File: PLN18-11426
Design Review for a new Single-Family Residence

**Summary**: Design Review for a new 8,359 square foot (sq. ft.) single-family residence, including two (2) attached 1-car garages. Ancillary site improvements include a new driveway, retaining walls and onsite wastewater system. Estimated grading quantities include 122 cubic yards of cut and 309 cubic yards of fill, of which 248 cubic yards of fill are within the building footprint.

**Owner**: Barry and Dianne Olsen  
**Applicant**: D&Z Design Associates  
**Address**: 2410 Rockwood Ranch Road, Morgan Hill  
**APN**: 776-35-023  
**Supervisorsial District**: #1

**Gen. Plan Designation**: Hillsides  
**Zoning**: HS-d  
**Lot Size**: 4.9 acres  
**Present Land Use**: Vacant  
**HCP**: Not a covered project

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

**ATTACHMENTS INCLUDED**
Attachment A – CEQA Determination  
Attachment B – Preliminary Conditions of Approval  
Attachment C – Location and Vicinity Map  
Attachment D – Color Board  
Attachment E – Proposed Plans
PROJECT DESCRIPTION

The proposed project is for Design Review for a new 8,359 square foot single-family residence with two (2) attached 1-car garages. The project includes a total of 122 cubic yards of cut and 309 cubic yards of fill to accommodate the construction of the new residence and other ancillary site improvements. A Grading Approval is not required, as a majority of the fill quantity is associated with the building pad of the residence (approximately 1 cubic yard cut and 248 cubic yards of fill, at a depth less than 5', for the building pad). Associated site improvements include a driveway, retaining walls and onsite wastewater system. The local water purveyor is Rockwood Ranch Estates, providing domestic water supply service, as conditioned. No trees will be removed.

Setting/Location Information

The subject parcel is currently vacant and located off Rockwood Ranch Road, in unincorporated Morgan Hill. The subject property has an average slope of approximately 22%, however the building pad area, including leach fields and driveway, is on the flattest portion of the site, with a slope of approximately 2%. The property has existing oak woodlands that would surround the new development. No trees will be impacted as no trees are proposed for removal.

The surrounding neighborhood is comprised of other low-density single-family residences on similar size lots. This property is part of a subdivision tract map (Tract # 8520 – Lot #7). A condition of the subdivision approval required future residences to go through Design Review.

REASONS FOR RECOMMENDATIONS

A. Environmental Review and Determination (CEQA)

The environmental impacts of the proposed project were analyzed, resulting in a proposed Categorical Exemption (See Attachment A). The aesthetic impacts of the proposed project have been addressed through the required Design Review process, while maintaining existing landscaping and incorporating design measures required by the County’s Design Review Guidelines. Furthermore, the EIR processed for the original subdivision required that existing trees be protected, grading be minimal to avoid impacts to trees and vegetation, homes be nestled into existing grades, and native earth tone colors be utilized in the structure materials to blend in with the natural existing environment. As such, the project qualifies for a Class 3, Section 15303 Exemption from CEQA.

B. Project/Proposal

1. General Plan: Hillsides

2. Approved Building Site: The site is an approved building site as a result of a subdivision processed in 1980 by the County (Tract 8520, lot 7 - File # 509-80S).

3. Zoning Standards: The Zoning Ordinance specifies the required development standards for HS-d Zoning District to be the following:

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

C. Design Review Findings

All Design Review applications are subject to the Scope of Review (Findings), as listed in §5.50.040 of the County Zoning Ordinance. The overall purpose of Design Review is to encourage quality design and mitigate potential adverse visual impacts of development. In the following discussion, the scope of review finding is in **bold**, and an explanation of how the project meets the required finding is in plain text below.

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

   The project has been designed to reduce visual impacts of the structures, grading and landscaping. There are existing mature oak woodland trees on the property that would surround the residence and help the project blend into the natural landscape. The proposed residence is a single-story design and includes natural colors and materials with a Light Reflectivity Value (LRV) of 45 or less, as shown on the elevation plans and color board (See Attachment D). The proposed grading is appropriate to establish the single-family residential use, with a majority of proposed grading being a nominal amount of fill under the building pad of the residence (approximately 248 cubic yards fill). For these reasons, this finding can be supported.

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

   The proposed residence is located on the most suitable building pad on the property, on a flat portion of the lot (2% gradient), adjacent to an existing driveway access. A total of 1 cubic yard of cut and 248 cubic yards of fill are proposed for the building pad of the residence with attached garages. The remainder of grading (121 cubic yards of cut and 61 cubic yards of fill) would accommodate the construction of driveway and fire turnaround area. Although no trees are proposed to be removed, a condition has been added requiring tree protection fencing to be installed around trees adjacent to construction areas. Thus, the proposed residence is designed to be compatible with the natural environment.

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

   The project complies with the *Design Review Guidelines* and criteria adopted by the County Board of Supervisors. The project would not be visible from valley floor and existing oak woodland trees, which provide further screening, are not proposed to be removed and will be protected. The project has been designed to minimize potential bulk and massing impacts by providing undulating facades, variation in rooflines, and is only a single-story, bungalow with a contemporary design. Therefore, the project is in conformance with the County’s *Design Review Guidelines*. 
4. **Compatibility with the neighborhood and adjacent development;**

The surrounding neighborhood is comprised of homes ranging in size between 3,000- to 7,000 sq. ft. Additionally, a new residence was recently approved within the immediate neighborhood at approximately 9,000 sq. ft. The proposed residence would be 8,359 sq. ft. in area. Although larger than some of the existing homes within the neighborhood, the structure has been designed to minimize potential impacts of bulk and mass as described in the Design Review Guidelines compliance finding above. The architectural design will blend in with the surrounding neighborhood, which has an eclectic range of styles, including craftsman/bungalow, Mediterranean, and Spanish style homes. The proposed residence is a single-story design, similar to other homes found within the immediate neighborhood. Additionally, the design incorporates multiple materials along the structure facades to help break up the appearance of the structure. As such, the project will not be obtrusive or stand out compared to the other developed parcels in the immediate vicinity and is compatible with the immediate neighborhood.

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

Residential use is an allowed use in HS Hillside zoning district, and the project complies with the HS zoning regulations. The proposed residence is in compliance with required setbacks (30-feet from all property lines) is proposed to reach a maximum height of 28 ft. (maximum allowable height is 35 ft.). The proposed design is also in keeping with the –d design standards, building massing standards, ridgeline development, and exterior colors as shown on plans are less than 45 in LRV. Although this particular subdivision is not located in any viewshed area, the -d provisions continue to apply, requiring general compliance with Design Review Guidelines. As noted previously the footprint of the residence blends in with the natural contours of the site with minimal grading and surrounding oak woodland landscaping. For these reasons, this project meets this finding.

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

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

BACKGROUND
The subject Design Review application was submitted to the County for review on October 16, 2018. The initial incomplete letter was issued on November 13, 2018, and the letter outlined numerous issues with calculating the floor area, clarifications of grading, Fire Marshal turnaround standards, Habitat Conservation Plan information, septic system approval, and a geology report.

On May 24, 2019 the applicant resubmitted plans and documents in response to the November 13, 2018 letter, at which time all incomplete items and issues of concern were resolved. The project was subsequently deemed complete on June 14, 2019.

A public notice was mailed to all property owners within a 300 radius on July 1, 2019 and was also published in the Post Records on July 1, 2019. Additionally, the Zoning Administrator required story pole construction, which was inspected by Staff prior to the public hearing. No new impacts were realized as a result of the construction of the story poles.

STAFF REPORT REVIEW
Prepared by: Colleen Tsuchimoto, Senior Planner
Reviewed by: Leza Mikhail, Zoning Administrator & Principal Planner
Statement of Exemption from the
California Environmental Quality Act (CEQA)

<table>
<thead>
<tr>
<th>File Number</th>
<th>APN(s)</th>
<th>Date</th>
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<td>PLN18-11426</td>
<td>776-35-023</td>
<td>6/27/19</td>
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**Project Name**
Olsen Residence

**Project Type**
residential

**Owner**
Barry and Dianne Olsen

**Applicant**
D & Z Design

**Project Location**
2410 Rockwood Ranch Road, Morgan Hill

**Project Description**
Design Review for a new 8,359 sq. ft. residence including two (2) attached 1-car garages. Grading of 122 cubic yards of cut and 309 cubic yards of fill (NOTE: 1 cubic yard of cut and 248 cubic yards of fill are associated with the building footprint construction).

All development permits processed by the County Planning Office which require discretionary approval must be evaluated for compliance with the California Environmental Quality Act (CEQA) of 1970 (as amended). Certain projects which meet criteria listed under CEQA may be deemed exempt from environmental review. The project described above has been evaluated by County Planning Staff under the provisions of CEQA and has been deemed to be exempt from any further environmental review per the provision(s) listed below.

**CEQA (Guidelines) Exemption Section:**
15303 (a), “New Construction or Conversion of Small Structures”

**Comments:**
Qualifies for exemption. Project includes minimal grading with no significant environmental impacts to construct a new residence with attached garages, and access driveway. As part of the findings, the project also complies with visual mitigations incorporated into the subdivision EIR which conditioned trees to be protected, grading minimal to avoid impacts to trees and vegetation, home nestled into existing grades, and native stones utilized with earth tone colors to blend in with the natural existing environment.

**Prepared by:**
Colleen A. Tsuchimoto, Senior Planner

**Reviewed by (Supervisor):** Leza Mikhail, Zoning Administrator
ATTACHMENT B -
PRELIMINARY CONDITIONS OF APPROVAL
ATTACHMENT B
PRELIMINARY DESIGN REVIEW
CONDITIONS OF APPROVAL

Date: July 11, 2019
Owner/Applicant: Barry and Dianne Olsen / D & Z Design
Location: 2410 Rockwood Ranch Road, CA (APN: 776-35-023)
File Number: PLN18-11426
CEQA: Categorically Exempt – Section 15303, Class 3(a)

Project Description: Design Review for an 8,359 square foot single-family, single-story residence, including two (2) attached 1-car garages. Associated site improvements including a driveway, retaining walls and septic system. Associated grading consists of 122 cubic yards of cut and 309 cubic yards of fill (431 cubic yards total). NOTE: 1 cubic yard of cut and 248 cubic yards of fill are associated with building pads for the residence and garages, and Grading Approval was not required. Approval is based on plans submitted on May 24, 2019.

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

<table>
<thead>
<tr>
<th>Agency</th>
<th>Name</th>
<th>Phone</th>
<th>E-mail</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning</td>
<td>Colleen Tsuchimoto</td>
<td>(408) 299-5797</td>
<td><a href="mailto:colleen.tsuchimoto@pln.sccgov.org">colleen.tsuchimoto@pln.sccgov.org</a></td>
</tr>
<tr>
<td>Environmental Health</td>
<td>Darrin Lee</td>
<td>(408) 299-5748</td>
<td><a href="mailto:darrin.lee@cep.sccgov.org">darrin.lee@cep.sccgov.org</a></td>
</tr>
<tr>
<td>Fire Marshal</td>
<td>Alex Goff</td>
<td>(408) 299-5763</td>
<td><a href="mailto:alex.goff@sccfd.org">alex.goff@sccfd.org</a></td>
</tr>
<tr>
<td>Land Development Engineering</td>
<td>Ed Duazo</td>
<td>(408) 299-5733</td>
<td><a href="mailto:ed.duazo@pln.sccgov.org">ed.duazo@pln.sccgov.org</a></td>
</tr>
<tr>
<td>Geology</td>
<td>Jim Baker</td>
<td>(408) 299-5774</td>
<td><a href="mailto:jim.baker@pln.sccgov.org">jim.baker@pln.sccgov.org</a></td>
</tr>
<tr>
<td>Building Inspection</td>
<td></td>
<td>(408) 299-5700</td>
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STANDARD CONDITIONS OF APPROVAL

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

Planning
2. Development must take place in accordance with the approved plans, submitted on May 24, 2019, and these Conditions of Approval. Any changes to the proposed project may result in additional environmental review, pursuant to the California Environmental Quality Act, and/or additional Planning review/applications.
3. Existing zoning is HS-d (Hillsides with a combined Design Review). Maintain the following minimum dwelling setbacks:
   - Front: 30 ft.
   - Sides: 30 ft.
   - Rear: 30 ft.

4. The maximum height of dwellings is 35 ft. (26’ proposed) and shall not exceed three (3) stories (1-story proposed).

5. Any increase in grading quantities, or modification to the grading or design, is subject to further review, and may require Grading Approval.

6. Two (2) off-street parking spaces are required, one (1) of which shall be covered.

**Land Development Engineering**

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

**Drainage**

8. 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.

**Environmental Health**

9. All construction activities shall be in conformance with the Santa Clara County Noise Ordinance Section B11-154 and prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Saturdays, or at any time on Sundays for the duration of construction.

**Fire Marshal’s Office**

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

11. Maintenance: Fire protection water systems and equipment shall be accessible and maintained in operable condition at all times and shall be replaced or repaired where defective. Fire department access roads, driveways, turnouts, and turnarounds shall be maintained free and clear and accessible at all times for fire department use. Gates shall be maintained in good working order and shall remain in compliance with Fire Marshal Standard CFMO-A3 at all times.

**CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO BUILDING PERMIT ISSUANCE**

**Planning**

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

14. **Prior to issuance of a building permit**, submit final color samples of the exterior elevation for the house facade, trim and roof indicating the Light Reflectivity Value is less than or equal to 45, consistent with the approved color board, pursuant to Zoning Ordinance Section 3.20.040B.

15. **Prior to issuance of a building permit**, submit exterior lighting plan if applicable. All lighting on the site shall be designed, controlled and maintained such that no light source is visible from off the property.

16. **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.

**Land Development Engineering (LDE)**

17. Obtain a Drainage Permit from Land Development Engineering **prior to beginning of any construction activities**. Issuance of the drainage permit is required of the building permit (building and drainage permits can be applied for concurrently). The process for obtaining a Drainage Permit and the forms that are required can be found at the following web page: www.sccplanning.org > I Want to…> Apply for a Permit > Drainage Permit. Please contact LDE at (408 299-5734) for additional information and timelines.

**Improvement Plans**

18. Drainage plans shall be prepared by a licensed civil engineer for review and approval by LDE. Include drainage details 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:


19. Survey monuments shall be shown on the improvement plans to provide sufficient information to locate the proposed improvements and the property lines. Existing monuments must be exposed, verified and noted on the drainage 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. Any needed 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 Surveyor’s Act with the County Surveyor.

20. 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.

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

22. 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.

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

Storm Water Treatment – Pajaro River/Monterey Bay Watershed

24. Fill out and submit the forms in the Post Construction Requirements (PCR) Applicant’s Packet). The PCR Applicant’s packet will identify the applicable low impact development & post-construction requirements for the project.

25. Include at least one of the following site design measures in the project design: (a) direct hardscape and/or roof runoff onto vegetated areas, (b) collect roof runoff in cisterns or rain barrels for reuse, or (c) construct hardscape (driveway, walkways, patios, etc.) with permeable surfaces.

26. If the PCR Applicant’s Packet indicates the project is a PR-2 (Performance Requirement 2) project, provide a Storm Water Control Plan prepared by a licensed civil engineer that includes Water Quality Treatment measures. If the project is a PR-3 project, also include runoff retention measures sized per the County’s Guidance Manual for Low Impact Development and Post Construction Requirements. NOTE: The project qualifies for both types.

27. 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 (SDID). The WDID number shall be shown on the final improvement plans. The SWRCB website is at: www.waterboards.ca.gov > Water Issues > Programs > Stormwater

28. If Water Quality Treatment measures are applicable, enter into an Operations and Maintenance Agreement for Stormwater Quality Improvements with the County per Section C11-5.23 of the County Ordinance Code.

Soils and Geology
29. Submit one hard copy and one electronic copy of the signed and stamped geotechnical report for the project.

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

Environmental Health
31. The Onsite Wastewater Treatment System (OWTS) has been conditioned for a new 3-bedroom single family dwelling with a 1,500-gallon septic tank and a conventional leach field of 488 feet + 488 feet. Include 4 sets of original wet stamped plan in planning packet for OWTS issuance at time of building permit issuance.

32. Prior to building permit issuance, provide a Will Serve Letter from Rockwood Ranch Mutual Water Company.

Fire Marshal’s Office
33. 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.

34. Fire-Flow. The minimum fire flow shall be 500 gpm at 20 psi for a 30 min duration. The provided flow data only showed the static and residual pressure. Provide information at time of building permit.

Note: The fire-flow may be adjusted depending upon the final size of the structure shown on the building permit set of drawings.

a) At the time of building permit submittal provide written verification from water company that the above condition can be satisfied.

b) If an existing approved water system is within 300 ft. of the property line, extension to site is required, provided it is feasible to do so. Contact local water purveyor as
soon as possible. If the water company will not grant a water connection, submit official documentation from the water company to that effect.

c) If the water company provides domestic water, but cannot provide the required hydrant fire-flow, installation of an approved residential fire sprinkler system complying with CFMO-SP6 shall be required throughout.

d) If fire protection water cannot be supplied from a recognized water purveyor, fire protection water supply shall be provided by on-site aboveground storage tank(s) and wharf hydrant.

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

   a) Width: Clear width of driveable surface of 12 ft.

   b) Vertical Clearance: Minimum vertical clearance of 13 ft. 6 in. shall be maintained between the access road and the building site (trim or remove, tree limbs, electrical wires, structures, and similar improvements).

   c) Curve Radius: Inside turn radius for curves shall be a minimum of 50 ft.

   d) Maximum grade shall not exceed 16%. Grades exceeding 15% shall be paved in compliance with County Standard SD5.

   e) Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000 pound gross vehicle weight.

   f) Turnouts: Passing turnouts in compliance with SD-16 shall be provided at every 400 ft. and wherever hydrants are placed adjacent to a driveway.

   g) Turnarounds: Turnaround shall be provided for driveways in excess of 150 ft. as measured along the path of travel from the centerline of the access road to the structure. Acceptable turnarounds shall be 40 ft. by 48 ft. pad, hammerhead, or bulb of 40 ft. radius complying with County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.

   h) Gates shall not obstruct the required width or vertical clearance of the driveway and may require a Fire Department Lock Box/Gate Switch to allow for fire department access. Installation shall comply with CFMO A3.

36. Fire Sprinkler System – an approved residential fire sprinkler system complying with CFMO-SP6 shall be installed throughout the structure. The fire sprinkler system shall be installed and finaled 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.

37. This property is located in the Wildland/Urban Interface Fire Area. All of the following conditions shall apply:
   i) A Class “A” roof assembly is required. Detail shall be included in plans submitted for building permit.
   j) Provide a ½ inch spark arrester for the chimney.
   k) Remove significant combustible vegetation within 30 ft. of the structure to minimize risk of wildfire casualty. Maintain appropriate separation of vegetative fuels in areas between 30 and 100 feet from the structure.

Geology

38. Prior to building permit issuance, submit a Plan Review Letter that confirms the plans are in compliance with the recommendations presented in the approved report.

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

Planning

39. Prior to final inspection, contact Colleen Tsuchimoto, at least two weeks in advance to schedule a site visit to verify the approved exterior colors, have been installed as approved.

Land Development Engineering

41. 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.

Environmental Health

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

Geology

43. Prior to final inspection, submit a Construction Observation Letter that verifies the work was completed in accordance with the approved plans. A note to that effect should be stamped on the plans.
Vicinity Map

File No. PLN18-11426
APN: 776-35-023

Attachment C: Location and Vicinity Map
ATTACHMENT D - COLOR BOARD
Materials and Colors:

Olsen Residence
2410 Rockwood Ranch Road
Morgan Hill, California

1. ROOF MATERIAL:
   CUSTOM-BILT METALS
   STANDING SEAM - 'WEATHERED COPPER'
   LRV 26

2. BASE COLOR:
   SHERWIN WILLIAMS - 'KHAKI SHADE'
   SW 7533
   LRV 44

3. ACCENT BASE COLOR:
   SHERWIN WILLIAMS - 'PORPOISE'
   SW 7041
   LRV 13

4. FASCIA TRIM & GUTTERS:
   SHERWIN WILLIAMS - 'GREENBLACK'
   SW 6994
   LRV 6

5. HORIZONTAL SIDING & GARAGE DOORS:
   WESTERN RED CEDAR
   CABOT STAIN - '50/50 INTERMIX'
   1/400/417
   LRV 35

6. WINDOW FRAMES:
   JELD-WEN - CLAD WINDOW FRAMES
   'DARK BRONZE'
   LRV 7

DZ Design Associates
18640 Sutter Blvd., Suite 500
Morgan Hill, California 95037
Phone: (408) 778-7005 voice
e-mail: dzdesign@garlic.com
ATTACHMENT E -
PROPOSED PLANS
W.U.I. NOTES

All construction work on the property shall be conducted in accordance with the requirements of local building codes and regulations. Any variation from the approved designs, plans, and specifications shall be submitted to the Architectural Review Committee (ARC) for approval. All permits and approvals required by local authorities shall be obtained prior to commencement of construction. The property shall be maintained in a neat and safe condition at all times. All construction work shall be completed in a manner that minimizes environmental impacts. The property shall be constructed in accordance with the approved plans and specifications. Any variation from the approved plans and specifications shall be submitted to the Architectural Review Committee (ARC) for approval. All permits and approvals required by local authorities shall be obtained prior to commencement of construction. The property shall be maintained in a neat and safe condition at all times. All construction work shall be completed in a manner that minimizes environmental impacts.

Gen. Construction Notes

Any variation from the approved designs, plans, and specifications shall be submitted to the Architectural Review Committee (ARC) for approval. All permits and approvals required by local authorities shall be obtained prior to commencement of construction. The property shall be maintained in a neat and safe condition at all times. All construction work shall be completed in a manner that minimizes environmental impacts. The property shall be constructed in accordance with the approved plans and specifications. Any variation from the approved plans and specifications shall be submitted to the Architectural Review Committee (ARC) for approval. All permits and approvals required by local authorities shall be obtained prior to commencement of construction. The property shall be maintained in a neat and safe condition at all times. All construction work shall be completed in a manner that minimizes environmental impacts.

Project Data

Owner:
Barry and Diane Olsen
1237 Settle Avenue
San Jose, California 05125
(408) 838-7043

Lot Data:
APN: 776-35-025
Lot Size: 4.0 Acres
Lot: 2410 Rockwood Ranch Rd.
Morgan Hill, California
County of Santa Clara

Occupancy Group: R1/R2
Type of Construction: VB

House Data:
Living Area: 5,241 SQ. FT.
Garage & Shop: 1,572 SQ. FT.
Storage: 522 SQ. FT.
Ceiling Above: 15' 0"
Entry Porch: 118 SQ. FT.
Development Area: 8,359 SQ. FT.
Morgan Hill, California
Floor Plan
Olsen Residence
Rockwood Ranch Road

scale: 3'/10" = 1'-0"

5200 sq. ft. Living Area
325 sq. ft. Garage & Shop
450 sq. ft. Storage & Garden Shed
front & right side elevation

left side & front elevation

rear elevation
Roof Plan

scale: 3/16" = 1'0"
Notes:

1. See grading ordinance for complete design standards.
2. See section of manual entitled "policies and standards pertaining to grading" for additional information.
3. Geotechnical reports prepared for this project site.

Key and Bench Detail

Drawing: Preliminary Grading Plan

No. 24893

10/18

As Shown

RS

WJM

EXP.

No. 24893

RE

ES

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IS

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12-31-2019

FOR PLANCHECK ONLY

signature shall be provided upon approval
The proposed system is designed to serve a three-bedroom dwelling with a design wastewater flow of 450 gpd for the primary system and 150 gpd for the secondary system. The system includes a conventional gravity flow treatment system utilizing rock-filled trenches to serve a proposed three-bedroom dwelling.

**SPECIFICATIONS**

1. **Building Area, Lines, and Proposed Direction**
   - The building area shall be surveyed to ensure all new storage from dwellings to the proposed system. The building area shall be surveyed using a minimum 2" contour lines.

2. **Soil and Water Analysis**
   - The effluent filter in the septic tank should be removed yearly and cleaned by hosing off into the inlet side of the processing tank. Less frequent cleanings may be acceptable.

3. **Valve Specification and Disposal Direction**
   - A valve shall be used to divert effluent flow between the proposed tank and the disposal fields. The valve shall be installed at the point where the flow is to be directed to the disposal fields. All gravity lines shall maintain a continuous 30 psi minimum.

4. **Drainage and Contact Protection**
   - The disposal fields shall be protected with a minimum of 30 psi contact.