

County of Santa Clara

Department of Planning and Development

"People Centered Services"

County Government Center, East Wing, 7th Floor

70 West Hedding Street

San José, CA 95110

Phone: (408) 299-5700

Website: plandev.santaclaracounty.gov



STAFF REPORT Zoning Administration April 9, 2025 **Item #2**

Staff Contact: David Horwitz
(408) 299-5795, david.horwitz@pln.sccgov.org

File: PLN23-158

Design Review (Tier 2) and Grading Approval for a New Accessory Structure

Summary: Consider a request of a concurrent land use application for Design Review (Tier 2) and Grading Approval to allow the construction of a 4,960 square-foot (sq. ft.) residential accessory structure (9,920 sq. ft. of gross floor area) used as a garage. Associated improvements include a new driveway with fire truck turnaround, and stormwater treatment area. Total grading quantities include 1,491 cubic-yards (c.y.) of cut and 1,485 c.y. of fill with a maximum vertical depth of eight-feet eight-inches. No trees are proposed for removal. The project is not covered by the Santa Clara Valley Habitat Plan. This item was continued to a date uncertain at the January 9, 2025, Zoning Administrator Hearing.

Owner: Jennifer Gonzalez, Paul Hanson
John Hanson, and Candace Hanson

Applicant: MH Engineering Co.

Address: 1560 West Edmundson Avenue, Morgan Hill

Present Land Use: Single-Family Residence

Supervisory District: 1

GP Designation: Rural Residential

Zoning: RR-d1-sr

APN: 773-21-029

Lot Size: 8.59 gross-acres

HCP: Not a covered HCP project

RECOMMENDED ACTIONS

- A. Accept a Categorical Exemption, under Section 15303(e) of the CEQA Guidelines, outlined in Attachment A; and,
- B. Grant the Design Review (Tier 2) and Grading Approval, pursuant to the Conditions of Approval 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 – Color/Materials Board
Attachment F – RV Turning Analysis
Attachment G – Story Pole Inspection Photographs

PROJECT DESCRIPTION

This project is a continuance of a Design Review (Tier 2) and Grading Approval application that was previously heard at the January 9, 2025¹ Zoning Administration public hearing. The subject application lacked an adequate, alternative site analysis necessary for staff to fully review and analyze the project for consistency with applicable regulations, findings, and General Plan policies. In response to staff communicating this to the property owner, the property owner submitted a request to continue the hearing item from the January 9, 2025 Zoning Administration public hearing to a date uncertain, which would allow the applicant to revise the submission to include the missing information. Ultimately, the Zoning Administrator granted the request to continue the item. Subsequently, the applicant submitted an adequate, alternative site analysis for staff to fully analyze the project, and the project is now agendized for final action before the Zoning Administrator.

The proposed project is for Design Review (Tier 2) and Grading Approval for a new 4,960 sq. ft. (9,920 sq. ft. of gross floor area; refer to subsection C) residential accessory structure used as a garage. Associated improvements include the construction of a driveway and turnaround, installation of a wharf hydrant and three, 5,000-gallon water storage tanks for fire protection, and construction of a stormwater treatment area. Grading quantities total 1,491 cubic-yards (c.y.) of cut and 1,485 c.y. of fill with a maximum vertical depth of eight-feet eight-inches, in order to establish the building pad, driveway, and stormwater treatment area. The project also includes landscaping to screen the proposed accessory structure. No trees are proposed for removal.

Setting/Location Information

The subject property is located in unincorporated Morgan Hill, between the Santa Cruz Mountains and Highway 101, and roughly one-half mile west of the Morgan Hill city limits. The subject property is directly east of Paradise Valley, which contains rural residential development between the Santa Cruz Mountain foothills. The area contains smaller, one-acre flat parcels with rural residential development, and larger, hillier parcels up to 100-acres in size, containing agriculture and open space.

The subject property is 8.59 gross-acres in size. The property fronts West Edmundson Avenue, a County-designated scenic road and County-maintained road, and Brewster Lane and Edmundson Court, privately-maintained roads. The front half of the property gently slopes upward from West Edmundson Avenue, until reaching the rear half of the property where the foothills begin to more-steeply rise. The front half of the property is grassland, and the rear half of the property contains oak woodland. The property was originally developed in 1934 with a single-family residence. A smaller cottage was added to the property in 1951 and remains as an accessory dwelling unit. Historically, the property has been used for agriculture and contained chicken houses, a feed room, and a hay barn. The agricultural use of the property ceased operation, and

¹ [January 9, 2025 Zoning Administration Hearing Item No. 2;](#)

related improvements were removed in the late 2000s. Today, the primary use of the property is single-family residential.

The subject property has a zoning of Rural Residential with Design Review and Scenic Road combining districts (RR-d1-sr). The Hillside zoning district (HS) is also prevalent for the hillier properties in the vicinity, and most properties in the vicinity are also within the Design Review (-d1) and/or Scenic Road (-sr) combining districts.

REASONS FOR RECOMMENDATIONS

A. Environmental Review and Determination (CEQA)

The proposed project concerns a new residential accessory structure to be used as the property owner's personal garage. As such, the project qualifies for a Class 3, Section 15303 (e) accessory (appurtenant) structure Exemption from CEQA.

B. Project/Proposal

1. **General Plan:** Rural Residential
2. **Zoning Standards:** The Zoning Ordinance specifies the required development standards for residential accessory structures in rural zoning districts, as summarized below:

Accessory Structure

Setbacks (Corner lot abutting three or more streets:

Must not be located within the portion of the lot less than 30-feet from a side lot line or 75-feet from front right-of-way lines nearest either street

Height:

35-feet maximum if gross lot area is two and one-half acres or greater and side and rear yard setbacks are no less than 30 feet

Stories:

1-story maximum

Table A: Compliance with Development Standards for Accessory Structures

STANDARDS & REQUIREMENTS	CODE SECTION	Meets Standard (Y/N)
Height	§ 4.20.020 (E)(1)(b)	Y
Located in Rear Yard or a Minimum of 75 Feet from the Front Property Line	§ 4.20.020 (E)(2)	Y
Minimum Separation Between Residence and Accessory Structure	§ 4.20.020 (E)(4)	Y
Rear Yard Coverage	§ 4.20.020 (E)(5)	Y
Corner lot abutting three or more streets	§ 4.20.020 (F)(4)	Y

C. Design Review:

The subject property is located in the RR-d1-sr zoning district. Pursuant to Section 5.50.020 (A) of the County Zoning Ordinance, development in any “-d” combining zoning district is subject to the design review procedure. As such, the proposed project is subject to Design Review. Design Review projects in the -d1 combining zoning district are subject to development standards and procedures utilizing a tiered regulatory structure based on the floor area of a building, as described in §3.20.040 (A). The proposed accessory structure is 4,960 sq. ft. in size, with all portions of the building between the proposed floor and ceiling exceeding 15-feet in height. Per §1.30.030, where the vertical distance between any floor and the ceiling above exceeds 15 feet, floor area shall be counted twice. As such, the floor area of the proposed accessory structure is 9,920 sq. ft, and is subject to Tier 2 Design Review, per §3.20.040 (A) (2).

The intent of Design Review is to encourage quality design and to mitigate potential adverse visual impacts of residential development in areas deemed visually sensitive. Pursuant to §5.50.040, all Design Review applications shall include consideration of, but not be limited to, the stated scope of review. In the following discussion, the scope of review findings are identified in **bold** text, and an explanation of how the project meets or does not meet the required findings are followed in plain text.

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

The proposed plans (Attachment D) show that the proposed garage is located roughly 480 feet from the West Edmundson Avenue scenic road right-of-way. The proposed structure is sited in this location to minimize visual impacts to the scenic road by placing the structure as far as feasibly possible from the scenic road, in balance with the amount of grading that would be required to push the proposed structure back into the hillside. The siting of the proposed structure mitigates visual impacts from the proposed structure to the scenic road.

Grading is required to establish the proposed use of a residential garage, including the grading of a building pad and construction of a driveway, turnaround, and stormwater treatment facilities. The grading is designed to establish the use with the least amount of grading, in order to reduce any visual impacts as a result of that grading. Additionally, the proposed structure is sited to sit in front of a portion of the driveway to help reduce any visual impacts that may result from the graded garage and turnaround pad.

No removal of any vegetation or landscaping is required for the project. The project proposal includes planting seven, 15-gallon seedless olive trees near the north and east-sides of the proposed structure. The olive trees are fast-growing and can reach a maximum height of 30-feet at maturity. The proposed landscaping is designed to mitigate adverse visual impacts to the scenic road and the closest neighbor to the proposed project at 1525 Edmundson Court. In sum, the project has been designed to mitigate any adverse visual impacts through careful siting, grading design, and landscaping.

As such, this finding can be made.

B. Compatibility with the natural environment;

The project site and subject property are rural in nature. From West Edmundson Avenue, properties contain grasslands and agriculture in the foreground at the front of properties, and wooded hillsides in the background. Projects in the -d1 combining district that require Design Review are subject to specific development standards described in §3.20.040. Namely, projects are subject to color and light reflectivity value (LRV) standards, where the LRV of exterior surfaces of a project may not exceed 45. The applicant submitted a color/materials board (Attachment E) with the project that shows that the exterior portions of the proposed structure will be painted tan and natural gray colors, which all comply with the LRV requirement. The muted, earth-tone colors for the proposed structure will help the structure blend into the natural environment.

The proposal also includes planting seven, 15-gallon seedless olive trees. Olive trees are drought-tolerant and common to California oak woodland and grassland ecosystems. The landscaping is also located where the property transitions from grassland to woodland, so the landscaping will not be conspicuous to the surrounding vegetation. Therefore, the proposed landscaping will be compatible with the natural environment.

Most of the building pad is located on the flattest portion of the property, where the chicken houses previously existed. This location requires the least amount of grading and altering of terrain for the project, and the location and design of the grading is most compatible with the natural environment. As proposed, the project is compatible with the natural environment because it will blend with the colors of surrounding vegetation, will be screened by vegetation native to surrounding ecosystems, and is designed to need the least amount of terrain alteration.

As such, this finding can be made.

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

The intent of the Design Review Guidelines (Guidelines) is to assure a degree of consistency in the design review process. Notably, balanced tradeoffs need to be made in keeping with the intent of each guideline. All projects are encouraged to meet the objectives of the guidelines to the greatest extent possible. The proposed project minimizes visibility from the Valley Floor and designated scenic roads by siting the development as far from the West Edmundson Avenue, a County-designated scenic road. The project site also minimizes required grading, and all grading is rounded off where feasible to blend with the surrounding natural terrain. The proposed structure, its roofline, and roof slope follow the natural contours of the land. The proposed structure will be muted earth-tone colors that blend to the surrounding environment. Olive trees will be planted to blend the structure with the surround landscape and soften the impact of the development. No outdoor lighting or

tree removal is proposed that would result in additional impacts. As described, the proposed project is designed to meet the intent of and conform with the objectives of the Guidelines.

As such, this finding can be made.

D. Compatibility with the neighborhood and adjacent development;

The primary use of the subject property, single-family residential, conforms with surrounding properties. Residential accessory structures, ranging in size from 1,000 sq. ft. to 5,000 sq. ft. are also present on surrounding properties. Therefore, a 4,960 sq. ft. residential accessory structure used as a garage would be compatible with the neighborhood and adjacent development. Furthermore, the proposed structure will comply with all applicable development standards for accessory structures in rural zoning districts, ensuring that the project will be compatible with the rural zoning districts surrounding the property.

As such, this finding can be made.

E. Compliance with applicable zoning district regulations; and

The property is located within the RR-d1-sr zoning district. Pursuant to Table 2.20-1 of the County Zoning Ordinance, residential accessory structures are permitted by right in the RR zoning district, with §4.20.020 detailing supplemental regulations for residential accessory structures. As described in Table A of this staff report, the project proposal complies with all zoning standards stated in §4.20.020, including height, location, setback, and yard coverage.

The property is located in the -sr combining district and Zoning Ordinance Section §3.30 contains regulations regarding the -sr combining district. Pursuant to §3.30.030 (A), structures in the -sr combining district that are not within 100 feet of a scenic roadway do not require design review, except as otherwise required in the base district or other combining districts applied to the subject property. The proposed accessory structure is 480 feet from West Edmundson Avenue (a County-designated scenic road) and therefore does not require design review due to its distance from scenic road. However, the project is also within the -d1 combining district, and the project is still subject to Design Review pursuant to §5.50, and §3.20.040, since the structure has a gross floor area of 9,920 sq. ft, which can be permitted through the Design Review process. Through the Design Review process, the proposed project will comply with all applicable zoning district regulations.

As such, this finding can be made.

F. Conformance with the general plan, any applicable specific plan, or any other guidelines adopted by the Board of Supervisors or Planning Commission.

The property has a General Plan land use designation of Rural Residential. The proposed project meets the intent of the General Plan for Rural Residential areas,

which are described to be used for residential purposes, including residential accessory structures (R-LU 56, R-LU 57). Therefore, the proposed project conforms with the County General Plan.

As such, this finding can be made.

D. Grading Approval:

The proposed project includes 1,491 c.y. of cut and 1,485 c.y. of fill with a maximum height of eight-feet eight-inches. Pursuant to Section C12-406 of the County Grading Ordinance, no person shall do any grading without obtaining a Grading Permit for cuts or fills which are each independently greater than 150 c.y., or cut or fill that is greater than five feet in vertical depth at its deepest point when measured from the natural ground surface. As such, because the project exceeds the thresholds outlined in Section C12-406 and the project is also subject to a Design Review entitlement, the project requires Grading Approval as described in Article 5 of the County Zoning Ordinance. Pursuant to Section C12-433 of the County Grading Ordinance, Grading Approval may not be granted if all seven required findings cannot be made. In the following discussion, the scope of review findings are identified in **bold** text, and an explanation of how the project meets or does not meet the required findings are followed in plain text.

a. 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 proposed project is to establish a residential accessory structure to be used as a garage. The garage is needed to store several vehicles and machinery owned by the property owner, including a motorhome (RV), trailer, jeep, boat, pickup truck, tractor, and mower. The property owner stated in their application that the grading amount and design are necessary due to the large turning radius needed to maneuver their RV into the proposed garage. The applicant submitted an RV Turning Analysis (Attachment F) that analyzes the maneuvering needed for the RV to enter the proposed garage, showing that the pad design is minimized and necessary to establish the garage in which the RV can enter.

The project site was selected since it is the flattest portion of the property and would minimize visual impacts to West Edmundson Avenue, a County-designated scenic road. While Brewster Avenue is closer to the project site than West Edmundson Avenue and may require less grading to construct a driveway, the property does not have deeded rights to use Brewster Avenue to access the property, and therefore no improvements can be made that would utilize Brewster Avenue for access to the site. In sum, staff asserts that the amount, design, location, and nature of the proposed grading is minimum necessary to establish the garage.

As such, this finding can be made.

b. 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.

The proposed project is designed to comply with all County requirements related to health and safety. The proposal includes a stormwater treatment area which will capture excess run off caused by the development. The Land Development Engineering Division reviewed the project for compliance with all County Grading Ordinance standards. Following the Planning entitlement process, the project would also require a Grading and Drainage Permit which would need an Erosion and Sediment Control Plan and include County Standard Best Management Practices. Regardless, the subject property is not located near any existing springs or watercourses that could be impacted by the runoff created by the project. The proposed project, including a new driveway approach onto West Edmundson Avenue, was also reviewed by the County Roads and Airports Department, to verify compliance with all applicable County Roads standards. Proposed improvements within the West Edmundson Avenue right-of-way would also require an Encroachment Permit reviewed for Code compliance by the County Roads and Airports Department. The Fire Marshal's Office reviewed the project for compliance with all applicable fire protection and emergency access. For all the above reasons, the proposed 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.

As such, this finding can be made.

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

The proposed project will not impact any sensitive habitats or require any tree removal. There are no aquatic resources on the property or its vicinity, and the California Natural Diversity Database does not map any special-status species on the subject property that could be impacted by the project.

The proposed structure and fire truck turn around are located on the flattest area of the property which was previously occupied by agricultural-related structures. The associated grading will minimize impacts to the existing and natural topography in comparison to other potential building sites on the property. The proposed project would require a Grading and Drainage Permit following the Planning approval process. The Grading and Drainage Permit would need to incorporate an Erosion and Sediment Control Plan with County Standard Best Management Practices. As described above, the proposed grading will minimize impacts to the natural landscape, scenic, biological and aquatic resources, and minimize erosion impacts.

As such, this finding can be made.

d. 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 proposed accessory structure would be placed on roughly eight-feet eight-inches of fill, the extent of which is located at the front of the building pad facing West Edmundson Avenue, resulting in a fill slope at the front of the proposed accessory structure. Staff requested the applicant to provide an alternative site analysis for a project design that would eliminate the fill slope and push the accessory structure and pad further back into the hillside. A comparison of the grading quantities for the proposed project versus the alternative site analysis are detailed with the design requiring the greater grading quantity in **bold**, below:

Grading Design for Proposed Project versus. Alternative Site Analysis		
	Proposed Project	Alternative Site Analysis
Required Cut (cubic yards)	1,491	5,762
Required Fill (cubic yards)	1,485	4
Total Net (cubic yards)	6 (cut)	5,758 (cut)
Maximum Height (feet)	8.7 (fill)	13.3 (cut)

The alternative design requires significantly more grading and a larger maximum height of cut (refer to plan sheets 4 and 5 of Attachment D). While County policies encourage cutting into hillside locations for site development, proposing so for this project conflicts with other County grading policies since the alternative design would require a greater amount of grading with a larger maximum height, and result in significantly more visual scarring to the natural terrain, which would cause greater visual impacts from the scenic road. The proposed project is sited to minimize grading in comparison to the alternative site, and appropriately mitigates any adverse visual impacts and alteration to the natural terrain with landscaping and landform grading.

As such, this finding can be made.

- e. 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 majority of the proposed grading for the structure will utilize the flattest area of the property, which was previously occupied by agricultural structures. The front of the structure is proposed on a fill slope facing West Edmundson, but this design will result in significantly less terrain alteration or visual scarring than the alternative site, described above. Additionally, all proposed grading will be rounded off at the edge of the disturbed area (landform grading) where it intersects with the existing topography, to minimize the visual impact of the terrain alteration. The grading design conforms with the natural terrain and existing topography to the greatest extent possible, and will appropriately mitigate any visual impacts from the terrain alteration through landscaping and landform grading.

As such, this finding can be made.

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

The proposed grading is related to establishing a residential accessory structure on the subject property, which is a permissible use per the County Zoning Ordinance. The amount, design, location, and nature of the proposed grading are appropriate, justifiable, and reasonably necessary to establish the use given topography and scenic resources related to the subject property (R-GD 20, R-GD 22).

The applicant submitted an alternative site analysis simulating the required grading for a design that pushes the development back by cutting into the hillside. Staff reviewed the analysis to find that the alternative location required significantly more grading and would result in a larger visual scar, and greater visual impacts. The proposed grading design balances grading quantities, and proposed landscaping will mitigate visual impacts that result from the proposed development location. Comparably, the proposed grading design is superior to the alternative location in terms of environmental and visual impacts (R-GD 24).

Overall, the County General Plan specifies that the County Grading Ordinance findings for Grading Approval are augmented through the General Plan, adding that the proposed grading be related to a presently permissible land use on the subject property; the proposed grading is necessary for establishment and conduct of use; and, the design, scope, and location of grading is appropriate for the use and causes minimum disturbance to the terrain and natural features. Therefore, the proposed grading complies with the intent of the General Plan.

As such, this finding can be made.

g. Grading substantially conforms with the adopted “Guidelines for Grading and Hillside Development” and any other applicable guidelines adopted by the County.

The intent of the Guidelines for Grading and Hillside Development (Grading Guidelines) is to ensure that the project has minimal adverse impacts to the environment. The proposed project, including driveway design, is sited to avoid construction and grading within hillside areas on a site that will require the least amount of alteration to natural terrain than other sites on the property, and will not impact any sensitive species or habitats. The proposed grading will not include rigid-line cut and fill, and the grading at the edge of the disturbed areas will be rounded off to better conform with the natural topography. The proposed driveway will maintain minimum width requirements, and has been reviewed by the Fire Marshal’s Office for compliance with emergency access standards. The orientation and roofline of the structure are designed to follow existing topography. Overall, the proposed project minimizes extensive terrain alteration and grading, avoids extensive vertical cuts and fills, and incorporates landscaping and landform grading to integrate the building into the hillside setting. The proposed project meets the Grading Guidelines intent

regarding siting, road design, building form and design, and landform grading, and substantially conforms with the Grading Guidelines.

As such, this finding can be made.

Staff Recommendation

In conclusion, based on the analysis described in the body of this report, staff recommends that the Zoning Administrator grant the concurrent land use entitlements for Design Review (Tier 2) and Grading Approval. As noted throughout the staff report, the proposed project meets all applicable development standards for a residential accessory structure and its associated improvements, and complies with all the findings for Design Review (Tier 2) and Grading Approval. Staff also recommends that the Zoning Administrator accept the staff determination that the proposed project is categorically exempt from CEQA review under Section 15303(e) of the CEQA Guidelines.

ADDITIONAL INFORMATION

Public Comments

Level 1 Early public notification and outreach was conducted for this project and included the posting of an on-site sign containing project information in accordance with the adopted Public Outreach Sign Guidelines and posting of the project description, location, and plans on the Department website. Outreach also included a mailing notice to all properties within 300 feet of the subject property, which occurred on November 14, 2024, when staff determined that the project was subject to Design Review (Tier 2).

The Department received one public comment following the mailing notice by a neighbor, primarily concerning the appearance of the proposed structure from the neighboring property. This concern was communicated to the project applicant, who elected to propose planting additional screening trees (as requested by the neighbor) between the proposed structure and the neighboring property line, in order to mitigate visual impacts that the proposed structure would have on the neighboring property.

No public comments were received as of the posting of this report.

BACKGROUND

On September 11, 2023, the applicant submitted an Application Request for the proposed project. It was accepted for Planning review on September 13, 2023. The first submittal was deemed incomplete on October 13, 2023. After two subsequent resubmittals, the project was deemed complete on November 13, 2024, and the project was agendaized for the Zoning Administration public hearing on January 9, 2025. Prior to the hearing, staff informed the applicant and property owner that while the proposed project contained all required materials to deem the project complete, it did not include sufficient information to make a determination that the required findings for approval could be met. On December 17, 2024, the property owner emailed the project planner to request that the hearing item be continued to allow the applicant to provide the additional information for staff to fully analyze the proposed project. At the Zoning

Administration public hearing on January 9, 2025, the Zoning Administrator continued the hearing item to a date uncertain.

On January 29, 2025, the applicant submitted an application, supplementing it with the missing information. On February 27, 2025, the project was deemed complete, and agenda'd for the Zoning Administration public hearing on April 3, 2025. The date of the hearing was moved to April 9, 2025.

A public notice was mailed to all property owners within a 300-foot radius on Friday, March 28, 2025, and was also published in the Post Records on March 28, 2025². Additionally, pursuant to §3.20.040(A)(2)(c), story poles were erected as of April 2, 2025, seven full days prior to the scheduled hearing (refer to Attachment G). The story poles were erected in general compliance with the adopt Story Pole Guidelines. As of writing this report, no public comments were received for this application.

STAFF REPORT REVIEW

Prepared by: David Horwitz, Associate Planner *David Horwitz*

Reviewed by: Joanna Wilk, Principal Planner *JW*

² San Jose Post Record; <https://www.postrecord.news/LegalNotices/SJR-2025-03-28.pdf> – Legal Notices March 28, 2025

Attachment A

Statement of Exemption

from the California Environmental Quality Act (CEQA)

Attachment A

STATEMENT OF EXEMPTION

from the California Environmental Quality Act (CEQA)

FILE NUMBER PLN23-158	APN(S) 773-21-029	4/3/2025
PROJECT NAME Residential Accessory Structure	APPLICATION TYPE Design Review (Tier 2) and Grading Approval	
OWNER Jennifer Gonzalez, Paul Hanson, John Hanson, and Candace Hanson	APPLICANT MH Engineering Co.	
PROJECT LOCATION 1560 West Edmundson Avenue, Morgan Hill, CA 95037		
PROJECT DESCRIPTION Design Review (Tier 2) and Grading Approval for a 4,960 sq. ft. (9,920 sq. ft. of gross floor area) residential accessory structure used as a garage. Associated improvements include a new driveway with firetruck turnaround area and stormwater treatment area. Total grading quantities include 1,491 cubic-yards (c.y.) of cut and 1,485 c.y. of fill with a maximum vertical depth of eight-feet eight-inches. No trees are proposed for removal. 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 that 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.		
CEQA (GUIDELINES) EXEMPTION SECTION Section 15303 (e) - Class 3: Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. The proposed project's environmental impacts were analyzed, resulting in a Categorical Exemption. The proposed residential accessory structure will be used as a garage appurtenant to an existing residence. The project will not create any significant environmental impacts as the project does not impact any sensitive biological or aquatic resources, and does not require any tree removal. The proposed project mitigates potential visual impacts. The proposed grading design also minimizes potential, environmental impacts as it is the minimum amount necessary to establish the proposed garage. As such, the project qualifies for a Class 3, Section 15303 (e) Existing Facility Exemption from CEQA.		
COMMENTS The subject property is in an area that allows for residential accessory structures on-site with an existing residence, by right.		
APPROVED BY: David Horwitz, Associate Planner <u>David Horwitz</u> <u>April 3, 2025</u> Signature Date		

Attachment B

Preliminary Design Review (Tier 2) and Grading Approval
Conditions of Approval

ATTACHMENT B
Final Conditions of Approval
DESIGN REVIEW (TIER 2) AND GRADING APPROVAL

Date: April 9, 2025

Owner/Applicant: Jennifer Gonzalez, Paul Hanson, John Hanson, and Candace Hanson/MH Engineering Co.

Location: 1560 West Edmundson Avenue, Morgan Hill (APN: 773-21-029)

File Number: PLN23-158

CEQA: Exempt under Section 15303(e)

Project Description: Design Review (Tier 2) and Grading Approval for a new, 4,960 square-foot (sq. ft.) (9,920 sq. ft. of gross floor area) residential accessory structure used as a garage. Associated site improvements include a new driveway, turnaround, and stormwater treatment area. Total grading quantities include 1,491 cubic-yards (c.y.) of cut and 1,485 c.y. of fill with a maximum vertical depth of eight-feet eight-inches. No trees are proposed for removal. The project is not covered by the Santa Clara Valley Habitat Plan.

If you have any questions regarding the following final conditions of approval, call the person whose name is listed as the contact for that agency. They represent a particular specialty or office and can provide details about the conditions of approval.

Agency	Name	Phone	E-mail
Planning	David Horwitz	(408) 299-5795	david.horwitz@pln.sccgov.org
Environmental Health	Darrin Lee	(408) 918-3435	darrin.lee@deh.sccgov.org
Geology	David Seymour	(408) 299-6711	david.seymour@pln.sccgov.org
Land Development Engineering	Darrell Wong	(408) 299-5735	darrell.wong@pln.sccgov.org
Fire Marshal's Office	Alex Goff	(408) 341-4420	alex.goff@sccfd.org
Roads and Airports	Tom Esch	(408) 573-2450	tom.esch@rda.sccgov.org

STANDARD CONDITIONS OF APPROVAL

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 and maintenance of the site shall take place in accordance with the approved plans, submitted January 29, 2025. Proposed improvements include a 4,960 sq. ft. (9,920 sq. ft. of gross floor area) residential accessory structure used as a garage. Associated improvements include the construction of a driveway and firetruck turnaround, installation of

a wharf hydrant and three, 5,000-gallon water storage tanks for fire protection, and construction of a stormwater treatment area. Grading quantities total 1,491 c.y. of cut and 1,485 c.y. of fill with a maximum vertical depth of eight-feet eight-inches, in order to establish the building pad, driveway, and stormwater treatment area. The project also includes the planting of seven, 15-gallon seedless olive trees to screen the accessory structure.

The plans submitted into plan check shall be in substantial conformance with the approved plans. Changes to the design, quantity, location, or other modifications to the approved plans may result in a Modification to the approved Design Review (Tier 2) and Grading Approval land use entitlement, and may be subject to additional review under the California Environmental Quality Act (CEQA), and additional public hearings. Any changes to the project must be submitted to the Planning Division for review.

3. Pursuant to Sec. C12-437 (a) §5.50, and §5.20.200, modifications, expansion of, or additions to the facility are subject to modification of this approval through the Design Review and/or Grading Approval process, and shall incorporate a similar design and finish and comply with this approval.
4. Permit Expiration: This approval by the Zoning Administrator for Design Review (Tier 2) and Grading Approval for a new residential accessory structure is valid for 48 months (four years) from the date of this approval. During that time, the establishment of the use and approved structure (i.e. construction and building final inspection of the project) must occur within four years of the effective date of the original permit approval. Failure to do so will result in this approval becoming invalid and void, unless an “Extension of Time Application” is submitted to and granted by the Zoning Administrator in advance of the expiration of this approval. Upon application for renewal, the expiration of the permit shall be stayed until a formal action has been taken on the extension request, but in no event for more than two years. If permit renewal is granted, the new approval term shall be established by the Zoning Administrator, at their discretion, and shall begin immediately after the original expiration date.
5. Associated grading consists of 1,491 c.y. of cut and 1,487 c.y. of fill with a maximum vertical depth of eight-feet eight-inches. Any increase in grading quantities or modification to the grading design is subject to further planning review.
6. All excess fills shall be taken off-site to an approved disposal location. A note of this requirement shall be incorporated into the civil plans.
7. The exterior surfaces of the accessory structure shall be painted in muted colors with a light reflectivity value (LRV) of 45 or lower. The exterior paint and materials shall be consistent with the submitted material board of the approved plans.
8. In the building permit submission, any fences included in the submission must provide

information regarding the fence heights and design to confirm conformance with §4.20.050 and §5.50.

9. Any tree removal on this property is subject to the Tree Preservation and Removal Ordinance (Division C16 of the County Ordinance Code). Pursuant Section C16-3(a), any tree on this property outside of the right-of-way having a main trunk or stem measuring 37.7 inches or greater in circumference (12 inches or more in diameter) at a height of 4 feet, 6 inches above ground level (or in the case of multi-trunk trees, a total of 75.5 inches in circumference or 24 inches or more in diameter) shall submit a Tree Removal Permit application for approval to the Department of Planning and Development Planning Division prior to removal of a tree. Trees that pose significant risk and hazard to life or property are subject to removal by the provisions of Section C16-4 (a) and C16-4 (b) of the County Ordinance Code. If so, the applicant shall contact the County in advance of the removal to document the hazard.
10. In the event that previously unidentified historic or prehistoric archeological resources are discovered during construction, the contactor shall cease work in the immediate area and the County Planning Division shall be contacted. An independent, qualified archeologist retained by the County at the expense of the applicant shall assess the significance of the find and make mitigation recommendations.
11. In the event that human skeletal remains are encountered the applicant is required by County Ordinance No. B6-18 to immediately notify the County Coroner. Upon determination by the County Coroner that the remains are Native American, the coroner shall contact the California Native American Heritage Commission, pursuant to subdivision (c) of section 7050.5 of the Health and Safety Code and the County Coordinator of Indian affairs. No further disturbance of the site may be made except as authorized by the County Coordinator of Indian Affairs in accordance with the provisions of state law and this chapter.
12. All developed areas shall be continuously maintained in compliance with these conditions and all applicable County ordinances.
13. Building and Grading Permits shall be submitted to the Building Inspection Office concurrently. All building and grading plans submitted into plan check shall be in substantial conformance with the plans and conditions of approval by the Department of Planning and Development as part of this land use entitlement.

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 pm and 7:00 am on weekdays and Saturdays, or at any time on Sundays, for the duration of construction.

Land Development Engineering

15. The property owner shall be 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.

Roads and Airports

16. A Tree Removal Approval (Board of Supervisors) process is required prior to any tree removal, replacement, or relocation within the County 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: <http://countyroads.sccgov.org/tree-removal-county-right-way>

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO PERMIT ISSUANCE

Planning

17. **Prior to the issuance of any permits**, the applicant shall pay all reasonable costs associated with the work by the Department of Planning and Development.
18. **Prior to the issuance of a building permit**, and pursuant to Section 5.20.125 of the County Zoning Ordinance, record a "Notice of Permit and Conditions" with the County Office of Clerk-Recorder, to ensure that successor property owners are made aware that certain conditions of approval shall have enduring obligation. Evidence of such recordation shall be provided **prior to building permit application**.
19. **Prior to issuance of a building permit**, submit paint samples for the proposed accessory structure which shall be painted with paints that have a light reflectivity value (LRV) of 45 or less. The manufacturers specifications containing the paint color and LRV shall be clearly shown on the building permit plan title page and elevations.
20. The building permit submittal shall include a landscaping plan consistent with the approved plans. The landscaping plan shall consist of the planting of seven, 15-gallon seedless olive trees located along the northern and eastern side of the proposed accessory structure to screen the accessory structure from West Edmundson Avenue and the closest neighboring property.
21. The requirements of Division B33 of the County Ordinance Code (Sustainable Landscape Ordinance) shall apply. Calculate the square footage of the new landscaped area and if it equals or exceeds 500 sq. ft., a landscaping permit is required. The Sustainable Landscape Ordinance and support information can be found on the following webpage:
<https://plandev.santaclaracounty.gov/codes-and-policies/county-ordinance-code/sustainable-landscape-ordinance>

Environmental Health

22. Prior to issuance of a building permit, apply for and receive a recommended approval stamp/septic clearance from the Department of Environmental Health. This is a separate submittal to

Environmental Health and subject to the completion of the “Land Use Plan Review Application” and payment of applicable fees. Follow the provided hyperlink to the online application form: [Plan Check Application Form \(sccgov.org\)](http://sccgov.org/PlanCheckApplicationForm).

For further information related to septic clearance and/or the procedures to receive septic system clearance, follow the provided hyperlink: [Application for Septic/OWTS Clearance for Building Additions and Accessory Structures - Consumer Protection Division - County of Santa Clara \(sccgov.org\)](http://sccgov.org/ApplicationforSepticOWTS Clearancefor Building Additions and Accessory Structures - Consumer Protection Division - County of Santa Clara).

- a. Submit the completed service application to DEHLandUse@deh.sccgov.org. A project number and a landuse specialist will be assigned to your project.
- b. Site plans shall include the location of the proposed accessory structure versus the existing onsite wastewater treatment systems (septic permit#63402 and #63403).
- c. To the Department of Environmental Health, submit final floor plans for review and approval.

Geology

23. A geotechnical (soils) report shall be required prior to issuance of building and grading permits based on the size of the proposed accessory structure and scope of grading.

Fire Marshal's Office

Fire Protection Water

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

24. ON-SITE WATER STORAGE: 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. Provide 3-5,000 gallon secondary aboveground storage tanks dedicated to the wharf hydrant. Final amount of water to be based off the size of structures at Building Permit submittal meeting CFMO-W1.
- b. Installation of the water tank system shall comply with Fire Marshal Standard CFMO-W5.
- c. A standard fire hydrant may be required in lieu of water tanks and a wharf hydrant if a water purveyor is available to supply water to the parcel.

25. WHARF HYDRANT: One on-site wharf hydrant with 2.5-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 400 ft. from the furthest portion of non-sprinklered structures and 600 ft. of sprinklered structures (measured along path of travel).

Fire Department Access

26. GENERAL REQUIREMENTS:

- a. These are minimum Fire Marshal standards. Should these standards conflict with any other local, state or federal requirement, the most restrictive shall apply.
- b. All required access roads, driveways, turnarounds, and turnouts shall be installed, and serviceable prior to approval of the foundation, and shall be maintained throughout construction. A stop work order may be placed on the project if required driving surfaces are not installed, accessible, and/or maintained at all times.

27. 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. Driveways are to have a 12 ft. drivable width and a 3 ft. shoulder.
- b. Vertical Clearance: Minimum vertical clearance of 13 ft. 6 in. shall be maintained to building site (trim or remove, tree limbs, electrical wires, structures, and similar improvements) for access roads and driveways.
- c. Curve Radius: Plans to show minimum 30 ft. inside turn radius for curves and 50 ft. exterior turn radius.
- d. Grade: Maximum grade shall not exceed 15%.
- e. Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000 pound gross vehicle weight.
- f. Turnarounds: Turnaround shall be provided for driveways in excess of 150 ft. as measured along the path of travel from the centerline of the access road to the structure. Acceptable turnaround shall comply with County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.
- g. 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.
- h. Address: Numbered address to be easily recognizable from the street.

Miscellaneous

28. This property is located in the Wildland Urban Interface Fire Area (WUI) and the State Response Area (SRA). All of the following conditions shall apply:

- a. A Class "A" roof assembly is required. Detail shall be included in plans submitted for building permit.
- b. Meet Chapter 7A of the CBC.
- c. Remove significant combustible vegetation within 30 feet of the structure to minimize risk of wildfire casualty. Maintain appropriate separation of vegetative fuels in areas between 30 and 100 feet from the structure.

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

Land Development Engineering

30. Obtain a Grading Permit from Land Development Engineering (LDE) prior to beginning any construction activities. Issuance of the grading permit is required prior to LDE

clearance of the building permit (building and grading permits shall 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: <https://plandev.sccgov.org/home> > How to > Apply for a Development Permit or Planning Application > Grading Permit

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

31. 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.
32. 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 driveway and other improvements as appropriate for construction. The final design shall be in conformance with all currently adopted standards and ordinances. The following standards are available on-line:

§ Standard Details Manual, September 1997, County of Santa Clara, Roads and Airports Department
<https://countyroads.sccgov.org/home> > Do Business with Us > County Standard Details, Specifications and Documents

§ March 1981 Standards and Policies Manual, Volume 1 (Land Development)
<https://plandev.sccgov.org/home> > Ordinances & Codes > Land Development Standards and Policies

§ 2007 Santa Clara County Drainage Manual
<https://plandev.sccgov.org/home> > Ordinances & Codes > Grading and Drainage Ordinance

33. 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.

34. 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 Standard Best Management Practice Plan Sheets BMP-1 and BMP-2 with the plan set.
35. All applicable easements affecting the parcel(s) with benefactors and recording information shall be shown on the improvement plans.
36. All proposed and future fencing and gates shall be located outside of the existing right of ways and those to be dedicated.
37. Provide landscaping and disturbed area quantities on the final plans along with water efficiency calculations to demonstrate compliance with water usage requirements.
38. Plans shall indicate the construction of the driveway access prior to combustibles being placed on the site.

Drainage

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

Utilities

40. 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 – Central Coast

41. Fill out and submit the forms in the Post Construction Requirements (PCR) Applicant's Packet as necessary to reflect any updates to the permitted plans as they may differ from the approved plan set.
42. 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.
43. Provide a Storm Water Control Plan prepared by a licensed civil engineer. Include storm

water quality treatment measures and Drainage Management and runoff retention measures sized per the County's Guidance Manual for Low Impact Development and Post Construction Requirements.

44. Provide peak flow management analysis for the project prepared by a licensed civil engineer. The analysis shall show the post –development peak flow discharge from the site doesn't exceed the pre-project peak flows for the 2- through 10-year storm events.

Soils and Geology

45. Submit **one copy** of the signed and stamped geotechnical report for the project.
46. 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

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

Agreements

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

Roads and Airports

49. Obtain a Santa Clara County Roads and Airports Department Encroachment Permit for the following required improvements (the process for obtaining an Encroachment Permit and the forms that are required can be found at: <https://countyroads.sccgov.org/encroachment-permits>)
 - a. Installation of the driveway approach to County Standard B/4.
 - b. All utility relocations, replacements, abandonments, temporary facilities, and new facilities.
50. Provide driveway and frontage details with dimensions during the encroachment permit process, with sufficient detail to fully demonstrate application of the County standards that will apply to the driveway, driveway gates, frontage and drainage to be constructed (i.e., not only referencing the County details). Include County Standard details on the plan sets.
51. Demonstrate that the post-development maximum flow rate into the County Road right-of-way is equal-to or less-than the pre-development corresponding storm event flow rate per the County Drainage Manual. Provide engineered plans and drainage calculations for any detention or retention system necessary to satisfy this requirement.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO FINAL INSPECTION

Planning

52. **Prior to final inspection**, call David Horwitz at (408) 299-5795 to schedule an inspection to ensure compliance with all conditions of approval. The inspection will ensure that the correct paint color and light reflectivity value and landscaping have been installed as demonstrated on the approved plans. Call at least one week prior to the requested final inspection date to schedule.

Environmental Health

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

Fire Marshal's Office

54. **FIRE SPRINKLER SYSTEM:** An approved residential fire sprinkler system complying with CFMO-SP6 shall be installed throughout the structure.

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

Land Development Engineering

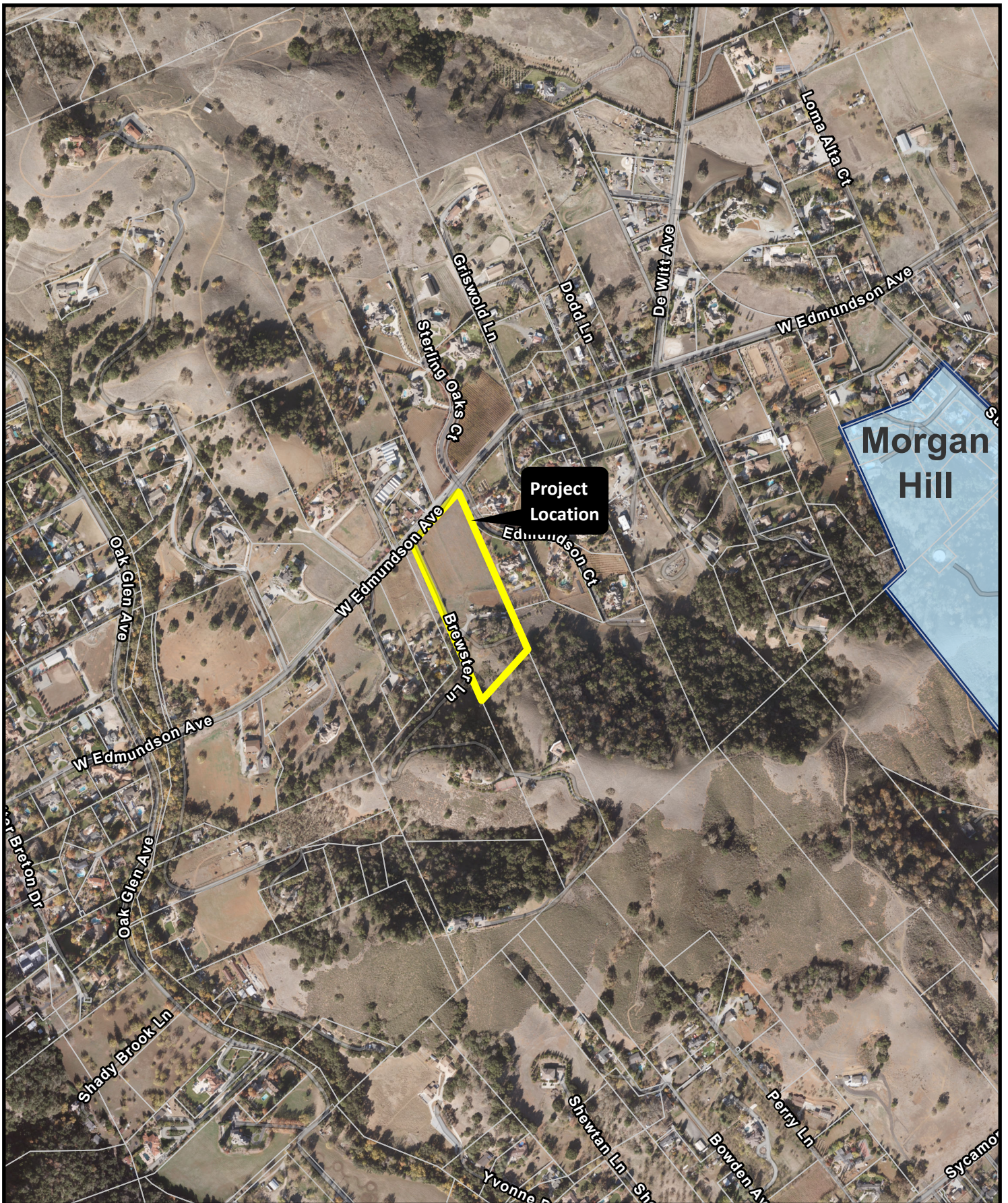
55. Existing and set permanent survey monuments shall be verified by inspectors prior to final acceptance of the improvements by the County. Any permanent survey monuments damaged or missing shall be reset by a licensed land surveyor or registered civil engineer authorized to practice land surveying and they shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.
56. Construct the improvements. Construction staking is required and shall be the responsibility of the developer.

Roads and Airports

57. Construct all the improvements approved under the Encroachment Permit.
58. Remove temporary facilities and temporary construction entrances from the County ROW.

Attachment C

Vicinity Map



Location and Vicinity Map

Record No. PLN23-158

APN 77321029

1560 EDMUNDSON AV MORGAN HILL



250



Feet



Attachment D

Proposed Plans (submitted January 29, 2025)

Applicant/Owner:

Paul and Jennifer Hanson
1560 W. Edmundson Ave.
Morgan Hill, CA 95037
408.859.0553
paul@tvbwelding.com
jennifer@tvbwelding.com

Engineer:

David L. Faria, PE 92432
MH Engineering
16075 Vineyard Blvd.
Morgan Hill, CA 95037
408.779.7381
davidl@mhengineering.com

Project Information:

APN: 773-21-029
Present Use: Rural Residential
Present Zoning: RR-d1-sr
Existing Improvements: As Shown
Water: Onsite well
Sanitary Sewer: Septic System
Gas & Electric: PG&E
Fire Responsibility Area: SRA
Wildland Urban Interface: IN
Occupancy Type: U
Construction Type: II-B
HCP Area: IN
Gross Area: 8.59 ac
Net Area: 8.32 ac

Boundary Note:

Property lines shown on this plan are based on that certain Parcel Map, which map was filed for record in the office of the county recorder of the county of Santa Clara, State of California, on June 11, 1971, in Book 284 of Maps, at Page 44.

Flood Zone:

The property lies wholly in Zone D per FEMA Firm Panel 06085C0606H, effective May 18, 2009.

Basis of Bearings:

The bearing of North 41°03' East of the centerline of Edmundson Avenue per that certain parcel map filed for record on June 11, 1971 in Book 284 of Maps at Page 44, Santa Clara County Recorder's Office.

Impervious Area Summary

Proposed Garage	4,960 SF
Driveway	23,201 SF
Total New Impervious Area	28,161 SF

Proposed Floor Area

Proposed Garage	9,920 SF
Total Floor Area	9,920 SF

Earthwork Quantities

	Cut	Fill	Net	Max Cut	Max Fill
Garage Pad	874 cy	1,079 cy	205 cy (fill)	4.90'	8.70'
Driveway	75 cy	406 cy	331 cy (fill)	1.00'	4.60'
SW Treatment Area	542 cy	0 cy	542 cy (cut)	4.70'	0.00'
Total	1,491 cy	1,485 cy	4 cy (cut)		

LEGEND

	(ex structure)
	(ex pavement)
	Proposed AC
	Proposed AB
	Proposed Structure
	Existing Contour
	Limit of Disturbance

Area of Disturbance = 57,851 SF

Fire Notes:

- Fire Sprinklers are not proposed.
- Property is located in the State Response Area.
- Property is in Wildland Urban Interface (WUI).
- Structures to meet WUI construction requirements.
- Property to maintain defensible space at all times.
- Driveway width will be maintained at 12' minimum with a clear height of 13' 6".
- Existing driveway capable of supporting 75,000 lbs.
- All proposed driveways to be made of an all weather surface capable of supporting 75,000 lbs.
- All proposed driveways shall have a max. slope of 16%.

Tree Notes:

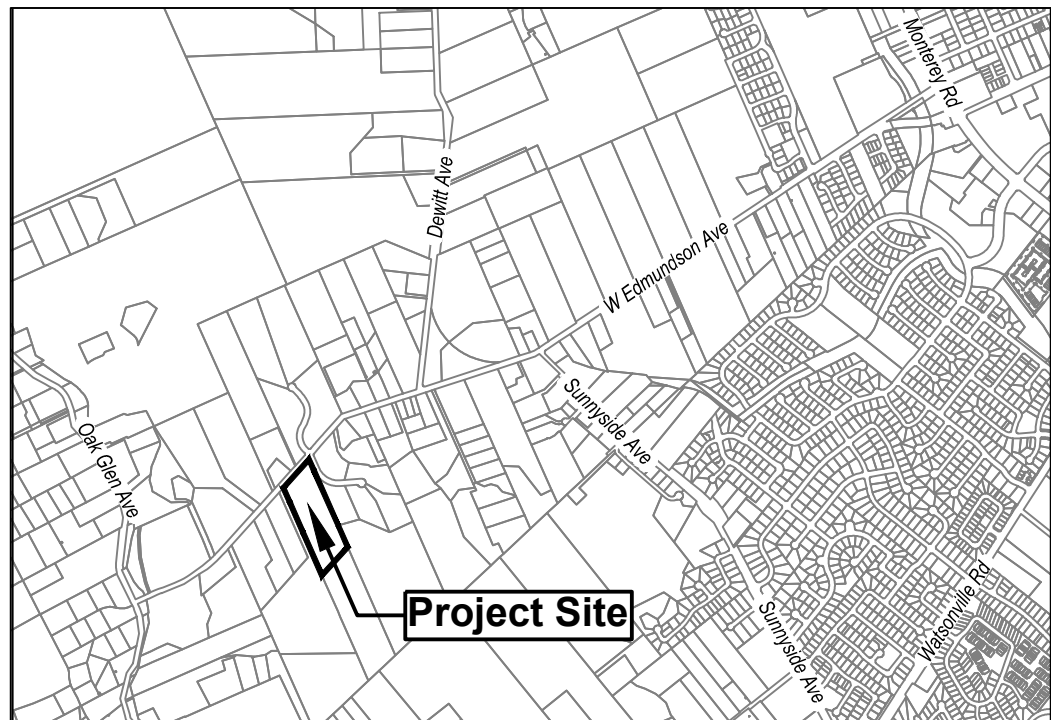
No trees proposed to be removed.

Landscaping Notes:

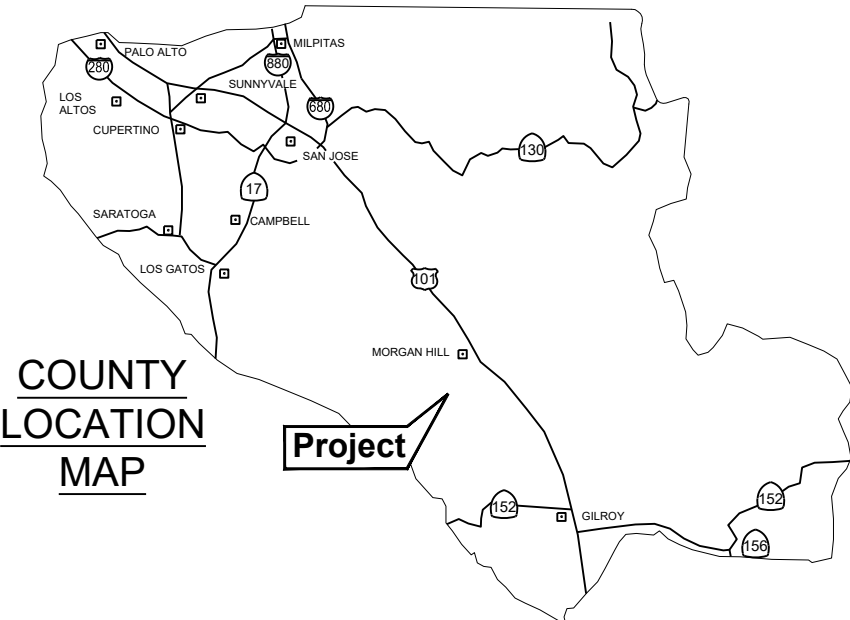
- Seven seedless olive trees are to be planted at the location shown on the site plan.
- The expected maximum height of the trees is 25 to 30 feet.
- The expected maximum width of the trees is 25 to 30 feet.
- Total landscaping area is 105 square feet.
- All non improved disturbed area is to be hydrosseeded.

Structure Note:

- The proposed structure is a garage for residential use.



VICINITY MAP

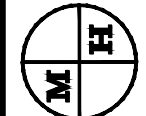


COUNTY LOCATION MAP



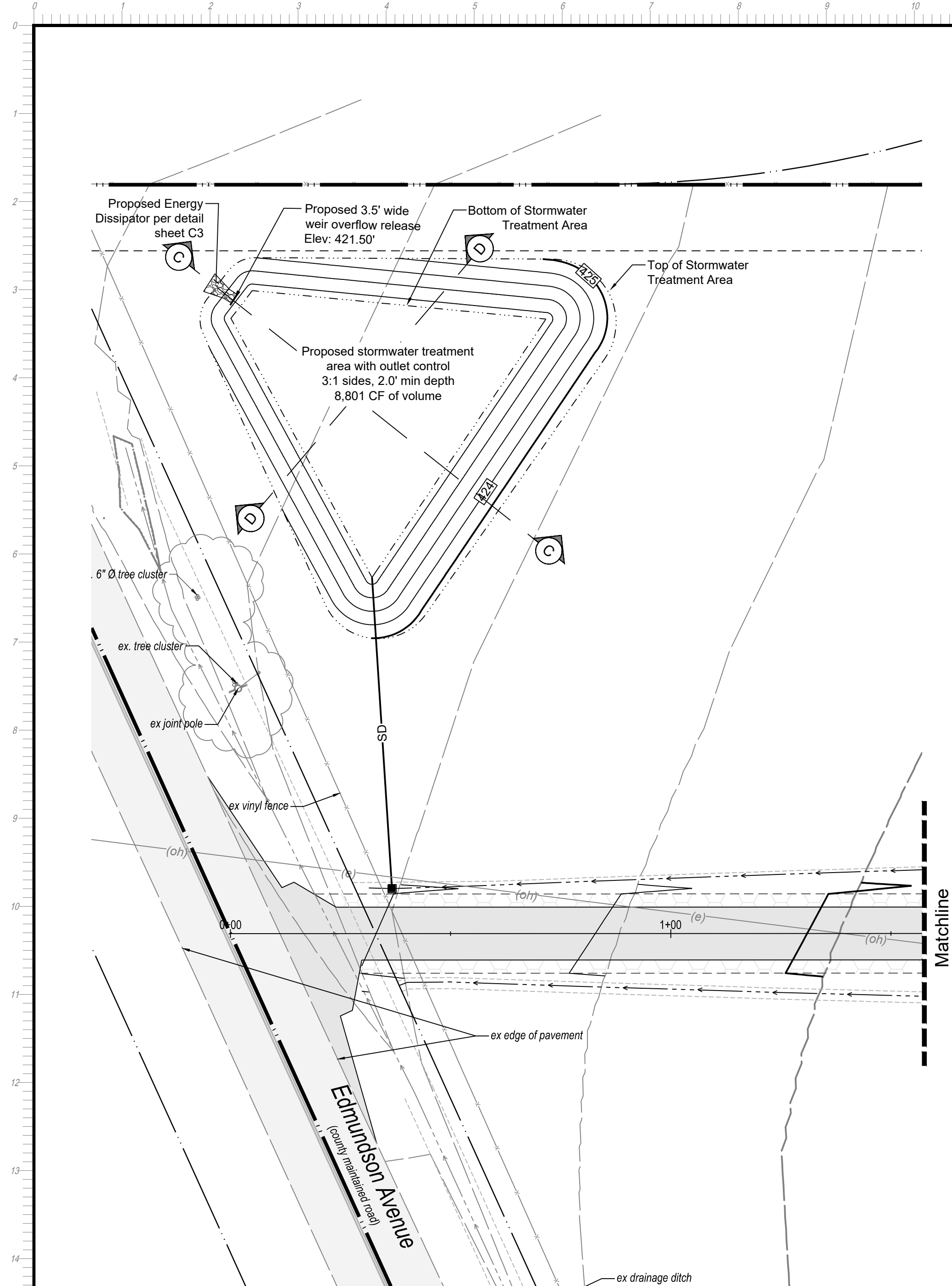
FOR PLANCHCK ONLY

MH engineering Co.










Hanson - Site Plan
1560 W. Edmundson Ave - APN 773-21-029

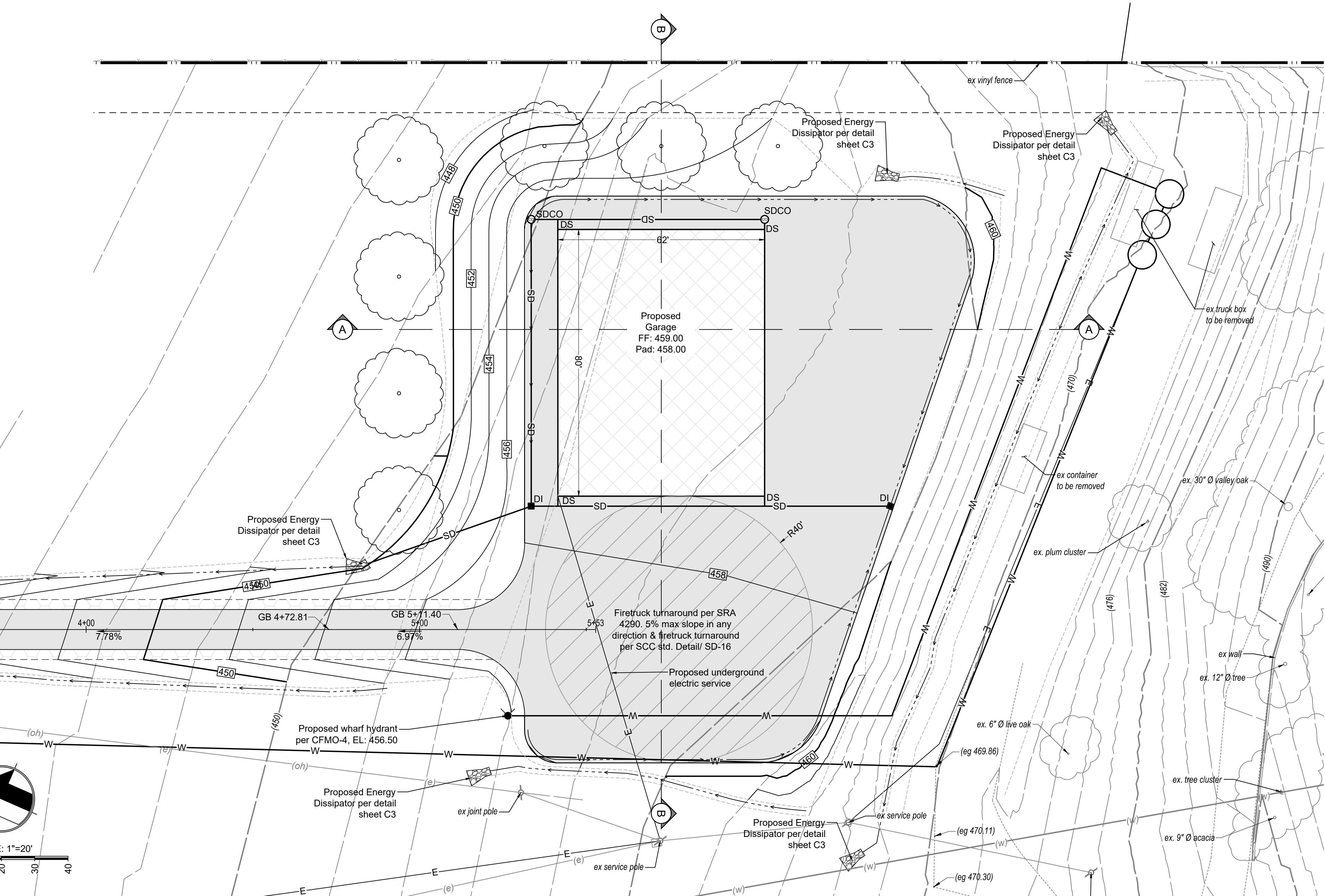
DATE: 12/12/24
SCALE: 1"= 40'
DRAWN BY: DY
CHECKED BY: ---
JOB NO.
222029
SHEET
C1
OF
3



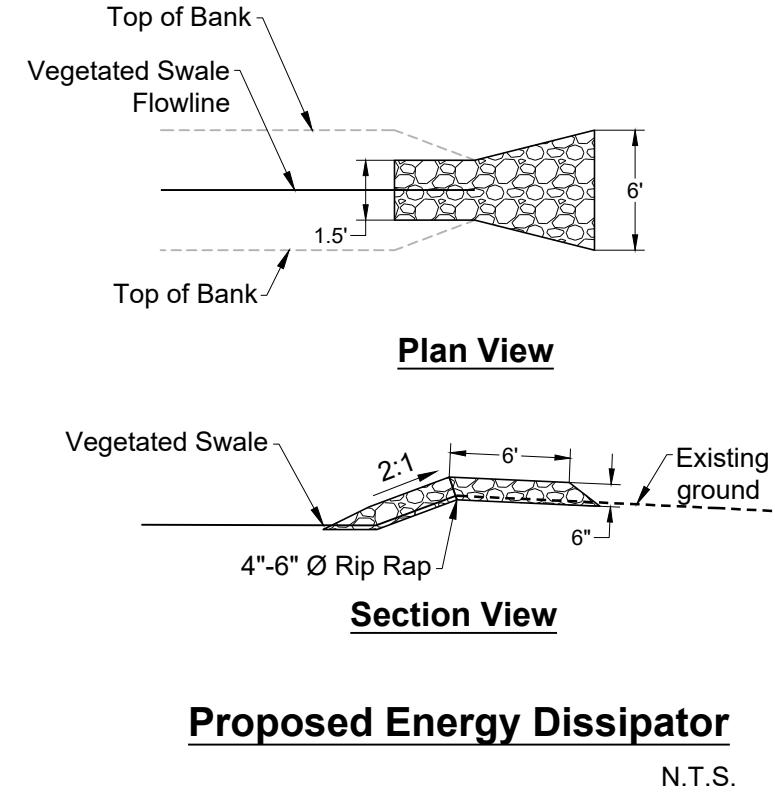
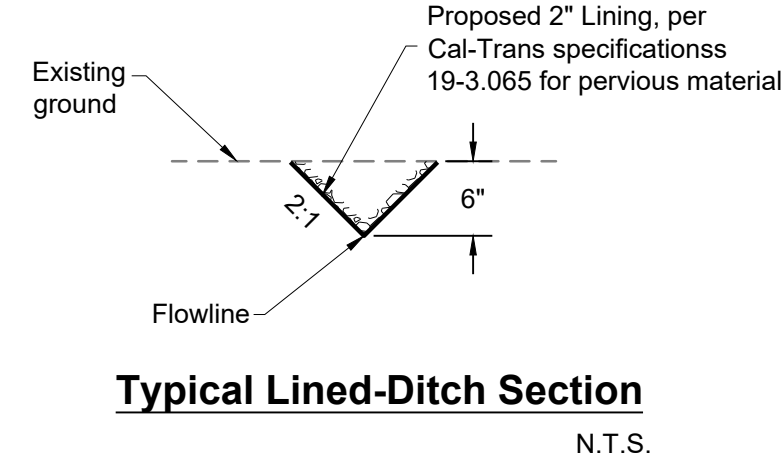
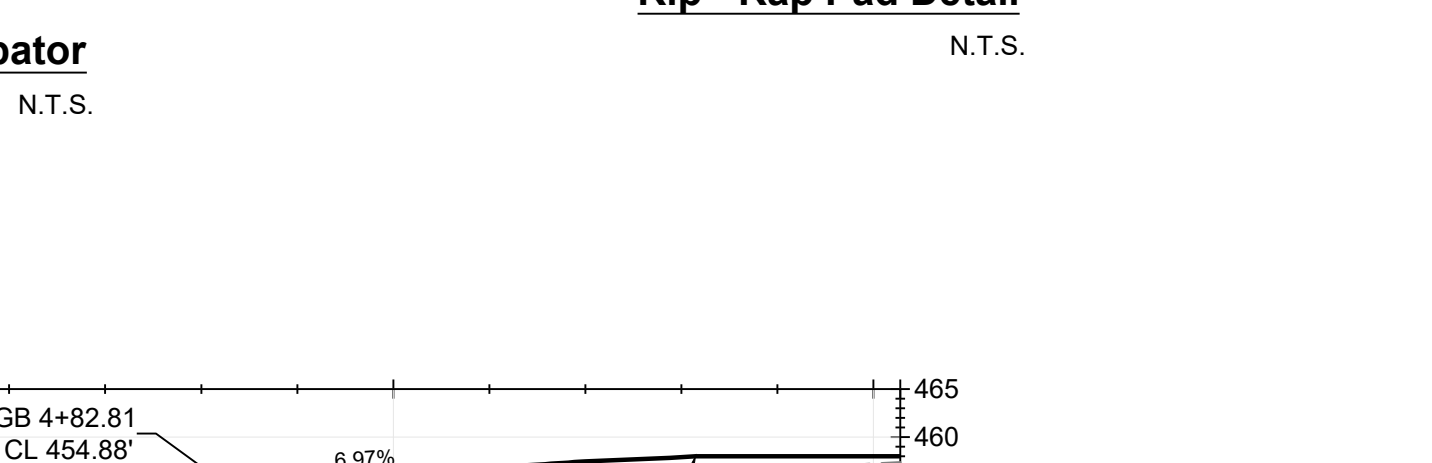
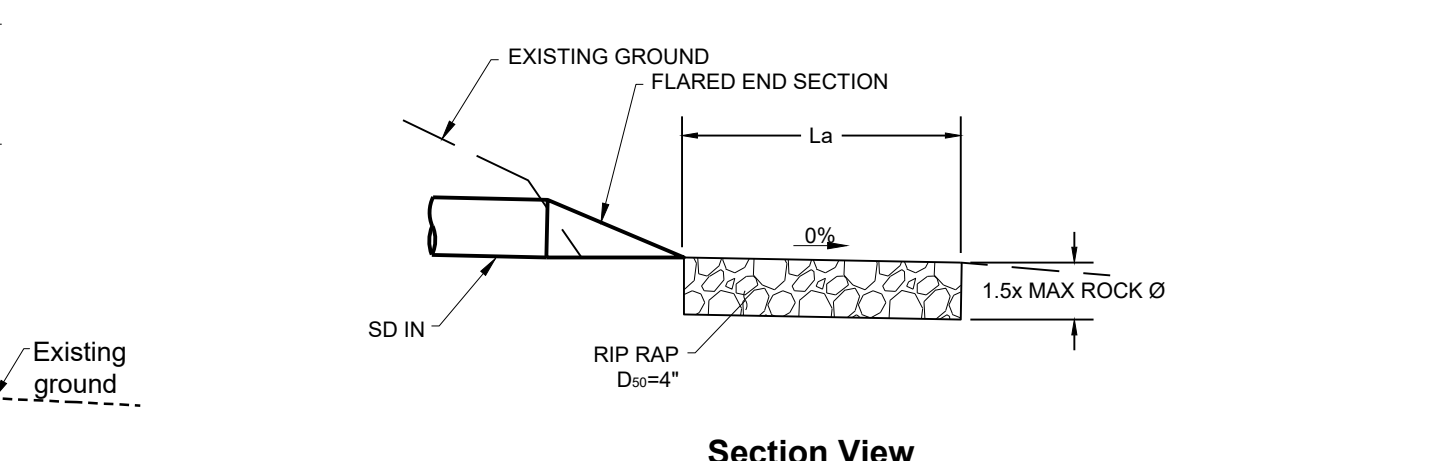
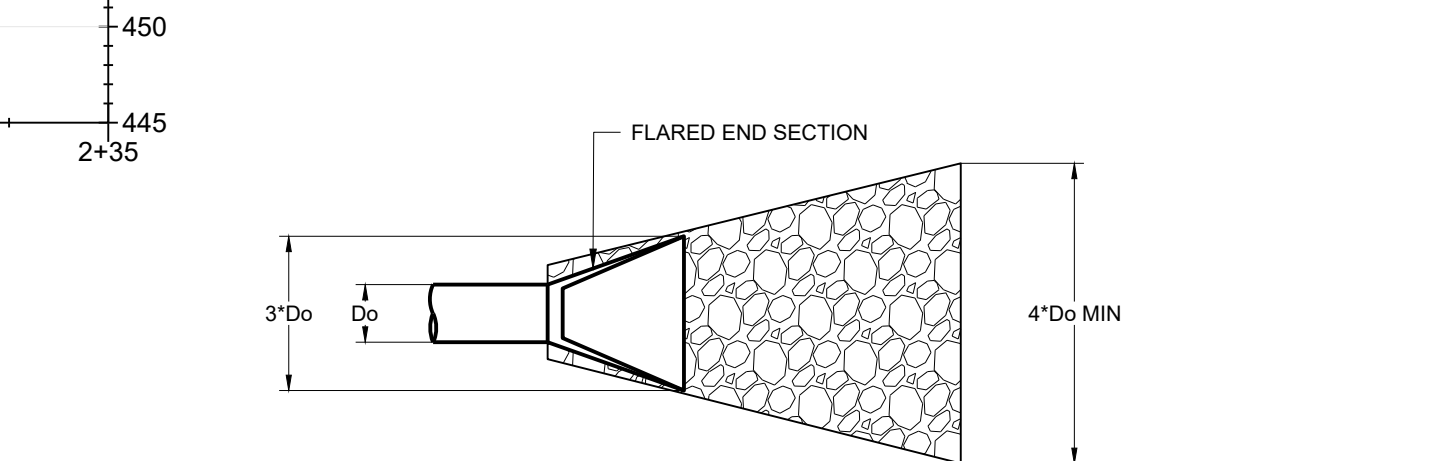
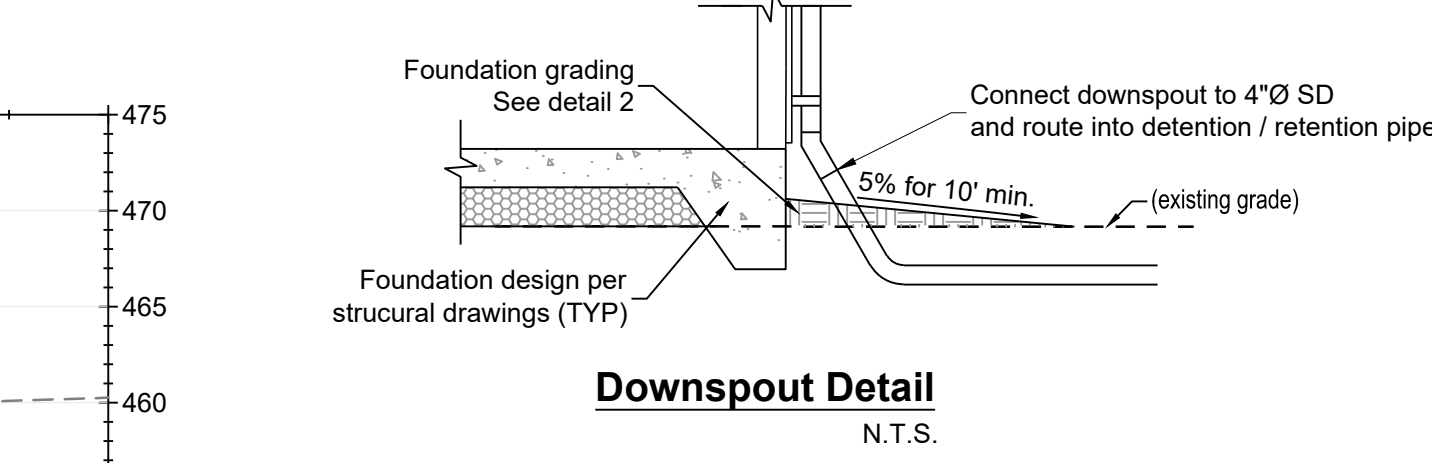
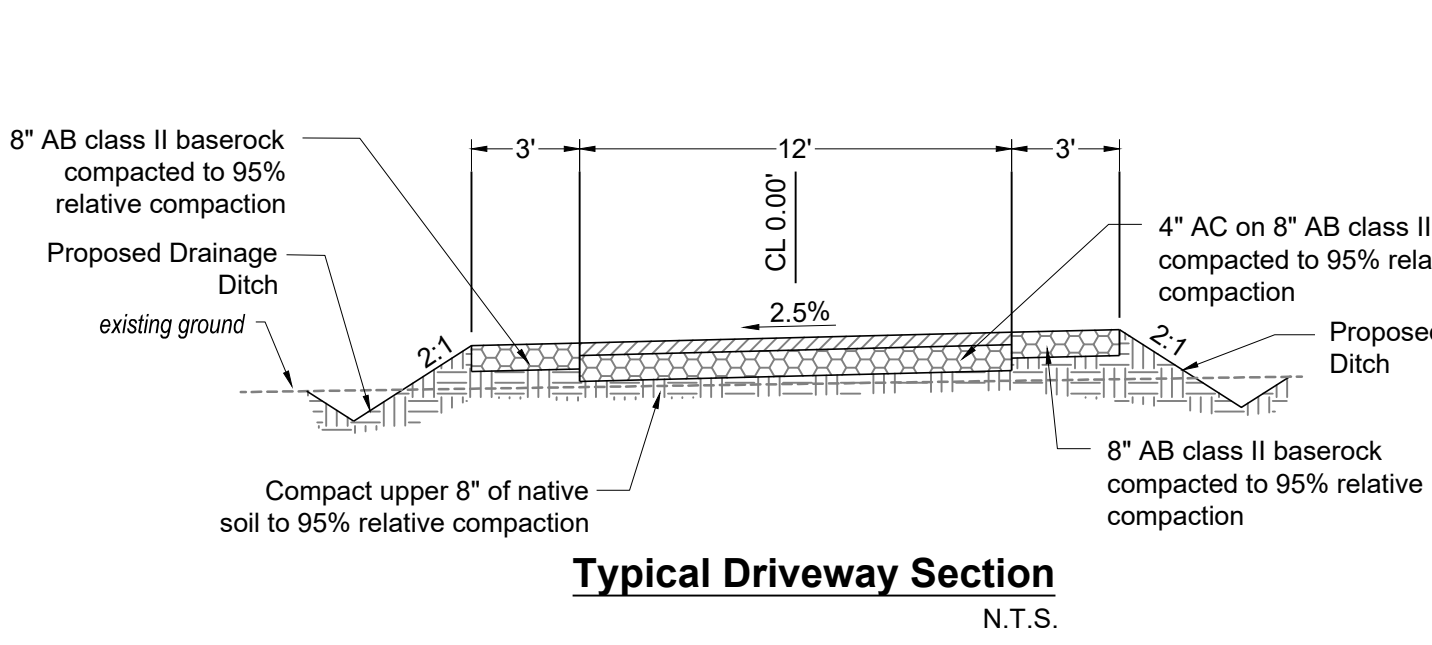
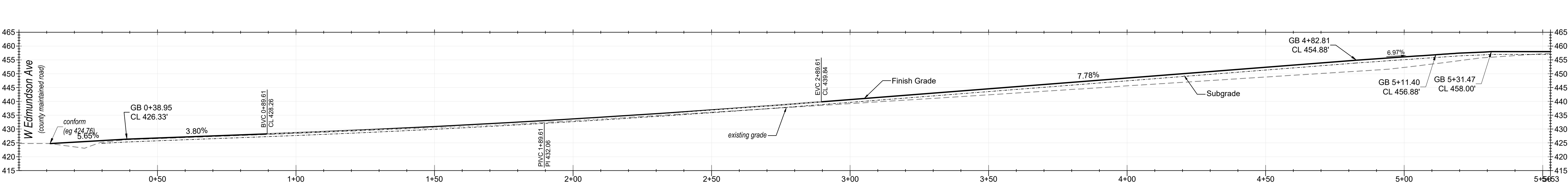
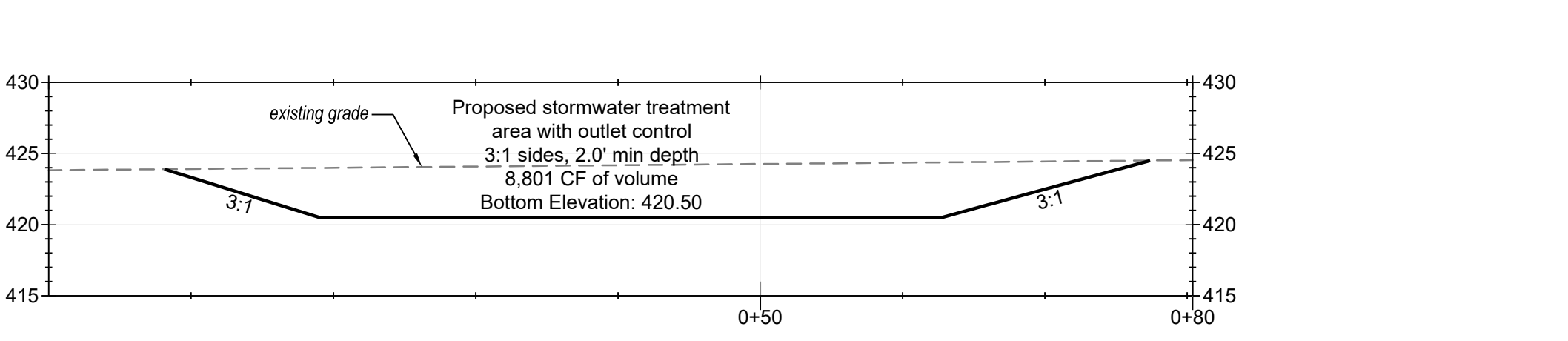
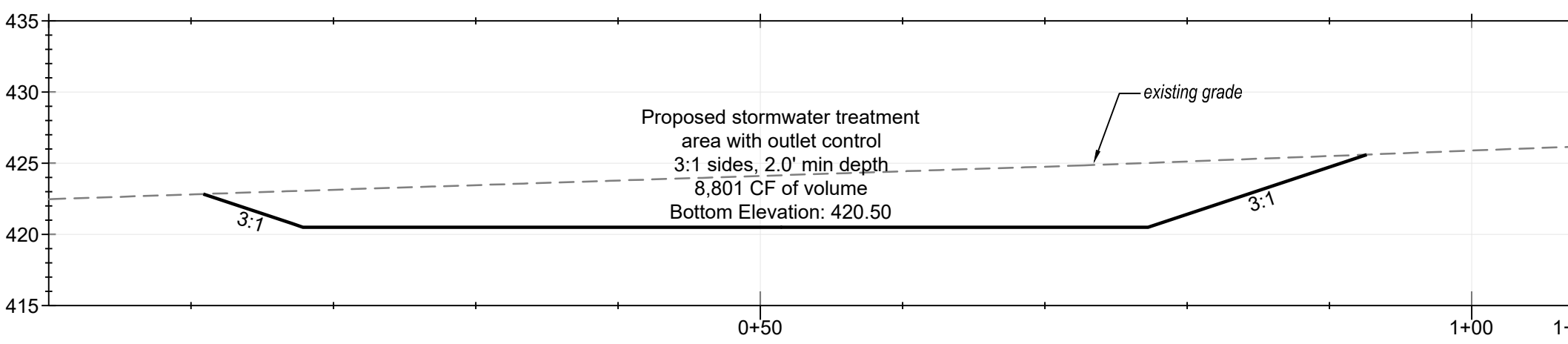
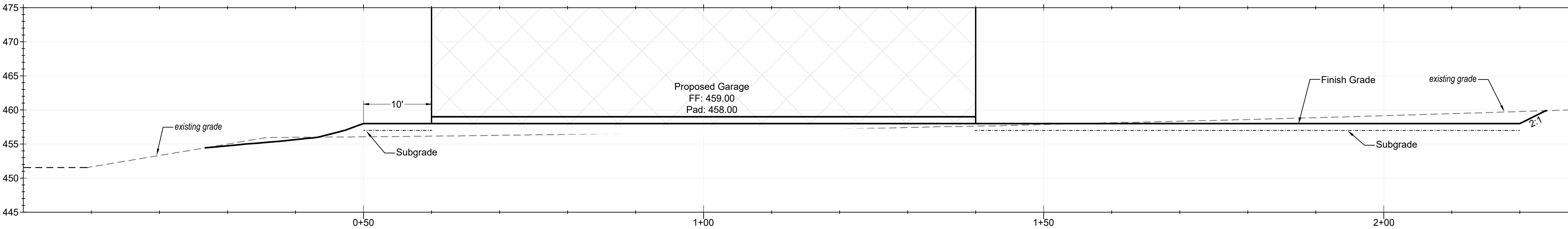
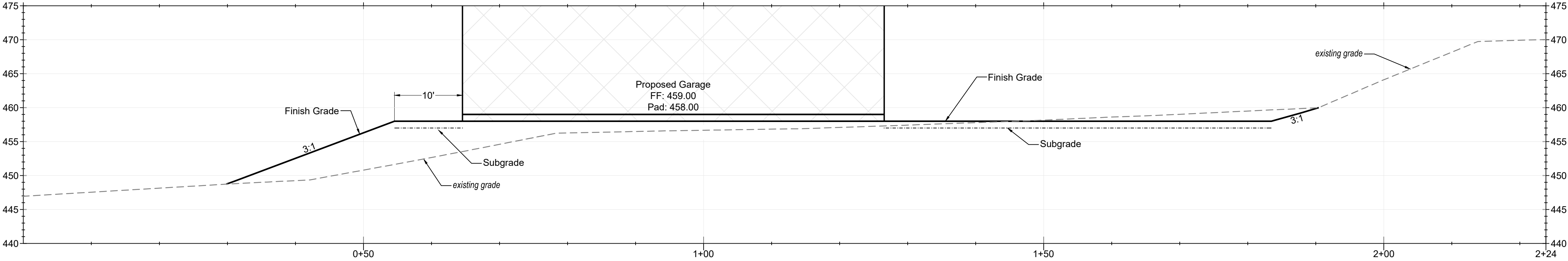
Impervious Area Summary	
Proposed Garage	4,960 SF
Driveway	23,201 SF
Total New Impervious Area	28,161 SF

LEGEND

	(ex structure)
	(ex pavement)
	Proposed AC
	Proposed AB
	Proposed Structure
	Existing Contour
	Limit of Disturbance



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23



PROPOSED DESIGN
FOR PLANCHHECK ONLY

REGISTERED PROFESSIONAL ENGINEER
WILLIAM J. MCCLINTOCK
No. 24893
EXP. 12-31-2025
STATE OF CALIFORNIA
FOR PLANCHHECK ONLY
signature and seal are provided upon approval

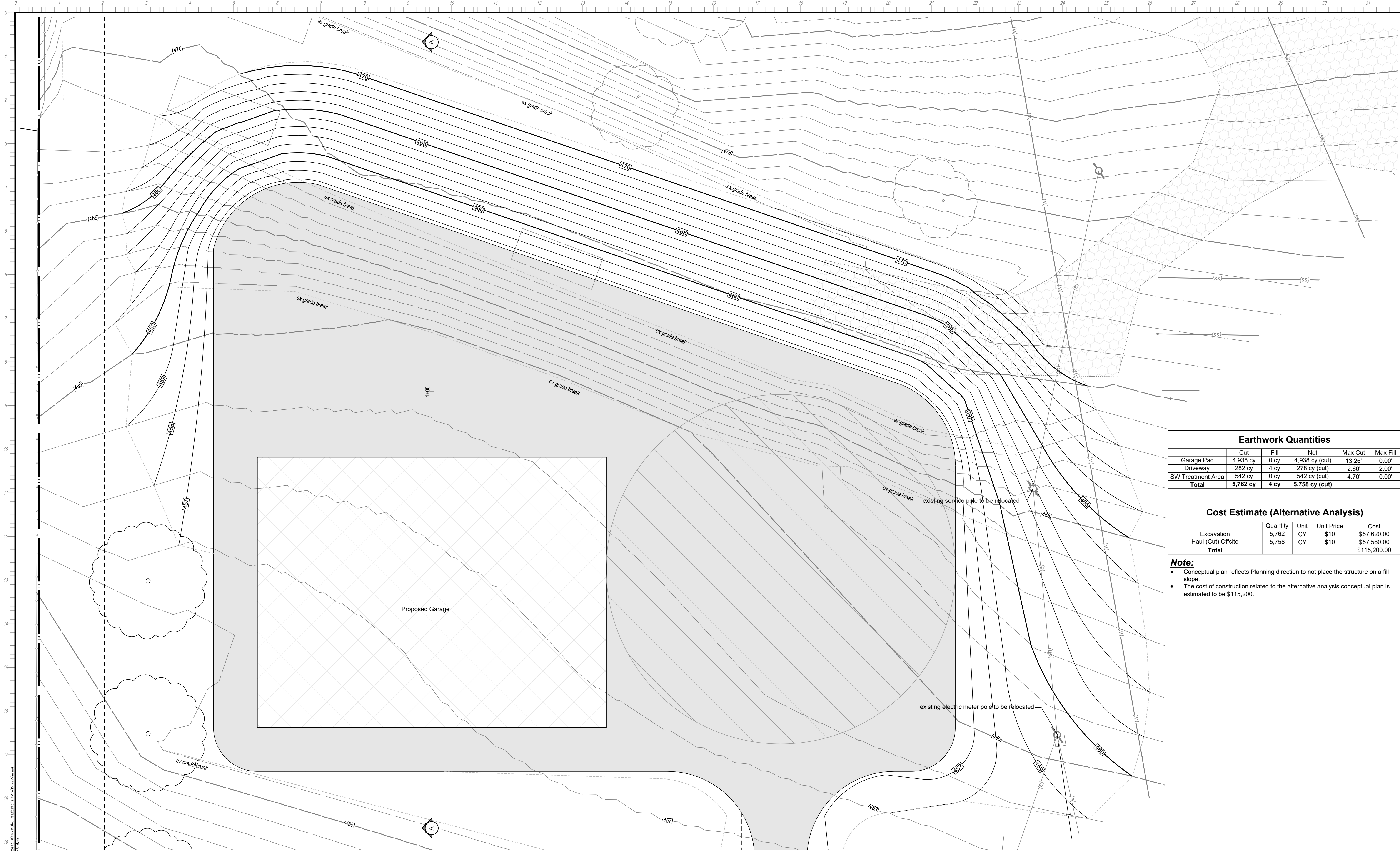
MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Preliminary Grading Plan - Sections
1560 W. Edmundson Ave - APN 773-21-029

DATE:	12/12/24
SCALE:	as noted
DRAWN BY:	DY
CHECKED BY:	---

222029

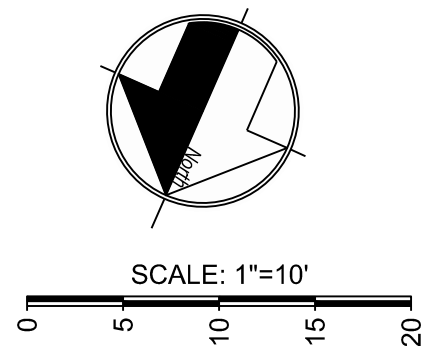
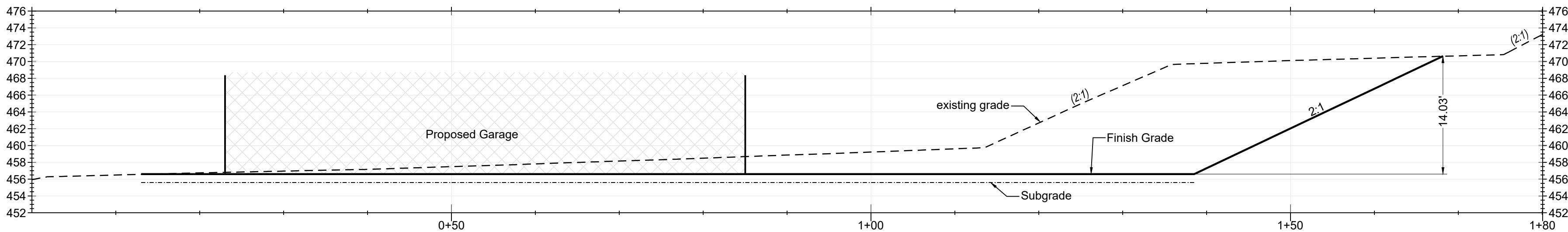
SHEET
C3
OF
3



Earthwork Quantities					
	Cut	Fill	Net	Max Cut	Max Fill
Garage Pad	4,938 cy	0 cy	4,938 cy (cut)	13.26'	0.00'
Driveway	282 cy	4 cy	278 cy (cut)	2.60'	2.00'
SW Treatment Area	542 cy	0 cy	542 cy (cut)	4.70'	0.00'
Total	5,762 cy	4 cy	5,758 cy (cut)		

Cost Estimate (Alternative Analysis)				
	Quantity	Unit	Unit Price	Cost
Excavation	5,762	CY	\$10	\$57,620.00
Haul (Cut) Offsite	5,758	CY	\$10	\$57,580.00
Total				\$115,200.00

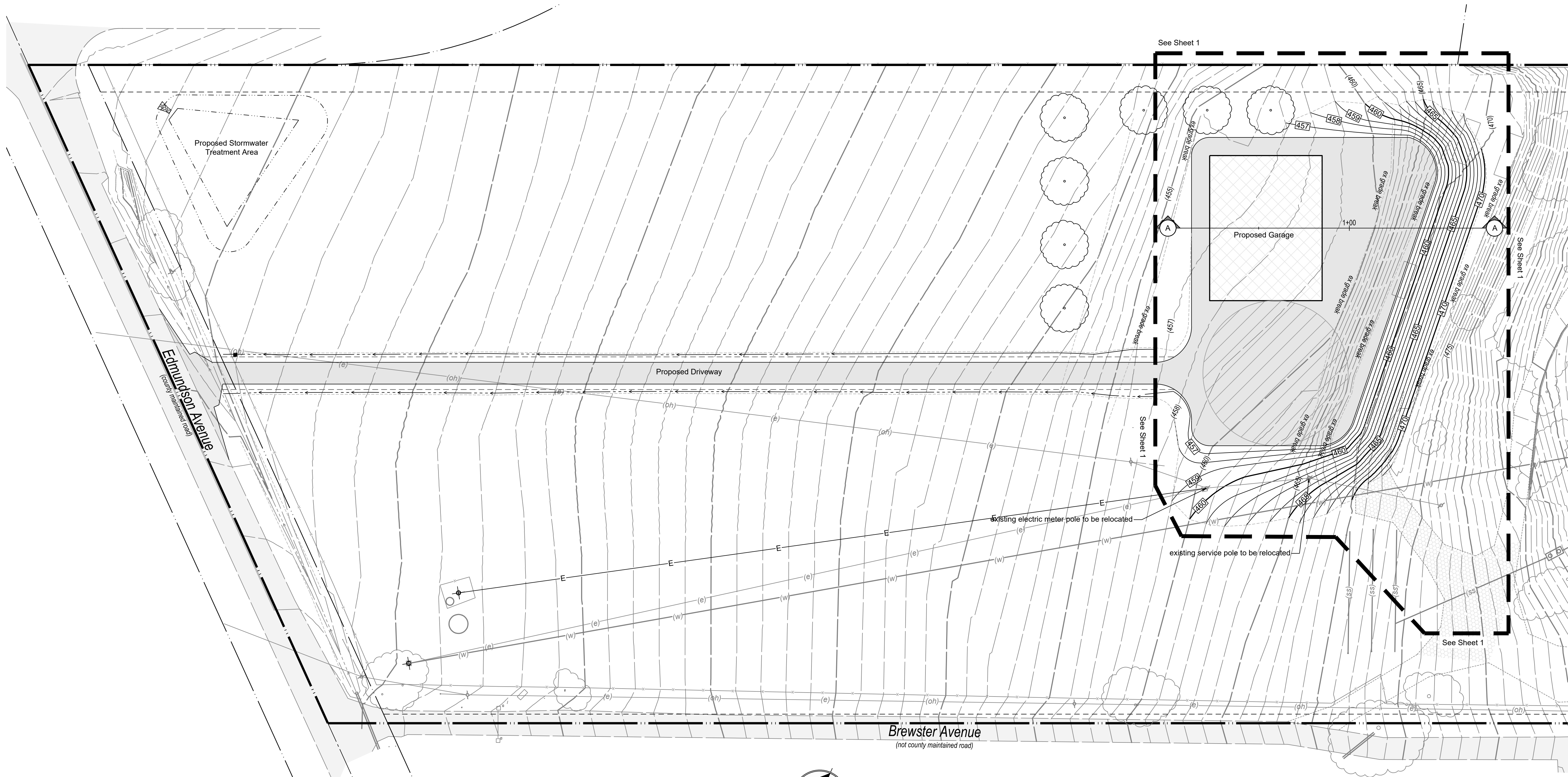
- Note:**
- Conceptual plan reflects Planning direction to not place the structure on a fill slope.
 - The cost of construction related to the alternative analysis conceptual plan is estimated to be \$115,200.



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

Hanson - Alternative Analysis
1560 W. Edmundson Ave - APN 773-21-029

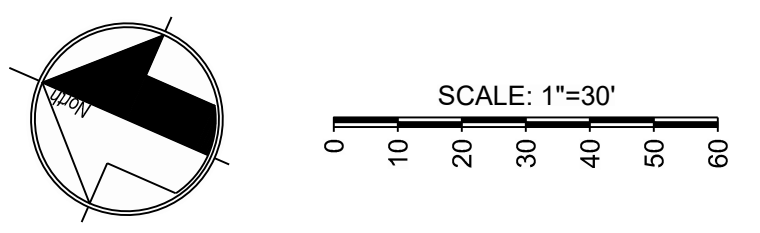
DATE: 1/23/25
SCALE: 1"=10'
DRAWN BY: DY
CHECKED BY:
JOB NO:
222029
SHEET
1
OF
2



Earthwork Quantities					
	Cut	Fill	Net	Max Cut	Max Fill
Garage Pad	4,936 cy	0 cy	4,936 cy (cut)	13.26'	0.00'
Driveway	282 cy	4 cy	278 cy (cut)	2.60'	2.00'
SW Treatment Area	542 cy	0 cy	542 cy (cut)	4.70'	0.00'
Total	5,762 cy	4 cy	5,758 cy (cut)		

Cost Estimate (Alternative Analysis)				
	Quantity	Unit	Unit Price	Cost
Excavation	5,762	CY	\$10	\$57,620.00
Haul (Cut) Offsite	5,758	CY	\$10	\$57,580.00
Total				\$115,200.00

- Note:**
- Conceptual plan reflects Planning direction to not place the structure on a fill slope.
 - The cost of construction related to the alternative analysis conceptual plan is estimated to be \$115,200.



LRV 32.38

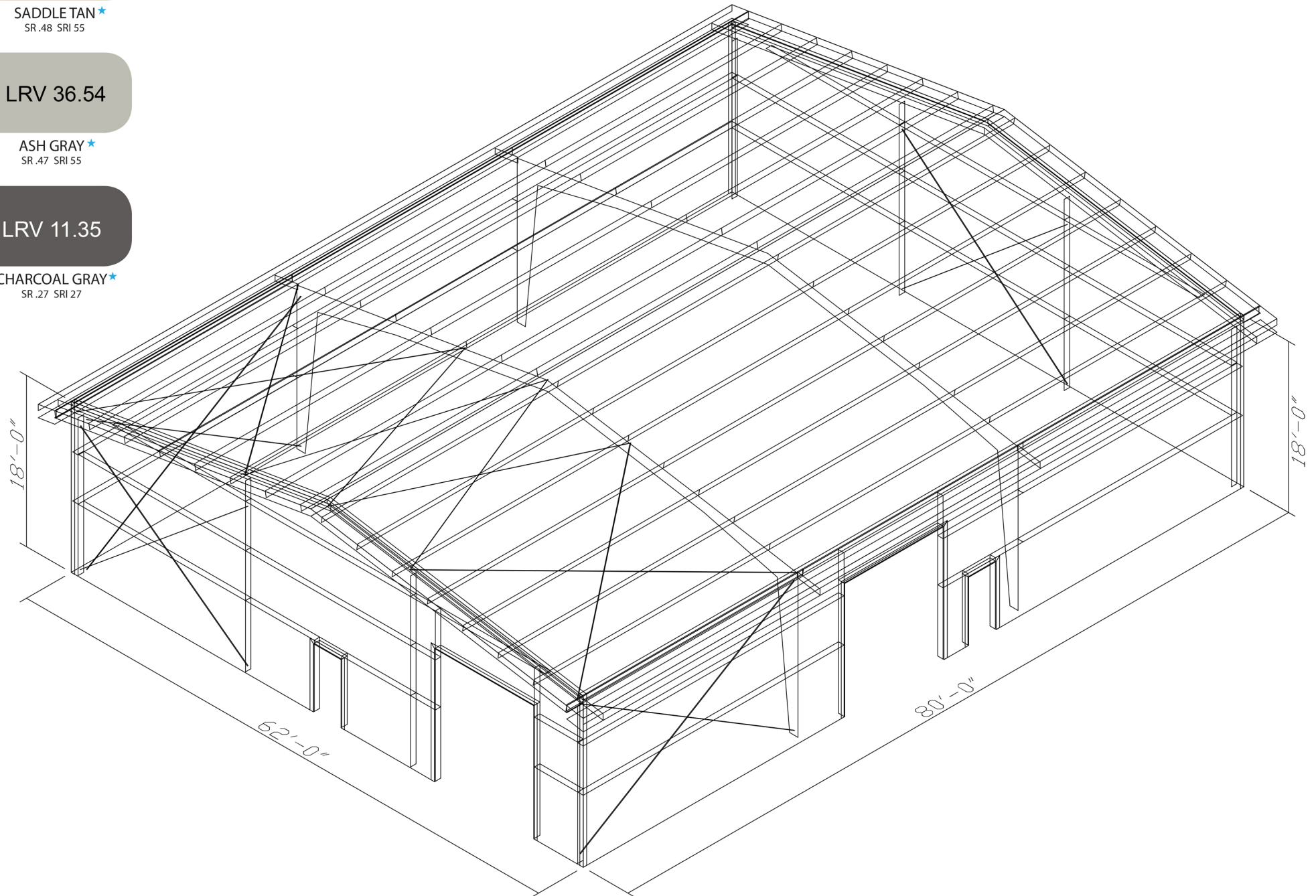
SADDLE TAN★
SR .48 SRI 55

LRV 36.54

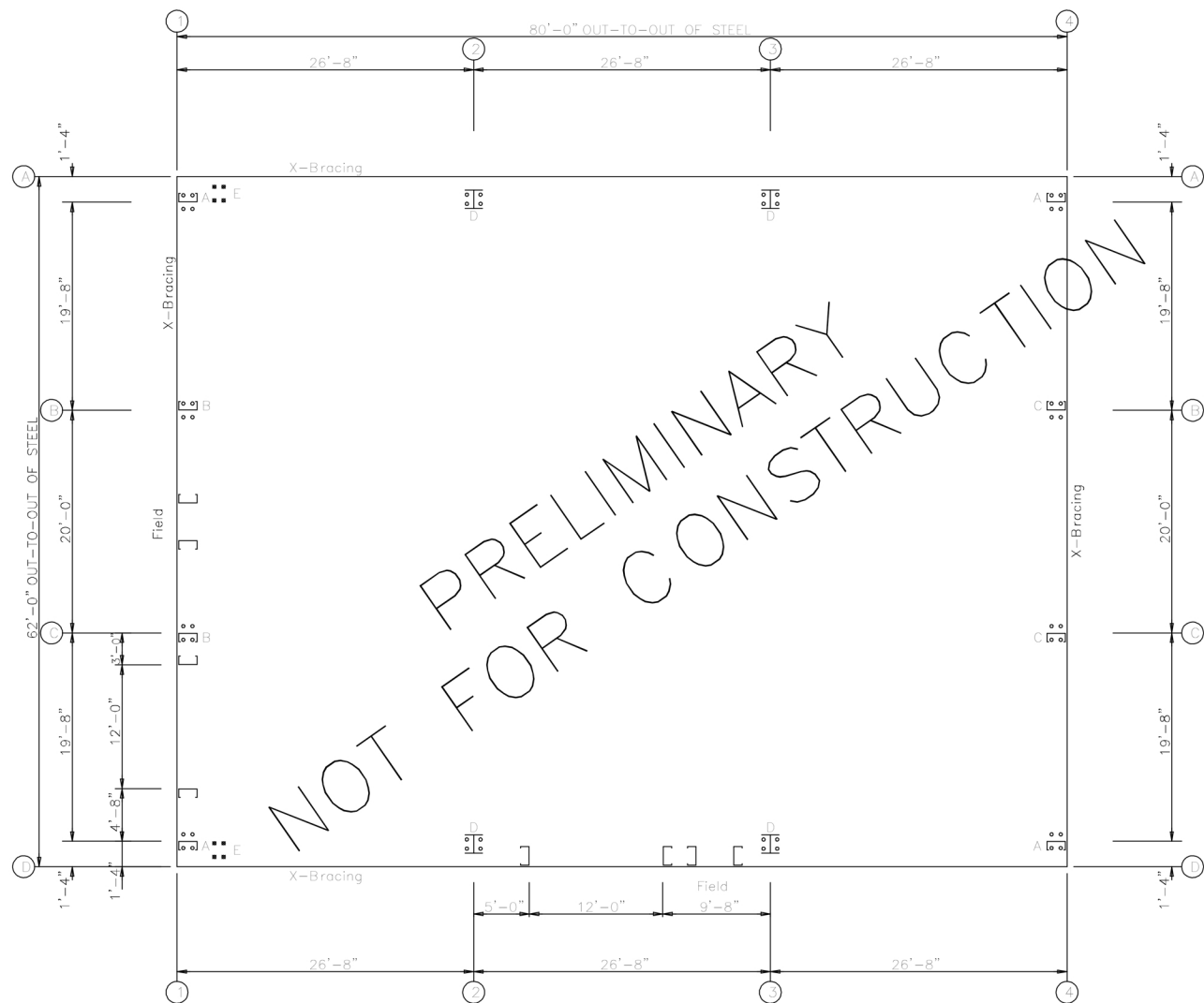
ASH GRAY★
SR .47 SRI 55

LRV 11.35

CHARCOAL GRAY★
SR .27 SRI 27

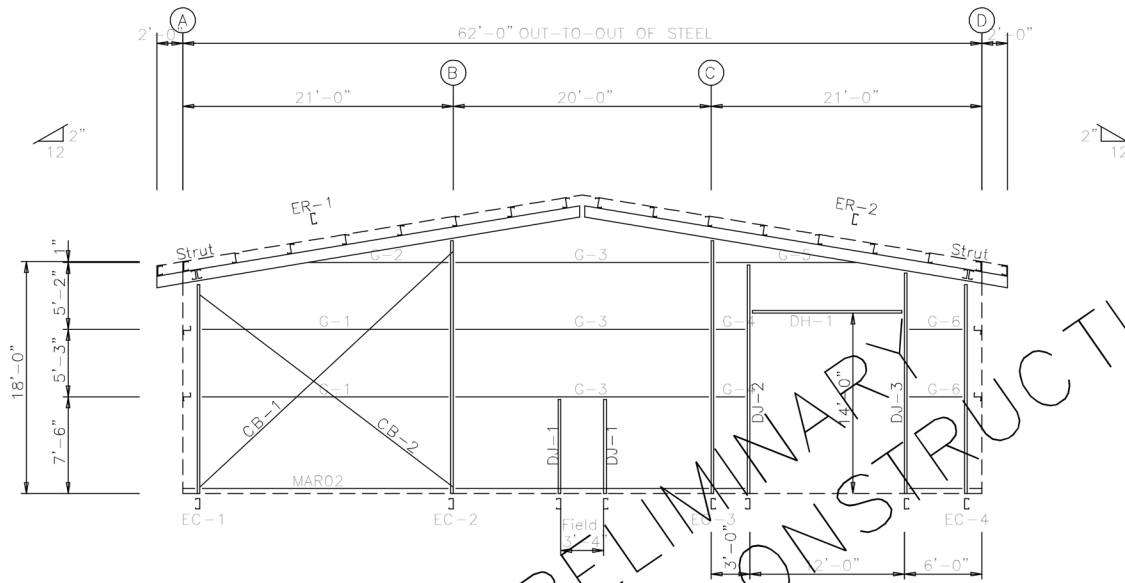


⊗ Dia=1"

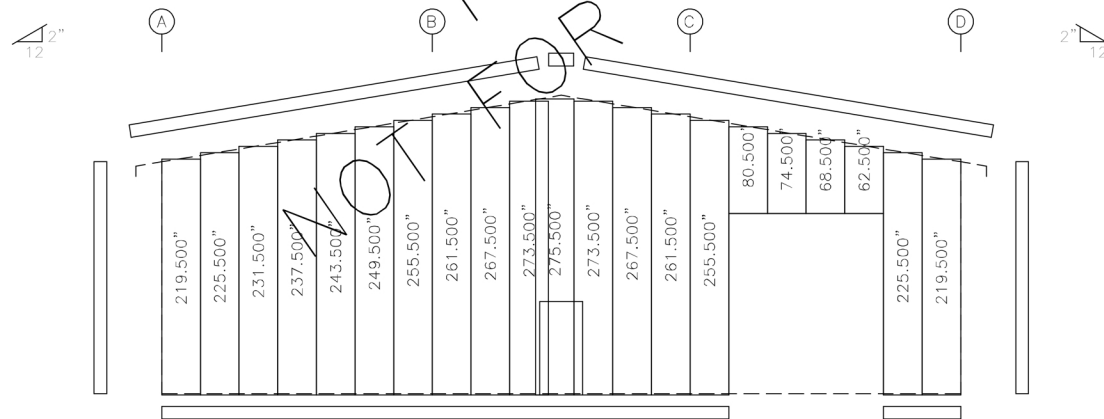


NOTE: All Base Plates @ 100'-0" (U.N.)

IRONBUILT STEEL BUILDINGS
Hansen60x80x18
Customer Name
Hansen
Jobsite Address
95037



ENDWALL FRAMING: FRAME LINE 1



ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Ga. RPW - Undefined color C

BOLT TABLE				
FRAME LINE 1				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1/ER-2	4	A325	1/2"	2"
Columns/Raf	6	A325	1/2"	2"

GIRT LOCATIONS SHOWN ARE
PRELIMINARY AND SUBJECT TO
CHANGE BASED ON FINAL DESIGN

LRV 32.38

SADDLE TAN ★
SR.48 SRI 55

LRV 36.54

ASH GRAY ★
SR.47 SRI 55

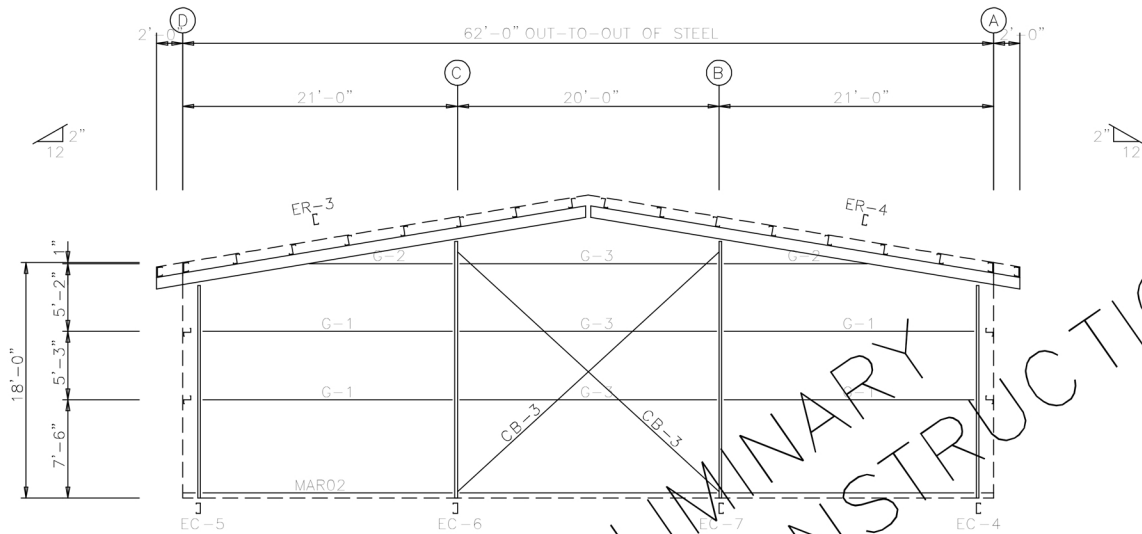
LRV 11.35

CHARCOAL GRAY ★
SR.27 SRI 27

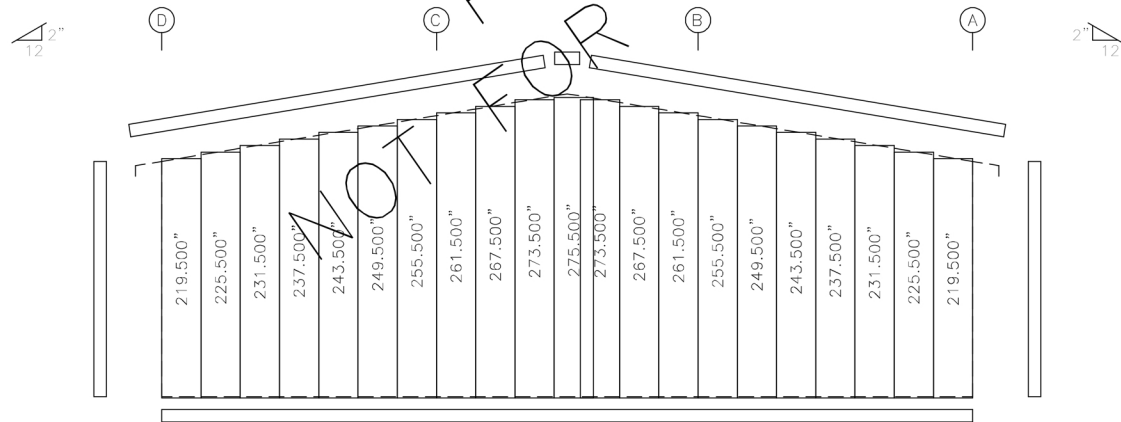
IRONBUILT STEEL BUILDINGS
Hansen60x80x18

Customer Name

Hansen
Jobsite Address
95037



ENDWALL FRAMING: FRAME LINE 4



ENDWALL SHEETING & TRIM: FRAME LINE 4

PANELS: 26 Ga. RPW - Undefined color C

BOLT TABLE				
FRAME LINE 4				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-3/ER-4	4	A325	1/2"	2"
Columns/Raf	6	A325	1/2"	2"

GIRT LOCATIONS SHOWN ARE
PRELIMINARY AND SUBJECT TO
CHANGE BASED ON FINAL DESIGN

LRV 32.38

SADDLE TAN★
SR.48 SRI 55

LRV 36.54

ASH GRAY★
SR.47 SRI 55

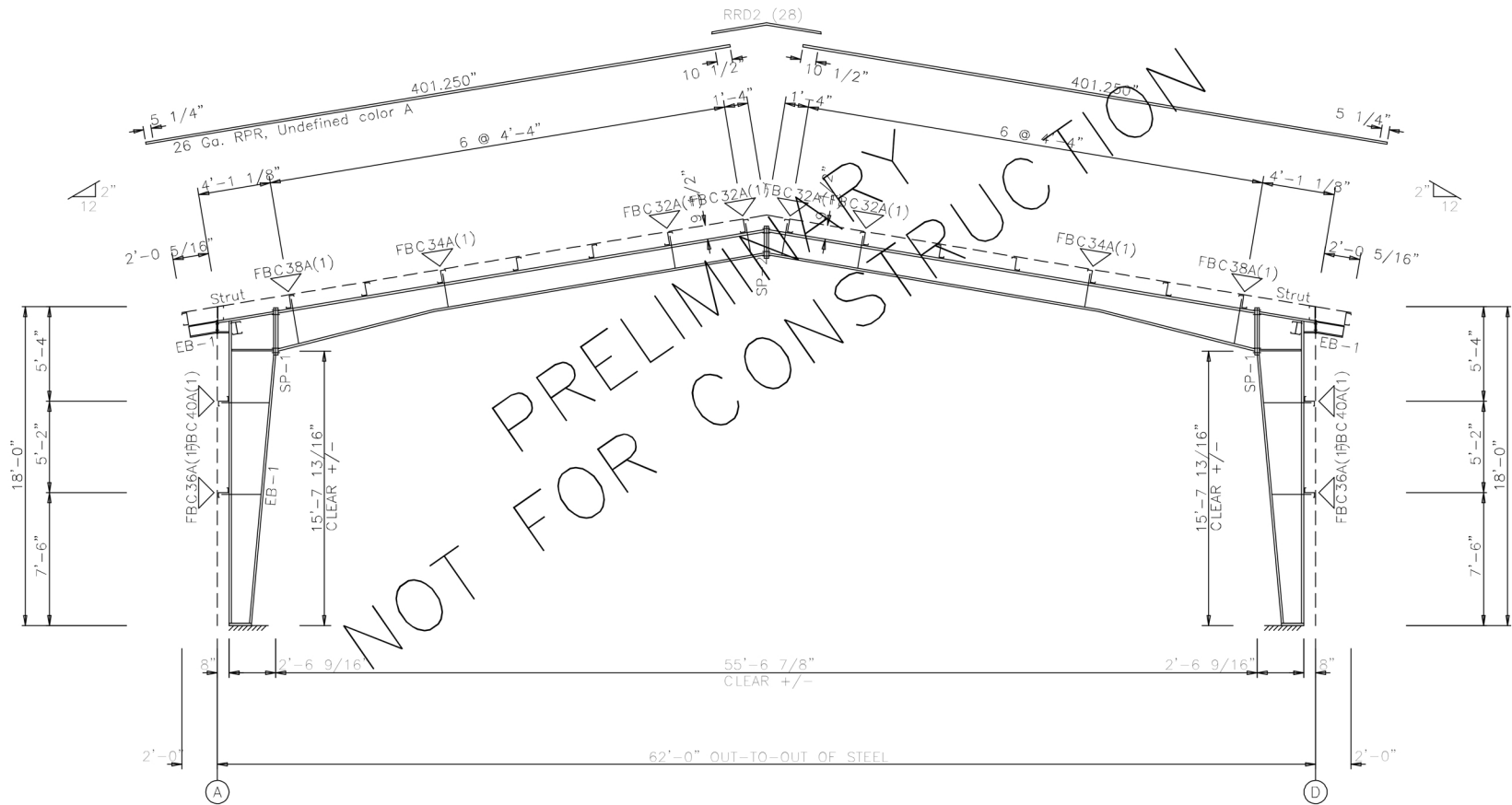
LRV 11.35

CHARCOAL GRAY★
SR.27 SRI 27

IRONBUILT STEEL BUILDINGS
Hansen60x80x18

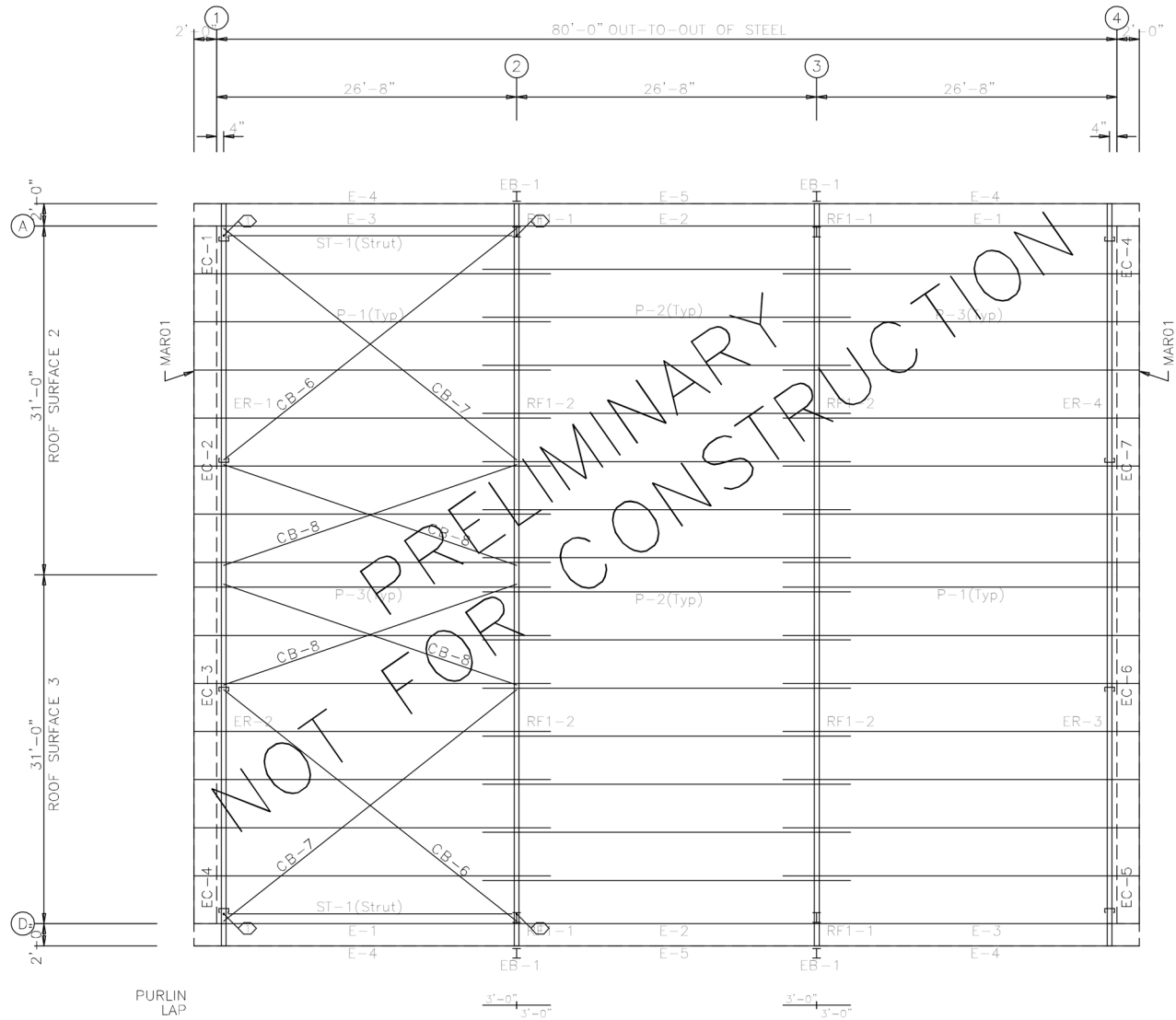
Customer Name
Hansen
Jobsite Address
95037

SPlice PLATE & BOLT TABLE									
Mark	Qty								
	Top	Bot	Int	Type	Dia	Length	Width	Thick	Length
SP-1	4	4	0	A325	0.750	3.00	6"	3/4"	2'-7 1/4"
SP-2	4	4	0	A325	0.625	2.25	6"	1/2"	1'-8 1/4"



RIGID FRAME ELEVATION: FRAME LINE 2 3

THE CLEAR HEIGHTS SHOWN ABOVE ARE "ESTIMATED" CLEAR HEIGHTS AND ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN.



EXTENSION/CANOPY BOLTS				
ROOF PLAN				
MARK	QUAN	TYPE	DIA	LENGTH
EB-1	4	A325	5/8"	2 1/4"

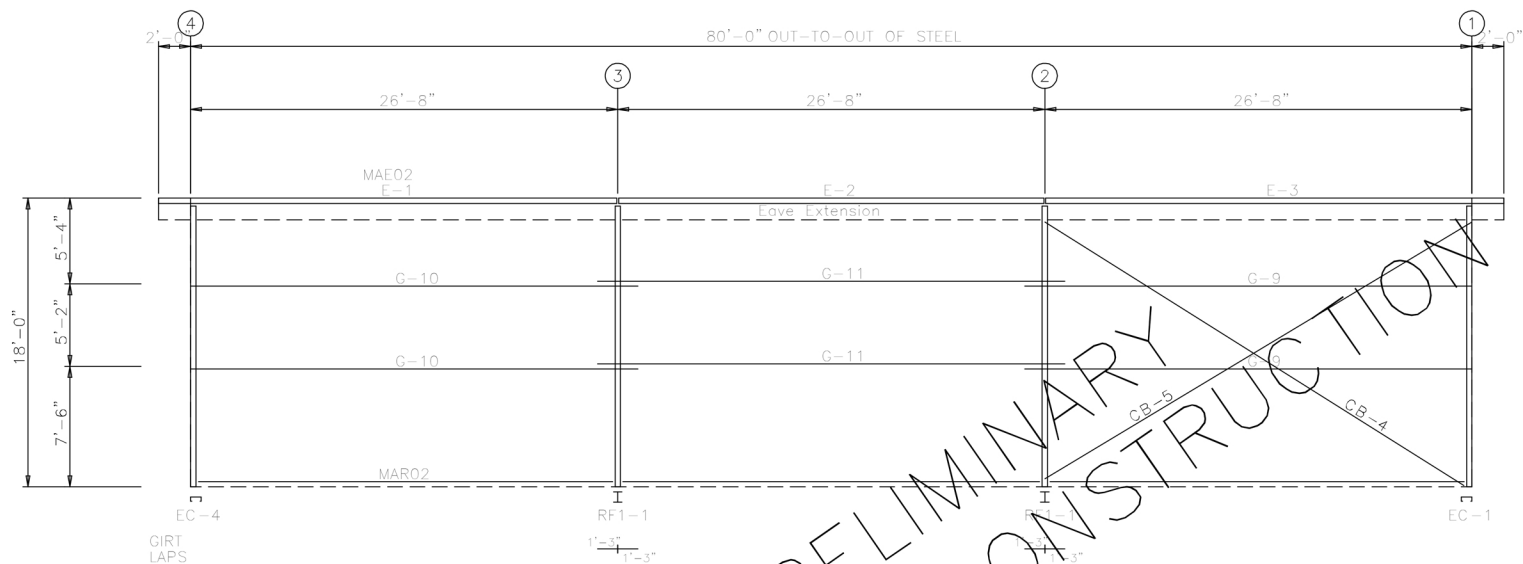
SPECIAL BOLTS					
ROOF PLAN					
ID	QUAN	TYPE	DIA	LENGTH	WASH
1	2	A325	1"	3 1/4"	0

LRV 36.54

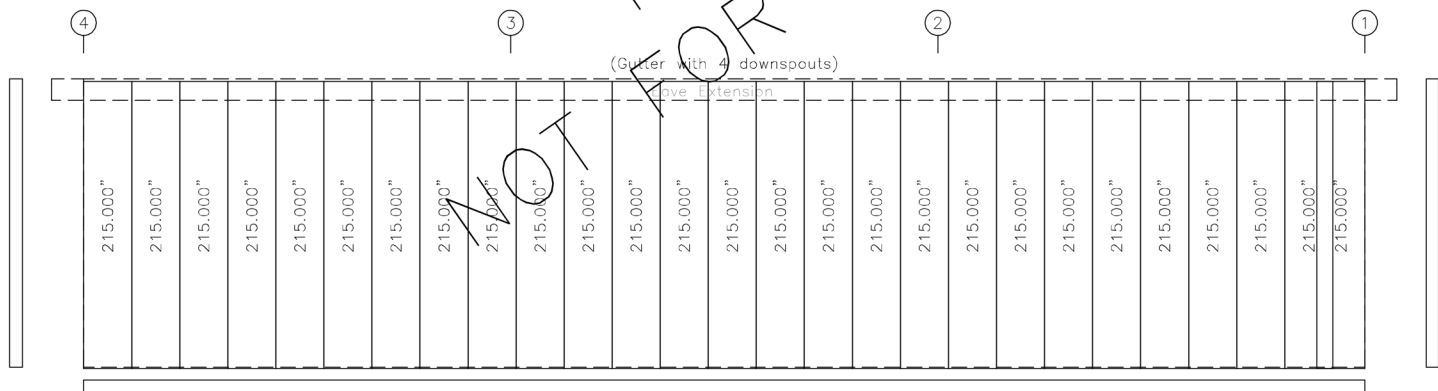
ASH GRAY★
SR.47 SRI 55

ROOF FRAMING PLAN

IRONBUILT STEEL BUILDINGS
Hansen60x80x18
Customer Name
Hansen
Jobsite Address
95037



SIDEWALL FRAMING: FRAME LINE A



SIDEWALL SHEETING & TRIM: FRAME LINE A

PANELS: 26 Ga. RPW - Undefined color C

GIRT LOCATIONS SHOWN ARE
PRELIMINARY AND SUBJECT TO
CHANGE BASED ON FINAL DESIGN

LRV 32.38

SADDLE TAN ★
SR.48 SRI 55

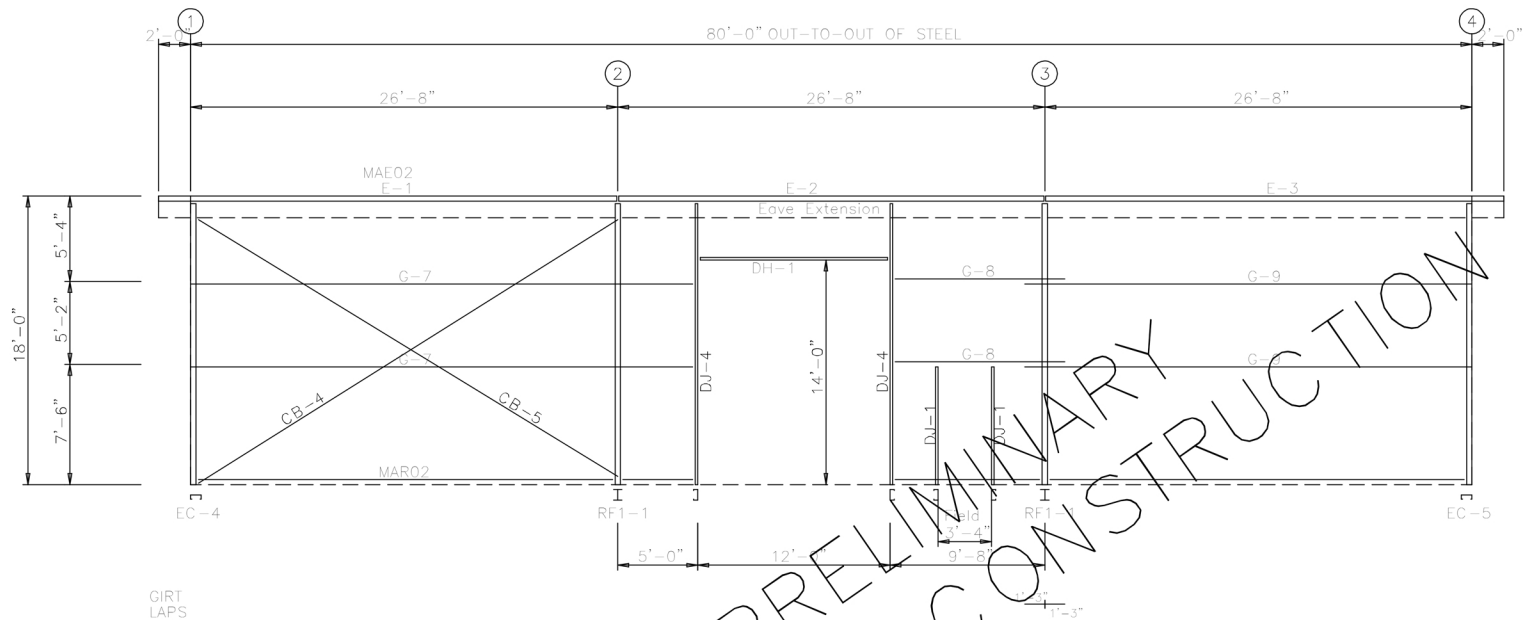
LRV 36.54

ASH GRAY ★
SR.47 SRI 55

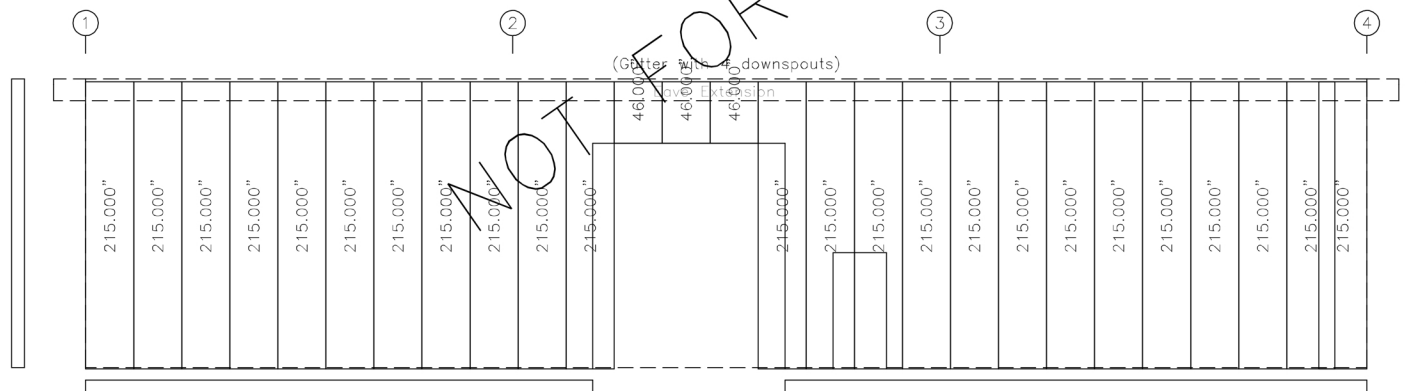
LRV 11.35

CHARCOAL GRAY ★
SR.27 SRI 27

IRONBUILT STEEL BUILDINGS
Hansen60x80x18
Customer Name
Hansen
Jobsite Address
95037



SIDEWALL FRAMING: FRAME LINE D



SIDEWALL SHEETING & TRIM: FRAME LINE D
PANELS: 26 Ga. RPW - Undefined color C

GIRT LOCATIONS SHOWN ARE
PRELIMINARY AND SUBJECT TO
CHANGE BASED ON FINAL DESIGN

LRV 32.38

SADDLE TAN ★
SR.48 SRI 55

LRV 36.54

ASH GRAY ★
SR.47 SRI 55

LRV 11.35

CHARCOAL GRAY ★
SR.27 SRI 27

IRONBUILT STEEL BUILDINGS
Hansen60x80x18
Customer Name
Hansen
Jobsite Address
95037

Attachment E

Proposed Color/Materials Board

1560 W Edmundson Ave, Morgan Hill

Project Address

773-21-029

APN

Project File Number

Color/Materials Board*

Roof

Sherwin Williams Weather XL WXD0092L

Manufacture & Material

Product Name, Number

LRV 36.54

ASH GRAY★
SR .47 SRI 55

Door & Window Frames, Railings

Sherwin Williams Weather XL WXA0090L

Manufacture / Number

Color Name, LRV

LRV 11.35

CHARCOAL GRAY★
SR .27 SRI 27

Trim

Sherwin Williams Weather XL WXD0046L

Manufacture / Number

Color Name, LRV

LRV 32.38

SADDLE TAN★
SR .48 SRI 55

Exterior Walls

Sherwin Williams Weather XL WXA0090L

Manufacture / Number

Color Name, LRV

LRV 11.35

CHARCOAL GRAY★
SR .27 SRI 27

Architectural Accents (Ex. Stone Veneer)

Not applicable

Manufacture / Number

Color Name, LRV

(insert sample here)

Retaining Walls

Not applicable

Manufacture / Number

Color Name, LRV

(insert sample here)

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

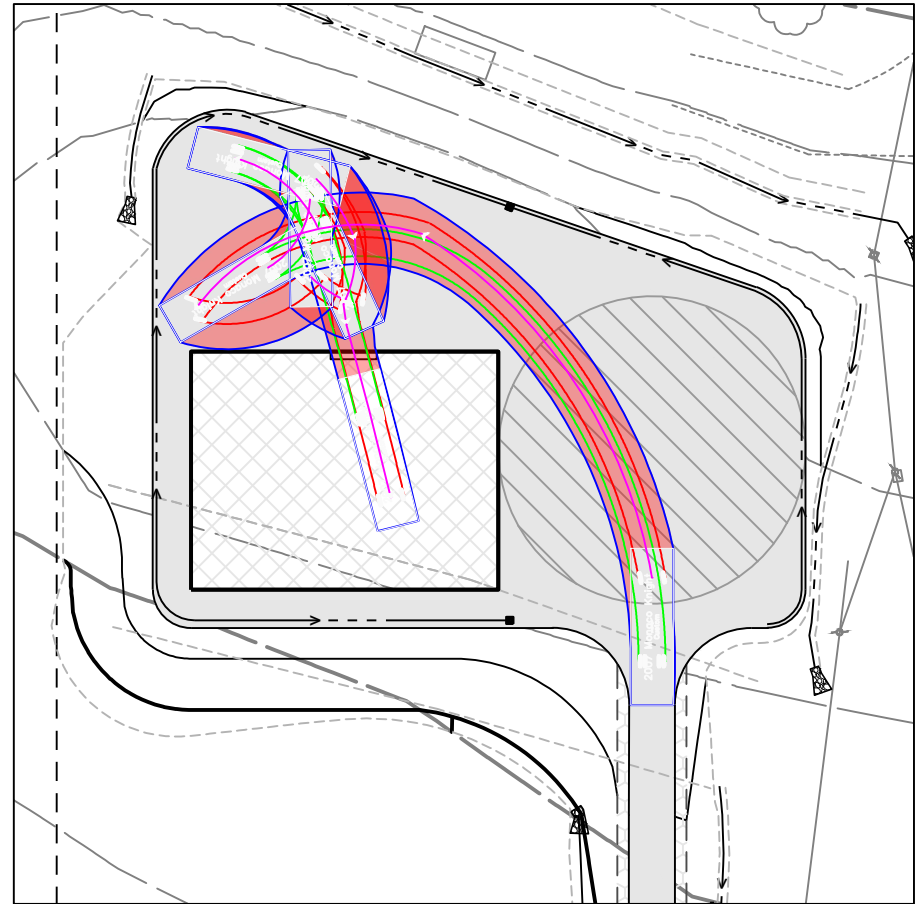
Attachment F

RV Turning Analysis

L:\Projects\David\222029 Jennifer Gonzalez - W. Edmundson Avedwg\222029 Vehicle Analysis.dwg - 12/15/2024 6:07 PM by Dylan Yamasaki
Xrefs: 222029 2D New; 222029 2D Existing; 222029 Hatch New; 222029 hatch existing



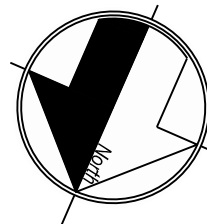
RV Backing Into Garage



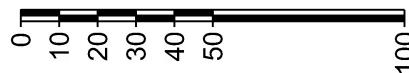
RV Turning Into Garage

Vehicle Specifications:

Make and Model: 2007 Monaco Knight
Length: 40.833'
Width: 8.375'
Mirror Overhang: 1.333' each side



SCALE: 1"=50'



MH engineering Co.

16075 VINEYARD BOULEVARD MORGAN HILL, CA 95037 (408) 779-7381

RV Turning Analysis

SCALE: 1"=50'

DRAWN BY: DY

JOB #: 222029

DATE: 12/12/24

SHEET

1 of 1

Attachment G

Story Pole Inspection Photographs



Structure from West



Structure from North



Structure from South



Structure from East



Structure from West Edmundson Ave



Structure from West Edmundson Ave



Structure from West Edmundson Ave



Structure from West Edmundson Ave