CITY OF MORGAN HILL

Regular Meeting Agenda

Planning Commission

Juan Miguel Munoz-Morris - Chairman
Mohammad Habib - Vice Chairman
Joseph Mueller - Planning Commissioner
Wayne Tanda - Planning Commissioner
Laura Gonzalez-Escoto - Planning Commissioner
Malisha Kumar - Planning Commissioner
Liam Downey - Planning Commissioner

Tuesday, September 10, 2019 7:00 pm

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

ROLL CALL ATTENDANCE

DECLARATION OF POSTING AGENDA

Pursuant to Government Code Section 54954.2

PLEDGE OF ALLEGIANCE

OPEN PUBLIC COMMENT PERIOD

Members of the public are entitled to address the Planning Commission concerning any item within the Morgan Hill Planning Commission's subject matter jurisdiction. Public comments are limited to no more than three minutes. Except for certain specific exceptions, the Planning Commission is prohibited from discussing or taking action on any item not appearing on the posted agenda. (See additional noticing at the end of this agenda)

ORDERS OF THE DAY

PUBLIC HEARINGS

1. **UP2018-0011: MADRONE - CARPENTERS TRAINING CENTER: CONDITIONAL USE PERMIT FOR A 55,000 SQUARE FOOT CARPENTERS TRAINING CENTER PROPOSED TO BE CONSTRUCTED AT 18640 MADRONE PARKWAY. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER 726-35-028, IS LOCATED ON THE NORTH SIDE OF MADRONE PARKWAY, NORTH OF LIGHTPOST WAY.**

   Recommendation:

   1. Open/close Public Hearing; and
   2. Approve a Mitigated Negative Declaration; and
   3. Adopt a Resolution approving a Conditional Use Permit for a trade school use.

2. **DEPOT – LATALA: TENTATIVE MAP AND DESIGN REVIEW PERMIT TO ALLOW FOR THE CONSTRUCTION OF 49 RESIDENTIAL UNITS WITH 3,076 SQUARE FOOT OFFICE SPACE IN CONJUNCTION WITH THE REALIGNMENT OF DEPOT STREET TO CHURCH STREET. THE PROPERTIES, IDENTIFIED BY ASSESSOR PARCEL NUMBER(S) 726-13-049 AND 726-13-052, ARE LOCATED ON THE EAST SIDE OF DEPOT STREET BETWEEN FIFTH STREET AND EAST DUNNE AVENUE AND THE COMMUNITY AND CULTURAL CENTER PARKING LOT (SD2018-0007/SR2019-0003/EA2018-0013).**

   Recommendation:

   1. Open/close the public hearing;
   2. Adopt a Resolution approving a Tentative Map for a 49-unit subdivision; and
   3. Adopt a Resolution recommending approval of the Design Review Permit for a Mixed-Use Development.

DIRECTOR'S REPORT/ANNOUNCEMENTS

ADJOURNMENT

NOTICE

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act that are distributed to a majority of the legislative body less than 72 hours prior to an open session, will be made available for public inspection at the Office of the City Clerk at Morgan Hill City Hall located at 17575 Peak Avenue, Morgan Hill, CA, 95037 at the same time that the public records are distributed or made available to the legislative body. (Pursuant to Government Code 54957.5)

PUBLIC COMMENT

Members of the Public are entitled to directly address the Commission concerning any item that is described in the notice of this meeting, before or during consideration of that item. If you wish to address the Commission on any issue that is on this agenda, please complete a speaker request card located in the foyer of the Commission Chambers, and deliver it to the Minutes Clerk prior to discussion of the item. You are not required to give your name on the speaker card in order to speak to the Commission, but it is very helpful. When you are called, proceed to the podium and the Mayor will recognize you. If you wish to address the Commission on any other item of interest to the public, you may do so during the public comment portion of the meeting following the same procedure described above. Please limit your comments to three (3) minutes or less.

Please submit written correspondence to the Minutes Clerk, who will distribute correspondence to the Commission.

Persons interested in proposing an item for the Commission agenda should contact a member of the Commission who may plan an item on the agenda for a future Commission meeting. Should your comments require Commission action, your request may be placed on the next appropriate agenda. Commission discussion or action may not be taken until your item appears on an agenda. This procedure is in compliance with the California Public Meeting Law (Brown Act) Government Code §54950.

City Council Policies and Procedures (CP 03-01) outlines the procedure for the conduct of public hearings. Notice is given, pursuant to Government Code Section 65009, that any challenge of Public Hearing Agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to the Public Hearing on these matters.

The time within which judicial review must be sought of the action by the Commission, which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

For a copy of Commission Policies and Procedures CP 97-01, please contact the City Clerk's office (408) 779-7259, (408) 779-3117 (fax) or by email cityclerk@morganhill.ca.gov.

AMERICANS WITH DISABILITIES ACT (ADA)

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (408)779-7259, (408)779-3117 (fax) or by email cityclerk@morganhill.ca.gov. Requests must be made as early as possible and at least two-full business days before the start of the meeting.

CITY OF MORGAN HILL

PLANNING COMMISSION STAFF REPORT
MEETING DATE: September 10, 2019

PREPARED BY: Jim Rowe, Contract Planner
APPROVED BY: Jennifer Carman, Community Development Director

UP2018-0011: MADRONE - CARPENTERS TRAINING CENTER: CONDITIONAL USE PERMIT FOR A 55,000 SQUARE FOOT CARPENTERS TRAINING CENTER PROPOSED TO BE CONSTRUCTED AT 18640 MADRONE PARKWAY. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER 726-35-028, IS LOCATED ON THE NORTH SIDE OF MADRONE PARKWAY, NORTH OF LIGHTPOST WAY.

RECOMMENDATION(S)

1. Open/close Public Hearing; and
2. Approve a Mitigated Negative Declaration; and
3. Adopt a Resolution approving a Conditional Use Permit for a trade school use.

LOCATION MAP

PROJECT SUMMARY:

1. Location: 18640 Madrone Parkway, north side of Madrone Parkway, 350 feet north of Light post Way (APN726-35-028)
2. Site Area: 4.93 Acres
3. General Plan: Commercial Industrial
4. Zoning: CI/Planned Unit Development (PD)

BACKGROUND:

The project proposes to relocate an existing 35,000 square foot carpenters training program located at 485 Woodview Avenue to a new one-story 55,000 square foot building, to be located at 18640 Madrone Parkway in the Madrone Business Park. The current PD was adopted in 2001 and established the allowable uses and development standards for the Business Park (Attachment 2). A training center is a conditional use within the PD.

PROJECT DESCRIPTION

The proposed 55,000 square foot training center would include workshop areas, classrooms, break rooms, offices and a lobby/reception area. The maximum height of the proposed building would be 32 feet above ground surface to the top of the roof.

The building would also include a yard area for outdoor training and material storage. An eight-foot concrete wall would be constructed around the yard area for security and noise attenuation.

The project would include surface parking with 213 parking spaces and 25 bicycle parking spaces at the northwest corner of the proposed building. A minimum 182 parking spaces is required.

The proposed project would accommodate up to 150 students and 15 employees. The training center would primarily operate as a post-secondary adult apprenticeship program to train individuals in carpentry. The hours of operation would be from 6:00 AM to 5:00 PM, Monday through Friday. Training would occasionally occur in the evenings, from 5:00 PM to 9:30 PM, Monday through Friday, and on Saturday, from 7:00 AM. Evening and weekend operations are anticipated to occur two evenings a week (twice a month) and one Saturday a month. The table below provides a comparison between the operations at the existing 485 Woodview Avenue training center and the proposed operations at the proposed Madrone Parkway training center.

Carpenters Training Center Hours and Operations

Existing Facility 485 Woodview Avenue	Proposed Facility 18640 Madrone Parkway

Hours of Operation 8:00 AM to 5:00 PM (Monday through Friday) 7:00 AM to 5:00 PM (Occasional Saturday Sessions)	**Hours of Operation** 6:00 AM to 5:00 PM (Monday through Friday) 5:00 PM to 9:30 PM (Occasional Evening Sessions, Monday through Friday) 7:00 AM to 5:00 PM (Occasional Saturday Sessions)
Outdoor Material and Equipment Yard The entire operation is conducted within the building.	**Outdoor Material and Equipment Areas** The proposed facility will include outdoor training. An eight-foot concrete wall will extend adjacent to the two outdoor areas.
Number of Staff and Students 15 to 20 employees Maximum of 100 students	**Number of Staff and Students** 12 to 15 employees; administrative staff and teachers Maximum of 150 students

A detailed Letter of Justification and project plans have been provided (Attachments 2 and 3).

Site Description

The 4.93-acre site is partially developed with an existing shared drive aisle along the easterly property boundary and existing drive aisles along northerly and center portion of the property. The existing shared drive aisle will remain. The other drive aisles will be replaced with the new development. The parking and outdoor yard area would be accessed via two new driveways off of Madrone Parkway. One of the driveways would have a 25-foot wide easement (existing recorded easement) that will transect the northwest corner of the southern adjacent property; the driveway would provide access to the on-site eastern parking lot and yard area. The second driveway would be approximately 32 feet wide and would provide access to the western parking lot area.

Surrounding Zoning/Land Use

North: County A-40Ac-sr and County A-40Ac: Single-family residences on Calle Moniz and a ranch on Peebles Avenue
East: CI/PUD: 155,353 square foot industrial building on 9.3 acres
South: CI/PUD: Undeveloped 2.21-acre commercial industrial parcel
West: IL/PUD: Employee parking lot with approximately 190 spaces on 2.02 acres

ANALYSIS:

The proposed Conditional Use Permit to operate a carpenters training center was analyzed for consistency with the: 1) General Plan; 2) Zoning Code; and 3) Conditional Use Permit Findings.

1. **General Plan**

The site has a commercial industrial land use designation in the Morgan Hill 2035 General Plan. The land use designation allows a mix of industrial, office and commercial uses that are compatible with existing development. This designation allows a maximum floor area ratio (FAR) of 0.5 for non-industrial uses and a maximum height of 55 feet. The more restrictive PUD combining district limits the FAR to 0.45 and building height of 50 feet. The proposed building will have a FAR of 0.27 and maximum height of 32 feet. The proposed use would be located within an established business park with similar buildings and compatible uses.

The following are General Plan Goals and Policies that are relevant to the proposed Use Permit.

Policy CNF–17.2 Industrial Land Use Conflicts
Ensure proposed new uses adjacent to industrial uses do not introduce land use conflicts that would adversely impact industrial activities.

Policy CNF-17.3 Buffer between Industrial and Incompatible Uses.
Ensure that all industrial uses are well sited and buffered from incompatible uses; buffers may include offices adjacent to sensitive uses, landscaping, berms, etc.

Policy CNF–18.1 Vibrant Job Centers
Encourage land with a Commercial/Industrial designation to develop with job-generating uses with amenities that support workers and businesses.

Policy ED-3.1 Business Retention, Expansion, and Attraction Efforts
Encourage retention and expansion of existing businesses, and attract new businesses that:

- add industry diversity to the local economy;
- stimulate other businesses to develop in the city;
- augment or provide a service/amenity presently needed or lacking in the community, including higher education and medical services opportunities.

<u>Consistency</u>

The Carpenters Training Committee for Northern California has operated a Carpenters Training Center at 485 Woodview Avenue since 1987. The Training Center provides a post-secondary adult apprenticeship program to train individuals in various carpentry fields including carpentry, millwrights, welders, pile drivers, scaffolding, drywall, and acoustical work. The need for properly trained skilled carpenters has increased to the point where the applicant needs to replace and expand their training center to meet this demand.

To address this need and to property accommodate the increased demand, the

Carpenters Training Committee is proposing to develop a new training center nearby at 18640 Madrone Parkway. According to the applicant's Letter of Justification, the new center will be larger and equipped with new and updated equipment to address the needs and demands of the local construction industry. Approval of the conditional use permit would allow for the retention and expansion of an existing use that provides a skilled workforce that support other business and industries in the City.

The use is also well sited and buffered from incompatible use. The new training center would be located within an established business park. The single-story building would be setback 63 feet from the northerly property line, more than double the minimum 30-foot setback required and separated from the adjacent rural residential development with an 8-foot sound wall along the property line.

2. **Zoning Ordinance**

The base zoning designation of the site is Commercial Industrial (CI) with a PD overlay. The purpose of the CI zoning district is to promote job-generating development of lands by allowing flexibility in the mix of industrial, office, and commercial uses that are compatible with existing development. Lodging uses (e.g., hotels) that support primary job generating uses within business districts are allowed. Permitted land uses in the CI zoning district and the PD include colleges and trade schools with approval of a Conditional Use Permit. The PD approved for the Madrone Business Park in 2001, established a more restrictive FAR compared to the CI standard (0.50 for non-residential uses in the CI district compared to 0.45 FAR under the PD standard). The PD overlay also requires a minimum 30-foot setback adjacent to residential uses. The building would be setback a minimum of 63 feet from the adjacent Calle Moniz neighborhood located off of Peebles Avenue to the north. The PD overlay also established design guidelines and a uniform sign program for the business park.

Parking Requirements

The City requires one parking space per 40 square feet of classroom space for Trade School uses. The facility proposes 8 classrooms, each approximately 628 square feet, requiring 126 spaces. Additional parking is also provided for the office area and the indoor shops as shown in the following table:

REQUIRED ON-SITE PARKING				
Tenant	Use	Space	Parking Required	Parking Provided
Carpenters Training Center	Classrooms	5,024 square feet	126 (one per 40 square feet)	126
	Office/Teacher & Coordinators	4,800 square feet	19 (1 per 250 sq. ft.)	19
	Work Shops	36,300 square feet	36 (1 per 1,000 sq. ft.)	36
Storage Space for	Warehouse	1,000	1 (1 per 1,000	1

			182	**213**

One hundred eighty two (182) spaces are required and 213 parking spaces would be provided with 25 additional bicycle parking spaces located at the northwest corner of the proposed building.

Four roll-up doors are located on the south elevation of the building for loading and unloading of materials and supplies. Access to the loading area would be through the perimeter circulation aisle and the two access gates adjacent to the easterly and westerly parking lots.

Pursuant to Section 18.72.040.C (charging stations) of the Morgan Hill Municipal Code, the project would be required to provide two electric vehicle charging stations for the first 100 parking spaces plus one for each additional 50 parking spaces for a total of 4 charging stations. The total number of required spaces will be determined as the design is finalized. A Condition of Approval has been included within Exhibit A to the approval Resolution requiring compliance with Section 18.72.040.C.

Pursuant to Section 18.72.080 (short and long term bicycle parking), the project is required to provide onsite bicycle parking. The project is required to provide short-term bicycle parking calculated at 10 percent of the required automobile spaces and long-term bicycle parking calculated at 1 per 20 required automobile spaces for uses 10,000 square feet or greater. As noted above, the project is required to provide 175 parking spaces requiring 18 short-term bicycle parking spaces and 9 long-term parking spaces for a total of 27 spaces. A total of 25 bicycle parking spaces are shown on the current site plan. The total number of required spaces will be determined as the design is finalized. A Condition of Approval has been included within Exhibit A to the approval Resolution requiring compliance with Section 18.72.080. A detailed description of the schedule, classes and daily parking demand has been provided (Attachment 5).

3. **Conditional Use Permit Findings**

In reviewing the Conditional Use Permit, the Planning Commission shall consider the following:

a. The proposed use is allowed in the applicable district.

Colleges and trade schools are listed as a “Conditional Use” in the CI zoning district requiring a Conditional Use Permit. The Planning Commission could approve the Conditional Use if all the findings for approval can be met.

b. The proposed use is consistent with the General Plan, Zoning Code, and any applicable specific plan or area plan adopted by the City Council.

Trade schools are permitted in the CI district and the PD subject to approval of a Conditional Use Permit. The proposed use is similar in nature to the existing Carpenters Training Center located nearby at 485 Woodview Avenue in the IL zoning district. A

trade school is also a conditional use in the Light Industrial (IL) district. The existing Carpenters Training Center has operated successfully for more than 32 years at the current location without any noise or nuisance complaints. All activities will be contained within the building or in the outdoor yard area screened by an 8-foot wall. As documented in the attached environmental Initial Study and Mitigated Negative Declaration, mitigation of construction related, and operational impacts would be reduced to less than significant levels to adjacent sensitive noise receptors (adjacent residential uses).

c. The site is suitable and adequate for the proposed use.

The proposed site can be accommodated on the proposed site. The site is screened from the adjacent ranch property and Calle Moniz rural residential neighborhood to the north by an existing solid wall and landscaping and a proposed 8-foot wall around the outdoor yard work areas. The use will not adversely affect the existing uses that are adjacent to the site.

d. The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and future land uses in the vicinity of the property.

The design and operating characteristics of the proposed Carpenters Training Center would be similar in nature to the existing adjacent and nearby uses in the Madrone Business Park. Screening is provided along the side and rear of the property by a solid wall and landscaping and a proposed 8-foot sound wall around the outdoor yard work areas.

e. The proposed use will not be detrimental to the public health, safety and welfare.

The proposed project would accommodate up to 150 students and 15 employees. The training center would primarily operate as a post-secondary adult apprenticeship program to train individuals in carpentry. The hours of operation would be from 6:00 AM to 5:00 PM, Monday through Friday. Training would occasionally occur in the evenings, from 5:00 PM to 9:30 PM, Monday through Friday, and on Saturday, from 7:00 AM. Evening and weekend operations are anticipated to occur two evenings a week (twice a month) and one Saturday a month. The proposed hours of operation are consistent with the surrounding land uses.

f. The proposed use would not have a substantial adverse effect on traffic circulation and on the planned capacity of the street system.

As documented in the attached environmental Initial Study, the project is estimated to generate the following vehicle trips:

Project Trip Generation Estimates

Land Use	AM Peak Hour[1]			PM Peak Hour		
	In	Out	Total	In	Out	Total
Land Use						
Proposed Carpenters Training Center[2]	135	3	**138**	2	135	**137**

Notes:
1. Classes at the existing facility began at 7:00 AM and ended 4:30 PM on the count day. Therefore, the AM peak-hour trips shown represent traffic that arrived prior to the typical AM peak commute period (7:00 - 9:00 AM).
2. Project trip generation estimates are based on driveway counts at the existing Carpenters Training Center located at 485 Woodview Avenue; the counts were collected on February 14, 2019.

The results of the trip generation estimates and the intersection level of services (LOS) analysis under the existing plus project conditions in the transportation assessment show that, measured against the City's LOS policy, all of the study intersections currently operate and would continue to operate at acceptable LOS C or better under existing plus project conditions. Therefore, the addition of project traffic would not result in a LOS deficiency, and, therefore, would not warrant improvements to the capacity of the existing street system that require physical changes to the environment. The project would not have a substantial adverse effect on traffic circulation and on the planned capacity of the street system.

g. The proposed use is properly located with the city and adequately served by the existing and planned services infrastructure.

The proposed project is within the City's Urban Service area where streets, utilities, such as gas, water, sewer, and electricity and public services are provided.

Conclusion

The proposed use is compatible with the surrounding uses and will provide a new updated and expanded Carpenters Training Center in Morgan Hill. The need for properly trained skilled carpenters has increased to the point where the applicant needs to replace and expand their training center to meet this demand. Staff recommends approval of the proposed Conditional Use Permit.

California Environmental Quality Act (CEQA):

An Initial Study (IS) (Attachment 6) has been prepared which examines impacts from the proposed project in accordance to the requirements of the California Environmental Quality Act (CEQA). The IS discusses the proposed project in detail, evaluates all potential impacts, and proposes mitigation measures to reduce project impacts to less-than-significant levels.

Based on evaluation of the potential impacts of the project, staff recommends adoption of the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) (Attachments 7 and 8). The MND and MMRP contain the applicable mitigation measures to reduce all potential impacts to less than significant levels.

A Notice of Intent to adopt the MND was recorded at the County Recorder's Office and circulated through the Governor's Office of Planning and Research State Clearinghouse with a minimum 30-day noticing required by the CEQA guidelines. To date, one letter has been received from the State Native American Heritage Commission (Attachment 9). The CEQA consultant has prepared a Response to Comments and Text Changes document (Attachment 10).

Community Engagement

A Notice of Intent to adopt the Mitigated Negative Declaration was published in the local newspaper for a 30-day public comment period and the proposed project was publicly noticed to property owners within 300 feet of the project site and newspaper legal noticing for the minimum 10-day period. A project notification sign was also posted on the project site at least 10 days prior to the Planning Commission meeting.

LINKS/ATTACHMENTS:

1. Conditional Use Permit Resolution
2. Madrone Business Park PUD
3. Letter of Justification and Proposed Operations
4. Project Plans
5. Madrone Carpenters Training - Proposed Operations-classes-parking
6. Initial Study-Madrone Parkway Carpenters Training Center
7. Draft Mitigated Negative Declaration
8. Mitigation Monitoring and Reporting Program
9. Native American Heritage Commission Letter
10. Response to Public Comments and Text Changes
11. Supplemental Item 1

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL APPROVING A CONDITIONAL USE PERMIT TO ALLOW FOR THE CONSTRUCTION AND OPERATION OF A 55,000 SQUARE FOOT CARPENTERS TRAINING CENTER TO BE LOCATED ON A 4.93 ACRE PARCEL AT 18640 MADRONE PARKWAY. (APN 726-35-028)

WHEREAS, Conditional use Permit (CUP) application UP2018-0011 Madrone – Carpenters Training was considered by the Planning Commission at their meeting of September 10, 2019; and

WHEREAS, testimony received at a duly noticed public hearing, along with exhibits and drawings and other materials have been considered in the review process; and

WHEREAS, in connection with the approval of a project involving the preparation of an Initial Study/Mitigated Negative declaration that identifies one or more significant environmental effects, CEQA requires the decision-making body of the lead agency to incorporate feasible mitigation measures that would reduce those significant environment effects to a less-than-significant level; and

WHEREAS, whenever a lead agency approves a project requiring the implementation of measures to mitigate or avoid significant effects on the environment, CEQA also requires a lead agency to adopt a Mitigation Monitoring and Reporting Program to ensure compliance with the mitigation measures during project implementation; and

WHEREAS, the City of Morgan Hill is the lead agency on the Project, and the Planning Commission is the decision-making body for the proposed Project; and

WHEREAS, the Planning Commission has reviewed and considered the Initial Study/Mitigated Negative Declaration and related Mitigation Monitoring and Reporting Program for the Project; and

WHEREAS, the Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Project are, by this reference, incorporated into this Resolution as if fully set forth herein; and

WHEREAS, the Project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 89.5 of the California Department of Fish and Game Code.

NOW, THEREFORE, THE MORGAN HILL PLANNING COMMISSION DOES RESOLVE AS FOLLOWS:

SECTION 1. The approved conditional use is consistent with the Zoning Ordinance and the General Plan.

SECTION 2. The Initial Study/Mitigated Negative Declaration prepared for the Project has been completed in compliance with CEQA and consistent with state and local guidelines implementing CEQA.

SECTION 3. The Planning Commission of the City of Morgan Hill hereby finds that, on the basis of the whole record before it (including the final initial study and any comments received), that there is no substantial evidence that the project will have a significant effect on the environment and that the Mitigated Negative Declaration reflects the Planning Commission's independent judgment and analysis and that the Mitigated Negative Declaration was adopted prior to action taken to adopt the Conditional Use Permit. The custodian of the documents or other material which constitute the record shall be the Development Services Department.

SECTION 4. The approved conditional use has been found consistent with the criteria for Conditional Use Permit approval contained in Section 18.108.030 of the Zoning Code and hereby adopted:

a. **The proposed use is allowed in the applicable district.**

Colleges and trade schools are listed as a "Conditional Use" in the CI zoning district requiring a Conditional Use Permit. The Planning Commission could approve the Conditional Use if all the findings for approval can be met.

b. **The proposed use is consistent with the General Plan, Zoning Code, and any applicable specific plan or area plan adopted by the City Council.**

Trade schools are permitted in the CI district subject to approval of a Conditional Use Permit. The proposed use is similar in nature to the existing Carpenters Training Center located nearby at 485 Woodview Avenue in the IL zoning district. A trade school is also a conditional use in the Light Industrial (IL) district. The existing Carpenters Training Center has operated successfully for more than 32 years at the current location without any noise or nuisance complaints. All activities will be contained within the building or in outdoor yard areas screened by an 8-foot wall. As documented in the attached environmental Initial Study Noise Assessment, mitigation of construction related, and operational impacts would be reduced to less than significant levels to adjacent sensitive noise receptors (adjacent residential uses).

Attachment: Conditional Use Permit Resolution [Revision 3] (2454 : Madrone Parkway Carpenters Training Center)

c. **The site is suitable and adequate for the proposed use.**

The proposed site can be accommodated on the proposed site. The site is screened from the adjacent ranch property and Calle Moniz rural residential neighborhood to the north by an existing solid wall and landscaping and a proposed 8-foot wall around the outdoor yard work areas. The use will not adversely affect the existing uses that are adjacent to the site.

d. **The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and future land uses in the vicinity of the property.**

The design and operating characteristics of the proposed Carpenters Training Center would be similar in nature to the existing adjacent and nearby uses in the Madrone Business Park. Screening is provided along the side and rear of the property by a solid wall and landscaping and a proposed 8-foot sound wall around the outdoor yard work areas.

e. **The proposed use will not be detrimental to the public health, safety and welfare.**

The proposed project would accommodate up to 150 students and 15 employees. The training center would primarily operate as a post-secondary adult apprenticeship program to train individuals in carpentry. The hours of operation would be from 6:00 AM to 5:00 PM, Monday through Friday. Training would occasionally occur in the evenings, from 5:00 PM to 9:30 PM, Monday through Friday, and on Saturday, from 7:00 AM. Evening and weekend operations are anticipated to occur two evenings a week (twice a month) and one Saturday a month. The proposed hours of operation are consistent with the surrounding land uses.

f. **The proposed use would not have a substantial adverse effect on traffic circulation and on the planned capacity of the street system.**

The results of the trip generation estimates and the intersection level of services analysis under the existing plus project conditions in the transportation assessment of the Initial Study show that, measured against the City's LOS policy, all of the study intersections currently operate and would continue to operate at acceptable LOS C or better under existing plus project conditions. Therefore, the addition of project traffic would not result in a LOS deficiency, and, therefore, would not warrant improvements to the capacity of the existing street system that require physical changes to the environment. The project would not have a substantial adverse effect on traffic circulation and on the planned capacity of the street system.

g. **The proposed use is properly located with the city and adequately served by the existing and planned services**

infrastructure.

The proposed project is within the City's Urban Service area where streets, utilities, such as gas, water, sewer, and electricity and public services are provided.

SECTION 5. The Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the Project are adopted.

SECTION 6. Application UP2018-0011: Madrone – Carpenters Training is approved. The use shall be expressly conditioned in conformance with conditions incorporated herein and as attached as Exhibit "A".

SECTION 7. The approved project shall be conducted in a manner consistent with the Conditions of Approval as provided in Exhibit A.

SECTION 8. Notice is hereby given that, pursuant to the Mitigation Fee Act, the City of Morgan Hill charges certain fees (as such term is defined in Government Code Section 66000) in connection with approval of your development project for the purpose of defraying all or a portion of the cost of public facilities related to your development project (Mitigation Fee Act Fees). These fees do not include fees for processing applications for governmental regulatory actions or approvals, fees collected under development agreements, or as a part of your application for development allocations under the City's Residential Development Control System. The Mitigation Fee Act Fees applying to your project are listed in the schedule of fees provide. Notice is also hereby given that you have the opportunity to protest the imposition of the Mitigation Fee Act Fees within 90 days of the approval of the approval or conditional approval of your development project and that the 90-day approval period in which you may protest has begun.

PASSED AND ADOPTED THIS 10th DAY OF SEPTEMBER 2019, AT A REGULAR MEETING OF THE PLANNING COMMISSION BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ATTEST: **APPROVED:**

JENNA LUNA, Deputy City Clerk **JUAN MIGUEL MUNOZ-MORRIS, Chair**

Attachment: Conditional Use Permit Resolution [Revision 3] (2454 : Madrone Parkway Carpenters Training Center)

A F F I D A V I T

I, _____, applicant, hereby agree to accept and abide by the terms and conditions specified in this resolution.

_____
Applicant

Date: _____

Attachment: Conditional Use Permit Resolution [Revision 3] (2454 : Madrone Parkway Carpenters Training Center)

EXHIBIT A

CONDITIONS OF APPROVAL

Project/Application: UP2018-0011: Madrone – Carpenters Training Center

THE FOLLOWING ARE STANDARD CONDITIONS OF APPROVAL THAT MUST BE MET PRIOR TO THE ISSUANCE OF BUILDING PERMITS AND/OR SITE DEVELOPMENT PERMITS EXCEPT AS MAY BE SPECIFIED IN THE CONDITIONS. THE APPROVAL REQUIREMENTS INCLUDE THESE REQUIREMENTS AND ANY SPECIAL CONDITIONS THAT ARE APPLIED THROUGH THE DEVELOPMENT APPROVAL PROCESS. APPLICANTS ARE REQUIRED TO SIGN THE APPROVAL CERTIFICATE/RESOLUTION FORM INDICATING THEY UNDERSTAND AND AGREE TO IMPLEMENT THESE STANDARD CONDITIONS AND ANY SPECIAL CONDITIONS APPLIED TO THEIR PERMIT APPROVAL.

ACRONYMS:
MHMC – Morgan Hill Municipal Code
MHARH – Morgan Hill Architectural Review Handbook

PLANNING DIVISION

I. TIME LIMITS

A. The Conditional Use Permit approval granted under this Resolution shall remain in effect for 24 months to September 10, 2021. Failure to commence the use within this term shall result in termination of approval unless an extension of time is granted prior to the expiration date. **(MHMC 18.104.210)**

II. OTHER CONDITIONS

A. The Conditional Use Permit is approved solely for the operation of the 55,000-square foot carpenters training facility as described in the applicants proposed Statement of Operations (except as otherwise conditioned contained herein) on file with the Planning Division dated August 30, 2018 (application UP2018-0011: Madrone – Carpenters Training) and as shown in the area depicted on the illustrations in the set of plans date stamped February 7, 2019. Any changes to the approved project, as provided in the "Statement of Operations" would require compliance with Section 18.104.200 of the Morgan Hill Municipal Code.

B. The Applicant shall obtain a Design Review Permit prior to applying for building permits for the project. The site plan for the Design Review permit shall be in substantial compliance with the site plan approved through the Conditional Use Permit and shall incorporate applicable Conditions of Approval contained herein.

C. The Applicant shall amend the Site Plan for Design Permit approval to comply with Section 18.72.040.C (charging stations) of the Morgan Hill Municipal Code

Attachment: Conditional Use Permit Resolution [Revision 3] (2454 : Madrone Parkway Carpenters Training Center)

to provide the required electric charging stations for the project. In addition, the Site Plan shall be amended to comply Section 18.72.080 (short and long term bicycle parking) of the Municipal Code to increase the total number of bicycle parking spaces.

D. All on-site lighting shall be designed and installed to limit glare or visibility by adjacent residential uses.

E. Applicant agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, injuries, costs and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed against City by reason of its approval of this Conditional Use Permit approval. In addition, applicant shall pay all pre-tender litigation costs incurred on behalf of the City including City's attorney's fees and all other litigation costs and expenses, including expert witnesses, required to defend against any lawsuit brought as a result of City's approval or approvals, but shall not be required to pay any litigation from the City. However, applicant shall continue to pay reasonable internal City administrative costs, including but not limited to staff time and expense spent on the litigation, after tender is accepted. The undersigned hereby represents that they are fully empowered by the applicant as their agent to agree to provide the indemnification, defense and hold harmless obligations, and the signature below represents the unconditional agreement by applicant to be bound by such conditions.

F. Notice is hereby given that, pursuant to the Mitigation Fee Act, the City of Morgan Hill charges certain fees (as such term is defined in Government Code Section 66000) in connection with approval of your development project for the purpose of defraying all or a portion of the cost of public facilities related to your development project (Mitigation Fee Act Fees). These fees do not include fees for processing applications for governmental regulatory actions or approvals, fees collected under development agreements, or as a part of your application for development allocations under the City's Residential Development Control System. The Mitigation Fee Act Fees applying to your project are listed in the schedule of fees provide. Notice is also hereby given that you have the opportunity to protest the imposition of the Mitigation Fee Act Fees within 90 days of the approval of the approval or conditional approval of your development project and that the 90-day approval period in which you may protest has begun.

G. Submit two (2) signed copies of Resolution ____ to the Planning Division prior to issuance of building permits.

III. CALIFORNIA ENVIRONMENTAL QUALITY ACT

A. An IS/MND has been prepared for this project pursuant to CEQA. All Mitigations shall be implemented as required by the Mitigation Monitoring and Reporting Program.

PRETREATMENT

Attachment: Conditional Use Permit Resolution [Revision 3] (2454 : Madrone Parkway Carpenters Training Center)

A. An industrial waste discharge permit may be required from the Pretreatment Program prior to any industrial wastewater discharge (non-domestic) to the sanitary sewer system. The permit shall be maintained and reviewed as required. Please email Jennifer.Rojero@cityofgilroy.org for a pretreatment application.

ENGINEERING DIVISION

A. This project shall comply with the California Regional Water Quality Control Board Central Coast Region Resolution No. R3-2013-0032 as documented by the Stormwater Management Guidance Manual for Low Impact Development and Post-Construction Requirements (developed from Resolution No. R-2013-0032 Attachment 1 and 2 at: http://www.waterboards.ca.gov/centralcoast/water_issues/programs/stormwater/docs/lid/lid_hydromod_charette_index.shtml).

1. Provide an explanation on how the project intends to show compliance with the stormwater requirements.

POLICE DEPARTMENT

A. The Police Department shall review and approve a safety and security plan for the facility including a security camera plan prior to issuance of a building permit or site development permit, whichever one is issued first.

Attachment: Conditional Use Permit Resolution [Revision 3] (2454 : Madrone Parkway Carpenters Training Center)

ORDINANCE NO. 1455, NEW SERIES

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL APPROVING ZONING AMENDMENT, ZA-99-01: MONTEREY-TBI/GOMES (APN's 726-35-001 & 726-33-001, 002)

SECTION 1. AMENDING GENERAL COMMERCIAL ZONING DISTRICT. Amending the zoning on approximately 78 acres on APN 726-35-01 from Residential Estate to Planned Unit Development and change the designation on a portion of APN 726-33-01 (Area A & C) totaling 2.15 acres from Highway Commercial to Light Industrial.

SECTION 2. INCORPORATING THE MAP BY REFERENCE. There hereby is attached hereto and made a part of this ordinance, a zoning map entitled "Exhibit 'A' being a part of Ordinance No. 1455, New Series, which gives the boundary of the above described parcels of land.

SECTION 3. FINDING OF CONSISTENCY WITH THE GENERAL PLAN. The City Council hereby finds that the zoning amendments established by this ordinance on the parcels of land described, is compatible with the goals objectives, policies, and land use designation by the General Plan of the City of Morgan Hill.

SECTION 3. An Environmental Assessment has been prepared for this project and has been found complete, correct and in substantial compliance with the requirements of California Environmental Quality Act. A Mitigated Negative Declaration will be filed; and

SECTION 5. The Council further finds that the proposed zone change is required in order to serve the public convenience, necessity, and general welfare, as provided in Section 18.62.010 of the Morgan Hill Municipal Code.

SECTION 6. The City Council hereby approves the zone change shown in the attached Exhibit A and the Planned Unit Development Allowable Uses and Development Standards and Development Plan in the attached Exhibit B.

SECTION 7. Severability. If any part of this Ordinance is held to be invalid or inapplicable to any situation by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance or the applicability of this Ordinance to other situations.

SECTION 8. Effective Date; Publication. This Ordinance shall take effect from and after thirty (30) days after the date of its adoption. The City Clerk is hereby directed to publish this ordinance pursuant to §36933 of the Government Code.

Attachment: Madrone Business Park PUD (2454 : Madrone Parkway Carpenters Training Center)

The foregoing ordinance was introduced at a meeting of the City Council of the City of Morgan Hill held on the 6th day of October, 1999 and was finally adopted at a meeting of said Council on the 27th day of October, 1999, and said ordinance was duly passed and adopted in accordance with law by the following vote:

AYES:	**COUNCIL MEMBERS:**	**Hedy L. Chang, Dennis Kennedy, Steve Tate, Greg Sellers**
NOES:	**COUNCIL MEMBERS:**	**None**
ABSENT:	**COUNCIL MEMBERS:**	**Cynthia J. Cook**
ABSTAIN:	**COUNCIL MEMBERS:**	**None**

ATTEST: **APPROVED:**

_____ _____

Irma Torrez, City Clerk **Dennis Kennedy, Mayor**

CERTIFICATE OF THE CITY CLERK

I, IRMA TORREZ, CITY CLERK OF THE CITY OF MORGAN HILL, CALIFORNIA, do hereby certify that the foregoing is a true and correct copy of Ordinance No. 1455, New Series, adopted by the City Council of the City of Morgan Hill, California at their special meeting held on the 27th day of October, 1999.

WITNESS MY HAND AND THE SEAL OF THE CITY OF MORGAN HILL.

DATE:_____ _____

IRMA TORREZ, City Clerk

Attachment: Madrone Business Park PUD (2454 : Madrone Parkway Carpenters Training Center)

Exhibit 'A'
Legal Descriptions for Rezoning
Lands of Gomes Investment Group

All that certain real property situate in the City of Morgan Hill, County of Santa Clara, State of California, described as follows:

AREA 'A'

Being a portion of that parcel described in Grant Deed to The Gomes Investment Group, A General Partnership filed for record March 13, 1989 in Book K875 of Official Records at page 1185, Santa Clara County Records, more particularly described as follows:

Being all of said parcel described above, excepting therefrom the westerly 320 feet of said parcel, measured at right angles to the easterly right-of-way line of Monterey Road.

Containing a total area of 74.1 acres more or less.

AREA 'B'

Being a portion of that parcel described in Grant Deed to The Gomes Investment Group, A General Partnership filed for record March 13, 1989 in Book K875 of Official Records at page 1185, Santa Clara County Records, more particularly described as follows:

Being the westerly 320 feet of said parcel, measured at right angles to the easterly right-of-way line of Monterey Road.

Containing a total area of 4.8 acres more or less.

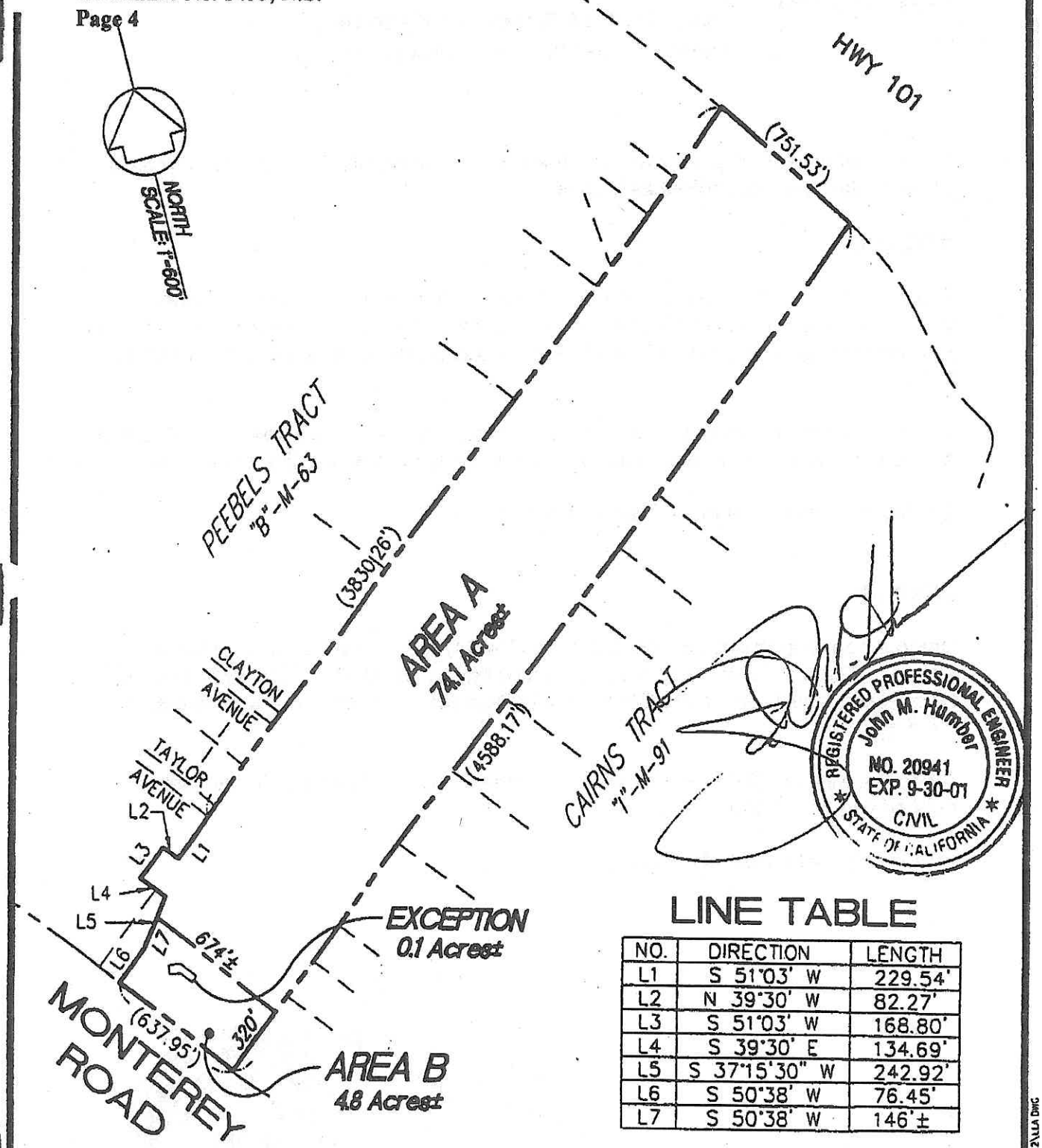
REGISTERED PROFESSIONAL ENGINEER
John M. Humber
NO. 20941
EXP. 9-30-01
CIVIL
STATE OF CALIFORNIA

August 3, 1999
Project No. 298111.02
Sheet 1 of 2

SANDIS HUMBER JONES
CIVIL ENGINEERS SURVEYORS PLANNERS

Attachment: Madrone Business Park PUD (2454 : Madrone Parkway Carpenters Training Center)

Ordinance No. 1455, N.S.
Page 4



LINE TABLE

NO.	DIRECTION	LENGTH
L1	S 51°03' W	229.54'
L2	N 39°30' W	82.27'
L3	S 51°03' W	168.80'
L4	S 39°30' E	134.69'
L5	S 37°15'30" W	242.92'
L6	S 50°38' W	76.45'
L7	S 50°38' W	146'±

134 Central Avenue
Salinas CA 93901
Tel (831) 757-2977
Fax (831) 757-6876

SANDIS HUMBER JONES
CIVIL ENGINEERS SURVEYORS PLANNERS

DATE: 8-3-99
SCALE: 1"=600'
DRAWN BY: JLP
APPROVED BY: GMR
DRAWING NO: 298111.02

EXHIBIT 'A'

SHEET 2 OF 2 SHEETS

Y:\P\498122\LLA DWG
8-3-99
298111.02

Attachment: Madrone Business Park PUD (2454 : Madrone Parkway Carpenters Training Center)

Exhibit 'A'

Legal Descriptions for Transfers between Tharaldson Family, Incorporated and Madrone Land Corporation

All that certain real property situate in the City of Morgan Hill, County of Santa Clara, State of California, being more particularly described as follows:

AREA 'A'

Being a portion of that certain Parcel of Land described in a Grant Deed to Tharaldson Family, Inc. recorded October 19, 1998 at Document #14453210, Santa Clara County Records;

Beginning at the most southerly corner of said parcel, said point also being on the northerly right-of-way line of Cochrane Road (a 110 foot wide right-of-way), thence, along the westerly line of said parcel, said line also being the easterly line of Lands of Madrone Land Corporation, per Document #14453210, North 9° 31' 52" East, 393.09 feet;

Thence, leaving said line, along a line perpendicular to the right-of-way line of Cochrane Road, South 38° 14' 34" East, 264.18 feet to the northerly right-of-way line of Cochrane Road (a 110 foot wide right-of-way);

Thence, southwesterly along said northerly right-of-way line of Cochrane Road, said line also being the southerly line of said parcel, South 51° 45' 26" West, 291.08 feet to the Point of Beginning;

Containing a total area of 38,449 square feet more or less.

AREA 'B'

Being a portion of that certain Parcel described in a Grant Deed to Madrone Land Corporation, recorded October 16, 1963 in Book 6232 of Official Record at Page 607, Santa Clara County Records;

Commencing at the most south-easterly corner of said parcel, said point also being on the northerly right-of-way line of Cochrane Road (a 110 foot wide right-of-way);

Thence, along the easterly line of said parcel, said line also being the westerly line of Lands of Tharaldson, per Document #14453210, North 9° 31' 52" East, 393.09 feet to the Point of Beginning for Parcel B;

August 2, 1999
Project No. 298111.02
Sheet 1 of 3

REGISTERED PROFESSIONAL ENGINEER
John M. Humber
NO. 20941
EXP. 9-30-01
CIVIL
STATE OF CALIFORNIA

SANDIS HUMBER JONES
CIVIL ENGINEERS SURVEYORS PLANNERS

Attachment: Madrone Business Park PUD (2454 : Madrone Parkway Carpenters Training Center)

Thence, leaving said easterly line, along a line perpendicular to the right-of-way line of Cochrane Road, North 38° 14' 34" West, 418.58 feet;

Thence, along a line parallel to the right-of-way line of Cochrane Road, North 51° 45' 26" East, 461.21 feet more or less to the said easterly line of said parcel;

Thence, along said easterly line of said parcel, South 9° 31' 52" West, 622.83 feet to the Point of Beginning.

Containing a total area of 96,527 square feet mor or less.

AREA 'C'

Being a portion of that certain Parcel described in a Grant Deed to Tharaldson Family, Inc., recorded October 19, 1998 at Document Number 14453210, Santa Clara County Records;

Commencing at the most southerly corner of said parcel, said point also being on the northerly right-of-way line of Cochrane Road (a 110 foot wide right-of-way);

Thence, along the westerly line of said parcel, said line also being the easterly line of Lands of Madrone Land Corporation, per Book 6232 of Official Records at Page 607, North 9° 31' 52" East, 1015.92 feet to the Point of Beginning for Parcel 'C';

Thence, continuing along said line, North 9° 31' 52" East, 534.69 feet to a point on the westerly right-of-way line of State of California Highway 101;

Thence, along said westerly right-of-way line through a curve to the right with a radius of 1200.00 feet, for an arc length of 367.00 feet and an included angle of 17° 31' 23";

Thence, continuing along said right-of-way line South 12° 47' 02" East, 10.17 feet;

Thence, leaving said right-of-way line along a line parallel to the right-of-way line of Cochrane Road, South 51° 45' 26" West, 286.53 feet to the Point of Beginning.

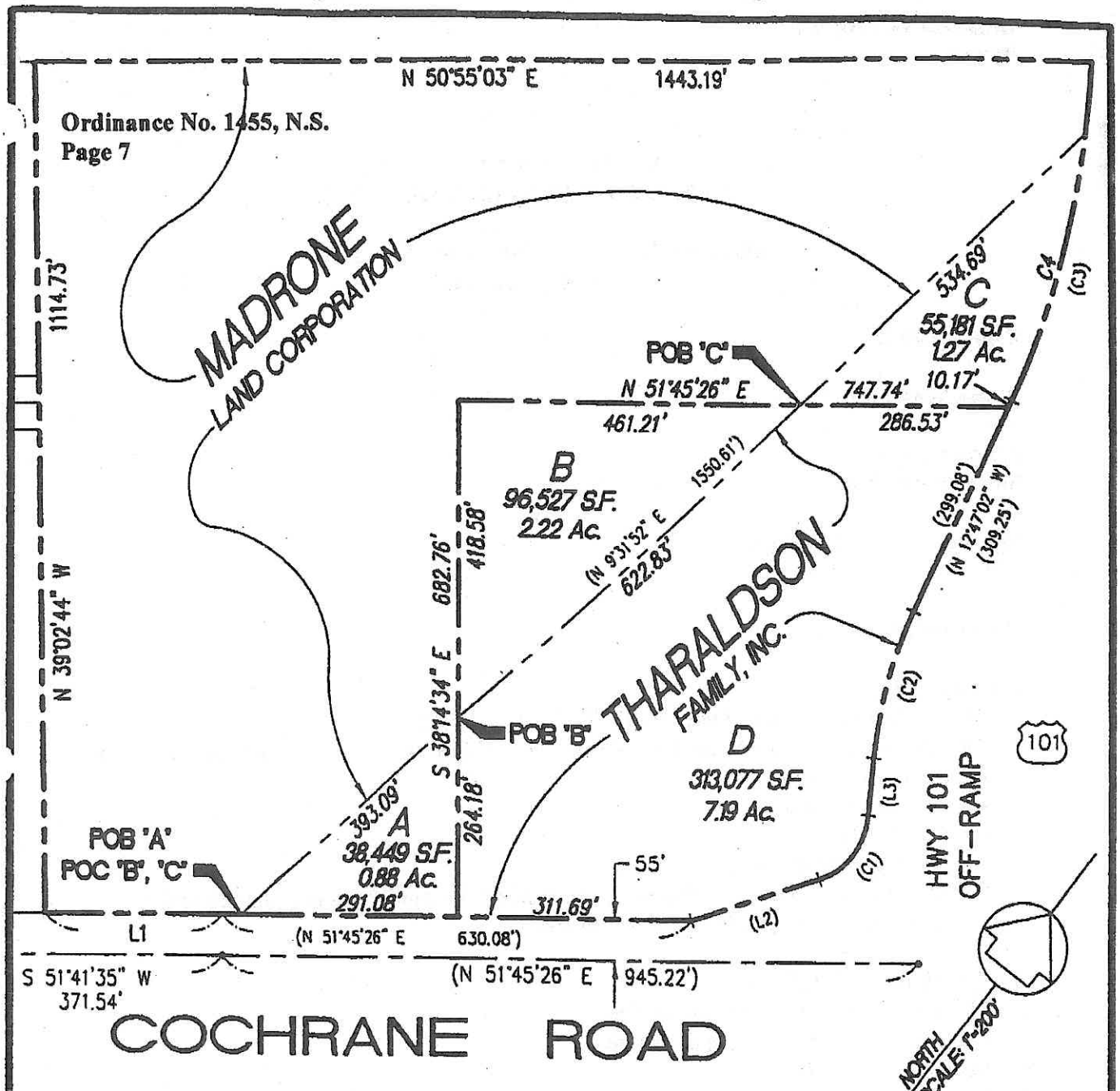
Containing a total area of 55,181 square feet more or less.

August 2, 1999
Project No. 298111.02
Sheet 2 of 3

SANDIS HUMBER JONES
CIVIL ENGINEERS SURVEYORS PLANNERS

Attachment: Madrone Business Park PUD (2454 : Madrone Parkway Carpenters Training Center)

Ordinance No. 1455, N.S.
Page 7



CURVE TABLE

NO.	RADIUS	LENGTH	DELTA
C1	600.00'	115.50'	66°10'28"
C2	600.00'	203.94'	19°28'30"
C3	1200.00'	460.89'	22°00'22"
C4	1200.00'	367.00'	17°31'23"

LINE TABLE

NO.	DIRECTION	LENGTH
L1	S 51°41'35" W	242.57'
L2	S 33°54'56" W	184.58'
L3	S 32°15'32" E	76.45'

POC = POINT OF COMMENCEMENT FOR AREA "X"

POB "X" = POINT OF BEGINNING FOR AREA "X"

REGISTERED PROFESSIONAL ENGINEER
Joan M. Humber
NO. 20941
EXP. 9-30-01
CIVIL
STATE OF CALIFORNIA

134 Central Avenue
Salinas CA 93901
Tel (831) 757-2927
Fax (831) 757-6876

SANDIS HUMBER JONES
CIVIL ENGINEERS SURVEYORS PLANNERS

DATE:	8-3-99
SCALE:	1"=200'
DRAWN BY:	JLP
APPROVED BY:	CMR
DRAWING NO:	298111.02

EXHIBIT "A"

SHEET 3 OF 3 SHEETS

298111.02

Attachment: Madrone Business Park PUD (2454 : Madrone Parkway Carpenters Training Center)

Exhibit "B"

MADRONE BUSINESS PARK
PLANNED UNIT DEVELOPMENT (PUD)

Allowable Uses and Development Standards & Development Plan

PLAN AREA

Storm Water Detention

Allowable Uses:
Storm Water Detention

Site Development Standards:
N/A

Commercial

Allowable Uses:

A. All uses listed as permitted uses in the CG Zoning District.
B. The following uses may be conditionally allowed subject to approval of a use permit by the Planning Commission:
   - Convenience Markets
   - Service Stations
   - Drive-In establishments
   - Any other use which the Planning Commission finds similar to the permitted and conditional uses specified for this plan area.

Site Development Standards

A. Minimum Lot Area: 10,000 square feet
B. Minimum Lot Width and Depth: 100 feet
C. Maximum FAR: .45
D. Maximum Height: 35 feet (1 stories)
E. Building Setbacks
   - Monterey Road: 30 feet
   - Internal Street: 30 feet
   - Rear: 20 feet
   - Interior side 10 feet
F. Building/Parking Placement: Buildings shall be placed at the front setback line for at least 35 percent of the street frontage.
G. Parking Standards: As required by the City of Morgan Hill Parking Ordinance requirements.
H. Storage and Loading Areas: These areas shall be screened from view and shall not be located adjacent to a public street.

Attachment: Madrone Business Park PUD (2454 : Madrone Parkway Carpenters Training Center)

- A 30 foot landscape buffer shall be provided adjacent to Monterey Road, internal streets and areas abutting residentially zoned properties.

B. A landscape theme shall be developed for the development. Landscaping adjacent to the storm retention area and streets shall be installed in conjunction with construction of the assessment district improvements. Landscaping adjacent to storm retention area shall be designed as a passive area and shall not be used for active recreation (a par course and/or a jogging path is considered a passive use).

C. All areas of each site not used for buildings, parking, or driveways shall be landscaped and irrigated with a combination of trees, ground cover and shrubbery. All landscaping shall comply with the City's landscape standards.

Grading and Drainage

A. An on-site storm drainage system shall be developed by the applicant and approved by the City Engineer.

B. Increasing the pad height above existing grade shall be the minimal amount necessary to provide positive drainage.

Shared Access

A. Shared access shall be provided between adjacent parcels.

B. Parking lots shall be designed to provide for safe and efficient movement of vehicles between properties by providing joint access easements and reciprocal easements whenever possible.

C. Cross easements shall be provided for all parcels less than five acres.

Architecture

A. Individual projects shall comply with the criteria contained in the Architectural Review Handbook.

B. Use of franchise architecture is prohibited.

C. Fencing within the front setback will not be permitted. Fences in areas considered to be visually important will be required to be of architectural design. Chain link fencing should be black vinyl-coated

D. All utilities should be underground whenever possible. The need for meter walls, valve boxes, pad-mounted transformers and other utility connections shall be integrated into the site plan. Screening of above ground utility equipment as seen from on or off-site is required. Special purpose antennas shall be as inconspicious as possible.

E. Roof-mounted equipment shall be concealed with low-profile screening that is integrated with the architecture of the building. Large mechanical systems such storage tanks, generators and compressors shall be located in mechanical equipment rooms completely within the buildings or if outdoors, screened out of the sight line from the public right-of-way.

F. The design of the commercial project shall have an architectural theme or style that reflects the historic Madrone area.

G. All outdoor refuse collection areas shall be visually screened so as not to be visible from streets or neighboring properties. Refuse collection areas should be located to minimize noise and order impacts on neighboring properties.

Attachment: Madrone Business Park PUD (2454 : Madrone Parkway Carpenters Training Center)

Industrial

Allowable Uses

A. All uses listed as permitted in the ML and MC Zoning Districts with the exception of agriculture and minor vehicle repair.
B. The following uses may be conditionally allowed subject to approval of a use permit by the Planning Commission:
   - Sale of goods manufactured, processed or assembled on the premises
   - Warehouses and distribution facilities
   - Mini-Storage
   - Any other use which the Planning Commission finds similar to the permitted and conditional uses specified for this plan area.

Site Development Standards

A. Minimum Lot Area: 1.5 acres
B. Minimum Lot Width: 150 feet
C. Minimum Lot Depth: 200 feet
C. Maximum FAR: .45
D. Maximum Height:
   - Buildings on parcels abutting residentially zoned properties shall be a maximum 30 feet (1 story)
   - All other buildings shall be as shown on the attached development plan.
E. Building Setbacks
   - Monterey Road: 30 feet
   - Internal Streets: 30 feet
   - Rear: 20 feet except as follows:
     - On any lot abutting a residentially zoned property a 30 foot setback shall apply.
     - Lots adjacent to the freeway shall provide a 30 foot setback.
   - Interior side 10 feet except as outlined below:
     - On any lot abutting a residentially zoned property a 30 foot setback shall apply.
     - Lots adjacent to the freeway shall provide a 30 setback.
F. Parking Standards: As required by the City of Morgan Hill Parking Ordinance requirements.
G. Parking Areas: To the extent possible, off-street parking should be located to the side and rear of buildings, however, parking is permitted in front of a building. Parking areas adjacent to streets and sidewalks shall be screened using, berms and landscaping and walls of a minimum three foot effective height.
H. Storage and Loading Areas: Storage facilities, loading docks, and service areas shall not be located on the street side of a building and shall be screened from public view.

General Requirements

Landscaping

A. A landscape buffer shall be provided as follows:
   - A 30 foot landscape buffer shall be provided adjacent to the freeway.

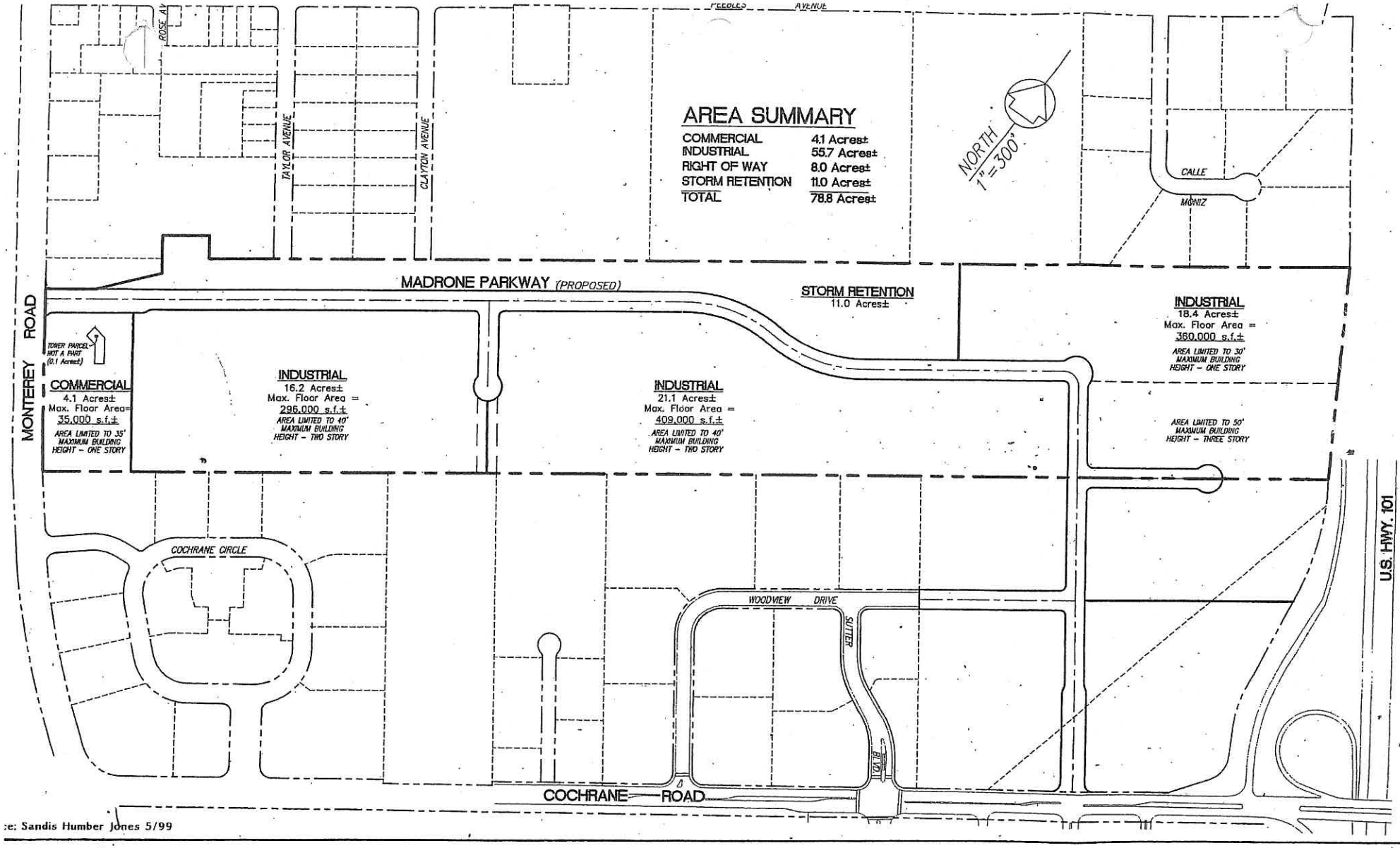
Attachment: Madrone Business Park PUD (2454 : Madrone Parkway Carpenters Training Center)

Signs

A. A unified sign program shall be developed for both the industrial park and the commercial area. The sign program shall be approved by the Community Development Department prior to the issuance of the first occupancy permit for each area.

B. Properties within the assessment district area that eligible for the freeway signage shall utilize a single freeway sign consistent with the provisions of the City sign ordinance.

Attachment: Madrone Business Park PUD (2454 : Madrone Parkway Carpenters Training Center)



ce: Sandis Humber Jones 5/99

ROPOSED DEVELOPMENT AREA

FIGURE 3

CARPENTERS TRAINING COMMITTEE FOR NORTHERN CALIFORNIA
A Joint Labor & Management Sponsored Training Program
Mark Fuchs, Executive Director

Administrative Offices
2350 Santa Rita Road
Pleasanton, CA 94566-4135
Tel: 925.462.9640 Fax: 925.462.8307
www.ctcnc.org

August 30, 2018

City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA 95037-4128
Attn: Jennifer Carman, Community Development Director

Dear Ms. Carman,

Letter of Justification – Carpenters Training Center-Morgan Hill

The Carpenters Training Committee has been operating a Carpenters Training Center at 485 Woodview Avenue since 1987. Through the years, the existing facility in Morgan Hill has been able to serve and provide the necessary skilled carpentry tradesmen that the area has required. However, the demand for properly trained skilled carpenters in the various carpentry fields; carpentry, millwrights, welders, pile drivers, scaffolding, drywall, and acoustical, has increased to the point where we have outgrown our existing facility. To properly serve the construction industry in the area, we need to replace and expand our training center to meet this demand.

To address this need and to properly accommodate the increased demand, the Carpenters Training Committee is proposing to develop the site nearby to our existing Carpenters Training Center in Morgan Hill at 18640 Madrone Parkway. The new center will be larger and equipped with new and updated equipment to address the needs and demands of the local construction industry. When the new facility is completed, the operations of the existing center will be relocated to the new facility, and the existing facility will be vacated. Thus, the existing facility will be available for other uses compatible with the area.

The Carpenters Training Committee already operates a training center in the proposed area, which is near the new proposed site. This existing training center was also subject to the Conditional Use Permit process and was approved in 1986. In the existing Conditional Use Permit, there is a use limit set that limits the “enrollment in the program to no more than 100 persons at any given time.” In the new facility, we anticipate a daily student volume of between 120-150 students per day. As such, we are not introducing a new use into the area, but only requesting to continue and increase the limit on enrollment of the existing use that has been in operation at the center since

1987. Below, we have provided responses to the standard questions listed in the filing requirements.

Q1) Is the site suitable and adequate for the proposed use?

Response: Yes, the site is suitable and adequate for the proposed use. The site is zoned Planned Unit Development (PUD), and is near areas zoned Light Industrial, and the Carpenters Training Center is an appropriate use for both PUD and ML Light Industrial Districts. Furthermore, the existing Carpenters Training Center is nearby on Woodview Drive and has been operating successfully for many years.

Q2) Would the proposed use and design have a substantial adverse effect on traffic circulation and on the planned capacity of the street system?

Response: No, the proposed use and design will not have an adverse effect on traffic circulation and on the planned capacity of the street system. The Carpenters already operates a training center in close proximity to the proposed new facility. The new facility (55,000 s.f.) will replace and expand the existing facility (34,000 s.f.) capacity by 21,000 square feet. The additional trips generated by the expansion of the facility are well within the design capacity of the street system in the PUD and Light Industrial zones where the project is located.

Q3) Would the proposed use at the location requested:

-Adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area?

Response: No, the Carpenters Training Center will not adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area. The proposed new facility is a replacement facility for the existing Carpenters Training Center that is nearby on Woodview Drive. The use is an existing use in the area and is beneficial to the immediate surrounding area, and to the region in general. The Center provides vocational training in carpentry skills which provides a skilled work force for the local construction industry and economy.

-or Impair the utility or value of property of other persons located in the vicinity of the site?

Response: No, the project will not impair the utility or value of the property of other persons located in the vicinity of the site. By developing an existing vacant lot, the project will increase property values by adding a new, high quality building to the area.

-Be detrimental to public health, safety or general welfare?

Response: The proposed use of the project, a carpenters training center, will be beneficial to the public health, safety, and general welfare. The use is an existing use in the area, and has been beneficial to the surrounding area and to the greater Morgan Hill area. The Carpenters Training Center, both existing and proposed, will provide and produce a highly

skilled workforce trained in the carpentry trades which is beneficial to the local and regional economies.

-Is the design of the project compatible with the existing and proposed development within the district and its surroundings?
Response: Yes, the new Carpenters Training Center is compatible with the existing and proposed development within the district and its surroundings. The proposed new facility is intended to replace and expand upon the existing Carpenters Training Center which is nearby on Woodview Drive. The new design is appropriate for the PUD and ML Light Industrial Districts, and meets the required criteria in the design guidelines for Commercial/ industrial/ public facilities.

- Will the proposed use allow retail sales of groceries, food, or beverage items upon automobile service station premises?
Response: No.

Statement of Proposed Operations – Carpenters Training Center-Morgan Hill

The Carpenters Training Center – Morgan Hill will serve a two-fold purpose. Primarily as a post-secondary adult apprenticeship training center for the purpose of training individuals, ages 18 to 65, in the trade of carpentry. The hours of operation are to be from 6:00 am to 5:00 pm, Monday through Friday. In a secondary capacity, the facility will serve to upgrade our journeyman trainees through refresher classes and new technology training in the industry. Training may occasionally be held in the evenings, from 5:00 pm to 9:30 pm, Monday through Friday, and occasionally on Saturday, 7:00 am to 5:00 pm. Anticipated use for this purpose is possibly two evenings a week, twice a month, and one Saturday a month.

We anticipate, at full capacity, to have 12-15 employees; administrative staff and teachers. We also anticipate a daily student volume of between 120-150 students during the 6:00 am to 5:00 pm hours. The students and teachers are on a 4 day – 10 hour schedule, Monday through Thursday. The evening/Saturday classes may be up to 25 total. To that end, the daily trips to and from the facility will be between 100 and 150, varying by demand.

The training is designed to emulate a live industry environment; using structural wood and engineered building components, metal structural framing, drywall and acoustical ceiling materials. Raw materials for these processes include solid and engineered wood components, cold-roll formed metal and structural steel components, drywall and exterior lathing materials, residential and commercial interior finish components, doors, windows, etc. The fabrication processes are replicated using industry equipment and technologies that are typical to the construction process; stationary power tools such as table saws, joiners and planers; portable hand-held power tools such as circular saws, drill motors, screw guns, and fastening equipment; ladders and scaffolds, and

powered man-lifts. Most of the training will take place inside the buildings shop areas, with an occasional survey-type layout class outside. We will have a propane-powered 5,000 lb. forklift on site to handle material deliveries and loading.

There is a 20 booth welding shop in this facility for training on the fabrication of light and heavy gauge structural steel components. The exposure area, booths, and surrounding environment is designed to be fireproof and limit the hazard exposure to the trainees. The welding fumes and ambient exhaust is designed to be filtered from the interior conditioned air by an advanced environmentally-friendly exhaust system. There will be several compressed gas cylinders on site containing the metal cutting gasses; oxygen, acetylene (or similar derivative), and inert gasses such as argon. We anticipate 3 to 4 of each type, total 8 to 12 bottles. The bottles will be changed in an upright position inside ventilated cages or on portable carts with screw-on caps on the bottles when not in use.

Although we try to reuse and recycle as much as possible, we will have some material loss and have need of dumpsters to remove the waste materials and recyclable metal and wood materials.

We employ a property management team to maintain and keep up all our facilities, everything from the lawn care to the painting and lighting.

If more information is needed please feel free to contact me, Mark Fuchs, Executive Director, (925) 69-5656 cell, or via email, mfuchs@ctcnc.org

Sincerely,

Mark E. Fuchs
Executive Director

VICINITY MAP

PROJECT DATA

ADDRESS	18640 MADRONE PARKWAY, MORGAN HILL, CA 95037
APN	726-33-028
ZONING/ GENERAL PLAN	PUD / INDUSTRIAL
SITE AREA	4.93 ACRES, 214,751 SF
PROJECT DESCRIPTION	THIS PROJECT CONSISTS OF BUILDING A NEW CARPENTERS TRAINING CENTER BUILDING AND YARD NEARBY THE EXISTING CARPENTERS TRAINING CENTER SITE. THE EXISTING TRAINING CENTER BUILDING WILL REMAIN IN OPERATION AS THE NEW TRAINING CENTER IS CONSTRUCTED. AFTER THE NEW TRAINING CENTER BUILDING IS COMPLETED, THE EXISTING TRAINING CENTER BUILDING WILL BE VACATED.

SHEET INDEX

ARCHITECTURE
A0.0 COVER SHEET
A0.1 CONCEPTUAL VIEWS
A1.0 SITE PLAN
A2.0 FLOOR PLAN
A3.1 WEST & NORTH EXTERIOR ELEVATIONS
A3.2 EAST & SOUTH EXTERIOR ELEVATIONS

CIVIL
1 TOPOGRAPHIC SURVEY
1 COVER SHEET
2 PRELIMINARY GRADING PLAN
3 GRADING X-SECTIONS

LANDSCAPE
L-1 SITE PLAN
L-2 PRELIMINARY PLANTING PLAN
L-3 HYDROZONE PLAN
L-4 PRELIMINARY PLANTING DETAILS

PROJECT TEAM

BUILDING OWNER REPRESENTATIVE
McMORGAN & COMPANY LLC
ONE FRONT STREET, STE. 500
SAN FRANCISCO, CA 94111
contact: Mark Taylor
phone: 415-720-7105
email: mtaylor@mcmorgan.com

CIVIL ENGINEER/SURVEYOR
MH ENGINEERING CO.
16075 VINEYARD BOULEVARD
MORGAN HILL, CA 95037
contact: Bill McClintock
phone: 408-779-7381
email: billm@mhengineering.com

ARCHITECT
RMW ARCHITECTURE & INTERIORS
1718 3RD ST, STE 101
SACRAMENTO, CA 95811
contact: David Crawford
phone: 916-449-1400 x 403
email: dcrawford@rmw.com

LANDSCAPE ARCHITECT
vanderToolen Associates
855 BORDEAUX WAY, SUITE 240
NAPA, CA 94558
contact: Phil vanderToolen
phone: 707-224-2299
email: phil@vandertoolen.com

CARPENTERS TRAINING CENTER

18640 MADRONE PARKWAY, MORGAN HILL, CA 95037

ARCHITECTURAL / SITE PLAN REVIEW SUBMITTAL

JANUARY 28, 2019

V1- VIEW OF MAIN ENTRY

V2- VIEW FROM MADRONE PARKWAY

V3- AERIAL VIEW FROM LOWER MADRONE PARKWAY

V4- AERIAL VIEW OF WEST FACADE

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CARPENTERS TRAINING CENTER

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CONCEPTUAL VIEWS

RMW Proj No: 17403 01/28/19

A0.1

SHEET 2 OF 7

Attachment: Project Plans (2454 : Madrone Parkway Carpenters Training Center)

1 2 3 4 5 6 7

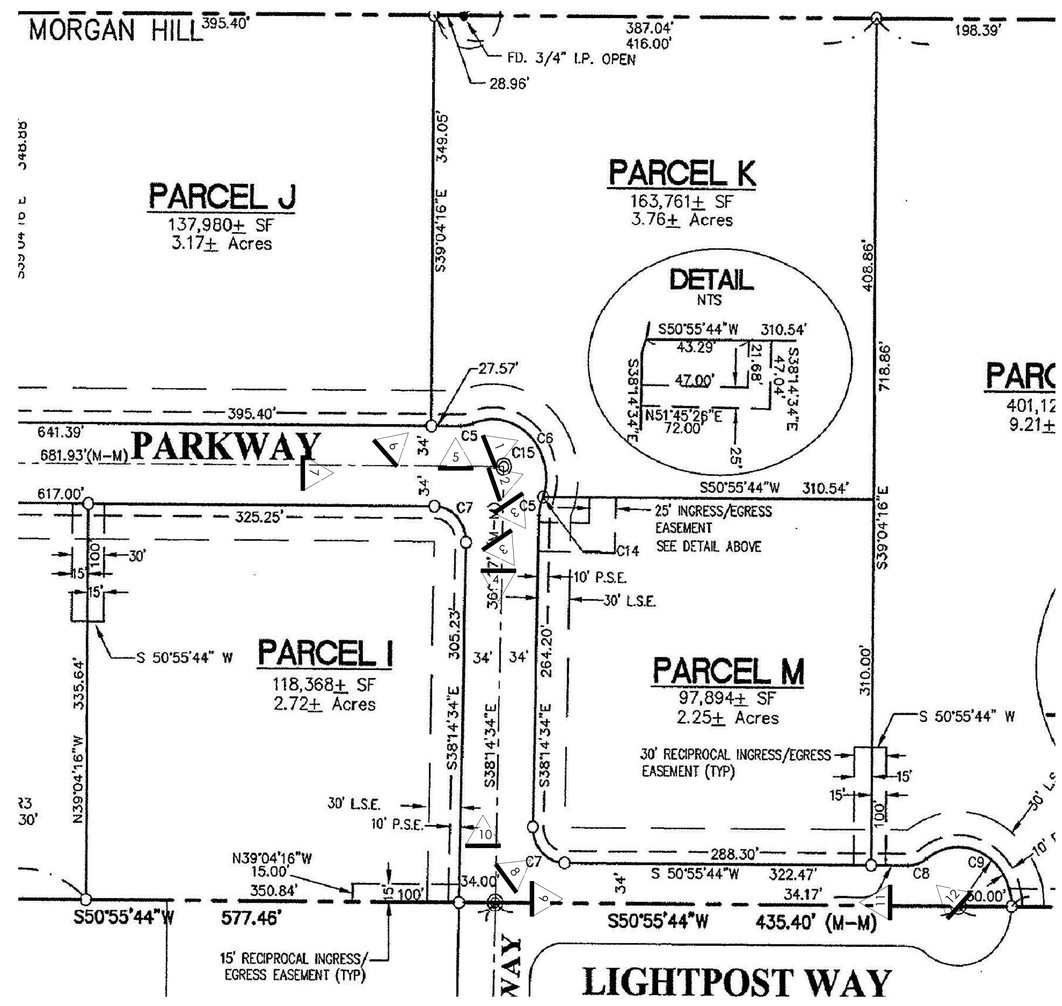
VIEW OF SITE FROM MADRONE PARKWAY

8 9 10

VIEW OF SITE FROM MADRONE PARKWAY AND LIGHTPOST WAY

11 12

VIEWS LOOKING EAST FROM LIGHTPOST WAY



KEY MAP

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CARPENTERS TRAINING CENTER

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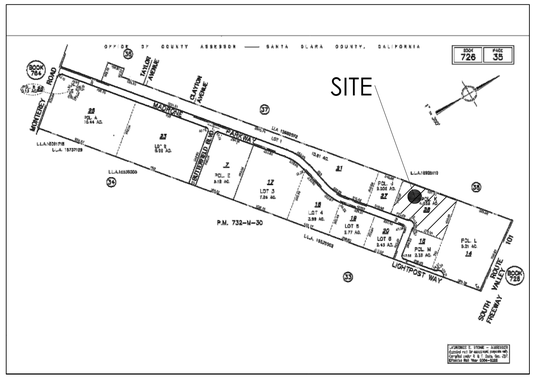
SITE PHOTOGRAPHS

RMW Proj No: 17403 01/28/19

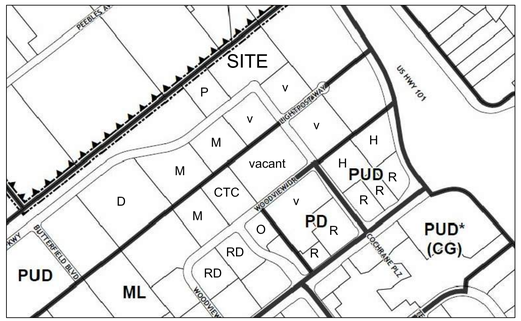
A0.2

SHEET 3 OF 7

Attachment: Project Plans (2454 : Madrone Parkway Carpenters Training Center)



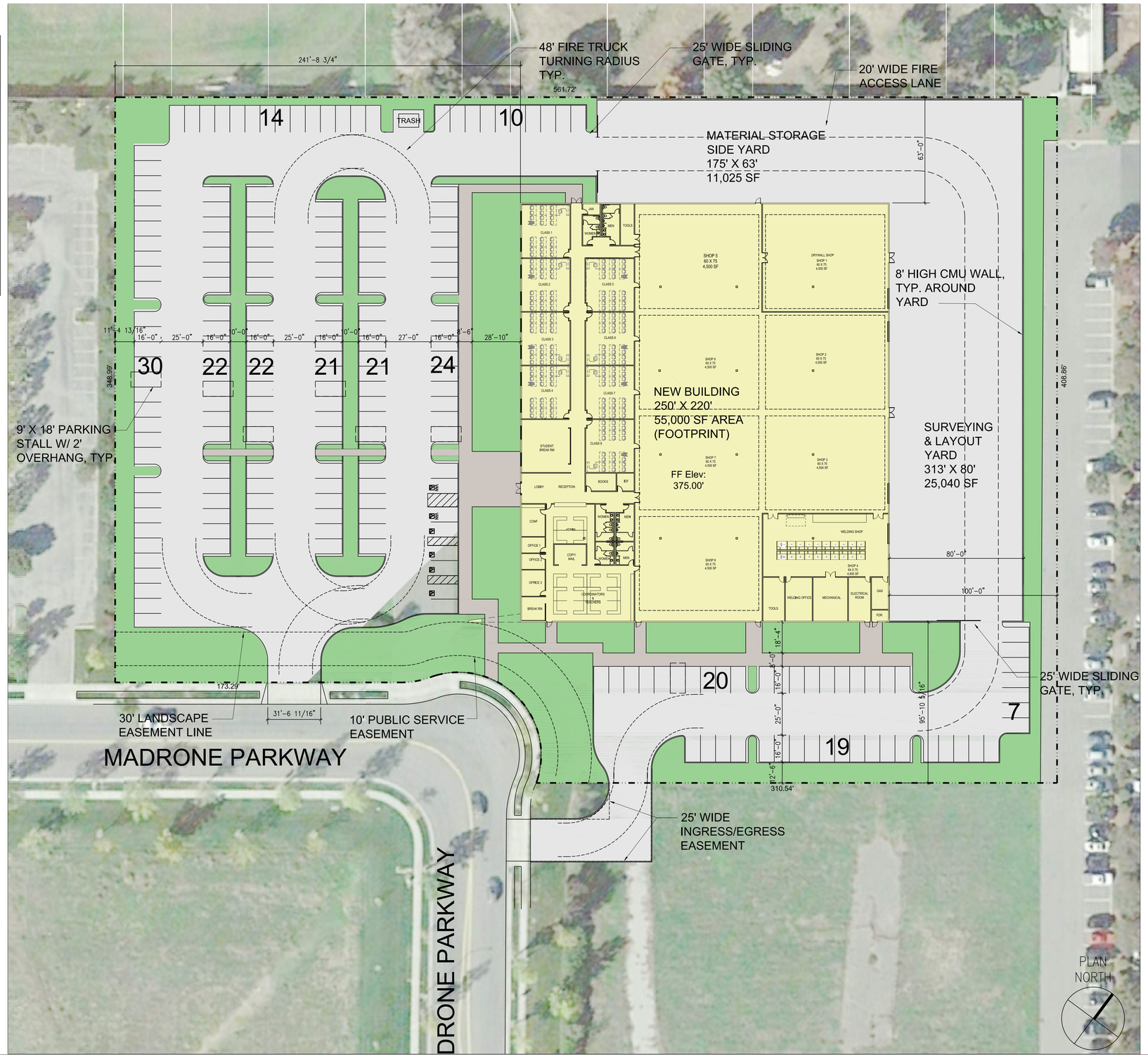
VICINITY MAP



ZONING MAP & USES

LEGEND OF USES:

CTC = EXISTING CARPENTERS TRAINING CENTER
M = MANUFACTURING
V = VACANT
H = HOTEL
D = DISTRIBUTION WAREHOUSE
R = RETAIL
O = OFFICE
RD = RESEARCH & DEVELOPMENT
P = PARKING LOT



0 30 60 90 120

SCALE: 1" = 30'

SITE PLAN DATA:

APN:	726-35-028
SITE AREA:	4.93 ACRES 214,576 +/- SF
BDLG AREA:	55,000 SF
ZONING:	PUD
GENERAL PLAN:	INDUSTRIAL
PARKING SPACES REQUIRED:	175 (3.2/1000 SF)
PARKING SPACES PROVIDED:	210 (3.8/1000 SF)

LOT COVERAGE (OVERALL)

BUILDING %:	25.63% (55,000 SF)
PARKING %:	33.92% (72,785 SF)
HARDSCAPE %:	21.53% (46,201 SF)
LANDSCAPE %:	18.92% (40,590 SF)
TOTAL %:	100.00% (214,576 SF)
FLOOR AREA RATIO:	25.63%

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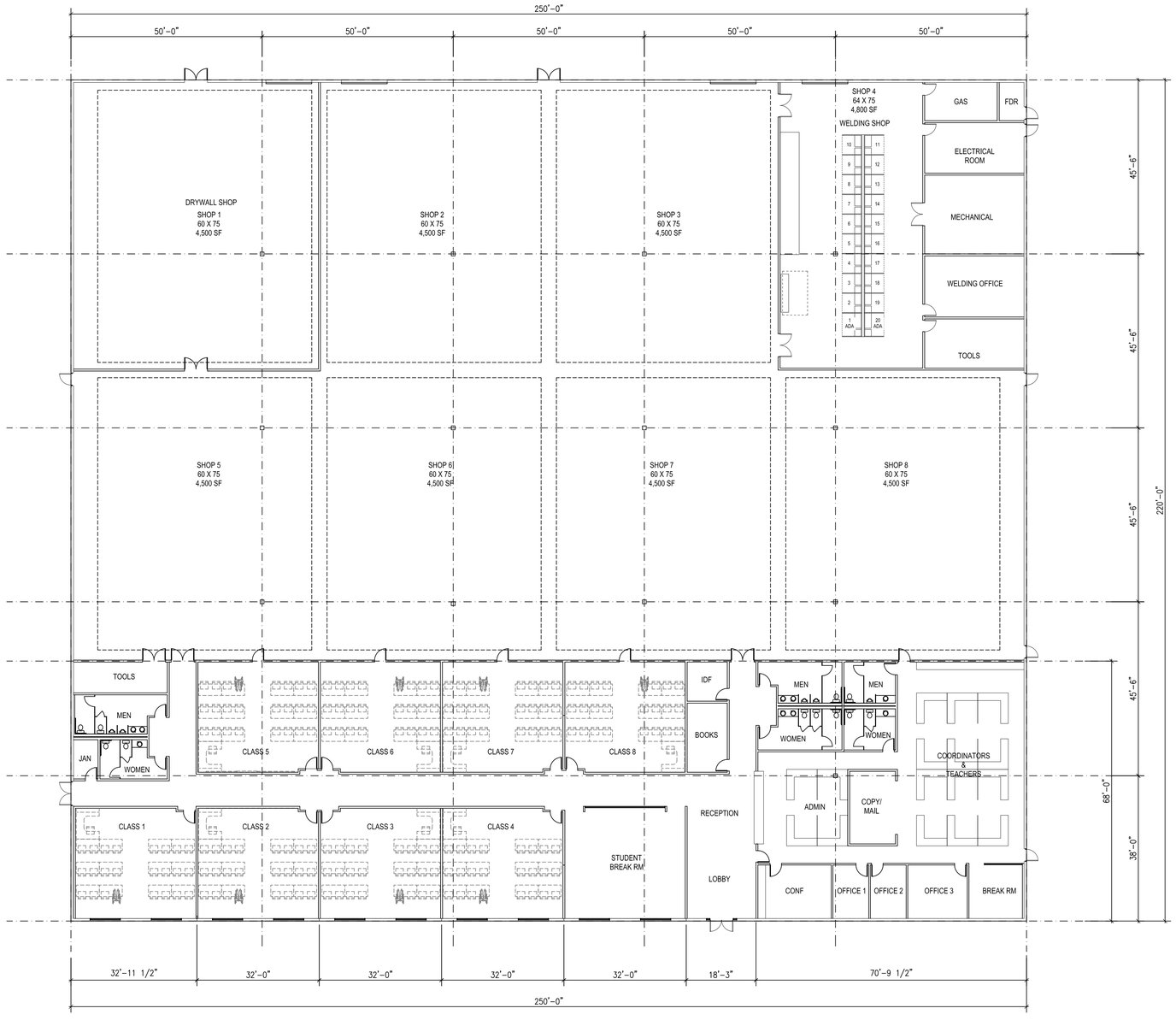
SITE PLAN STUDY

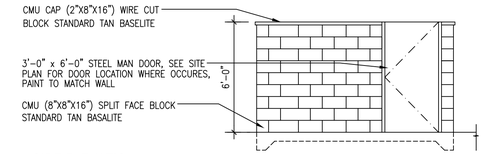
RMW Proj No: 17403 01/28/19

A1.0

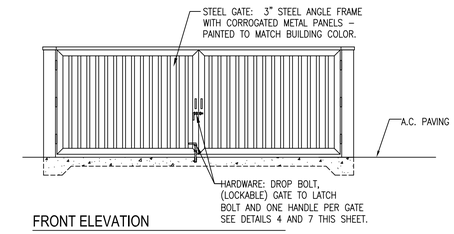
SHEET 4 OF 7

Attachment: Project Plans (2454 : Madrone Parkway Carpenters Training Center)





SIDE ELEVATION



FRONT ELEVATION

TRASH ENCLOSURE ELEVATIONS

1/4" = 1'-0"

1A

PLAN NORTH

0 16 32 48 64

SCALE: 1/16" = 1'-0"

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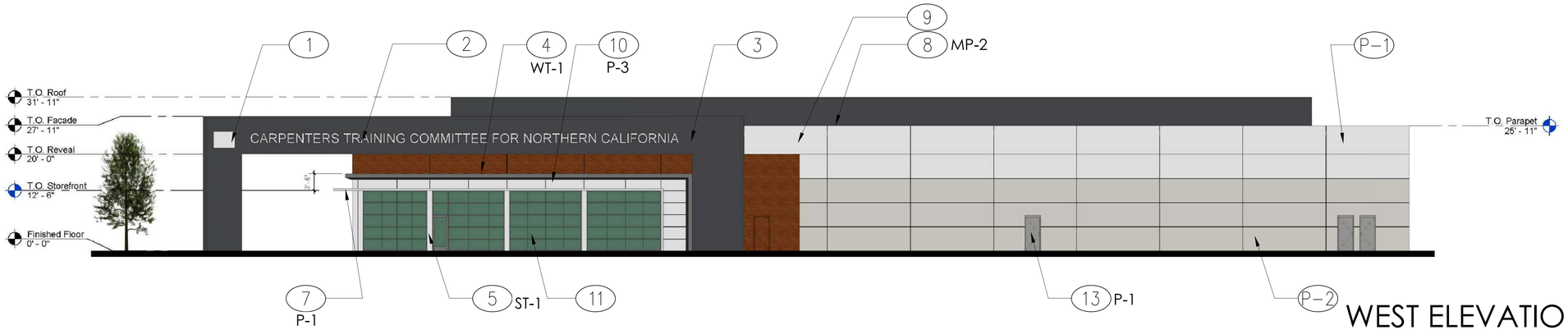
FLOOR PLAN

A2.0

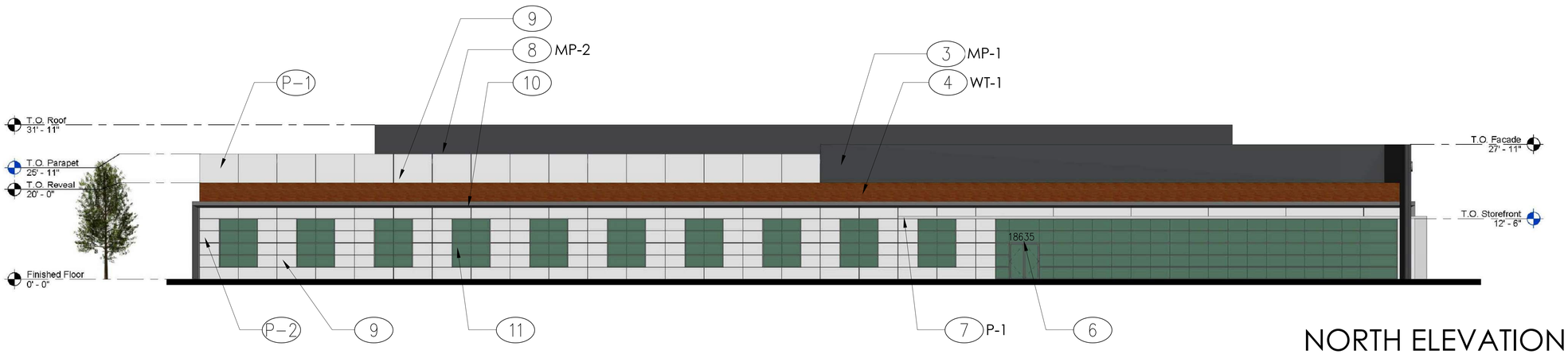
RMW Proj No: 17403 01/28/19

SHEET 5 OF 7

Attachment: Project Plans (2454 : Madrone Parkway Carpenters Training Center)



WEST ELEVATION



NORTH ELEVATION

KEY NOTES

1. LOGO GRAPHIC ON ALUMINUM PANEL
2. BUILDING SIGNAGE, 1'-6" TALL, 1/2" THICK ALUMINUM BLOCK STYLE LETTERING
3. MP-1: METAL PANEL SIDING, HORIZONTAL ORIENTATION, COLOR: METALLIC DARK GREY
4. WT-1: WALL TILE, DARK WALNUT PATTERN & COLOR
5. ST-1: STONE TILE , BRAZILIAN ALPINE QUARTZITE, WHITE
6. ADDRESS LOCATION
7. CANOPY, STEEL C-CHANNEL W/ PERFORATED METAL INFILL COLOR: P-1
8. MP-2: METAL PANEL MECHANICAL SCREEN, HORIZONTAL ORIENTATION, COLOR: METALLIC SILVER
9. TILT-UP CONCRETE WALLS W/ REVEALS('V-SHAPED, 1.5" WIDE, 3/4" DEEP) & PAINTED MULTIPLE COLORS, P-1 & P-2
10. FOAM BAND TRIM- PAINTED, COLOR: P-3
11. GL-1/AL-1: 1" INSULATED GLAZING, LIGHT GREEN TINTED FLOAT. AL-1CLEAR ANNODIZED ALUMINUM FRAMING, 2" X 4 1/2" MULLIONS
12. METAL ROLL-UP DOOR, PAINT TO MATCH ADJACENT PANEL
13. HOLLOW METAL MAN DOORS, PAINT TO MATCH ADJACENT PANEL

P-1 P-2 P-3 PAINT P-1: SHERWIN WILLIAMS-EXTRA WHITE, SW-7006
PAINT P-2: SHERWIN WILLIAMS-ELLIE GREY, SW-7650
PAINT P-3: SHERWIN WILLIAMS-FRONT PORCH, SW-7651

0 10 20 30 40
3/32 " = 1'-0"

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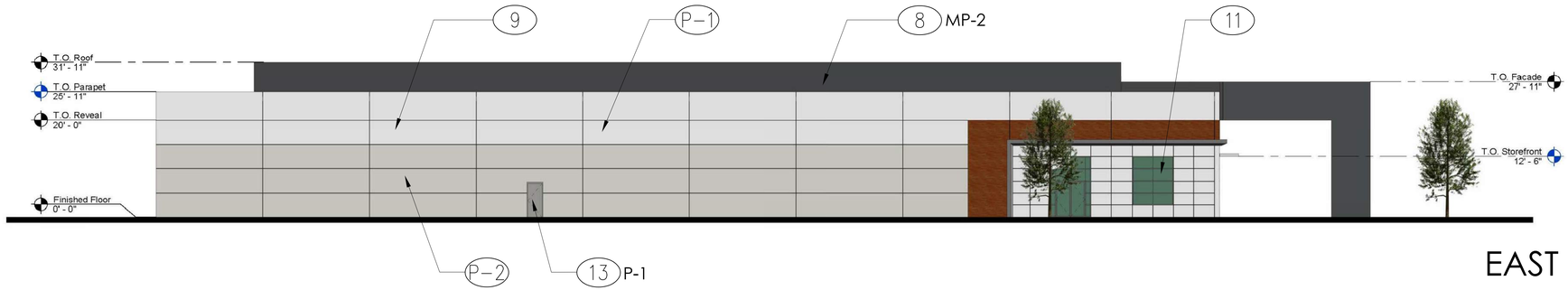
WEST & NORTH EXTERIOR ELEVATIONS

RMW Proj No: 17403 01/28/19

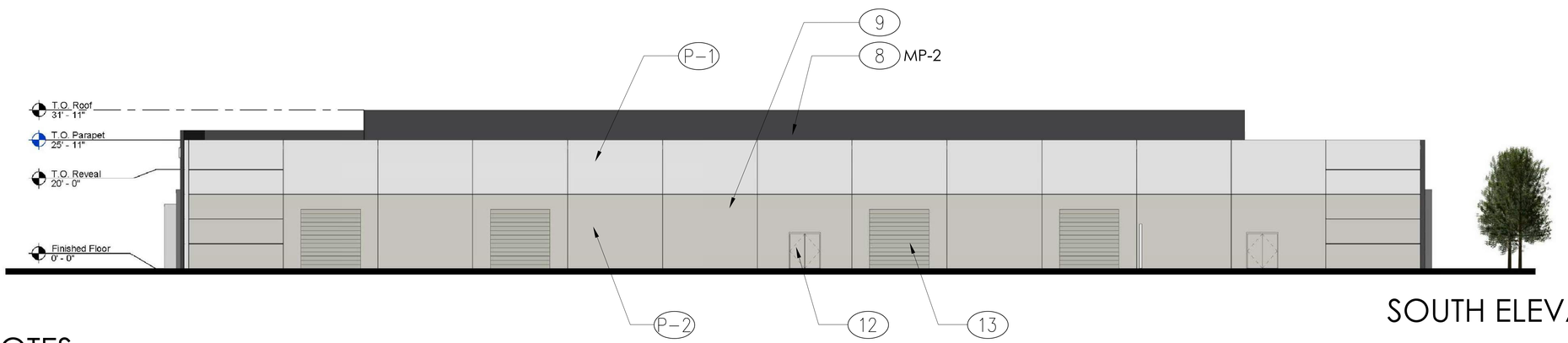
A3.1

SHEET 6 OF 7

Attachment: Project Plans (2454 : Madrone Parkway Carpenters Training Center)



EAST ELEVATION



SOUTH ELEVATION

KEY NOTES

1. LOGO GRAPHIC ON ALUMINUM PANEL
2. BUILDING SIGNAGE, 1'-6" TALL, 1/2" THICK ALUMINUM BLOCK STYLE LETTERING
3. MP-1: METAL PANEL SIDING, HORIZONTAL ORIENTATION, COLOR: METALLIC DARK GREY
4. WT-1: WALL TILE, DARK WALNUT PATTERN & COLOR
5. ST-1: STONE TILE , BRAZILIAN ALPINE QUARTZITE, WHITE
6. ADDRESS LOCATION
7. CANOPY, STEEL C-CHANNEL W/ PERFORATED METAL INFILL COLOR: P-1
8. MP-2: METAL PANEL MECHANICAL SCREEN, HORIZONTAL ORIENTATION, COLOR: METALLIC SILVER
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PAINT P-2: SHERWIN WILLIAMS-ELLIE GREY, SW-7650
PAINT P-3: SHERWIN WILLIAMS-FRONT PORCH, SW-7651

0 10 20 30 40

3/32 " = 1'-0"

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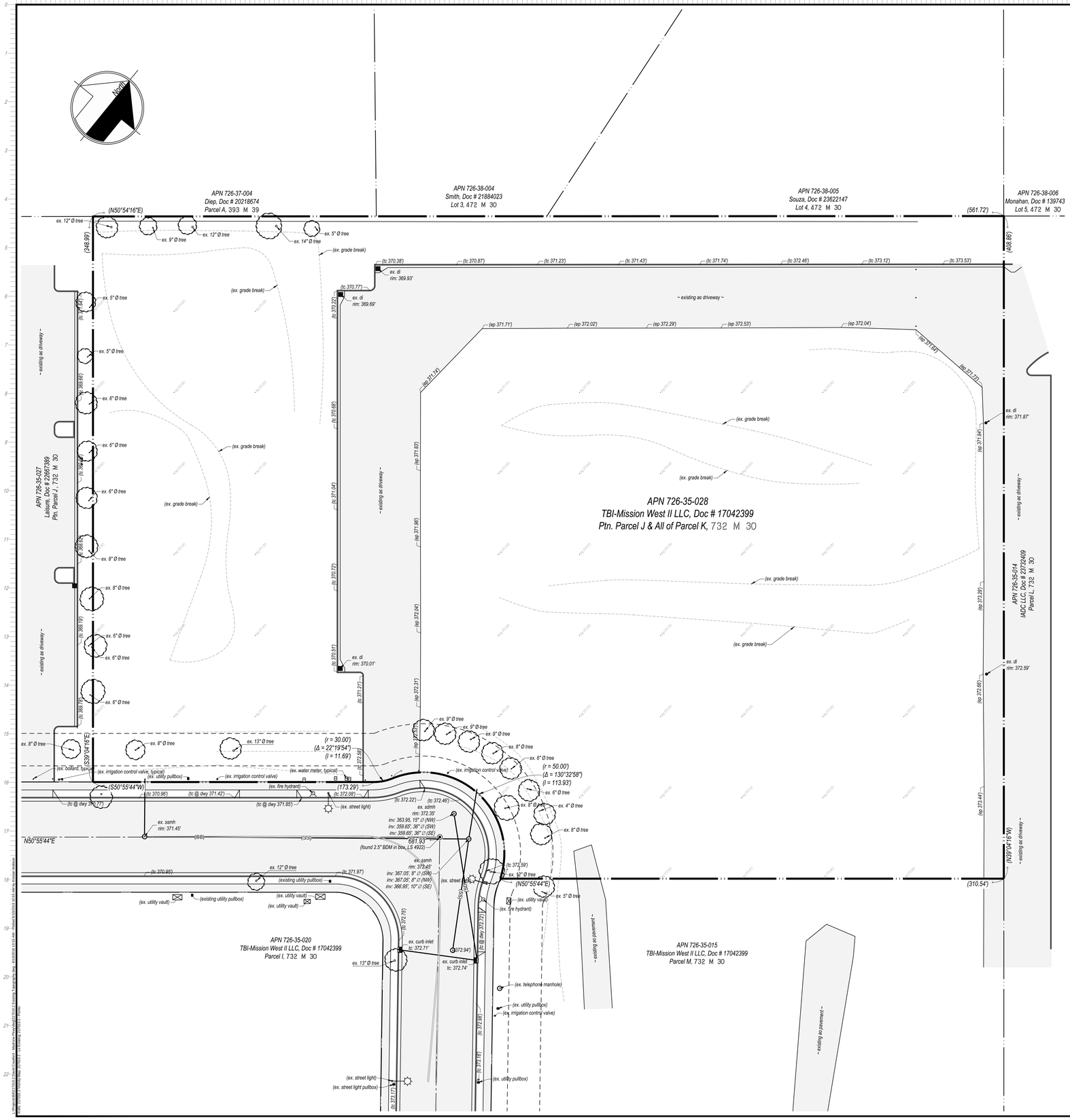
EAST & SOUTH EXTERIOR ELEVATIONS

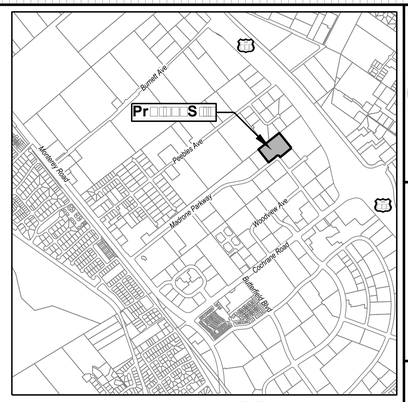
RMW Proj No: 17403 01/28/19

A3.2

SHEET 7 OF 7

Attachment: Project Plans (2454 : Madrone Parkway Carpenters Training Center)





08/16/2018 10:55am
FOR PLANC EC ONLY

REGISTERED PROFESSIONAL ENGINEER
WILLIAM J. McCLINTOCK
No. 24893
EXP. 12-31-2019
STATE OF CALIFORNIA

FOR PLANC EC ONLY
signature shall be provided upon approval

MH engineering Co.

16075 Vineyard Boulevard
Morgan Hill, CA 95037

Existing Topography

Carpenter's Union - Madrone Parkway

Engineer:

William J. McClintock, RCE 24893
MH Engineering
16075 Vineyard Blvd.
Morgan Hill, CA 95037
408.779.7381
billm@mhengineering.com

Project Information:

APN 726-35-028

Present Use:	Vacant
Proposed Use:	Commercial
Present Zoning:	PUD
Proposed Zoning:	PUD
Sanitary Sewer:	
Gas and Electric:	PG&E
Water:	
Telephone:	
Existing Improvements:	As Shown
Area:	4.93 ac
Topo:	Field Topo

Benchmark: Elevations shown on this plan are based on the top of curb inlet located at the southeasterly return of the angle point in Madrone Parkway. Elevation=372.71' (NAVD '88)

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

Flood Zone: The property lies wholly in Zone D, areas in which flood hazards are undetermined, but possible, per FEMA Firm Panel 06085C0443H, effective May 18, 2009.

Underground Utility Note: Observed surface evidence of utility lines including facilities, appurtenances and markings where used in depicting the locations of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised tat excavation may be necessary.

DATE:	8/10/18
SCALE:	1" = 30'
DRAWN BY:	KW
CHECKED BY:	WJM

JOB NO.
217010.2

SHEET 1 OF 1

Attachment: Project Plans (2454 : Madrone Parkway Carpenters Training Center)

GRADING AND SITE PREPARATION NOTES

1. ALL AREAS TO RECEIVE FILL SHALL BE STRIPPED TO A DEPTH TO BE DETERMINED BY THE SOILS ENGINEER. ANY A.C. OR P.C.C. PAVING SHALL BE SCARIFIED & REMOVED & SUBGRADE PREPARED & COMPACTED PER SOIL ENGINEER'S RECOMMENDATIONS PRIOR TO ANY FILLING.

2. ALL MATERIAL TO BE USED AS FILL WITHIN BUILDING PAD AREAS & PARKING OR DRIVEWAY AREAS TO BE FREE OF ALL VEGETATION & FOREIGN MATTER AND SHALL BE APPROVED BY SOILS ENGINEER.

3. ALL BUILDING PADS TO BE COMPACTED TO 90% RELATIVE COMPACTION; DRIVEWAY & STREET AREAS TO BE COMPACTED TO 95% RELATIVE COMPACTION AS PER ASTM D1557-91.

4. BUILDING PAD TO BE LEVEL SIDE-TO-SIDE AND FRONT-TO-REAR, UNLESS OTHERWISE SHOWN.

5. STRIPPING MAY BE PLACED IN PLANTING AREA OR BURIED IN DESIGNATED PARK AREAS; ALL EXCESS STRIPPING SHALL BE HAULED AWAY. PAVING DEBRIS SHALL BE HAULED AWAY TO AN APPROVED DISPOSAL SITE.

6. ALL WORK SHOWN OR NOTED ON THESE PLANS SHALL BE DONE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER, ALL LOCAL, STATE, AND FEDERAL MINIMUM STANDARDS AND THE LATEST EDITION OF THE UNIFORM BUILDING CODE. NOTIFY SOILS ENGINEER 2 WORKING DAYS PRIOR TO BEGINNING OF ANY GRADING. THE SOIL ENGINEER IS _____. PROJECT NO. ____, DATED ____.

7. CONNECTIONS TO EXISTING PUBLIC UTILITIES SHALL BE DONE WITH APPROVAL & IN ACCORDANCE WITH THE UTILITY COMPANY'S REQUIREMENTS.

8. CONTRACTORS SHALL PROTECT ALL EXISTING SITE IMPROVEMENTS NOT SCHEDULED FOR REMOVAL DURING CONSTRUCTION. THEY SHALL REPAIR ANY DAMAGE TO NEW CONDITION AT THEIR EXPENSE.

9. VERIFY ALL EXISTING SITE CONDITIONS, SITE DIMENSIONS AND GRADES PRIOR TO START OF WORK.

10. CONFORM TO THE RECOMMENDATIONS OF THE DRAWINGS, DETAILS AND SITE SOILS REPORT FOR COMPACTION, STRIPPING, GRADING, PAVING AND UTILITY TRENCHES.

11. SOIL COMPACTION TESTS SHALL BE PAID FOR BY THE OWNER/DEVELOPER AS PER NOTE 3.

12. ALL GRADING AND RELATED WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MORGAN HILL AND THE RECOMMENDATION OF THE SOILS ENGINEER.

13. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING SERVICES AND UNDERGROUND UTILITIES & SEWERS. LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE AND SHOWN FOR GENERAL INFORMATION ONLY. CONTRACTOR SHALL CALL U.S.A. AT 800-642-2444 48 HOURS PRIOR TO UNDERGROUND WORK FOR FIELD LOCATOR SERVICE.

14. CONTRACTOR SHALL VERIFY THE LOCATIONS OF THE BUILDING AND PARKING IMPROVEMENTS FROM THE ARCHITECT'S DIMENSIONED DRAWING.

15. FOUNDATIONS AND FOOTING DETAILS SHOWN ARE FOR GRADING RELATIONSHIPS ONLY. CONTRACTOR SHALL REFER TO DIMENSIONED STRUCTURAL OR ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONED DETAILS.

16. ANY VOIDS CREATED BY STRUCTURE REMOVAL, TREE REMOVAL, SEPTIC TANK AND LEACH LINE REMOVAL MUST BE BACKFILLED WITH PROPERLY COMPACTED NATIVE SOILS THAT ARE FREE OF ORGANICS & OTHER DELETERIOUS MATERIALS OR WITH APPROVED IMPORT FILL & COMPACTED TO THE SOILS ENGINEER'S RECOMMENDATIONS.

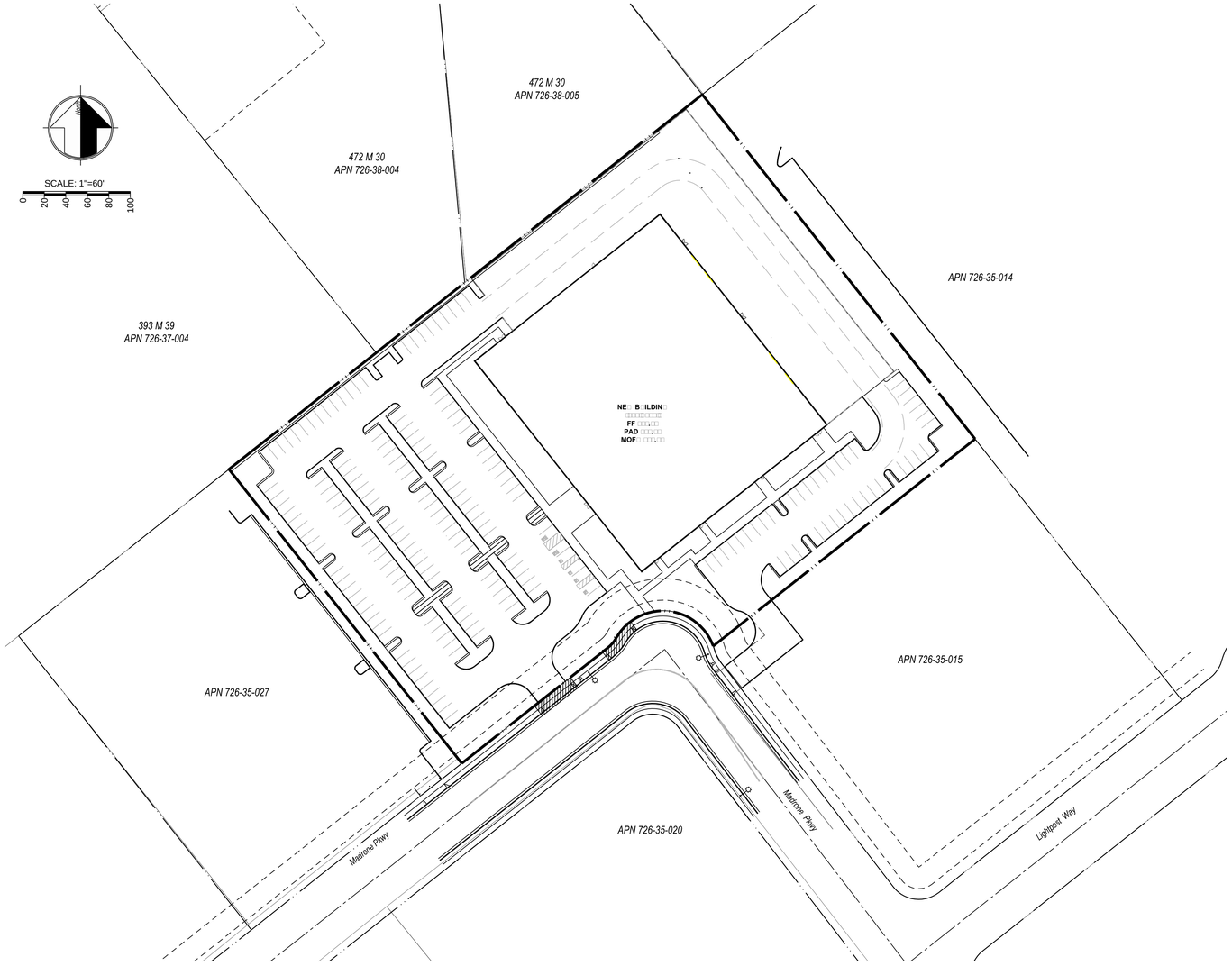
17. IT SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR, DURING THE GRADING OPERATION, IN COOPERATION WITH MH ENGINEERING TO VERIFY QUANTITIES WITHIN THIS PROPERTY. THE EARTHWORK QUANTITIES SHOWN HAVE BEEN DILIGENTLY ESTIMATED BY THE ENGINEER, BASED UPON AVAILABLE INFORMATION, IN ORDER TO ASSIST THE CONTRACTOR. THE GROUND TOPOGRAPHY ELEVATIONS & CONTOURS WERE FURNISHED BY MH ENGINEERING.

18. DATE OF TOPOGRAPHY SURVEY IS 07-31-2017. MH ENGINEERING DOES NOT GUARANTEE CURRENT ACCURACY. CONTRACTOR SHALL FIELD VERIFY FOR HIMSELF THAT NO ADDITIONAL GRADING IMPORTING OR EXPORTING OF EARTH HAS TAKEN PLACE SINCE THE DATE OF THE TOPO SURVEY STATE.

19. THE EARTHWORK QUANTITIES SHOWN ARE PROVIDED AS A COURTESY AND CONVENIENCE TO THE CONTRACTOR. THE CUT & FILLS SHOWN ARE APPROXIMATE CALCULATED QUANTITIES BASED ON THE DIFFERENCE BETWEEN EXISTING GROUND ELEVATIONS (CONTOURS) & ROUGH GRADE ELEVATIONS. THE CALCULATION MAKES NO PROVISION FOR SCARIFICATION & COMPACTION WORK OR FILLS. FOR THIS REASON & BECAUSE OF VARIABLES SUCH AS COMPACTION, SHRINKAGE & THE CONTRACTOR'S METHOD OF OPERATION, THE VOLUME OF DIRT ACTUALLY MOVED IN THE FIELD WILL PROBABLY VARY TO SOME EXTENT FROM THE CALCULATED VOLUME. FOR THE PURPOSE OF APPROXIMATING THE SHRINKAGE, 15% WAS USED FOR THE FILL VOLUMES.

20. THE CONTRACTOR'S EARTHWORK BID REFLECTS HIS OWN CALCULATION OF THE EARTHWORK COMPACTED & COMPLETE IN PLACE TO THE DETAILS, LINE, AND GRADE SHOWN ON THE PLANS.

A BALANCED SITE SHALL BE THE GOAL OF THE GRADING CONTRACTOR. THE SITE SHALL BE BALANCED IN CONJUNCTION WITH MH ENGINEERING CO. BY USING THE FOLLOWING METHODS: 1. A SHORTAGE OF DIRT SHALL BE REMEDIED BY LOWERING THE PADS UNIFORMLY TO A MAXIMUM OF 0.3 FEET BELOW DESIGN GRADE. 2. AN EXCESS OF DIRT SHALL BE REMOVED BY RAISING THE PADS UNIFORMLY TO A MAXIMUM OF 0.5 FEET ABOVE DESIGN GRADE. CONTRACTOR SHALL ACHIEVE A BALANCE OF THE SITE PRIOR TO FINISH GRADING.



Legend

Proposed	existing	Description
		Property Line
		Centerline
		Curb & Gutter
		Driveway Approach
SD	(SD)	Storm Drain
SS	(SS)	Sanitary Sewer
W	(W)	Water Main
	(G)	Gas
E	(E)	Electric
JT		Broadband
		Fence, type as shown
		Street Barricade (Std. A-31)
		Benchmark
		Monument, type as shown
2		Revision
D 15		Section
		Swale
2.2%	(2.1%)	Slope
		Storm Drain Manhole (Std. SD-1)
		Curb Inlet (Std. SD-5)
		Drop Inlet (SD-4)
		Sanitary Sewer Manhole (Std. S-4)
		Fire Hydrant (Std. W-9)
		Gate Valve
		Utility Pole
		Electrolier (Std. E-2)
S	S	Sewer Service
W	W	Water Service
Lot ##**		Zoning Deviation: 2nd Story Setback

PER IO S AND IMPER IO S S RFACES COMPARISON						
			Project Name	Carpenter's Union- Madrone Parkway		
			MH Project No.	217010.2		
	E C d		Pr d C d		D r	
S r :	S :		S :			
.		100.00%		100.00%		0.00%
Building Footprint(s)	0	0.00%	55,000	25.84%		25.84%
Parking	35124	16.50%	64213	30.17%		13.67%
Sidewalks, Patios, Paths, etc.	0	0.00%	6,144	2.89%		2.89%
Landscaping	0	0.00%	43,999	80.00%		80.00%
Undeveloped	177,725	83.50%	0	0.00%		-83.50%
Permeable Pavement	0	0.00%	43,493	20.43%		20.43%
T		100.00%		100.00%		0.00%
Impervious Surfaces	35,124	16.50%	125,357	58.89%		42.39%
Pervious Surfaces	177,725	83.50%	87,492	41.11%		-42.39%
T		100.00%		100.00%		0.00%
New impervious area is 90233sf > 20000 SF			TIER 4 MITIGATION			

"Carpenter's Union" LID - BMP Sizing Calcs							8/29/2018
Proposed BMP No.	BMP Impervious Area: Public Hardscape (S.F.)	BMP Impervious Area: Roof & Private Yard Landscape (S.F.)	85th Percentile (1.6" Rain) First Flush Volume to Treat (Cu. Ft.)	Proposed BMP Surface Area (S.F.)	Native Soil Infiltration Rate (In/Hr.)	BMP Loading Depth (Inches)	BMP Infiltration Duration (Hrs.) 8
1	5,927	17,232	3,088	2,000	0.5	11.6	23.2
2	21,416	42,432	8,513	5,400	0.5	11.8	23.6
3	4,584	0	611	400	0.5	11.5	23
4	25,168	37,192	8,315	5,200	0.5	12	24

Note: This property is part of a larger development "Madrone Parkway", which has already developed retention ponds "A" and "B" sized for full development of each and every parcel in the subdivision. So no onsite retention is provided, only storm water treatment Bio-Swales located in the planters.

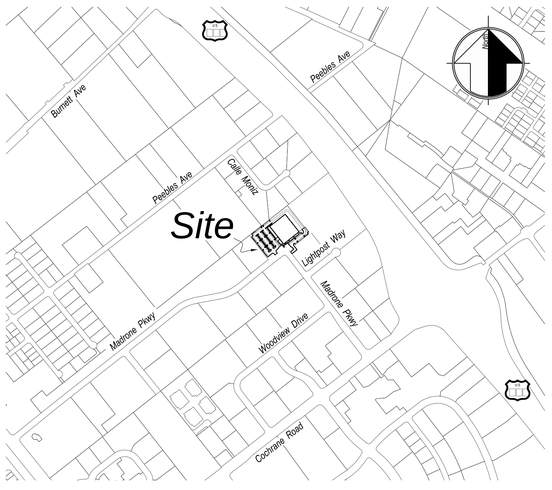
Carpenters Training Center

preliminary grading plan

owner:
TBI-MISSION WEST II LLC18210 1960
THE ALAMEDA #20
SAN JOSE, CA 95126

engineer:
MH ENGINEERING
16075 VINEYARD BLVD.
MORGAN HILL, CA 95037
(408) 779-7381

architect:
RMW ARCHITECTURE & INTERIORS
1718 THIRD STREET, SUITE 101
SACRAMENTO, CA 95811
(916) 449-1700 Ext. 413



01/21/2019 9:43am
FOR PLANC EC ONLY
REGISTERED PROFESSIONAL ENGINEER
WILLIAM J. McCLINTOCK
No. 24893
EXP. 12-31-2019
STATE OF CALIFORNIA
FOR PLANC EC ONLY
signature shall be provided upon approval

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

Cover Sheet

Carpenters Training Center
Madrone Parkway

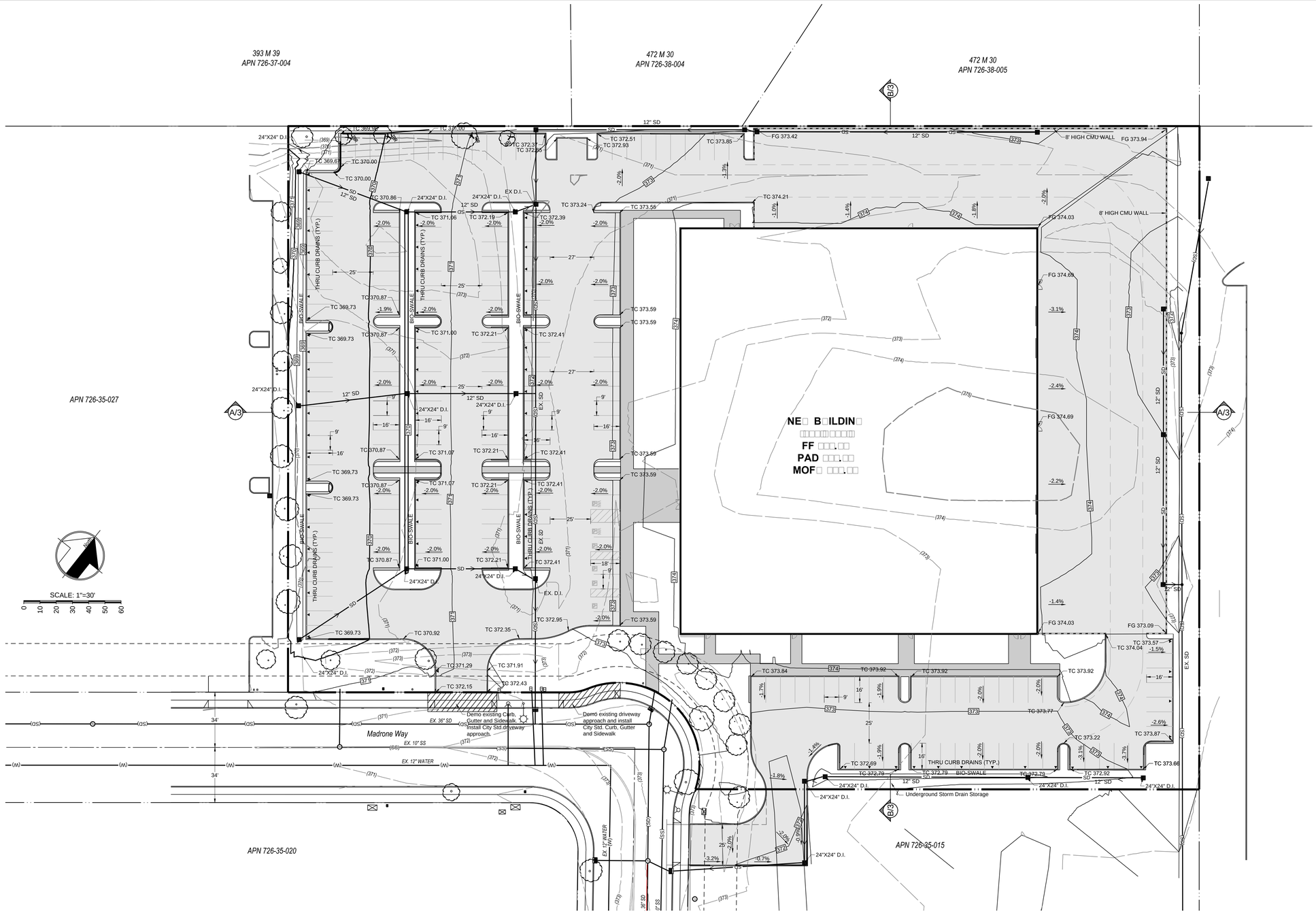
DATE: 1/19
SCALE: 1"=60'
DRAWN BY: MM
CHECKED BY: WJM

JOB NO. 217010

SHEET 1 OF 3

Attachment: Project Plans (2454 : Madrone Parkway Carpenters Training Center)

U:\Projects\2017\217010 Carpenters Union - Madrone Pkwy\dwg\217010.01-Grading Plan Cover Sheet.dwg - 1/21/2019 9:43 AM - Plotted 1/21/2019 9:44 by WILLIAM MCCLINTOCK (Date: 01/18/2019) (Xrefs: 01/18/2019) (Layout Tab: 1)



LE□END:

TBR	EXISTING TREE TO BE REMOVED
EX.	EXISTING

01/21/2019 9:27am
FOR PLANC□EC□ ONLY

REGISTERED PROFESSIONAL ENGINEER
WILLIAM J. McCALTNEY
No. 24893
EXP. 12-31-2019
STATE OF CALIFORNIA

FOR PLANC□EC□ ONLY
signature shall be provided upon approval

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

Preliminary Grading Plan

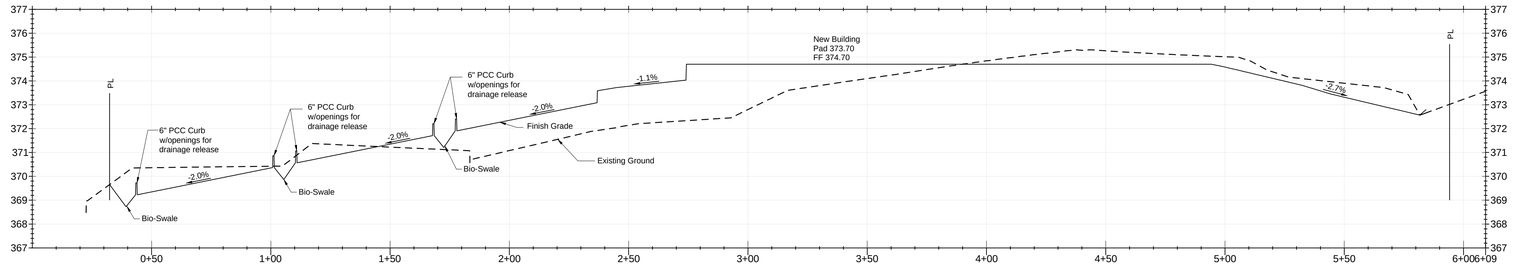
Carpenters Training Center
Madrone Parkway

DATE:	1/19
SCALE:	1" = 20'
DRAWN BY:	RS
CHECKED BY:	WJM

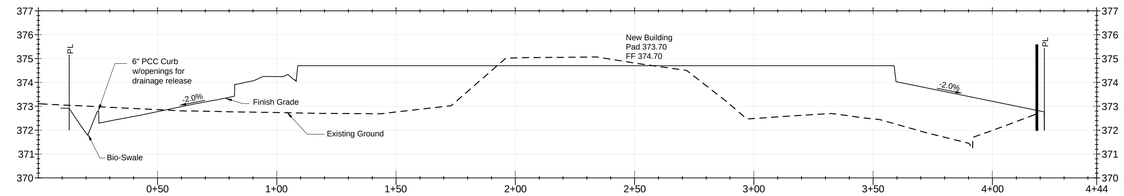
JOB NO. **217010**

SHEET 2 OF 3

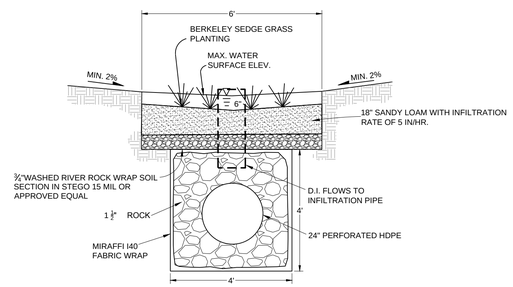
Attachment: Project Plans (2454 : Madrone Parkway Carpenters Training Center)



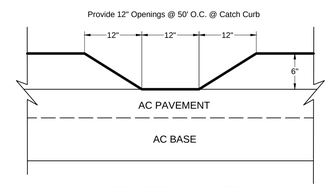
PROFILE: Section AA
SCALE H: 1"=30' SCALE V: 1"=3'



PROFILE: Section BB
SCALE H: 1"=30' SCALE V: 1"=3'



BIO SWALE DETAIL



CURB OPENING DETAIL

GRADING QUANTITIES	
STRIPPING	1,970
CUT	3,928
FILL	2,748
EXPORT	3,150

01/21/2019 9:27am
FOR PLANC EC ONLY
REGISTERED PROFESSIONAL ENGINEER WILLIAM J. McCALLINGER No. 24893 EXP. 12-31-2019 STATE OF CALIFORNIA
FOR PLANC EC ONLY
signature shall be provided upon approval

Grading X-Sections

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

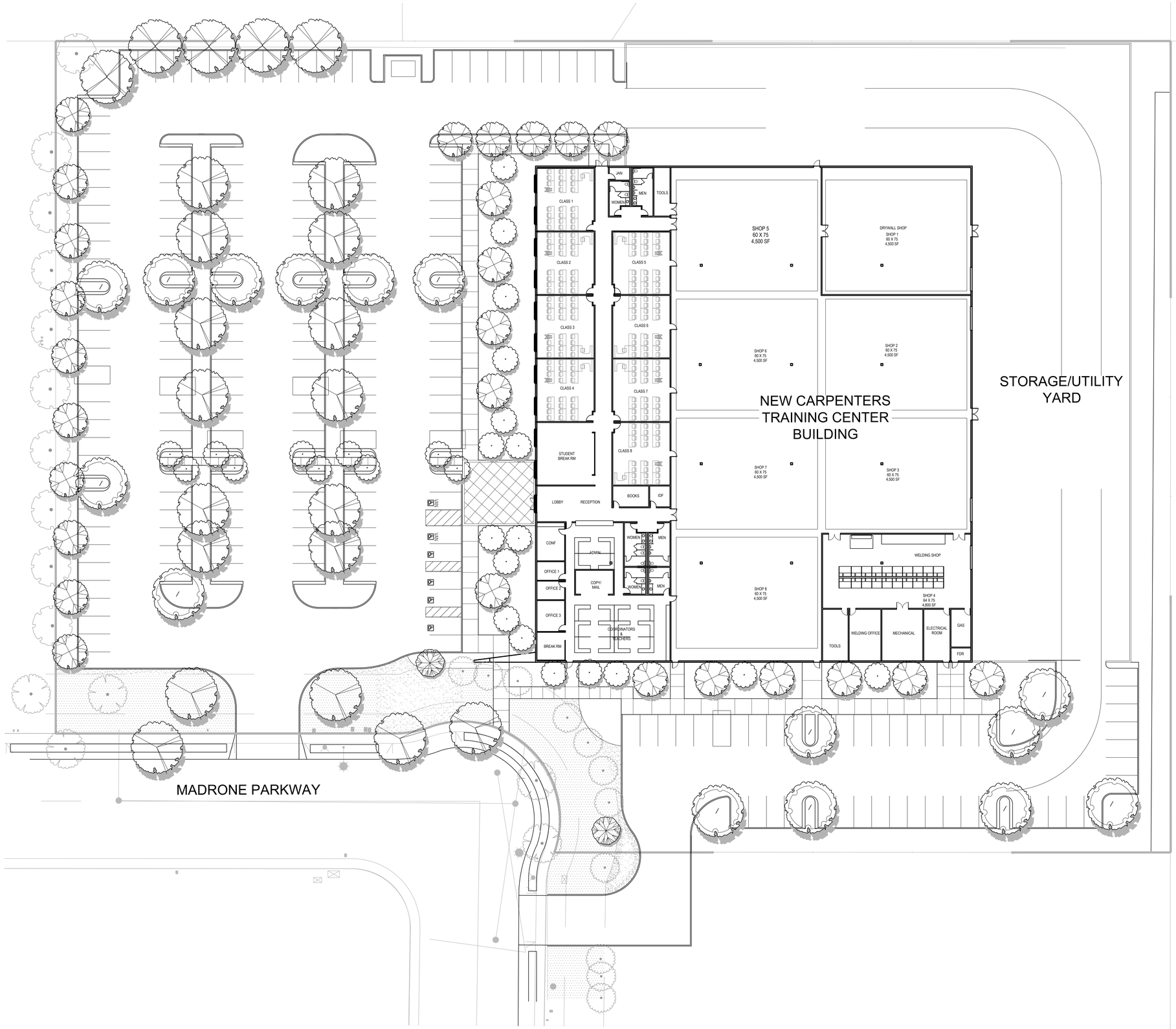
Carpenters Training Center
Madrone Parkway

DATE: 1/19
SCALE: 1" = 20'
DRAWN BY: RS
CHECKED BY: WJM

JOB NO. 217010

SHEET 3 OF 3

Attachment: Project Plans (2454 : Madrone Parkway Carpenters Training Center)



PROPOSED PLANT PALETTE

TREES	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS IV	QTY
	LIRIODENDRON TULIPIFERA	TULIP TREE	15 GAL	MOD	12
	PLATANUS X ACERIFOLIA	EXISTING LONDON PLANE TREE	TO REMAIN		5
	PRUNUS C.'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	15 GAL	LOW	2
	PRUNUS CERASIFERA	EXISTING FLOWERING PLUM	TO REMAIN		11
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24"BOX	LOW	5
	QUERCUS AGRIFOLIA	EXISTING COAST LIVE OAK	TO REMAIN		10

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS IV	QTY
AH	ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	LOW	37
BB	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA	1 GAL	LOW	1,095
CD	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	LOW	259
CC	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	MOD	71
CT	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	LOW	571
DP	DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	5 GAL	LOW	59
HH	HELIANTHEMUM N. 'HENFIELD BRILLIANT'	HENFIELD BRILLIANT ROCK ROSE	1 GAL	LOW	684
HA	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	LOW	60
LP3	LOROPETALUM C. 'PURPLE PIXIE'	PURPLE PIXIE LOROPETALUM	1 GAL	LOW	230
NL2	NANDINA DOMESTICA 'LEMON LIME'	LEMON LIME NANDINA	5 GAL	LOW	178
RC	RHAMNUS CALIFORNICA	CALIFORNIA COFFEE BERRY	5 GAL	LOW	29
RO	RHUS OVATA	SUGAR BUSH	5 GAL	LOW	23

GROUNDCOVER	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS IV	QTY
	TURF SOD RTF - RHIZOMATOUS TALL FESCUE	AVAILABLE BY AMERI-TURF 800.828.8882	SOD	MOD	2,274 SF
	EXISTING TURF TO REMAIN				

GENERAL NOTES:

- TREE LAYOUT IS SCHEMATIC. FINAL TREE LOCATIONS AND SPECIES SUBJECT TO CITY REVIEW.
- ALL LANDSCAPE AREAS THAT ARE INSTALLED BY DEVELOPER SHALL RECEIVE IRRIGATION BY MEANS OF AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM(S). THE SYSTEM(S) WILL BE DESIGNED UTILIZING BACKFLOW PREVENTION DEVICES TO MEET LOCAL AND UBC CODES. IRRIGATION HEADS SHALL BE DESIGNED TO MINIMIZE OVERSPRAY AND RUNOFF.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LANDSCAPE AREA PERCENTAGES

	SQUARE FEET	PERCENT OF SITE
SHRUB AREA	31,818	77%
TURF (EXISTING)	7,390	18%
TURF (NEW)	2,227	5%
TOTAL LANDSCAPE AREA	41,435	100%

Carpenters Training Committee for Northern California

CARPENTERS TRAINING CENTER

Morgan Hill, California

SITE PLAN
CONCEPTUAL LANDSCAPE PLAN
JANUARY 2019

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558
tel: 707.224.2299
www.vandertoolen.com

0' 10' 20' 40'
SCALE: 1" = 20'-0"
NORTH

L-1
Project No. 07818

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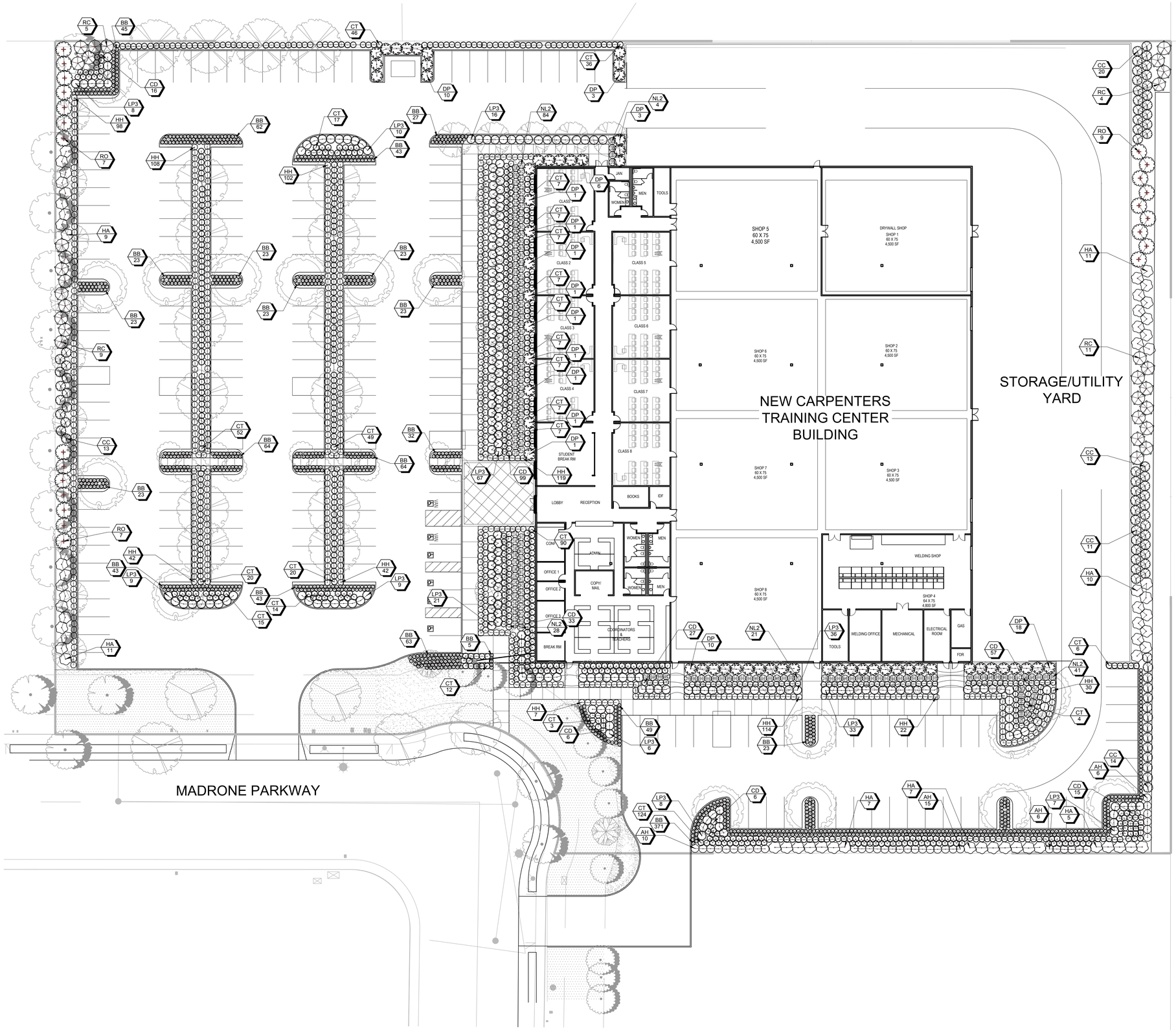

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TURF (NEW)	2,227	5%
TOTAL LANDSCAPE AREA	41,435	100%

Carpenters Training Committee for Northern California

CARPENTERS TRAINING CENTER

Morgan Hill, California

PRELIMINARY PLANTING PLAN

CONCEPTUAL LANDSCAPE PLAN

JANUARY 2019

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558

tel: 707.224.2299
www.vandertoolen.com

0' 10' 20' 40'

SCALE: 1" = 20'-0"

NORTH

L-2

Project No. 07818

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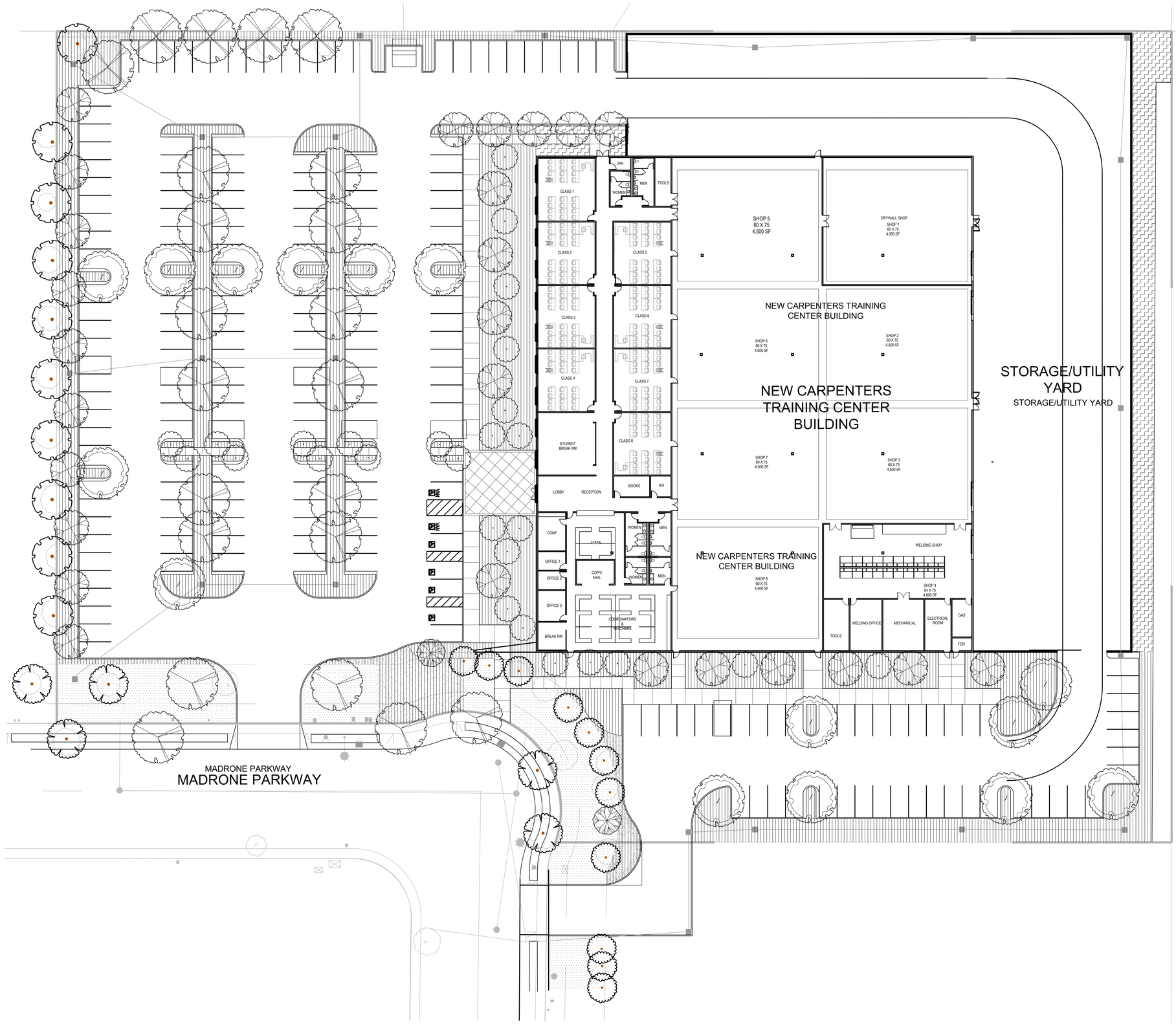
Attachment: Project Plans (2454 : Madrone Parkway Carpenters Training Center)



IRRIGATION NOTES

1. IRRIGATION ZONES: ALL LANDSCAPED AREAS HAVE AN IRRIGATION ZONE DESIGNATION OF "SHRUBS / GROUNDCOVERS/ TREES' OR 'TURF." NO IRRIGATION ZONES FOR ANNUALS AND TURFED SLOPES EXCEEDING 10% ARE PROPOSED.

2. DEPTH OF IRRIGATION LINES: ALL ON-GRADE LATERAL LINES SHALL BE BURIED TO A DEPTH OF 18" MIN. ALL ON-GRADE MAINLINES SHALL BE BURIED TO A DEPTH OF 24" MIN.

3. BACKFLOW PREVENTER: BACKFLOW PREVENTER SHALL BE A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (FEBCO 825Y OR EQUAL) TYPE AS APPROVED BY WATER PURVEYOR.

4. IRRIGATION SPRINKLER TYPES: ALL SPRINKLERS SHALL UTILIZE MATCHED PRECIPITATION, PRESSURE COMPENSATING NOZZLES FOR MAXIMUM UNIFORMITY OF DISTRIBUTION. IRRIGATION SYSTEMS TO BE INSPECTED PERIODICALLY FOR BROKEN OR DEFICIENT EQUIPMENT.

5. IRRIGATION CONTROLLERS: CONTROLLER SHALL BE AN AUTOMATIC ET (EVAPOTRANSPIRATION) WITH MULTIPLE PROGRAMMING CAPABILITY. CONTROLLER TO BE REPROGRAMMED SEASONALLY TO MINIMIZE RUNOFF OR OVER WATERING. MOISTURE SENSING DEVICES SHALL BE UTILIZED TO CONTROL IRRIGATION CYCLES ACCORDING TO SPECIFIC IRRIGATION REQUIREMENTS.

6. CLASS OF IRRIGATION PIPE: ALL MAINLINE SHALL BE SCHEDULE 40 PVC. ALL LATERAL LINE SHALL BE CLASS 200 PVC.

7. IRRIGATION EMITTERS: ALL TURF AREAS SHALL BE IRRIGATED USING LOW FLOW IRRIGATION SYSTEM. ALL SHRUB/ GROUNDCOVER AREAS SHALL BE IRRIGATED USING DRIP IRRIGATION SYSTEM. ALL TREE AREAS SHALL BE IRRIGATED USING BUBBLER IRRIGATION SYSTEM.

8. RECLAIMED WATER: IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET SOUTH COUNTY REGIONAL WATER REUSE AUTHORITY REQUIREMENTS FOR FUTURE RECLAIMED WATER SYSTEM.

IRRIGATION CONCEPT STATEMENT

THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (TITLE 23 - DIVISION 2-CHAPTER 2.7) AND THE CITY OF MORGAN HILL WATER EFFICIENT LANDSCAPE STANDARDS.

THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.

THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS, AND LOW FLOW IRRIGATION FOR TURF PLANTINGS.

PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.

WATER USE CALCULATIONS FOR LANDSCAPE

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR IS BASED ON THE FOLLOWING FORMULA:

MAWA = (ETo)(0.62) [(ETAF x LA) + (1.0-ETAF) x SLA)]

THE ESTIMATED TOTAL WATER USE (ETWU) IS THE SUM TOTAL OF ESTIMATED WATER USE FOR EACH HYDROZONE IN GALLONS PER YEAR AND IS BASED ON THE FOLLOWING FORMULA:

$$ETWU = (ETo)(0.62)\left[\left(\frac{PF}{IE}\right)(HA) + SLA\right]$$

ETo = ANNUAL EVAPOTRANSPIRATION RATE
ETo = ANNUAL EVAPOTRANSPIRATION RATE
ETAF = EVAPOTRANSPIRATION ADJUSTMENT FACTOR
LA = TOTAL LANDSCAPE AREA (INCLUDES SLA)
SLA = SPECIAL LANDSCAPE AREA
HA = HYDROZONE PLANT AREA
PF = PLANT FACTOR (0.4 FOR MODERATE WATER USE; 0.2 FOR LOW WATER USE)
IE = IRRIGATION EFFICIENCY FACTOR (0.81 FOR MINIMUM)
0.45 = ET ADJUSTMENT FACTOR
0.62 = CONVERSION FACTOR (TO GALLONS/SQUARE FOOT)

MAWA = (49.5)(0.62)[(0.45 x 42,434 - 0.45) x 0)] = 586,035 GAL/YR

ETWU = (49.5)(0.62)[(18,569+0)] = 569,881 GAL/YR

HYDROZONE LEGEND

- TREES, SHRUBS & GROUNDCOVERS - SOUTH/ WEST
- TREES, SHRUBS & GROUNDCOVERS - NORTH/ EAST
- NEW TURF PLANTING
- EXISTING TURF TO REMAIN

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

Carpenters Training Committee
for Northern California

CARPENTERS TRAINING CENTER

Morgan Hill, California

HYDROZONE PLAN
CONCEPTUAL LANDSCAPE PLAN
JANUARY 2019

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558

tel: 707.224.2299
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0' 10' 20' 40'
SCALE: 1" = 20'-0"
NORTH

L-3
Project No. 07818

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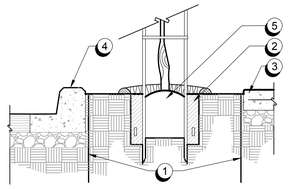
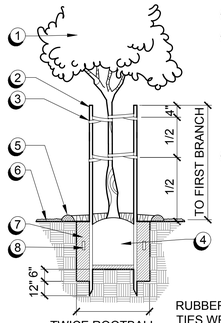
Attachment: Project Plans (2454 : Madrone Parkway Carpenters Training Center)

1. ALL TREES PLANTED WITHIN 5' OF PAVING, WATER METERS, OR JOINT TRENCHES SHALL RECEIVE LINEAR RECYCLED PLASTIC ROOT BARRIER PARALLEL TO CURB AND WALK-EACH SIDE (24"DEPTH X4' LENGTH, MIN.) MANUF. DEEPROOT. #UB-24-2. (800) 458-7668.
2. WATERING TUBES WITH GRATE CAP.
3. CONCRETE (25% FLY ASH) PAVING.
4. CONCRETE CURB AND GUTTER PER CIVIL ENGINEER.
5. TREE ROOTBALL. SEE DETAIL C, THIS SHEET FOR TREE PLANTING INFORMATION.



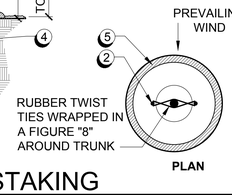
NOTE:
-REFER TO TREE/UTILITY PLAN FOR TREE PLACEMENT AND SETBACKS.

A ROOT BARRIER
N.T.S



ELEVATION

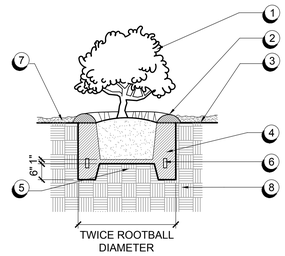
1. TREE.
2. 2" DIAMETER LODGE POLE PINE STAKE SET 30" INTO GRADE OR UNDISTURBED SUBGRADE A MINIMUM OF 12" BELOW BOTTOM OF ROOTBALL. PLACE STAKES PERPENDICULAR TO PREVAILING WINDS.
3. RUBBER TWIST TIES - KNOT AND ATTACH TO STAKE W/ ROOFING TACK.
4. TREE ROOTBALL SET ON LIGHTLY TAMPED SOIL. DO NOT PENETRATE ROOTBALL WITH STAKES.
5. 3" DEEP WATERING BASIN W/ 3" DEPTH BARK MULCH
6. FINISH GRADE.
7. AMENDED BACKFILL.
8. (4) PLANT TABLETS SET AT $\frac{1}{2}$ THE ROOTBALL DEPTH.



PLAN

NOTE:
-SCARIFY SIDES OF PLANTING PIT.
-FERLTILIZED TABS ARE NOT TO BE USED WITH CALIFORNIA NATIVE PLANTS.
-DO NOT USE AMENDED SOIL FOR CALIFORNIA NATIVE TREES.
-SET CROWN OF ROOTBALL 1" ABOVE GRADE.

B TREE STAKING
N.T.S.



1. SHRUB - SET CROWN OF ROOTBALL 2" ABOVE FINISH GRADE.
2. 3" HIGH WATERING BASIN.
3. FINISH GRADE.
4. AMENDED BACKFILL.
5. SET ROOTBALL ON LIGHTLY TAMPED SUPPORT.
6. (2) 21 GRAM PLANT TABLETS.
7. 3" DEPTH MULCH.
8. COMPACTED SUBGRADE OR ENGINEERED FILL.

NOTE:
1. FERTILIZER TABS ARE NOT TO BE USED WITH CALIFORNIA NATIVE SHRUBS.
2. DO NOT USE AMENDED SOIL FOR CALIFORNIA NATIVE SHRUBS.

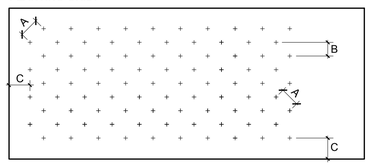
C SHRUB
N.T.S.

PLANT SPACING SCHEDULE:

A = TRIANGULAR SPACING	B= ROW SPACING*	C=PERIMETER SET-BACK
6"	5"±	4"
12"	10 1/2"±	10"
18"	16"±	12"
24"	21"±	18"
36"	31"±	24"

* 0.866 X A

PLANTING GRID:



D GROUND COVER SPACING CHART
N.T.S.

Carpenters Training Committee for Northern California

CARPENTERS TRAINING CENTER
Morgan Hill, California

PRELIMINARY PLANTING DETAILS
CONCEPTUAL LANDSCAPE PLAN
JANUARY 2019

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558
tel: 707.224.2299
www.vandertoolen.com

0' 10' 20' 40'
SCALE: 1" = 20'-0"
NORTH

L-4
Project No. 07818

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Attachment: Project Plans (2454 : Madrone Parkway Carpenters Training Center)

CARPENTERS TRAINING COMMITTEE FOR NORTHERN CALIFORNIA
A Joint Labor & Management Sponsored Training Program
Mark Fuchs, Executive Director

Administrative Offices
2350 Santa Rita Road
Pleasanton, CA 94566-4135
Tel: 925.462.9640 Fax: 925.462.8307
www.ctcnc.org

EXHIBIT 1A

October 31, 2018

CARPENTERS TRAING CENTER – MORGAN Hill:
Supplemental C.U.P. Information

Detailed Descriptions of Schedule, Classes, & Daily Parking Demand

1. Daily Training Schedule

The typical daily training schedule is from 7:00 a.m. to 4:30 p.m., Monday through Thursday. The instructors and other staff arrive early at 6:00 a.m. to prepare for the day's class. On weeks when we have a holiday on Monday, we bump the schedule back to Tuesday through Friday. All classes are run simultaneously, and all the classrooms will be used most of the time to provide training. Generally, the campus has students in class 48 to 50 weeks a year. We close the campus at least two weeks a year for maintenance and updates.

We also provide journeyman skill upgrade classes during the evenings and Saturdays, from 5:00 p.m. to 9:30 p.m. in the evenings, and Saturdays, from 7:00 a.m. to 5:00 p.m., depending on the course of study. Anticipated use for this purpose is possibly two evenings a week, twice a month, and one Saturday a month.

2. Daily Class Description

The Morgan Hill Carpenters Training Center will train apprentices in two specific occupational classifications at this facility:

Carpenters – about half of our apprentice population falls in this category; Rough framing, bridge building, concrete formwork, exterior finishes, interior finishes and trim, layout work, welding.
There will be 3 to 4 classes running daily with 15 to 20 apprentices in each class.

Drywall/Lathers – about a half of our apprentices fall in this category; light gauge metal framing, gauge metal welding, hollow metal doors and windows, drywall applications, and metal lathing. There will be 3 to 4 classes running daily with 15 to 20 apprentices in each class.

For the above trades, Carpenters, Drywall/Lathers, 7-8 classrooms per week will be used for classes.

Attachment: Madrone Carpenters Training - Proposed Operations-classes-parking (2454 : Madrone Parkway Carpenters Training Center)

3. **Daily Parking Demand**

Table 1: CTC Parking Demand per Day

Occupation Category	Classes per week	Students per class	Students per day (min-max)
Carpenters	3-4	15-20	60-80
Drywall/Lathers	3-4	15-20	60-80
SUBTOTAL (apprentices)	**7-8**	**15-20**	**120-160**
Staff per day (admin/teachers)			**12-15**
TOTAL (parking/day)			**132-175**

At maximum capacity, the Carpenters Training Center will have a parking demand of 175 parking spaces. This accommodates all apprentices, faculty and staff. The proposed site plan provides 210 parking spaces to meet the parking requirements of the Training Center. Below are descriptions of the morning and afternoon peak traffic periods.

Morning Peak Traffic- Faculty and staff will start arriving on site at 6:00 a.m. With classes starting at 7 a.m., most apprentices will be arriving on site between 6:15 and 7:00 a.m. The number of apprentices arriving during this period will range from 120-160 students depending on the number of classes offered and enrollment for the week.

Afternoon Peak Traffic- The peak traffic period for the Training Center in the afternoon will be from 4:30-5:00 p.m. when classes end for the day. The number of apprentices exiting the site at this time will range from 120-160 students as described above. Faculty and staff will begin leaving the center from 5:00-6:00 p.m. when the facility closes for the day.

On evenings when journeyman training is offered, we anticipate a class size of 20-25 journeymen arriving on site between 4:30-5:00 p.m. This will occur 4 times a month typically. On these evenings, the apprentices will be leaving the center when journeymen are also arriving on site for their evening training class.

4. **Exterior "SURVEYING & LAYOUT" and "MATERIAL STORAGE" Yard description**

The area of the yard off of the eastern side of the building labeled "SURVEYING & LAYOUT" will be utilized for the practice of surveying and building layout. This is a paved area, kept clear of obstacles, and the pavement is marked on as apprentices practice their surveying and layout skills. Apprentices will use construction surveying equipment such as levels, transits, and surveying rods. Associated with the surveying and layout work, the use of hammers and saws is occasionally needed.

The northern portion of the yard labeled "MATERIAL STORAGE" will be used for the storage of raw construction materials such as plywood, wood studs and beams, and light gauge metal framing. These materials will be stored on material storage racks approximately 8 feet tall. Where material is to be stored

Attachment: Madrone Carpenters Training - Proposed Operations-classes-parking (2454 : Madrone Parkway Carpenters Training Center)

next to the 8’ high CMU wall on the north property line, the storage racks will not exceed the height of the cmu wall. A small forklift is utilized in the yard for the purposes of moving, loading, and unloading materials on an as-needed basis.

If more information is needed please feel free to contact, Mark Fuchs, Executive Director, (925) 69-5656 cell, or via email, mfuchs@ctcnc.org

Jenna Luna

From: Jennifer Carman
Sent: Tuesday, September 03, 2019 3:26 PM
To: Jenna Luna
Subject: FW: Carperters Training - SR2019-007: Madrone Parkway

For the PC application file on the 10th

Jennifer Carman
Development Services Director
Engage With Us!

City of Morgan Hill
Development Services Center
17575 Peak Avenue, Morgan Hill, CA 95037

P: 408.778.6480 **DIRECT:** 408.310.4657
jennifer.carman@morganhill.ca.gov
morganhill.ca.gov | **facebook** | **twitter**

From: Brad Krouskup <Brad@toeniskoetter.com>
Sent: Tuesday, September 03, 2019 3:28 PM
To: Jennifer Carman <Jennifer.Carman@morganhill.ca.gov>; Jim Rowe <Jim.Rowe@morganhill.ca.gov>
Cc: Leslie Little <Leslie.Little@morganhill.ca.gov>; Edith Ramirez <Edith.Ramirez@morganhill.ca.gov>; Chuck Toeniskoetter <CJT@Toeniskoetter.com>; Dan Amend <Dan@toeniskoetter.com>; Mark Taylor (mtaylor@mcmorgan.com) <mtaylor@mcmorgan.com>
Subject: Carperters Training - SR2019-007: Madrone Parkway

Jennifer and Jim,

As the developer and majority land owner of the Madrone Business Park we want to express our support of application SR2019-0007, the Carpenter's Training Center. We believe the Carpenter's expansion in Morgan Hill is a great indication of business expansion in Morgan Hill. The Carpenter's project provides a welcome addition and attractive project for the Madrone Business Park.

We hope the City will support and approve the project as submitted.

Thank you.

Brad W. Krouskup
President & CEO

Toeniskoetter

Toeniskoetter Development, Inc.
408-246-7500 main office
408-260-3481 direct

408-605-0113 cell

WARNING: This message is from an external user. Confidential information such as social security numbers, credit card numbers, bank routing numbers, gift card numbers, wire transfer information and other personally identifiable information should not be transmitted to this user. For question, please contact the Morgan Hill IT Department by opening a new helpdesk request online or call 408-909-0055.

CITY OF MORGAN HILL

PLANNING COMMISSION STAFF REPORT
MEETING DATE: September 10, 2019

PREPARED BY: Tiffany Brown, Associate Planner
APPROVED BY: Jennifer Carman, Community Development Director

DEPOT – LATALA: TENTATIVE MAP AND DESIGN REVIEW PERMIT TO ALLOW FOR THE CONSTRUCTION OF 49 RESIDENTIAL UNITS WITH 3,076 SQUARE FOOT OFFICE SPACE IN CONJUNCTION WITH THE REALIGNMENT OF DEPOT STREET TO CHURCH STREET. THE PROPERTIES, IDENTIFIED BY ASSESSOR PARCEL NUMBER(S) 726-13-049 AND 726-13-052, ARE LOCATED ON THE EAST SIDE OF DEPOT STREET BETWEEN FIFTH STREET AND EAST DUNNE AVENUE AND THE COMMUNITY AND CULTURAL CENTER PARKING LOT (SD2018-0007/SR2019-0003/EA2018-0013).

RECOMMENDATION(S)

1. Open/close the public hearing;
2. Adopt a Resolution approving a Tentative Map for a 49-unit subdivision; and
3. Adopt a Resolution recommending approval of the Design Review Permit for a Mixed-Use Development.

LOCATION MAP:

PROJECT SUMMARY:

1. Location: 17020 Depot Street and Community and Cultural Center Parking

	Lot (APN's 726-13-049, 052)
2. Site Area:	5.19-Acres
3. General Plan:	Mixed Use and Public Facilities
4. Zoning:	Mixed Use Downtown (MU-D) and Public Facilities
5. Overlay:	Commercial Business District (CBD) and Downtown Public Facilities (D-PF)

BACKGROUND:

On April 18, 2018 the City Council reviewed and approved an Exclusive Right to Negotiate Agreement ("Agreement") with the Latala Group, LLC ("Developer") that included the realignment of Depot Street as part of the mixed-use development proposal for the Hale Lumber Site. At their October 3, 2018 meeting, the City Council approved a Disposition Development Agreement (DDA) with the Developer memorializing:

- The realignment and construction of new Depot Street to connect with Church Street.
- The replacement of the parking spaces and parking enhancements for the Community and Cultural Center (CCC) property with no net loss of parking.
- The development of a 3,116 square foot office space within a mixed-use building to be constructed by the developer and ground floor offices to be sold to the City. (Note that due to final design, the square footage of the office building has been reduced slightly by 40 square feet to 3,076 square feet.)
- The vacation of a portion of Depot Street, and the use of a portion of the CCC parking lot for Depot Street reconstruction.

The City Council adopted Ordinance No. 2282 N.S. on October 17, 2018, approving General Plan and Zoning Amendments for the Depot Street right-of-way as the first step towards realigning Depot Street.

In compliance with the DDA, the Developer submitted preliminary and final Residential Development Control System (RDCS) applications and was awarded 49 building allotments at the January 22, 2019 Planning Commission meeting. The City Council adopted Ordinance No. 2300 N.S. on April 17, 2019, approving a Development Agreement for the Project and memorializing the Project public benefit commitments.

PROJECT DESCRIPTION:

Mixed Use Project

The Developer is requesting approval of a Tentative Subdivision Map and Design Review Permit for a Mixed Use development including 49 residential units with a 3,076 square foot office space in conjunction with the realignment of Depot Street to Church Street.

The parcel will be subdivided into two lots. Lot 1 would contain 33 of the 49 units and Lot 2 would contain 16 of the 49 units and the 3,076 square feet of commercial office

space. A portion of Depot Street would be vacated to allow for the development on Lot 2 and construction of a cul-de-sac.

On-site parking is provided in compliance with City requirements. Parking for the residential units will be provided within garages and carports, with uncovered tandem and guest spaces also provided. Parking has been provided for the office use. Pursuant to the Development Agreement, the office use parking will be shared with the CCC.

Depot Street Vacation and Realignment
As part of the realignment of Depot Street through the CCC parking lot to align with the Church Street intersection with East Dunne Avenue, the parking lot will be modified and restriped to provide no net loss in parking.

Two points of access will be maintained, one along Depot Street at the Fifth Street driveway and a second new entry at the curve where Depot Street would be rerouted (Depot Street current intersection with East Dunne Avenue to be abandoned) at the new Depot Street to the Church Street intersection with East Dunne Avenue. The third existing driveway on Depot Street would be eliminated. Both driveways would provide access to the residential and guest parking areas.

ANALYSIS:

The proposed Tentative Subdivision Map and Design Review permits have been analyzed with respect to consistency with the: 1) Design Permit requirements; 2) Tentative Subdivision Map; and 3) California Environmental Quality Act.

The consistency findings for the 1) General Plan; 2) Downtown Specific Plan; 3) Zoning Ordinance have been reviewed throughout the entitlement process for this project. These findings are included in the Findings for Downtown Specific Plan, General Plan and Zoning Ordinance consistency (Attachment 3).

1. **Design Review Requirements**

All development within the Downtown Specific Plan is subject to the City's Design Permit requirements specified within the Morgan Hill Municipal Code. The Downtown Specific Plan requires larger and more significant project to be referred to the Planning Commission and City Council.

The Hale Lumber yard proposal includes the development for 40 three-story attached townhome style homes and one mixed-use building with office space below and nine condominiums on the second and third floor. To tie in the history of the housing development to the existing use, the Project will be called "The Lumberyard". The design of the Project is modern craftsman style that incorporates wood siding-clad and wood details with shed roof forms to introduce a modern aesthetic and lower metal accents and fixtures to add a textural component and relate the Project to its past industrial use.

The Project proposes a mixture of building sizes to reduce massing and provides interest in variety of the buildings onsite. Building types include: two 4-plexs, one 7-plex, two 8-plexs, one 9-plex and nine lofts over the mixed-use building. The Project includes eight different floor plans with a range of one-bedroom units to four-bedroom units. The attached townhome product includes architecture details such as awnings, balconies, patio entrances, and façade colors to distinguish each individual unit form the other, and all units face public right-of-ways or project courtyards. Detailed project plans have been provided (Attachment 4).

To approve a Design Permit, the reviewing authority shall make all of the following findings:

a. The proposed project is consistent with the General Plan and any applicable specific plan, area plan, or other design policies and regulations adopted by the City Council.

The redevelopment of the Hale Lumber site, in conjunction with realigning Depot Street is consistent with the General Plan Policies, Specific Plan transportation infrastructure, development standards, and design guidelines.

b. The proposed project complies with all applicable provisions of the Zoning Code and Municipal Code.

The proposal is consistent with all provisions in the Zoning Code which is consistent with the Downtown Specific Plan requirements as demonstrated in the consistency tables provided (Attachment 5).

c. The proposed project substantially complies with all applicable design standards and guidelines contained in the Design Review Handbook.

Chapter 5: Design Guidelines as part of the Downtown Specific Plan supersede the regulations within the Design Review Handbook. A consistency chart was prepared (Attachment 6) and the Project is found to be consistent with all design guidelines in that chapter.

d. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

An Initial Study was prepared for the Project and found the Project to be consistent with the Downtown Specific Plan MEIR pursuant to Sections 15177(b) and 15179(b) of CEQA Guidelines.

e. The proposed project development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

The redevelopment of the Hale Lumber site and realignment of Depot Street through the CCC parking lot is part of the vision for both the General Plan and Downtown Specific Plan. The Project will not be detrimental to the public health as analyzed within the Initial Study. The Project and circulation was designed to Vision Zero standards and therefore will not be detrimental to public safety or welfare. The Project enhances public access by adding sidewalks and will comply with Stormwater and Building Code requirements, therefore will not be materially injurious to the properties or improvements in the vicinity.

f. The proposed project complies with all Design Review criteria in subsection H. of Section 18.108.040 of the municipal code.

Chapter 5: Design Guidelines as part of the Downtown Specific Plan supersedes the regulations within the Design Review Handbook. The Project is found to be consistent with the standards outlined in Chapter 5 of the Downtown Specific Plan.

g. For new residential development, the Project complies with commitments made through the Residential Development Control System (RDCS).

The Project received approval of an RDCS Development Agreement on April 17, 2019. The Project has been reviewed for consistency with the public benefit commitments (Attachment 7) and has been found to be consistent with all commitments.

2. **Tentative Subdivision Map**

A Tentative Subdivision Map has been requested that includes subdividing the Project into two lots (Attachment 8). Lot 1 would contain 33 of the 49 units and Lot 2 would contain 16 of the 49 units and the 3,076 square feet of commercial office space.

Morgan Hill Municipal Code Section 17.20.090, Tentative Subdivision Map — Approval Conditions requires that the following finding to be made by the Planning Commission to adopt the Tentative Subdivision Map:

> **In approving or conditionally approving the Tentative Subdivision Map, the Planning Commission shall find that the proposed subdivision, together with its provisions for its design and improvements, is consistent with applicable general or specific plans adopted by the City.**

The Tentative Map has been designed consistent with the City's General Plan, considering neighborhood circulation patterns and providing future connections. Residential building allotments have been awarded to the Project.

3. **California Environmental Quality Act (CEQA):**

The Final Master Environmental Impact Report (MEIR) for the Morgan Hill Downtown Specific Plan was certified in November 2009 in conformance with California Environmental Quality Act (CEQA) Guidelines Section 15175(a), identified the impacts

of the Downtown Specific Plan in order to streamline the later environment review of projects and approvals required to implement the Specific Plan. The intent was for the Downtown Specific Plan MEIR to be a program-level document from which subsequent development consistent with the Specific Plan could tier from (in conformance with CEQA Guidelines Section I5176(d)).

An Environmental Impact Report (EIR) for the Morgan Hill 2035 Project, was prepared in accordance with CEQA and certified by the Morgan Hill City Council on July 27, 2016 (SCH #2015022074).

An Initial Study (IS) was prepared for the Depot-Latala Project in compliance with the California Environment Quality Act (CEQA) (Attachment 9) to evaluate consistency with the previously prepared documents. The following are key discussion areas within the IS:

Traffic and Circulation

A Traffic Impact Analysis (TIA) was prepared by Hexagon Transportation Consultants for the Project. The intersections studied included:

- Church Street and Dunne Avenue,
- Depot Street and Dunne Avenue,
- Depot Street and Main Avenue,
- Depot Street and Fifth Avenue.
- Monterey Road and Dunne Avenue,
- Butterfield Blvd and Dunne Avenue
- Monterey Road and Fifth Avenue,

The level of service (LOS) analysis under existing plus project conditions show that no studied intersections would be impacted by the Project. The freeway LOS analysis shows that the proposed project would not result in a significant impact under existing plus project conditions of the freeway segments studied.

The study concludes the realignment of Depot Street to East Dunne Avenue and the Church Street intersection improves circulation connectivity. The new Depot Street and East Dunne Avenue intersection LOS analysis, under existing plus project conditions, would have no impact to the LOS for the existing intersections. The realigned Depot Street would continue to provide access to the Caltrain Station and all other existing land uses that it currently serves via its new full-access intersection at East Dunne Avenue. In addition to providing full access to the Project site from Dunne Avenue, the Depot Street realignment would provide a local (Downtown) area benefit in regard to improved vehicular, bike, and pedestrian circulation to and from areas south of Dunne Avenue.

There is a crosswalk from the south parking lot to the north parking lot sidewalk that connects with the CCC entrance. To ensure vehicle awareness of the pedestrian crossing, pavement flashers will be installed within the decorative crosswalk to heighten the visual aspect of the crosswalk. In addition, the new Depot Street will include cobblestones that create a sound when driving over them to alert the driver that there entering an area with a high level of pedestrians. Details are provided on Plan Sheet C-

04 of the site plans.

Noise and Vibration

As part of the Downtown Specific Plan Master Environmental Impact Report (MEIR), Noise impacts were studied for redevelopment projects near the UPRR Tacks. The MEIR discusses interior noise and exterior noise mitigations and requires new residential or mixed-use projects to conduct a project specific study.

A project specific Noise and Vibration Assessment was completed by Edward L. Pack Associates, Inc. for the location of residential units being developed adjacent to the railroad tracks in conformance with the Downtown Specific Plan Master Environmental Impact Report (MEIR). The noise exposures at the site were evaluated against the standards of the City of Morgan Hill General Plan Noise Element and the State of California Code of Regulations, Title 24. The on-site ground-borne vibration levels from rail operations were evaluated against guidelines established by the Federal Transit Administrations.

Interior noise
The MEIR discusses special building construction techniques to be required for new residential uses to reduce maximum instantaneous noise levels. It also requires the Project to incorporate setbacks, as great as feasible, from the railroad corridor to reduce noise exposure.

To comply with the MEIR and City of Morgan Hill Noise Element, the study recommends the following noise control measures:

- Maintain closed at all times all windows and glass doors of living spaces of the Project
- Install windows and glass doors rated minimum Sound Transmission Class (STC) 35 at living spaces within approximately 120 feet of the railroad tracks
- Install windows and glass doors rated minimum STC 35 at all other living spaces between 120 feet
- Install windows and glass doors rated minimum STC 31 at all other living spaces between 120 feet and 190-feet of the railroad tracks within a direct or side view of the railroad
- Install windows and glass doors rated minimum STC 31 at all living spaces with direct or side view to East Dunne Avenue and within approximately 105-feet of the centerline
- Install windows and glass doors rated minimum STC 28 at all other living spaces of the Project
- Provide mechanical ventilation for living spaces with a closed window condition

Instead of requiring windows and glass doors without the option to open and close, the Developer will provide mechanical ventilations for all living spaces. This will satisfy the noise requirement and provide the option to utilize their windows and glass doors. This

modification along with the other noise control measures will be incorporated within the design of the buildings and part of the Conditions of Approval.

Exterior Noise
The MEIR determined that applying noise controls to the private exterior spaces of the projects balconies or patios is not feasible due to the close proximity of the railroad and the elevation of the tracks. However, it requires residential development to be setback from traffic and railroad noise sources to reduce ambient noise levels in outdoor use areas to the extent feasible. The Project proposal locates all residential buildings as far away from the tracks as possible.

Vibration
The City of Morgan Hill does not have vibration levels requirements. The Federal Transit Administration (FTA) regulates vibrations for residential to be within 80 vibration decibels (VdB). The railroad induced ground-born vibration levels at the most impacted planned building setback 64 feet from the centerline of the railroad tracks are 71 VdB for freight trains, 57 to 67 VdB for passenger trains (Caltrain), and 59 to 64 VdB for Amtrak trains. Using the adjustment methodologies of the FTA, the vibration levels in the living spaces will be 61-72 VdB for freight trains and 56-66 VdB for passenger trains. Thus, the vibration levels will be within the 80 VDB guideline recommended by the Federal Transit Administration, and no design measures are required.

Trees Removals
The Hale Lumber portion of the Project site included the evaluation of nine trees. There is a mixture of trees on the site, the majority being Cost Live Oaks (six trees), with two Pepper trees, and one Black Acacia tree. The analysis concluded two of the Cost Live Oaks shall remain, and the Developer agreed to replace the rest of the trees at a 2:1 ratio with 48-inch box Oaks throughout the entire project site. This will amount to 14 new 48-inch box Oak trees. Most will be replanted on the Hale Lumber site with others planted near the CCC entrance.

The CCC parking lot portion of the site included the evaluation of 42 trees; 19 are Oaks in good condition, others are a mixture of non-native Ornamental Pear and London Plane. All oaks have been identified to be retained or relocated throughout the site, and 21 trees (including six dead trees) will be removed. After the trees to be relocated have been replanted throughout the Project site, the site will be reassessed to see if the 15 non-native trees identified to be removed can be replaced at a 1:1 ratio onsite.

Findings
Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in a Master EIR (MEIR) for the Downtown Specific Plan, and (b) have been avoided or mitigated pursuant to that earlier MEIR, including revisions or mitigation measures that are imposed upon the Project, nothing further is required. Furthermore, pursuant to CEQA Guidelines Section 15179, no substantial changes have occurred with respect to the circumstances under which the MEIR was certified, and there is no new available information, which was not known and could not have been know at the time that the

MEIR was certified.

The proposed project is consistent with the development assumptions in the Downtown Specific Plan. The proposed project would not result in any new or more significant cumulative impacts than the previously approved project (disclosed in the Specific Plan MEIR). Mitigation measures adopted for the previously approved project where feasible and will be implemented by the proposed project.

CONCLUSION:
The Project has been found to be consistent with the General Plan, Downtown Specific Plan, Zoning Code, Subdivision Map Act, and CEQA. Staff recommends that the Planning Commission approve the Tentative Subdivision Map and recommend approval of the Design Review permit to the City Council.

COMMUNITY ENGAGEMENT
The proposed project was publicly noticed (mailed to property owners within 300 feet of the Project and newspaper legal notice) of the minimum 10-day period and a sign has been posted at the property location pursuant to the Planning Division requirements.

LINKS/ATTACHMENTS:
1. Tentative Map Resolution
2. Design Permit Resolution
3. Exhibit B-Findings for Downtown Specific Plan General Plan and Zoning Ordinance consistency
4. Project Development Plans
5. Zoning Consistency Chart
6. Chapter 5. Design Guidelines Consistency Chart
7. RDCS Consistency with Commitments
8. Tentative Map Plans
9. Initial Study

RESOLUTION NO. XX-X

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL APPROVING A TENTATIVE SUBDIVISION MAP FOR A 2-LOT 49 UNIT CONDOMINIUM PROJECT ON A 2.29-ACRE SITE LOCATED AT 17020 DEPOT STREET (APN 726-13-049)

WHEREAS, on December 3, 2018, The Latala Group, LLC submitted an application for a Tentative Subdivision Map (SD2018-0007: Depot-Latala);

WHEREAS, testimony received at a duly-noticed public hearing, along with exhibits and drawings and other materials have been considered in the review process.

WHEREAS, the City of Morgan Hill is the lead agency on the Project, and the Planning Commission is the decision-making body for the proposed Project; and

WHEREAS, the Planning Commission has reviewed and considered the Initial Study prepared for the Project; and

WHEREAS, the Initial Study prepared for the project is incorporated, by this reference, into this Resolution as if fully set forth herein; and

WHEREAS, although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in a Master EIR (MEIR) for the Downtown Specific Plan, and (b) have been avoided or mitigated pursuant to that earlier MEIR, including revisions or mitigation measures that are imposed upon the Project, nothing further is required. Furthermore, pursuant to CEQA Guidelines Section 15179, no substantial changes have occurred with respect to the circumstances under which the MEIR was certified, and there is no new available information, which was not known and could not have been know at the time that the MEIR was certified; and

WHEREAS, the proposed project is consistent with the development assumptions in the Downtown Specific Plan. The proposed project would not result in any new or more significant cumulative impacts than the previously approved project (disclosed in the Specific Plan MEIR). Mitigation measures adopted for the previously approved project where feasible and will be implemented by the proposed project; and

WHEREAS, the Planning Commission has determined that the proposed Project is consistent with the Downtown Specific Plan Master EIR pursuant to Sections 15177(b) and 15179(b) of CEQA Guidelines; and

WHEREAS, the Project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 89.5 of the California Department of Fish and Game Code.

NOW, THEREFORE, THE MORGAN HILL PLANNING COMMISSION DOES RESOLVE AS FOLLOWS:

SECTION 1. The Tentative Subdivision Map, together with its provisions for its design and improvements, is consistent with the General Plan and Downtown Specific Plan.

The project is consistent with the General Plan in that the project encourages a mixture of uses by introducing residential and office space near the existing cultural center and supports the implementation of the Downtown Specific Plan. The map reroutes Depot Street to connect to Church Street which is specifically consistent with Policies TR-3.3, TR-3.15, and TR-8.14. The project is consistent with the Specific Plan in that the project provides a mixture of unit types with varying building sizes and roof plans as well as office space. This type of project meets the goals of the Downtown Specific Plan that encourage a wide diversity of retail and office uses including new homes and apartments to support the downtown businesses.

SECTION 2. The proposed project shall be subject to the conditions as identified in the set of standard conditions attached hereto, as Exhibit A, and by this reference incorporated herein.

The tentative map with proposed development is consistent with the General Plan as explained above. The map meets the lot dimension minimums (See Table 4.1 and 4.2 of this report) and includes the appropriate frontage, on-site, and off-site improvements with land dedications which concludes consistency with the Zoning Ordinance and Specific Plans.

PASSED AND ADOPTED THIS 10th DAY OF SEPTEMBER 2019, AT A REGULAR MEETING OF THE PLANNING COMMISSION BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ATTEST: **APPROVED:**

Attachment: Tentative Map Resolution [Revision 2] (2370 : TM & Design Review Permit: Depot - Latala)

JENNA LUNA, Deputy City Clerk **JUAN MIGUEL MUNOZ MORRIS, Chair**

A F F I D A V I T

We, _____, applicants, hereby agree to accept and abide by the terms and conditions specified in this resolution.

By: _____ Date: _____

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EXHIBIT A

CONDITIONS OF APPROVAL

THE FOLLOWING ARE STANDARD CONDITIONS OF APPROVAL THAT MUST BE MET PRIOR TO THE ISSUANCE OF BUILDING PERMITS AND/OR SITE DEVELOPMENT PERMITS EXCEPT AS MAY BE SPECIFIED IN THE CONDITIONS. THE APPROVAL REQUIREMENTS INCLUDE THESE REQUIREMENTS AND ANY SPECIAL CONDITIONS THAT ARE APPLIED THROUGH THE DEVELOPMENT APPROVAL PROCESS. APPLICANTS ARE REQUIRED TO SIGN THE APPROVAL CERTIFICATE/RESOLUTION FORM INDICATING THEY UNDERSTAND AND AGREE TO IMPLEMENT THESE STANDARD CONDITIONS AND ANY SPECIAL CONDITIONS APPLIED TO THEIR PERMIT APPROVAL.

ACRONYMS:
MHMC – Morgan Hill Municipal Code
MHARH – Morgan Hill Architectural Review Handbook

PLANNING DIVISION

I. TIME LIMITS

A. The Tentative Subdivision Map approval granted under this Resolution shall remain in effect for two years to September 10, 2021. Failure to apply for Final Map approval with the City Engineer within this term shall result in expiration of approval unless an extension of time is granted by the Development Services Department/Planning Commission prior to the expiration date. **(MHMC 17.20.170; 17.24.110)**

II. SITE DEVELOPMENT

A. FINAL MAP: Recordation of a final map shall be in accordance with the number of building allotments granted through the Residential Development Control System (RDCS) for this project. Should a portion of the project's building allotment expire prior to final map approval, the number of lots on the final map shall be reduced to correspond to the remaining allotment. **(MHMC 18.156.150)**

B. STREET NAMES: Street names, private or otherwise, used to identify building locations shall be submitted to the Planning Division for approval. Proposed street names shall comply with the Street Naming Policy approved by City Council (Res No. 4601)

III. HABITAT PLAN

A. The approved project is covered under the Santa Clara Valley Habitat Plan (Habitat Plan) and subject to fees and conditions contained in the Habitat Plan.

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B. Prior to issuance of building permits the project shall complete and submit a Habitat Plan Application Package. All fees must be paid prior to issuance building permits or grading permits. **(MHMC 18.132)**

C. Any additional conditions or mitigations required by the Habitat Plan shall be clearly stated on all plans that involve any ground disturbing activity (i.e. grading plans, improvement plans, paving plans, demolition plans or other plans for site clearing or temporary stockpile of dirt). **(MHMC 18.132)**

IV. OTHER CONDITIONS

A. This Tentative Map approval is limited to the plan set dated May 9, 2019 on file SD2018-0007 with the Development Services Department. These documents, as amended by Design Review approval, show the location and sizes of all lots in this development, the location and dimensions of all vehicle and pedestrian circulation ways (ingress/egress), common areas, and other easement areas. The final map shall be in substantial compliance with the approved tentative map as determined by the City Engineer and Development Services Director.

B. Recordation of Map: The recordation of the final map shall not be completed until approval of the Design Review Permit is completed.

C. Signed copies of Resolution: Submit two (2) signed copies of this Resolution to the Planning Division prior to issuance of building permits.

D. Defense and indemnity**:** Applicant agrees to defend, indemnify, and hold harmless the City of Morgan Hill, its officers, agents, employees, officials and representatives (Indemnitees) from and against any and all claims, actions, or proceedings arising from any suit for damages or for equitable or injunctive relief which is filed against City to attack, set aside, void or annul its approval of this application or any related decision, or the adoption of any environmental documents which relates to said approval. The City shall promptly notify the Applicant of any such claim, action or proceeding and the City shall cooperate fully in the defense thereof. In the event that Applicant is required to defend Indemnitees in connection with the proceeding, Indemnitees shall retain the right to approve (a) the counsel to so defend Indemnitees; (b) all significant decisions concerning the manner in which the defense is conducted; and (c) any and all settlements, which approval shall not be unreasonably withheld. This indemnification shall include, but is not limited to, (a) all pre-tender litigation costs incurred on behalf of the City, including City's attorney's fees and all other litigation costs and expenses, including expert witnesses, required to defend against any lawsuit brought as a result of City's approval or approvals; (b) reasonable internal City administrative costs, including but not limited to staff time and expense spent on the litigation, after tender is accepted; and (c) all damages, costs, expenses, attorney fees or expert witness fees that may be awarded to the prevailing party arising out of or in connection with the approval of

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the application or related decision. City may, in its sole discretion, participate in the defense of such action; but such participation shall not relieve Applicant of its obligations under this condition. The undersigned hereby represents that they are the Applicant or are fully empowered by the Applicant as their agent to agree to provide the indemnification, defense and hold harmless obligations, and the signature below represents the unconditional agreement by Applicant to be bound by such conditions.

E. Mitigation Monitoring Reporting Program. Applicant shall comply with and be responsible for implementing the mitigation measures and standard measures identified in the Initial Study for this project dated August 2019.

ENGINEERING DIVISION

I. PROJECT SPECIFIC

A. **Flood:** Majority of the project site is in Flood Zone X and a small portion in Zone AE, with Elevations between 345' NAVD88 near Fifth Street and 347' NAVD88 near Fourth Street. Zone AE is within a designated Federal Emergency Management Agency (FEMA) 100-year floodplain. Buildings 1 and 2 are within Flood Zone AE.
   1. A Flood Analysis Memorandum prepared by Schaaf & Wheeler for this project, dated February 12, 2019, has been reviewed. The memorandum stated that the project's impact to West Little Llagas Creek's water surface elevation was less than 0.1 feet and the cumulative impact of the project and the upstream developments was less than one foot which are within the City's requirements.
      a. The project is encouraged to file a Conditional or Final FEMA Letter of Map Revision (CLOMR/LOMR or CLOMR-F/LOMR-F) to the Federal Emergency Management Agency (FEMA) for Buildings 1 and 2 to change the flood zone designation for the two buildings and remove the flood insurance requirement for the future residential owners.
   2. Elevate the lowest floors of Buildings 1 and 2 a minimum of one foot above the base flood elevation determined in the Schaaf & Wheeler Flood Analysis.
   3. An Elevation Certificate (FEMA Form 086-0-33) for each proposed structure, based on construction drawings, is required prior to issuance of a building permit. Consequently, an Elevation Certificate based on finished construction is required for each built structure prior to building final.
   4. Building support utility systems such as HVAC, electrical, plumbing, air conditioning equipment, including ductwork, and other service facilities must be elevated above the base flood elevation or protected from flood damage.

B. **Street Improvements:**
   1. At improvement plan stage, the project shall revise the plans to comply with the following:

a. Move the raised pedestrian crossing at Depot Street within an adequate distance southwesterly to address possible sight distance issues between pedestrians crossing and vehicles on Depot Street and from the parking lots. Update mid-block crossing detail on Sheet C-04.
b. Add decorative streetlights along the west side of Depot Street (Leg 1 - next to the North Parking Lot) with spacing of 50' on center. The existing streetlight will be removed, salvaged and delivered to the City's Corp Yard.
c. Show the new striping and other proposed improvements at the intersection of Dunne Avenue and realigned Depot Street.
d. New street trees to match the existing street trees along Depot Street or comply with the Master Street Tree Plan as determined by the City Engineer. The type of replacement trees in the CCC Parking Lot will be determined at improvement plan stage.

2. The City's CIP Pavement Resurfacing Project will slurry seal Depot Street from Main Avenue to Dunne Avenue in August 2019. Striping, pavement restoration and other improvements along Depot Street will be reviewed in detail at improvement plan stage.

GENERAL:

A. At Final Map stage, add a Public Service Easement over the new water line crossing the CCC South Parking Lot.

B. Obtain a Right of Entry Agreement/Permit for work within Union Pacific Transportation Company's property.

C. At improvement plan stage, provide a copy of the preliminary CC&R's or maintenance agreement showing entity/property owner responsible for maintaining the subsurface infiltration facilities located in the common areas.

D. At improvement plan stage, submit a final cost estimate of the realigned Depot Street.

E. After construction of the Depot Street Realignment, the developer shall submit a summary vacation submittal and drawings to vacate a portion of Depot Street.

F. Prior to submitting improvements plans, the Developer and Project Engineer shall meet with Land Development Engineering Division to go over the project's RDCS commitments to be addressed.

G. The applicant shall cause the construction of all public and private improvements in accordance with the latest City Standard Drawings and Specifications. **(MHMC 12.02.090 A; 17.32.010 A)**

H. The applicant shall have a Final Map prepared by a registered engineer (licensed prior to 01/01/1982: registration number 33,965 or lower) or licensed land surveyor delineating all parcels and easements created. There shall be concurrence in writing by PG & E, Telephone, Cable TV and any other affected agencies to all improvements and easements which are applicable to them. The number and locations of monuments shall be set as required by the City Engineer. **(MHMC 17.20.200 A; 17.20.290; 17.24.010)**

I. The applicant shall submit as part of the improvement drawings for the project, profiles of all improvements in the subdivision and typical cross-sections of all streets and details of curbs, gutters, and sidewalks, to be accomplished to the satisfaction of the City Engineer prior to submittal of Final Map. **(MHMC Sec 17.32.060 B; 17.32.070; 17.32.080 A)**

J. Obtain an encroachment permit from the City of Morgan Hill and provide guarantee covering off-site improvements. **(MHMC 12.08.040 A; 12.08.090)**

K. Improvement plans are to show water lines, sanitary sewer, storm drain system, pavement widths, curve radius, and existing utilities.
Enter into a Subdivision Improvement Agreement (SIA) with the City of Morgan Hill to cover required improvements. **(MHMC 12.02.150; 17.32.010 B; 17.32.160)**

L. Reciprocal access easements and maintenance agreements ensuring access to all parcels and joint maintenance of all common roads, drives or parking areas shall be provided by CC&R's and by deed and shall be recorded concurrent with the map, or prior to issuance of building permit where no map is involved. **(MHMC 17.20.350 H)**

M. **IMPACT FEE INCREASE**-The City of Morgan Hill, pursuant to City Code Chapter 3.56 has established impact fees to finance the cost of improvements required by new development. City Code Chapter 3.56.050 provides for automatic annual (July 1st) adjustment of those fees in existence utilizing the Engineering News Record Index for the preceding twelve months. The City maintains historical records on the Engineering News Record Index. These records are available for inspection during normal business hours. **(MHMC 3.56.010; 3.56.030; 3.56.050)**

I. STREET IMPROVEMENTS

A. The applicant shall cause the design and construction of all new public and private streets serving the project. The design of all new public and private streets shall be consistent with the General Plan Land Use and Circulation Element as well as the Street Standard Details as contained within the Public Works Standards Details. The construction of the streets shall be undertaken to

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the lines and grades and in a manner satisfactory to the City Engineer. All street improvements shall be constructed to the satisfaction of the City Engineer. The timing of the improvements will be determined by the City. **(MHMC 12.02.010; 12.02.090; 17.32.060 B; CMH General Plan; CMH Design Standards and Standard Details for Construction)**

B. The project shall install and dedicate street improvement including, but not limited to, curb and gutter, sidewalk, compaction, street paving, oiling, storm drainage facilities, sewer and water, fire protection, undergrounding of utilities and street lighting in conformance with City of Morgan Hill requirements. **(MHMC 12.02.010; 12.02.50; 12.02.080; 12.02.100; 17.28.010; 17.32.060)**

C. Dedication of approximately 400 square feet on Depot Street and approximately 2,300 square feet on East Dunne Avenue. **(MHMC 12.02.010; 12.02.50; 12.02.080; 12.02.90; 12.02.100; 17.28.010)**

D. Underground existing utilities: all existing overhead utilities adjacent to any site boundary or along any street frontage of site shall be placed underground in accordance with City standards and affected utility company guidelines. **(MHMC 12.02.090 B; 17.32.020 E.1)**

II. SANITARY SEWER SYSTEM

A. The applicant shall cause to be undertaken the design and construction of sanitary sewer improvements including, but not limited to installation of sewer line extension on the proposed public street(s) or private street(s)/drive aisle(s). The sanitary collection system shall include, but not be limited to manholes with manhole frames and covers, cleanouts, wye-branches and laterals, and separate sewer taps to each lot. These are to be installed by the developer. **(MHMC 13.20.355; 17.32.020 C; CMH Sewer System Master Plan; CMH Design Standards and Standard Details for Construction)**

B. All existing and future sewer lines shall be tied into the City's system and existing septic systems shall be abandoned in accordance with City requirements. **(MHMC 13.24.060; 17.32.20 C)**

III. STORM DRAIN SYSTEM

A. A complete storm drainage study of the proposed development must be submitted showing amount of run-off, and existing and proposed drainage structure capacities. This study shall be subject to review and approval by the City Engineer. All needed improvements will be made by the applicant. No overloading of the existing system will be permitted. **(MHMC 17.32.020 B;17.32.090; CMH Design Standards and Standard Details for Construction)**

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B. The applicant shall cause the design and construction to be undertaken for a storm drainage collection system shown on the Tentative Map/Site Review plans. All storm drain improvements shall be constructed to the satisfaction of the City Engineer. **(MHMC 17.32.020 A & B)**

C. Collection system shall be designed to be capable of handling a 10-year storm without local flooding. On-site detention facilities shall be designed to a 25-year storm capacity. Streets shall be designed to carry a 100-year storm. Items of construction shall include, but not be limited to installation of storm line extension on proposed public street(s), surface and subsurface storm drain facilities, manholes with manhole frames and covers, catch basins and laterals. Note: the project may be required to **retain** stormwater runoff as part of resolution R3-2013-0032 prior to releasing discharge rates at pre-development flows. **(MHMC 17.32.020 B; 18.74.440; CMH Design Standards and Standard Details for Construction; CMH Storm Drainage System Master Plan)**

D. Prior to final map approval or issuance of a grading permit the applicant shall complete the following to the satisfaction of the City Engineer.

i. Storm drain calculations to determine detention/retention pond sizing and operations.

ii. Plan describing how material excavated during construction will be controlled to prevent this material from entering the storm drain system.

iii. Water Pollution Control Drawings (WPCD) for Sediment and Erosion Control.

(**CMH Design Standards and Standard Details for Construction)**

E. BMP Tree protection shall be part of the SWPPP inspections.

F. As required by the State Water Resources Control Board (SWRCB) Order No. 2009-0009-DWQ, construction activity resulting in a land disturbance of one (1) acre or more of soil, or whose projects are part of a larger common plan of development that in total disturbs more than one (1) acre, are required to obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002 for Discharges of Storm Water Associated with Construction Activity (General Permit). To be permitted with the SWRCB under the General Permit, owners must file a complete Notice of Intent (NOI) ONLINE at: http://smarts.waterboards.ca.gov/smarts/faces/SwSmartsLogin.jsp and develop a Storm Water Pollution Prevention Plan (SWPPP) Manual in accordance with the General Permit. The SWPPP Manual shall follow the CASQA SWPPP template/format at https://www.casqa.org/store/products/tabid/154/p-167-construction-handbookportal-initial-subscription.aspx and shall be approved by Land Development Engineering. A Waste Discharger Identification (WDID) number will be issued to the construction site after the SWRCB receives and verifies the

submitted ONLINE NOI information. The WIDI number and approved SWPPP Manual shall be provided to Land Development Engineering Division and the Building Division prior to any approval of grading activities **(SWRCB NPDES General Permit CA000002).**

G. NPDES GENERAL PERMIT SITE SWPPP INSPECTIONS AND COMPLIANCE:

i. ALL project onsite and offsite construction activity shall have the site inspected by a **qualified third party SWPPP Inspector (QSD or QSP or RCE).**

ii. SWPPP Inspections shall occur weekly during the rainy season (September 15th thru May 1st).

iii. SWPPP Inspections shall occur bi-weekly during the non-rainy season.

iv. 48 hours prior to and following a forecasted rain event, SWPPP Inspections shall occur in addition to those of items 2 or 3 above.

v. Per each of the inspection conditions 2, 3, or 4, the NPDES SWPPP Inspector shall certify in writing to the Building Division and Land Development Engineering Division if the site is in compliance or non-compliance with the NPDES General Permit for Stormwater, site SWPPP Manual, and Water Pollution Control Drawings (per the CMH-SWPPP Inspection Check List to be provided by Land Development Engineering). QSD/QSP SWPPP Inspectors shall forward onsite and offsite information/certification to the Building (on-site private property issues) and Public Works (public right-of-way issues) inspectors respectively.

vi. Prior to rain events, BMPs not in compliance will need to be corrected immediately.

vii. Illicit discharges per the NPDES General Permit, non-compliance of tracking control, and inlet protection within the public right of way shall be address immediately.

viii. Other non-compliance issues need to be addressed within a 24-hour period.

ix. Non-compliance issues which have been corrected shall be verified by NPDES SWPPP Inspector by a follow-up inspection.

*BMPs maintenance/inspections shall include tree protection if applicable.

IV. WATER SYSTEM

A. The applicant shall cause the design and construction to be undertaken of a domestic water system to the satisfaction of the City Engineer. The water system improvements shall be constructed within public easements or street

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rights-of-way to the satisfaction of the City Engineer and dedicated to the City. **(MHMC 17.32.020 A & D; CMH Design Standards and Standard Details for Construction; CMH Water System Master Plan)**

B. Abandonment of any existing water well shall be in conformance with Santa Clara Valley Water District (SCVWD) Ordinance 90-1. Location and disposition to be shown on the plan. Well(s) shall be properly registered with the SCVWD and either be maintained or abandoned in accordance with SCVWD standards.

C. Installation of water line extension on the proposed public streets and/or private streets. **(MHMC 17.32.020 A & D; CMH Water System Master Plan)**

D. Provide separate water services and meters for each lot. These are to be installed by developer. **(MHMC 17.32.020 D)**

V. OTHER CONDITIONS

A. The owner shall dedicate all necessary utility easements. **(MHMC 12.02.080 D; 17.28.010 A)**

B. The applicant shall cause the design and construction required to underground all electric, gas, Cable TV and communication lines within the development. Such design and construction shall be to the satisfaction of the affected utilities and the City Engineer. **(MHMC 17.32.020 E.1)**

C. The final map on all major subdivision (5 or more lots) shall be approved by the City Council prior to issuance of a grading permit. For minor subdivision (4 lots or less), the final map shall be signed by the City Engineer and the Planning Commission Secretary prior to issuance of a grading permit. **(MHMC 17.20.390; 17.24.210)**

D. Landscaping and irrigation systems serving common areas that are required to be installed in the public right-of-way on the perimeter of this tract area shall be continuously maintained by the Homeowner's Association.

E. Final landscape plans shall be submitted with and included as part of the improvement plans for the subdivision. **(MHMC 17.08.090)**

F. Prior to the approval of any Building Permit for grading activity, the developer shall schedule a preconstruction meeting with the Public Works Inspection Division with the following project team members:

i. Civil Engineer of record.

ii. Geotechnical Engineer of record.

iii. Third Party QSD/QSP SWPPP Inspector.

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iv. General Contractor.

v. Sub Contractors.

VI. NPDES WATER QUALITY STORMWATER MANAGEMENT DEVELOPMENT STANDARDS

A. State Water Resources Control Board Post Construction Requirements (PCRs): Project shall comply with the California Regional Water Quality Control Board Central Coast Region Resolution No. R3-2013-0032 as documented by the **Stormwater Management Guidance Manual for Low Impact Development and Post-Construction Requirements** (developed from Resolution No. R-2013-0032 Attachment 1 and 2 at: http://www.waterboards.ca.gov/centralcoast/water_issues/programs/stormwater/docs/lid/lid_hydromod_charette_index.shtml). A copy of the guidance manual can be obtained through the Land Development Engineering's internet site. Project shall provide Stormwater Control Plan Checklist and applicable calculations per the Stormwater Management Guidance Manual for Low Impact Development and Post-Construction Requirements. Project shall meet the applicable requirements of the Stormwater Management Guidance Manual for Low Impact Development and Post-Construction Requirements:

i. Performance Requirement 1: Site Design and Runoff Reduction

ii. Performance Requirement 2: Water Quality Treatment

iii. Performance Requirement 3: Runoff Retention

iv. Performance Requirement 4: Peak Management

B. **Peak Storm Water Runoff Discharge Rates** - Post-development peak storm water runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increased peak storm water discharge rate will result in increased potential for downstream erosion. Note: the project may be required to **retain** stormwater runoff as part of resolution R3-2013-0032 prior to releasing discharge rates at pre-development flows.

C. **Provide Storm Drain System Stenciling and Signage** - Storm drain stencils are highly visible source controls that are typically placed directly adjacent to storm drain inlets. The stencil contains a brief statement that prohibits the dumping of improper materials into the storm water conveyance system. Graphical icons, either illustrating anti-dumping symbols or images of receiving water fauna, are effective supplements to the anti-dumping message. All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as: "NO DUMPING – DRAINS TO CREEK") and/or graphical icons to discourage illegal dumping. Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public

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access points along channels and creeks within the project area. Legibility of stencils and signs must be maintained.

D. **Properly Design Trash Enclosure Areas** - All trash enclosure areas must meet the following Structural or Treatment Control BMP requirements (individual single-family residences are exempt from these requirements):

i. Roof Required: Trash enclosure areas shall have an all-weather noncombustible solid roof to prevent rainwater from mixing with the enclosure's contents

1. Walls Required: Trash enclosure shall have structural walls to prevent unauthorized off-site transport of trash.

2. Doors: Trash enclosure shall have door(s) which can be secured when closed.

3. Grades: The pad for the enclosure shall be designed to not drain outward, and the grade surrounding the enclosure shall be designed to not drain into the enclosure.

4. Drain Inlet: Within the enclosure, an area drain with an approved (Zurn) vandal proof drain shall be installed and shall be plumbed to the sanitary sewer system with grease trap. Grease trap shall be located within the trash enclosure footprint.

E. **Design Standards for Structural or Treatment Control BMPs** - The post-construction treatment control BMPs shall incorporate, at a minimum, either a volumetric or flow-based treatment control design standard, or both, as identified below to mitigate (infiltrate, filter or treat) storm water runoff:

i. Volumetric Treatment Control BMP

1. The 85th percentile 24-hour runoff event determined as the maximized capture storm water volume for the area, from the formula recommended in Urban Runoff Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87, (1998); or

2. The volume of annual runoff based on unit basin storage water quality volume, to achieve 80 percent or more volume treatment by the method recommended in California Stormwater Best Management Practices Handbook – Industrial/ Commercial, (2003); or

3. The volume of runoff produced from a historical-record based reference 24-hour rainfall criterion for "treatment" that achieves approximately the same reduction in pollutant loads achieved by the 85th percentile 24-hour runoff event.

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ii. Flow Based Treatment Control BMP

1. The flow of runoff produced from a rain event equal to at least two times the 85th percentile hourly rainfall intensity for the area; or

2. The flow of runoff produced from a rain event that will result in treatment of the same portion of runoff as treated using volumetric standards above.

F. **Stormwater Runoff Management Plan (SWRMP) required -** The stormwater runoff management plan shall include sufficient information to evaluate the environmental characteristics of affected areas, the potential impacts of the proposed development on water resources, and the effectiveness and acceptability of measures (post construction BMPs) proposed for managing stormwater runoff.

i. The stormwater runoff management plan shall be prepared under the direction of a professional civil engineer registered in the State of California. The responsible professional civil engineer shall stamp and sign the approved stormwater runoff management plan.

ii. The chief engineer or designee may require a developer to provide a signed certification from the civil engineer responsible for preparing the stormwater runoff management plan that all stormwater best management practices have been designed to meet the requirements of this chapter.

iii. Each certifying civil engineer shall establish to the city's satisfaction that such person has been trained on the design of stormwater quality best management practices not more than three years prior to the certification signature date.

iv. Qualifying training shall be conducted by an organization with stormwater quality management expertise, such as a university, the Bay Area Stormwater Management Agencies Association, the American Society of Civil Engineers, the American Public Works Association, or the California Water Environment Association.

G. **Stormwater BMP operation, maintenance, and replacement responsibility**

i. All on-site stormwater management facilities shall be operated and maintained in good condition and promptly repaired/replaced by the property owner(s), an owners' or homeowners' association or other legal entity approved by the city.

ii. Any repairs or restoration/replacement and maintenance shall be in accordance with city-approved plans.

iii. The property owner(s) shall develop a maintenance schedule for the life of any stormwater management facility and shall describe the maintenance to

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be completed, the time period for completion, and who shall perform the maintenance. This maintenance schedule shall be included with the approved stormwater runoff management plan.

H. **Stormwater BMP operation and Maintenance Agreement (SWBOMA) required -** Improper maintenance is one of the most common reasons why water quality controls will not function as designed or which may cause the system to fail entirely. It is important to consider who will be responsible for maintenance of a permanent BMP, and what equipment is required to perform the maintenance properly.

i. Prior to the issuance of any building permit requiring stormwater management BMPs, the owner(s) of the site shall enter into a formal written stormwater BMP operation and maintenance agreement with the city. The city shall record this agreement, against the property or properties involved, with the County of Santa Clara and it shall be binding on all subsequent owners of land served by the storm water management treatment BMPs (City standard STORMWATER BMP OPERATION AND MAINTENANCE AGREEMENT to be provided by Land Development Engineering).

ii. The stormwater BMP operation and maintenance agreement shall require that the BMPs not be modified and BMP maintenance activities not alter the designed function of the facility from its original design unless approved by the city prior to the commencement of the proposed modification or maintenance activity.

iii. The stormwater BMP operation and maintenance agreement shall provide that in the event that maintenance or repair is neglected, or the stormwater management facility becomes a danger to public health or safety, the city shall have the authority to perform maintenance and/or repair work and to recover the costs from the owner.

I. **Stormwater BMP inspection responsibility**

i. The property owner(s) shall be responsible for having all stormwater management facilities inspected for condition and function by a **Register Civil Engineer (RCE)**.

ii. Unless otherwise required by the chief engineer or designee, stormwater facility inspections shall be done at least twice per year (April 15th and September 15th) by the RCE. Written records shall be kept of all inspections and shall include, at minimum, the following information:

1. Site address;

2. Date and time of inspection;

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3. Name of the person conducting the inspection;
4. List of stormwater facilities inspected;
5. Condition of each stormwater facility inspected;
6. Description of any needed maintenance or repairs; and
7. As applicable, the need for site re-inspection.

iii. Upon completion of each inspection, an inspection report shall be submitted to Land Development Engineering.

J. **Records of maintenance and inspection activities -** On or before April 15th and September 15th of each year, the party responsible for the operation and maintenance of on-site stormwater management facilities under the BMP operation and maintenance agreement shall provide the chief engineer or designee with records of all inspections, maintenance and repairs.

K. **Annual Certification of SWRMP** – On or before September 30th of each year a Registered Civil Engineer (RCE) shall provide written certification that the developments stormwater quality design standards are properly maintained and functioning as required by the SWRMP.

VII. Mitigation Fee Act: Notice is hereby given that, pursuant to the Mitigation Fee Act, the City of Morgan Hill charges certain fees (as such term is defined in Government Code Section 66000) in connection with approval of your development project for the purpose of defraying all or a portion of the cost of public facilities related to your development project (Mitigation Fee Act Fees). These fees do not include fees for processing applications for governmental regulatory actions or approvals, fees collected under development agreements, or as a part of your application for development allocations under the City's Residential Development Control System. The Mitigation Fee Act Fees applying to your project are listed in the schedule of fees provide. Notice is also hereby given that you have the opportunity to protest the imposition of the Mitigation Fee Act Fees within 90 days of the approval of the approval or conditional approval of your development project and that the 90-day approval period in which you may protest has begun.

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RESOLUTION NO. XX-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL RECOMMENDING CITY COUNCIL APPROVAL OF A DESIGN REVIEW PERMIT TO ALLOW FOR THE CONSTRUCTION OF A 49 UNIT MULTI-FAMILY MIXED USE PROJECT WITH 3,076 SQUARE-FOOT OFFICE SPACE IN CONJUNCTION WITH THE REALIGNMENT OF DEPOT STREET TO CHURCH STREET THROUGH THE CCC PARKING LOT LOCATE AT 17020 DEPOT STREET AND 17060 MONTEREY ROAD (APN: 726-13-049, 052)

WHEREAS, the developer the Latala Group, LLC applied for a Design Review permit in compliance with Disposition Development Agreement No. DA2018-0005 and RDCS Development Agreement No. DA2018-0007 to construct 49 multi-family units, a 3,076 square foot office space, and the realignment of Depot Street to Church Street and East Dunne Avenue intersection (SR2019-0003: Depot – Latala); and

WHEREAS, testimony received at a duly-noticed public hearing, along with exhibits and drawings and other materials have been considered in the review process; and

WHEREAS, the Planning Commission has reviewed and considered the Initial Study prepared for the Project; and

WHEREAS, the Initial Study prepared for the project is incorporated, by this reference, into this Resolution as if fully set forth herein; and

WHEREAS, although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in a Master EIR (MEIR) for the Downtown Specific Plan, and (b) have been avoided or mitigated pursuant to that earlier MEIR, including revisions or mitigation measures that are imposed upon the Project, nothing further is required. Furthermore, pursuant to CEQA Guidelines Section 15179, no substantial changes have occurred with respect to the circumstances under which the MEIR was certified, and there is no new available information, which was not known and could not have been know at the time that the MEIR was certified; and

WHEREAS, the proposed project is consistent with the development assumptions in the Downtown Specific Plan. The proposed project would not result in any new or more significant cumulative impacts than the previously approved project (disclosed in the Specific Plan MEIR). Mitigation measures adopted for the previously approved project where feasible and will be implemented by the proposed project; and

WHEREAS, the Planning Commission has determined that the proposed Project is consistent with the Downtown Specific Plan Master EIR pursuant to Sections 15177(b) and 15179(b) of CEQA Guidelines; and

WHEREAS, the Project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 89.5 of the California Department of Fish and Game Code.

NOW, THEREFORE, THE MORGAN HILL PLANNING COMMISSION DOES RESOLVE AS FOLLOWS:

SECTION 1. The project is consistent with the Zoning Ordinance, General Plan and Downtown Specific Plan as demonstrated in Exhibit B.

SECTION 2. The Design Review has been found consistent with the criteria for Design Review permit approval contained in Section 18.108.040 of the Morgan Hill Municipal Code:

a. The proposed project is consistent with the General Plan and any applicable specific plan, area plan, or other design policies and regulations adopted by the City Council.

The redevelopment of the Hale Lumber site in conjunction with realigning Depot Street is consistent with the General Plan Policies, Specific Plan transportation infrastructure, development standards, and design guidelines.

b. The proposed project complies with all applicable provisions of the Zoning Code and Municipal Code.

The proposal is consistent with all provisions in the Zoning Code which is consistent with the Downtown Specific Plan requirements.

c. The proposed project substantially complies with all applicable design standards and guidelines contained in the Design Review Handbook.

Chapter 5: Design Guidelines as part of the Downtown Specific Plan supersede the regulations within the Design Review Handbook. A consistency chart was prepared and found the project consistent with all design guidelines in that chapter.

d. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

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An Initial Study was prepared for the Project and found the Project to be consistent with the Downtown Specific Plan MEIR pursuant to Sections 15177(b) and 15179(b) of CEQA Guidelines.

e. The proposed project development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

The redevelopment of the Hale Lumber site and realignment of Depot Street through the CCC parking lot is part of the vision for both the General Plan and Downtown Specific Plan. The project will not be detrimental to the public health as analyzed within the Initial Study. The project and circulation were designed to Vision Zero standards and therefore will not be detrimental to public safety or welfare. The project enhances public access by adding sidewalks and will comply with SWIPP and Building Code requirements, therefore will not be materially injurious to the properties or improvements in the vicinity.

f. The proposed project complies with all Design Review criteria in subsection H. of Section 18.108.040 of the municipal code.

Chapter 5: Design Guidelines as part of the Downtown Specific Plan supersede the regulations within the Design Review Handbook. The project is found to be consistent with all design guidelines in that chapter.

g. For new residential development, the project complies with commitments made through the residential development Control System (RDCS).

The project received approval of a RDCS Development Agreement (DA) on April 17, 2019. The project was reviewed and found to be in compliance with the development agreement public benefit commitments required prior to approval of a Design Review permit.

SECTION 3. The Planning Commission recommends approval to the City Council for application SR2019-0003: Depot-Latala. The design shall be expressly conditioned in conformance with conditions incorporated herein and as attached as Exhibit “A”. Minor deviations to the site review permit may be approved by the Community Development Director when consistent with the overall intent of the project.

SECTION 4. Notice is hereby given that, pursuant to the Mitigation Fee Act, the City of Morgan Hill charges certain fees (as such term is defined in Government Code Section 66000) in connection with approval of your use for the purpose of defraying all or a portion of the cost of public facilities related to

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your development project (Mitigation Fee Act Fees). These fees do not include fees for processing applications for governmental regulatory actions or approvals, or fees collected (a) under development agreements, (b) pursuant to agreements with the Morgan Hill Redevelopment Agency or (c) as a part of your application for development allocations under the City's Residential Development Control System. The Mitigation Fee Act Fees applying to your project are listed in the schedule of fees provide. Notice is also hereby given that you have the opportunity to protest the imposition of the Mitigation Fee Act Fees within 90 days of the approval of the approval or conditional approval of your development project and that the 90-day approval period in which you may protest has begun. This right to protest does not apply to voluntary Residential Development Control System fees.

PASSED AND ADOPTED THIS 10th DAY OF SEPTEMBER 2019, AT A REGULAR MEETING OF THE PLANNING COMMISSION BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ATTEST: **APPROVED:**

JENNA LUNA, Deputy City Clerk **JUAN MIGUEL MUNOZ-MORRIS, Chair**

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EXHIBIT "A"

STANDARD CONDITIONS

APPLICATION: SR2018-0003, Depot – Latala

THE FOLLOWING ARE STANDARD CONDITIONS OF APPROVAL THAT MUST BE MET PRIOR TO THE ISSUANCE OF BUILDING PERMITS AND/OR SITE DEVELOPMENT PERMITS EXCEPT AS MAY BE SPECIFIED IN THE CONDITIONS. THE APPROVAL REQUIREMENTS INCLUDE THESE REQUIREMENTS AND ANY SPECIAL CONDITIONS THAT ARE APPLIED THROUGH THE DEVELOPMENT APPROVAL PROCESS. APPLICANTS ARE REQUIRED TO SIGN THE APPROVAL CERTIFICATE/RESOLUTION FORM INDICATING THEY UNDERSTAND AND AGREE TO IMPLEMENT THESE STANDARD CONDITIONS AND ANY SPECIAL CONDITIONS APPLIED TO THEIR PERMIT APPROVAL.

ACRONYMS:

MHMC – Morgan Hill Municipal Code

MHARH – Morgan Hill Architectural Review Handbook

PLANNING DIVISION

TIME LIMITS

A. The Design Review permit approval granted under this Resolution shall remain in effect for 24 months to September 10, 2021. Failure to obtain building permits within this term shall result in termination of approval unless an extension of time is granted with a showing of just cause prior to expiration date. The extension of time may be reviewed and approved at the admin level. **(MHMC 18.108.040)**

OTHER CONDITIONS

A. As part of the TIA, the property owner or designee shall install speed-reducing measures as simple as posting speed limit signs for the private drive aisle on the Hale Lumber Site.

B. Prior to approval of building permits, all building windows, doors will demonstrate compliance with required STC ratings identified within the Noise and Vibrations Study prepared by Edward L. Pack Associates, Inc.

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C. Pursuant to the Edward L. Pack Associates report, all the living spaces that require mechanical ventilation will be demonstrated on the building permit plans prior to building permit approval. This will allow new homeowner the option to maintain window and doors closed due to noise levels as explained in the Noise and Vibrations Study prepared by Edward L. Pack Associates, Inc.

D. All trees to be removed, relocated, or protected will comply with the landscape plan and Arborist Report by Kiely Arborist Services LLC dated July 22, 2019. Trees identified within the Arborist Report as "transplantable size" on the CCC portion of the project site will be analyzed prior to removal for the likelihood of survival if relocated. The CCC parking lot will also be re-assessed to insure there is enough space on the property to relocate any of the "transplantable size" trees.

E. The crosswalk design at East Dunne, Church Street, and realigned Depot Street is subject to change based on the budget within the DDA. Alternate design may be reviewed and approved by the Community Development Director.

F. The decorative fence screening the CCC rose garden will meet the artwork goals for the Hale Lumber project site. Artwork design to complement final design of crosswalks. Alternate design to the fencing may be reviewed and approved by the Community Development Director.

G. Prior to building permit issuance, the property owner or designee shall work with the Planning Division on the diversity and location of potted planter boxes along the residential frontages of Depot Street.

H. Prior to Off-Site Improvement Plans the applicant and contractor shall submit a construction logistics plan that addresses all impacts to the public road right-of-way, including but not limited to: pedestrian control, traffic control, detours, truck routes, material deliveries, contractor's parking, on-site staging and storage areas, concrete pours, crane lifts, work hours, noise control, dust control, and storm water pollution prevention. It shall include notes ad indicated on the approved Truck Route Map for construction traffic to and from the site.

I. The Developer shall work with the Economic Development Department on ways to engage the community about the construction that is happing.

J. <u>CC & RS:</u> The applicant shall provide a set of Covenants, Conditions and Restrictions, Bylaws and Articles of Incorporation, for review and approval

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by the Community Development Department prior to final occupancy or recordation of the final map. All such CC&Rs shall include the following text:

1. Common Areas/Right of Ways:

   i. The Owners recognize that the use, modification and proper maintenance of the Common Area and public right-of-way(s)* are for the benefit of all citizens of the City of Morgan Hill (City) and that the City is an intended third party beneficiary of these covenants, conditions and restrictions and may, upon notice of hearing as set forth below, exercise the same powers of enforcement as the Association.

      1. *Public right-of-way: Exclusive of streets dedicated to and accepted by the City of Morgan Hill

   ii. The City may, by mail or personal delivery, give written notice of the breach of any maintenance obligation to the Association with a demand that such breach be remedied. If such breach is not remedied within thirty (30) days of the mailing or delivery of such notice, the City shall have standing and the right (but not the obligation) to bring a court action against the Association and Owners to enforce such provision. In addition, the City shall be entitled to recover reasonable attorneys' fees and costs incurred in such action.

   iii. The Notice may also contain a date for a hearing on the matter before a City employee designated by the City (which hearing shall be held no sooner than fifteen (15) days after mailing of such notice), and if after such hearing the City determines that there has been inadequate maintenance, the City shall have the right (but not the obligation) to undertake the maintenance of the Common Area or public right-of-way in question. Any and all costs incurred by the City in so maintaining the Common Area or public right-of-way shall be a lien against all the properties included with the Project and shall be the personal responsibility of the Owners and the Association.

   iv. The entire Project and all of the properties located thereon shall be subject to the conditions and restrictions of all subdivision and other Project approvals by the City, with respect to the Project. Any changes and/or modifications to the Project and/or any Unit, including but not limited to changes to the exterior of any Unit, may be subject to review and approval of the City of Morgan Hill as may be determined by review of the Project approvals by the City of Morgan Hill.

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v. This section may not be amended without the prior written consent of the Director of Community Development for the City. Nothing contained in this section shall limit any other right or remedy which the City may have under its ordinances or state law.

vi. For the purposes of this section, the question of whether there has been a breach of a maintenance obligation or adequate maintenance shall be determined by the provisions of the original Declaration as first recorded with the County Recorder for Santa Clara County and by any amendment thereto, but only to the extent that such maintenance obligation or duty of maintenance is increased by such amendment.

2. Tree and Landscape Preservation: The Owners of the Units and Association shall preserve and maintain all trees and landscape on the property originally required by the approved landscape plan and shall not remove or alter any such trees or landscape from the Property without the approval of the Director of Community Development of the City of Morgan Hill.

3. Compliance with the City of Morgan Hill Conditions of Approval: It shall be the responsibility of each Owner and the Association to insure that any changes or modifications to the Project or any Unit are in compliance with the original City conditions of approval of the Project, which are hereby incorporated herein as if set forth in full.

K. Avoid over-spray from automatic irrigation systems.

L. Provide at least 7 feet of vertical clearance between branches and sidewalks.

M. Maintain landscape areas.

N. Tandem parking spaces shall be used to accommodate passenger vehicles only and the homeowners will be aware of the requirement to use the garage space as parking and it will be a part of the homeowner association rules.

O. All roof mounted mechanical equipment shall be placed within a screened roof top enclosure depicted on the elevation drawings or located below the parapet level and shall not be visible from the ground at any distance from the building. Cross section roof drawings shall be provided at the building permit stage indicating the relative height of the screen wall or parapet. Minimum screen height or parapet depth shall be 5 ft. or greater to match the height of any proposed equipment.

P. Lighting fixtures shall not project above the facia or roofline of the building. Any ground mounted lighting projecting onto the building or site will be subject to the review and approval of the Director of Community Development. Adjustment to the lighting intensity may be required after the commencement of the use.

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Q. All vents, gutters, downspouts, flashing, electrical conduits, etc. shall be painted to match the color of the adjacent surface or otherwise designed in harmony with the building exterior.

R. Soffits and other architectural elements visible from view but not detailed on the plans shall be finished in a material in harmony with the exterior of the building.

S. Reciprocal ingress/egress easements and EVA easements: Prior to issuance of a certificate of occupancy, the property owner shall record an appropriate deed restriction and covenant running with the land subject to review and approval of the Community Development Director for a reciprocal ingress/egress easement along the common driveway.

T. FINAL SITE DEVELOPMENT PLANS: Final site development plans shall be reviewed for conformance with Morgan Hill Municipal Code Section 18.108.040 and approved by the Community Development Department prior to issuance of a building permit. All such plans shall include:

i. Detail depicting all concrete curbs as full formed.

ii. Provision of catalogue drawings depicting the proposed parking area lighting fixtures. Exterior lighting of the building and site shall be designed so that lighting is not directed onto adjacent properties and light source is shielded from direct off-site viewing.

iii. Ramps, special parking spaces, signing and other physical features for the disabled, shall be provided throughout the site for all publicly used facilities.

iv. Trash enclosures shall be constructed of a sturdy, opaque material, minimum 6 feet in height with solid view obstructing gates and shall be designed in harmony with the architecture of the building(s). Sizing and design shall conform to the Morgan Hill Architectural Review Handbook**.** In residential areas, restaurants or other food service commercial uses, trash enclosure areas shall require an overhead shade structure. Trash enclosures shall be required in all commercial and industrial projects and in residential projects containing four or more dwelling units.

v. All mechanical equipment, including electrical and gas meters, post indicator valve, backflow prevention devices, etc., shall be architecturally screened from view or located interior to the building. All ground mounted utility appurtenances such as transformers shall not be visible from any public right-of-way and shall be adequately screened through the use or combination of concrete or masonry walls, berming, and landscaping. **(MHARH p.20, 45, 79)** For additional screening, backflow preventers shall be painted dark green, except the fire connection which shall be painted yellow.

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vi. All existing on-site overhead utilities shall be placed underground in an approved conduit from the service connection at the street or at the property line to the service connection at the building.

U. DUST, NOISE, VIBRATION, AND MATERIALS MANAGEMENT PLAN: A management plan detailing strategies for control of noise, dust and vibration, and storage of hazardous materials during construction of the project shall be on all site development and grading plans. The intent of this condition is to minimize construction related disturbance of residents of the nearby or adjacent properties. **(MHMC 18.76)**

The plan must include the following "Basic Construction Mitigation Measures" per Bay Area Air Quality Management District's guidelines:

i. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

ii. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

iii. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

iv. All vehicle speeds on unpaved roads shall be limited to 15 mph.

v. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

vi. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

vii. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

viii. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

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V. All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.

W. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.

X. Wind breaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction. Wind breaks should have at maximum 50 percent air porosity.

Y. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.

Z. The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time.

AA. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.

BB. Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel.

CC. Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from sites with a slope greater than one percent.

DD. Minimizing the idling time of diesel powered construction equipment to two minutes.

EE. The project shall develop a plan demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction project (i.e., owned, leased, and subcontractor vehicles) would achieve a project wide fleet-average 20 percent NOX reduction and 45 percent PM reduction compared to the most recent ARB fleet average. Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such become available.

FF. Use low VOC (i.e., ROG) coatings beyond the local requirements (i.e., Regulation 8, Rule 3: Architectural Coatings).

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GG. Requiring that all construction equipment, diesel trucks, and generators be equipped with Best Available Control Technology for emission reductions of NOx and PM.

HH. Requiring all contractors use equipment that meets CARB's most recent certification standard for off-road heavy duty diesel engines.

I. BEST MANAGEMENT PRACTICES

A. Cultural Resources

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. Discovery of Archaeological Resources. If prehistoric or historic-period cultural materials are unearthed during ground-disturbing activities, all work within 100 feet of the find shall halt until a qualified archaeologist and Native American representative can assess the significance of the find. If the find is

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determined to be potentially significant, the archaeologist, in consultation with the Native American representative, will develop a treatment plan that could include site avoidance, capping, or data recovery.

10. Discovery of Human Remains. In the event of the discovery of human remains during construction or demolition, there shall be no further excavation or disturbance of the site within a 50-foot radius of the location of such discovery, or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the land owner shall re-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.

B. Biological Resources

1. General construction activities and the removal of trees could impact nesting birds. To the extent practicable, vegetation removal shall be performed from September 1 through February 28 to avoid the general nesting period for birds. If tree removal cannot be performed during this period, preconstruction surveys for nesting birds shall be conducted by a qualified wildlife biologist no more than 14 days prior to the start of vegetation removal grading or other construction activities.

2. If vegetation removal or other construction or operational activities are not started within 14 days of the survey, another survey shall be required. The survey area shall include all of the construction site and staging areas as well as areas within 150 feet of the project site. In the event that an active nest is discovered in the areas to be cleared and or developed or in habitats within 150 feet of the proposed activities vegetation removal and construction shall be postponed for at least two weeks or until a wildlife biologist has determined that the young have fledged and the nest is vacated and there is no evidence of a second nesting attempt.

C. Noise & Vibration

1. Provide a suitable form of forced-air mechanical ventilation, as determined by the local building official, for homes throughout the site, so that windows could be kept closed at the occupant's discretion to control interior noise and achieve the interior Lmax and Ldn noise standards.

2. Provide sound rated windows and doors to maintain interior noise levels at acceptable levels. Preliminary calculations made based on the data contained

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in the conceptual design plans indicate that sound-rated windows and doors with a sound transmission class rating of STC 38 to 43 would be sufficient to control maximum instantaneous noise levels to 50 dBA Lmax in bedrooms, 55 dBA Lmax in other habitable rooms, and to also achieve the 45 dBA Ldn interior noise standard. Additional treatments may include, but are not limited to, sound rated wall construction, acoustical caulking, insulation, acoustical vents, etc. Large windows and doors should be oriented away from the railroad where possible. Bedrooms should be located away from the UPRR.

3. Confirm the final specifications for noise insulation treatments during final design of the project, based on the best available data regarding future usage assumptions for the UPRR. Results of the analysis, including the description of the necessary noise control treatments, will be submitted to the City along with the building plans and approved prior to issuance of a building permit. The following standard conditions shall be included in the project:

   i. Construction activities shall be limited to the hours between 7:00 a.m. and 8:00 p.m., Monday through Friday, and between the hours of 9:00 a.m. and 6:00 p.m. on Saturdays. No construction activities should occur on Sundays or federal holidays (Consistent with Section 8.28.040 of the Morgan Hill Municipal Code).

   ii. Equip all internal combustion engine driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.

   iii. Locate stationary noise generating equipment (e.g. rock crushers, compressors) as far as possible from adjacent residential receivers.

   iv. Acoustically shield stationary equipment located near residential receivers with temporary noise barriers or recycled demolition materials.

   v. Utilize "quiet" air compressors and other stationary noise sources where technology exists.

   vi. The contractor shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance.

   vii. Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem.

D. Air Quality

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1. Include basic measures to control dust and exhaust during construction. During any construction period ground disturbance, the applicant shall ensure that the project contractor implement measures to control dust and exhaust. Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality impacts associated with grading and new construction to a less than significant level. The contractor shall implement the following best management practices that are required of all projects:

   i. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

   ii. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

   iii. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

   iv. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).

   v. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

   vi. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

   vii. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

   viii. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

E. The project shall comply with the requirements of the Municipal Regional Permit as well as other local, state, and federal requirements. Specifically, the project shall comply with provision C.3 of the MRP, which provides enhanced performance standards for the management of stormwater for new development.

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F. The project shall comply with all City of Morgan Hill ordinances, policies, and processes regarding the construction treatment of stormwater runoff. Specifically, a Stormwater Management Plan (SWMP) will be developed prior to issuance of building permits for project construction, to ensure compliance with City of Morgan Hill and MRP requirements. The SWMP will meet the criteria for stormwater protection outlined in the City's Environmental Compliance Program.

G. Construction BMPs shall be implemented for reducing the volume of runoff and pollution in runoff to the maximum extent practicable during site excavation, grading, and construction. All measures shall be included in the project's SWMP and printed on all construction documents, contracts, and project plans. These would include:

   i. Restrict grading to the dry season or meet City requirements for grading during the rainy season.

   ii. Use effective, site-specific erosion and sediment control methods during the construction periods. Provide temporary cover of all disturbed surfaces to help control erosion during construction. Provide permanent cover as soon as is practical to stabilize the disturbed surfaces after construction has been completed.

   iii. Cover soil, equipment, and supplies that could contribute non-visible pollution prior to rainfall events or perform monitoring of runoff. Cover stockpiles with secure plastic sheeting or tarp.

   iv. Implement regular maintenance activities such as sweeping driveways between the construction area and public streets. Clean sediments from streets, driveways, and paved areas on-site using dry sweeping methods. Designate a concrete truck washdown area.

   v. Dispose of all wastes properly and keep site clear of trash and litter. Clean up leaks, drips, and other spills immediately so that they do not contact stormwater.

   vi. Place fiber rolls or silt fences around the perimeter of the site. Protect existing storm and sewer inlets in the project area from sedimentation with filter fabric and sand or gravel bags.

II. Applicant agrees to defend, indemnify, and hold harmless the City of Morgan Hill, its officers, agents, employees, officials and representatives (Indemnitees) from and against any and all claims, actions, or proceedings arising from any suit for damages or for equitable or injunctive relief which is filed against City to attack, set aside, void or annul its approval of this discretionary project or any related decision, or the adoption of any environmental documents which relates to said approval. The City shall promptly notify the Applicant of any such claim, action or proceeding

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and the City shall cooperate fully in the defense thereof. In the event that Applicant is required to defend Indemnitees in connection with the proceeding, Indemnitees shall retain the right to approve (a) the counsel to so defend Indemnitees; (b) all significant decisions concerning the manner in which the defense is conducted; and (c) any and all settlements, which approval shall not be unreasonably withheld. This indemnification shall include, but is not limited to, (a) all pre-tender litigation costs incurred on behalf of the City, including City's attorney's fees and all other litigation costs and expenses, including expert witnesses, required to defend against any lawsuit brought as a result of City's approval or approvals; (b) reasonable internal City administrative costs, including but not limited to staff time and expense spent on the litigation, after tender is accepted; and (c) all damages, costs, expenses, attorney fees or expert witness fees that may be awarded to the prevailing party arising out of or in connection with the approval of the application or related decision. City may, in its sole discretion, participate in the defense of such action; but such participation shall not relieve Applicant of its obligations under this condition. The undersigned hereby represents that they are fully empowered by the Applicant as their agent to agree to provide the indemnification, defense and hold harmless obligations, and the signature below represents the unconditional agreement by applicant to be bound by such conditions.

JJ. Notice is hereby given that, pursuant to the Mitigation Fee Act, the City of Morgan Hill charges certain fees (as such term is defined in Government Code Section 66000) in connection with approval of your development project for the purpose of defraying all or a portion of the cost of public facilities related to your development project (Mitigation Fee Act Fees). These fees do not include fees for processing applications for governmental regulatory actions or approvals, fees collected under development agreements, or as a part of your application for development allocations under the City's Residential Development Control System. The Mitigation Fee Act Fees applying to your project are listed in the schedule of fees provide. Notice is also hereby given that you have the opportunity to protest the imposition of the Mitigation Fee Act Fees within 90 days of the approval of the approval or conditional approval of your development project and that the 90-day approval period in which you may protest has begun.

KK. Submit two (2) signed copies of this Resolution to the Planning Division prior to issuance of building permits.

PRETREATMENT

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1. An industrial waste discharge permit is required from the Pretreatment Program prior to any industrial wastewater discharge (non-domestic) to the Sanitary Sewer System. The permit shall be maintained and renewed as required. Please email to Jennifer.Rojero@cityofgilroy.org for a pretreatment application.

2. Kitchens/Cooking facilities: All commercial cooking and food preparation facilities shall be provided with a grease trap or clarifier (clarifier with sample box), sized for the anticipated flows. No garbage disposals are allowed. Contact Pretreatment at 408 846-0438 for Grease Interceptor Policy Documents for sizing and type, etc. Submit plans and obtain permit from Pretreatment.

FIRE PREVENTION

1. Where required: Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.

2. Width: Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925) in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height.

3. Proximity to building: At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572) and a maximum of 30 feet (9144mm) from the building, and shall be positioned parallel to one entire side of the building, as approved by the fire code official

RECOLOGY

A. Recology is to have access to the gate for the EVA's.

B. A "No Parking" sign shall be installed listing the hours and day of the week of trash service. The sign location shall be near the EVA entrance to the CCC south parking lot.

POLICE DEPARTMENT

A. The Police Department shall review and approve a safety and security plan for the facility including a security camera plan prior to the issuance of a building permit or site development permit, whichever one is issued first.

ENGINEERING DIVISION

I. PROJECT SPECIFIC

Attachment: Design Permit Resolution [Revision 2] (2370 : TM & Design Review Permit: Depot - Latala)

A. **General:**
   1. At Final Map stage, add a Public Service Easement over the new water line crossing the CCC South Parking Lot.
   2. Obtain a Right of Entry Agreement/Permit for work within Union Pacific Transportation Company's property.
   3. At improvement plan stage, provide a copy of the preliminary CC&R's or maintenance agreement showing entity/property owner responsible for maintaining the subsurface infiltration facilities located in the common areas.
   4. At improvement plan stage, submit a final cost estimate of the realigned Depot Street.
   5. In compliance with the DDA, the developer shall submit a summary vacation submittal and drawings to vacate a portion of Depot Street.
   6. Prior to submitting improvements plans, the Developer and Project Engineer shall meet with Land Development Engineering Division to go over the project's RDCS commitments to be addressed.

B. **Flood:** Majority of the project site is in Flood Zone X and a small portion in Zone AE, with Elevations between 345' NAVD88 near Fifth Street and 347' NAVD88 near Fourth Street. Zone AE is within a designated Federal Emergency Management Agency (FEMA) 100-year floodplain. Buildings 1 and 2 are within Flood Zone AE.
   1. A Flood Analysis Memorandum prepared by Schaaf & Wheeler for this project, dated February 12, 2019, has been reviewed. The memorandum stated that the project's impact to West Little Llagas Creek's water surface elevation was less than 0.1 feet and the cumulative impact of the project and the upstream developments was less than one foot which are within the City's requirements.
      a. The project is encouraged to file a Conditional or Final FEMA Letter of Map Revision (CLOMR/LOMR or CLOMR-F/LOMR-F) to the Federal Emergency Management Agency (FEMA) for Buildings 1 and 2 to change the flood zone designation for the two buildings and remove the flood insurance requirement for the future residential owners.
   2. Elevate the lowest floors of Buildings 1 and 2 a minimum of one foot above the base flood elevation determined in the Schaaf & Wheeler Flood Analysis.
   3. An Elevation Certificate (FEMA Form 086-0-33) for each proposed structure, based on construction drawings, is required prior to issuance of a building permit. Consequently, an Elevation Certificate based on finished construction is required for each built structure prior to building final.
   4. Building support utility systems such as HVAC, electrical, plumbing, air conditioning equipment, including ductwork, and other service facilities must be elevated above the base flood elevation or protected from flood damage.

C. **Street Improvements:**

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1. At improvement plan stage, the project shall revise the plans to comply with the following:
   a. Move the raised pedestrian crossing at Depot Street within an adequate distance southwesterly to address possible sight distance issues between pedestrians crossing and vehicles on Depot Street and from the parking lots. Update mid-block crossing detail on Sheet C-04.
   b. Add decorative streetlights along the west side of Depot Street (Leg 1 - next to the North Parking Lot) with spacing of 50' on center. The existing streetlight will be removed, salvaged and delivered to the City's Corp Yard.
   c. Show the new striping and other proposed improvements at the intersection of Dunne Avenue and realigned Depot Street.
   d. New street trees to match the existing street trees along Depot Street or comply with the Master Street Tree Plan as determined by the City Engineer. The type of replacement trees in the CCC Parking Lot will be determined at improvement plan stage.
2. The City's CIP Pavement Resurfacing Project will slurry seal Depot Street from Main Avenue to Dunne Avenue in August 2019. Striping, pavement restoration and other improvements along Depot Street will be reviewed in detail at improvement plan stage.

II. GENERAL

A. The applicant shall cause the construction of all public and private improvements in accordance with the latest City Standard Drawings and Specifications. **(MHMC 12.02.090 A; 17.32.010 A)**

B. The applicant shall have a Final Map prepared by a registered engineer (licensed prior to 01/01/1982: registration number 33,965 or lower) or licensed land surveyor delineating all parcels and easements created. There shall be concurrence in writing by PG & E, Telephone, Cable TV and any other affected agencies to all improvements and easements which are applicable to them. The number and locations of monuments shall be set as required by the City Engineer. **(MHMC 17.20.200 A; 17.20.290; 17.24.010)**

C. The applicant shall submit as part of the improvement drawings for the project, profiles of all improvements in the subdivision and typical cross-sections of all streets and details of curbs, gutters, and sidewalks, to be accomplished to the satisfaction of the City Engineer prior to submittal of Final Map. **(MHMC Sec 17.32.060 B; 17.32.070; 17.32.080 A)**

D. Obtain an encroachment permit from the City of Morgan Hill and provide guarantee covering off-site improvements. **(MHMC 12.08.040 A; 12.08.090)**

E. Improvement plans are to show water lines, sanitary sewer, storm drain system, pavement widths, curve radius, and existing utilities.

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F. Enter into a Subdivision Improvement Agreement (SIA) with the City of Morgan Hill to cover required improvements. **(MHMC 12.02.150; 17.32.010 B; 17.32.160)**

G. Reciprocal access easements and maintenance agreements ensuring access to all parcels and joint maintenance of all common roads, drives or parking areas shall be provided by CC&R's and by deed and shall be recorded concurrent with the map, or prior to issuance of building permit where no map is involved. **(MHMC 17.20.350 H)**

H. **IMPACT FEE INCREASE**-The City of Morgan Hill, pursuant to City Code Chapter 3.56 has established impact fees to finance the cost of improvements required by new development. City Code Chapter 3.56.050 provides for automatic annual (July 1st) adjustment of those fees in existence utilizing the Engineering News Record Index for the preceding twelve months. The City maintains historical records on the Engineering News Record Index. These records are available for inspection during normal business hours. **(MHMC 3.56.010; 3.56.030; 3.56.050)**

III. STREET IMPROVEMENTS

A. The applicant shall cause the design and construction of all new public and private streets serving the project. The design of all new public and private streets shall be consistent with the General Plan Land Use and Circulation Element as well as the Street Standard Details as contained within the Public Works Standards Details. The construction of the streets shall be undertaken to the lines and grades and in a manner satisfactory to the City Engineer. All street improvements shall be constructed to the satisfaction of the City Engineer. The timing of the improvements will be determined by the City. **(MHMC 12.02.010; 12.02.090; 17.32.060 B; CMH General Plan; CMH Design Standards and Standard Details for Construction)**

B. The project shall install and dedicate street improvement including, but not limited to, curb and gutter, sidewalk, compaction, street paving, oiling, storm drainage facilities, sewer and water, fire protection, undergrounding of utilities and street lighting in conformance with City of Morgan Hill requirements. **(MHMC 12.02.010; 12.02.50; 12.02.080; 12.02.100; 17.28.010; 17.32.060)**

C. Dedication of approximately 400 square feet on Depot Street and approximately 2,300 square feet on East Dunne Avenue. **(MHMC 12.02.010; 12.02.50; 12.02.080; 12.02.90; 12.02.100; 17.28.010)**

D. Underground existing utilities: all existing overhead utilities adjacent to any site boundary or along any street frontage of site shall be placed underground in accordance with City standards and affected utility company guidelines. **(MHMC 12.02.090 B; 17.32.020 E.1)**

IV. SANITARY SEWER SYSTEM

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A. The applicant shall cause to be undertaken the design and construction of sanitary sewer improvements including, but not limited to installation of sewer line extension on the proposed public street(s) or private street(s)/drive aisle(s). The sanitary collection system shall include, but not be limited to manholes with manhole frames and covers, cleanouts, wye-branches and laterals, and separate sewer taps to each lot. These are to be installed by the developer. **(MHMC 13.20.355; 17.32.020 C; CMH Sewer System Master Plan; CMH Design Standards and Standard Details for Construction)**

B. All existing and future sewer lines shall be tied into the City's system and existing septic systems shall be abandoned in accordance with City requirements. **(MHMC 13.24.060; 17.32.20 C)**

V. STORM DRAIN SYSTEM

A. A complete storm drainage study of the proposed development must be submitted showing amount of run-off, and existing and proposed drainage structure capacities. This study shall be subject to review and approval by the City Engineer. All needed improvements will be made by the applicant. No overloading of the existing system will be permitted. **(MHMC 17.32.020 B;17.32.090; CMH Design Standards and Standard Details for Construction)**

B. The applicant shall cause the design and construction to be undertaken for a storm drainage collection system shown on the Tentative Map/Site Review plans. All storm drain improvements shall be constructed to the satisfaction of the City Engineer. **(MHMC 17.32.020 A & B)**

C. Collection system shall be designed to be capable of handling a 10-year storm without local flooding. On-site detention facilities shall be designed to a 25-year storm capacity. Streets shall be designed to carry a 100-year storm. Items of construction shall include, but not be limited to installation of storm line extension on proposed public street(s),_surface and subsurface storm drain facilities, manholes with manhole frames and covers, catch basins and laterals. Note: the project may be required to **retain** stormwater runoff as part of resolution R3-2013-0032 prior to releasing discharge rates at pre-development flows. **(MHMC 17.32.020 B; 18.74.440; CMH Design Standards and Standard Details for Construction; CMH Storm Drainage System Master Plan)**

D. Prior to final map approval or issuance of a grading permit the applicant shall complete the following to the satisfaction of the City Engineer.

1. Storm drain calculations to determine detention/retention pond sizing and operations.

2. Plan describing how material excavated during construction will be controlled to prevent this material from entering the storm drain system.

3. Water Pollution Control Drawings (WPCD) for Sediment and Erosion Control.

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(**CMH Design Standards and Standard Details for Construction)**

E. BMP Tree protection shall be part of the SWPPP inspections.

F. As required by the State Water Resources Control Board (SWRCB) Order No. 2009-0009-DWQ, construction activity resulting in a land disturbance of one (1) acre or more of soil, or whose projects are part of a larger common plan of development that in total disturbs more than one (1) acre, are required to obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002 for Discharges of Storm Water Associated with Construction Activity (General Permit). To be permitted with the SWRCB under the General Permit, owners must file a complete Notice of Intent (NOI) ONLINE at: http://smarts.waterboards.ca.gov/smarts/faces/SwSmartsLogin.jsp and develop a Storm Water Pollution Prevention Plan (SWPPP) Manual in accordance with the General Permit. The SWPPP Manual shall follow the CASQA SWPPP template/format at https://www.casqa.org/store/products/tabid/154/p-167-construction-handbookportal-initial-subscription.aspx and shall be approved by Land Development Engineering. A Waste Discharger Identification (WDID) number will be issued to the construction site after the SWRCB receives and verifies the submitted ONLINE NOI information. The WIDI number and approved SWPPP Manual shall be provided to Land Development Engineering Division and the Building Division prior to any approval of grading activities **(SWRCB NPDES General Permit CA000002).**

G. NPDES GENERAL PERMIT SITE SWPPP INSPECTIONS AND COMPIANCE:

1. ALL project onsite and offsite construction activity shall have the site inspected by a **qualified third party SWPPP Inspector (QSD or QSP or RCE).**

2. SWPPP Inspections shall occur weekly during the rainy season (September 15th thru May 1st).

3. SWPPP Inspections shall occur bi-weekly during the non-rainy season.

4. 48 hours prior to and following a forecasted rain event, SWPPP Inspections shall occur in addition to those of items 2 or 3 above.

5. Per each of the inspection conditions 2, 3, or 4, the NPDES SWPPP Inspector shall certify in writing to the Building Division and Land Development Engineering Division if the site is in compliance or non-compliance with the NPDES General Permit for Stormwater, site SWPPP Manual, and Water Pollution Control Drawings (per the CMH-SWPPP Inspection Check List to be provided by Land Development Engineering). QSD/QSP SWPPP Inspectors shall forward onsite and offsite information/certification to the Building (on-site private property issues) and Public Works (public right-of-way issues) inspectors respectively.

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6. Prior to rain events, BMPs not in compliance will need to be corrected immediately.

7. Illicit discharges per the NPDES General Permit, non-compliance of tracking control, and inlet protection within the public right of way shall be address immediately.

8. Other non-compliance issues need to be addressed within a 24-hour period.

9. Non-compliance issues which have been corrected shall be verified by NPDES SWPPP Inspector by a follow-up inspection.

   *BMPs maintenance/inspections shall include tree protection if applicable.

VI. WATER SYSTEM

A. The applicant shall cause the design and construction to be undertaken of a domestic water system to the satisfaction of the City Engineer. The water system improvements shall be constructed within public easements or street rights-of-way to the satisfaction of the City Engineer and dedicated to the City. **(MHMC 17.32.020 A & D; CMH Design Standards and Standard Details for Construction; CMH Water System Master Plan)**

B. Abandonment of any existing water well shall be in conformance with Santa Clara Valley Water District (SCVWD) Ordinance 90-1. Location and disposition to be shown on the plan. Well(s) shall be properly registered with the SCVWD and either be maintained or abandoned in accordance with SCVWD standards.

C. Installation of water line extension on the proposed public streets and/or private streets. **(MHMC 17.32.020 A & D; CMH Water System Master Plan)**

D. Provide separate water services and meters for each lot. These are to be installed by developer. **(MHMC 17.32.020 D)**

VII. OTHER CONDITIONS

A. The owner shall dedicate all necessary utility easements. **(MHMC 12.02.080 D; 17.28.010 A)**

B. The applicant shall cause the design and construction required to underground all electric, gas, Cable TV and communication lines within the development. Such design and construction shall be to the satisfaction of the affected utilities and the City Engineer. Where City infrastructure is included, City will pay for the permit fees. **(MHMC 17.32.020 E.1)**

C. The final map on all major subdivision (5 or more lots) shall be approved by the City Council prior to issuance of a grading permit. For minor subdivision (4 lots or less), the final map shall be signed by the City Engineer and the Planning

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Commission Secretary prior to issuance of a grading permit. **(MHMC 17.20.390; 17.24.210)**

D. Landscaping and irrigation systems serving common areas that are required to be installed in the public right-of-way on the perimeter of this tract area shall be continuously maintained by the Homeowner's Association.

E. Final landscape plans shall be submitted with and included as part of the improvement plans for the subdivision. **(MHMC 17.08.090)**

F. Prior to the approval of any Building Permit for grading activity, the developer shall schedule a preconstruction meeting with the Public Works Inspection Division with the following project team members:

1. Civil Engineer of record.
2. Geotechnical Engineer of record.
3. Third Party QSD/QSP SWPPP Inspector.
4. General Contractor.
5. Sub-Contractors.

VIII. NPDES WATER QUALITY STORMWATER MANAGEMENT DEVELOPMENT STANDARDS

A. State Water Resources Control Board Post Construction Requirements (PCRs): Project shall comply with the California Regional Water Quality Control Board Central Coast Region Resolution No. R3-2013-0032 as documented by the **Stormwater Management Guidance Manual for Low Impact Development and Post-Construction Requirements** (developed from Resolution No. R-2013-0032 Attachment 1 and 2 at: http://www.waterboards.ca.gov/centralcoast/water_issues/programs/stormwater/docs/lid/lid_hydromod_charette_index.shtml). A copy of the guidance manual can be obtained through the Land Development Engineering's internet site. Project shall provide Stormwater Control Plan Checklist and applicable calculations per the Stormwater Management Guidance Manual for Low Impact Development and Post-Construction Requirements. Project shall meet the applicable requirements of the Stormwater Management Guidance Manual for Low Impact Development and Post-Construction Requirements:

1. Performance Requirement 1: Site Design and Runoff Reduction
2. Performance Requirement 2: Water Quality Treatment
3. Performance Requirement 3: Runoff Retention
4. Performance Requirement 4: Peak Management

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B. **Peak Storm Water Runoff Discharge Rates** - Post-development peak storm water runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increased peak storm water discharge rate will result in increased potential for downstream erosion. Note: the project may be required to **retain** stormwater runoff as part of resolution R3-2013-0032 prior to releasing discharge rates at pre-development flows.

C. **Provide Storm Drain System Stenciling and Signage** - Storm drain stencils are highly visible source controls that are typically placed directly adjacent to storm drain inlets. The stencil contains a brief statement that prohibits the dumping of improper materials into the storm water conveyance system. Graphical icons, either illustrating anti-dumping symbols or images of receiving water fauna, are effective supplements to the anti-dumping message. All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as: "NO DUMPING – DRAINS TO CREEK") and/or graphical icons to discourage illegal dumping. Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area. · Legibility of stencils and signs must be maintained.

D. **Properly Design Trash Enclosure Areas** - All trash enclosure areas must meet the following Structural or Treatment Control BMP requirements (individual single family residences are exempt from these requirements):

1. Roof Required: Trash enclosure areas shall have an all-weather noncombustible solid roof to prevent rainwater from mixing with the enclosure's contents

   a. Walls Required: Trash enclosure shall have structural walls to prevent unauthorized off-site transport of trash.

   b. Doors: Trash enclosure shall have door(s) which can be secured when closed.

   c. Grades: The pad for the enclosure shall be designed to not drain outward, and the grade surrounding the enclosure shall be designed to not drain into the enclosure.

   d. Drain Inlet: Within the enclosure, an area drain with an approved (Zurn) vandal proof drain shall be installed and shall be plumbed to the sanitary sewer system with grease trap. Grease trap shall be located within the trash enclosure footprint.

E. **Design Standards for Structural or Treatment Control BMPs** - The post-construction treatment control BMPs shall incorporate, at a minimum, either a volumetric or flow-based treatment control design standard, or both, as identified below to mitigate (infiltrate, filter or treat) storm water runoff:

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1. Volumetric Treatment Control BMP

   a. The 85th percentile 24-hour runoff event determined as the maximized capture storm water volume for the area, from the formula recommended in Urban Runoff Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87, (1998); or

   b. The volume of annual runoff based on unit basin storage water quality volume, to achieve 80 percent or more volume treatment by the method recommended in California Stormwater Best Management Practices Handbook – Industrial/ Commercial, (2003); or

   c. The volume of runoff produced from a historical-record based reference 24-hour rainfall criterion for "treatment" that achieves approximately the same reduction in pollutant loads achieved by the 85th percentile 24-hour runoff event.

2. Flow Based Treatment Control BMP

   a. The flow of runoff produced from a rain event equal to at least two times the 85th percentile hourly rainfall intensity for the area; or

   b. The flow of runoff produced from a rain event that will result in treatment of the same portion of runoff as treated using volumetric standards above.

F. **Stormwater Runoff Management Plan (SWRMP) required -** The stormwater runoff management plan shall include sufficient information to evaluate the environmental characteristics of affected areas, the potential impacts of the proposed development on water resources, and the effectiveness and acceptability of measures (post construction BMPs) proposed for managing stormwater runoff.

1. The stormwater runoff management plan shall be prepared under the direction of a professional civil engineer registered in the State of California. The responsible professional civil engineer shall stamp and sign the approved stormwater runoff management plan.

2. The chief engineer or designee may require a developer to provide a signed certification from the civil engineer responsible for preparing the stormwater runoff management plan that all stormwater best management practices have been designed to meet the requirements of this chapter.

3. Each certifying civil engineer shall establish to the city's satisfaction that such person has been trained on the design of stormwater quality best management practices not more than three years prior to the certification signature date.

4. Qualifying training shall be conducted by an organization with stormwater quality management expertise, such as a university, the Bay Area Stormwater

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Management Agencies Association, the American Society of Civil Engineers, the American Public Works Association, or the California Water Environment Association.

G. **Stormwater BMP operation, maintenance, and replacement responsibility**

1. All on-site stormwater management facilities shall be operated and maintained in good condition and promptly repaired/replaced by the property owner(s), an owners' or homeowners' association or other legal entity approved by the city.

2. Any repairs or restoration/replacement and maintenance shall be in accordance with city-approved plans.

3. The property owner(s) shall develop a maintenance schedule for the life of any stormwater management facility and shall describe the maintenance to be completed, the time period for completion, and who shall perform the maintenance. This maintenance schedule shall be included with the approved stormwater runoff management plan.

H. **Stormwater BMP operation and Maintenance Agreement (SWBOMA) required -** Improper maintenance is one of the most common reasons why water quality controls will not function as designed or which may cause the system to fail entirely. It is important to consider who will be responsible for maintenance of a permanent BMP, and what equipment is required to perform the maintenance properly.

1. Prior to the issuance of any building permit requiring stormwater management BMPs, the owner(s) of the site shall enter into a formal written stormwater BMP operation and maintenance agreement with the city. The city shall record this agreement, against the property or properties involved, with the County of Santa Clara and it shall be binding on all subsequent owners of land served by the storm water management treatment BMPs (City standard STORMWATER BMP OPERATION AND MAINTENANCE AGREEMENT to be provided by Land Development Engineering).

2. The stormwater BMP operation and maintenance agreement shall require that the BMPs not be modified and BMP maintenance activities not alter the designed function of the facility from its original design unless approved by the city prior to the commencement of the proposed modification or maintenance activity.

3. The stormwater BMP operation and maintenance agreement shall provide that in the event that maintenance or repair is neglected, or the stormwater management facility becomes a danger to public health or safety, the city shall have the authority to perform maintenance and/or repair work and to recover the costs from the owner.

I. **Stormwater BMP inspection responsibility**

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1. The property owner(s) shall be responsible for having all stormwater management facilities inspected for condition and function by a **Register Civil Engineer (RCE)**.

2. Unless otherwise required by the chief engineer or designee, stormwater facility inspections shall be done at least twice per year (April 15th and September 15th) by the RCE. Written records shall be kept of all inspections and shall include, at minimum, the following information:

   a. Site address;

   b. Date and time of inspection;

   c. Name of the person conducting the inspection;

   d. List of stormwater facilities inspected;

   e. Condition of each stormwater facility inspected;

   f. Description of any needed maintenance or repairs; and

   g. As applicable, the need for site re-inspection.

3. Upon completion of each inspection, an inspection report shall be submitted to Land Development Engineering.

J. **Records of maintenance and inspection activities -** On or before April 15th and September 15th of each year, the party responsible for the operation and maintenance of on-site stormwater management facilities under the BMP operation and maintenance agreement shall provide the chief engineer or designee with records of all inspections, maintenance and repairs.

K. **Annual Certification of SWRMP** – On or before September 30th of each year a Registered Civil Engineer (RCE) shall provide written certification that the developments stormwater quality design standards are properly maintained and functioning as required by the SWRMP.

IX. HABITAT CONSERVATION

A. The approved project is covered under the Santa Clara Valley Habitat Plan (Habitat Plan) and subject to fees and conditions contained in the Habitat Plan.

B. Prior to issuance of building permits or grading permits the project shall complete and submit a Habitat Plan Application Package. All fees must be paid prior to issuance building permits or grading permits.

Attachment: Design Permit Resolution [Revision 2] (2370 : TM & Design Review Permit: Depot - Latala)

C. Any additional conditions or mitigations required by the Habitat Plan shall be clearly stated on all plans that involve any ground disturbing activity (i.e. grading plans, improvement plans, paving plans, demolition plans or other plans for site clearing or temporary stockpile of dirt).

X. Mitigation Monitoring Reporting Program. Applicant shall comply with and be responsible for implementing the mitigation measures and standard measures identified in the Initial Study for this project dated August 2019.

XI. DEFENSE AND INDEMNITY: Applicant agrees to defend, indemnify, and hold harmless the City of Morgan Hill, its officers, agents, employees, officials and representatives (Indemnitees) from and against any and all claims, actions, or proceedings arising from any suit for damages or for equitable or injunctive relief which is filed against City to attack, set aside, void or annul its approval of this application or any related decision, or the adoption of any environmental documents which relates to said approval. The City shall promptly notify the Applicant of any such claim, action or proceeding and the City shall cooperate fully in the defense thereof. In the event that Applicant is required to defend Indemnitees in connection with the proceeding, Indemnitees shall retain the right to approve (a) the counsel to so defend Indemnitees; (b) all significant decisions concerning the manner in which the defense is conducted; and (c) any and all settlements, which approval shall not be unreasonably withheld. This indemnification shall include, but is not limited to, (a) all pre-tender litigation costs incurred on behalf of the City, including City's attorney's fees and all other litigation costs and expenses, including expert witnesses, required to defend against any lawsuit brought as a result of City's approval or approvals; (b) reasonable internal City administrative costs, including but not limited to staff time and expense spent on the litigation, after tender is accepted; and (c) all damages, costs, expenses, attorney fees or expert witness fees that may be awarded to the prevailing party arising out of or in connection with the approval of the application or related decision. City may, in its sole discretion, participate in the defense of such action; but such participation shall not relieve Applicant of its obligations under this condition. The undersigned hereby represents that they are the Applicant or are fully empowered by the Applicant as their agent to agree to provide the indemnification, defense and hold harmless obligations, and the signature below represents the unconditional agreement by Applicant to be bound by such conditions.

Attachment: Design Permit Resolution [Revision 2] (2370 : TM & Design Review Permit: Depot - Latala)

FINDINGS FOR DOWNTOWN SPECIFIC PLAN, GENERAL PLAN AND ZONING ORDINANCE CONSISTENCY
SR2019-0003

Downtown Specific Plan

The vision statement of the specific plan is: "Strengthening Downtown as the gathering place, a connecting force, the social and activity heart of Morgan Hill, is the overriding aspiration of this Plan - a place where residents from all segments of the community can live, work, meet, shop, dine and participate in public celebrations, and share in the richness of Morgan Hill's community life. It will be a place like nowhere else - a place with its own scale, character and uses." The plan encourages a wide diversity of retail and office uses including new homes and apartments to support the downtown businesses. The Plan also includes a Design Guideline Chapter 5 with a wide range of architecture and landscape requirements. The project has been analyzed for consistency with the Design Guidelines Chapter 5 and is consistent.

General Plan

The General Plan land use designation for the 2.29-acre redevelopment portion of the site is designated as Mixed Use with the remaining 2.9-acre (CCC parking lot) portion of the site designated as Public Facilities.

The Mixed Use designation applies to the majority of the parcels in and round the core of the Downtown area and in intended to encourage a mixture of retail uses and residences consistent with the Downtown Specific Plan. The project proposes 49 residential townhome style condominiums and lofts and includes 3,076 square feet of office space to be utilized for non-profits businesses.

The Public Facilities designation is applied to land used by public or quasi-public agencies and organizations. In this case it is the Community and Cultural Center parking lot that will allow for the realignment of Depot Street to connect to East Dunne Avenue and Church Street intersection to be consistent with the Transportation Element of the General Plan.

Policy CNF-14.1 Mixture of uses Downtown. Encourage a mixture of uses in the Downtown that will promote its identity as a cultural and activity center of the City.

The project introduces residential and office space near the existing cultural center. The mixture of proposed uses are complementary to the surrounding uses and will support one another.

Policy CNF-14.3 Downtown Specific Plan. Support the implementation of the Downtown Specific Plan.

The Downtown Specific Plan analyzed a variety of infrastructure services and

improvements needed to meet demands of current and future residents and businesses including transportation, water, sewer, storm drainage, solid waste, and energy systems. The plan stated development assumptions for 874 housing units and 182, 839square feet of office space by 2030. While Downtown has seen some recent investments in housing and retail, the existing housing development and office space are below projections.

Table 1.1
Downtown Specific Plan Growth Projections

Land Use	Existing Development 2009	Development by 2015	Current Development 2019	Development by 2030
	Projected	Projected	Current/Under Construction	Projected
Residential (dwelling units)	193	739	663	874
Office/Service (square feet)	122,248	152,405	123,778	182,839

This project supports the implementation of the Specific Plan by relocating a non-conforming industrial use outside the downtown core, and developing the site with conforming uses such as housing and office space.

Policy CNF-14.4 Downtown Retail Uses. Encourage a mix of retail uses in the Downtown, such as specialty retail, office, entertainment, and other retail uses, with offices located away from Monterey Road or on upper floors along Monterey Road.

Downtown office square footage has remained roughly the same sense the adoption of the Downtown Specific Plan in 2009. The plan invasions Monterey road as the main core area for retail with supporting retail, residential and office space pushed back is the cross streets of downtown and off Depot Street. This project is consistent with the General Plan Policy in bringing 3,076 square feet of office space to the downtown and locating the office space away from Monterey Road.

<u>The Transportation Element</u>
The Transportation Element within the 2035 General Plan offers mechanisms for making Morgan Hill a safe and efficient place to travel, whether by train, bus, car, bike or foot. The City's transportation system envisioned a coordinated combination of public transit, private vehicles, biking, and walking. A key focus during the General Plan horizon is construction of new roadways and segments that will fill in "missing links" and provide for increased connectivity of the roadway system. The City has the opportunity to realign Depot Street through the CCC parking lot with redevelopment of the adjacent property currently utilized as a lumber yard business (Hale Lumber). The project is consistent with the following policies:

Policy TR-3.3 Timing of Street Construction from Private Development. Require developers to provide for the construction of their portions of arterial and collector streets at the time of development.

It is ideal that the redevelopment project is incorporating the realignment of Depot Street as part of one overall project. This allows for one time construction near existing residents and the CCC, and provides the complete design for the vacated portion of Depot Street and addresses the interface of the redevelopment project site area with the CCC.

Policy TR-3.15 Depot Street Rerouting and Extension. In order to provide a continuous north-south travel route to, from, and within Downtown, re-route Depot Street south through the existing Community and Cultural Center parking lot to connect to Church Street, and explore the feasibility of extending Depot Street north to curve over and connect to McLaughlin through to Central Avenue.

The City Engineer found the proposed realignment to enhance circulation in Downtown by:

- Removing a conflict point through the elimination of an off-set intersection
- Eliminating an intersection within close proximity to the UPRR tracks (±120 ft.)
- Providing a direct connection to a four-way signalized intersection
- Creating a bike and pedestrian friendly roadway
- Engineering a curvilinear roadway to prevent speeding
- Eliminating the existing cut-through traffic within the CCC parking lot

1. The proposed project complies with all applicable provisions of the Zoning Code and Municipal Code.

   The proposal is consistent with all provisions in the Zoning Code which is consistent with the Downtown Specific Plan requirements.

2. The proposed project substantially complies with all applicable design standards and guidelines contained in the Design Review Handbook.

   Chapter 5: Design Guidelines as part of the Downtown Specific Plan supersede the regulations within the Design Review Handbook. A consistency chart was prepared (Attachment 3.) and the project is found to be consistent with all design guidelines in that chapter.

3. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

An initial study was prepared and the project and found the project to be consistent with the Downtown Specific Plan MEIR pursuant to Sections 15177(b) and 15179(b) of CEQA Guidelines as further explained at the end of this report.

4. The proposed project development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

   The redevelopment of the Hale Lumber site and realignment of Depot Street through the CCC parking lot is part of the vision for both the General Plan and Downtown Specific Plan. The project will not be detrimental to the public health as analyzed within the Initial Study. The project and circulation was designed to Vision Zero standards and therefore will not be detrimental to public safety or welfare. The project enhances public access by adding sidewalks and will comply with SWIPP and Building Code requirements, therefore will not be materially injurious to the properties or improvements in the vicinity.

5. The proposed project complies with all Design Review criteria in subsection H. of Section 18.108.040 of the municipal code.

   Chapter 5: Design Guidelines as part of the Downtown Specific Plan supersede the regulations within the Design Review Handbook. The project is found to be consistent with the standards outlined in Chapter 5 of the Downtown Specific Plan. A consistency chart was prepared (Attachment 3.) and the project is found to be consistent with all design guidelines in that chapter.

6. For new residential development, the project complies with commitments made through the residential development Control System (RDCS).

   The project received approval of a RDCS Development Agreement on March 20, 2019. The project is found to be consistent with all commitments required prior to Design Review Approval of the DA. A consistency chart was prepared (Attachment 4.) and the project is found to be consistent with the commitments

Zoning Ordinance

The Project site has a Downtown Mixed Use (MU-D) zoning designation. The purpose of the Downtown Mixed Use (MU-D) zoning district is to preserve and enhance Downtown as the heart of Morgan Hill and the center of the community. New development supports a walkable Downtown district with active storefronts and a diversity of commercial, residential, and public uses. The intensity of residential uses enhances economic vitality, increases housing options for residents of all ages, and support a vibrant and diverse destination for residents and visitors. The MU-D zoning district implements the community's vision for Downtown Morgan Hill as described in the Downtown Specific Plan.

Development Standard Consistency Charts

Downtown Specific Plan / Zoning Ordinance
CBD/ MU-D Development Standards

	Requirement	**Proposal**	**Consistent**
Lot Area	3,500 SF min	Two-lot parcel map with condominiums, meets the lot minimum requirements.	Yes
Lot Width	40-foot min		
Lot Depth	80-foot min		
Floor Area Ratio	2.25 Max	1.08	Yes
Minimum number of floors	2 stories	Three stories	Yes
Maximum Building Height	45-feet for a three-story building	Three story buildings with average overall height of 40.5-feet at tallest point. 43-feet and 10-inches for tower element on mixed-use building	Yes
Setbacks:			
Front	6-foot minimum, 15-foot maximum	The Municipal Code allows staff to determine the front lot line for corner lots. Typically, the front yard lot line is the shorter lot line abutting the street which is East Dunne Avenue. However, East Dunne Avenue is not accessible to the property based the proximity to the railroad tracks and drastic grade change from the eastside of the property to the westside of the property. Therefore, the front lot line is adjacent to Depot Street.	Yes
Side	5-foot minimum for residential and 0-feet non-residential uses 1.5-foot minimum for cornices, awnings, eaves, and other similar roof projections	The building wall facades facing the side yard are set back a minimum of 5-feet. The patio roof overhang on building 6 is approximately 2-feet away from property line.	Yes
Rear	10-foot minimum for residential	Building 6 wall façade is a minimum of 10-feet from property line.	Yes

Attachment: Zoning Consistency Chart (2370 : TM & Design Review Permit: Depot - Latala)

Development Standard Consistency Charts

	0-feet non-residential uses 1.5-foot minimum for cornices, awnings, eaves, and other similar roof projections	The patio roof overhang is on Building 6 is approximately 1.5-feet away from the property line.	
Ground floor "Floor – to ceiling clear" height	14 feet minimum for non-residential uses	Relates to office space	Yes

Downtown Specific Plan / Zoning Ordinance
D-PF / PF Standards

	Required	Proposal	Consistent
Lot Area	Not specified	North Lot ≈ 1.7-acres South Lot ≈ 0.24-acres	N/A
Lot Width	Not specified	North Lot = 315-feet South Lot =195-feet	N/A
Lot depth	Not Specified	North Lot = 618.51-feet South Lot = 150-feet	N/A
Max Building Coverage	Not specified	No new buildings proposed on this site	N/A
Minimum setbacks	Not specified	No new buildings proposed on site	N/A
Maximum Height	Three stories or 45 feet	No new buildings proposed onsite	

Attachment: Zoning Consistency Chart (2370 : TM & Design Review Permit: Depot - Latala)

Development Standard Consistency Charts

Downtown Specific Plan and Zoning Ordinance
CBD - Parking Requirements

Type of Use	Parking Ratio	Number of Units	Parking Required	Parking Proposed	Consistency
Housing					
600-square feet or less	1 per unit	5	5	5	Yes
Greater than 600-sq.ft. to 1,350 sq.ft.	1.5 per unit	7	11	14	Above requirement
Greater than 1,350-sq.ft.	2 per unit	37	74	74	Yes
Guest Stalls	None	49 total	None	15 stalls	Above requirement
Office Space					
3,076sq.ft of office	4 per 1,000 sq.ft.	-	12 Stalls	There are enough stalls onsite to accommodate the required parking. Per the Disposition Development Agreement, the office space will be purchased by the City and parking will be shared with the CCC south parking lot.	Yes

Tandem parking Stalls: There are 44 stalls out of the 108 stalls proposed as tandem. Section 18.72.060 D. for Tandem Spaces permits tandem spaces for all residential land uses provided they stalls comply with the following standards:

1. Reserved for and assigned to a single dwelling unit.

   Consistent. All tandem spaces are designated per unit.

2. Shall not block the use of the driveway to access other parking spaces located within the parking area.

   Consistent. Driveways are not required for multi-family developments. The project does not include driveways and the design does not allow for parking behind the tandem garage spaces. The lofts include one covered space and one uncovered space. Both spaces will be designated to one unit and will not block access to other parking spaces within the area.

Attachment: Zoning Consistency Chart (2370 : TM & Design Review Permit: Depot - Latala)

3. Tandem parking spaces shall be used to accommodate passenger vehicles only. Consistent. As conditioned, the homeowners will be aware of the requirement to use the garage space as parking and it will be a part of the home owners association rules.

The CCC was reviewed and approved in 2002 with a Master Parking Management Plan. The current lot for the center contains 240 parking stalls. With the Depot Street road realignment, the parking lot redesign will introduce compact stalls and remove some landscaped areas to maintain the same number of parking stalls for the center. See Table 3.4 below.

CCC Parking lot

	Existing	Proposed	Consistency
Standard	231	151	-
ADA Stalls	9	9	Yes
Compact	0	80	Yes*
Total	**240**	**240**	**Yes**

*Section 18.72.060 of the parking design and development standards within the Municipal Code allows up to 30% compact Stalls. To achieve the same number of parking stalls, project is proposing 30% of the combined lots for the CCC as compact stalls.

Attachment: Zoning Consistency Chart (2370 : TM & Design Review Permit: Depot - Latala)

CHAPTER 5. DESIGN GUIDELINES

The following tables summarize compliance with Chapter 5. Design Guidelines of the Downtown Specific Plan.

Table 3.1
Basic Design Principles

Applicable Principles	Consistent
#1 Buildings should reflect the character of Downtown Morgan Hill.	Yes
#4 Buildings should provide a visual continuity of display windows along with architectural and landscape details to provide an interesting environment for pedestrians.	Yes
#5 Each structure should be uniquely designed for Downtown Morgan Hill	Yes
#6 Signage should be appropriate to location and building Character.	Will be reviewed during sign permit application for office building
#7 All buildings and remodeling should utilize high quality materials and craftsmanship.	Yes
#8 All streets should be designed to balance safety and aesthetics	Yes

Table 3.2
Design Guidelines for All Building Facades

Applicable Guidelines	Consistent
DG-A1. Construct buildings with both solid surfaces and window openings	Yes
DG-A2. Provide distinctions between each floor.	Yes
DG-A4. Design the sides and rear of buildings to complement the front facade.	Yes
DG-A7. Limit the number of building materials used on the facade.	Yes
DG-A8. Use appropriate materials.	Yes
DG-A9. Avoid inappropriate building materials.	Yes
DG-A10. Changes in materials should generally occur when there is a change in the plan of the facade.	Yes
DG-A11. Facades should have finishes and colors similar to those found on traditional buildings in Morgan Hill.	Yes
DG-A13. Muted and soft colors are encouraged	Yes
DG-A14. Limit the number of colors used on facades.	Yes
DG-A15. Window openings should have vertical orientation and proportion.	Yes
DG-A16. Basic and simple window shapes are encouraged.	Yes

Table 3.3
Design Guidelines for Mixed Use Building Facades

Applicable Guidelines for Mixed Use Building	Consistent
DG-B1. Design Articulated Facades	Yes
DG-B2. Provide ground-floor storefront windows and vertically oriented upper-floor windows.	Yes
DG-B3 Emphasize display windows and storefront entries	Yes
DG-B5. Design storefronts with traditional “Main Street” elements.	Yes
DG – B6. Provide architectural details to enhance the visual interest of facades.	Yes
DG-B7. Building articulations features encouraged.	Yes
DG-B8. Provide special accent design elements for corner buildings.	Yes
DG-B9. Design structural bays and recessed storefronts on ground floor facades.	Yes
DG-B10. Provide upper floor and secondary entrances and windows.	Yes
DG-B-12 Provide off-street courtyards	Yes

Table 3.4
Design Guidelines for Residential Building Facades

Applicable Guidelines	**Consistent**
DG-C.1 Provide Overhanging roofs.	Yes
DG-C2. Design façade articulation within public view	Yes
DG-C3. Reflect the architecture of Morgan Hill in new buildings.	Yes
DG-C4. Single-family residences with building heights of three stories should incorporate varying rooflines and roof designs to break up the mass of the structure	Yes
DG-C5. Provide small-scale decorative elements.	Yes

Table 3.5
Design Guidelines for Awnings and Marquees

Applicable Guidelines	**Consistent**
DG-F1. Construct appropriate awnings and marquees	Yes
DG-F2. Use compatible materials	Yes
DG-F3. Use multiple awnings instead of one large awning	Yes
DG-F4. Use compatible materials	Yes
DG-F5. Construct awnings with appropriate height	Yes

Table 3.6
Design Guidelines for Balconies

Applicable Guidelines	**Consistent**
DG-G1. Construct appropriate balconies	Yes
DG-G2. Use compatible materials	Yes
DG-G3. Construct high quality balconies	Yes

Table 3.7

Applicable Guidelines	**Consistent**
DG-I1. Construct appropriate front porches and stoops	Yes
DG-I2. Design compatible front porches and stoops.	Yes

Table 3.8
Design Guidelines for Outdoor Open Space

Applicable Guidelines	**Consistent**
DG-J1. Construct appropriate open space areas.	Yes
DG-J2. Design open spaces to be used throughout the year.	Yes
DG-J3. Construct open spaces to take advantage of views.	Yes
DG-J4. Design outdoor open spaces with a sense of enclosure.	Yes

Table 3.9
Design Guidelines for Service Areas, Mechanical, and Electrical Equipment

Applicable Guidelines	**Consistent**
DG-K1. Construct service areas related to trash away from public view.	Yes
DG-K2. Design compatible trash enclosures.	Yes
DG-L1. Construct services areas related to mechanical and electrical equipment away from the public view	Yes

Table 3.10
Design Guidelines for Landscaping

Applicable Guideline	**Consistent**
DG-M1. Provide landscaping in appropriate areas.	Yes
DG-M2. Provide a variety of vegetation.	Yes

DG-M3. Avoid over-spray from automatic irrigation systems.	As conditioned
DG-M4. Provide at least 7 feet of vertical clearance between branches and sidewalk.	As conditioned for maintenance
DG-M5. Construct an adequately sized planting area for all trees.	Yes
DG-M6. Replace mature significant trees removed from the site.	Yes
DG-M7. Maintain landscaped areas.	As conditioned
DG-M8. Construct tree wells and grates for trees near a pedestrian walkway or plaza	Yes, continued the Depot Street Design for Trees
DG-M9. Surface parking lot landscaping	Yes
DG-M10. Plant appropriate trees near parking areas	Yes
DG-M11. Construct public art in landscaped areas	The project includes artistic metal cutout fencing as part the new screening for the CCC rose garden and courtyard area.
DG-M12. Construct flowerpots and planter boxes	The landscaping in front of each unit incorporates alternating planter boxes
DG-M13. Design appropriate landscaping	Yes
DG-M15. Construct service areas away from public view.	Yes

Table 3.11
Fences, Walls, and Gates

Applicable Guideline	**Consistent**
DG-N1. Design compatible fences, walls and gates	Yes
DG-N2. Design articulated fences and walls	Yes

Table 3.12
Design Guidelines for Site Lighting

Applicable Guideline	**Consistent**
DG-O1. Provide Lighting in appropriate areas.	Yes
DG-O2. Design lighting to illuminate only in intended areas	Yes
DG-O3. Avoid light and dark pockets	Yes
DG-O4. Avoid over-lighting buildings and sites.	Yes
DG-O5. Provide store front window lighting on office space	Yes

Table 3.13
Design Guidelines for Plazas, Walkways, and Courtyards

Applicable Guidelines	**Consistent**
DG-P1. Use ornamental surfaces that are different from the sidewalk.	Yes
DG-P2. Provide active ground floor uses around plazas and courtyards	Yes
DG-P3. Construct open spaces to take advantage of views.	Yes
DG-P4. Design outdoor open spaces with a sense of enclosure.	Yes

RDCS Commitment Consistency Table

Section No.	Category/Criteria	Public Benefit/Commitment	Implementation	Consistent
HOUSING DIVERSITY				
2.	Diversity of Housing Types	The project shall provide three housing types within the development consisting of at least 10% of the total number of units: triplex or quadplex (16%), single family attached (65%), and Mixed Use Residential (18%)	The project includes 4,7,8, and 9-plexes with a mixed-use building containing 9 units. Two 4-plexs =16% One 7-plex = 14% Two 8-plexes = 32% One 9-plex = 18% Nine - Mixed Use Units = 18%	Yes
3.	Variation in Housing Size	There shall be three different housing size categories within the development consisting of at least 10% of the total number of units in the project. There shall be a minimum of 35% variation between the smallest and largest floor plan for the project.	five units – 600 sq.ft. or less Seven Units – grater then 600 to 1,350 sq.ft. Thirty Seven Units – Greater than 1,350 Largest unit is 2,288 sq.ft., smallest unit is 575 sq.ft. 2,288-575 = 1,713 sq.ft. difference 1,713/2,288 = 74% variation	Yes
4.	Small Units	10% of the units within the project shall be small units	The project proposes 9 units out of the 49 as condos and lofts (18%)	Yes
PARKS AND OPEN SPACE				
6.	On-Site Recreational Amenities	The project shall provide on-site recreational amenities to serve the residents, which shall include three separate shade trellis areas and two barbecue areas	The project includes to courtyard areas that combined incorporate three separate shade areas and two barbecues.	Yes
7.	Amenities for Age Group	The project shall provide on-site social and recreational amenities for various age groups which shall include shaded areas for teens to socialize and barbecue areas for adults.	There are two separate passive courtyard areas totaling in 6,600 square feet that allow for teens or adults to gather and socialize.	Yes

Section No.	Category/Criteria	Public Benefit/Commitment	Implementation	Consistent
10.	Open Space Design	The project shall provide common open space and outdoor amenities, which shall include courtyards that are visible from living areas and private open space for attached units (at least 25% above zoning district requirement).	The two courtyards are dispersed throughout the Hale Lumber site and surround the protected large Oak trees. The courtyards are visible from living areas and private open space. The project meets the private open space requirements which includes the outdoor porches/patios and balconies.	Yes
TRANSPORTATION				
3.	Off-Site Street and Parking Improvements or Fund Contribution	The project shall construct and/or fund off-site street roadway improvements as described in the Disposition and Development Agreement by and between the City of Morgan Hill and the Latala Group dated November 20, 2018.	The project includes the construction of the realigned Depot Street and will apply for the off-site improvements as conditioned.	Yes
PROJECT QUALITY				
1.a	Front Porches	A minimum of 50% of homes facing a street or common interior courtyard shall include a balcony overlooking a public space. Balconies must provide usable private outdoor space for residents, be in full view of a street or common interior courtyard, and face away from neighbors' yards to maintain privacy.	All units except the nine condos over the mixed-use structure provide porches. All porches are architecturally separated from one another to provide privacy and face public space.	Yes
1.b	Balconies Facing Street or courtyard	A minimum of 25% of homes facing a street or common interior courtyard shall include a balcony overlooking a public space. Balconies must provide usable private outdoor space for residents, be in full view of a street or common interior courtyard, and face away from neighbors' yards to maintain privacy.	All units except two include usable outdoor open space balconies. All balconies are architecturally separated from one another to provide privacy and face public space.	Yes

Section No.	Category/Criteria	Public Benefit/Commitment	Implementation	Consistent
1.c	Balconies Facing Alleys	A minimum of 25% of homes abutting a shared alley shall include a balcony overlooking the Alley, parking area, or drive aisle.	More than half of the proposed homes include balconies facing the project drive aisle that is located adjacent to the UPRR tracks.	Yes
1.d	Façade Articulation and Finishes	Front building facades shall include feature finished to break up blank, flat walls, including but not limited to windows, shutters, awnings, balconies, bay windows, and stone enhancements.	The propose architecture provides a variety of siding, windows, balconies, and awnings to provide architectural articulation on all sides facing the public right of way and public space.	Yes
1.e	360-degree Architecture	The project shall include full and consistent articulation and design detail on all building facades.	Each building facade provides a minimum of two materials, alternating window sizes and either awnings, porches, and/or balconies to provide 360-degree architectural articulation.	Yes
1.f	Corner Treatments	For projects where the side or rear of a home faces a street or common courtyard street, the project shall incorporate façade feature finishes including but not limited to windows, shutters, awnings, balconies, bay windows, and some enhancements.	All buildings incorporate architectural finishes on all for sides.	Yes
1.h	Individual Residences-Attached projects	Large buildings have been architecturally subdivided so that they appear as individual residences or small groups of units. Buildings shall incorporate features such as window bays, balconies, porches and entrances vestibules, varied color schemes, and individual roof volumes to define individual units.	The project provides a mixture of building sizes from a 4-plex to a 9 plex and mixed-use buildings. The architectural materials and colors utilized provide definition for each unit. To further define each unit, the roof lines changes for each unit and the articulation over the front doors vary from awnings to built in covered patio areas.	Yes

Section No.	Category/Criteria	Public Benefit/Commitment	Implementation	Consistent
1.i	Residential-Scale Design Elements-Attached Projects	Building shall incorporate design details, including but not limited to porches, projections, eaves, bay windows, an other similar architectural elements, that provide residential scale and help to break up the building mass.	The roofline incorporates exposed rafters with wood kickers, metal awnings, and over a foot eve overhang. Each façade includes articulate projections defined by different colors and materials.	Yes
2.a	Entrance Orientation-Collector and Residential Streets	The primary entrance of homes shall face streets along the project perimeter for projects: • Fronting an existing residential or collector street; or • Located Downtown	All the primary entrances to the townhome style units face streets or common drive aisle for the project. The stairway and elevator access for the condominium units above the mixed-use space has access facing Depot Street.	Yes
2.e	Roof Line Variation	The project shall provide variation in rooflines through changes in roof height to provide breaks in building massing.	All building rooflines are broken up between each unit by introducing different heights and rooflines for the projected facades on each elevation. Roofline changes from hip and cross hipped roof, gabled roof, and shed roof with some corner details that include exposed Rafter Tails with word kickers.	Yes

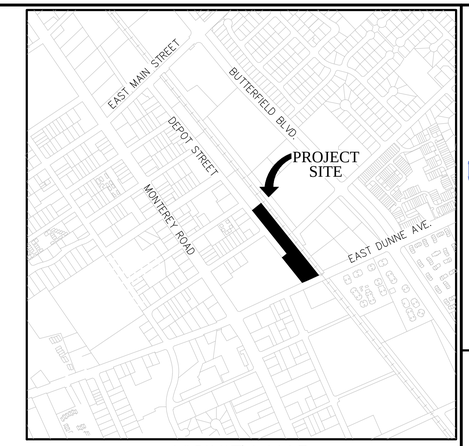
Section No.	Category/Criteria	Public Benefit/Commitment	Implementation	Consistent
2.j	Adjacent Building Types – Attached Projects	The project shall match building types along project edge with adjacent land that is developed to its ultimate potential use according to the General Plan or applicable zoning.	The project is proposing a Modern Craftsman attached homes that range in height up to three stories or 40=feet tall. Housing to the east across the railroad tracks is also a three-story attached townhome product. Across East Dunne Avenue, there is a mixture of two story attached Monterey Mission and Craftsman homes. The Community and Cultural Center to the west with one-story and two-story single-family detached homes that very in style and were built between early 1900's and 1950's.	Yes
3.b	Landscaping-Visual Relief	Landscaping shall be placed and designed to minimize the appearance of building bulk and mass.	The front yard landscaping introduces ground level shrubbery, potted shrubbery, and trees which introduces different height levels of landscaping and minimizes the appearance of building bulk and massing.	Yes
3.c	Exterior Lighting	Exterior lighting fixtures shall be architecturally integrated with the primary building's design, style, material, and colors.	Metal light fixtures match the metal railings and awnings that add the textural counterpoint to the wood accents of the buildings.	Yes
3.e	Public/Private Transitions	The project shall include transition zones between private and public spaces along the street frontage through the use of landscaping, fences, trellises, walls, or a change in floor elevation.	There is a landscape buffer between the public sidewalk and all private entryways and porches of the individual units.	Yes

Section No.	Category/Criteria	Public Benefit/Commitment	Implementation	Consistent
3.f	Mechanical Equipment	All mechanical equipment shall be screened from the public right-of-way and common areas enclosed within an architecturally compatible structure. Equipment closures are screened though landscaping.	As conditioned and reviewed during building permit approval.	Yes
4.a	Garage Door Orientation	Garage doors shall not face the front street. All garages are configured on the site such that garage doors face either the side or rear of the property, or screened by buildings or landscaping is provided to avoid a direct line of sight to garage doors from public spaces.	All garage doors face project drive aisles.	Yes
4.c	Garage Door Design-Detailing	Garage doors shall feature windows or architectural detailing consistent with the main dwelling.	The garage doors vary in size and include colors and wood accents that unite the garage doors with the architecture of the building.	Yes
4.e	Parking-Attached Projects	The project shall locate parking lots serving attached residential units at the rear or side of the site to allow a majority of dwelling units to front on the street or an internal courtyard. Parking shall not be located between a building and any public sidewalk or street.	All surface parking is located on the back-drive aisles of the project site. Two stalls are located near East Dunne Avenue, however they are grade separated from the street about six feet, and they are not between a building and the street.	Yes
4.f	Screening	Parking visible from a public street shall be screened with fences, walls, and/or landscaping.	Any parking visible from the public right-of-way is screened with landscaping.	Yes
4.i	Pavement Design	Areas for vehicle parking and circulation shall feature paving finishes such as stone, brick, and colored and textured concrete that complement the architectural style of the buildings.	Entry Aisles are paved with Summer Beige colored concrete and decorative score pattern that includes a 24-inch square sawcut.	Yes

TWO-LOT TENTATIVE MAP FOR CONDOMINIUM PURPOSES

THE LUMBER YARD (HALE LUMBER)

MORGAN HILL (DISTRICT A), SANTA CLARA COUNTY, CALIFORNIA



VICINITY MAP

SITE DATA

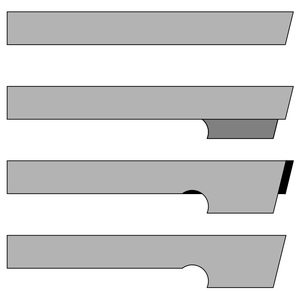
- SUBJECT PARCELS: 17020 DEPOT STREET (APN 726-13-049)
- CURRENT LAND USE: LUMBER YARD
- CURRENT ZONING: DOWNTOWN MIXED USE (MU-D), CBD
- CURRENT GENERAL PLAN: MIXED USE
- PROPOSED LAND USE: SINGLE FAMILY ATTACHED HOMES (40)
  MULTI-FAMILY HOMES (9)
  OFFICE COMMERCIAL
- UTILITIES:

WATER	CITY OF MORGAN HILL
SANITARY SEWER	CITY OF MORGAN HILL
STORM DRAIN	CITY OF MORGAN HILL
GAS & ELECTRIC	PG&E
TELEPHONE	VERIZON

- PRELIMINARY EARTHWORK SUMMARY:

CUT	2,180 CY±
FILL	2,360 CY±
NET	180 CY± IMPORT

- BUILDOUT TABULATION



EXISTING CONDITIONS
2.05 AC

EXISTING CONDITIONS
+ DEPOT R/W VACATION
2.34 AC

R/W TO BE DEDICATED
0.06 AC

NET AREA
2.28 AC

GENERAL INFORMATION

1. PROPOSED CONTOURS AND GRADES IN THIS PLAN SET ARE PRELIMINARY. FINISH GRADING IS SUBJECT TO FINAL DESIGN.
2. BOUNDARY SHOWN HEREIN IS RESOLVED.
3. LOT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE NOT INTENDED AS FINAL.
4. ALL GRADING WILL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE GEOTECHNICAL ENGINEER, THE CITY OF MORGAN HILL STANDARDS AND SPECIFICATIONS, AND APPLICABLE REPORTS REGARDING THIS PROJECT.
5. PROJECT LIES WITHIN FLOOD X AND AE. SEE *EXISTING CONDITIONS* SHEET FOR DETAILS.
6. FINISHED FLOOR ELEVATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN, AS STRUCTURAL SECTIONS OF FOUNDATIONS ARE NOT AVAILABLE AT THIS TIME.
7. THE UTILITY PIPE SIZES AND CONNECTIONS SHOWN ON THIS MAP ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.
8. PROPOSED STORM DRAIN AND RETENTION SYSTEM IS PRELIMINARILY DESIGNED TO ACCOMMODATE STORAGE FOR RUNOFF RETENTION AS REQUIRED BY THE CENTRAL COAST RWQCB.
9. BASIS OF BEARINGS: THE BEARING OF N39°32'W BETWEEN FOUND MONUMENTS ALONG THE SOUTHWEST LINE OF DEPOT STREET AS SHOWN ON THE PARCEL MAP FILED JULY 5, 1994 IN BOOK 657 OF MAPS, AT PAGE 7, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA, WAS TAKEN AS THE BASIS OF BEARINGS.
10. ELEVATION NOTE: ELEVATION MAY BE BASED ON GPS OBSERVATIONS.
11. BENCHMARK: SANTA CLARA VALLEY WATER DISTRICT BENCHMARK "BM002", A BRASS DISK ON TOP OF A CONCRETE CURB, AT BACK OF SIDEWALK OF NORTHWEST CORNER OF INTERSECTION OF MONTEREY ROAD WITH WEST DUNNE AVENUE, 13.4 FEET NORTH OF TRAFFIC SIGNAL #2343, 10.3 FEET FROM FLOW LINE OF GUTTER, 0.55 FEET HIGHER THAN BACK OF SIDEWALK, ELEVATION(NAVD88) = 342.80 FEET.
12. OVERHEAD UTILITY LINES WILL BE PLACED UNDERGROUND.
13. EXISTING UTILITIES IN DEPOT STREET WITHIN THE VACATED RIGHT OF WAY WILL BE RE-ROUTED THROUGH THE DEPOT STREET RE-ALIGNMENT.

CONTACT INFORMATION

APPLICANT: LATALA HOMES
1999 SOUTH BASCOM AVENUE, SUITE 700
CAMPBELL, CA 95008
CONTACT: PAUL LATALA
(408) 515-9205, PAUL@LATALAHOMES.COM

CIVIL ENGINEER AND PLANNER: 8055 CAMINO ARROYO
GILROY, CA 95020
ENGINEER: JIM SCHUL (JSCHUL@RJA-GPS.COM)
PLANNER: JOHN MONIZ (JMONIZ@RJA-GPS.COM)
(408) 848-0300

GEOTECHNICAL: HARO, KASUNICH & ASSOCIATES, INC.
116 EAST LAKE AVENUE
WATSONVILLE, CA 95076
CONTACT: N. JOSEPH RAFFERTY & ROBERT HASSELER
(831) 722-4175

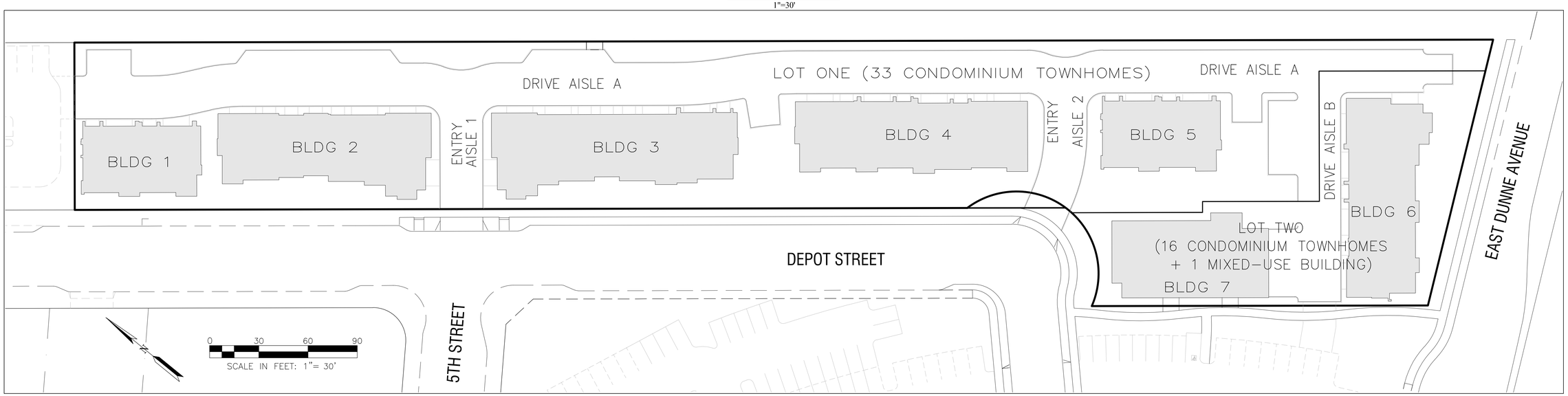
SHEET INDEX

TM-01	TITLE SHEET
TM-02	LOTTING PLAN
TM-03	EXISTING CONDITIONS
TM-04	PRELIMINARY GRADING PLAN
TM-05	PRELIMINARY UTILITY PLAN
TM-06	PRELIMINARY SECTIONS
TM-07	PRELIMINARY STORMWATER CONTROL PLAN

SD 2018-0007

SITE PLAN

1"=30'



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Campbell, CA 95008
www.latalahomes.com

TENTATIVE MAP (SD2018-0007)
TITLE SHEET
HALE LUMBER
MORGAN HILL, CALIFORNIA

SCALE	DATE
AS SHOWN	MAY 9, 2019

DATE	MK	SHEET REVISIONS	BY	CK

SHEET 1.0 OF 7 SHEETS

JOB NO. 162016-1001

PLOT DATE: July 19, 2019
FILE PATH: W:\Jobs, 16\162016\Drawings\Prelim\Applications\TM (2019)\TM-01 TITLE SHEET (HALE).dwg

Attachment: Tentative Map Plans (2370 : TM & Design Review Permit: Depot - Latala)

EXISTING ON-SITE TREE SUMMARY

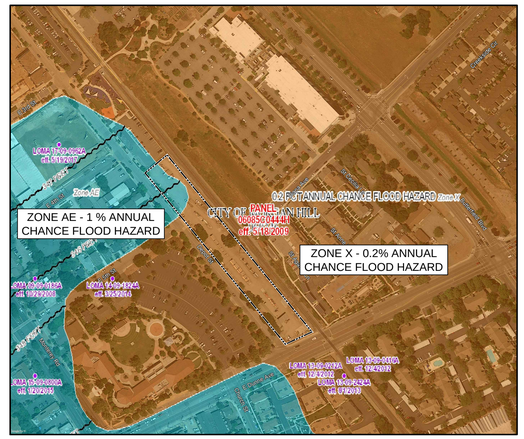
TREE	COMMON NAME	D.B.H.	CONDITION
11948	COAST LIVE OAK	32"	POOR
11949	COAST LIVE OAK	19.5"	FAIR
11950	PEPPER	32"	POOR
11951	COAST LIVE OAK	43"	POOR
11952	COAST LIVE OAK	25"	FAIR
11953	BLACK ACACIA	35"	POOR
11954	PEPPER	58"	POOR
11955	COAST LIVE OAK	62"	POOR
11956	COAST LIVE OAK	54"	POOR

NOTES
1. INFORMATION PROVIDED BY SMITH TREE SPECIALISTS, INC. (MAY 12, 2018)

EXISTING OFF-SITET REE SUMMARY

TREE	COMMON NAME	D.B.H.	CONDITION
1	CORK OAK	11.8"	GOOD
2	CORK OAK	11"	GOOD
3	ORNAMENTAL PEAR	9"	FAIR-POOR
4	ORNAMENTAL PEAR	9"	POOR
5	CORK OAK	7.3"	GOOD
6	LONDON PLANE	6.4"	FAIR
7	LONDON PLANE	5.7"	POOR
8	LONDON PLANE	5.8"	POOR
9	CORK OAK	4-4-3"	FAIR
10	VALLEY OAK	12.7"	GOOD
11	VALLEY OAK	12.9"	GOOD
12	ORNAMENTAL PEAR	7.4"	FAIR
13	ORNAMENTAL PEAR	7"	FAIR
14	CORK OAK	17.3"	GOOD
15	CORK OAK	14.8"	GOOD
16	ORNAMENTAL PEAR	8.8"	FAIR
17	ORNAMENTAL PEAR	7.9"	FAIR
18	ORNAMENTAL PEAR	7.7"	FAIR
19	ORNAMENTAL PEAR	8.8"	FAIR
20	ORNAMENTAL PEAR	7.8"	FAIR
21	ORNAMENTAL PEAR	12.5"	FAIR
22	ORNAMENTAL PEAR	8.5"	FAIR
23	ORNAMENTAL PEAR	8.1"	FAIR
24	ORNAMENTAL PEAR	8"	POOR
25	ORNAMENTAL PEAR	7.6"	FAIR
26	ORNAMENTAL PEAR	8.3"	FAIR
27	CORK OAK	11.5"	GOOD
28	CORK OAK	12"	GOOD
29	CORK OAK	10"	FAIR
30	CORK OAK	11"	GOOD
31	CORK OAK	12.2"	GOOD
32	REMOVED (DEAD)		
33	CORK OAK	13.5"	GOOD
34	VALLEY OAK	10"	GOOD
35	VALLEY OAK	9.1"	GOOD
36	CORK OAK	20.6"	GOOD
37	CORK OAK	11.7"	GOOD
38	LONDON PLANE	14.5"	GOOD
39	LONDON PLANE	12.5"	GOOD
40	CORK OAK	7"	GOOD
41	LONDON PLANE	11.4"	FAIR
42	ORNAMENTAL PEAR	9.8"	POOR

NOTES
1. INFORMATION PROVIDED BY KIELTY ARBORIST SERVICES, LLC (DATED JULY 22, 2019)



FEMA CONDITIONS

SITE DATA

- SUBJECT PARCELS: 17020 DEPOT STREET (APN 726-13-049)
- CURRENT LAND USE: LUMBER YARD
- CURRENT ZONING: DOWNTOWN MIXED USE (MU-D), CBD
- CURRENT GENERAL PLAN: MIXED USE
- UTILITIES:
  - WATER: CITY OF MORGAN HILL
  - SANITARY SEWER: CITY OF MORGAN HILL
  - STORM DRAIN: CITY OF MORGAN HILL
  - GAS & ELECTRIC: PG&E
  - TELEPHONE: VERIZON

GENERAL INFORMATION

1. BOUNDARY SHOWN HEREIN IS RESOLVED.
2. PROJECT LIES WITHIN FLOOD X AND AE.
3. BASIS OF BEARINGS: THE BEARING OF N39°32'W BETWEEN FOUND MONUMENTS ALONG THE SOUTHWEST LINE OF DEPOT STREET AS SHOWN ON THE PARCEL MAP FILED JULY 5, 1994 IN BOOK 657 OF MAPS, AT PAGE 7, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA, WAS TAKEN AS THE BASIS OF BEARINGS.
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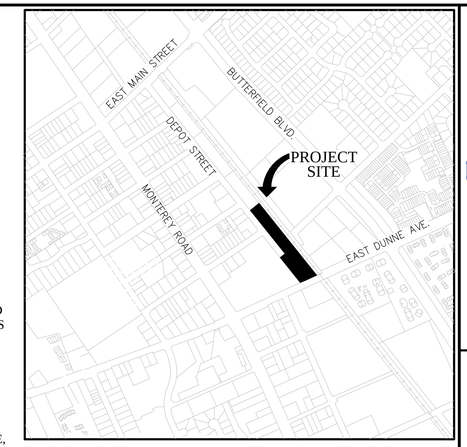


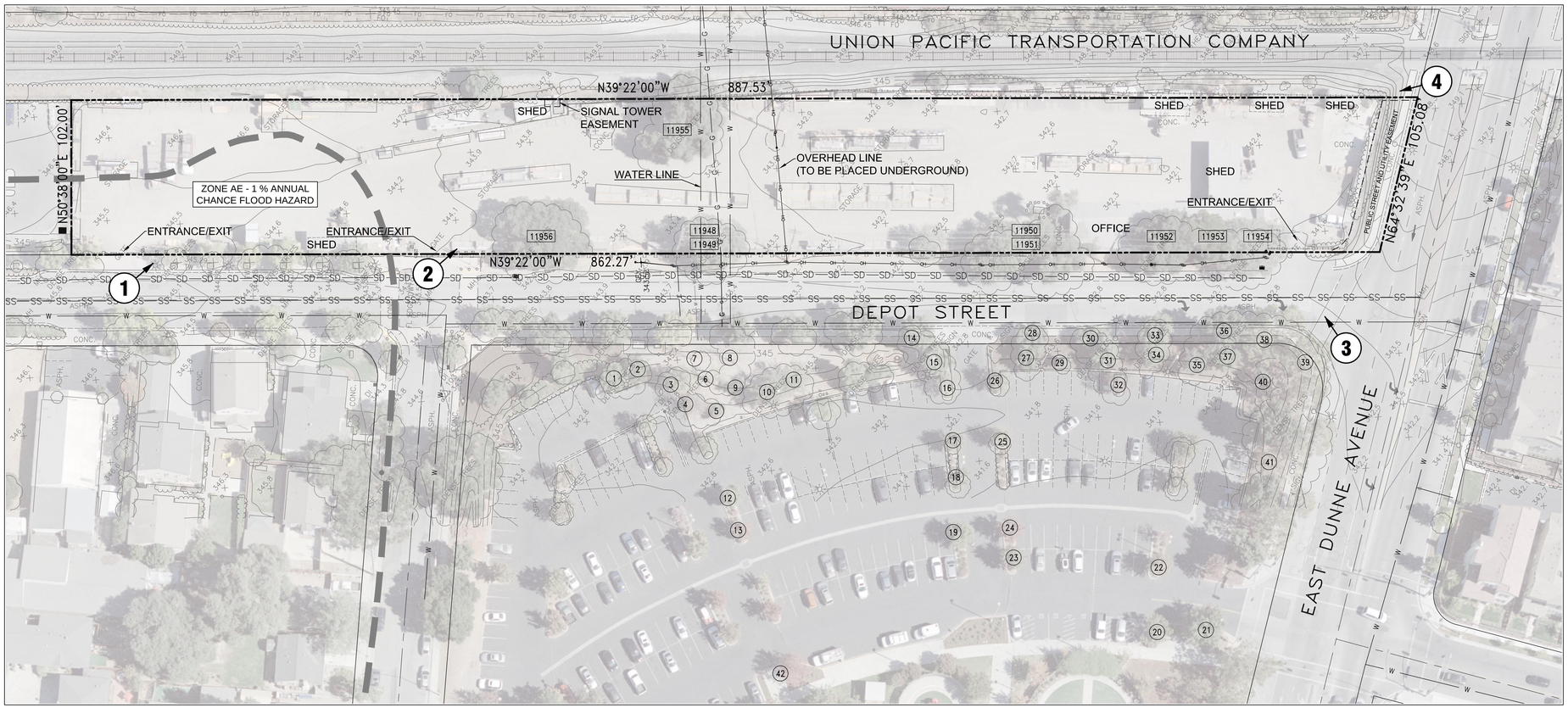
VICINITY MAP

(1) PROJECT SITE, LOOKING SOUTH, NORTH GATE (DEPOT STREET IN FOREGROUND)

(2) PROJECT SITE, LOOKING SOUTH, OPPOSITE FIFTH STREET (DEPOT STREET IN FOREGROUND)

(3) PROJECT SITE, LOOKING EAST (EAST DUNNE/DEPOT STREET IN FOREGROUND)

(4) PROJECT SITE, LOOKING NORTH (EAST DUNNE IN FOREGROUND)



0 40 80 120
SCALE IN FEET: 1"= 40'

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TENTATIVE MAP (SD2018-0007)
EXISTING CONDITIONS
HALE LUMBER
MORGAN HILL, CALIFORNIA

SCALE: AS SHOWN
DATE: MAY 9, 2019

DATE	MK	SHEET REVISIONS	BY	CK
7-22-19	JAM	REVISED PER CITY DETAILED COMMENTS		

SHEET
C-02
OF 7 SHEETS

JOB NO.
162016-1001

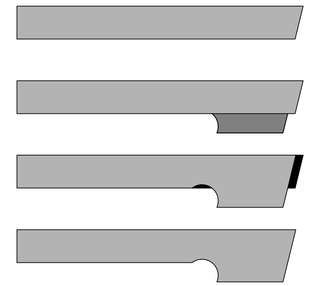
PLOT DATE: July 23, 2019
FILE PATH: M:\Jobs 16\162016\Drawings\Prelim\Applications\TM (2019)\TM-02 EXISTING CONDITIONS (HALE).dwg

Attachment: Tentative Map Plans (2370 : TM & Design Review Permit: Depot - Lataia)

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
	EASEMENT	
	LOT LINE	
	FACE OF CURB	
	SIDEWALK	
	BUILDING OUTLINE	
IEE	INGRESS & EGRESS EASEMENT	
PSE	PUBLIC SERVICE EASEMENT	
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	
LSE	LANDSCAPE EASEMENT	

BUILDOUT TABULATION

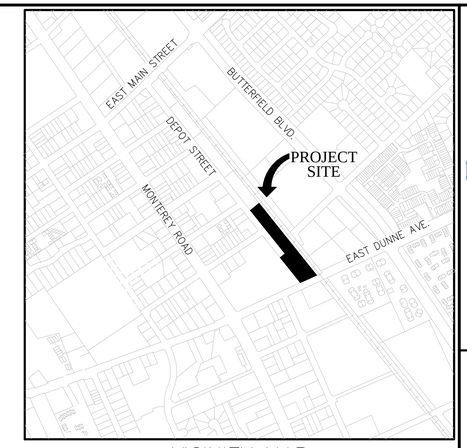


EXISTING CONDITIONS
2.05 AC

EXISTING CONDITIONS
+ DEPOT R/W VACATION
2.34 AC

R/W TO BE DEDICATED
0.06 AC

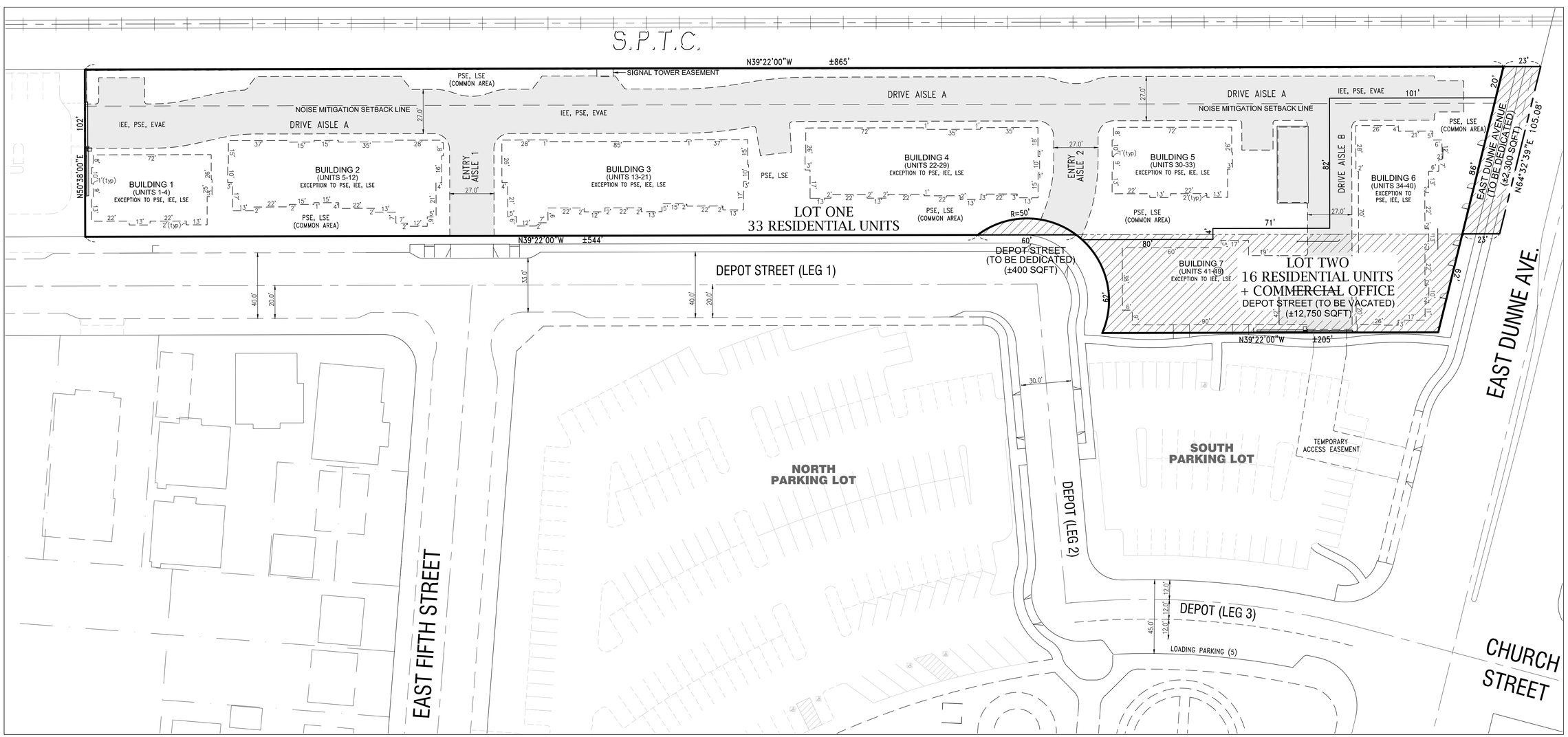
NET AREA
2.28 AC



VICINITY MAP

0 30 60 90
SCALE IN FEET: 1"= 30'

SD 2018-0007



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TENTATIVE MAP (SD2018-0007)
LOTTING PLAN
HALE LUMBER
MORGAN HILL, CALIFORNIA

SCALE	BY	CK
AS SHOWN	-	-

DATE: MAY 9, 2019

SHEET REVISIONS

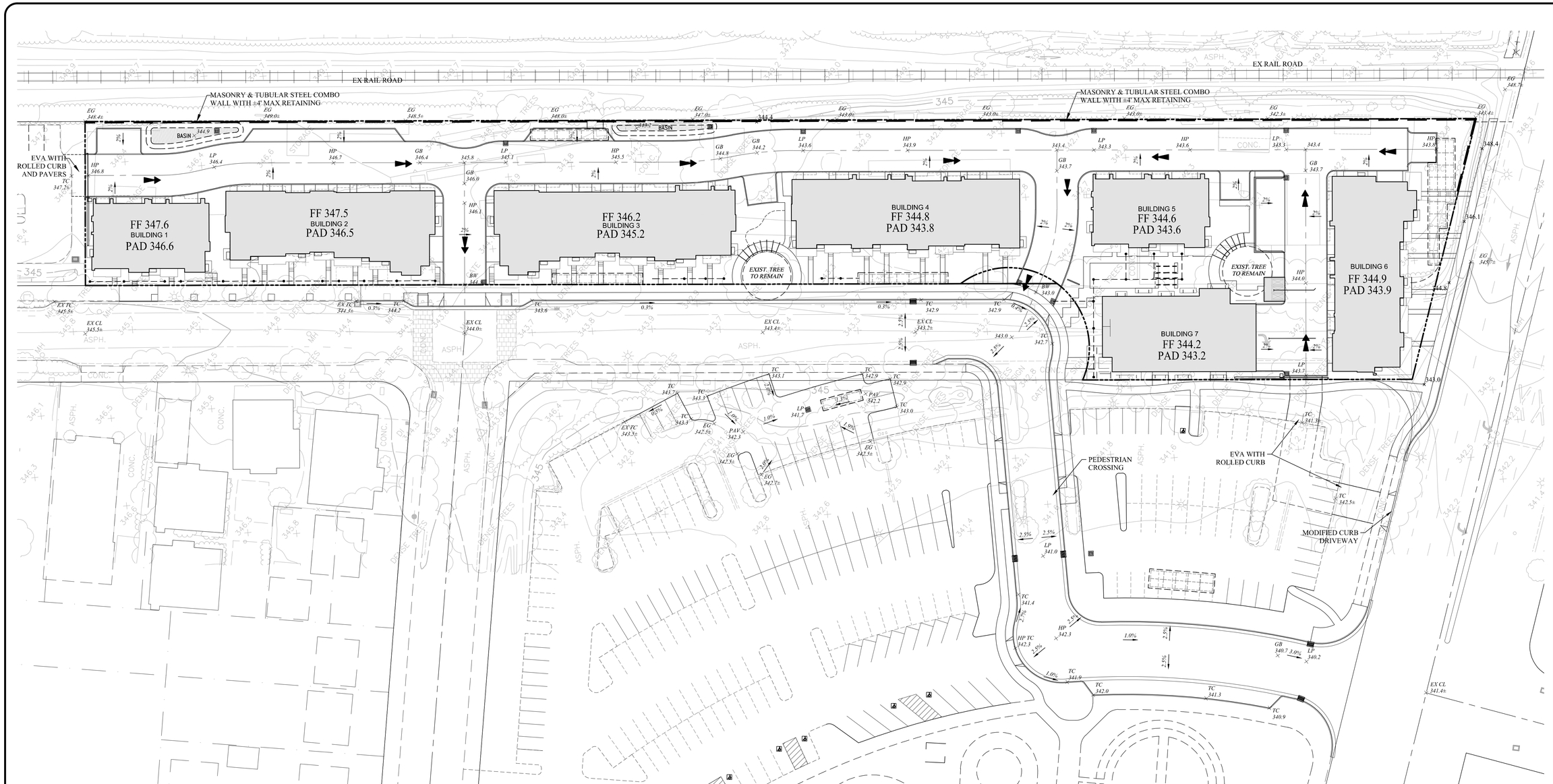
DATE	BY	CK	REVISED PER CITY DETAILED COMMENTS
7-22-19	MK	JAM	

SHEET
3.0
OF 7 SHEETS

JOB NO.
162016-1001

PLOT DATE: July 19, 2019
FILE PATH: W:\Jobs 16\162016\Drawings\Prelim\Applications\TM (2019)\TM-03 LOTTING PLAN (HALE).dwg

Attachment: Tentative Map Plans (2370 : TM & Design Review Permit: Depot - Latala)



LEGEND

PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
	EASEMENT	
	PROPERTY LINE	
	FACE OF CURB	
	SIDEWALK	
	STORM DRAIN FIELD INLET	
	STORM DRAIN CURB INLET	
	OVERLAND RELEASE	
	BOUNDARY WALL WITH RETAINING	
x 356.3	SPOT ELEVATION	
PAD 357.0	PAD ELEVATION	
FF 358.0	FINISHED FLOOR ELEVATION	
	STORMWATER TREATMENT BASIN	
	UNDERGROUND RETENTION FACILITY	

0 30 60 90

SCALE IN FEET: 1"= 30'

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TENTATIVE MAP (SD2018-0007)
PRELIMINARY GRADING PLAN
HALE LUMBER
MORGAN HILL, CALIFORNIA

SCALE	DATE
AS SHOWN	MAY 9, 2019

SHEET REVISIONS

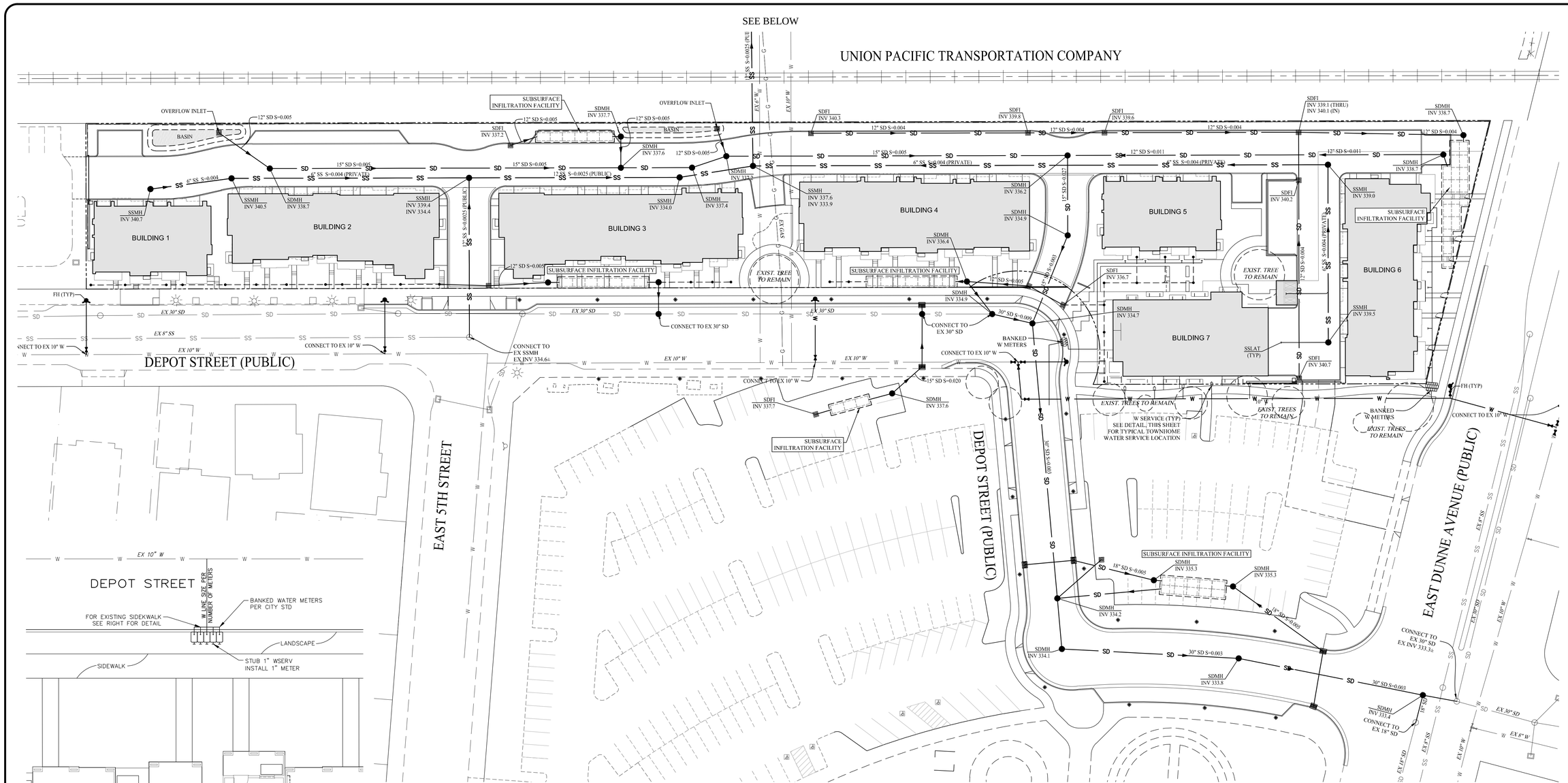
DATE	BY	CK
7-22-19	JAM	MK
REVISED PER CITY DETAILED COMMENTS	-	-

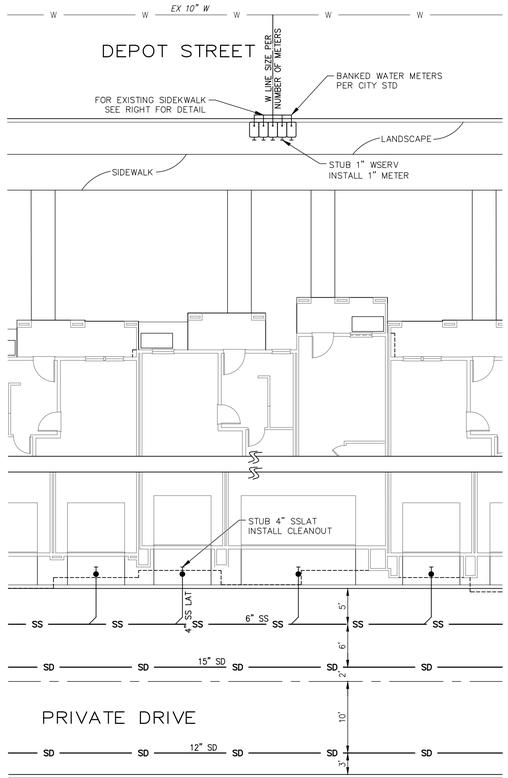
SHEET 4.0 OF 7 SHEETS

JOB NO. 162016-1001

PLOT DATE: July 19, 2019
FILE PATH: W:\Jobs 16\162016\Drawings\Prelim\Applications\TM (2019)\TM-04 PRELIMINARY GRADING PLAN (HALE).dwg

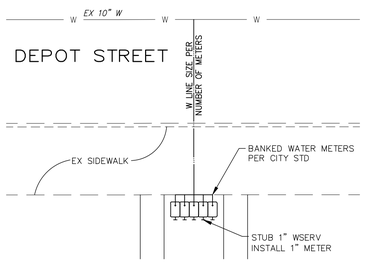
Attachment: Tentative Map Plans (2370 : TM & Design Review Permit: Depot - Latala)





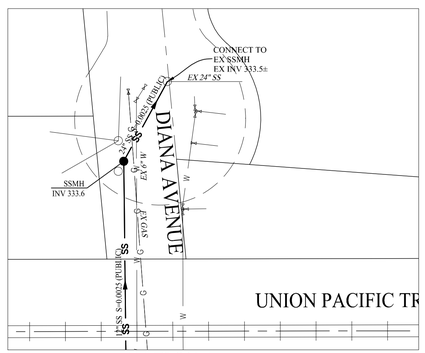
TYPICAL UTILITY SERVICE LAYOUT @ TOWNHOMES

NO SCALE



DETAIL

NO SCALE



SEE ABOVE

GENERAL NOTES:

1. WATER TO DIP UNDER STORM DRAIN WHERE NECESSARY, WITH 1' VERTICAL CLEARANCE AND NO PIPE JOINTS WITHIN 10' OF CROSSING.
2. WATER SHALL AT ALL TIMES MAINTAIN 10' HORIZONTAL CLEARANCE AND 1' VERTICAL CLEARANCE ABOVE SANITARY SEWER ACCORDING TO CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARDS.
3. ALL UTILITIES IN DEPOT STREET ARE PUBLICLY OWNED AND MAINTAINED BY THE CITY OF MORGAN HILL
4. ALL ON-SITE UTILITIES WILL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
5. SUBSURFACE INFILTRATION FACILITIES WILL HAVE FLOW CONTROL STRUCTURE WITH WEIR AT OUTFLOW MANHOLE IF NEEDED.

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
	EASEMENT	
	PROPERTY LINE	
	FACE OF CURB	
SD	STORM DRAIN (12" AND LARGER)	SD
	STORM DRAIN (4" TO 10")	
SS	SANITARY SEWER	SS
W	WATER	W
	MANHOLE	
	SIDEWALK	
	FIRE HYDRANT	
	ELECTROLIER	
	DECORATIVE LIGHT	
	STORM DRAIN FIELD INLET	
	STORM DRAIN CURB INLET	
	OVERLAND RELEASE	
	STORMWATER TREATMENT BASIN	
	UNDERGROUND INFILTRATION FACILITY	

0 30 60 90

SCALE IN FEET: 1"= 30'

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TENTATIVE MAP (SD2018-0007)
PRELIMINARY UTILITY PLAN
HALE LUMBER

MORGAN HILL, CALIFORNIA

SCALE	DATE
AS SHOWN	MAY 9, 2019

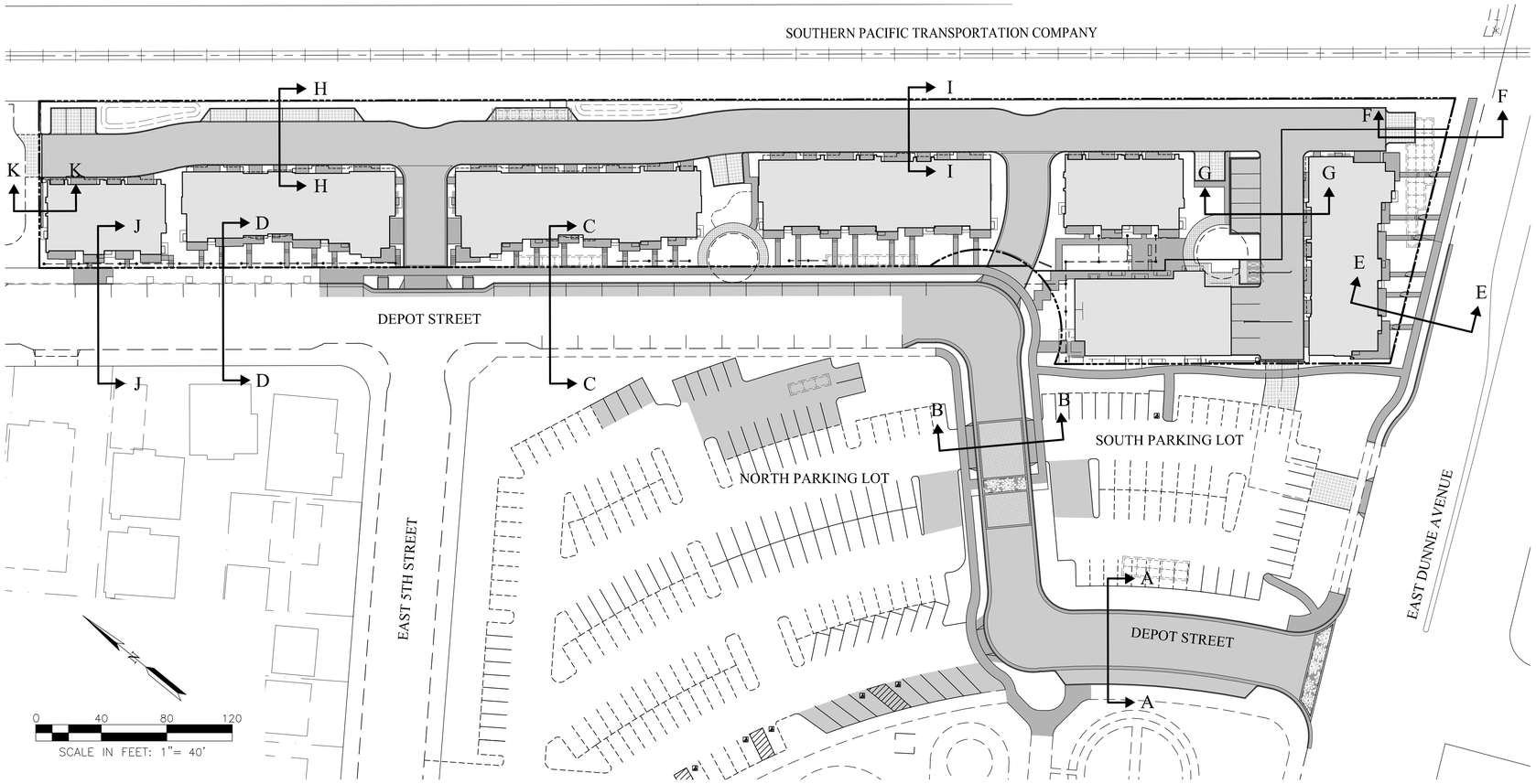
DATE	BY	CK	SHEET REVISIONS
7-22-19	JAM	MK	REVISED PER CITY DETAILED COMMENTS

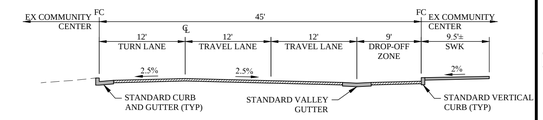
SHEET 5.0 OF 7 SHEETS

JOB NO. 162016-1001

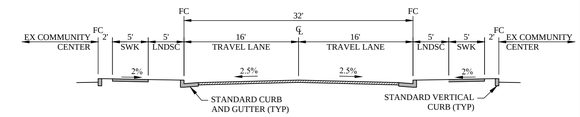
PLOT DATE: July 23, 2019
FILE PATH: W:\Jobs 16\162016\Drawings\Prelim\Applications\TM (2019)\TM-05 PRELIMINARY UTILITY PLAN (HALE).dwg

Attachment: Tentative Map Plans (2370 : TM & Design Review Permit: Depot - Lataia)





REALIGNED DEPOT STREET WITH PARKING (A)
NO SCALE



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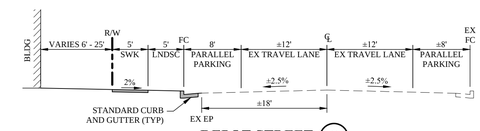
NO SCALE



DEPOT STREET (C)
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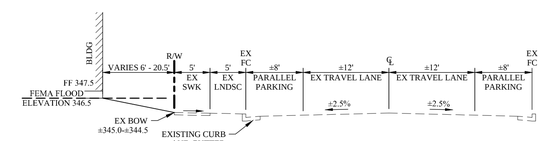

DEPOT STREET (D)
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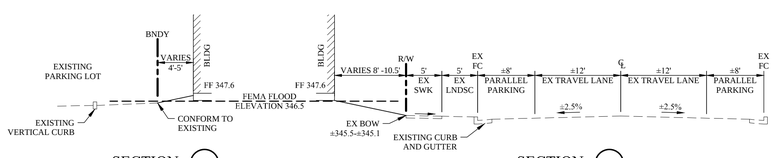

SECTION (K)
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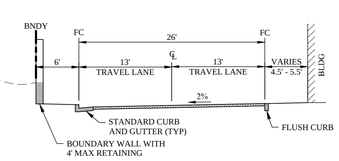
SECTION (J)
NO SCALE



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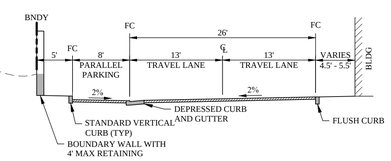

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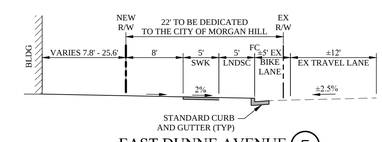
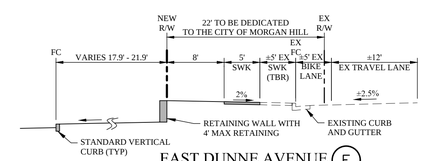
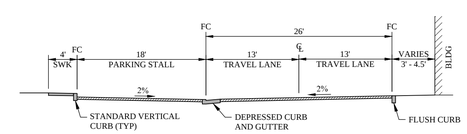


EAST DUNNE AVENUE (E)
NO SCALE



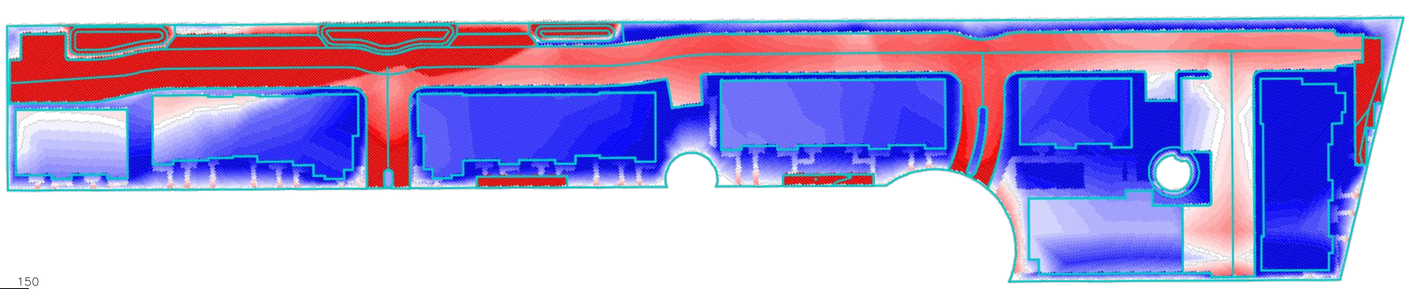
EAST DUNNE AVENUE (F)
NO SCALE

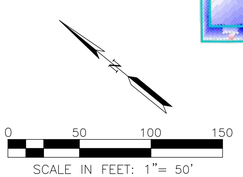


SECTION (G)
NO SCALE

PRELIMINARY EARTHWORK SUMMARY

CUT:	2,180± CY
FILL:	2,360± CY
NET:	180± CY IMPORT





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TENTATIVE MAP (SD2018-0007)
SECTIONS
HALE LUMBER
MORGAN HILL, CALIFORNIA

SCALE	DATE
AS SHOWN	MAY 9, 2019

SHEET REVISIONS

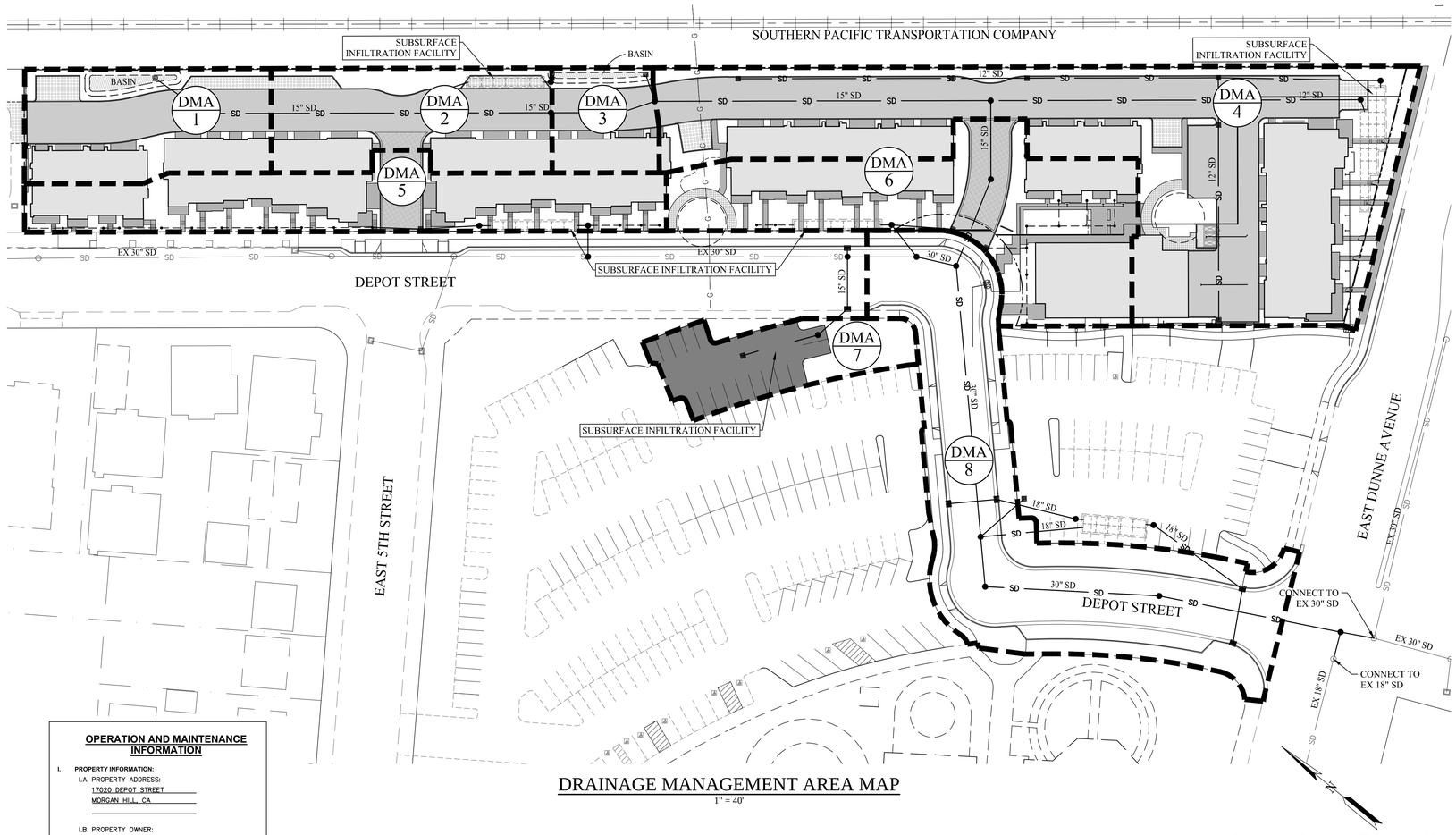
DATE	BY	CK	REVISED PER CITY DETAILED COMMENTS
7-22-19	JAM	MK	

SHEET 6.0 OF 7 SHEETS

JOB NO. 162016-1001

PLOT DATE: July 22, 2019
FILE PATH: W:\Jobs 16\162016\Drawings\Prelim\Applications\TM (2019)\TM-06 SECTIONS (HALE).dwg

Attachment: Tentative Map Plans (2370 : TM & Design Review Permit: Depot - Lataia)



DRAINAGE MANAGEMENT AREA MAP
1" = 40'

LEGEND

PROPOSED	DESCRIPTION
	DRAINAGE AREA BOUNDARY
SD	STORM DRAIN
	STORM DRAIN FIELD INLET
	STORM DRAIN CURB INLET
DMA 1	DRAINAGE MANAGEMENT AREA ID
	STORMWATER TREATMENT BASIN
	UNDERGROUND INFILTRATION FACILITY
	NEW IMPERVIOUS AREA
	NEW PERVIOUS AREA

STORM WATER MANAGEMENT NOTES:

1. THE PROJECT IS LOCATED IN THE CENTRAL COAST REGIONAL WATER QUALITY CONTROL BOARD (CCWQCB) JURISDICTION. STORM WATER RUNOFF MANAGEMENT SHALL ADHERE TO THE CRITERIA IDENTIFIED IN THE "STORMWATER MANAGEMENT GUIDANCE MANUAL FOR LOW IMPACT DEVELOPMENT & POST CONSTRUCTION REQUIREMENTS FOR THE CITY OF GILROY, CITY OF MORGAN HILL, AND COUNTY OF SANTA CLARA", DATED JUNE 2015.
2. THIS STORM WATER RUNOFF MANAGEMENT PLAN IS CONCEPTUAL AND SUBJECT TO REVISION BASED ON FINAL DESIGN AND SITE SPECIFIC INFILTRATION TESTING.
3. BIORETENTION FACILITIES WERE SIZED USING THE "ROUTING METHOD", IDENTIFIED IN SECTION 3 OF THE CITY'S STORMWATER MANAGEMENT GUIDANCE MANUAL.
4. ALL STORMWATER CALCULATIONS SHOWN HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN. THE LID MEASURES AND STORMWATER CONTROL FACILITIES MAY BE CHANGED OR MODIFIED DURING FINAL DESIGN AS LONG AS THE PROJECT CAN SHOW CONFORMANCE WITH THE CITY OF MORGAN HILL AND CCRWQCB POST-CONSTRUCTION STORMWATER REGULATIONS IN EFFECT AT THE TIME OF THE PROJECT APPROVAL.
5. THE PROJECT COMMITS TO NOT EXCEED PRE-PROEJCT PEAK FLOWS FOR THE 2-YEAR THOUGH 25-YEAR STORM EVENTS. THE PROPOSED BIORETENTION BASINS AND UNDERGROUND INFILTRATION FACILITIES SERVE AS THE MAIN DETENTION/RETENTION FACILITY FOR THE PROJECT. THE FACILITIES WERE SIZED USING CIVILSTORM COMPUTER PROGRAM BY BENTLEY SYSTEM INCORPORATED. THE SANTA CLARA COUNTY DRAINAGE MANUAL METHODS WERE USED TO DETERMINE THE DESIGN RAINFALL DEPTH, AND 24-HOUR RAINFALL PATTERN. THE NRCS CURVE NUMBER METHOD WAS USED TO ESTIMATE RUNOFF.

Project Name: Hale Lumber
Project Location: Morgan Hill, CA
Date: July 2019

Project Information

Area =	135,650	ft^2	*Total drainage managment area*
Existing Impervious Area =	40,870	ft^2	
	30%		*Existing Percent impervious area*
Ex Imperv Area To Remain =	0	ft^2	*Total existing impervious surface to remain*
Replaced Imperv Area =	40,870	ft^2	*Total existing impervious surface to be replaced as part of project*
New Imperv Area =	59,220	ft^2	*Total new impervious surface to be installed as part of project*
Total Impervious Area =	100,090	ft^2	*Total project impervious area*
	74%		*Percent impervious area*
Water Management Zone =	1		

Performance Requirements

No. 1 = Implement site design and runoff reduction strategies
No. 2 = Provide water quality treatment for 85% storm event
No. 3 = Prevent offsite discharge from events up to the 95th% storm event via optimizing infiltration
No. 4 = Reduce peak flows to pre-project levels for 2-yr through 10-yr storm events
No. 5 = N/A

Rainfall Design Information

MAP =	20.0	in	*Mean Annual Precipitation*
P_{85th} =	1.10	in	*85th% 24-hr rainfall depth*
P_{95th} =	1.75	in	*95th% 24-hr rainfall depth*

Soil Type Design Information

Site HSG =	C		*NRCS Hydrologic Soil Group Classification*
Infiltration Rate =	0.5	in/hr	*Describe source for infiltration rate*
Safety Factor =	1		
Design Infiltration Rate =	0.5	in/hr	

Project Name: Hale Lumber
Project Location: Morgan Hill, CA
Date: July 2019

95% Rainfall Depth Runoff Retention Volume

DMA	Total Area (SF)	Impervious Surface (SF)	Impervious Surface (SF)	Pervious Surface (SF)	Pervious Surface (SF)	Pervious Surface (SF)	Runoff Rentention Volume Calculation	Runoff Rentention Volume Calculation	Runoff Rentention Volume Calculation	Runoff Rentention Volume Calculation	Runoff Rentention Volume Calculation	Runoff Rentention Volume Calculation
				Landscape/Grass	Pervious Pavers	Total	Impervious Area Credit for Redevelopment (SF)	Drainage Area Minus Credit (SF)	% Impervious	Runoff Coefficient	95th% Volume, V_{95} (ft^3)	85th% Volume, V_{85} (ft^3)
1	10,590	7,620	0	2,095	875	2,970	0	10,590	72%	0.51	792	498
2	10,960	8,550	0	1,680	730	2,410	0	10,960	78%	0.58	921	579
3	4,300	3,500	350	800	0	800	175	4,125	81%	0.62	371	243
4	41,920	30,960	13,200	9,420	1,540	10,960	6,600	35,320	74%	0.53	2,739	2,044
5	14,690	10,810	1,020	3,880	0	3,880	510	14,180	74%	0.53	1,094	712
6	19,430	12,050	4,090	7,000	380	7,380	2,045	17,385	62%	0.42	1,077	756
7	6,570	4,380	0	2,190	0	2,190	0	6,570	67%	0.46	444	279
8	27,190	22,220	22,210	4,970	0	4,970	11,105	16,085	82%	0.62	1,454	1,545
Total	135,650	100,090	40,870	34,235	3,525	35,560	20,435		74%	0.53	9,733	6,656

Notes:

1. Biorention SCMs were size using the the "Routing Method" identified in Section 3 of the City's Stormwater Management Guidance Manual. See SCM Sizing Summary for "Routing Method" sizing results.
2. Per Resolution No. R3-2013-0032, Section B.4.b.i.: The total amount of replaced impervious surface in redevelopment projects shall be multiplied by 0.5 when calculating the volume subject to Runoff Retention Performance Requirements.
3. DMA 8 will treat the 85th% volume through infiltration and retain the 95th% volume.

Governing Equations:

$$V_{95} = \frac{C * P_{95} * A}{12}$$

V_{95} = *95% Rainfall Depth Runoff Retention Volume*
C = *$0.858i^3 - 0.78i^2 + 0.774i + 0.04$*
P_{95} = 1.75 *24-hr 95th percentile rainfall*

$$\text{Area} = \frac{V_{95} * 12}{D}$$

Area = *Design SCM area based on*
D = *SCM Layer depth (in)*
R = *SCM Layer porosity (in)*

$$T_D = \frac{V_{95} * 12 * SF}{I * \text{Area}}$$

T_D = *Drawdown time (hr)*
A = *Available SCM area (ft^2)*
I = 0.5 *Infiltration Rate (in/hr)*

1	790	550	895
2	920	670	850
3	370	180	550
4	2740	2110	2400
5	1090	790	975
6	1080	810	975
7	440	330	450
8	1450*	1220	66846

Note:
1. The volume required for 95% infiltration was determined using the "Routing Method" in conjuction with Civil Storm computer program, which utilizes a soil infiltration rate of 0.5 in/hr.
* The volume required for 85% infiltration was determined using the "Routing Method" in conjuction with Civil Storm computer program, which utilizes a soil infiltration rate of 0.5 in/hr.

	Porosity	
	0.25	0.40

SCM Sizing Summary				
SCM Description	SCM Media Area (ft^2)	Surface Ponding Depth (in)	BSM Depth (in)	Gravel Layer Depth (in)
Bioretention	370	6	24	12
Storm Chambers	290	n/a	n/a	n/a
Bioretention	190	6	24	12
Storm Chambers	960	n/a	n/a	n/a
Storm Chambers	390	n/a	n/a	n/a
Storm Chambers	390	n/a	n/a	n/a
Storm Chambers	180	n/a	n/a	n/a
Storm Chambers	490	n/a	n/a	n/a
	3,260			

CivilStorm Peak Flow Results

Peak Flows: Existing vs. Developed		
Return Period	Existing Q_{max} (cfs)	Developed Q_{max} (cfs)
2-year	0.42	0.15
10-year	1.56	0.79
25-year	2.09	1.59

OPERATION AND MAINTENANCE INFORMATION

I. PROPERTY INFORMATION:
I.A. PROPERTY ADDRESS:
17020 DEPOT STREET
MORGAN HILL, CA

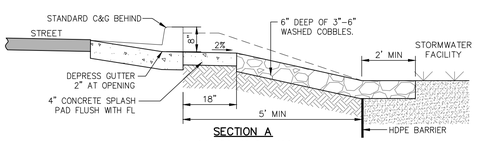
I.B. PROPERTY OWNER:
LATALA HOMES

II. RESPONSIBLE PARTY FOR MAINTENANCE:
II.A. CONTACT:
PAUL LATALA

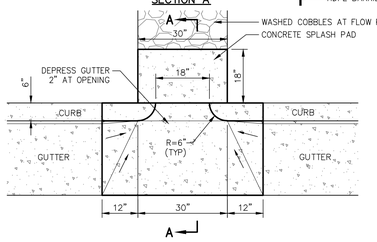
II.B. PHONE NUMBER OF CONTACT:
(408) 515-9205

II.C. EMAIL:
PAUL@LATALAHOMES.COM

II.D. ADDRESS:
1999 SOUTH BASCOM AVENUE, SUITE 700
CAMPBELL, CA 95008



SECTION A



TYPICAL CURB CUT DETAIL
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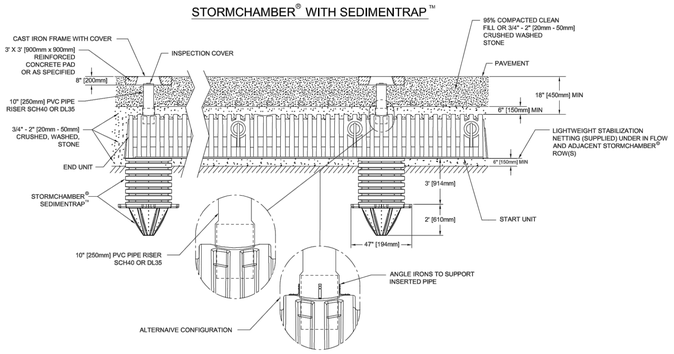

TYPICAL SUBSURFACE INFILTRATION FACILITY DETAIL
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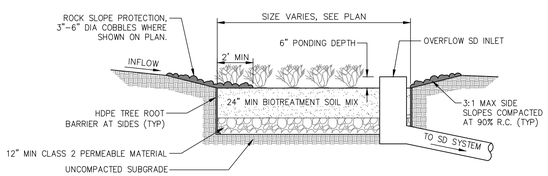

TYPICAL BIORETENTION BASIN DETAIL
NO SCALE

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www.latalahomes.com

TENTATIVE MAP (SD2018-0007)
PRELIMINARY STORMWATER CONTROL PLAN
HALE LUMBER
MORGAN HILL, CALIFORNIA

SHEET REVISIONS			
DATE	MK	JAM	REVISED PER CITY DETAILED COMMENTS
7-22-19			

SCALE: AS SHOWN
DATE: MAY 9, 2019
BY: CK

SHEET
7.0
OF 7 SHEETS

JOB NO.
162016-1001

Attachment: Tentative Map Plans (2370 : TM & Design Review Permit: Depot - Latala)

PLOT DATE: July 22, 2019
FILE PATH: W:\Jobs 16\16(2016)\Drawings\Preim\Applications\TM (2019)\TM-07 PRELIMINARY STORMWATER CONTROL PLAN (HALE).dwg