANT</b>	
Kevin Strickland	Kevin Strickland	
<b>PROJECT LOCATION</b>		
2100 Old Calaveras Road, Milpitas		
<b>PROJECT DESCRIPTION</b>		
<p>Design Review of a 5,030 square foot single-family residence with an attached garage and a detached accessory dwelling unit (ADU) on a 0.9-acre lot. Associated improvements include demolition of the existing single-family residence and accessory structures and removal of the existing driveway for installation of a new driveway. Grading consists of 74 cubic yards of cut and 107 cubic yards of fill.</p> <p>All discretionary development permits processed by the County Planning Office must be evaluated for compliance with the California Environmental Quality Act (CEQA) of 1970 (as amended). Projects which meet criteria listed under CEQA may be deemed exempt from environmental review. The project described above has been evaluated by Planning Staff under the provisions of CEQA and has been deemed to be exempt from further environmental review per the provision(s) listed below.</p>		
<b>CEQA (GUIDELINES) EXEMPTION SECTION</b>		
Categorically Exempt – Section 15303(a) for a new single-family residence.		
<b>COMMENTS</b>		
No proposal to remove any trees on the property. Existing trees and landscaping will be protected as part of the project recommended in the arborist report (dated December 4, 2020) by Moki Smith of Smith Tree Specialists, Inc.		
<b>APPROVED BY:</b>	DocuSigned by:  747B96A85CB94DC.... Signature	01/03/2022 Date
Lara Tran, Associate Planner		

**ATTACHMENT B**  
**Proposed Conditions of Approval**

**ATTACHMENT B**  
**PRELIMINARY CONDITIONS OF APPROVAL**  
**DESIGN REVIEW**

**Date:** January 3, 2022  
**Owner/Applicant:** Kevin Strickland  
**Location:** 640 Willow Springs Road, Morgan Hill, CA (APN: 764-08-001)  
**File Number:** PLN20-171  
**CEQA:** Categorically Exempt – Section 15303(a)  
**Project Description:** Design Review of a 5,030 square foot single-family residence with an attached garage and a detached accessory dwelling unit (ADU) on a 0.9-acre lot. Associated improvements include demolition of the existing single-family residence and accessory structures and removal of the existing driveway for installation of a new driveway. Grading consists of 74 cubic yards of cut and 107 cubic yards of fill. Proposed development is a not a covered project under the Santa Clara Valley Habitat Conservation Plan (HCP).

For any question regarding the following preliminary conditions of approval, contact the person listed for that agency. S/he represents a specialty and can provide details about the conditions of approval.

Agency	Name	Phone	E-mail
Planning	Lara Tran	(408) 299-5759	<a href="mailto:lara.tran@pln.sccgov.org">lara.tran@pln.sccgov.org</a>
Land Development Engineering	Eric Gonzales	(408) 299-5716	<a href="mailto:eric.gonzales@pln.sccgov.org">eric.gonzales@pln.sccgov.org</a>
Fire Marshal	Alex Goff	(408) 299-5763	<a href="mailto:alex.goff@sccfd.org">alex.goff@sccfd.org</a>
Environmental Health	Darrin Lee	(408) 299-5748	<a href="mailto:darrin.lee@cep.sccgov.org">darrin.lee@cep.sccgov.org</a>
Roads and Airports	Leo Camacho	(408) 573-2464	<a href="mailto:leo.camacho@rda.sccgov.org">leo.camacho@rda.sccgov.org</a>
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.sccbuilding.org](http://www.sccbuilding.org).

**Planning**

2. Development must take place in substantial conformance with the approved civil plans, prepared by M.H. Engineering and architectural plans prepared by Modulus Architecture,

submitted on October 19, 2021 and the 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-20Ac-sr. Maintain the following minimum residential setbacks:

<b>Front:</b>	30 feet
<b>Sides:</b>	30 feet
<b>Rear:</b>	30 feet
<b>Height:</b>	35 feet (maximum)
<b>Stories:</b>	2 (maximum)

4. Grading consists of 74 cubic yards of cut and 107 cubic yards of fill with a maximum vertical depth of less than 2 feet. Any significant increase in grading quantities, or modification to the grading design, is subject to further review and may require a Grading Approval and associated fees.
5. Two (2) off-street parking spaces are required for the residence where one (1) must be covered.
6. The exterior color surfaces (including walls, roof, window trim/accent, retaining walls, fences) of the structure (including decks and terraces) must be of muted colors with light reflectivity value (LRV) of 45 or lower (as indicated on Sheets A0.5 and A0.6 of the approved plan set and colors/materials board) and shall be in conformance with the color and materials approved by the Hearing Officer at the Zoning Administration hearing on January 13, 2022.
7. Any detached 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.
8. Any accessory structures shall not contain more than two (2) internal plumbing fixtures per Section 4.20.020(I)(1). Further review of a Special Permit and associated fees may be required if additional plumbing fixtures are proposed.
9. Detached accessory dwelling unit (ADU) shall be limited to 1,200 square feet in floor area per Section 4.10.015(D)(1).
10. If the ADU is more than 16 feet in height, the structure shall incorporate a hip, gable, or similar styled roof design and shall comply with the rear and side setback applicable to the A-20Ac-sr zoning district.
11. 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

12. Property owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to adjoining property.
13. The proposed project appears to meet the grading exemption requirements as outlined in the County's Grading Ordinance. If any Building Plan revisions or construction field changes occur that results in any earthwork that is in excess of the limits as outlined the County's Grading Ordinance starting at C12-400 then a Grading 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. Penalties and rigid abatement procedures are required by ordinance for correction of any grading violation.

#### Environmental Health

14. 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.

#### Roads and Airports

15. A Tree Removal Approval is required prior to any tree removal, replacement, or relocation within the public right-of-way (ROW). A tree within the ROW requiring removal approval is any tree at least 20 feet in height or at least 12 inches in diameter measured 4.5 feet above grade. The process for obtaining approval for a tree removal and the forms that are required can be found at: [www.countyroads.org](http://www.countyroads.org) > Services > Apply for Permits > Tree Removal from County Right-of-Way.

### **CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO BUILDING 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 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**.
18. **Prior to issuance of a building permit**, submit final color samples for the residential addition indicating the Light Reflectivity Value is less than or equal to 45, pursuant to

Section 3.020.050(C), and consistent with approved project, color samples and plans approved at the January 13, 2022 Zoning Administration Hearing.

19. **Prior to issuance of a building permit**, incorporate tree and landscaping protection measures within the civil plans, as recommended in the arborist report by Moki Smith of Smith Tree Specialists, Inc. (dated December 4, 2020).
20. 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.”

#### Environmental Health

21. Prior to issuance of a development permit, submit an onsite wastewater treatment system (OWTS) design overlaid onto the final grading and drainage plan the Department of Environmental Health (DEH) for review and approval (septic system clearance). The OWTS design shall be based upon a percolation test rate of 10 minutes per inch and the proposed dispersal field shall be located within the percolation and soil profile testing areas. The OWTS plan shall show a design capable of serving a single-family dwelling and an accessory dwelling unit (ADU) not to exceed a combined waste flow of 750 gallons per day.
  - A. The OWTS plan shall show the following: a 2000-gallon septic tank and dual dispersal field with 142 lineal feet plus 142 lineal feet interconnected through a positive diversion valve.
22. Submit a complete set of floor plans to DEH to verify the sizing of the proposed OWTS.
23. Prior to issuance of a development permit, contact DEH (Jeff Camp, 408-918-373) to obtain individual water clearance for the proposed single-family dwelling and ADU. This is a separate submittal to Environmental Health subject to completion of a service application, submittal of a well driller’s log showing a 50-foot annular seal, well yield test/report, and results from analytical testing for bacterial content and Title 22 metals,

and payment of review fees. For additional information regarding individual clearance, follow the hyperlink to <https://cpd.sccgov.org/sites/g/files/exjcpb706/files/WPChecklistIndividualWell.pdf>

#### Roads and Airports

24. Obtain a Santa Clara County Roads and Airports Department (RAD) Encroachment Permit for the following required improvements:
  - A. Improvement of the property's Willow Springs Road frontage to County Standard B/4A.
  - B. Removal or relocation of existing fence outside of the ROW.
  - C. Removal of existing concrete driveway approach and existing gates for property access.
  - D. Installation of the driveway approach to County Standard B/4 for any proposed access to property.
  - E. Removal of any vegetation or other obstructions necessary to provide adequate line-of-sight at the new driveway approach location.
25. 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.
26. Demonstrate that the post-development maximum flow rate into the County Road right-of-way is equal-to or less-than the pre-development corresponding storm event flow rate per the County Drainage Manual. Provide engineered plans and drainage calculations for any detention or retention system necessary to satisfy this requirement.

#### Land Development Engineering (LDE)

27. **Prior to issuance of a building permit**, obtain a Drainage Permit from Land Development Engineering (LDE) prior to beginning any construction activities. Issuance of the drainage permit is required prior to LDE clearance of the building permit (building and drainage permits may be applied for concurrently). The process for obtaining a drainage permit and the forms that are required can be found at the following web page: [www.sccplanning.org](http://www.sccplanning.org) > How to... > Submit a development Permit Application > Drainage Permit

If the County Roads and Airports Department provides a condition of approval to obtain an encroachment permit, the drainage and encroachment permits will be processed concurrently under one set of improvement (grading) plans. Please contact LDE at (408) 299-5734 for additional information and timelines.

28. 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*

29. Final improvement plans shall be prepared by a licensed civil engineer for review and

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

- Standard Details Manual, September 1997, County of Santa Clara, Roads and Airports Department available at: [www.sccgov.org/sites/rda](http://www.sccgov.org/sites/rda) > Published Standards, Specifications, Documents and Forms
- March 1981 Standards and Policies Manual, Volume 1 (Land Development) [https://www.sccgov.org/sites/dpd/DocsForms/Documents/StandardsPoliciesManual\\_Voll.pdf](https://www.sccgov.org/sites/dpd/DocsForms/Documents/StandardsPoliciesManual_Voll.pdf).
- 2007 Santa Clara County Drainage Manual [https://www.sccgov.org/sites/dpd/DocsForms/Documents/DrainageManual\\_Final.pdf](https://www.sccgov.org/sites/dpd/DocsForms/Documents/DrainageManual_Final.pdf)

30. 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.
31. 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.
32. All applicable easements affecting the parcel(s) with benefactors and recording information shall be shown on the improvement plans.
33. Relocate/Remove all fencing and gates outside of the public right-of-way.

#### *Drainage*

34. 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.

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

#### *Stormwater Treatment – San Francisco Bay*

36. Include 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. Though only one site design measure is required, it is encouraged to include multiple site design measures in the project design. For additional information, please refer to the C.3 Stormwater Handbook (June 2016) available at the following website: [www.sevurppp.org](http://www.sevurppp.org) > Resources > reports and work products > New Development and Redevelopment > C.3 Stormwater Handbook (June 2016)

#### *Soils and Geology*

37. Submit one (1) copy of the signed and stamped geotechnical report for the project.
38. Submit a plan review letter by the Project Geotechnical Engineer certifying that the geotechnical recommendation in the above geotechnical report have been incorporated into the improvement plan.

#### *Notice of Intent*

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

#### Fire Marshal's Office

40. **Prior to approval of the foundation**, fire protection water system shall be installed, functioning, and inspected. System shall be maintained in good working order and accessible throughout construction. A stop work order may be placed on the project if the required hydrant systems are not installed, accessible, and/or functioning.
41. 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. Provide two (2) 5,000-gallon (total of 10,000-gallon) secondary aboveground storage tanks dedicated to the wharf hydrant. Final water amount to meet CFMO-W1 based on structure size.
  - C. Installation of the tank system shall comply with Fire Marshal Standard CFMO-W5.
42. 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.
43. 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.
44. Access Roads (roads serving more than two lots) and DRIVEWAYS (roads serving no more than two lots) for fire department access shall comply with the following:
- A. Width: Access Roads to have a clear drivable width of 18 ft. plus a 3 ft. shoulder on each side per CFMO-A1. This property is located within the SRA and is to meet PRC-4290 which requires 20 ft. drivable width. Driveways are to have a 12 ft. drivable width and a 3 ft. shoulder.
  - 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) for access roads and 13 ft. 6 in for driveways.
  - C. Curve Radius: Inside turn radius for curves shall be a minimum of 50 ft.
  - D. Grade: Maximum grade shall not exceed 15%.
  - E. Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000-pound gross vehicle weight.
  - F. Dead End Roads: Turnarounds shall be provided for dead end access roads more than 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. Turnouts: Passing turnouts in compliance with SD-16 shall be provided at every 400 ft. and wherever hydrants are placed adjacent to a driveways.
  - 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 40 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.
- 45. These are minimum Fire Marshal standards. Should these standards conflict with any other local, state or federal requirement, the most restrictive shall apply.
- 46. The property is located within the State Response Area (served by Cal Fire) and in the Wildland/Urban Interface Fire Area. All 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 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.
- 47. Fire protection water systems and equipment shall always be accessible and maintained in operable condition and shall be replaced or repaired where defective. Fire protection water shall be made available to the fire department.
- 48. 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.

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

Planning

- 49. **Prior to final inspection**, contact Lara Tran in the Planning Division, **at least two (2) weeks in advance** to schedule a site visit to verify the approved exterior colors and proposed shrubs have been installed as approved.

Environmental Health

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

Land Development Engineering

- 51. 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.

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

Fire Marshal's Office

53. **Prior to occupancy**, an approved residential fire sprinkler system complying with CFMO-SP6 shall be installed throughout the structure system and finalized by the Fire Marshal Office.
54. 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 Airports

55. Construct all the improvements approved under the Encroachment Permit.

**ATTACHMENT C**  
**Location & Vicinity Map**

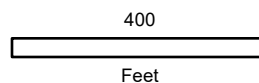


## Location and Vicinity Map

Record No. PLN20-171

APN 764-08-001

640 Willow Springs Road, Morgan Hill

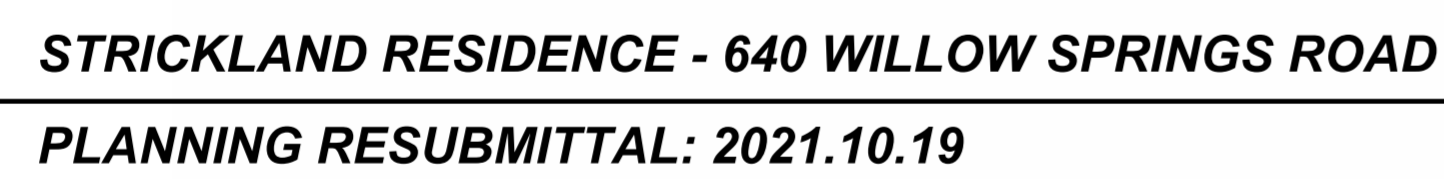


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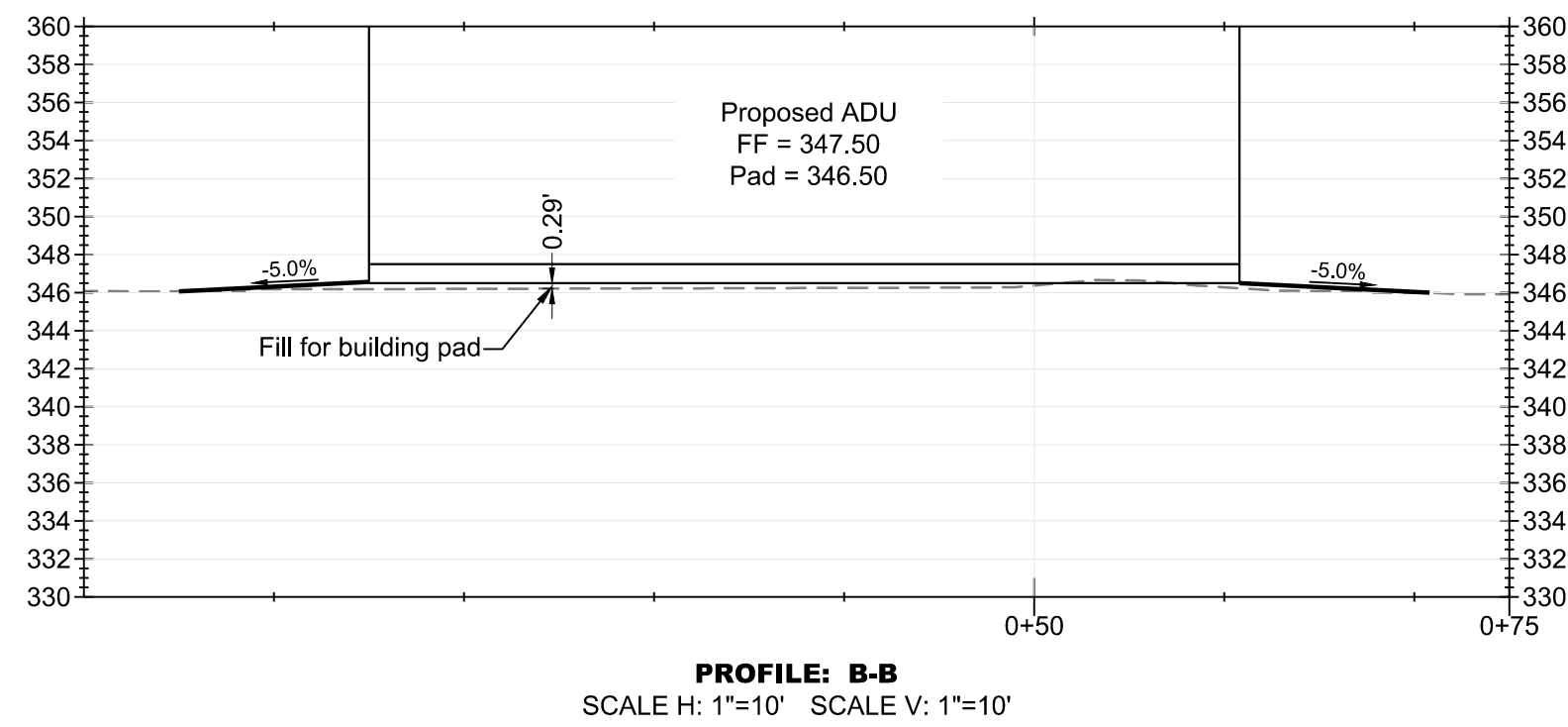
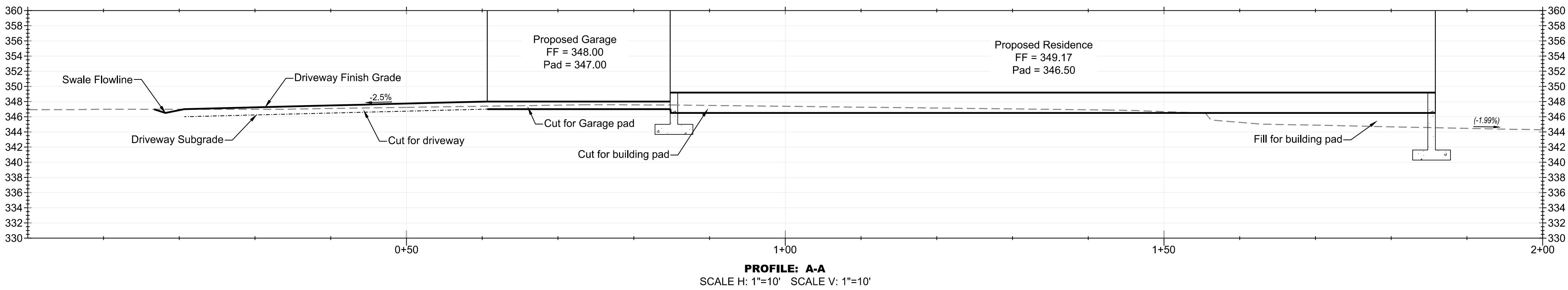
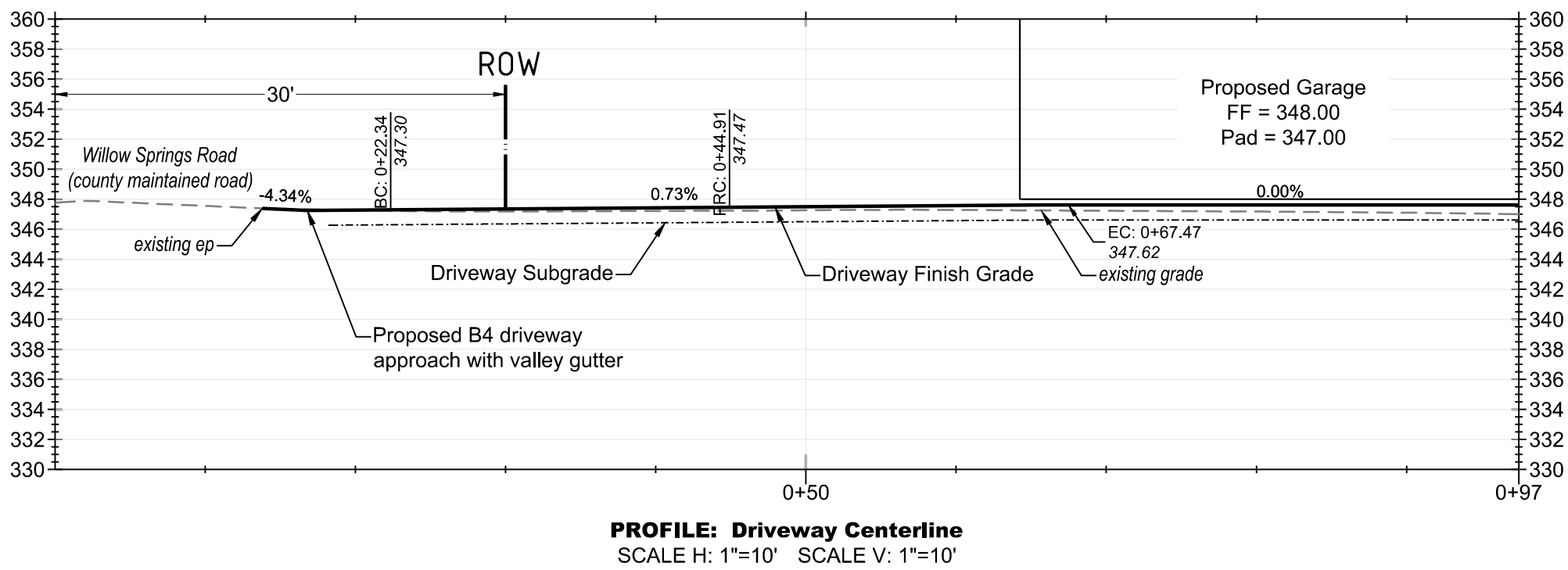


## **ATTACHMENT D**

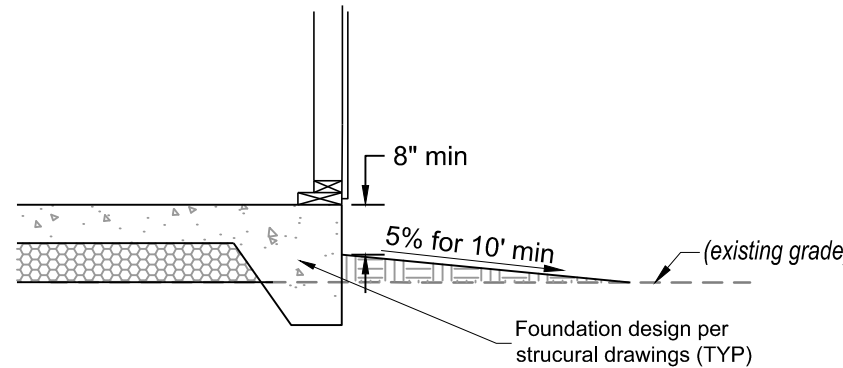
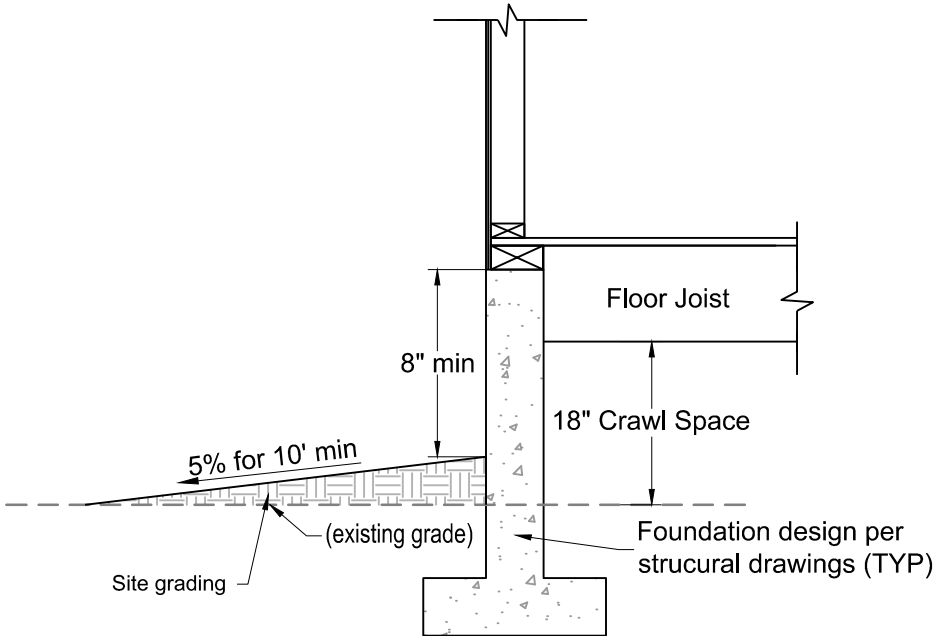
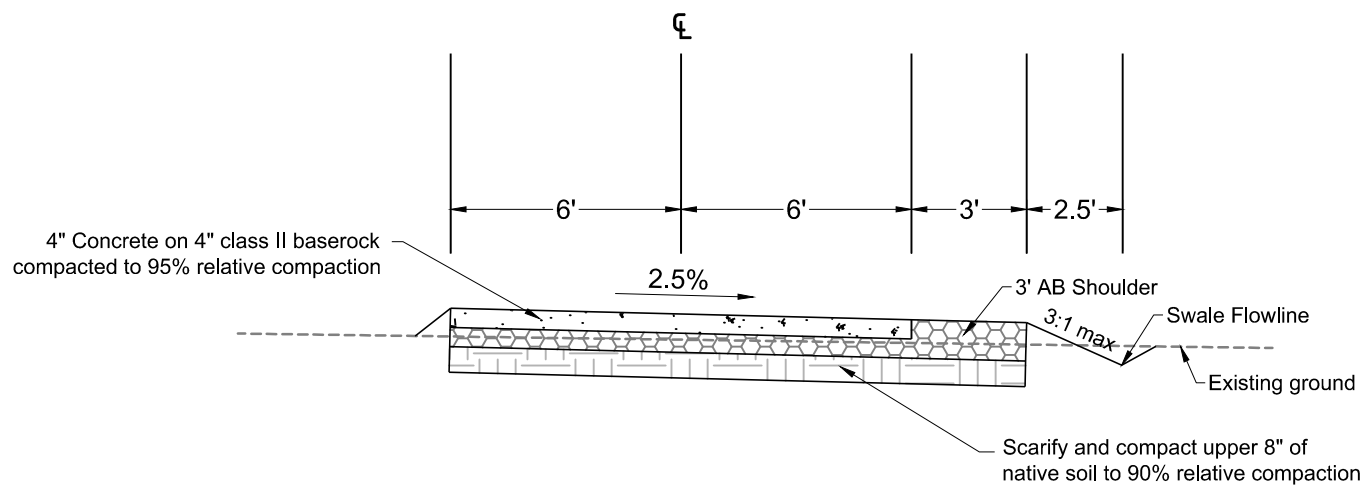
### **Proposed Plans**







Earthwork Quantities				
	Cut	Fill	Max Cut	Max Fill
House Pad	19 cy	101 cy	0.50'	1.83'
Garage Pad	6 cy	0 cy	0.50'	0.00'
ADU Pad	1 cy	6 cy	0.50'	0.50'
Driveway	48 cy	0 cy	1.00'	0.00'
Total	74 cy	107 cy		



[PROJECT #: 21.011]


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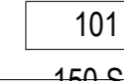
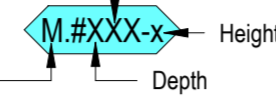









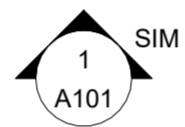
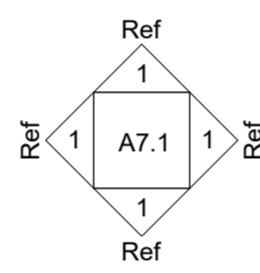
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PROJECT ADDRESS: 640 WILLOW SPRINGS ROAD MORGAN HILL CA 95037

www.40611.com

716 THE ALAMEDA SUITE 30 SAN JOSE CALIFORNIA 95126 TEL 408 278 7038

SYMBOL LEGEND	
<p><b>ROOM NAME</b></p>  <p>101</p>	ROOM NAME
<p><b>WALL TAG</b></p>  <p>150 SF</p> <p>Finishes</p> <p>Height (full/partial)</p> <p>Depth</p> <p>Structure</p>	WALL TAG
 <p>101</p>	DOOR TAG
 <p>1i</p>	WINDOW TAG
 <p>XXX</p>	KEYNOTE & FIXTURE TAG
 <p>XXX</p>	MATERIAL FINISH TAG
 <p>EL XX</p>	LIGHT FIXTURE TAG
 <p>TVX</p>	DISPLAY SCREEN TAG
 <p>J</p>	JUNCTION BOX
 <p>CL</p>	CENTER LINE
 <p>1</p> <p>A1.1</p> <p>SIM</p>	DETAIL CALLOUT
 <p>1</p> <p>A101</p> <p>SIM</p>	SECTION TAG
 <p>Ref</p> <p>1</p> <p>A7.1</p> <p>1</p> <p>Ref</p> <p>Ref</p> <p>1</p> <p>Ref</p>	ELEVATION TAG

PROJECT DATA AND TABULATIONS			
<b><u>PROJECT CONTACT</u></b>			
PROJECT NAME:	<u>STRICKLAND RESIDENCE</u>		
PROJECT ADDRESS:	<u>640 WILLOW SPRINGS ROAD, MORGAN HILL, CA 95037</u>		
APN:	<u>764-08-001</u>		
PROPOSED USE:	<u>SINGLE FAMILY RESIDENCE</u>		
OWNER/CONTACT:	<u>KEVIN STRICKLAND</u>		
<b><u>BUILDING &amp; PLANNING</u></b>			
OCCUPANCY TYPE	<u>R-3</u>	OVERALL SITE AREA	<u>39,640 SF (91 acres)</u>
OCC. SEPARATION	<u>1HR @ GARAGE</u>	TOTAL LOT COVERED	<u>.13</u>
ZONE	<u>A-20sc-sr</u>	SETBACKS	
CONSTRUCTION TYPE	<u>V-B</u>	FRONT, REAR & SIDE	<u>30 FEET</u>
SPRINKLER PROPOSED	<u>YES</u>	FRONT (SCENIC ROAD)	<u>100 FEET</u>
CONDITIONED FLOOR AREA	<u>4,112 SF</u>	MAXIMUM HEIGHT	<u>35 FEET</u>
GARAGE AREA	<u>855 SF</u>	PROPOSED HEIGHT	<u>30 FEET</u>
TOTAL FLOOR AREA	<u>4,967 SF</u>	TOTAL PARKING REQUIRED	<u>2 STALLS</u>
		TOTAL PARKING PROVIDED	<u>3 STALLS</u>
<b><u>ADU</u></b>			
ADU PROPOSED	<u>YES</u>		
ADU TYPE	<u>DETACHED 2 BEDROOM</u>		
ADU TOTAL FLOOR AREA	<u>1,197 SF</u>		
ADU GARAGE AREA	<u>385 SF</u>		

APPLICABLE CODES			
BUILDING CODE:	<a href="#">CBC 2019</a>	LIFE SAFETY CODE:	<a href="#">CBC 2019</a>
MECHANICAL CODE:	<a href="#">CMC 2019</a>	ENERGY CODE:	<a href="#">CBC 2019 - TITLE 24</a>
PLUMBING CODE:	<a href="#">CPC 2019</a>	GREEN CODE:	<a href="#">CBC 2019 - CAL GREEN</a>
ELECTRICAL CODE:	<a href="#">CEC 2019</a>	LOCAL GREEN ALT:	<a href="#">SANTA CLARA COUNTY</a>
FIRE CODE:	<a href="#">CEC 2019 - NFPA 2019</a>		
STATE AMENDMENTS:	<a href="#">CBC 2019</a>		

**VICINITY MAPS**

**AERIAL**

**STREET MAP**

SHEET INDEX-ARCHITECTURAL			
ISSUE DATE	REV	REV.DATE	SHEET NAME
2021.10.14		A 0.0	GENERAL NOTES TABULATIONS AND SHEET INDEX
2021.10.14		A 0.5	RENDERINGS
2021.10.14		A 0.6	MATERIAL SCHEDULES
2021.05.25		A 0.9	AXONOMETRICS
2021.05.25		A 1.1	EXISTING SITE AND FLOOR PLAN
2021.05.25		A 3.1	FLOOR PLAN
2021.10.14		A 3.5	FLOOR PLANS - ADU
2021.05.25		A 6.1	ROOF PLAN
2021.05.25		A 7.1	BUILDING SECTIONS
2021.05.25		A 7.2	BUILDING SECTIONS
2021.05.25		A 7.3	BUILDING SECTIONS
2021.05.25		A 8.1	EXTERIOR ELEVATIONS
2021.05.25		A 8.2	EXTERIOR ELEVATIONS
2021.05.25		A 8.3	EXTERIOR ELEVATIONS - ADU

CIVIL SHEET INDEX		
2020.09.29	C 1	SITE PLAN
2021.09.29	C 2	SECTION, PROFILE, & DETAILS

## PROJECT DESCRIPTION

THIS SUBMITTAL IS FOR THE REPLACEMENT OF AN EXISTING HOME OWNED BY THE PROPERTY OWNERS WITH A NEW SINGLE FAMILY RESIDENCE FOR THEMSELVES AND THEIR FAMILY.

**DEMOLITION:** THE REMOVAL OF THE EXISTING SINGLE FAMILY RESIDENCE, AND RECLAMATION OF ALL POSSIBLE MATERIALS FOR INSERTION INTO THE NEW HOME WHERE FEASIBLE. ALL OTHER EXISTING ACCESSORY STRUCTURES ARE TO REMAIN.

**CONSTRUCTION:** THE PROJECT TEAM PROPOSES THE CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE. THE RESIDENCE WILL BE COMPRISED OF 3 BEDROOMS AND 3 BATHROOMS, WITH SPECIFIC ROOMS AS DENOTED IN THE FLOOR AREA SCHEDULE. THE OVERALL DESIGN AESTHETIC IS ONE WHICH BRINGS MORE AUTHENTICITY TO THE LOCATION IN REPRESENTING THE CALIBER OF MORGAN HILL AND THE SURROUNDING AREA. THE QUALITY OF THE MATERIALS, PROPORTIONS, AND ELEMENTS USED RESULTS IN A FARMHOUSE-STYLE HOME THAT WILL BRING WARMTH AND PRIDE TO THE OWNERS FOR YEARS TO COME WHILE ALSO ENSURING A HOME OF CHARACTER ALONG THIS WINDING RURAL AREA OF MORGAN HILL.

**SITE:** SITE IMPROVEMENTS WILL INCLUDE (BUT NOT LIMITED TO) SMALL AREAS OF NEW WALKWAYS AND DECK, INSTALLATION OF NEW PLANTING, SHRUBS, ETC., THE REPLACEMENT OF THE EXISTING DRIVEWAY, THE INSTALLATION OF A NEW WHARF HYDRANT, AND IMPROVEMENT TO THE EXISTING SEPTIC SYSTEM AS REQUIRED.

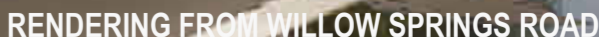
**TREE REMOVAL:** NO EXISTING TREES DEEDED WITHIN CIVIL SITE PLAN ARE PROPOSED FOR REMOVAL.

**ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR, PER CDBG SECTION 5.504.4.3.2. ALL NEW CONSTRUCTION SHALL MEET THE ACCESS COMPLIANCE REQUIREMENTS & STANDARDS OF THE CALIFORNIA STATE CODE.**



### AREA FLOOR PLAN

$$\frac{1}{8}'' = 1'-0'' \quad 1$$



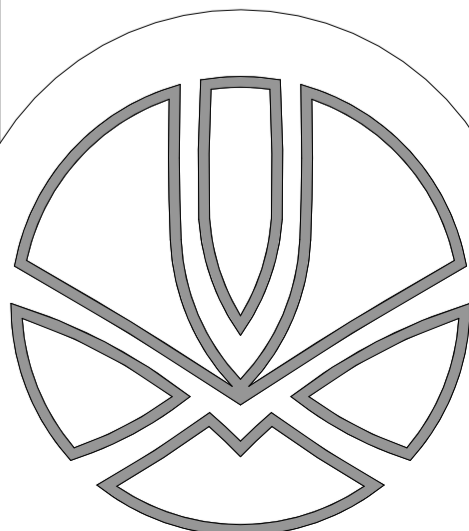
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## RENDERINGS

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[PROJECT #: 21.011]


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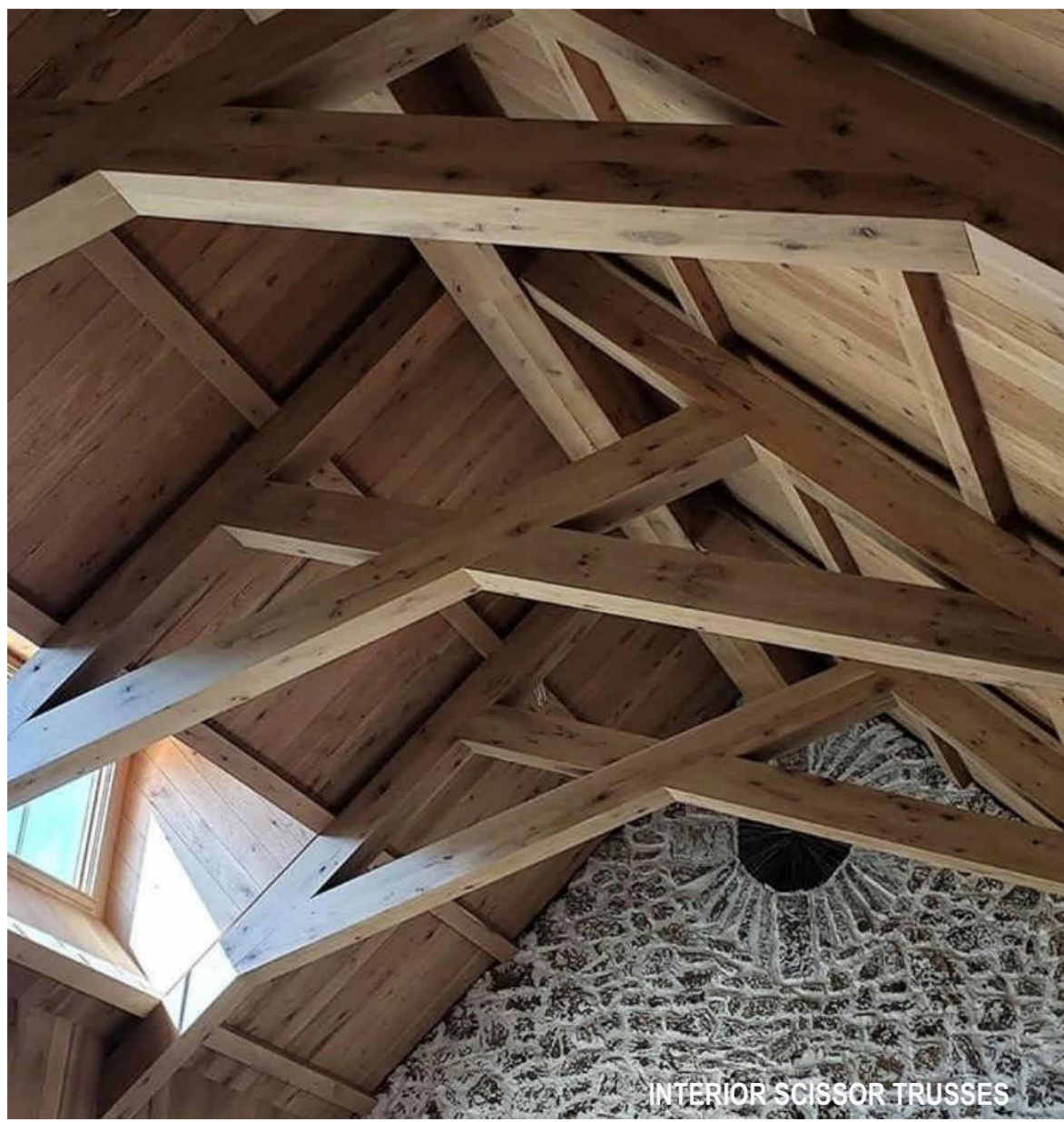
PROJECT ADDRESS: 640 WILLOW SPRINGS ROAD . MORGAN HILL L. CA. 95037

[www.mcdi1111s.com](http://www.mcdi1111s.com)

746 THE ALAMEDA, SUITE 30, SAN JOSE, CALIFORNIA 95126. ☎ 408 278 7038

PLUMBING FIXTURE AND APPLIANCE SCHEDULE								
LABEL	ITEM	MANUFACTURER	STYLE	FINISH	WIDTH	HEIGHT	DEPTH	NOTES
KITCHEN								
P.F2	FAUCET	KRAUS	KPF-1610	MATTE BLACK	-	-	-	SINGLE LEVER COMMERCIAL STYLE PULL DOWN KITCHEN FAUCET
P.S3	SINK	ELKAY	ELGUAD3319PD	BLACK	33"	18.5"	5.5"	UNDERMOUNT ADA SINK WITH PERFECT DRAIN
P.SD2	SOAP DISPENSER	KRAUS	KSD-41	MATTE BLACK	-	-	-	KRAUS KITCHEN SOAP DISPENSER
A.RF1	REFRIGERATOR	BIG CHILL	CLASSIC FRIDGE - 22BF-CLA	BLACK - BRASS	36"	70"	29"	MATTE BLACK WITH BRASS TRIM
A.DW1	DISHWASHER	GE	GDT22SSGLBB	BLACK	23.75"	32.25"	24"	GE 51-DECIBEL AND HARD FOOD DISPOSER BUILT-IN DISHWASHER
A.CM1	PLUMBED COFFEE MAKER	TBD	-	-	-	-	-	PROVIDE WATER AND POWER FOR PLUMBED COFFEE MAKER
A.MV1	MICROWAVE	BIG CHILL	RETRO COLLECTION	CHERY RED				RETRO MICROWAVE W/ MIDEA 1025F1A AS VALUE ENGINEERING...
A.R1	RANGE							
BATHROOMS								
P.S1	SINK							
P.S2	SINK							
P.F1	FAUCET							
P.SD1	SOAP DISPENSER							
P.T1	TOILET							
P.AR1	TOILET TISSUE							
SHOWERS								
P.SH1	SHOWER PAN	BEST BATH SYSTEMS	P6331A75T	WHITE	-	-	-	
P.SH2	SHOWERHEAD + CONTROLS	MOEN	8342	CHROME	-	-	-	THREE FUNCTION COMMERCIAL SHOWER SYSTEM
P.SH3	SHOWER SEAT	SEREBASEAT	INV-WS32-ADA-CRP	CHROME PLATE	35"	17.5"	3.5"	
P.SH4	CURTAIN ROD	BOBRICK	B-4207					PROVIDE (1) PER SHOWER
P.SH5	CURTAIN HOOKS	BOBRICK	204-1					PROVIDE (1) PER SHOWER

MATERIALS AND FINISHES								
Label	Item	Manufacturer	Style	Number	Color	Size	Notes	Location
WALL								
F.FCP1	FIBER CEMENT PANEL	ALLURA	SMOOTH VERTICAL	-	CALVARY	5/16" x	SMOOTH VERTICAL PANEL WITH FIBER CEMENT TRIM READ LAYOUT PER SPECIFIC ELEVATIONS AND SPACING	EXTERIOR
F.FCP2	FIBER CEMENT PANEL	ALLURA	SMOOTH VERTICAL	-	GRAY HERON	5/16" x		SMOOTH VERTICAL PANEL
F.GWB1	GYPSUM WALL BOARD	USG	LEVEL 4	-	PAINT PER ELEVATION	1/2"	LEVEL 4 FINISH / WALLS TO BE PAINTED [F.P1] U.N.O.	LEVEL 5 SMOOTH FINISH AT ALL FACETS AND CURVED SURFACES
F.GWB2	GYPSUM WALL BOARD	USG	LEVEL 5	-	PAINT PER ELEVATION	1/2"		
F.MR1	MIRROR							BATHROOMS
F.PLY1	PLYWOOD	-	AC	-	WHITEWASHED	4'X8'		
F.WT1	WALL TILE	AMERICAN OLEAN	PROFILES	-	ICE WHITE	3'X6"	3'X6" SUBWAY TILE WITH [F.TW2] BASE	
F.WT2	WALL TILE COVE BASE	AMERICAN OLEAN	PROFILES	-	ICE WHITE	3'X6"		
F.WT3	WALL TILE	EDEN TILE	PENNY ROUND	-	POLISHED BLACK	-	WITH SCHLUTER "DILEX-AHK" AGRB TILE BASE	
F.WB1	WOOD BASE	-	-	-	-	PER DETAILS	F.WB1=CLEAR SEAL / F.WB2=PAINT TO MATCH ADJACENT WALL	VARIES
ROOF								
F.AS1	ASPHALT SHINGLES							
F.SSM	STANDING SEAM METAL							
CEILING								
F.GWB3	GYPSUM WALL BOARD CEILING	USG	LEVEL 4	-	PAINT PER...	5/8"	-	
F.GWB4	GYPSUM WALL BOARD CEILING	USG	LEVEL 5	-	PAINT PER...	5/8"	LEVEL 5 SMOOTH FINISH AT ALL FACETS AND CURVED SURFACES	
F.WC1	WOOD CEILING PLANKS			-				
FLOORING								
F.CC1	CONCRETE	-	-	-	-	-	CONCRETE TO BE CLEANED OF ALL MARKS, WASHED, AND CLEAR SEALED	GARAGE
F.CC4	CONCRETE	-	-	-	-	-	STAINED & SEALED CONCRETE	
F.CP1	CARPET: BROADLOOM	SHAW CONTRACT	OFF THE GRID	BEYOND	DUNE 15105	-	-	
F.CP2	CARPET: BROADLOOM	BENTELY	RITUAL	-	AWAKENING 800220	-	-	
F.CP3	CARPET: BROADLOOM	SHAW CONTRACT	OFF THE GRID	ESCAPE	EARTH 15760	-		
F.CP4	CARPET: BROADLOOM	SHAW CONTRACT	OFF THE GRID	ESCAPE	MOSS 15326	-		
F.CP5	CARPET: BROADLOOM	BENTELY	REPOSE	-	CEREMONY 800224	-	-	
F.SP1	STAINLESS STEEL PLATE					20" DIAMETER	STAINLESS PLATE SET FLUSH WITH CARPET AT CENTER OF RADI	108/109 AND 142/143
F.TF1	TILE: FLOOR	EMSER MOSAIC TILE	ZONE	PENNY	WHITE MATTE	12"x12" MOSAIC	-	SHOWERS
F.WF1	WOOD FLOORING	HISTORIC FLOORING	GRANNY'S STORE			3/4" X (3.5" - 9.5")	RANDOM LENGTHS FROM 12" - 96"	VARIES
PAINT								
F.P0	PAINT	DUNN EDWARDS	EGGSHELL	DEA002	BLACK	-		
F.P1	PAINT	DUNN EDWARDS	EGGSHELL	DEW380	WHITE	-	-	TYP. AT INTERIOR WALLS
F.P2	PAINT	DUNN EDWARDS	SEMGLOSS	DEW380	WHITE	-	-	
F.P3	PAINT	DUNN EDWARDS	LOW SHEEN	DEW380	WHITE	-		TYPICAL THROUGHOUT
F.P4	PAINT	DUNN EDWARDS	EGGSHELL	DE6384	IRON FIXTURE	-		
MILLWORK								
F.SS1	SOLID SURFACE	CORIAN	SOLID SURFACE	-	NEUTRAL CONCRETE	-	-	
F.SS2	SOLID SURFACE	CORIAN	SOLID SURFACE	-	WEATHERED AGGREGATE	-	-	
MISCELLANEOUS								
M.FE1	FIRE EXTINGUISHER	-	-	-	-	-	FIRE EXTINGUISHER - TYPE "2-A: 10-BC" AT LIGHT HAZARD AREAS (KITCHEN)	



## INTERIOR SCISSOR TRUSSES



**CORBELS, BOARD & BATTEN SIDING, GARAGE DOORS**



**CUPOLA**



## EXTERIOR FINISHES, ROOF PLANES, AND DETAILS



## EXTERIOR FINISHES, ROOF PLANES, AND DETAILS

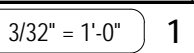
[illegible][illegible]

A 0.9



REAR AXONOMETRIC

## FRONT AXONOMETRIC



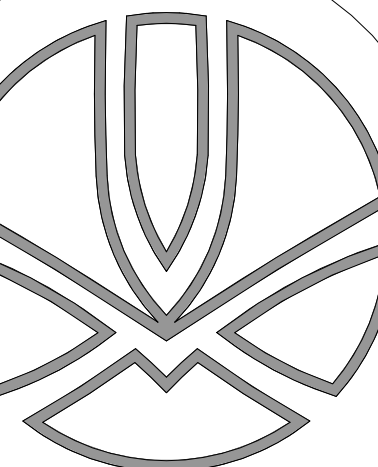
[PROJECT #: 21.011]

PROGRESS	2021.05.25
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[illegible]

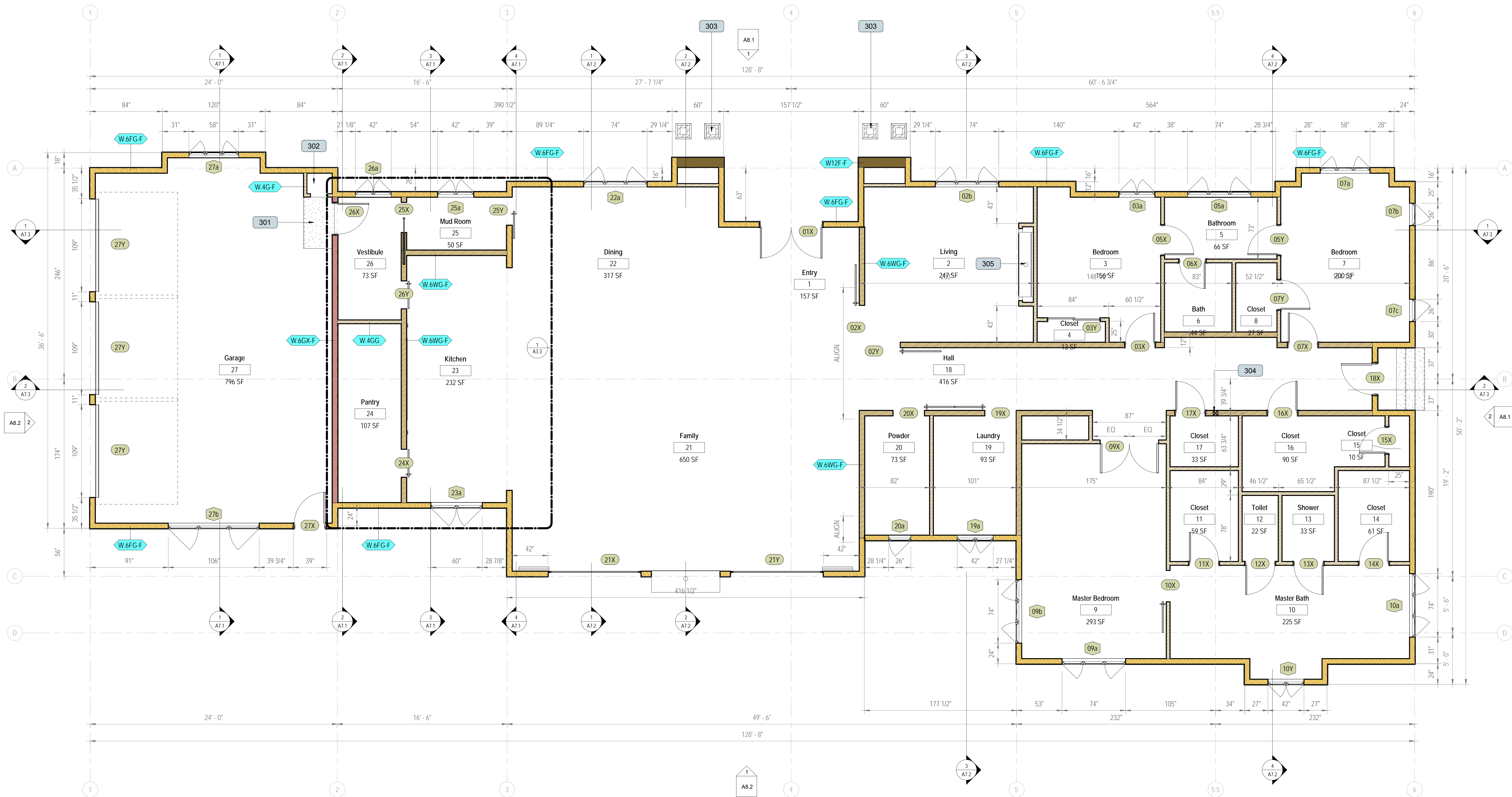
# A3.1



1. CONTRACTOR TO REFERENCE WALL SECTIONS AND INTERIOR ELEVATIONS FOR CHANGES IN FINISH AT SPECIFIC HEIGHTS
2. REFER TO STRUCTURAL DRAWINGS FOR ALL STUD SIZE, SPECIES, SPACING, AND CONNECTIONS/ANCHORAGE

1. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS & REPORT ALL VARIANCES BETWEEN  
EXISTING CONDITIONS & DOCUMENTS TO MODULUS PRIOR TO START OF CONSTRUCTION FOR  
RESOLUTION.
2. DIMENSIONS NOTED AS "CLEAR" ARE REQUIRED CLEARANCES & MUST BE MAINTAINED.
3. ALL DIMENSIONS ON DRAWINGS TAKE PRECEDENCE OVER SCALE.
4. HEIGHTS ARE DIMENSIONED FROM TOP OF SLAB UNLESS NOTED "A.F.F."
5. ACOUSTICALLY INSULATED WALLS, GYPSUM BOARD PERIMETERS, VERTICAL JOINTS, CUTOUTS,  
FLOOR JOISTS, OUTLETS & SWITCHES SHALL BE COMPLETELY CAULKED WITH NON-  
HARDENING, PERMANENT RESILIENT ACOUSTICAL SEALANT.
6. PROVIDE FIRE RETARDANT CAULKING AROUND ALL CONDUIT PENETRATIONS AT RATED WALLS,  
AND BETWEEN FLOORS, TO ENSURE FIRE RATING.
7. ALL WET LOCATIONS SHALL RECEIVE WATER RESISTANT GYPSUM BOARD, WITH ALL PAINT  
FINISHES TO BE GLOSS OR SEMI-GLOSS WITH MILDLEW GARD.
8. ALL GLASS/GLASS DOORS SHALL BE TEMPERED, UNLESS NOTED OTHERWISE.
9. VERTICAL APPLICATIONS OF THE STONE TO STUD WALL SHALL BE BACKED BY DENS SHEET  
TIE BACKER.
10. ALL WORK SHALL BE ERRECTED & INSTALLED PLUMB, LEVEL, SQUARE, TRUE & IN PROPER  
ALIGNMENT.
11. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE  
JOINTS, ALL EXPOSED GYP. BOARD EDGES TO HAVE METAL EDGE TRIM.
12. PROVIDE FIRE OUTLETS, THERMOSTATS, SWITCHES, AND ALL OTHER CONTROLS WITH OWNER  
PRIOR TO INSTALL.
13. PROVIDE BACKING IN WALL FOR THERMOSTATS, LIGHT SWITCHES, SHELVEING, ETC. AS REQUIRED

301 CONCRETE STEPS FROM GARAGE TO MAIN HOUSE.  
302 NICHE WITH MULTIPLE SHELVES PER DETAILS.  
303 DECORATIVE WOOD COLUMNS.  
304 WOOD POST. REFER TO STRUCTURAL DRAWINGS.  
305 GAS FIREPLACE. REFER TO DETAILS AND SPECIFICATIONS



PROJECT #: 21.011]

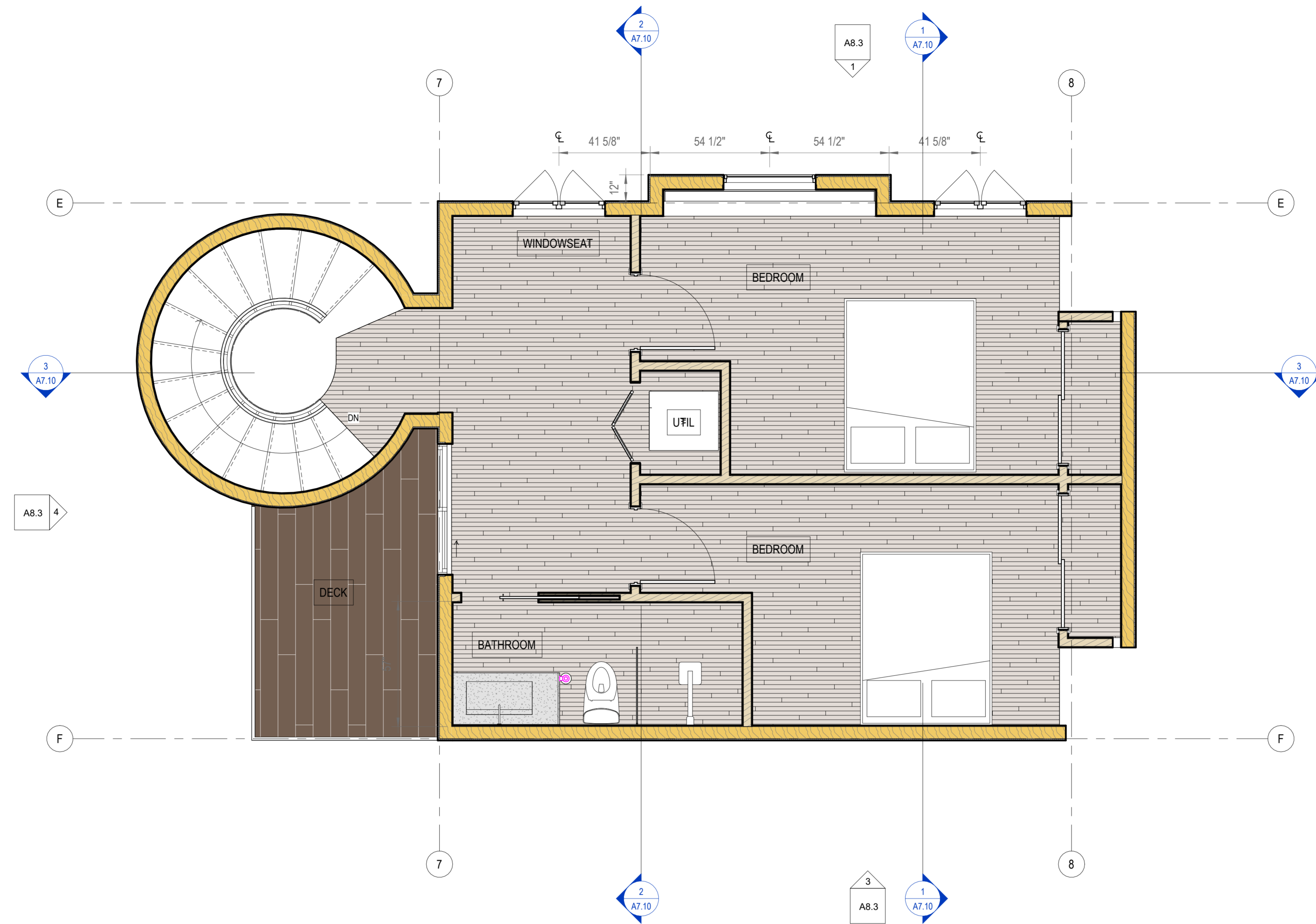
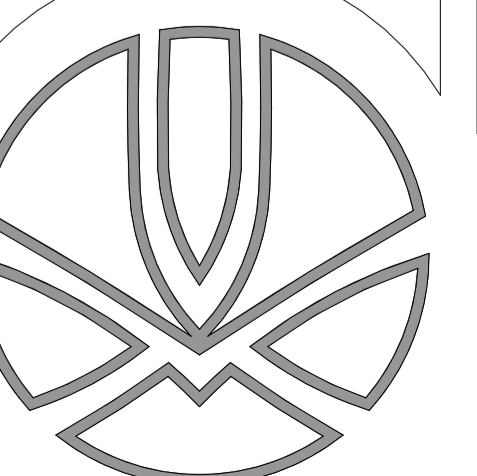
PROGRESS	2021.10.14
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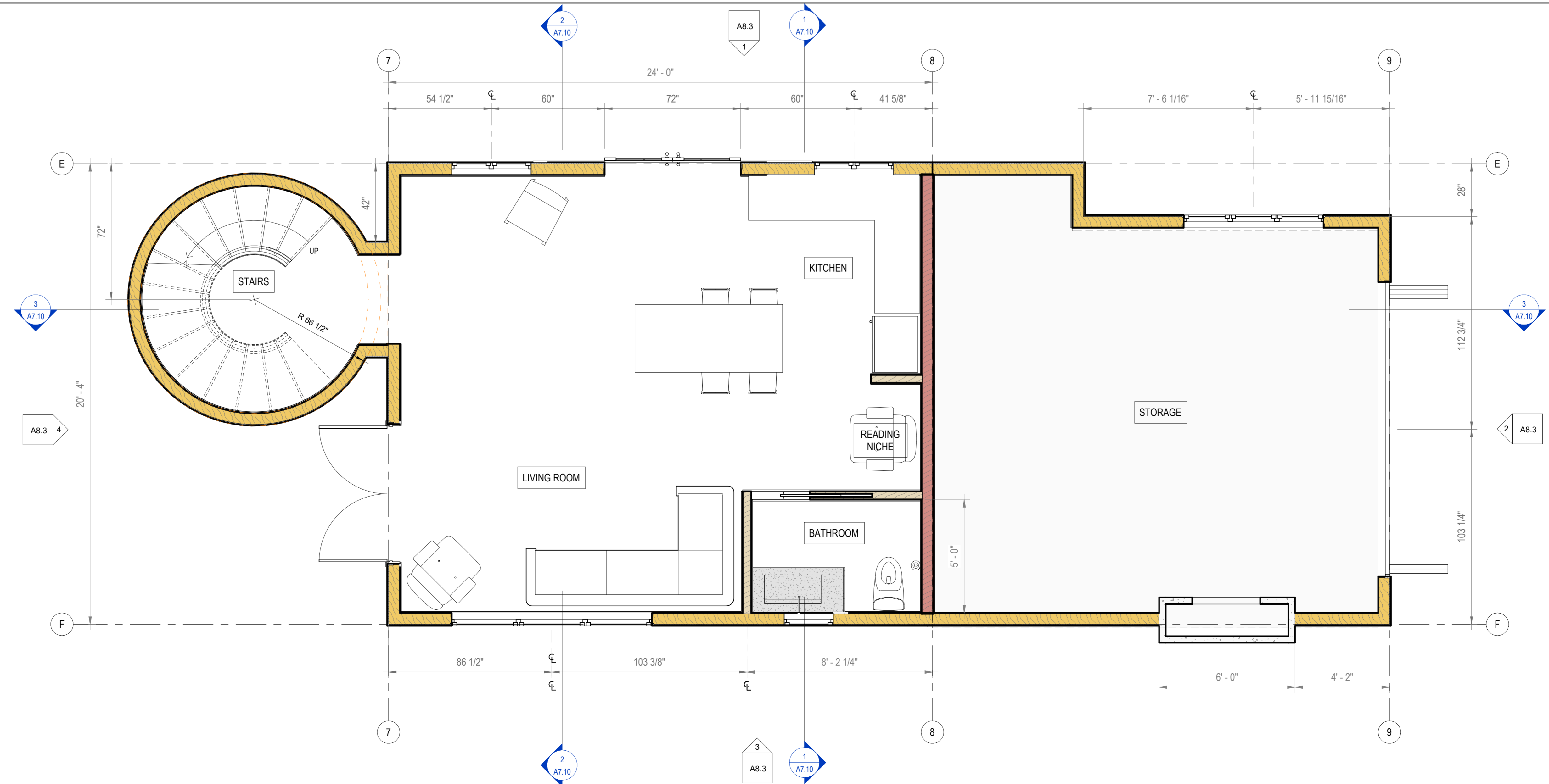
FLOOR PLANS -  
ADU

# 3.5



**SECOND FLOOR ADU PLAN**

$$\frac{3}{8}'' = 1'-0'' \quad 2$$



**FIRST FLOOR ADU PLAN**

$$3/8" = 1'-0"$$

PROJECT #: 21.011]

PROGRESS	2021.05.25
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## ROOF PLAN

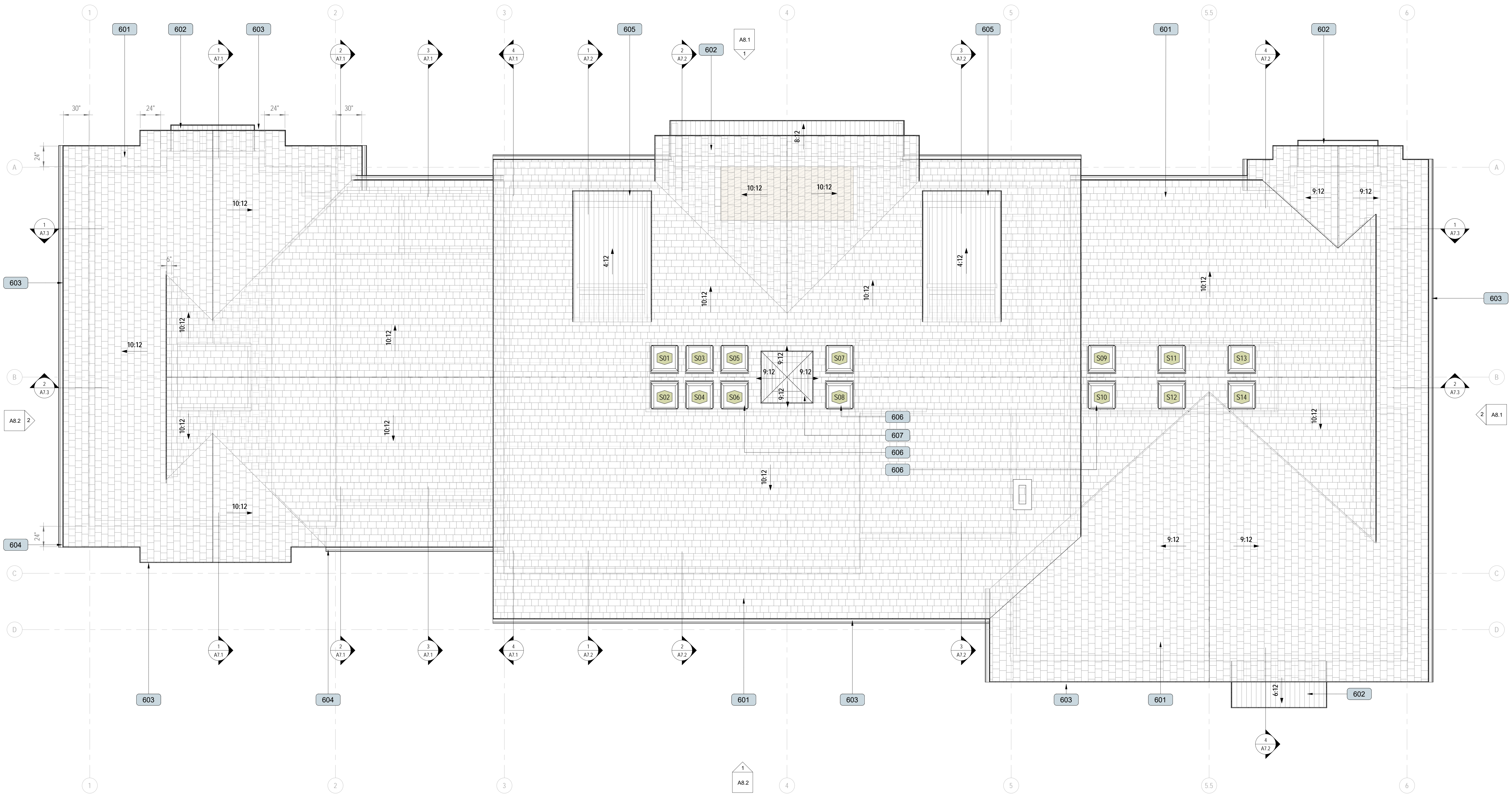
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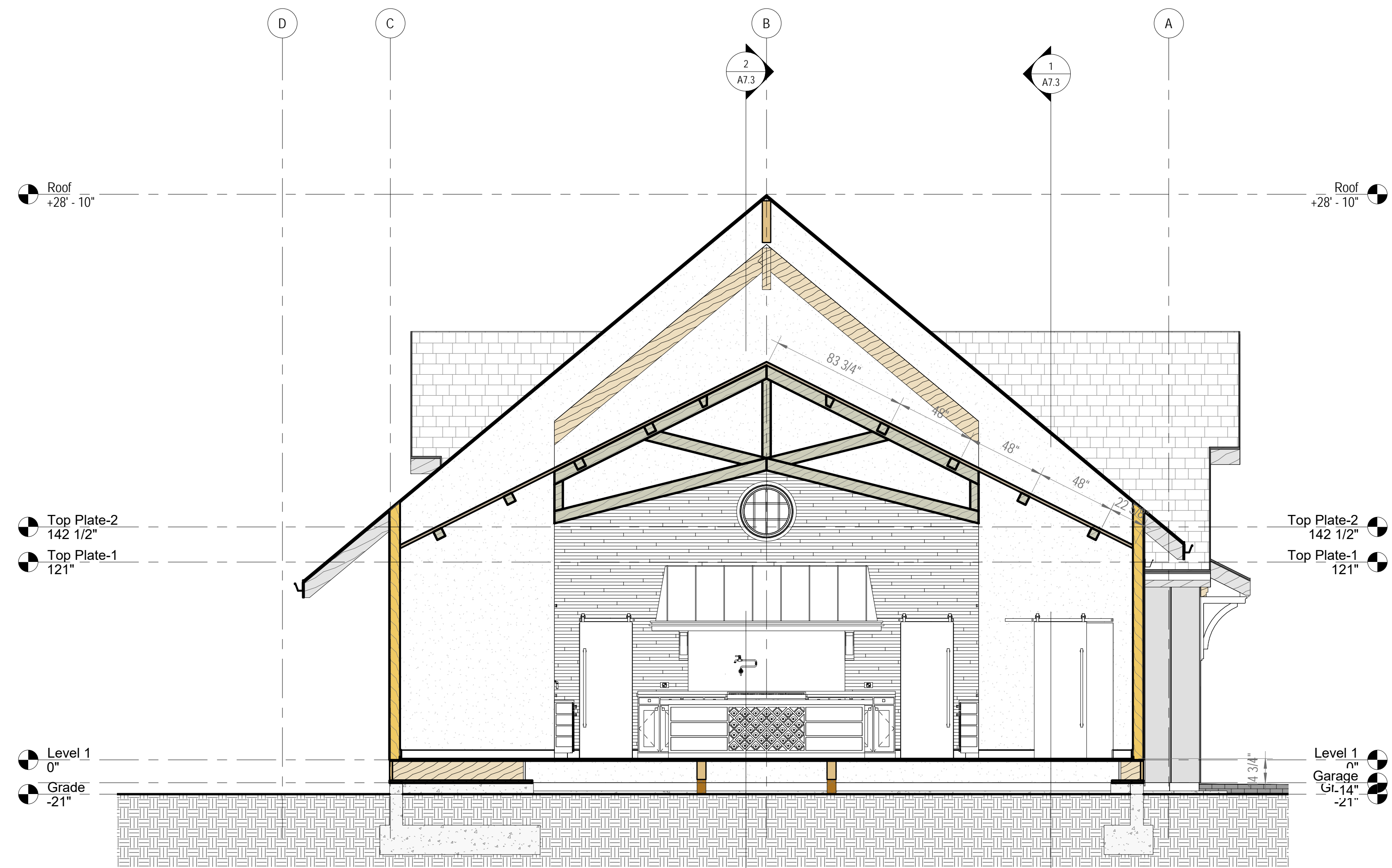
WWW.MODI1115.COM

746 THE ALAMEDA, SUITE 30, SAN JOSE, CALIFORNIA 95126. ☎ 408 278 7038



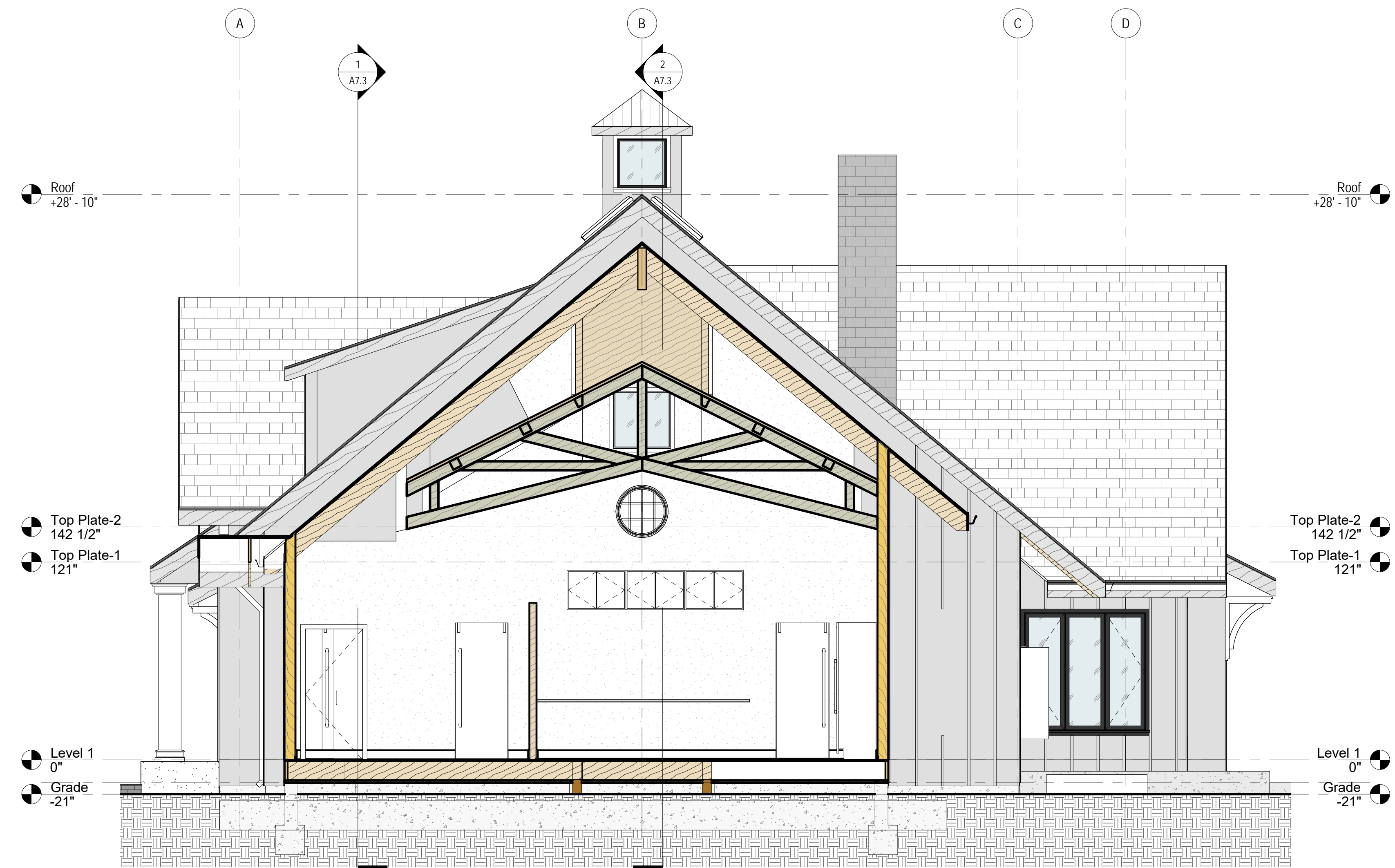
ROOF PLAN

$1/4" = 1'-0"$	<b>1</b>
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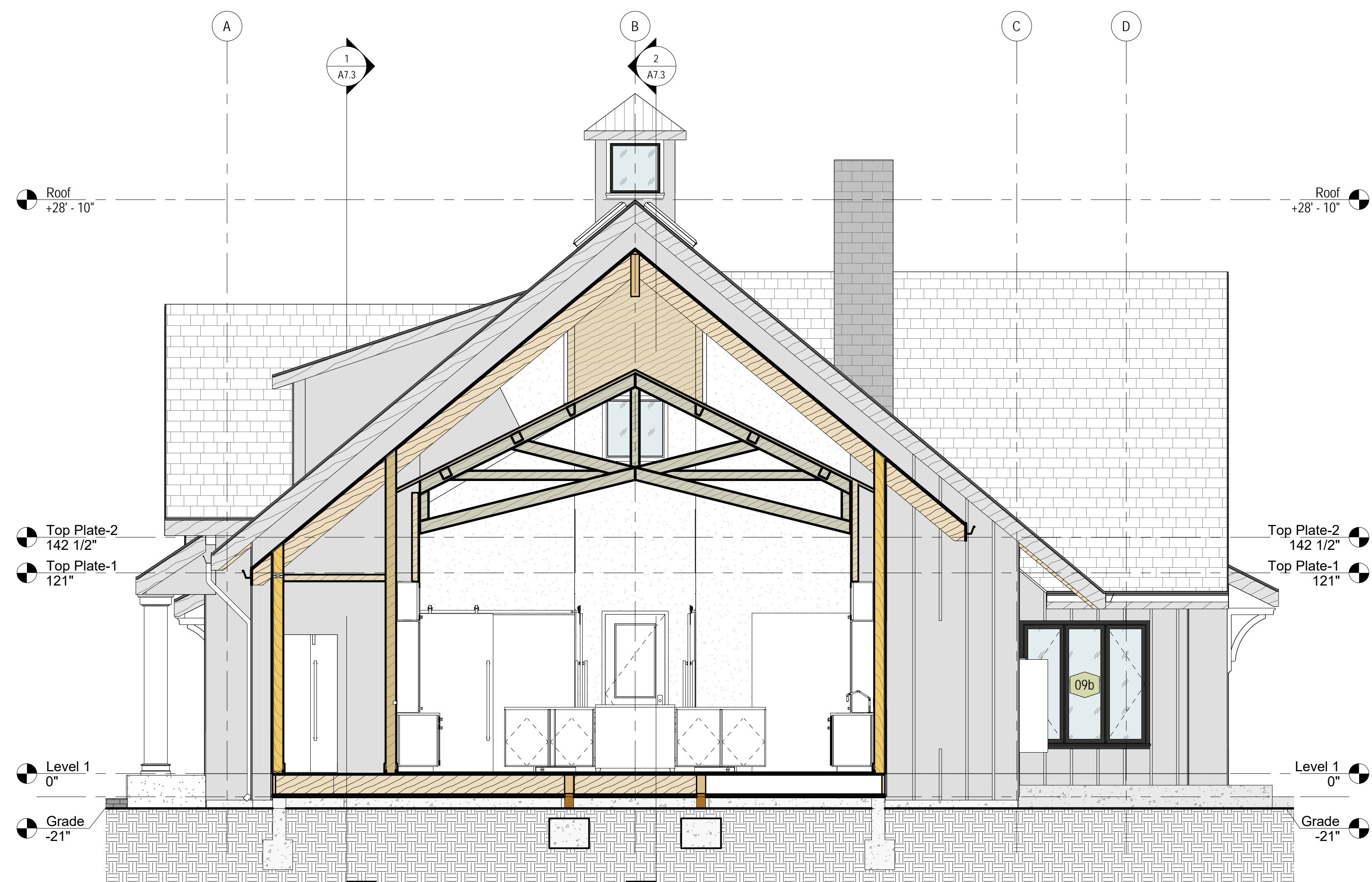
Section NS\_3.1

1/4" = 1'-0" 4



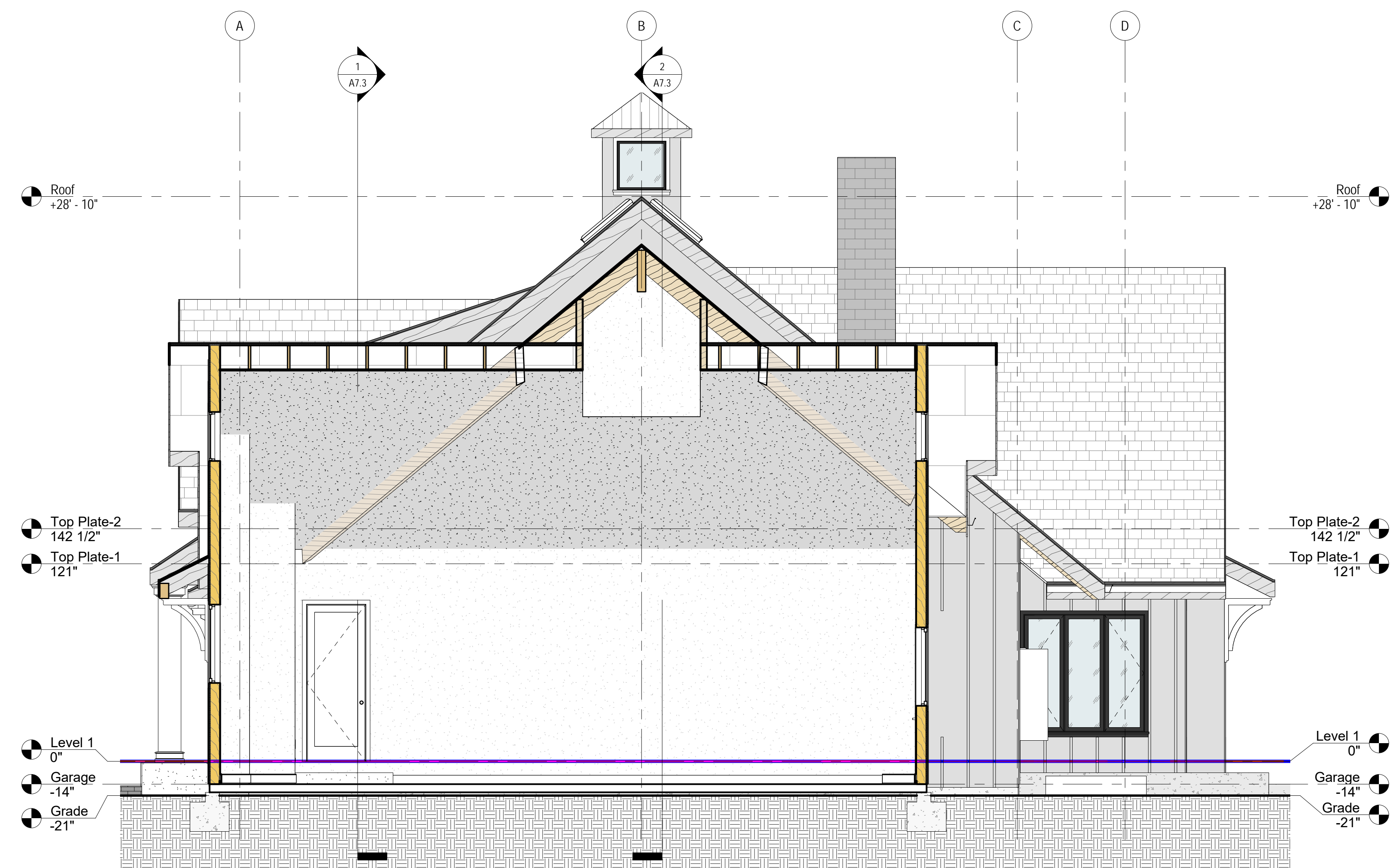
Section NS\_2.1

1/4" = 1'-0" 2



Section NS\_2.5

1/4" = 1'-0" 3



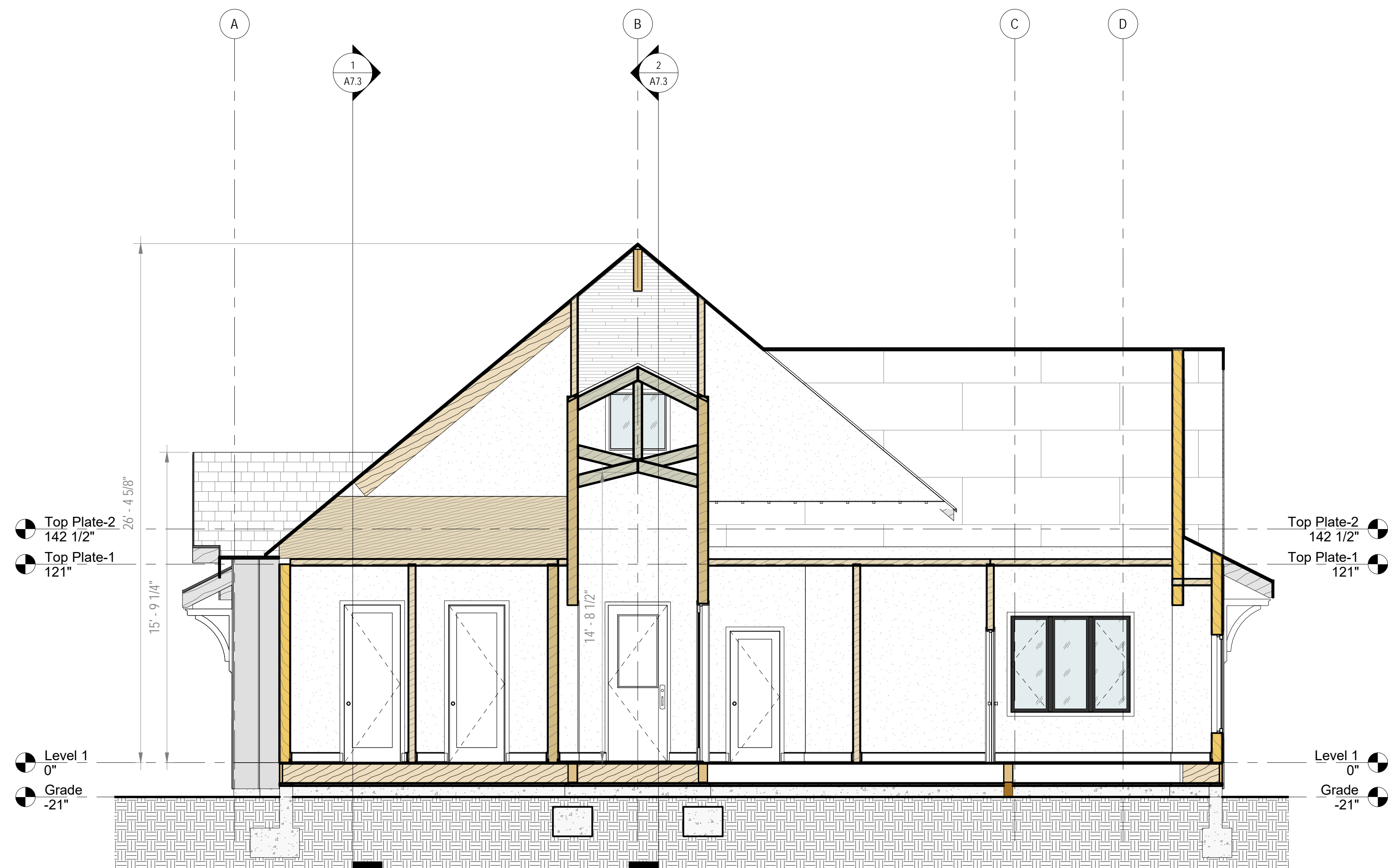
Section NS\_1.6

$1/4" = 1'-0"$	1
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PROGRESS	2021.05.25
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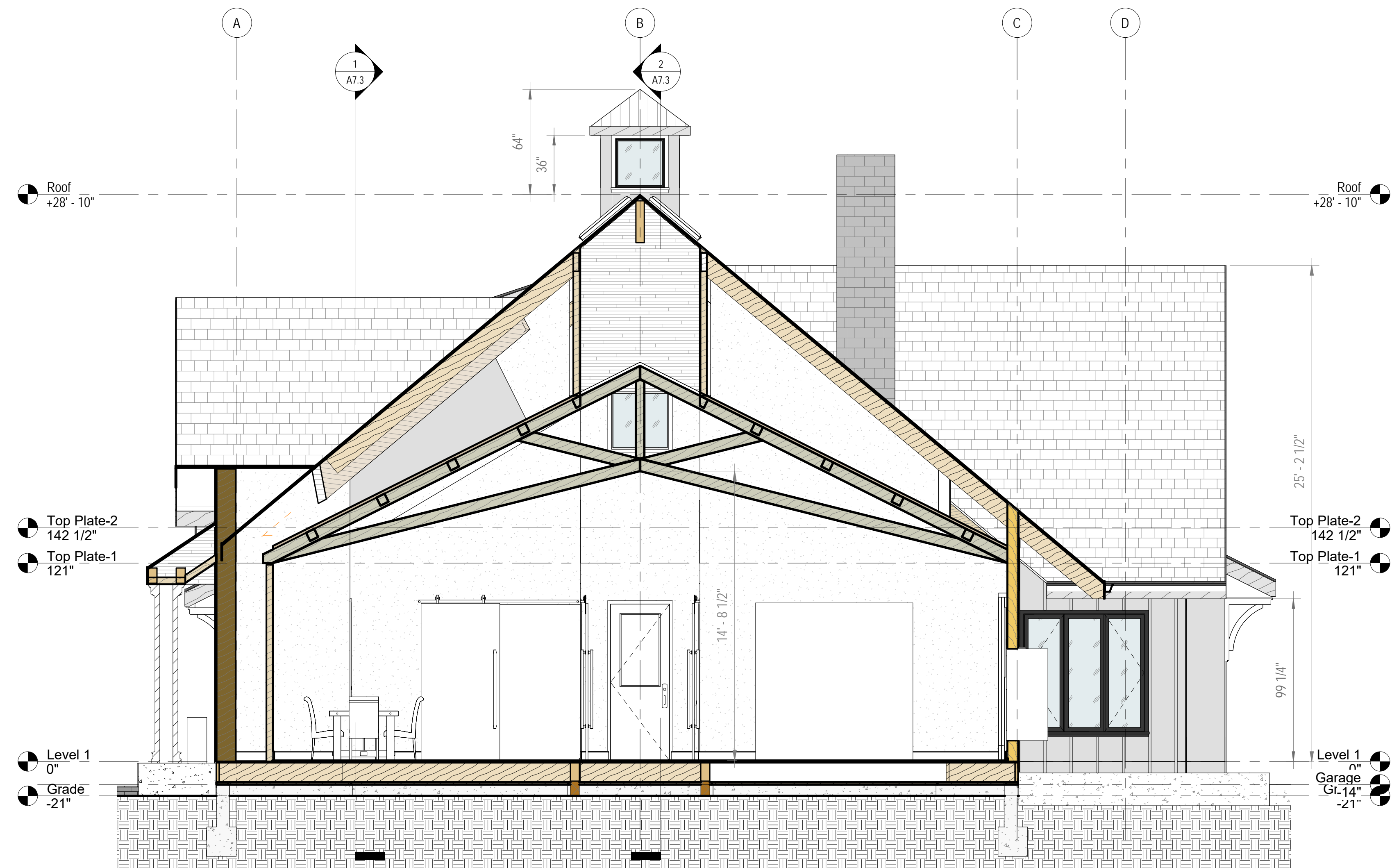

[illegible]

# A7.2



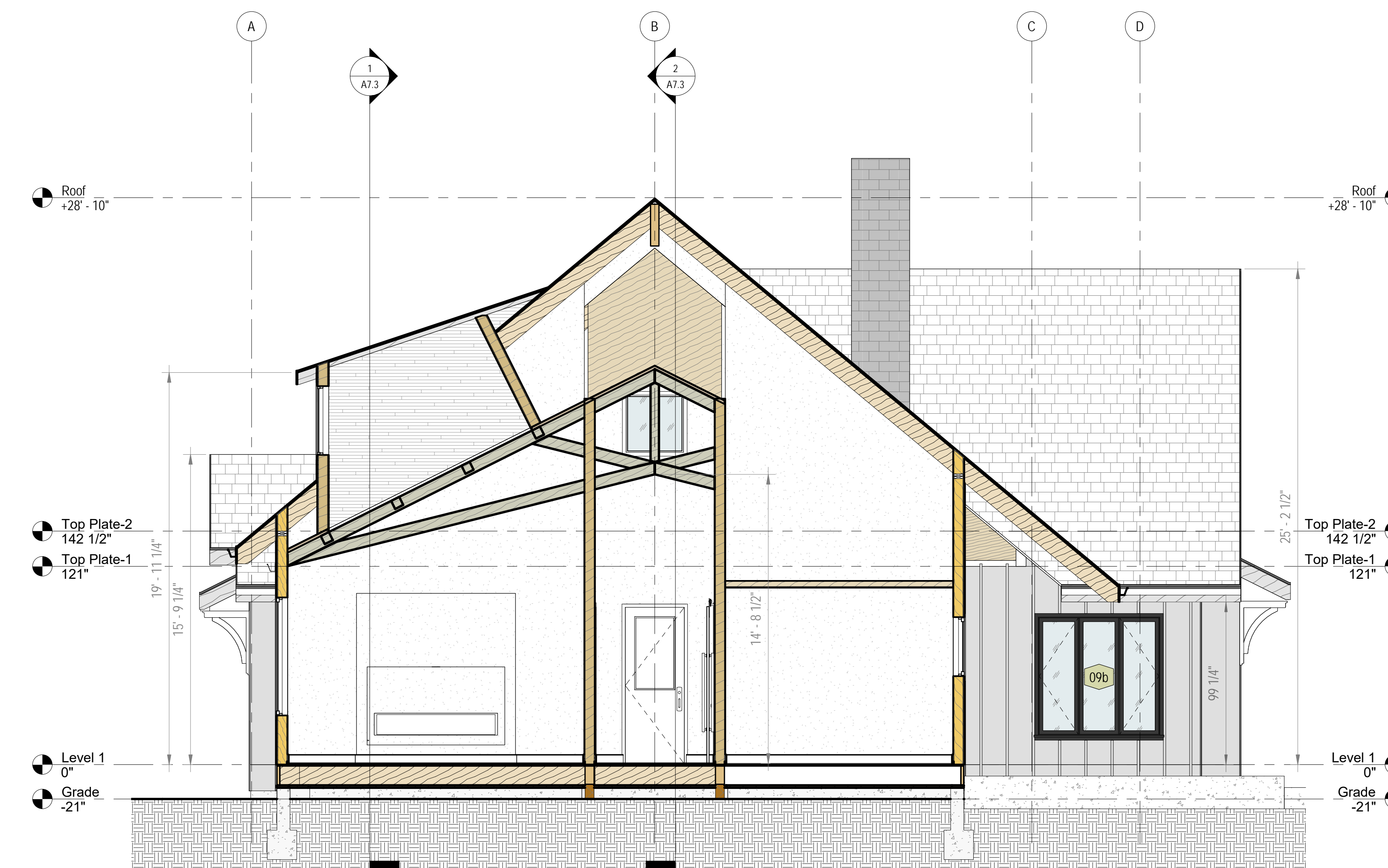
Section NS\_5.5

1/4" - 1'-0"	4
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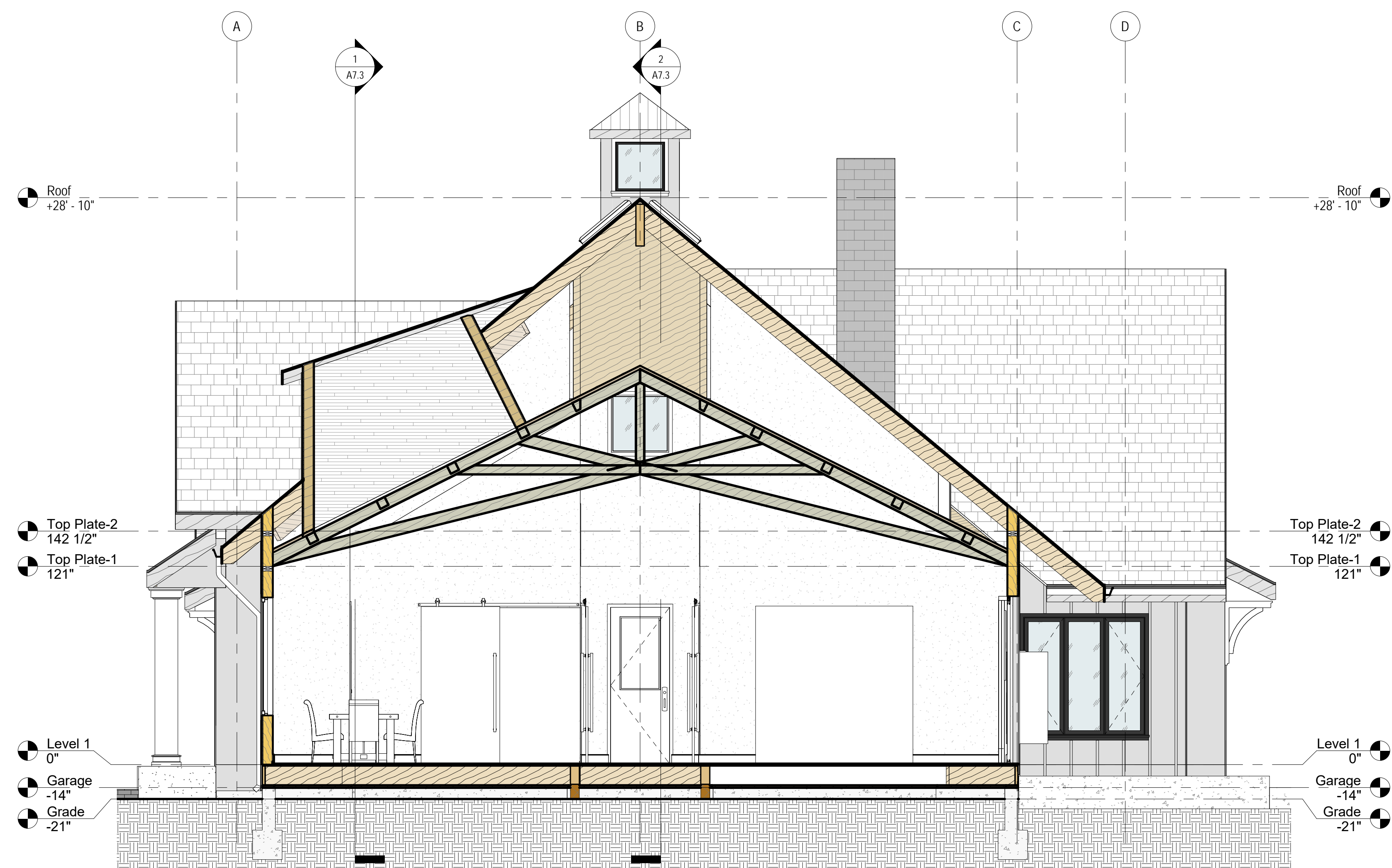
Section NS\_3.6

1/4" - 1'-0"	2
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Section NS\_4.8

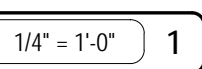
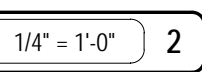
1/4" - 1'-0"	3
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Section NS\_3.3

1/4" - 1'-0"	1
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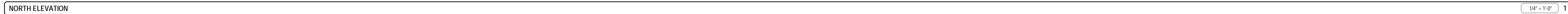
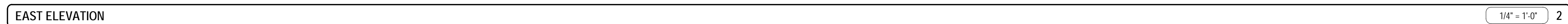
## BUILDING SECTIONS




[illegible]

# A

## 8.1



PROGRESS	2021.05.25
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[MMXXI © ] MODULUS

[illegible]

# A

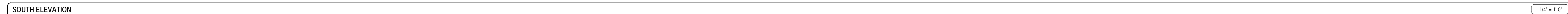
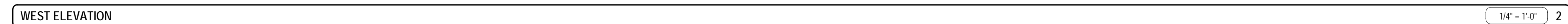
## 8.2



PROJECT ADDRESS: 640 WILLIOW SPRINGS ROAD MORGAN HILL CA 95037

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[PROJECT #: 21.011]

PROGRESS	2021.05.25
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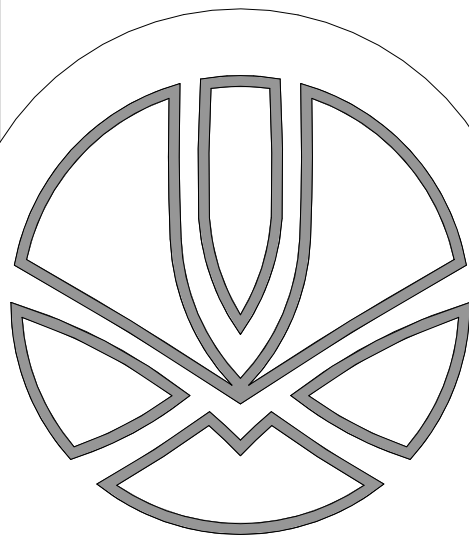

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## EXTERIOR ELEVATIONS

# A

## 8.3



**SOUTH ELEVATION**

1/4" = 1'-0"	3
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NORTH ELEVATION

$1/4" = 1'-0"$	<b>1</b>
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**ATTACHMENT E**  
**Light Reflective Value (LRV) Color/Materials Board**

640 WILLOW SPRINGS ROAD, MORGAN HILL, CA 95037

PLN20-171

Project Address  
764-08-001

Project File Number

APN

## Color/Materials Board\*

### Roof

Manufacture & Material  
Product Name, Number

PLEASE SEE PAGE 2

### Door & Window Frames, Railings

Manufacture / Number  
Color Name, LRV

PLEASE SEE PAGE 2

### Trim

Manufacture / Number  
Color Name, LRV

PLEASE SEE PAGE 3

### Exterior Walls

Manufacture / Number  
Color Name, LRV

PLEASE SEE PAGE 3

### Architectural Accents (Ex. Stone Veneer)

N/A

Manufacture / Number  
Color Name, LRV

(insert sample here)

### Retaining Walls

N/A

Manufacture / Number  
Color Name, LRV

(insert sample here)

\*This information shall also be provided on the elevation drawings in the plans.

1/24/2019

## Roofing A

*Classic Metal - Clicklock Premium Standing Seam - Vermont Slate or Black Color*



## Roofing B:

*CertainTeed - Asphalt Shingle XT 25 - Black Color*



## Door & Window Frames

*Milgard Windows - Either Dark Grey or Black*



*Milgard Bi-Fold Glass Walls*



# Trims

## Allura - Reversible Trim - Cavalry Color



# Exterior Walls

## Allura - Fiber Cement Board & Batten Siding - Cavalry Color, or Charred Natural Cedar



**ATTACHMENT F**  
**Arborist Report from Smith Tree Specialists, Inc.**  
**(Dated December 4, 2020)**



License #678321 ~ Arborist #WE-6620A ~ Insured PL/PD ~ Workers Compensation ~ 408-722-8942 ~ [arborist@garlic.com](mailto:arborist@garlic.com) ~ [moki@smithtreespecialists.com](mailto:moki@smithtreespecialists.com)

Kevin Strickland  
640 Willow Springs Rd  
Morgan Hill, CA 95037  
408-205-4195  
[kevstrick@gmail.com](mailto:kevstrick@gmail.com)

December 4, 2020

As per your request we visited the property noted above to make observations and recommendations regarding a protected tree located there.

Common Name	Species	D.B.H.	Height	Canopy	Condition
Valley oak	<i>Quercus lobata</i>	58"	55'	45'	Fair

Observations: This tree is located behind house approximately 12' from the existing foundation. This Oak appears to be in fair condition and is vigorously producing epicormic shoots to compensate for recent pruning with no signs disease or pest infestation.

The proposed construction would involve removing existing pavers and cement structures that are currently over the root system. The footprint of the proposed foundation would actually encroach upon less of the root area than the existing foundation.

Recommendations: All normal construction measures should be performed as outlined on page 2.

Demolition within the drip line should be supervised by an ISA Certified Arborist to ensure minimal impact to roots. Trenching within the drip line of this tree should be performed by hand and any roots over 2" diameter should be clean cut and treated with fungicide.

Removal of pavers, cement pads and foundation should be done using only light equipment such as a mini excavator minimizing compaction of soil near or within the drip line. Hand tools and removal of demolition debris should be performed by hand.

Once all debris is removed it is important that the root area be aerated and vertically mulched. Irrigate with 2000 gallons of water, unless there has been sufficient rain fall by that time to soak the top 8-10" of soil to saturation point. Protective fencing should be installed as close to footprint of new foundation as possible, as indicated on the Arborist report site map.

Please feel free to call for further clarification.

Respectfully submitted,

Moki Smith  
Arborist #WE-6620  
Smith Tree Specialists, Inc

## **Construction Site - Tree Preservation Measures**

- Locate structures, grade changes, etc. as far as feasible from the 'dripline' area of the tree.
- Avoid root damage through grading, trenching, compaction, etc., at least within an area 1.5 times the 'dripline' area of trees. Where root damage cannot be avoided, roots encountered (over 1" diameter) should be exposed approximately 12" beyond the area to be disturbed (towards tree stem), by hand excavation, or with specialized hydraulic or pneumatic equipment, cut cleanly with hand pruners or power saw, and immediately back-filled with soil. Avoid tearing, or otherwise disturbing that portion of the root(s) to remain.
- Construct a temporary fence as far from the tree stem (trunk) as possible, completely surrounding the tree, and 6-8 feet in height. Post no parking or storage signs outside / on fencing. Do not attach posting to the mainstem of the tree.
- **Do not allow vehicles, equipment, pedestrian traffic; building materials or debris storage; or disposal of toxic or other materials inside of the fenced off area.**
- Avoid pruning immediately before, during, or immediately after construction impact. Perform only that pruning which is unavoidable due to conflicts with proposed development. Aesthetic pruning should not be performed for at least 1-2 years following completion of construction.
- Trees that will be impacted by construction may benefit from fertilization, ideally performed in the fall, and preferably prior to any construction activities, with not more than 6 lbs. of actual nitrogen per 1,000 square feet of accessible 'drip line' area or beyond.
- Mulch 'rooting' area with an acidic, organic compost or mulch.
- Arrange for periodic (Biannual/Quarterly) inspection of tree's condition, and treatment of damaging conditions (insects, diseases, nutrient deficiencies, etc.) as they occur, or as appropriate.
- Individual trees likely to suffer significant impacts may require specific, more extensive efforts and/or a more detailed specification than those contained within these general guidelines.









