



**Regular Meeting Agenda
Planning Commission**

*JAMES WILSON - CHAIR
MOHAMMAD HABIB - VICE-CHAIR
PAUL LAKE - PLANNING COMMISSIONER
JOSEPH MUELLER - PLANNING COMMISSIONER
WAYNE TANDA - PLANNING COMMISSIONER
DAVID LOVATO - PLANNING COMMISSIONER
LIAM DOWNEY - PLANNING COMMISSIONER*

**Tuesday, October 28, 2025
7:00 PM**

**Council Chamber Building
17555 Peak Avenue, Morgan Hill, CA 95037**

AMENDED AGENDA – This agenda has been amended to include the remote location of Planning Commissioner Lake.

Planning Commissioner Lake will be participating remotely as follows:

5182 Fuentes de Flores
La Grange, CA 95329

Public comment shall be allowed from this location.

Morgan Hill Planning Commission meetings are held in person with the option for the public to attend in-person or participate by teleconference/video conference. Information on how the public may observe and participate in the meeting is below.

MEETING PARTICIPATION

The community can participate by attending in person, joining via Zoom (video/teleconference). The meetings are also live-streamed on the City's website and Facebook page.

Those wishing to participate in the meetings remotely must register in advance at <https://bit.ly/PlanningCommissionMtg>. Additionally, Zoom participants must be running

the latest version or will be required to update to the latest version before being able to join the meeting remotely.

Remote participation is also available by calling (669) 900-9128 and entering webinar id: 862 0324 6251#. Dial *9 to raise your hand, and be called upon to speak for up to 3 minutes. Dial *6 to unmute.

As a courtesy, and technology permitting, for members who attend online, the City cannot guarantee that the public's access to online technology will be uninterrupted, and technical difficulties may occur from time to time. Unless required by the Ralph M. Brown Act, the meeting will continue despite technical difficulties for participants using the online option.

PUBLIC COMMENT

Public comment may be offered verbally at the meeting or in writing before the meeting.

Those attending remotely may only offer public comment for items on the agenda in any of these three categories:

- Consent Calendar
- Other Business
- Public Hearings

Public comment will be heard from those attending in person first with the submission of a speaker card. Once that is complete, we will move to those on Zoom that have their hand raised. Following public comment from Zoom, we will close the public comment period for that item.

Remote public comment for items not on the agenda will not be accepted.

Written public comment may be submitted to the Planning Office:

- In person at the Planning Commission Meeting;
- Via email to pcpubliccomment@morganhill.ca.gov; or
- Hand delivered or mailed to the Planning Division at 17575 Peak Avenue, Morgan Hill, CA 95037

Please email your comments to the Planning Office no later than 3:00 p.m. on Monday (the day before the Planning Commission meeting) so that your comments can be submitted to the members of the Planning Commission with sufficient time to review them. You may continue to provide written comments up to noon on Tuesday (the day of the meeting), although Planning Commissioners may not have sufficient time to review them before the meeting. Public comments submitted to the Planning Division after noon (12:00 p.m.) the day of the meeting will be provided to the Planning Commission as time allows.

Written comments WILL NOT be read aloud during the Planning Commission Meeting. Please note that written comments are posted on the City's website. It is recommended that you do not include any personal information that you do not want to be posted on

the web. Please be advised that communications directed to the Planning Commission are public records and are subject to disclosure pursuant to the California Public Records Act and Brown Act unless exempt from disclosure under the applicable law. Communications will NOT be edited for redactions and will be printed/posted as submitted.

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 Planning Office at (408) 310-4709 or by email at planning@morganhill.ca.gov. Requests must be made as early as possible and at least two full business days before the start of the meeting.

CALL TO ORDER

ROLL CALL ATTENDANCE

DECLARATION OF POSTING

Pursuant to Government Code Section 54954.2

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

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 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. **REQUEST FOR A DESIGN PERMIT AND A TENTATIVE PARCEL MAP (SR2024-0030/SD2025-0004: TENNANT – CHIRI FAMILY LTD. PARTNERSHIP) FOR THE DEVELOPMENT OF 106 SINGLE-FAMILY ATTACHED TOWNHOME-STYLE CONDOMINIUMS ON A 6.28 ACRE SITE LOCATED ON THE NORTHEAST CORNER OF BUTTERFIELD BLVD AND TENNANT AVENUE (ASSESSOR'S PARCEL NUMBER 817-09-055)**

Recommendation:

1. Open and Close Public Hearing; and
2. Continue to the December 9, 2025, Planning Commission Meeting.

2. REQUEST FOR A VESTING TENTATIVE MAP (SD2024-0008) AND DESIGN PERMIT (SR2024-0012) TO ALLOW THE DEVELOPMENT OF A 16-UNIT SINGLE-FAMILY ATTACHED TOWNHOME-STYLE CONDOMINIUM PROJECT (MYRTLE - MYRTLE INVESTMENTS) LOCATED AT 30-50 MYRTLE AVENUE (APNS 817-01-021 AND 817-01-022)

Recommendation:

1. Open/close the public hearing;
2. Adopt a Resolution approving a Design Permit for the construction of a 16-unit townhome project; and
3. Adopt a Resolution approving a Vesting Tentative Map.

3. REQUEST FOR A DESIGN PERMIT (SR2024-0009) AND VESTING TENTATIVE MAP (SD2024-0006) TO ALLOW THE DEVELOPMENT OF A 20-UNIT ATTACHED TOWNHOME-STYLE PROJECT (PEEBLES – PEEBLES SQUARE, LLC) LOCATED ON THE NORTHEAST CORNER OF MONTEREY ROAD AND PEEBLES AVENUE (APN: 726-41-065)

Recommendation:

1. Open/close the public hearing;
2. Adopt a Resolution approving a Design Permit for the construction of a 20-unit residential project; and
3. Adopt a Resolution approving a Vesting Tentative Map to create 20 residential lots with common open space and private streets.

DIRECTOR'S REPORT/ANNOUNCEMENTS

ADJOURNMENT

NOTICE

Any documents produced by the City and distributed to the majority of the Planning Commission less than 72 hours prior to an open meeting, will be made available for public inspection at the front counter at City Hall located at 17575 Peak Avenue, Morgan Hill, CA, 95037 and at the Morgan Hill Public Library located at 660 West Main Avenue, Morgan Hill, California, 95037 during normal business hours. (Pursuant to Government Code 54957.5)

PUBLIC COMMENT

Members of the Public are entitled to directly address the Planning 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 Planning Commission on any issue that is on this agenda, please complete a speaker request card located in the foyer of

the Council 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 Planning Commission, but it is very helpful. When you are called, proceed to the podium and the Chair will recognize you. If you wish to address the Planning 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 Planning Commission.

Persons interested in proposing an item for the Planning 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 Planning's action, your request may be placed on the next appropriate agenda. Planning 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.

PLANNING COMMISSION STAFF REPORT

MEETING DATE: October 28, 2025

PREPARED BY:

Rich Buikema, Planner

APPROVED BY: Jennifer Carman

SR2024-0030/SD2025-0004: TENNANT – CHIRI FAMILY LTD. PARTNERSHIP: REQUEST FOR A DESIGN PERMIT AND A TENTATIVE PARCEL MAP FOR THE DEVELOPMENT OF 106 SINGLE-FAMILY ATTACHED TOWNHOME-STYLE CONDOMINIUMS WITH ASSOCIATED ONSITE AND OFFSITE IMPROVEMENTS ON A 6.28 ACRE SITE IN THE RAM-RESIDENTIAL ATTACHED MEDIUM DENSITY ZONING DISTRICT. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER 817-09-055, IS LOCATED ON THE NORTHEAST CORNER OF BUTTERFIELD BLVD AND TENNANT AVENUE (CHIRI FAMILY LTD PARTNERSHIP, APPLICANT). CEQA: EXEMPT FROM CEQA PURSUANT TO ASSEMBLY BILL 130 (2025).

RECOMMENDATION(S)

1. Open and Close Public Hearing;
2. Continue to the December 9, 2025, Planning Commission Meeting.

ATTACHMENTS:

None

PLANNING COMMISSION STAFF REPORT

MEETING DATE: October 28, 2025

PREPARED BY:

Joey Dinh, Associate Planner

APPROVED BY: Jennifer Carman

REQUEST FOR A VESTING TENTATIVE MAP (SD2024-0008) AND DESIGN PERMIT (SR2024-0012) TO ALLOW THE DEVELOPMENT OF A 16-UNIT SINGLE-FAMILY ATTACHED TOWNHOME-STYLE CONDOMINIUM PROJECT (MYRTLE - MYRTLE INVESTMENTS) LOCATED AT 30-50 MYRTLE AVENUE (APNS 817-01-021 AND 817-01-022)

RECOMMENDATION(S)

1. Open/close the public hearing;
2. Adopt a Resolution approving a Design Permit for the construction of a 16-unit townhome project; and
3. Adopt a Resolution approving a Vesting Tentative Map.

LOCATION MAP/PROJECT INFORMATION:



1. Location: Southwest quadrant of Myrtle Avenue and Church Street, located at

- | | | |
|----|---------------|---|
| | | 30-50 Myrtle Avenue (APNs 817-01-021 and 022). |
| 2. | Site Area: | 0.68-acres |
| 3. | General Plan: | Mixed Use (MU) designation |
| 4. | Zoning: | Corridor Formed-Based (FB-C) |
| 5. | Request: | Request for approval of a Vesting Tentative Map and Design Permit for the development of a 16-unit single-family attached townhome-style condominium project. |

BACKGROUND:

Myrtle Investments, LLC submitted a preliminary application under Senate Bill 330 (SB 330) in December 2023, followed by a final application in May 2024 for four townhome buildings containing a total of 16 three-bedroom units. The project site is within an established residential neighborhood at 30 and 50 Myrtle Avenue (APNs 817-01-021 and 817-01-022). The City Council approved requested concessions and waivers on October 15, 2025.

The project is subject to the City's Inclusionary Housing Ordinance (IHO), which requires 15% affordability for for-sale projects outside the Downtown Specific Plan area. For 16 units, this equals to 2.4 moderate-income affordable units. The proposed two deed-restricted moderate-income units within Building 4 (Units 3 and 5, approximately 1,350 square feet each) and payment of an in-lieu fee to satisfy the 0.4 fractional requirement.

PROJECT DESCRIPTION:

The project proposes four townhome buildings containing a total of 16 three-bedroom units ranging in size from 1,350 to 1,817 square feet.

Building 1: 3 units (ranging 1,530 to 1,541 square feet each)

Building 2: 3 units (ranging 1,530 to 1,541 square feet each)

Building 3: 4 units (ranging 1,541 to 1,817 square feet each, including two accessible units)

Building 4: 6 units (ranging 1,350 to 1,545 square feet each, including 2 affordable units)

Each home includes an attached garage and private outdoor space. Site improvements include a landscaped entry drive, common planting areas totaling approximately 3,905 square feet, and a shared trash/recycling enclosure. Access will be provided from Myrtle Avenue via a central driveway with internal circulation.

Parking will include a combination of garages and uncovered spaces. There will be 34 on-site parking spaces (32 parking spaces within garages and 2 guest parking spaces), slightly fewer than the 36 otherwise required. While the City Council approved the parking reduction under Density Bonus Law, the project would otherwise be exempt from parking standards due to the location of the project (within half a mile of both the transit station and Monterey Road).

The project is subject to the City's Inclusionary Housing Ordinance (IHO), which requires 15% affordability for for-sale projects outside the Downtown Specific Plan area. For 16 units, this equals 2.4 affordable units. The project proposes two deed-restricted moderate-income units within Building 4 (Units 3 and 5, each 1,350 square feet in size) and payment of an in-lieu fee to satisfy the 0.4 fractional requirement.

Site Description

The project site consists of two adjoining residential parcels on the south side of Myrtle Avenue at 30 and 50 Myrtle Avenue (APNs 817-01-021 and 817-01-022) within an established residential neighborhood. Each parcel is currently developed with a single-family residence and associated accessory structures, along with a variety of mature and volunteer trees in the front and rear yards. As part of the project, all existing structures will be demolished and the site cleared to accommodate redevelopment.

Surrounding Uses

	General Plan Land Use	Zoning	Existing Use
North	Mixed Use (MU)	Form-Based Corridor (FB-C)	Single-family residences across Myrtle Avenue and a Taco Bell fast-food restaurant
South	Mixed Use (MU)	Form-Based Corridor (FB-C)	Single-family and auto-body repair shop
East	Mixed Use (MU)	Form-Based Corridor (FB-C)	Residential uses
West	Mixed Use (MU)	Form-Based Corridor (FB-C)	Residential uses

Noise

An Environmental Noise Study was prepared by Acoustics Group, Inc. (September 2024) to assess potential impacts from roadway and rail noise sources. Baseline monitoring indicated existing ambient levels of approximately 61.2 dBA CNEL (Community Noise Equivalent Level), influenced primarily by Monterey Road and the Union Pacific Railroad corridor to the West. The study modeled future noise exposure under cumulative traffic conditions and found that maximum exterior noise levels at the building façades and private open space areas would reach 65.8 dBA CNEL, which is within the City's acceptable range for residential uses (≤ 70 dBA CNEL for multi-family housing).

To achieve interior levels not exceeding 45 dBA CNEL, the study recommends the use of STC-rated windows and doors, upgraded wall insulation, and sealing of penetrations. These improvements are standard building code measures for new construction and will be implemented as part of the project's conditions of approval. With these design features, the project complies with the City's Noise Element and General Plan Policy N-1.2 (Interior Noise Standards) and Morgan Hill Municipal Code (MHMC) Chapter 8.28 (Noise Control).

Traffic, Access, and Circulation

The project will be accessed from a single driveway along Myrtle Avenue, with internal private drive aisles providing circulation to all four buildings. Pedestrian walkways connect each building to common areas and to Myrtle Avenue sidewalks, ensuring continuous pedestrian connectivity. Based on standard rates from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition (Land Use Code 215 – Single-Family Attached Housing), the 16-unit project is estimated to generate approximately 150 daily trips, including 12 AM peak-hour and 15 PM peak-hour trips. These volumes are minimal and can be accommodated by the existing street network without affecting intersection operations or level of service. The Valley Transportation Authority (VTA) reviewed the project and confirmed that it will not interfere with regional transit routes or facilities. Accordingly, the project will not result in significant traffic or circulation impacts.

Parking

Under the FB-C zoning district and Residential Development Design and Development Standards, a total of 36 parking spaces are required (two covered spaces per unit plus one guest space per four units). The project proposes 34 spaces, consisting of 32 covered spaces within attached garages and two uncovered guest spaces located near the project entrance. While this results in a two-space shortfall, the applicant received a waiver under California Density Bonus Law (Gov. Code §65915), which allows modification of parking standards for eligible affordable housing projects. Parking layout, stall dimensions, and turning radii comply with MHMC §18.72.040 (Off-Street Parking Standards), and all spaces are directly accessible from internal drive aisles without creating circulation conflicts.

Signage

No monument or project-identification signage is proposed at this stage. The project will include only address identification, directional signs, and required fire lane markings consistent with MHMC Chapter 18.88 (Signs). Any future proposal for monument, entry, or wayfinding signage will require a separate Sign Permit subject to administrative review for conformance with the City's objective sign standards.

Landscaping/Tree Replacement

The Preliminary Landscape Plan prepared by the project landscape architect provides approximately 3,905 square feet of landscaped common areas, including street frontage improvements, buffer planting, and a small dog run. The plan incorporates drought-tolerant and low-water-use species in accordance with Water Use Classification of Landscape Species (WUCOLS) and the City's Water Efficient Landscape Ordinance (MHMC §18.148). An Arborist Report identified 19 existing trees across both parcels, several of which are in poor or critical condition. The project proposes tree removal and new replacement plantings consistent with the landscape plan. The City's standard 2:1 replacement ratio for protected trees would require 38 new trees. However, due to the compact corridor, site, and required infrastructure, the applicant requested a DBL waiver to waive out of the City's standard 2:1 replacement ratio for trees. The overall landscape design achieves the intent of the City's standards by enhancing the visual quality of the corridor and supporting stormwater retention through vegetated bioretention planters.

Hydrology/Drainage/Flooding

A Flood Study (Balance Hydrologics, May 2025) determined that the site lies within FEMA Flood Zone AE with a base flood elevation of 341.2 feet (NAVD88). The study was reviewed and approved by the Santa Clara Valley Water District (Valley Water), which confirmed that the project will not result in an increase in base flood elevation. The project's grading plan establishes finished floor elevations at least one foot above BFE (≥ 342.2 feet NAVD88), consistent with City floodplain requirements (MHMC Chapter 15.80). A Preliminary Hydrology Analysis (Talus Engineering, July 2024) calculated post-project peak flows of 0.90 cfs, up from 0.39 cfs existing, and designed detention for 2,698 cubic feet of storage—nearly three times the 930 cubic feet required to maintain post-development flows below existing conditions. The Preliminary Stormwater Control Plan (SWCP) demonstrates compliance with the Municipal Regional Stormwater Permit (MRP) and Provision C.3 requirements through multiple Low Impact Development (LID) measures, including pervious pavement, bioretention areas, and self-treating landscape zones. Together, these design measures ensure the project's compliance with FEMA, Valley Water, and City stormwater regulations, and no adverse hydrologic impacts are anticipated.

Solid Waste

The project includes a consolidated trash and recycling enclosure near the site entrance, screened

with fencing and landscaping. The design and access configuration were reviewed by Recology South Valley, which confirmed that the layout meets service standards for three-stream collection (garbage, recycling, organics). The enclosure includes a reinforced concrete pad, hose bib, and adequate truck turning radius in accordance with Recology's *New Development Enclosure Guidelines* (2023). The enclosure location and design satisfy MHMC §18.76.090 (Solid Waste Storage Areas).

PROJECT ANALYSIS AND FINDINGS:

ANALYSIS

The proposed project was analyzed with respect to conformance with: 1) Morgan Hill 2035 General Plan; 2) Zoning Ordinance; 3) Findings; and 4) California Environmental Quality Act.

1. General Plan Land Use Consistency

The project site has a General Plan designation of Mixed Use (MU), which permits a combination of residential and non-residential land uses. The residential density is 7 to 24 dwelling units per acre. The proposed density is 23.6 dwelling units per acre (16 units on 0.68 acres), consistent with the designation. Although the MU designation allows a range of uses, development with single-family attached townhome-style condominiums is consistent with the purpose of the designation, which is to provide compact, walkable housing close to services and infrastructure. The project site is located one block from Monterey Road and within walking distance of Downtown Morgan Hill, making it an appropriate location for medium-density ownership housing.

The project advances the following General Plan goals and policies:

- **Goal CNF-2 – An improved, orderly, and efficient pattern of urban development.**
- **Policy CNF-2.1 - Orderly Development.** *Promote the orderly development of the City, with concentric growth and infill of existing developed areas.*

The project redevelops two underutilized residential parcels near Downtown Morgan Hill, taking advantage of existing road, sewer, and water infrastructure and supporting a compact urban form.

- **Goal CNF-10 – A variety of housing types and densities available to all residents.**

The project introduces 16 new ownership units in a range of sizes (1,350 to 1,817 square feet), increasing the supply of moderate-density housing choices for households seeking townhome-style living within proximity to Downtown and employment centers.

- **Policy CNF-10.3 – Adequate Supply of Multi-Family Housing.** *Maintain a supply of sites that can accommodate multi-family and attached housing to meet community needs.*

The project contributes attached ownership housing consistent with this objective, utilizing infill parcels in an established corridor.

- **Policy CNF-10.6 – Density Near Infrastructure.** *Encourage higher residential densities at locations where convenient and adequate infrastructure is readily available.*

Located adjacent to Monterey Road and within walking distance of Downtown Morgan Hill, the project efficiently uses existing infrastructure and transit access.

- **Policy CNF-13.2 Density Feathering.** *Encourage the feathering of land use densities and intensities from high to low along Monterey Road with higher intensity land uses located*

adjacent to Downtown.

The townhome design orients entries and porches toward Myrtle Avenue, activates the frontage with pedestrian-scale architecture, and reinforces corridor vitality consistent with FB-C design principles. The project will also achieve the residential density allowed by the MU General Plan designation, which is consistent with developing at higher densities the closer you get to the downtown core.

Housing Element (2023–2031) Goals and Policies

- **Goal HE-1 – Provide a diversified housing stock to meet the full range of future community housing needs.**
- **Policy HE-1.1 - Adequate Land for New Development.**
- **Policy HE-1.16 - Housing Coordinated with Transportation.**
- **Goal HE-4 – Preserve and rehabilitate existing housing supply.**

The project replaces two aging single-family homes with modern, flood-compliant, and energy-efficient townhomes that meet current building and sustainability standards. It introduces two deed-restricted moderate-income units, directly contributing to the City's Regional Housing Needs Allocation (RHNA) for moderate-income households. By integrating these affordable homes within the same building footprints, materials, and design as market-rate units, the project promotes equity, inclusion, and a balanced neighborhood character consistent with the City's Housing Element goals and policies.

2. Zoning Ordinance Consistency

The site is zoned FB-C (Corridor Form-Based). This zone encourages medium-density residential along key corridors with pedestrian-oriented design. The project has been reviewed for compliance with the City's Residential Development Design and Development Standards (adopted 2019, updated 2022) and the Form-Based Code (FB-C zoning district). Staff finds that the project meets all applicable objective design standards, except for specific deviations requested under California Density Bonus Law (Gov. Code §65915), as detailed below.

MHMC 18.29.030-D - Corridor Form-Based (FB-c) Zoning District Development Standards:

Development Standard	Requirement	Proposed	Consistency
Lot Dimension: a. Area b. Width c. Depth	a. 6,000 s.f. min. b. 60 ft. min. c. 100 ft. min.	a. 29,506 b. 150 ft. c. 197 ft.	Yes
Building Setback a. Front b. Interior Side c. Street Side d. Rear	a. 0 ft. min., 15 ft. max. b. 0 ft. min. c. 0 ft. min., 15 ft. max. d. 10 ft. min.	a. 10 ft. b. 5 ft. c. n/a d. 10 ft.	Yes
Build-to-Zone a. Front b. Street side	a. 80% min. within setback range b. 40% min. within	a. 87% b. n/a	Yes

	setback range		
Permitted Building Type	Accessory Dwelling Unit Duplex/Duet Multiplex Small Multiplex Large Townhouse Courtyard Building Main Street Building Liner Building	Townhomes	Yes
Projections a. Front b. Interior Side c. Street Side d. Rear	a. 5 ft. max. b. 3 ft. max. c. 5 ft. max. d. 3 ft. max.	None	Yes
Height	45 ft. max	38 ft.	Yes
Upper Story Setback	8 ft. min. required for 3rd story or higher	8 ft.	Yes
Building Coverage	75% max.	45%	Yes
Permitted Frontage Types	Forecourt Porch, Engaged Porch, Projecting Shopfront Stoop Terrace	Porch, Engaged	Yes
Parking Placement Setback a. Front b. Interior Side c. Street Side d. Rear	a. 40 ft. min. b. 0 ft. min. c. 10 ft. min. d. 0 ft. min	a. 80 ft. b. 33 ft. c. n/a d. 82 ft.	Yes
Permitted Civic Space Types	Passage Pocket Park/Plaza Plaza	N/A because project has less than 20 residential units.	Yes

MHMC 18.29.040-I - Townhouse Development Standards:

Development Standard	Requirement	Proposed	Consistency
Height	3.5 stories max	3 stories	Yes
Main Body a. Width b. Depth	a. 18 ft. min., 36 ft. max. per unit b. 50 ft. max.	a. 16-18 ft. b. 41 ft.	Yes with DBL waiver

Secondary Wing a. Width b. Depth	a. 14 ft. max. b. 25 ft. max.	No secondary wing proposed.	Yes
Pedestrian Entrance	Front Setback	Front Setback	Yes
Private Open Space (per unit)	a. Minimum area: 100 sf. per unit b. Minimum horizontal dimension: 12 ft.	a. 140-150 sf. b. 18 ft.	Yes

Residential Development Design and Development Standard (Residential Objective Standards) Compliance

The project demonstrates high-quality design and site planning consistent with City objectives for corridor-oriented infill housing:

- **Building Orientation and Massing:** Townhome façades are oriented toward Myrtle Avenue with entries, porches, and pedestrian-scale articulation consistent with the corridor's form-based intent.
- **Architecture:** The townhomes feature modern, articulated façades, recessed windows, varied rooflines, and material transitions that provide visual interest and human-scaled design.
- **Height and Setbacks:** All buildings comply with the FB-C district height standards, ensuring compatibility with adjacent residential uses.
- **Landscaping:** Approximately 3,905 square feet of landscaped common areas are provided, including drought-tolerant planting consistent with WUCOLS standards and the City's Water Efficient Landscape Ordinance.
- **Private and Common Open Space:** Each unit provides private patios or balconies, and common open spaces exceed minimum requirements.
- **Circulation and Connectivity:** Internal walkways connect all buildings to Myrtle Avenue sidewalks and open space areas, promoting safe pedestrian movement.
- **Lighting, Screening, and Utilities:** All mechanical equipment will be screened, and lighting will comply with the lighting standards.
- **Trash and Recycling:** A consolidated enclosure reviewed by Recology South Valley meets service and access standards.
- **Floodplain Development:** Finished floors are elevated at least one foot above the FEMA base flood elevation (341.2 ft), as confirmed by the Santa Clara Valley Water District (Valley Water).

Accordingly, the project meets all Residential Design and Development Standards except for the objective standards listed below, which are subject to waivers or a concession under California

Density Bonus Law.

Requests Under California Density Bonus Law (DBL)

The project includes two deed-restricted moderate-income units, qualifying it for one concession and multiple waivers under DBL (Gov. Code §65915).

Concession:

1. **Undergrounding of Utilities** – Modify the requirement to underground existing overhead lines along Myrtle Avenue. The applicant demonstrated that undergrounding would impose significant costs, affecting project feasibility and the inclusion of affordable units.

Waivers:

1. **Parking Standard** – Reduce total required parking from 36 spaces (2 covered per unit + 1 guest per 4 units) to 34 spaces.
2. **Minimum Unit Width** – Allow two units at 16 feet in width where 18 feet is required.
3. **Recreational Amenities** – Waive the requirement to provide two Tier 1 amenities for projects with 16–50 units.
4. **Tree Replacement** – Modify the 2:1 tree replacement ratio requirement due to site constraints and limited planting area.

All requested waivers and the concession will be considered by the City Council, which is the approving authority for Density Bonus Law actions.

3. Findings for Approval

a. Design Review

In accordance with Morgan Hill Municipal Code (MHMC) Section 18.108.040(C), the Planning Commission must make the following findings to approve a Design Permit.

1. 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 project conforms to the *Mixed Use (MU)* General Plan designation and *FB-C (Form-Based Corridor)* zoning district, which permit attached residential uses at 8 to 24 dwelling units per acre. The 16-unit townhome design supports General Plan and Housing Element goals to encourage infill, mixed-use corridor development, and diverse ownership housing opportunities.

2. The proposed project complies with all applicable provisions of the zoning code and municipal code.

The project meets all applicable *Residential Development Design and Development Standards (2022 Update)* and *Form-Based Code* requirements related to building massing, setbacks, orientation, open space, and landscaping. Minor deviations are limited to the State Density Bonus Law waivers and concession approved by City Council.

3. The proposed project substantially complies with all applicable design standards and guidelines contained in the design review handbook.

The project meets the intent and objectives of the City's Design Review Handbook and the Residential Development Design and Development Standards (2022 Update) by creating a high-quality, pedestrian-oriented townhome development that enhances the Myrtle Avenue corridor.

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

The project qualifies for a statutory exemption under Assembly Bill 130 (Public Resources Code §21080.66), which applies to eligible infill housing developments meeting specific site and project criteria.

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

All site improvements, building construction, and infrastructure have been designed to comply with City, State, and federal standards for safety and environmental protection.

6. The proposed project complies with all applicable design review criteria.

The project meets the Design Review criteria established in the Morgan Hill Municipal Code and the City's adopted guidelines.

b. Tentative Subdivision Map

In accordance with MHMC Section 17.20.090 and the California Subdivision Map Act, the Planning Commission must make the following findings to approve a Vesting Tentative Map.

1. The proposed map, together with its design and improvements, is consistent with the General Plan and any applicable specific plan.

The Vesting Tentative Map has been designed consistent with the *Morgan Hill 2035 General Plan* and *2023–2031 Housing Element*. The project's configuration and improvements support the City's goals for infill housing, efficient use of urban land, and orderly neighborhood circulation. The map provides a single point of access along Myrtle Avenue, internal private drives, and pedestrian connections to existing sidewalks and open space areas. The proposed subdivision is also consistent with the *FB-C (Form-Based – Corridor)* zoning district and associated development standards. A concurrent Design Permit application has been submitted and reviewed with the tentative map to ensure cohesive site planning, architecture, and landscape design. Alternatively, the Vesting Tentative Map may be denied if any of the findings contained in Section 17.20.100 of the Municipal Code applies. The Planning Commission shall deny approval of the Tentative Parcel Map if it makes any of the following findings:

- That the proposed map is not consistent with the applicable general and specific plans.
- That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- That the site is not physically suitable for the type of development.
- That the site is not physically suitable for the proposed density of development.
- That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- That the design of the subdivision or the type of improvements is likely to cause serious public health problems.

- That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

City staff is unable to make any of these findings for denial of the tentative map.

2. Design review is required prior to approval of the Vesting Tentative Map.

Pursuant to Section 17.50.115 of the Morgan Hill Municipal Code, a Design Permit (formerly referred to as "site review") must be completed prior to, or concurrent with, approval of the Vesting Tentative Map. The Design Permit for the Myrtle Avenue Project was reviewed concurrently with this Tentative Map. The Design Permit ensures that the project's site layout, architecture, and landscaping meet the City's Residential Development Design and Development Standards and the intent of the FB-C zoning district.

Based on the analysis above, staff concludes that the Vesting Tentative Map, together with its design and improvements, is consistent with the *Morgan Hill 2035 General Plan*, the *FB-C Form-Based Code*, and all applicable subdivision and infrastructure standards. None of the findings required for denial under MHMC §17.20.100 apply.

CONCLUSION:

Staff finds the project consistent with the General Plan, Zoning Code, the City's Residential Development Design and Development Standards, Subdivision Map Act, and the California Environmental Quality Act. City Council separately approved the DBL concession and waivers at their October 15, 2025, meeting. It is recommended that the Planning Commission approve the Vesting Tentative Map and Design Permit subject to the Conditions of Approval (Exhibit B of Attachment 1).

CEQA (California Environmental Quality Act):

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Assembly Bill 130 (AB130), which provides a statutory exemption for eligible residential development projects.

This project opted for AB 130 immediately following the Governor's approval of the law. The application approval path and processing timetable were revised accordingly. AB 130 includes a requirement for tribal consultation. A request was forwarded to the tribes. However, the City did not receive any request for consultation.

COMMUNITY ENGAGEMENT:

A project webpage was created on the Morgan Hill website. The date and time of this meeting was publicly noticed (mailed to property owners within 300-feet of the project site and newspaper legal notice) for the minimum 10-day period and a project development sign was posted at the property location pursuant to the Planning Division requirements.

ATTACHMENTS:

1. Planning Commission Resolution 25-15 (Myrtle Townhouses)
2. Myrtle Project Plans

RESOLUTION NO. 25-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL APPROVING A VESTING TENTATIVE MAP (SD2024-0008) AND DESIGN PERMIT (SR2024-0012) TO ALLOW THE DEVELOPMENT OF A 16-UNIT SINGLE-FAMILY ATTACHED TOWNHOME-STYLE CONDOMINIUM PROJECT (MYRTLE TOWNHOUSES) LOCATED AT 30-50 MYRTLE AVENUE ON THE SOUTHWEST QUADRANT OF MYRTLE AVENUE AND CHURCH STREET (APN 817-01-021 AND 817-01-022)

WHEREAS, on May 6, 2024, Myrtle Investments LLC submitted applications for a 16-lot Vesting Tentative Map and Design Permit to develop the Myrtle Townhouses residential project that consists of 16 single-family attached townhome-style condominiums on an approximately 0.68-acres site (SD2024-0008/SR2024-0012: Myrtle – Myrtle Investments LLC; and

WHEREAS, such request was considered by the Planning Commission at their regular meeting of October 28, 2025; and

WHEREAS, the project has been reviewed in compliance with the California Environmental Quality Act (CEQA); 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.

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

SECTION 1. Recitals

The Planning Commission has considered the full record before it, which may include but not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided. Furthermore, the recitals set forth above are found to be true and correct and are incorporated herein by reference.

SECTION 2. California Environmental Quality Act Finding

The Planning Commission finds that the project is statutorily exempt from CEQA pursuant to Public Resources Code § 21080.66 (AB 130 Exemption – Qualified Infill Housing Projects). The site qualifies as an infill parcel within an incorporated city, is less than 20 acres, contains no sensitive environmental resources, and will comply with FEMA floodplain management criteria.

SECTION 3. Tentative Subdivision Map Finding

Finding: The Planning Commission finds 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 Vesting Tentative Map has been designed consistent with the *Morgan Hill 2035 General Plan* and *2023–2031 Housing Element*. The project's configuration and improvements support the City's goals for infill housing, efficient use of urban land, and orderly neighborhood circulation. The map provides a single point of access along Myrtle Avenue, internal private drives, and pedestrian connections to existing sidewalks and open space areas. The proposed subdivision is also consistent with the *FB-C (Form-Based – Corridor)* zoning district and associated development standards. A concurrent Design Permit application has been submitted and reviewed with the tentative map to ensure cohesive site planning, architecture, and landscape design.

SECTION 4. Design Permit Findings

Finding: 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 project conforms to the *Mixed Use (MU)* General Plan designation and *FB-C (Form-Based Corridor)* zoning district, which permit attached residential uses at 8 to 24 dwelling units per acre. The 16-unit townhome design supports General Plan and Housing Element goals to encourage infill, mixed-use corridor development, and diverse ownership housing opportunities.

Finding: The proposed project complies with all applicable provisions of the zoning code and municipal code.

The project meets all applicable *Residential Development Design and Development Standards (2022 Update)* and *Form-Based Code* requirements related to building massing, setbacks, orientation, open space, and landscaping. Minor deviations are limited to the State Density Bonus Law waivers and concession approved by City Council.

Finding: The proposed project is in compliance with all applicable design standards and guidelines contained in the Design Review Handbook.

The project meets the intent and objectives of the City's Design Review Handbook and the Residential Development Design and Development

Standards (2022 Update) by creating a high-quality, pedestrian-oriented townhome development that enhances the Myrtle Avenue corridor.

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

The project qualifies for a statutory exemption under Assembly Bill 130 (Public Resources Code §21080.66), which applies to eligible infill housing developments meeting specific site and project criteria.

Finding: 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.

All site improvements, building construction, and infrastructure have been designed to comply with City, State, and federal standards for safety and environmental protection.

Finding: The proposed project complies with all Design Review criteria in subsection H of Section 18.108.040 of the Municipal Code.

The project meets the Design Review criteria established in the Morgan Hill Municipal Code and the City's adopted guidelines.

SECTION 5. The Planning Commission approves the Vesting Tentative Map and Design Review Permit described as SD2024-0008/SR2024-0012: Myrtle – Myrtle Investments LLC. The design shall be expressly conditioned in conformance with the Vesting Tentative Subdivision Map as shown in Exhibit "A" and the conditions incorporated herein and as attached as Exhibit "B". Minor deviations to the site review permit may be approved by the Development Services Director when consistent with the overall intent of the project.

PASSED AND ADOPTED THIS 28th DAY OF OCTOBER 2025, AT A REGULAR MEETING OF THE PLANNING COMMISSION BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ATTEST:

JENNA LUNA, Deputy City Clerk

APPROVED:

JAMES WILSON, Chair

STANDARD CONDITIONS

**APPLICATION NO: SD2024-0008/SR2024-0012: MYRTLE – MYRTLE
INVESTMENTS LLC**

**THE FOLLOWING APPROVAL REQUIREMENTS AND ANY SPECIAL CONDITIONS
SHALL BE APPLIED THROUGH THE DEVELOPMENT APPROVAL PROCESS.**

Legend

MHMC= Morgan Hill Municipal Code
MHARH= Morgan Hill Architectural Review Handbook
CMH= City of Morgan Hill
CFC= California Fire Code

I. PROJECT DESCRIPTION

The project includes the development of the Myrtle Townhome residential project that consists of 16 single family attached townhome-style condominiums and associated improvements on an approximately 0.68-acre site.

The project shall comply with all requirements of related project approvals granted by the City, including all of the following:

- A. Vesting Tentative Map SD2024-0008
- B. Design Permit SR2024-0012

II. PROJECT CONDITIONS OF APPROVAL

This Design Permit approval is limited to the plan set date stamped October 28, 2025, on file (File Number: SD2024-0008/SR2024-0012) with the Development Services Department. The approved building plans and landscape plans must be in substantial conformance with the Design Permit plans as determined by the Development Services Director. These documents show the location and dimensions of all vehicle and pedestrian circulation ways (ingress/egress), common areas, and other easement areas.

It shall be the responsibility of the Owner to ensure 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 set forth in full.

PLANNING DIVISION

DEFENSE AND INDEMNITY

- A. As part of, and in connection, with this application to the City of Morgan Hill, 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.

TIME LIMITS

- A. **Term:** The Design Permit approval granted pursuant to this Resolution shall remain in effect for two years to October 28, 2027. 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. **(MHMC 18.104.210)**
- B. **Term:** The Tentative Map approval granted pursuant to this Resolution shall remain in effect for two years to October 28, 2027. 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 prior to the expiration date. **(MHMC 17.20.170; 17.24.110)**

SITE DEVELOPMENT

- A. **Final Site Development Plans:** Final site development plans shall be reviewed for conformance with SR2024-0012 and in accordance with Morgan Hill Municipal Code Section 18.108.040 (Design Permit) and approved by the Development Services Department prior to issuance of a building permit. All such plans shall include:

1. Detail depicting all concrete curbs as full formed.
 2. 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.
 3. Ramps, special parking spaces, signing and other physical features for the disabled, shall be provided throughout the site for all publicly used facilities.
 4. 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.
 5. 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.
- B. **Pedestrian Access:** The Project shall provide pedestrian walkways in compliance with ADA requirements and with Section 18.72.060.H of the Morgan Hill Municipal Code, which states the following:
1. The design of the pedestrian walkway shall be clearly visible and distinguished from parking and circulation areas through striping, contrasting paving material, or other similar method as approved by the Development Services Director.
- C. **Electric Vehicle Charging Stations:** The Project shall provide electric vehicle charging stations in compliance with Section 18.72.040.C of the Morgan Hill Municipal Code. The project is required to provide two charging stations, plus one for each additional fifty parking spaces. The developer shall provide location of each charging station prior to issuance of building permit.
- D. **Street Names:** Street names, private or otherwise, used to identify building locations shall be submitted at building permit stage to the Planning Division for approval. Proposed street names shall comply with the Street Naming Policy approved by City Council (Resolution No. 4601).
- E. **Tree Protection:** Unless tree removal has been previously approved, all trees located within 25 feet of any site disturbance shall be protected using the following

minimum protection measures (these guidelines shall be included with all site development plans):

1. Mark all trees to be saved with a survey flag or ribbon. Do not nail or staple directly to the tree.
2. Erect a temporary fence enclosing an area equal to at least the dripline of the tree (or as far from the trunk as possible). This tree protection zone shall not be used for parking, storage of building materials, or other equipment or the placement of temporary or permanent fill. Signs should be posted identifying the restriction of uses in the tree protection zone.
3. Locate structures, grade changes, and other ground or surface disturbances (e.g. concrete pours) as far as feasible from the “dripline” area of the tree.
4. Avoid root damage through grading, trenching, and compaction, at least within an area 1.5 times the dripline area of the tree. Where root damage cannot be avoided, roots encountered over 1 inch in diameter should be exposed approximately 12 inches beyond the area to be disturbed (towards the tree stem), by hand excavation, or with specialized hydraulic or pneumatic equipment, cut cleanly with hand pruners or power saw and immediately back-filled with soil. Avoid tearing or otherwise disturbing that portion of the roots to remain.
5. The addition of plant or other landscaping materials shall remain outside of the dripline of all trees.
6. All trees proposed to be removed from the project site shall be replaced at a 1:1 ratio. Replacement trees shall be consistent with the City of Morgan Hill Master Street Tree. All replacement trees shall be a minimum of 15-gallons in size. All mitigation/replacement trees shall be shown on the landscape plans and approved by the Development Services Director prior to the issuance of the building/grading permit.
7. Any tree subject to Chapter 12.32 Restrictions On Removal Of Significant Trees of the Morgan Hill Municipal Code requires approval from the Planning Division. The applicant shall request approval prior to removing any significant trees.

BUILDING DESIGN

- A. **Roof mounted mechanical equipment:** 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 feet or greater to match the height of any proposed equipment. **(MHARH p.48, 65, 87, 106)**

- B. **Building mounted lighting:** Lighting fixtures shall not project above the fascia or roofline of the building. Any ground mounted lighting projecting onto the building or site shall be subject to the review and approval of the Development Services Director. Adjustment to the lighting intensity may be required after the commencement of the use. **(MHARH p. 67, 109)**
- C. **Architectural elements:** A final site development plan shall be provided at the building permit stage for review and approval to the Development Services Director prior to issuance of a building permit.
 - 1. 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.
 - 2. 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.

PARKING, VEHICULAR ACCESS AND LANDSCAPING

- A. **Parking lot landscaping:** All landscaping within parking lots shall comply with the requirements of Chapter 18.72 (Landscaping) in addition to the standards within this section.
 - 1. **Interior Landscaping.** All areas within a parking lot not utilized for parking spaces or access/circulation shall be landscaped.
 - 2. **Concrete Curbs.**
 - a. All landscape areas shall be separated from parking spaces, drive aisles and driveways by a continuous, raised concrete curb. Raised concrete curbs shall be a minimum of six inches high by four inches deep.
 - b. The city may approve alternatives to raised concrete curbs as needed to comply with any mandatory stormwater drainage standards.
 - 3. **Parking Space Landscaping.** A maximum of two feet at the front end of a parking space may be landscaped with low shrubs or ground cover in which a vehicle could extend over in lieu of paving surface. This landscaping may not count toward minimum required parking lot landscaped area.
 - 4. **Timing.** Landscaping shall be installed prior to the city's authorization to occupy any buildings served by the parking area, or prior to the final inspection for the parking lot.
- B. **LANDSCAPE MAINTENANCE AGREEMENT:** The applicant may be required to enter

into a two-year landscape maintenance agreement effective upon acceptance of landscaping improvements and provide an appropriate bond as required by Section 18.64.070 (Landscaping maintenance and enforcement) of the Municipal Code. If bond is required, amount shall be equal to 100 percent of the value of the landscaping and irrigation improvements for the development project.

- C. **Planting and irrigation working drawings:** Detailed landscape planting and irrigation working drawings shall be submitted to the Development Services Director for approval prior to issuance of building permits. Landscape plans for streets and landscape easements shall be part of the improvement plan submittal.
- D. **Lighting:** Walkways and pedestrian pathways in landscaped areas or common areas not considered building entrances or a part of parking lot areas shall be illuminated with a minimum of one (1) foot-candle to ensure safe nighttime conditions. **(MHARH p.30, 67, 108)**
 - 1. A final photometric plan shall be provided at the building permit stage for review and approval to the Development Services Director prior to issuance of a building permit.
- E. **Undeveloped site area:** The balance of a building site not developed as part of this project approval shall have landscaping installed acceptable to the Planning Division. **(MHARH p., 57, 98)**
- F. **Maintenance of landscaping:** The landscaping installed and accepted with this project shall be maintained on the site as stated within the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Development Services Director.
- G. **Water Conserving Landscape Ordinance:** The landscape plans shall be in conformance with the City's Water Conserving Landscape Ordinance that was developed in accordance with California law. This Ordinance restricts landscaping turf to certain areas, specifies plant selection, requires certain types of irrigation equipment, and calls for the development of comprehensive water use calculations as an aspect of the submitted landscape plans. **(MHMC 18.64)**
- H. **Reciprocal Ingress/Egress 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 Development Services Director for a reciprocal ingress/egress easement along the common driveway.

SIGNS

- A. **Separate application required for sign approval:** Signs proposed for this development shall be designed in conformance with the Sign Ordinance and shall require separate application and approval by the Planning Division prior to

installation of any signs.

- B. **Directory signs required:** Directory sign(s) and location map(s) shall be provided for apartment, condominium, or townhouse projects prior to occupancy. Location of the sign(s) shall be interior to the project and design of the directory sign(s) shall be approved by the Planning Division and Fire Department prior to issuance of building permits. **(MHARH p.61)**

HABITAT PLAN

- A. **Fees:** The approved project is covered pursuant to the Santa Clara Valley Habitat Plan (Habitat Plan) and subject to fees and conditions contained in the Habitat Plan.
- B. **Application Package:** Prior to issuance of a grading permit, the project shall complete and submit a Habitat Plan Application Package. All fees shall be paid prior to issuance of a grading permit. **(MHMC 18.132)**
- C. **Conditions:** 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)**

AIR QUALITY

- A. **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 submitted for review prior issuance of a grading permit and requirements shall be included 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)**
- B. **Basic Construction Mitigation Measure (BCMMs) Related to Dust Suppression.** The following measures shall be implemented with the project:
1. All exposed surfaces (e.g. parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 3. 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.
 4. All vehicle speeds on unpaved roads shall be limited to 15 mph.

5. 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.
6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of [CCR]). Clear signage shall be provided for construction workers at all access points.
7. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
8. 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.

For projects that exceed BAAQMD thresholds:

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3. All visible mud or dirt trackout 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.
4. All vehicle speeds on unpaved roads shall be limited to 15 mph.
5. 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.
6. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
7. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
8. Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.

9. Publicly visible signs shall be posted with the telephone number and name of the 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 General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations.

CULTURAL RESOURCES

- A. **Significant historic or archaeological materials:** A moderate potential exists for unrecorded historic-period archaeological resources to be within the project area. The developer shall enter into written contracts with an archaeologist and the Tamien Nation Tribe, and pay all fees associated with the activities required by this condition. The following policies and procedures for treatment and disposition of inadvertently discovered human remains or archaeological materials shall apply:
 1. Prior to start of grading or earthmoving activity on the "first day of construction", the archaeologist and Tamien Nation Tribal Monitor shall hold a pre-construction meeting for the purposes of "cultural sensitivity training" with the general contractor and subcontractors.
 2. A Tamien Nation Tribal Monitor shall be present on-site to monitor all ground-disturbing activities and an archaeologist shall be on-call. Where historical or archaeological artifacts are found, work in areas where remains or artifacts are found will be restricted or stopped until proper protocols are met, as described below:
 - a. Work at the location of the find will halt immediately within fifty feet of the find. If an archaeologist is not present at the time of the discovery, the applicant shall contact an archaeologist for evaluation of the find to determine whether it qualifies as a unique archaeological resource as defined by this chapter;
 - b. If the find is determined not to be a Unique Archaeological Resource, construction can continue. The archaeologist will prepare a brief informal memo/letter in collaboration with a tribal representative that describes and assesses the significance of the resource, including a discussion of the methods used to determine significance for the find;
 - c. If the find appears significant and to qualify as a unique archaeological resource, the archaeologist will determine if the resource can be avoided and will detail avoidance procedures in a formal memo/letter; and
 - d. If the resource cannot be avoided, the archaeologist in collaboration with a tribal representative shall develop within forty-eight hours an action plan to avoid or minimize impacts. The field crew shall not

proceed until the action plan is approved by the Development Services Director. The action plan shall be in conformance with California Public Resources Code 21083.2.

3. The following policies and procedures for treatment and disposition of inadvertently discovered human remains or archaeological materials shall apply. If human remains are discovered, it is probable they are the remains of Native Americans,
 - a. If human remains are encountered, they shall be treated with dignity and respect as due to them. Discovery of Native American remains is a very sensitive issue and serious concern. Information about such a discovery shall be held in confidence by all project personnel on a need to know basis. The rights of Native Americans to practice ceremonial observances on sites, in labs and around artifacts shall be upheld.
 - b. Remains should not be held by human hands. Surgical gloves should be worn if remains need to be handled.
 - c. Surgical mask should also be worn to prevent exposure to pathogens that may be associated with the remains.
4. In the event that known or suspected Native American remains are encountered, or significant historic or archaeological materials are discovered, ground-disturbing activities shall be immediately stopped. Examples of significant historic or archaeological materials include, but are not limited to, concentrations of historic artifacts (e.g., bottles, ceramics) or prehistoric artifacts (chipped chert or obsidian, arrow points, ground stone mortars and pestles), culturally altered ash stained midden soils associated with pre-contact Native American habitation sites, concentrations of fire-altered rock and/or burned or charred organic materials and historic structure remains such as stone lined building foundations, wells or privy pits. Ground-disturbing project activities may continue in other areas that are outside the exclusion zone as defined below.
5. An "exclusion zone" where unauthorized equipment and personnel are not permitted shall be established (e.g., taped off) around the discovery area plus a reasonable buffer zone by the contractor foreman or authorized representative, or party who made the discovery and initiated these protocols, or if on-site at the time of discovery, by the monitoring archaeologist and tribal representative (typically twenty-five to fifty feet for single burial or archaeological find).
6. The discovery locale shall be secured (e.g., 24-hour surveillance) as directed by the City or County if considered prudent to avoid further

disturbances.

7. The Contractor Foreman or authorized representative, or party who made the discovery and initiated these protocols shall be responsible for immediately contacting by telephone the parties listed below to report the find and initiate the consultation process for treatment and disposition:
 - The City of Morgan Hill Development Services Director (408) 779-7247
 - The Contractor's Point(s) of Contact
 - The Coroner of the County of Santa Clara (if human remains found) (408) 793-1900
 - The Native American Heritage Commission (NAHC) in Sacramento (916) 653-4082
 - The Amah Mutsun Tribal Band (916) 481-5785 (H) or (916) 743-5833 (C)
 - The Tamien Nation (707)295-4011 (office) and (925)336-5359 (THPO)
8. The Coroner has two working days to examine the remains after being notified of the discovery. If the remains are Native American the Coroner has 24 hours to notify the NAHC.
9. The NAHC is responsible for identifying and immediately notifying the Most Likely Descendant (MLD). (Note: NAHC policy holds that the Native American Monitor will not be designated the MLD.)
10. Within 24 hours of their notification by the NAHC, the MLD will be granted permission to inspect the discovery site if they so choose.
11. Within 24 hours of their notification by the NAHC, the MLD may recommend to the City's Development Services Director the recommended means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The recommendation may include the scientific removal and non-destructive or destructive analysis of human remains and items associated with Native American burials. Only those osteological analyses or DNA analyses recommended by the appropriate tribe may be considered and carried out.
12. If the MLD recommendation is rejected by the City of Morgan Hill the parties will attempt to mediate the disagreement with the NAHC. If mediation fails then the remains and all associated grave offerings shall be reburied with appropriate dignity on the property in a location not subject to further subsurface disturbance.

NOISE

- A. **Construction Hours:** The project shall comply with Chapter 8.28 of the Morgan Hill Municipal Code which prohibits construction activities between 8:00 PM and 7:00 AM, Monday through Friday, and between 6:00 PM and 9:00 AM on Saturdays. Construction activities may not occur on Sundays or federal holidays.

GENERAL

- A. **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 this development project for the purpose of defraying all or a portion of the cost of public facilities related to this development project (Mitigation Fee Act Fees). These fees do not include fees for processing applications for governmental regulatory actions or approvals, fees collected as part of development agreements, or as a part of the application for the City's Residential Development Control System. The Mitigation Fee Act Fees applying to this project are listed in the schedule of fees to be provided at building permit stage. Notice is also hereby given that the Developer has an opportunity to protest the imposition of the Mitigation Fee Act Fees within 90 days of the approval or conditional approval of this development project and that the 90-day protest period has begun.

- B. **Covenants, Conditions and Restrictions:** The applicant shall provide a set of Covenants, Conditions and Restrictions (CC&R's), Bylaws and Articles of Incorporation, for review and approval by the Development Services Director prior to final occupancy or recordation of a final map. All such CC&Rs shall include the following:

1. 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.

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

2. 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.

3. 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.
 4. 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.
 5. This section may not be amended without the prior written consent of the Development Services Director 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.
 6. 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.
- C. **SIGNED APPROVAL CERTIFICATE:** A digital copy of the Approval Certificate is required prior to the issuance of a building permit.

ENGINEERING DIVISION

A. Stormwater Management

1. Stormwater 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).

2. The project submitted a Preliminary Post Construction Stormwater Control Plan (SWCP) dated July 25, 2025. The following stormwater comments shall be addressed at improvement plan/building permit stage:
 - a. "Section C. Site Features and Conditions" on Page 5 of the SWCP states "Minimum separation of 10' is required by SCVWD guidelines." As previously discussed with applicant, the Geotechnical Report prepared by Rockridge Geotechnical recommends using a high seasonal groundwater depth of 5'. The response to the previous comment stated that "Treatment measures have been raised to the maximum extent possible, above existing site grades, to [maximize] separation from shallow ground water." Provide the average separation from seasonal high groundwater in the discussion of the SWCP regarding technical infeasibility.
 - b. It appears that the project is able to technically comply with the post-construction requirements without claiming technical infeasibility. Applicant shall request a meeting with Land Development Engineering and the City's stormwater consultant to discuss the project's proposed technical infeasibility.
 - c. The project shall provide site-specific infiltration rates to validate the assumed infiltration rates of 0.05 - 0.15 inches per hour.
 - d. The final SWCP shall include a Stormwater Operations and Maintenance (O&M) Agreement. The City will provide the O&M Agreement template during the building permit/improvement plan stage.
 - e. On page 8 of the SWCP, Section IV.B states "Observations and recommendations for corrective measure will be recorded and kept by Dividend Homes, Inc, see contact information listed under Section 1.1." The contact information provided in the summary table of the SWCP references Diamond Construction. Clarify who the correct entity is for ownership, and revise as necessary.
 - f. The project's response to the comments stated that 6" storage is provided below permeable pavers. The typical permeable paver detail on Civil Sheet VTM-5 (Preliminary Stormwater Control Plan) also shows a minimum 6" storage from the invert of the perforated pipe to the bottom of the rock section. However, on page 7 of the SWCP, Section III.B states that the outlet pipe shall be installed a minimum of 3" above the bottom of the pervious paver section, which would provide 730.1 CF. On page 8 of the SWCP, Section III.C states that 730.1 CF of storage is provided. Clarify the volume of provided storage and revise the documents accordingly.
 - g. On page 6 of the SWCP, Section II.B outlines a sample calculation for PCR 2 volume. It appears that the formula for rainfall depth doubled the 24-hour storm depth instead of the hourly rainfall intensity. Revise the calculations to use the 85th percentile, 24-hour rainfall depth in the detention volume calculation.
 - h. The project shall comply with the following updated City Flood Control/25-Year Detention Standard.

- i. Mitigate post-development flows to not exceed pre-development flows for the 10-year, 25-year, and 100-year design storm events.
 - ii. The 25-year and 100-year design storms shall be based on the Criteria in Table 3.4 "Hydrology and Hydraulics Design Criteria for Ponding basins" of the City's 2018 Storm Drainage System Master Plan.
<https://www.morganhill.ca.gov/DocumentCenter/View/23599/Storm-Drainage-Master-Plan-weblink-version>
 - iii. The release of pre-project flow rates during the storm events is allowed.
- i. Provide a stage storage table which identifies the 85th percentile and 100-year volume generated by the site and the corresponding elevation, along with invert elevation of pipes within the pervious pavement section.
 - j. Provide a stage storage table which identifies the 10-year, 25-year, and 100-year volume generated by the site and the corresponding elevation, along with the detail of the weir plate and orifice(s).
 - k. The plans show pervious pavers walkways along the eastern and western property lines connecting to the public sidewalk. Revise this walkway to remove any pervious pavers from the 10' PSE behind the property line.
 - l. Provide a stage storage table which identifies the 85th percentile and 100-year volume generated by the site and the corresponding elevation, along with invert elevation of pipes within the pervious pavement section.
 - m. The project is proposing to utilize a +/- 1.75' tall weir plate with a 3" diameter orifice to mitigate the post-development peak flows to not exceed the 10-year predevelopment peak flow. Identify the location of the weir plate on the plans. Also, provide a detail of the weir plate and orifice.
 - n. In Appendix I, Preliminary Hydrology Analysis, on page 6 of 10 in Table 1, provide documentation or references for the runoff coefficient used for the pervious and impervious areas at improvement plan stage.

B. Flood

1. The project is in Flood Zone AE with Elevations between 341.3' and 342.9' North American Vertical Datum of 1988 (NAVD88) per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps. Zone AE is within a designated FEMA 100-year floodplain.
2. A Flood Study was completed for the project and was reviewed by Valley Water as noted in Valley Water's letter dated May 15, 2025 (Subject: 30 & 50 Myrtle Avenue Flood Study). To minimize the flood risk, Valley Water recommended the use of an assumed base flood elevation of 341.2'

NAVD88 at the site. The flood elevation of 341.2' NAVD88 will be used as the project's design base flood elevation.

3. Elevate the lowest floor of the new residential units to a minimum of one foot above 341.2' NAVD88 (**minimum finish floor elevation of 342.2' NAVD88**).
4. At building permit stage, submit an Elevation Certificate (FEMA Form 086-0-33) for each proposed residential unit, based on construction drawings. Consequently, an Elevation Certificate based on finished construction is required for each residential unit prior to building final/occupancy.
5. Building support utility systems such as HVAC, electrical, plumbing, air conditioning equipment, including ductwork, and other service facilities shall be elevated at a minimum elevation of 342.2' NAVD88.
6. At improvement plan/building permit stage, the developer shall file the appropriate conditional FEMA Letter of Map Revision (CLOMR or CLOMR-F), as required by the results of the Flood Study, to FEMA and obtain FEMA's response. The final Letter of Map Revision (LOMR or LOMR-F) will be required at building permit stage.
 - a. As of July 1, 2023, FEMA has suspended LOMR-F and CLOMR-F map revision requests based on the placement of fill.
 - b. If the suspension of LOMR-F and CLOMR-F map revision requests is still in effect at improvement plan/building permit stage, the developer's submission of Elevation Certificates based on finished construction for each unit will be acceptable prior to building final/occupancy.

C. Impact Fees & Fee Increase

1. 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. MHMC Section 3.56.050 provides for automatic annual (January 15th) 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**).
2. The developer shall pay all applicable impact fees and other engineering review fees (fees other than impact fees are automatically adjusted annually on July 1st) prior to building permit issuance. The fees shall be based on the Public Works Fee Schedule prepared by Land Development Engineering. The estimated total amount of impact fees and engineering review fees for this project based on the Fee Schedule currently in effect is **\$1,000,000**.

Payment of development fees will be due prior to building permit issuance and payment of impact fees will be due prior to building final/occupancy.

- a. The fee estimate is subject to change upon submittal of additional project details and project revisions.
- b. This fee estimate assumes engineering and inspection review fees for \$500,000 for the construction costs of off-site improvements.
- c. The project's applicable Engineering fees would lock into the effective Fee Schedule at the time based on the following project milestone dates:
 - i. Building Permit issuance date: All impact and development fees.
 - ii. The project will be subject to the updated Water Capacity fees, which became effective May 15, 2023. Information related to the City's impact and development fees are available on the City's Finance Department webpage at:
<https://www.morganhill.ca.gov/1572/Fee-Schedules>.

3. **Parkland Dedication/Parkland Fee In-Lieu:** The project is also subject to the Parkland Dedication and Parkland Fee In-Lieu requirements (**MHMC 17.28**).

- a. The developer shall pay fees, in-lieu of parkland dedication, at the time of filing of the project's final map to meet the parkland obligation. The project's parkland obligation will be calculated using the formula shown in **MHMC Section 17.28.060**. The estimated parkland In-Lieu fee for the proposed 16 units without any credits is **\$336,772**.
- b. Private recreation credits, which could allow a credit of up to 40% towards the parkland obligation, could be available for private open space(s) within the subdivision that meets the standard requirements listed in **MHMC Section 17.28.130**.

D. Utility Undergrounding: At improvement plan stage, the developer shall install all new underground utility distribution and service connections. All existing overhead utilities adjacent to any site boundary, within the project site, or along any street frontage are placed underground in accordance with City standards and affected utility company guidelines.

1. The developer submitted a request for a concession to waive the requirement that all existing overhead utility lines along the project frontage on Myrtle Avenue be placed underground.
 - a. If the concession to waive this requirement is granted by the City Council, then the developer will not be required to underground any existing overhead utilities on Myrtle Avenue frontage.
 - b. If the concession is not granted by the City Council, revise the plans to show the undergrounding of the existing overhead utilities along the 150' length of the Myrtle Avenue frontage.

E. Broadband Connectivity

1. The project is required to comply with the City's Broadband Standards for conduits installed in the public right-of-way(s) fronting the project site. At building permit/improvement plan stage, revise the plans to show the following:
 - a. Broadband conduit installed in the public right-of-way to serve the project.
 - b. Broadband conduit from the public right-of-way to each home or occupied building in the project.
2. At improvement plan stage, show the required broadband conduit on the project's Joint Trench Intent Plan.

F. Sanitary Sewer

1. Existing Sewer Laterals: At improvement plan stage, the project shall abandon/remove all unused existing sewer laterals stubbed to each property, up to the sanitary main, per City standards.
2. Demarcation Manhole: The project shall install a demarcation manhole structure at the property line.
3. Sanitary Sewer Test Manhole: A sanitary sewer test manhole shall be provided for each of the four proposed residential buildings and shall be accessible to the Pretreatment Inspector. The sanitary sewer test manholes shall be located within private property but adjacent to the street right-of-way or as approved by the City Engineer in conjunction with Pretreatment Inspector review.
4. Private Sanitary Sewer Agreement: Prior to final map approval/building permit issuance, the Owner(s) shall enter into a Private Sanitary Sewer Maintenance Agreement with the City for maintenance of all private sanitary sewer facilities which includes the private sewer mains and sewer laterals. The Agreement shall be recorded at the County Recorder's Office prior to building final.

G. Water

1. Water Meters:
 - a. The project shall be served by a public master meter, with a dedicated backflow preventer, and private submeters for each proposed residential unit. Public master meter shall be located within the City right-of-way or within a recorded Public Service Easement (PSE) as approved by the City Engineer.

- b. All residential units shall be privately submetered as allowed pursuant to Section 13.04.130.C of the Morgan Hill Municipal Code. The following requirements shall be addressed at improvement plan/building permit stage:
 - i. The developer/owner shall obtain approval/permit from the Public Works Department for the submeter system.
 - 1) All submeters shall accurately and completely measure all water consumed from the municipal water system.
 - 2) The developer/owner shall agree to charge each residential unit a water utility charge strictly based on the consumption by the occupants of the unit.
 - 3) Installation, maintenance and monitoring of the submeter system shall be the responsibility of the owner, and in no circumstances shall the City be responsible.
 - 4) If any water conservation plan is implemented or imposed by the City, the owner shall be responsible for complying with any reductions required by such plan as measured by consumption on the meter(s) directly connected to the municipal water system.
 - ii. Failure to abide by the above conditions, and/or any other conditions the City may impose, may result in revocation of any permit issued and/or other action as authorized by law, such as at the owner's expense to install individual public water meters for each unit.
 - iii. Developer/Owner shall execute an agreement with the City to cover/outline the requirements of Section 13.04.130.C of the Municipal Code to be reviewed and approved by the City Engineer or designee.
 - iv. Records of bookkeeping and private submetering usage shall be accurately maintained digitally. Upon request from the City, records shall be produced to the City within a 24-hour period.
 - v. Each submeter shall be located in an accessible location for the owner, City, and County inspectors.
- c. At improvement plan stage, provide a backflow preventer behind the new irrigation meter per City Standards. The backflow preventer shall be screened so as not to be visible from the public-right-of-way and common areas.
- d. At improvement plan stage, the project shall abandon/remove any existing unused water meters and laterals at the main per City Standards. The size of all water services shall match their respective water meters and backflow preventers, per City Standards.

- e. All new water main installations (public and private) shall adhere to the separation criteria established by the California Waterworks Standards (California Code of Regulations (CCR), Title 22, Division 4, Chapter 16, Section 64572). Any proposal for alternative compliance to these requirements shall be submitted to the State Water Resources Control Board's Division of Drinking Water, pursuant to CCR, Title 22, Section 64551.100.

H. Storm: The proposed storm drain line and area drains in the parkstrip at Myrtle Avenue will be reviewed at improvement plan/building permit stage.

I. Street Improvements

1. Street Trees: At improvement plan stage, revise the Landscape Plans to show the required street trees to be located within the parkstrip at Myrtle Avenue. The proposed street trees shall comply with the street tree species and spacing listed under the applicable zone in the Master Street Tree List of the City's Master Street Tree Plan. The street tree species will be approved by the City Engineer at improvement plan stage.
2. Myrtle Avenue Pavement Section: At improvement plan stage, the project shall evaluate, with in-situ pavement coring and analysis, the existing street asphalt concrete pavement at Myrtle Avenue to confirm that the pavement section meets City Standards for residential streets. At the minimum, the project shall be required to provide a two-inch mill and fill pavement rehabilitation treatment along Myrtle Avenue from the lip of gutter to the centerline of the street.
3. Street Lighting: There is an existing street luminaire attached to the wooden overhead utility pole that will be removed with the project's required undergrounding of overhead utilities.
 - a. Revise the plans to show the location of this existing luminaire, and the existing streetlight in front of 16900 Monterey Road on Myrtle Avenue to the west of the project.
 - b. Per the Utility Undergrounding condition, the developer submitted a request for a concession to waive the requirement that all existing overhead utility lines along the project frontage on Myrtle Avenue be placed underground.
 - i. If the concession to waive this requirement is granted by the City Council, then the developer shall remove the existing street luminaire attached to the wooden overhead utility pole, and shall install one new streetlight per City Standards. If the concession is not granted by the City Council, then the developer shall remove the wooden overhead utility pole and attached street luminaire, and shall install one new streetlight per City Standards.

- ii. The final location of the new streetlight shall be determined at improvement plan stage.
 - 4. Detailed review of the streetlight location and spacing, and other street improvements will be performed by the City at building permit/improvement plan stage.
 - 5. At improvement plan stage, the developer shall submit a separate Offsite Improvement Plan set to Land Development Engineering. The Onsite Improvement Plans shall be submitted to the Building Division as part of the project's grading/building permit application.
- J. Vehicle Turning Templates:** At improvement plan stage, provide vehicle turning templates for City of Morgan Hill Fire Apparatus and Recology vehicles.
- K. Final Map:** The project's tract/final map shall be approved by the City Council prior to issuance of a grading permit. (MHMC 17.20.390; 17.24.210)
- L. Agreements, Easements, Rights-of Ways**
- 1. Street ROW Dedication: The project shall dedicate or re-dedicate approximately 30' street right-of-way in fee along the Myrtle Avenue frontage in fee to the City. The re-dedication shall be shown and recorded on the Final Map.
 - 2. 10' PSE Dedication: The project shall dedicate a minimum 10' wide Public Service Easement (PSE) behind the property line along the Myrtle Avenue frontage. The PSE grant shall be shown and recorded on the Final Map.
 - 3. EVAE Dedication: The project shall dedicate an Emergency Vehicle Access Easement (EVAE) on the private driveway/parking lot for emergency vehicle access. The EVAE grant shall be required and recorded on the Final Map.
 - 4. PUE/PSE Easement Dedication (on-site): The project shall dedicate public utility or public service easements on site where public utility owners can access and maintain their facilities and services for the site. The utility easement grant shall be shown and recorded on the Final Map.
 - 5. Reciprocal Access: Reciprocal access easements and maintenance agreements ensuring access to all units 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)**

LAND DEVELOPMENT ENGINEERING - STANDARD CONDITIONS

I. GENERAL

- A. **Final Map:** 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)**
- B. **Public and Private Improvements:** 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)**
- C. **Improvement Plans:** The applicant shall submit as part of the improvement plans 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)**
 - 1. Improvement plans are to show water lines, sanitary sewer, storm drain system, pavement widths, curve radius, and existing utilities.
- D. **Encroachment Permit:** Obtain necessary encroachment permit from City of Morgan Hill and provide guarantee covering off-site improvements. **(MHMC 12.08.040 A; 12.08.090)**
- E. **Subdivision Improvements Agreement:** Enter into a Subdivision Improvements Agreement with the City of Morgan Hill to cover required improvements. **(MHMC 12.02.150; 17.32.010 B; 17.32.160)**

II. STREET IMPROVEMENTS

- A. **Public and Private Streets:** 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 pursuant to City standards. All street improvements shall be constructed to the satisfaction of the City Engineer pursuant to City standards. 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. **Installation and Dedication of Streets:** The project shall install and dedicate street improvements 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. **Underground Existing Utilities:** All existing overhead utilities adjacent to any site boundary or along any street frontage of the 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)**

1. The project has submitted a request for a concession to waive the requirement that all existing overhead utility lines along the project frontage on Myrtle Avenue be placed underground. If the concession to waive this requirement is granted by the City of Morgan Hill's City Council, then the project will not be required to underground any existing overhead utilities.

III. SANITARY SEWER SYSTEM

- A. **Design of Sewer Improvements:** 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. **Sewer Connection:** 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)**

IV. STORM DRAIN SYSTEM

- A. **Storm Drainage Study:** 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. **Storm Drainage Capacity:** 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 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)**

- C. **Storm Drainage General Requirements:** Prior to 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. **(CMH Design Standards and Standard Details for Construction)**
- D. **Private Storm Drain Connection to Public Storm Drain System**
1. Prior to connection of the private storm drain to the public storm drain system, the point of connection shall be inspected by the City's Environmental Services staff. Developer/Applicant shall contact SW Construction at SW.construction@morganhill.ca.gov for the inspection.
 2. Prior to acceptance of public improvements or occupancy of the final unit, the private storm drain facilities shall be inspected by Civil Engineer of record and the City's Environmental Services staff. If necessary, storm drain pipe, inlets, post-construction stormwater control measures, and detention facilities, shall be cleared of foreign debris, sediment or silt.

V. WATER SYSTEM

- A. **Domestic Water System:** 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. **Water Well Abandonment:** 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. **Water Line Extension:** Install water line extension on the proposed public streets and/or private streets. **(MHMC 17.32.020 A & D; CMH Water System Master Plan)**

VI. OTHER CONDITIONS

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

- B. **Undergrounding New Utilities:** 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. **Landscaping and Irrigation Systems:** Landscaping and irrigation systems serving common areas that are required to be installed in the public right-of-way on the perimeter of this project shall be continuously maintained by the property owner or designated maintenance entity.
- D. **Final Landscape Plans:** Final landscape plans shall be submitted with and included as part of the improvement plans for the project. **(MHMC 17.08.090)**
- E. **Pre-construction Meeting:** Prior to the approval of any Building Permit for grading activity, the developer shall schedule a pre-construction 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
- F. **As-Built Submittal Standards:** The developer shall submit digital as-builts of the project's Final Map, Grading Plan, and Civil and Landscape Improvement Plans which adhere to the City's updated GIS/CAD Developer Submittal Standards.

VII. NPDES STORMWATER MANAGEMENT DEVELOPMENT STANDARDS

- A. **Stormwater 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 from the City's Land Development Engineering webpage. Project shall provide Stormwater Runoff Management Plan, Stormwater Control Plan and Checklist, and applicable calculations per the Guidance Manual. Project shall meet the applicable 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

- 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. Storm Drain System Stenciling and Signage:** 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. Trash Enclosure Areas:** In addition to compliance with the requirements under Municipal Code Section 18.92.125 (Refuse and Recycling Enclosures), all trash enclosure areas must meet the following Structural or Treatment Control BMP 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
 2. **Walls Required:** Trash enclosure shall have structural walls to prevent unauthorized off-site transport of trash.
 3. **Doors:** Trash enclosure shall have door(s) which can be secured when closed.
 4. **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.
 5. **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:
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. **Inlets and Riser Pipes for Underground Stormwater Infiltration and Storage Facilities:** If applicable, underground stormwater infiltration and storage facilities shall include adequate inlets and/or risers for visual inspection, maintenance and as flush ports.
- G. **Stormwater Runoff Management Plan (SWRMP):** 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 developer shall 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.
- H. **Stormwater BMP Operation, Maintenance, and Replacement Responsibility**
 1. Prior to building final, the property owner shall submit a signed certification (with signature, date & license number/seal) certifying that all post-construction stormwater management/BMP facilities shown on the as-built drawings were inspected by the civil engineer (or by a qualified third party stormwater inspector hired by the permittee/owner) and have been constructed in accordance with the approved plans and specifications.
 2. 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.
 3. Any repairs or restoration/replacement and maintenance shall be in accordance with City-approved plans.
 4. 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.

- I. **Stormwater BMP Operation and Maintenance Agreement (SWBOMA):** 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 BMPs. The City standard Stormwater BMP Operation and Maintenance Agreement will be provided by Land Development Engineering at building permit/improvement plan stage.
- J. **Stormwater BMP Inspection Responsibility**
 1. The property owner(s) shall be responsible for having all stormwater management facilities inspected for condition and function by a **certified Qualified Stormwater Practitioner (QSP)**.
 2. Unless otherwise required by the City Engineer or designee, stormwater facility inspections shall be done at least twice per year (April 15th and September 15th) by the QSP. 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 Environmental Services Division.
- K. **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 City Engineer or designee with records of all inspections, maintenance and repairs.
- L. **Annual Certification of SWRMP:** On or before September 30th of each year, a Registered Civil Engineer (RCE) shall provide written certification that the project's stormwater quality design standards are properly maintained and functioning as required by the SWRMP.

- A. **California Code of Regulations:** Project shall be designed to comply with the edition of the California Codes of Regulations as amended by the Morgan Hill Municipal Code Title 15 that is in effect at time of Building Permit Application submittal.
- B. **Compliance with Morgan Hill Municipal Code:** Project shall comply with the Morgan Hill Municipal Code (MHMC) including but not limited to:
 - 1. MHMC 15.65 Sustainable Building Regulations
 - 2. MHMC 15.62 Electric Vehicle Charging Infrastructure
 - 3. MHMC 15.40 Building Security
 - 4. MHMC 15.38 Wage Theft Preventions
 - 5. MHMC 18.148 Water Conservation
 - 6. MHMC 15.63 Prohibition of Natural Gas Infrastructure in New Buildings
 - 7. MHMC 18.76.090 Noise Standards – Noise mitigations based on acoustical analysis per Municipal Code and California Codes.
- C. **Geological Hazard Area:** Project within a designated geological hazard area shall comply with a site-specific geotechnical report addressing the mitigation of known hazard conditions.
- D. Project is in a Flood Hazard Area and shall comply with MHMC 15.80.
- E. An acoustical analysis report shall be submitted with the building permit documents showing interior and exterior noise mitigations for compliance to the MHMC, California Building Code and CALGreen Code.
- F. Trash Enclosure shall have a solid noncombustible roof structure and requires a drain and interceptor. Trash enclosure must comply with the City Ordinance 2328.

FIRE DIVISION

- A. **Preliminary Review Only:** The requirements and conditions stated in this review are preliminary and are intended to be used for the purposes of project planning. An official Fire Department review of the project will be conducted upon receipt of a complete plan submittal application that clearly shows all intended grading, demolition, construction or building modifications.
- B. **Proposal limited to:** Review of this Development proposal is limited to acceptability of site access as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.

- C. **Fire Apparatus (Engine) Access Roads Required:** Prior to the commencement of combustible construction, an access roadway with a paved all weather surface and a minimum unobstructed width of 20 feet, vertical clearance of 13 feet, 6 inches shall be provided, with minimum circulating turning radius of 36 feet outside and 23 feet inside, and a maximum slope of 15%, unless otherwise approved in writing by the Fire Marshal. Installations shall conform to the City of Morgan Hill Standard Details and Specifications 11-B. **(CFC Section 503 as amended by MHMC 15.44.140)**
- D. **Fire Hydrant Location Identifier:** Prior to project final inspection, the general contractor shall ensure that an approved ("Blue Dot") fire hydrant location identifier has been placed in the roadway, as directed by the fire department.
- E. **Timing of Required Roadway Installations:** Prior to the commencement of combustible construction, the required roadway installations, up through first lift of asphalt, shall be in place, inspected, and accepted by the City of Morgan Hill unless otherwise approved in writing by the Fire Marshal. Bulk combustible construction materials shall not be delivered to the construction site until installations are completed as stated above. During construction, emergency access roads shall be maintained clear and unimpeded. Issuance of building permits may be withheld until installations are completed. **(CFC Chapter 14 as amended by MHMC 15.44.180)**
- F. **Timing of Required Water Supply Installations:** Prior to the commencement of combustible construction, the required Fire Hydrant and Water Supply installations shall be in place, inspected, tested, and accepted by the Fire Department and the City of Morgan Hill, unless otherwise approved in writing by the Fire Marshal. Bulk construction materials may not be delivered to the construction site until installations are completed as stated above. Clearance for building permits may be held until installations are completed. **(CFC Chapter 14 as amended by MHMC 15.44.180)**
- G. **Fire Lane Marking Required:** Provide marking for all roadways within the project. Markings shall be per fire department specifications. Installations shall also conform to Local Government Standards and the City of Morgan Hill Standard Details and Specifications 11-F. **(CFC Section 503)**
- H. **Automatic Fire Sprinkler System Required:** Buildings requiring automatic fire sprinkler system shall be equipped throughout with an approved automatic fire sprinkler system. The fire sprinkler system shall be hydraulically designed per National Fire Protection Association (NFPA) Standard #13. **(CFC Chapter 9 as amended by MHMC 15.44.170)**
- I. **Private on-site Fire Service Mains and Hydrants:** Installations shall conform to National Fire Protection Association Standard #24, and the City of Morgan Hill

Standard Details and Specifications. Provide plan submittal to the City of Morgan Hill for review and approval prior to installation.

J. Aerial Fire Apparatus Access Roads

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.

- K. Parking Along Roadways:** The required width of fire access roadways shall not be obstructed in any manner. Parking shall not be allowed along roadways less than 28 feet in width. Parking will be allowed along one side of the street for roadways 28-35 feet in width. For roadways equal to or greater than 36 feet, parking will be allowed on both sides of the roadway. Roadway widths shall be measured face to face of curb. Parking spaces are based on an 8-foot-wide space. **(CFC Section 503)**

POLICE DEPARTMENT

- A. Safety and Security Plan.** 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.
- B. Camera Access.** The Police department will require access to camera feed and camera recordings to be able to view real time and recorded footage if/when required.

HOUSING DIVISION

- A. Inclusionary Housing Agreement:** The developer shall execute and record an Inclusionary Affordable Housing Agreement with the City prior to issuance of a building permit. **(MHMC 14.04.050)**

- B. **BMR Standards:** The Below Market Rate (BMR) units shall comply with the BMR standards.

BMR standards:

1. Location. BMR units shall be distributed evenly throughout the project.
2. Lot Size. Lot size shall be at least the same size as the smallest lot of a market rate unit within the project;
3. Bedroom Count. Average bedroom count shall be the same as the average bedroom count in the market rate units in the project;
4. Exterior. Exterior trim entry door hardware, and finish to the same standard as the Market Rate
5. Minimum standards for equipment, fixtures, appliances and finishes have been established for the BMR units. All items installed by the developer shall be of good quality and in new condition. Good quality shall be deemed as entry level but generally not the lowest level of product offered for that application. All products shall offer durability, reliability and maintain a quality appearance and function that is standard to most other median priced homes in the area. The below listed items must be installed as a basic feature of each BMR home.
6. Minimum Interior standard finishes will be as follows:
 - a. All closets shall have doors
 - b. Interior doors to be raised panel type or same as market rate
 - c. Door hardware to be brass finish or equivalent
 - d. Appliances shall be major brand name
 - e. Microwave with an exhaust vent shall be installed over the range
 - f. Kitchen counters shall be white ceramic tile
 - g. Kitchen cabinets shall be stained wood with white melamine interiors
 - h. Units will be roughed in for AC including electrical and line set
 - i. Basic alarm system to secure all accessible openings to the home
 - j. Carpet in bedrooms, hallways, family rooms
 - k. Linoleum or tile entry, bathroom kitchens
 - l. Laminate flooring may substitute for carpet or linoleum
 - m. Electric garage door opener
7. Timing of Construction. BMR units shall be constructed in proportion to the BMR ownership housing requirement applicable to the project. For example, for a project with 389 units and an 20% BMR rental housing commitment, at least one BMR unit shall be constructed before or concurrently with every 5th market rate unit constructed. The last market rate unit to be completed in the project may not receive a certificate of occupancy until the last BMR unit has received a certificate of occupancy. The Director may approve a modified schedule if the timing requirement will create unreasonable delays in the issuance of certificates of occupancy for market rate units.

ENVIRONMENTAL SERVICES

- A. Page L-1.0 - Update Water Purveyor to state 'Morgan Hill', as the City of Morgan Hill is the direct local water supplier.
- B. Complete and finalize the water budget calculations once the detailed irrigation design has been finished.
- C. Plant Selection Comments - Include the plant size for the Cleveland Sage.
- D. After installation of landscaping on property, an irrigation audit, landscape audit, irrigation schedule, and maintenance schedule shall be conducted by a Certified Irrigation Auditor and submitted it to the City for final project sign off.

MYRTLE TOWNHOUSES
30 & 50 MYRTLE AVENUE
MORGAN HILL, CALIFORNIA

SB330 APPLICATION
07.25.25

Item 2
Attachment 2



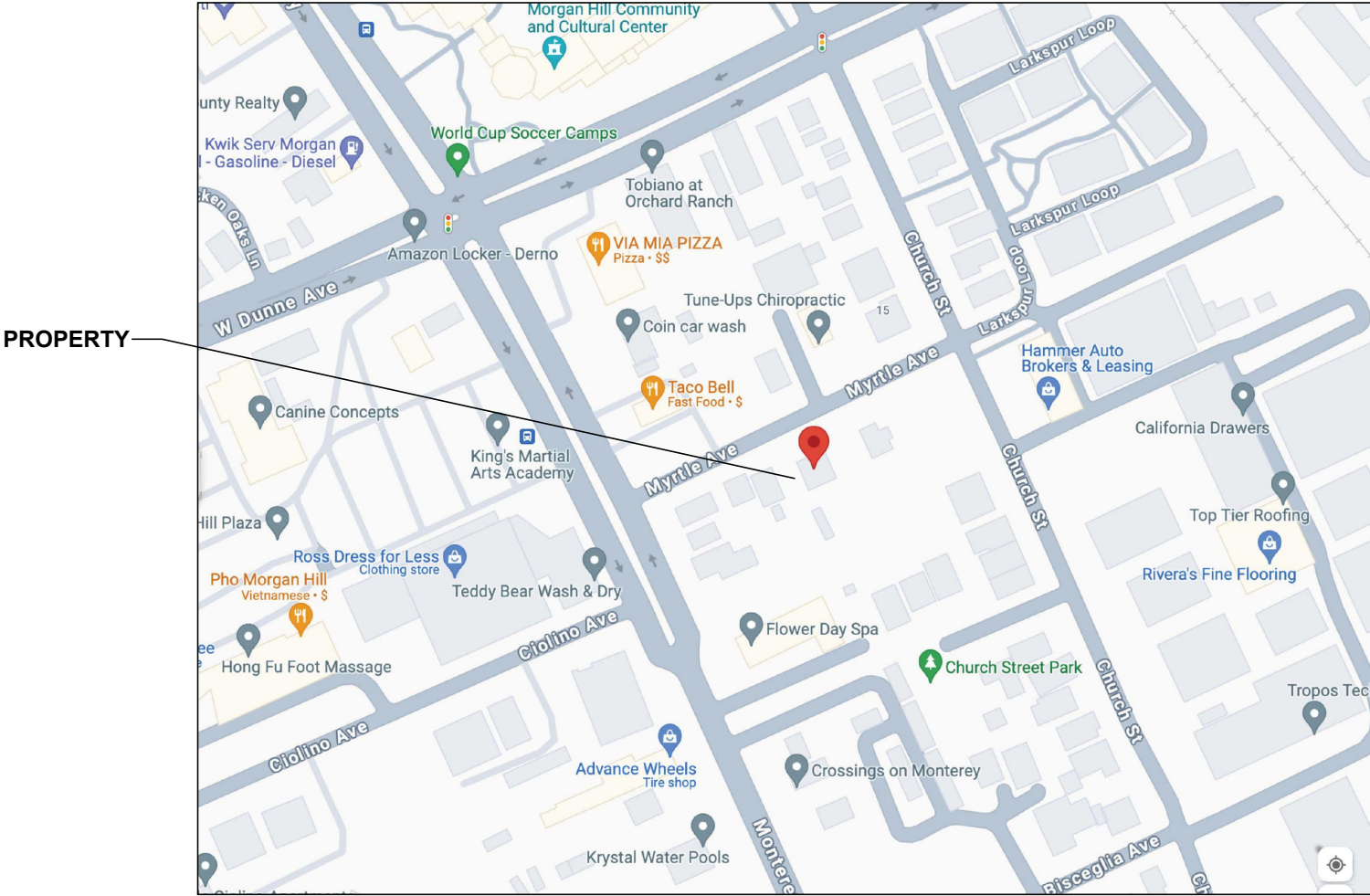
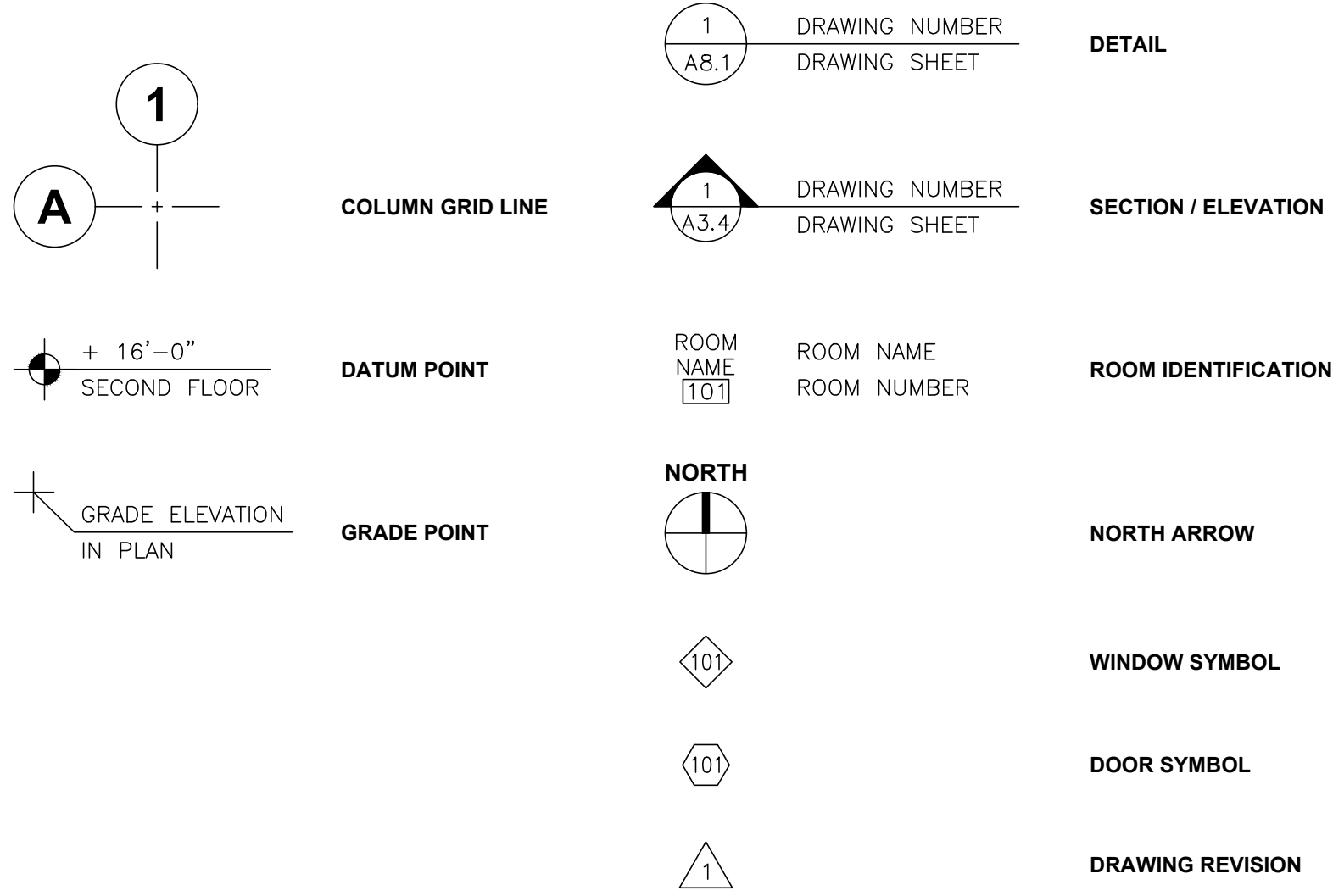
62 Cloud View Road
Sausalito, CA 94965
T 415.215.8904 paul@ascend-arch.com

SYMBOLS

LOCATION MAP

PROJECT TEAM

DRAWING INDEX



OWNER
FRANK ELECTRIC PARTNERS, LP
300 METATE PLACE
PALM DESERT, CA 92260
925-785-8896
MJ32768@GMAIL.COM

ELECTRICAL
REDWOOD ELECTRIC GROUP
2775 NORTHWESTERN PARKWAY
SANTA CLARA, CA 95051
408-450-1023
LWLS@REDWOODEG.COM

ARCHITECT
ASCEND ARCHITECTURE
62 CLOUD VIEW ROAD
SAUSALITO, CA 94965
PH: 415-215-8904
PAUL@ASCEND-ARCH.COM

CIVIL ENGINEER
TALLS
480 SAN RAMON VALLEY BLVD., UNIT L
DANVILLE, CA 94562
415-958-0440
EASTON@TALLSINC.NET

LANDSCAPE ARCHITECT
ENVIRONMENTAL FORESIGHT, INC.
2065 N. BROADWAY, SUITE 203
WALNUT CREEK, CA 94506
925-945-0300
KPROCTOR@ENVIRONMENTALFORESIGHT.COM

GENERAL
G-0.0.1 COVER SHEET
A-1.0.0 ARCHITECTURAL SITE PLAN

CIVIL
VTM-1 VESTING TENTATIVE MAP
VTM-2 EXISTING CONDITIONS PLAN
VTM-3 PRELIMINARY SITE PLAN
VTM-4 PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
VTM-5 PRELIMINARY STORM WATER CONTROL PLAN

ARCHITECTURAL
A1-2.1.1 BUILDING 1 FIRST & SECOND FLOOR PLANS
A1-2.1.2 BUILDING 1 THIRD FLOOR PLAN AND ROOF PLAN
A1-3.1.1 BUILDING 1 EXTERIOR ELEVATIONS
A1-3.1.2 BUILDING 1 COLOR EXTERIOR ELEVATIONS
A1-3.1.3 STREETScape VIEW
A1-3.2.1 BUILDING 1 & 2 BUILDING SECTION
A2-2.1.1 BUILDING 2 FIRST & SECOND FLOOR PLANS
A2-2.1.2 BUILDING 2 THIRD FLOOR PLAN AND ROOF PLAN
A2-3.1.1 BUILDING 2 EXTERIOR ELEVATIONS
A3-2.1.1 BUILDING 3 FIRST & SECOND FLOOR PLANS
A3-2.1.2 BUILDING 3 THIRD FLOOR PLAN AND ROOF PLAN
A3-3.1.1 BUILDING 3 EXTERIOR ELEVATIONS
A3-3.2.1 BUILDING 3 & 4 BUILDING SECTION
A4-2.1.1 BUILDING 4 FIRST & SECOND FLOOR PLANS
A4-2.1.2 BUILDING 4 THIRD FLOOR PLAN AND ROOF PLAN
A4-3.1.1 BUILDING 4 EXTERIOR ELEVATIONS
A4-3.1.2 BUILDING 4 EXTERIOR ELEVATIONS

LANDSCAPE
L-1.0 PRELIMINARY LANDSCAPE PLAN
L-2.0 CONCEPTUAL IRRIGATION PLAN
L-3.0 PLANTING PLAN

ELECTRICAL
E-1 PHOTOMETRIC LIGHTING PLAN
E-2 LIGHTING CUTSHEETS

ABBREVIATIONS

& @ # (E) ACQST. A.D. ADJ. A.F.F. AGGR. ALUM. APPROX. ARCH. ASB. ASPH. BRD. BITUM. BLDC. BLK. BLKG. BM. B.O. BOT. CAB. C.B. CEM. CER. C.I. C.G. CLG. CLKG. CLO. CLR. C.O. CONSTR. CONT. CORR. CTSK. CTR. DBL. DEPT. D.F. DET. DIA. DISP. DN. D.O. DR. DWR. DS. D.S.P. DWC. E. EL. ELEC. ELEV. EMER. ENCL. E.P. EQ. EQUIP. E.W.C. EXST. EXP. EXP. EXT. F.A. F.B. F.D. F.D.C. FDN. F.E.C. F.H.C. FIN. FLR. FLASH. FLOUR.	AND AT CENTERLINE FOUND OR NUMBER EXISTING ACQSTICAL AREA DRAIN ADJUSTABLE ABOVE FINISH FLOOR AGGREGATE ALUMINUM APPROXIMATE ARCHITECTURAL ASBESTOS ASPH. BOARD BITUMINOUS BUILDING BLOCK BLOCKING BEAM BOTTOM OF BOTTOM CABINET CATCH BASIN CEMENT CERAMIC CAST IRON CORNER GUARD CEILING CAULKING CLOSET CLEAR CASED OPENING COLUMN CONC. CONCRETE CONNECTION CONSTRUCTION CONT. CORRIDOR COUNTERSINK COUNTER CTR. DBL. DEPARTMENT DRINKING FOUNTAIN DETAIL DIAMETER DIM. DIMENSION DISPENSER DOWN DOOR OPENING DOOR DRAWER DRAIN DOWNSPOUT DRY STANDPIPE DRAWING EAST ELEVATION ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE ELECTRICAL PANEL EQU. EQUIPMENT E.W.C. EXISTING EXPOSED EXPANSION EXTERIOR FIRE ALARM FLAT BAR FLOOR DRAIN FIRE DEPT. CONNECTION FOUNDATION FIRE EXTINGUISHER F.E. CABINET F.H.C. FINISH FLOOR FLASHING FLOURESCENT	F.O. F.O.B. F.O.C. F.O.F. F.O.S. F.P.R. F.S. FT. FTD. FURR. FUT. GALV. G.B. GL. GND. GRP. GYP. GYPSUM GYP. BD. H.B. H.C. HDWD. HOWE. H.M. HORIZ. HR. HST. I.D. INSUL. INT. JAN. JT. KIT. LAB. LAM. LAV. LKR. LT. LTK. MAX. M.C. MECH. MTR. MTL. MFR. MH. MIN. MIR. MISC. M.O. MTD. MUL. N. N.I.C. NO. NOM. N.T.S. OBS. O.C. O.D. OFF. O.H. OPNG. OPP. PRCST. PL. PLAM. PLAS. PLYWD. PR. P.T. P.A. P.T.D./R PTN. P.T.R. Q.T. R. RAD. R.D. REF. REFR. REG. REINFORCED	FACE OF BUILDING FACE OF CONCRETE FACE OF FINISH FACE OF STUDS FIREPROOF FULL SIZE FOOT OR FEET FOOTING FURRING FUTURE QUAGE GALVANIZED GRAB BAR GLASS GROUND GRADE GYPSUM GYPSUM BOARD HOLLOW CORE HOLLOW CORE HARDWOOD HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT INSIDE DIAMETER INSULATION INTERIOR JANITOR JOINT KITCHEN LABORATORY LAMINATE LAVATORY LOOKER LIGHT MAXIMUM MEDICINE CABINET MECHANICAL MEMBRANE METAL MANUFACTURER MANHOLE MINIMUM MIRROR MISCELLANEOUS MASONRY OPENING MOUNTED MULLION NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE OVERALL OBSOLETE ON CENTER OUTSIDE DIAMETER OFFICE OPPOSITE HAND OPENING OPPOSITE PRECAST PLATE PLASTIC LAMINATE PLASTER PLYWOOD PAIR PRESSURE TREATED PAPER TOWEL DISPENSER P.T.D. & RECEPTACLE PARTITION PART TOWEL RECEPTACLE QUARRY TILE RISER RADIUS ROOF DRAIN REFERENCE REFRIGERATOR REGISTER REINFORCED	REQ. RESIL. RM. R.O. RWD. R.W.L. S. S.C. S.C.D. SCHED. S.D. SECT. SH. SHR. SHT. SIM. S.N.D. S.N.R. SPEC. SQ. S.S. S.S.D. S.S.K. STA. STD. STL. STD. STO. STRUCT. SUSP. SYM. TRD. T.B. T.C. TEL. T&G. THK. T.O. T.P. T.P.D. T.V. T.W. T.W.H. TYP. UNF. U.D.N. UR. VERT. VEST. W. W/ W.C. WD. W.H. W/O WP. WANSICAT WT. WEIGHT
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Client

FRANK ELECTRIC
PARTNERS, LP

Project

MYRTLE AVENUE HOUSING
30 & 50 MYRTLE AVE
MORGAN HILL, CA

Job Number

2304

Dates

SB330 PRELIM. APPLICATION	12.08.23
COMPLETE SB330 APPLICATION	04.26.24
COMPLETE SB330 APPLICATION	08.05.24
COMPLETE SB330 APPLICATION	05.21.25
COMPLETE SB330 APPLICATION	07.25.25

PROJECT DATA

PROJECT DESCRIPTION	NEW TOWNHOUSES
APN	817-01-021 & 817-01-022
LEGAL JURISDICTION	CITY OF MORGAN HILL
ZONING	MU-N (NEIGHBORHOOD MIXED-USE) & FB-C (CORRIDOR FORM BASED)
OCCUPANCY GROUP	R-2 FOR TOWNHOUSES; AND U-1 FOR PRIVATE GARAGES
CONSTRUCTIOIN TYPE	V-B
BUILDING CODES	ALL WORK SHALL CONFORM TO THE FOLLOWING CODES: 2022 CALIFORNIA BUILDING CODE; 2022 CALIFORNIA MECHANICAL CODE; 2022 CALIFORNIA PLUMBING CODE; 2022 CALIFORNIA ELECTRICAL CODE; 2022 CALIFORNIA ENERGY CODE; 2022 CALIFORNIA RESIDENTIAL CODE; 2022 CALIFORNIA FIRE CODE; 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE; 2021 INTERNATIONAL SOLAR ENERGY PROVISIONS; CITY OF MORGAN HILL MUNICIPAL CODE
ALLOWED SETBACKS PER FB-C	0 FEET; 15 FEET MAX. (10 FEET MIN. FOR P.S.E)
FRONT STREET SETBACK	0 FEET; 15 FEET MAX. (N/A)
SIDE STREET SETBACK (N/A)	5 FEET
INTERIOR SIDE YARD SETBACKS	10 FEET MIN.
REAR YARD SETBACK	
ALLOWED PROJECTIONS INTO SETBACKS PER FB-C	
FRONT STREET	5 FEET
INTERIOR SIDE YARD AND REAR YARD	3 FEET
PROPOSED SETBACKS	
MINIMUM FRONT STREET SETBACK	10'-0"
SIDE STREET SETBACK	N/A
MINIMUM INTERIOR SIDE YARD SETBACKS	5'-0" TO BUILDING WALL; 3'-11 3/8" TO ROOF EAVE (1'-5/8" PROJECTION)
MINIMUM REAR YARD SETBACK	10'-0" TO BUILDING WALL; 7'-11" TO ROOF EAVE (2'-1" PROJECTION)
ALLOWABLE MAX. HEIGHT PER FB-C	45 FEET; 3-1/2 STORIES FOR TOWNHOUSES
PROPOSED MAX. HEIGHT	38'-0"; 3 STORIES
SITE AREA	29,506.48 SF = .677 ACRES
ALLOWABLE BUILDING COVERAGE	22,129.86 SF (75%)
PROPOSED BUILDING COVERAGE	13,176 SF (44.7%)

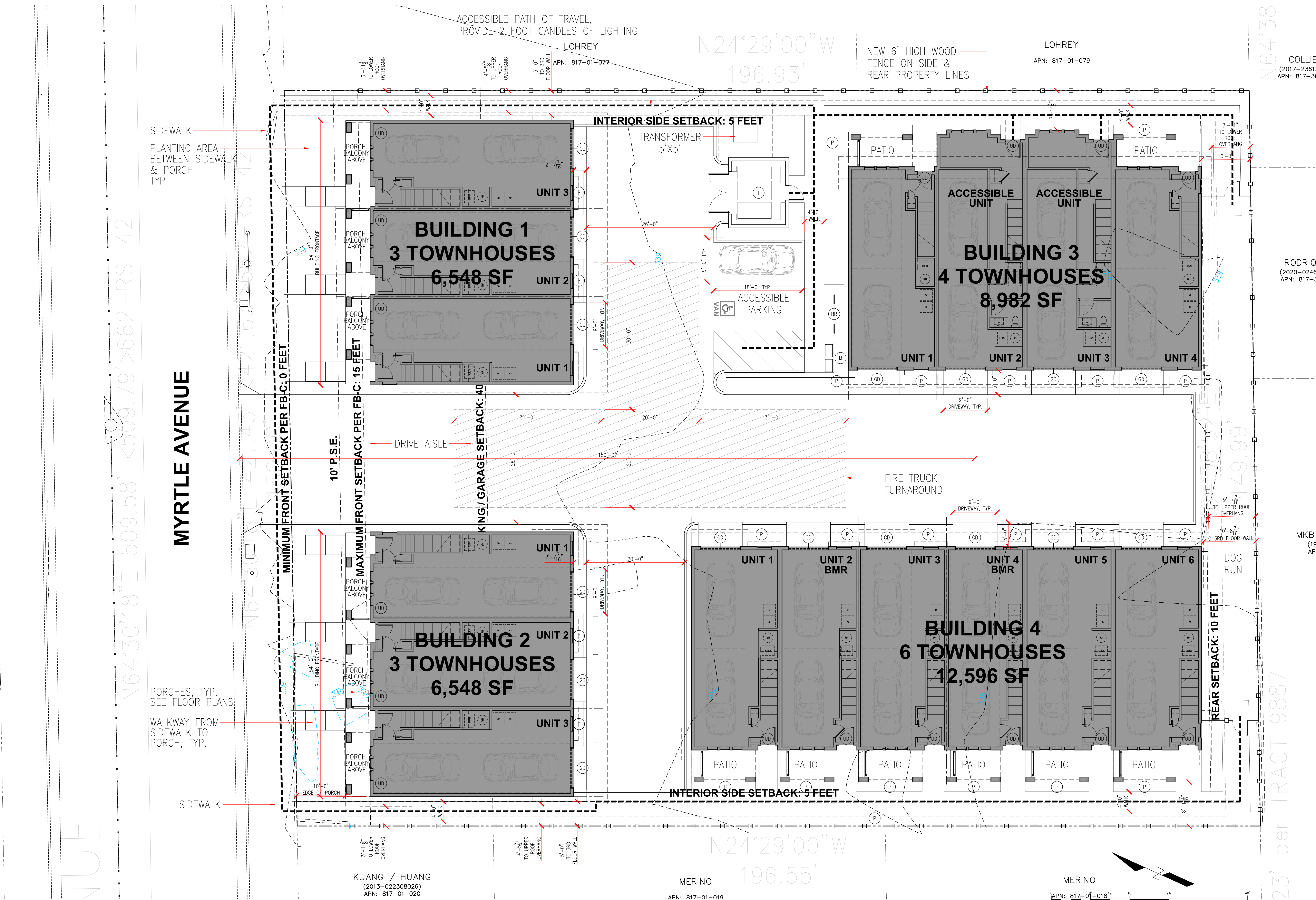
RESIDENTIAL DENSITY	MINIMUM ALLOWED	8 DU PER ACRE = 5.42 UNITS
MAXIMUM ALLOWED		24 DU PER ACRE = 16.26 UNITS
PROPOSED RESIDENTIAL DENSITY		23.63 DU PER ACRE = 16 UNITS
BUILDING AREA		
BUILDING 1 (3 UNITS)	6,548 SF	
BUILDING 2 (3 UNITS)	6,548 SF	
BUILDING 3 (4 UNITS)	8,982 SF	
BUILDING 4 (6 UNITS)	12,596 SF	
TOTAL BUILDING AREA (16 UNITS)	34,674 SF	
REQUIRED PARKING		
RESIDENTIAL UNITS: 2 COVERED PER UNIT	16X2 = 32	
GUEST PARKING: 1 PER 4 UNITS	16/4 = 4	
TOTAL REQUIRED	36	
PARKING PROVIDED		
RESIDENTIAL UNITS: 2 COVERED PER UNIT	16X2 = 32	
GUEST PARKING	2	
TOTAL PARKING PROVIDED	34*	
	* STATE DENSITY BONUS LAW WAIVER REQUEST FOR PROVIDING TWO LESS SPACES THAN REQUIRED	

Sheet Name

COVER SHEET

Sheet #

G-0.0.1



ARCHITECTURAL SITE PLAN

SCALE: 1/8" = 1'-0"

SITE PLAN KEYNOTES

SYMBOL	DESCRIPTION
(BR)	BICYCLE RACK (4 BIKES), SEE LANDSCAPE PLANS
(GD)	GARAGE DOOR, SEE FLOOR PLANS
(M)	MAIL AND PARCEL BOXES, SEE LANDSCAPE PLANS
(P)	PLANTING AREA, SEE LANDSCAPE AND CIVIL DRAWINGS
(T)	TRASH ENCLOSURE, SEE A1-3.2.1 FOR FLOOR PLAN AND ELEVATIONS
(UD)	UNIT DOOR, SEE FLOOR PLANS

GENERAL NOTES:

- PROVIDE MINIMUM OF 1 FOOT CANDLE OF LIGHTING THROUGHOUT THE SITE AND A MINIMUM OF 2 FOOT CANDLES AT ACCESSIBLE PATHS.
- ALL EXTERIOR MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE SCREENED OR INCORPORATED INTO THE DESIGN OF BUILDINGS SO AS NOT TO BE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY, COMMON AREAS, OR CONTAINED WITHIN AN ENCLOSED STRUCTURE. EQUIPMENT TO BE SCREENED INCLUDES, BUT IS NOT LIMITED TO: ALL ROOF MOUNTED EQUIPMENT, AIR CONDITIONERS, HEATERS, UTILITY METERS, CABLE EQUIPMENT, TELEPHONE ENTRY BOXES, BACKFLOW PREVENTIONS, IRRIGATION CONTROL VALVES, ELECTRICAL TRANSFORMERS, PULL BOXES, AND ALL OUTGUTS FOR AIR CONDITIONING, HEATING, AND BLOWER SYSTEMS. SCREENING MATERIALS SHALL BE CONSISTENT WITH THE EXTERIOR COLORS AND MATERIALS OF THE BUILDING, AND EQUIPMENT ENCLOSURES HAVE BEEN SCREENED WITH LANDSCAPING. CHAIN LINK FENCING WITH WOOD INSERTS SHALL NOT BE USED TO SCREEN EQUIPMENT.

UNIT TYPES & PARKING

BUILDING/UNIT	AREA	BEDROOMS	PARKING
BUILDING 1			
UNIT 1	2,182 SF	3 BEDROOMS	2 GARAGE SPACES
UNIT 2	2,178 SF	3 BEDROOMS	2 GARAGE SPACES
UNIT 3	2,189 SF	3 BEDROOMS	2 GARAGE SPACES
BUILDING 2			
UNIT 1	2,182 SF	3 BEDROOMS	2 GARAGE SPACES
UNIT 2	2,178 SF	3 BEDROOMS	2 GARAGE SPACES
UNIT 3	2,189 SF	3 BEDROOMS	2 GARAGE SPACES
BUILDING 3			
UNIT 1	2,189 SF	3 BEDROOMS	2 GARAGE SPACES
UNIT 2	2,301 SF	3 BEDROOMS (ACCESSIBLE UNIT)	2 GARAGE SPACES
UNIT 3	2,306 SF	3 BEDROOMS (ACCESSIBLE UNIT)	2 GARAGE SPACES
UNIT 4	2,185 SF	3 BEDROOMS	2 GARAGE SPACES
BUILDING 4			
UNIT 1	2,189 SF	3 BEDROOMS	2 GARAGE SPACES
UNIT 2	2,177 SF	3 BEDROOMS	2 GARAGE SPACES
UNIT 3 (BMR)	1,934 SF	3 BEDROOMS	2 GARAGE SPACES
UNIT 4	2,177 SF	3 BEDROOMS	2 GARAGE SPACES
UNIT 5 (BMR)	1,934 SF	3 BEDROOMS	2 GARAGE SPACES
UNIT 6	2,185 SF	3 BEDROOMS	2 GARAGE SPACES
16 UNITS		45 BEDROOMS	34 SPACES

NOTES:
1. AREAS SHOWN ARE GROSS, INCLUDING GARAGES

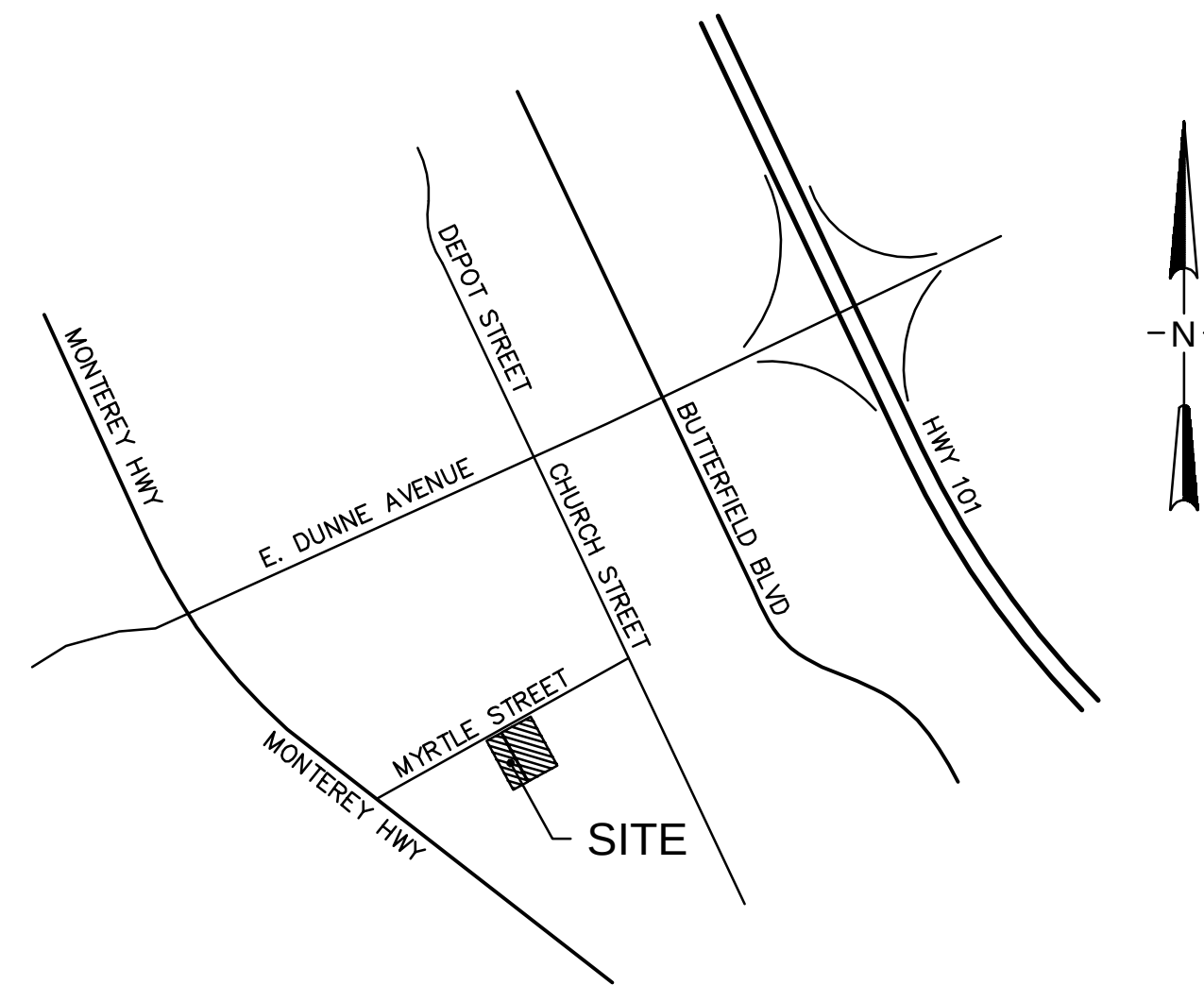
REFER TO CIVIL DRAWINGS FOR ALL GRADING,
DRAINAGE AND EROSION CONTROL INFO.

SEE LANDSCAPE DRAWINGS FOR ADDITIONAL SITE,
PLANTING, HARDSCAPE, AND SITE LIGHTING INFO.

VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
30 & 50 MYRTLE AVENUE

TOTAL UNITS: 15 RESIDENTIAL
MORGAN HILL, SANTA CLARA COUNTY, CALIFORNIA
SUBDIVISION SD2024-0008

Paul E. Ferro, Architect
10680 Carson Range Road
Truckee, CA 96161
T 415.215.8904 pferro@form4inc.com



VICINITY MAP
N.T.S.

PROJECT SUMMARY

PROPERTY ADDRESS:	30 & 50 MYRTLE AVENUE MORGAN HILL, CA 95037
OWNER / DEVELOPER:	DIAMOND CONSTRUCTION P.O. BOX 477 LAFAYETTE, CA 94549
CIVIL ENGINEER:	DEBOLT CIVIL ENGINEERING, INC. 480 SAN RAMON VALLEY BLVD UNIT L DANVILLE, CALIFORNIA 94596 (925) 837-3780
SURVEYOR:	DEBOLT CIVIL ENGINEERING, INC. 480 SAN RAMON VALLEY BLVD UNIT L DANVILLE, CALIFORNIA 94596 (925) 837-3780
ASSESSOR'S PARCEL NO.:	817-01-021 & 817-041-022
TOTAL AREA:	29,506± SQ. FT. / 0.68± AC
EXISTING ZONING:	CORRIDOR FORM-BASED (F-BC)
EXISTING LAND USE:	SINGLE-FAMILY RESIDENTIAL
PROPOSED ZONING:	CORRIDOR FORM-BASED (F-BC)
PROPOSED LAND USE:	MULTI-FAMILY RESIDENTIAL
UTILITIES:	
WATER SUPPLY:	CITY OF MORGAN HILL
FIRE PROTECTION:	CITY OF MORGAN HILL
SEWAGE DISPOSAL:	CITY OF MORGAN HILL
STORM DRAIN:	CITY OF MORGAN HILL
GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC
TELEPHONE:	AT&T
CABLE TELEVISION:	CITY OF MORGAN HILL

SHEET INDEX

SHEET	DESCRIPTION
VTM-1	VESTING TENTATIVE PARCEL MAP
VTM-2	EXISTING CONDITIONS PLAN
VTM-3	PRELIMINARY SITE PLAN
VTM-4	PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN
VTM-5	PRELIMINARY STORM WATER CONTROL PLAN

BASIS OF BEARINGS

THE MONUMENT LINE IN SHERBURNE HILLS ROAD TAKEN AS NORTH 61°58'51" WEST, AS SHOWN IN THE TRACT MAP OF SUBDIVISION 7646 (S70-M-3), CONTRA COSTA COUNTY RECORDS.

BENCHMARK

THE VERTICAL DATUM OF THIS SURVEY IS BASED ON THE VALLEY WATER VERTICAL DATABASE BENCHMARK #BM002 (BRASS DISK ON TOP OF CONCRETE CURB AT BACK OF SIDEWALK OF NORTHWESTERN CORNER OF THE INTERSECTION OF MONTEREY ROAD AND W DUNNE AVE) WITH AN ASSUMED ELEVATION OF 342.80 (NAVD88).

FLOOD ZONE

ZONE AE - SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATION = 341.2 FEET (NAVD88)
COMMUNITY PANEL NO. 06085C0607H
EFFECTIVE DATE: 05/18/2009

EARTHWORKS

CUT: 215 CY
FILL: 1,875 CY
NET: 1,660 CY (IMPORT)

ENGINEER'S STATEMENT

CIVIL ENGINEERING WORK ON THIS VESTING TENTATIVE PARCEL MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD CIVIL ENGINEERING PRACTICE.

E.C. McAllister, P.E.
EASTON C. MCALLISTER, P.E.
P.E. #61148 EXP 12/31/26

07/25/25
DATE

Client

DIAMOND CONSTRUCTION
P.O. BOX 477
LAFAYETTE, CA 94549

Project

MYRTLE AVENUE HOUSING
30 & 50 MYRTLE AVE
MORGAN HILL, CA

Job Number

23221

Dates

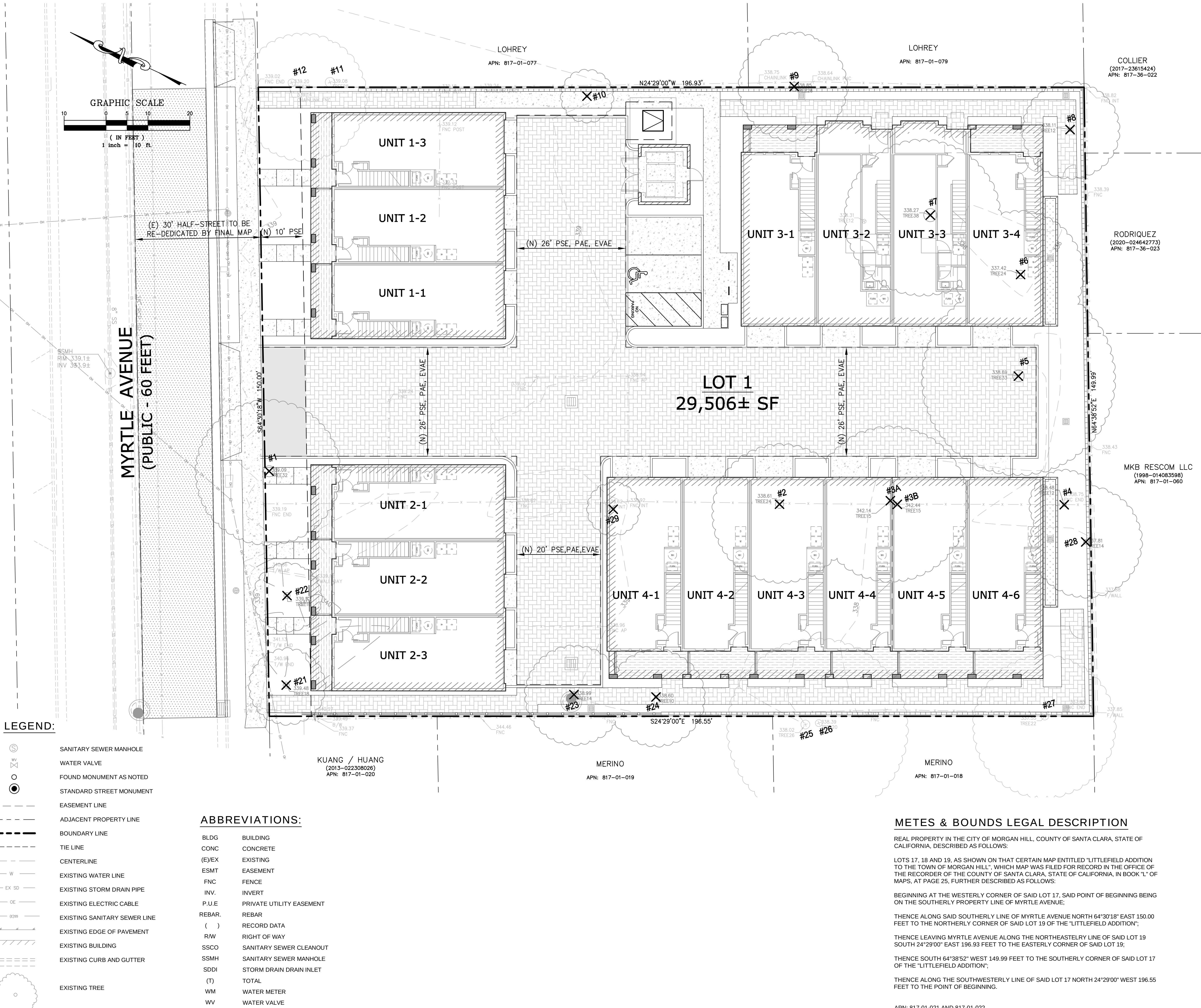
SB330 PRELIMINARY APPLICATION	12.08.23
SB330 SECOND SUBMITTAL	04.26.24
SB330 THIRD SUBMITTAL	07.31.24
SB330 FOURTH SUBMITTAL	05.15.25
SB330 FIFTH SUBMITTAL	07.25.25

Sheet Name

VESTING
TENTATIVE MAP

Sheet #

VTM-1



LEGEND:

	SANITARY SEWER MANHOLE
	WATER VALVE
	FOUND MONUMENT AS NOTED
	EASEMENT LINE
	ADJACENT PROPERTY LINE
	BOUNDARY LINE
	TIE LINE
	CENTERLINE
	EXISTING WATER LINE
	EXISTING STORM DRAIN PIPE
	EXISTING ELECTRIC CABLE
	EXISTING SANITARY SEWER LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING BUILDING
	EXISTING CURB AND GUTTER
	EXISTING TREE

ABBREVIATIONS:

BLDG	BUILDING
CONC	CONCRETE
(E)EX	EXISTING
ESMT	EASEMENT
FNC	FENCE
INV.	INVERT
P.U.E	PRIVATE UTILITY EASEMENT
REBAR.	REBAR
()	RECORD DATA
R/W	RIGHT OF WAY
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SDDI	STORM DRAIN DRAIN INLET
(T)	TOTAL
WM	WATER METER
WV	WATER VALVE

METES & BOUNDS LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF MORGAN HILL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 17, 18 AND 19, AS SHOWN ON THAT CERTAIN MAP ENTITLED "LITTLEFIELD ADDITION" TO THE TOWN OF MORGAN HILL, WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, IN BOOK "L" OF MAPS, AT PAGE 25, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY CORNER OF SAID LOT 17, SAID POINT OF BEGINNING BEING ON THE SOUTHERLY PROPERTY LINE OF MYRTLE AVENUE;

THENCE ALONG SAID SOUTHERLY LINE OF MYRTLE AVENUE NORTH 64°30'18" EAST 150.00 FEET TO THE NORTHERLY CORNER OF SAID LOT 19 OF THE "LITTLEFIELD ADDITION";

THENCE LEAVING MYRTLE AVENUE ALONG THE NORTHEASTELRY LINE OF SAID LOT 19 SOUTH 24°29'00" EAST 196.93 FEET TO THE EASTERLY CORNER OF SAID LOT 19;

THENCE SOUTH 64°38'52" WEST 149.99 FEET TO THE SOUTHERLY CORNER OF SAID LOT 17 OF THE "LITTLEFIELD ADDITION";

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 17 NORTH 24°29'00" WEST 196.55 FEET TO THE POINT OF BEGINNING.

APN: 817-01-021 AND 817-01-022



Client

DIAMOND CONSTRUCTION
P. O. BOX 477
LAFAYETTE, CA 94549

Project

MYRTLE AVENUE HOUSING
30 & 50 MYRTLE AVE
MORGAN HILL, CA

Job Number

23221

Dates

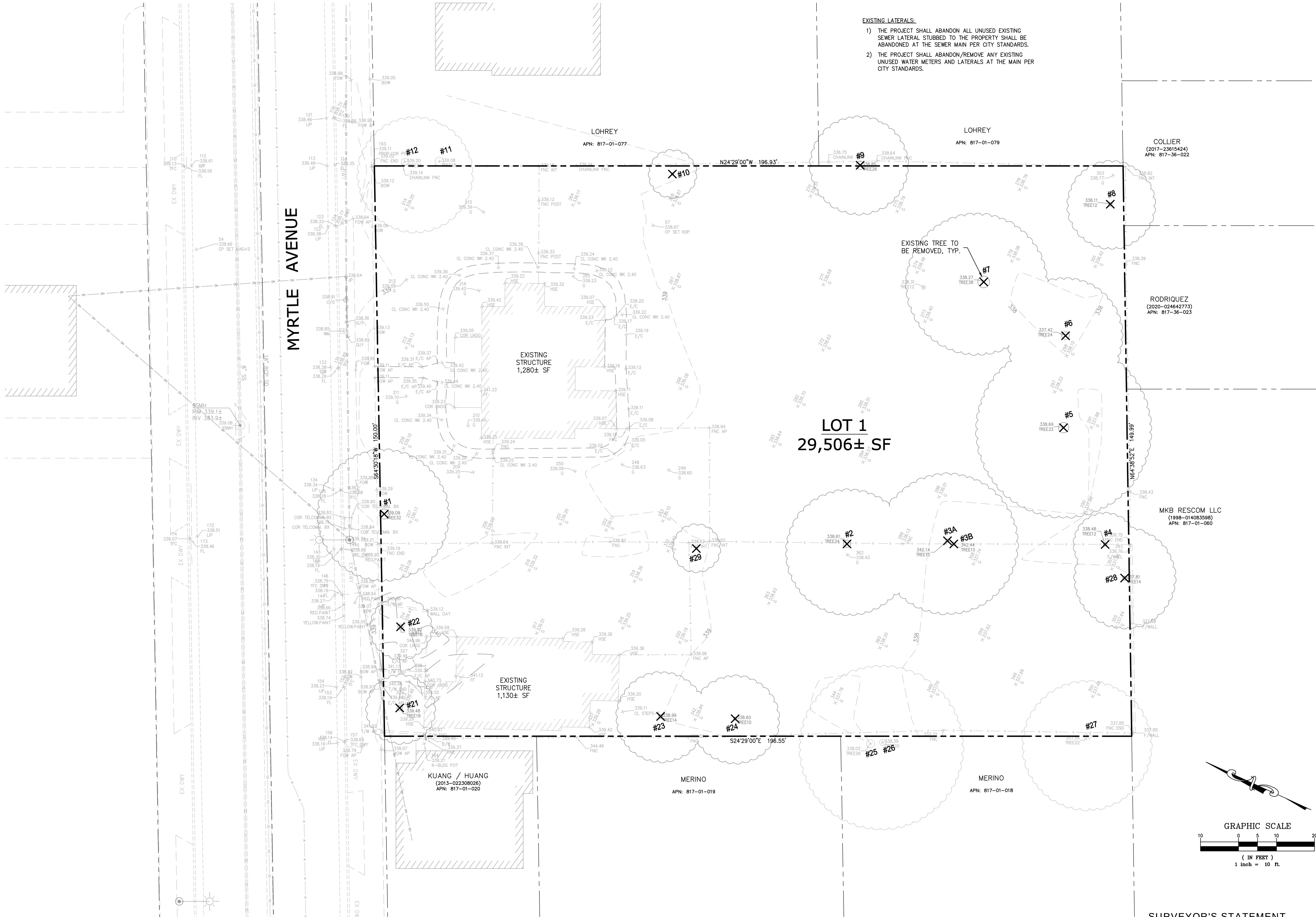
SB330 PRELIMINARY APPLICATION	12.08.23
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SB330 THIRD SUBMITTAL	07.31.24
SB330 FOURTH SUBMITTAL	05.15.25
SB330 FIFTH SUBMITTAL	07.25.25

Sheet Name

EXISTING
CONDITIONS
PLAN

Sheet #

VTM-2



SURVEYOR'S STATEMENT

THIS TOPOGRAPHIC SURVEY HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD SURVEYING PRACTICE.



Easton C. McAllister
EASTON C. MCALLISTER, PLS
P.L.S. #9583 EXP 12/31/27

07/25/25
DATE



Client
DIAMOND CONSTRUCTION
P. O. BOX 477
LAFAYETTE, CA 94549

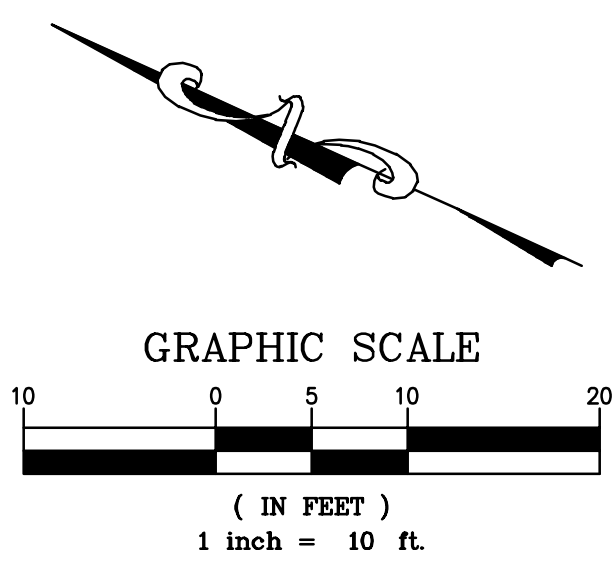
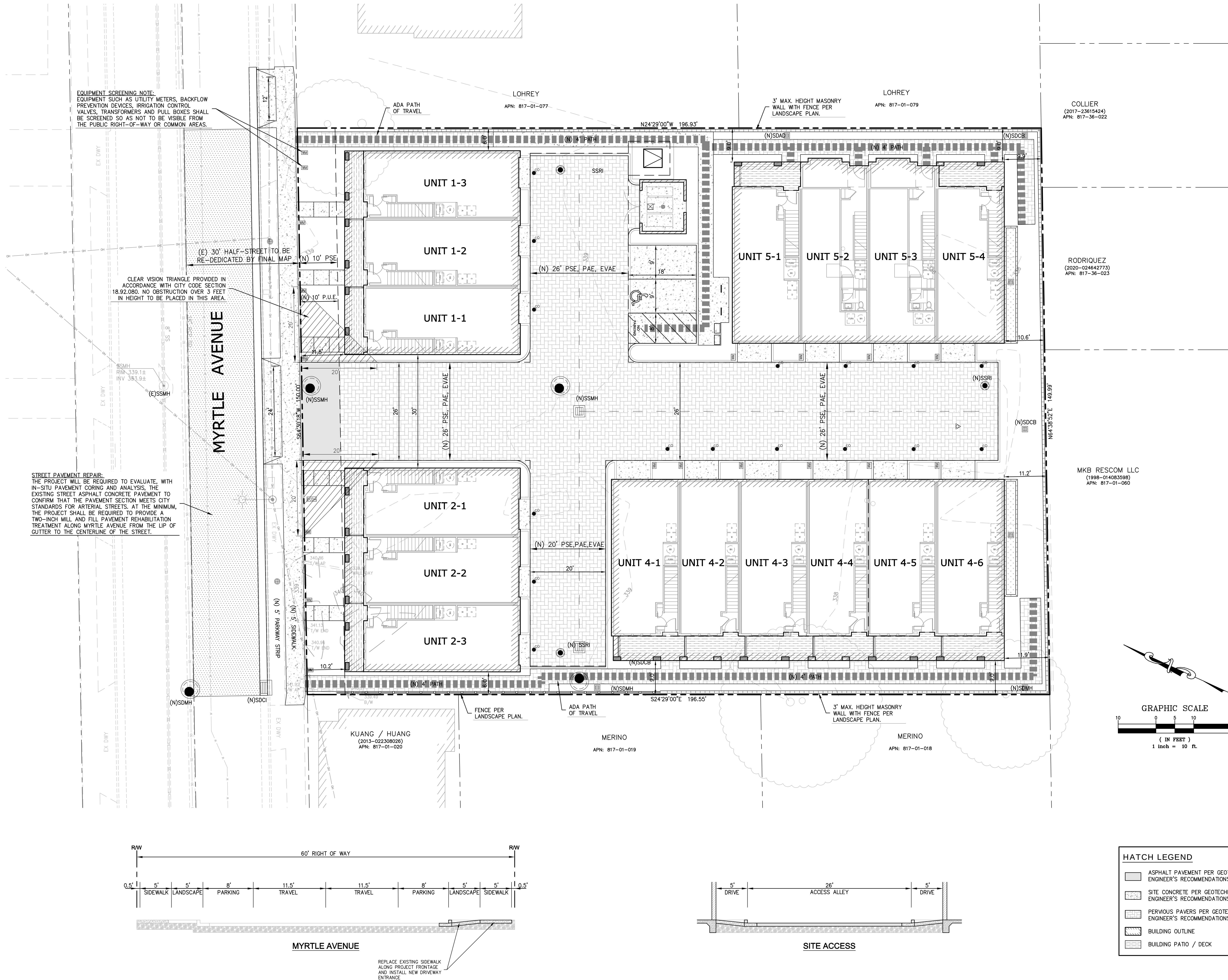
Project
MYRTLE AVENUE HOUSING
30 & 50 MYRTLE AVE
MORGAN HILL, CA

Job Number
23221

Dates	
SB330 PRELIMINARY APPLICATION	12.08.23
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SB330 FIFTH SUBMITTAL	07.25.25

Sheet Name
**PRELIMINARY
SITE PLAN**

Sheet #
VTM-3



HATCH LEGEND

- ASPHALT PAVEMENT PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- SITE CONCRETE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- PERVIOUS PAVERS PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- BUILDING OUTLINE
- BUILDING PATIO / DECK



Client
DIAMOND CONSTRUCTION
P. O. BOX 477
LAFAYETTE, CA 94549

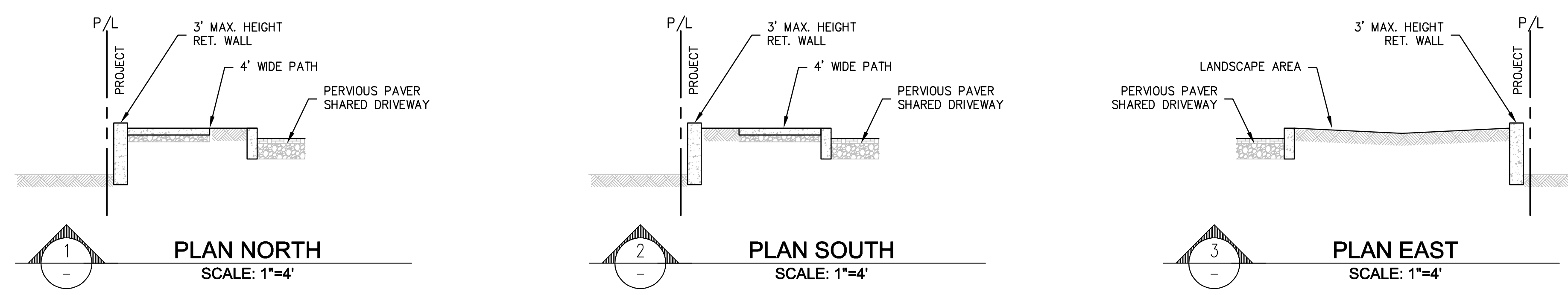
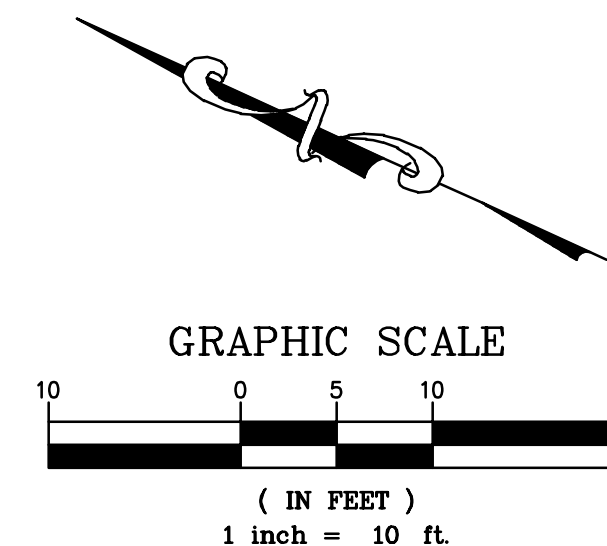
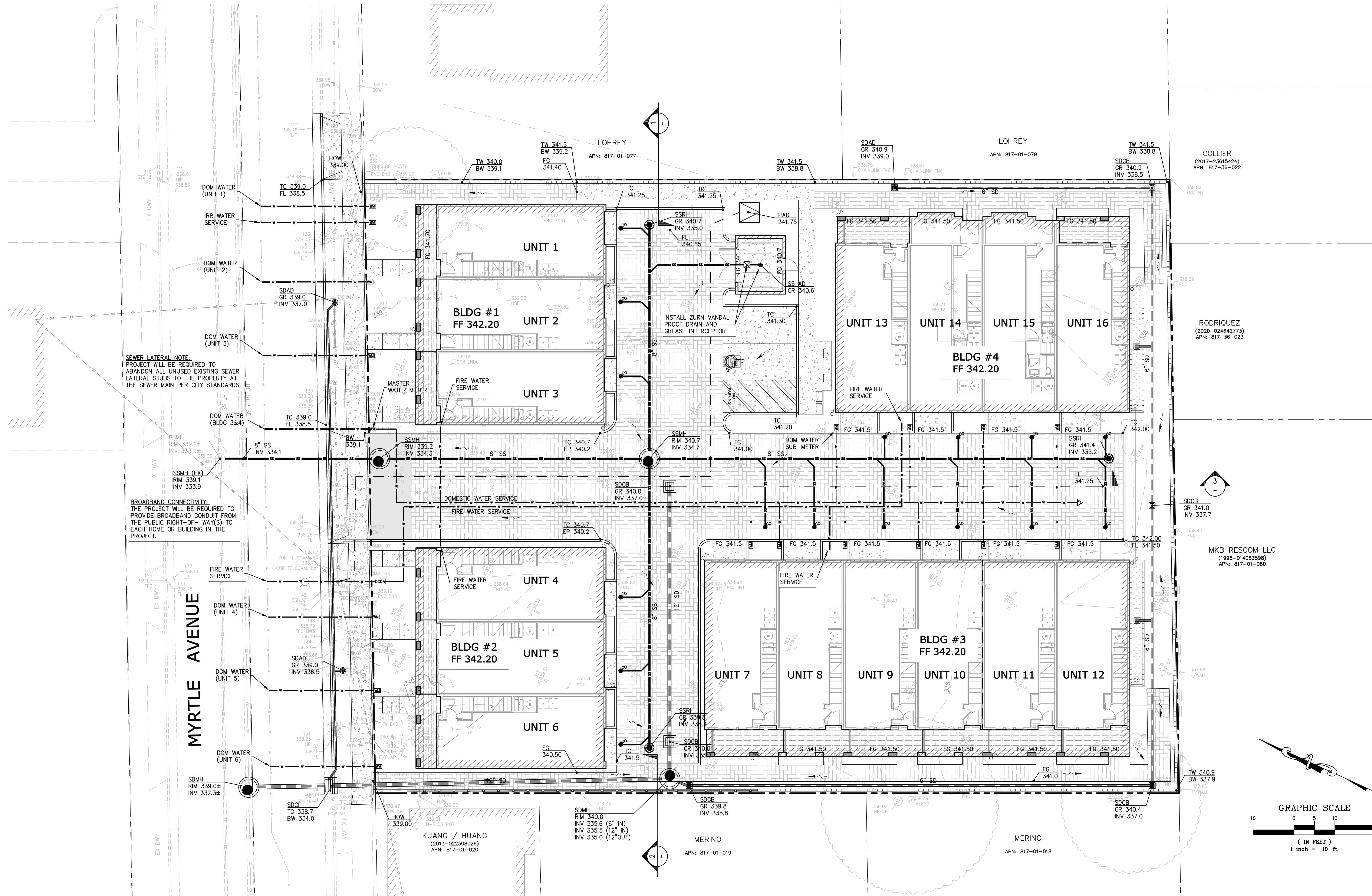
Project
MYRTLE AVENUE HOUSING
30 & 50 MYRTLE AVE
MORGAN HILL, CA

Job Number
23221

Dates	
SB330 PRELIMINARY APPLICATION	12.08.23
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SB330 FOURTH SUBMITTAL	05.15.25
SB330 FIFTH SUBMITTAL	07.25.25

Sheet Name
**PRELIMINARY
GRADING, DRAINAGE
AND UTILITY PLAN**

Sheet #
VTM-4



HATCH LEGEND	
[Hatch Pattern]	ASPHALT PAVEMENT PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
[Hatch Pattern]	SITE CONCRETE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
[Hatch Pattern]	PERVIOUS PAVERS PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
[Hatch Pattern]	BUILDING OUTLINE
[Hatch Pattern]	BUILDING PATIO / DECK



Client
DIAMOND CONSTRUCTION
P. O. BOX 477
LAFAYETTE, CA 94549

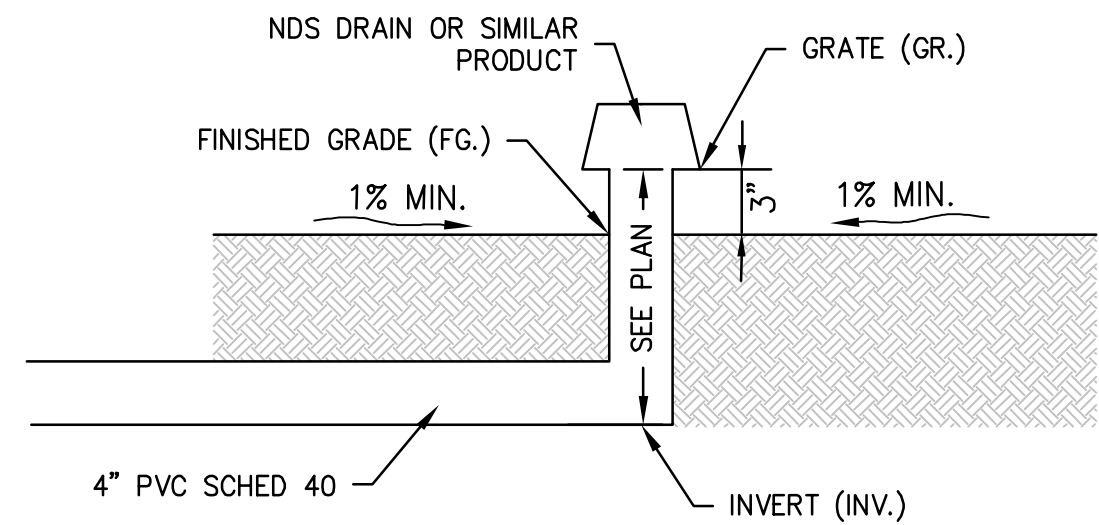
Project
MYRTLE AVENUE HOUSING
30 & 50 MYRTLE AVE
MORGAN HILL, CA

Job Number
23221

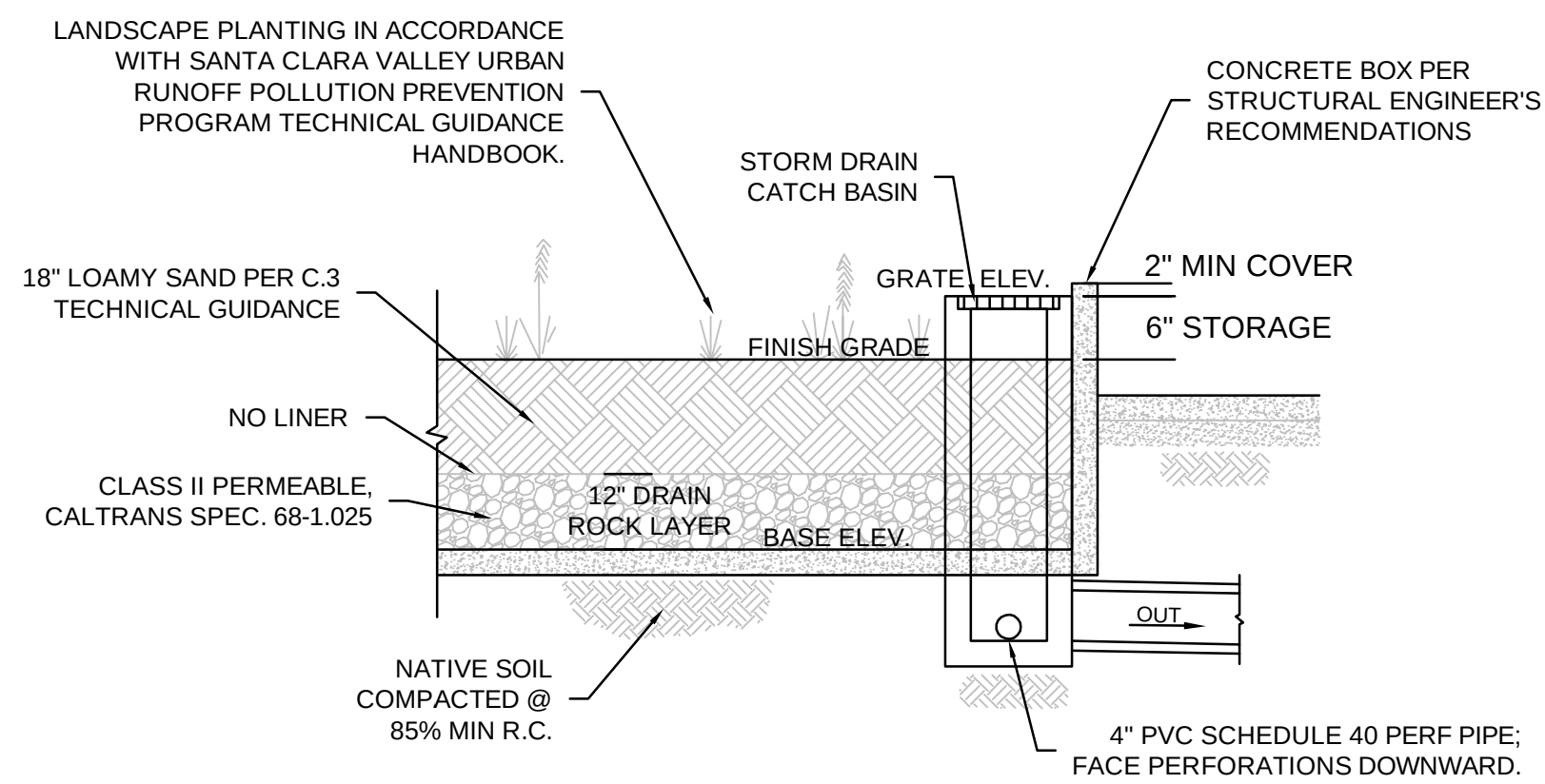
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SB330 FIFTH SUBMITTAL	07.25.25

Sheet Name
**PRELIMINARY
STORM WATER
CONTROL PLAN**

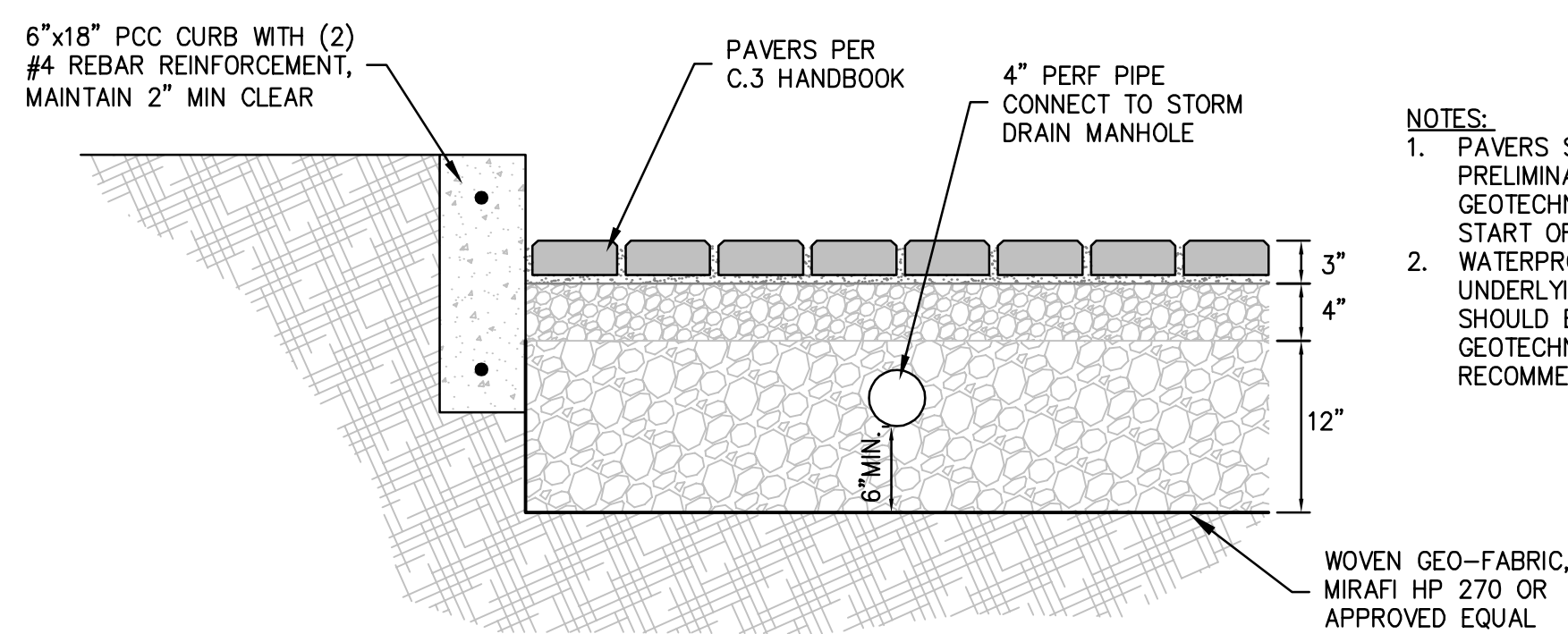
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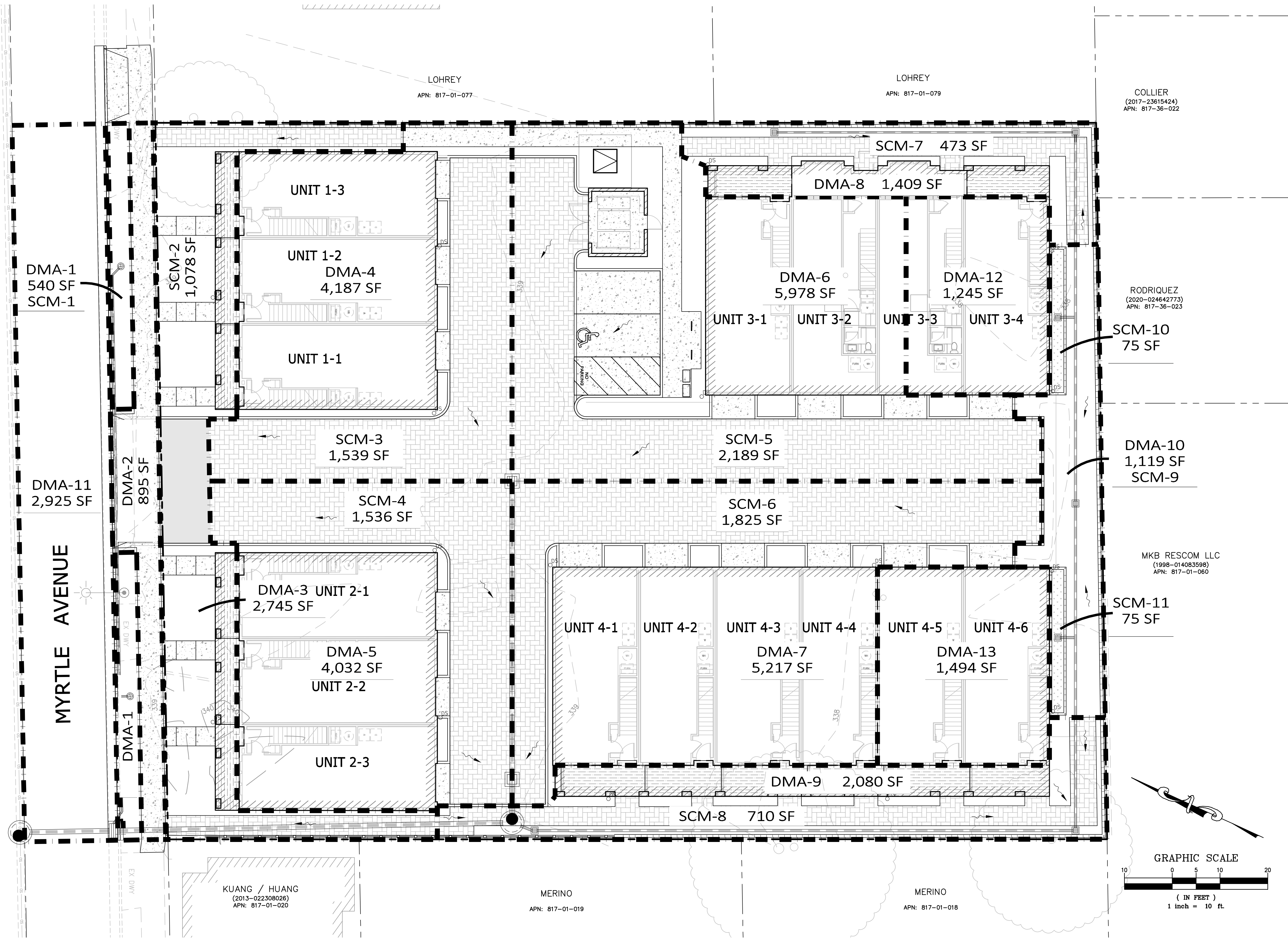
AREA DRAIN IN LANDSCAPE
N.T.S.



TYPICAL FLOW-THROUGH PLANTER DETAIL
N.T.S.



TYPICAL PERMEABLE PAVER DETAIL
N.T.S.



DRAINAGE MANAGEMENT AREA SUMMARY															
DRAINAGE MANAGEMENT AREA (DMA)	TOTAL DRAINAGE AREA (SF)	BUILDING AREA (SF)	HARDSCAPE (SF)	TOTAL IMPERMEABLE (SF)	PERMEABLE PAVEMENT (SF) ⁵	LANDSCAPE AREA (SF)	TOTAL PERMEABLE (SF)	TOTAL EFFECTIVE IMPERMEABLE AREA (SF) ⁴	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)	STORAGE DEPTH (IN)	REQUIRED TREATMENT VOLUME (CF)	PROVIDED TREATMENT VOLUME (CF) ³	STORMWATER CONTROL MEASURE	TREATMENT TYPE
DMA 1	540	0	0	0	0	540	540	54	N/A	N/A	N/A	N/A	N/A	SCM 1	SELF-RETAINING
DMA 2	895	0	895	895	0	0	0	895	448	540	N/A	N/A	N/A	SCM 1 ¹	SELF-RETAINING DMA-1
DMA 3	2,745	486	554	1,040	446	1,259	1,705	1,211	520	1,259	N/A	N/A	N/A	SCM 2	SELF-RETAINING
DMA 4	4,187	2,217	163	2,380	1,539	268	1,807	2,561	N/A	N/A	6	254	770	SCM 3	PERMEABLE PAVERS
DMA 5	4,032	2,219	73	2,292	1,536	204	1,740	2,466	N/A	N/A	6	245	768	SCM 4	PERMEABLE PAVERS
DMA 6	5,978	1,739	1,202	2,941	2,189	848	3,037	3,245	N/A	N/A	6	362	1,095	SCM 5	PERMEABLE PAVERS
DMA 7	5,217	2,810	255	3,065	1,825	327	2,152	3,280	N/A	N/A	6	317	913	SCM 6	PERMEABLE PAVERS
DMA 8	1,409	473	0	473	473	463	936	567	N/A	N/A	6	85	237	SCM 7	PERMEABLE PAVERS
DMA 9	2,080	673	0	673	710	697	1,407	814	N/A	N/A	6	126	355	SCM 8	PERMEABLE PAVERS
DMA 10	1,119	0	0	0	0	1,119	1,119	112	N/A	N/A	N/A	N/A	N/A	SCM 9	SELF-TREATING
DMA 11	2,925	0	2,925	2,925	0	0	0	2,925	N/A	N/A	N/A	177	0	SCM 3-8	PERMEABLE PAVERS
DMA 12 ²	1,245	1,245	0	1,245	0	0	0	1,245	50	75	N/A	76	0	SCM 10	LID PLANTER
DMA 13 ⁴	1,494	1,494	0	1,494	0	0	0	1,494	60	75	N/A	91	0	SCM 11	LID PLANTER
TOTAL	33,866	13,356	6,067	19,423	8,718	5,725	14,443	20,867	1,077	1,949	36	1,733	4,136	0	0

- Notes:
- DMA 2 drains to DMA 1 (SCM 1) at a ratio > 2:1 (hardscape:landscape).
 - DMA 3 drains to SCM 2 at a ratio > 2:1 (hardscape:landscape).
 - SCM 3-6 are oversized to account for DMAs 11, 12 & 13 to comply with PCR 3. Treatment of DMAs 12 & 13 will be by LID planters to comply with RWQCBs requirement for more than one treatment method.
 - Provided treatment volume assumes 40% void space within the gravel layer.
 - Total effective impermeable area is calculated per Appendix F - Ten Percent Adjustment to Retention Requirement, where the below correction factors are used:
 - Permeable pavement areas in bold are used as treatment.

TABLE F-1: Correction FactorsTM for Use in Calculating Equivalent Impervious Surface Area

Pervious Surface	Correction Factor
Disturbed Soils/Managed Turf (dependent on original Hydrologic Soil Group)	A: 0.15 B: 0.20 C: 0.22 D: 0.25
Pervious Concrete	0.60
Cobbles	0.60
Pervious Asphalt	0.55
Natural Stone (without grout)	0.25
Turf Block	0.15
Brick (without grout)	0.13
Unit Pavers on Sand	0.10
Crushed Aggregate	0.10
Grass	0.10

Client
FRANK ELECTRIC
PARTNERS, LP

Project
MYRTLE AVENUE HOUSING
30 & 50 MYRTLE AVE
MORGAN HILL, CA

Job Number
2304

Dates	
SB330 PRELIM. APPLICATION	12.08.23
COMPLETE SB330 APPLICATION	04.26.24
COMPLETE SB330 APPLICATION	08.05.24
COMPLETE SB330 APPLICATION	05.21.25
COMPLETE SB330 APPLICATION	07.25.25

Sheet Name
BUILDING 1
1ST & 2ND FLOOR PLANS

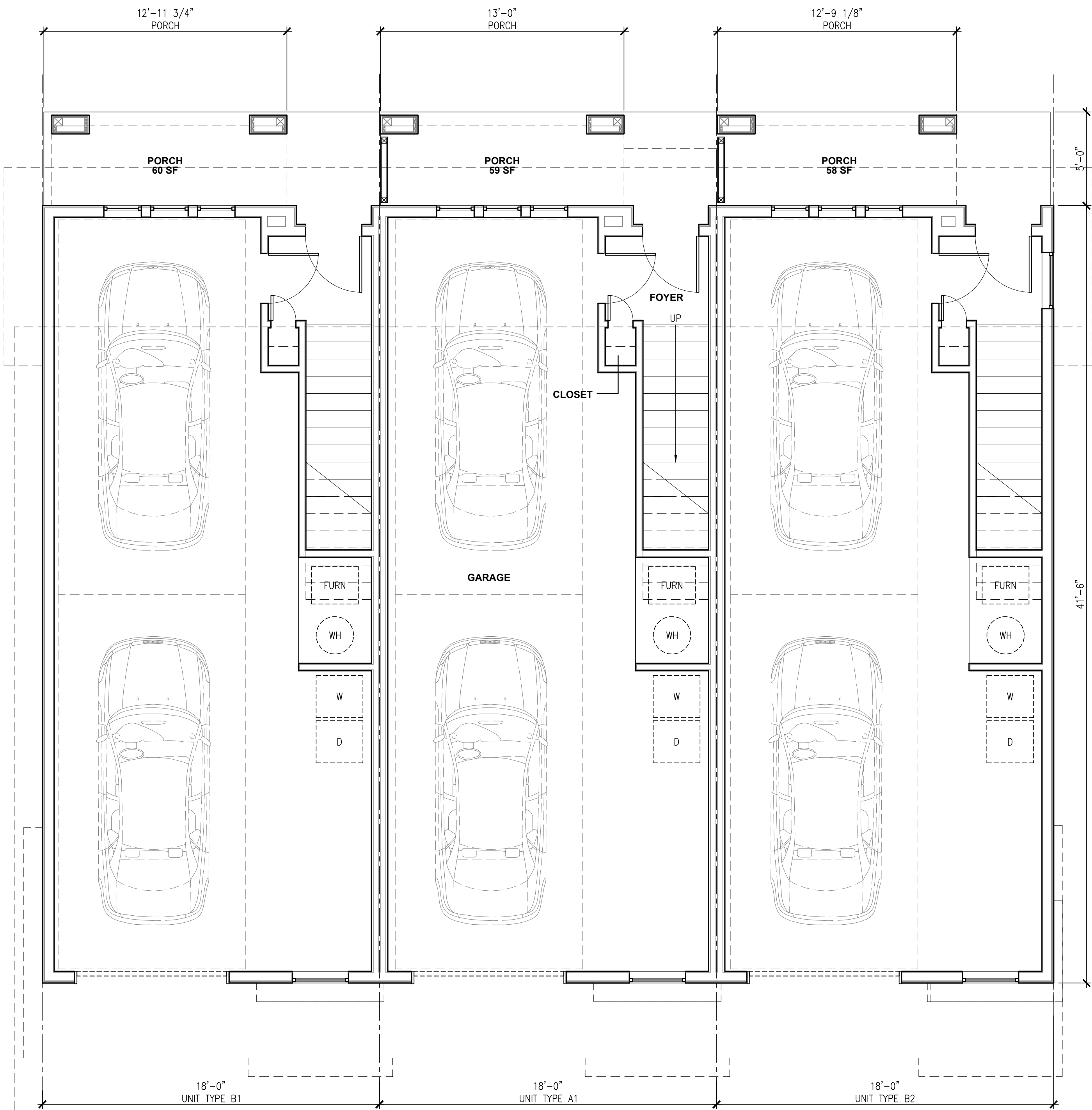
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A1-2.1.1



BUILDING 1 - 2ND FLOOR PLAN

SCALE : 1/4" = 1'-0"

2



BUILDING 1 - 1ST FLOOR PLAN

SCALE : 1/4" = 1'-0"

1

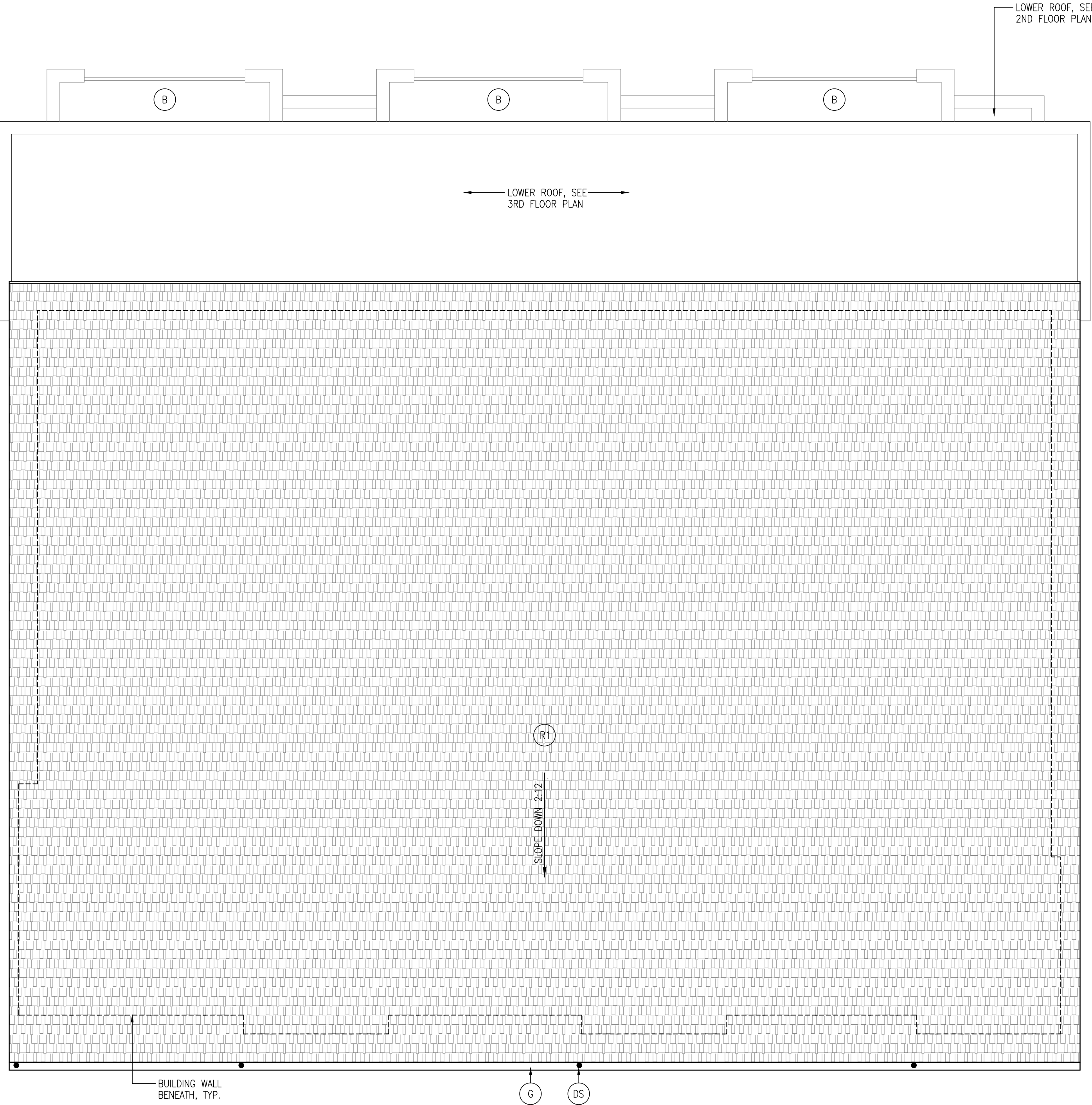
Page 63 of 174

Dates	
SB330 PRELIM. APPLICATION	12.08.23
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COMPLETE SB330 APPLICATION	08.05.24
COMPLETE SB330 APPLICATION	05.21.25
COMPLETE SB330 APPLICATION	07.25.25

ROOF PLAN KEYNOTES

SYMBOL	DESCRIPTION
(B)	BALCONY BELOW, SEE 2ND FLOOR PLAN
(DS)	DOWNSPOUT AT GUTTER, PAINTED GALVANIZED STEEL, 3" DIAMETER CIRCULAR SECTION U.O.N.
(G)	GUTTER, PAINTED GALVANIZED STEEL
(R1)	ASPHALT SHINGLE ROOFING OVER ROOF UNDERLAYMENT OVER ROOF SHEATHING
(R2)	TPO ROOF OVER RIGID INSULATION. SLOPE INSULATION 1/4" PER FOOT MINIMUM TO DRAINS.
(RD)	ROOF DRAIN

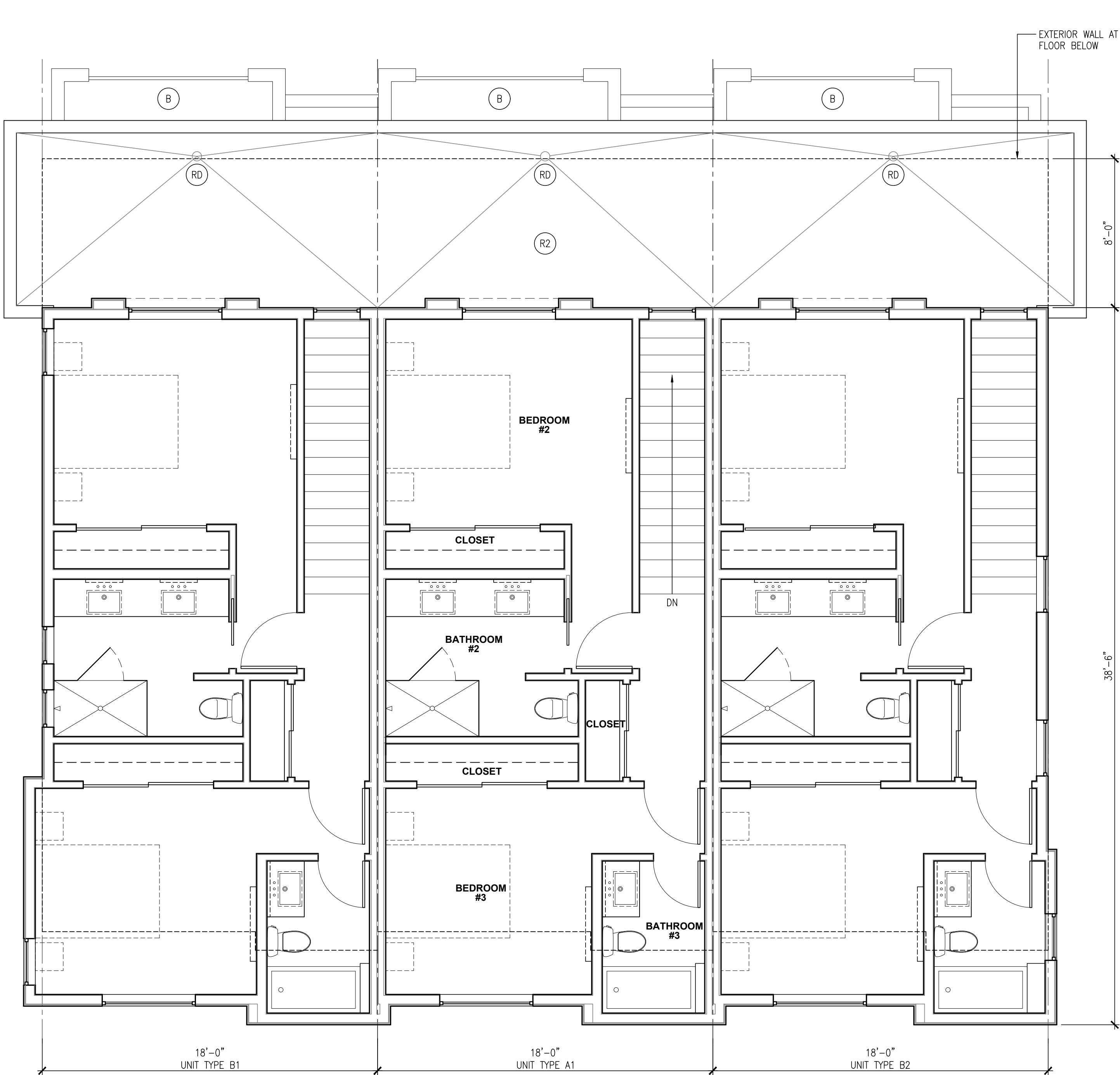
GENERAL NOTES:
1. INFORMATION CONTAINED IN DETAIL DRAWINGS SUPERCEDES KEYNOTE DESCRIPTIONS.
2. SEE SPECIFICATIONS FOR ROOF UNDERLAYMENT.



BUILDING 1 - ROOF PLAN

SCALE : 1/4" = 1'-0"

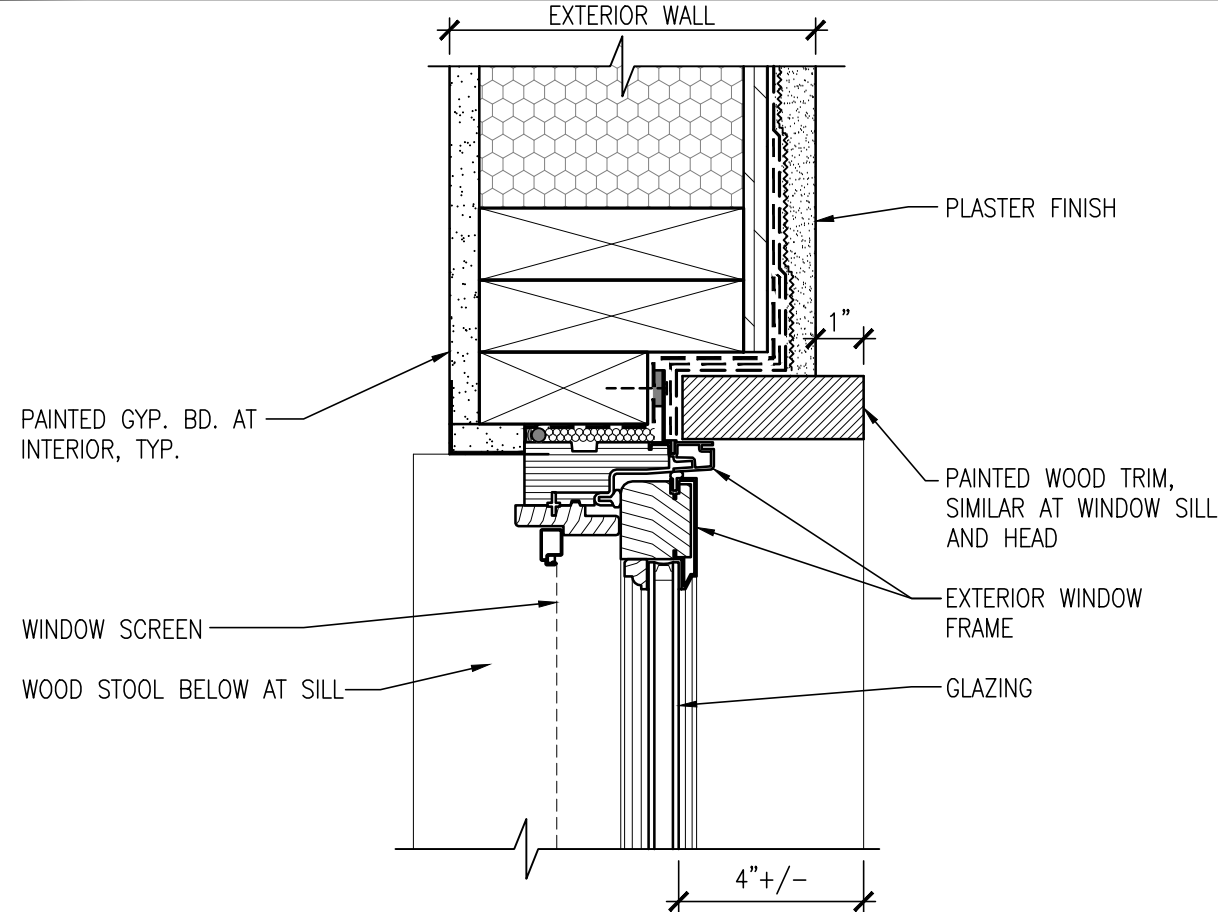
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BUILDING 1 - 3RD FLOOR PLAN

SCALE : 1/4" = 1'-0"

1



WINDOW JAMB AT PLASTER WALL

SCALE: 3" = 1'-0"

ELEVATION KEYONES		NOTE: INFORMATION CONTAINED IN DETAIL DRAWINGS SUPERCEDES DESCRIPTION BELOW
SYMBOL	DESCRIPTION	
CW	CONCRETE WALL / COLUMN	
D	DOOR, SEE FLOOR PLANS AND DOOR SCHEDULE.	
DS	PAINTED GALVANIZED DOWNSPOUT, SEE ROOF PLAN	
F	CONCRETE FOUNDATION FOOTING / WALL, S.S.D.	
FB	PAINTED WOOD FASCIA BOARD AT ROOF EAVES & RAKES	
FN	PAINTED WOOD FENCE / WALL	
G	PAINTED GALVANIZED STEEL GUTTER	

GENERAL NOTES:

1. INSTALL ALL EXTERIOR FINISH MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. SEE FLOOR PLANS AND WALL LEGEND ON A2.1.1 FOR INFORMATION ABOUT EXTERIOR WALL ASSEMBLIES.

GD	GARAGE DOOR
GR	PAINTED STEELL GUARDRAIL, UNLESS OTHERWISE NOTED, TOP OF GUARDRAIL AT 42" A.F.F.
J1	CONTROL JOINT AT PLASTER WALL
R1	ASPHALT COMPOSITION ROOF SHINGLES, SEE ROOF PLAN FOR SPECIFICATION.
TB	PAINTED WOOD TRIM BOARD
V	WALL VENT FOR ROOF VENTING

EXTERIOR MATERIALS LEGEND			
HS	HORIZONTAL WOOD / HARDY SIDING, PAINTED: BENJAMIN MOORE "RURAL EARTH" 1239	P1	INTEGRAL COLOR PLASTER, SMOOTH TEXTURE, COLOR 1: BENJAMIN MOORE "NIMBUS" 1465 UNLESS OTHERWISE NOTED, ALL PLASTER SHALL BE P1 COLOR
T	TILE SIDING	P2	INTEGRAL COLOR PLASTER, SMOOTH TEXTURE, COLOR 2: BENJAMIN MOORE "BLACK SATIN" 2131-T0
			GLAZING AT WINDOWS & DOORS. WINDOWS SHALL BE THERMALLY BROKEN BLACK ALUMINUM FRAMED, SEE 5/A1-3.1.1 FOR TYPICAL WINDOW TRIM



62 Cloud View Road
Sausalito, CA 94965
T 415.215.8904 paul@ascend-arch.com

Client
FRANK ELECTRIC
PARTNERS, LP

Project
MYRTLE AVENUE HOUSING
30 & 50 MYRTLE AVE
MORGAN HILL, CA

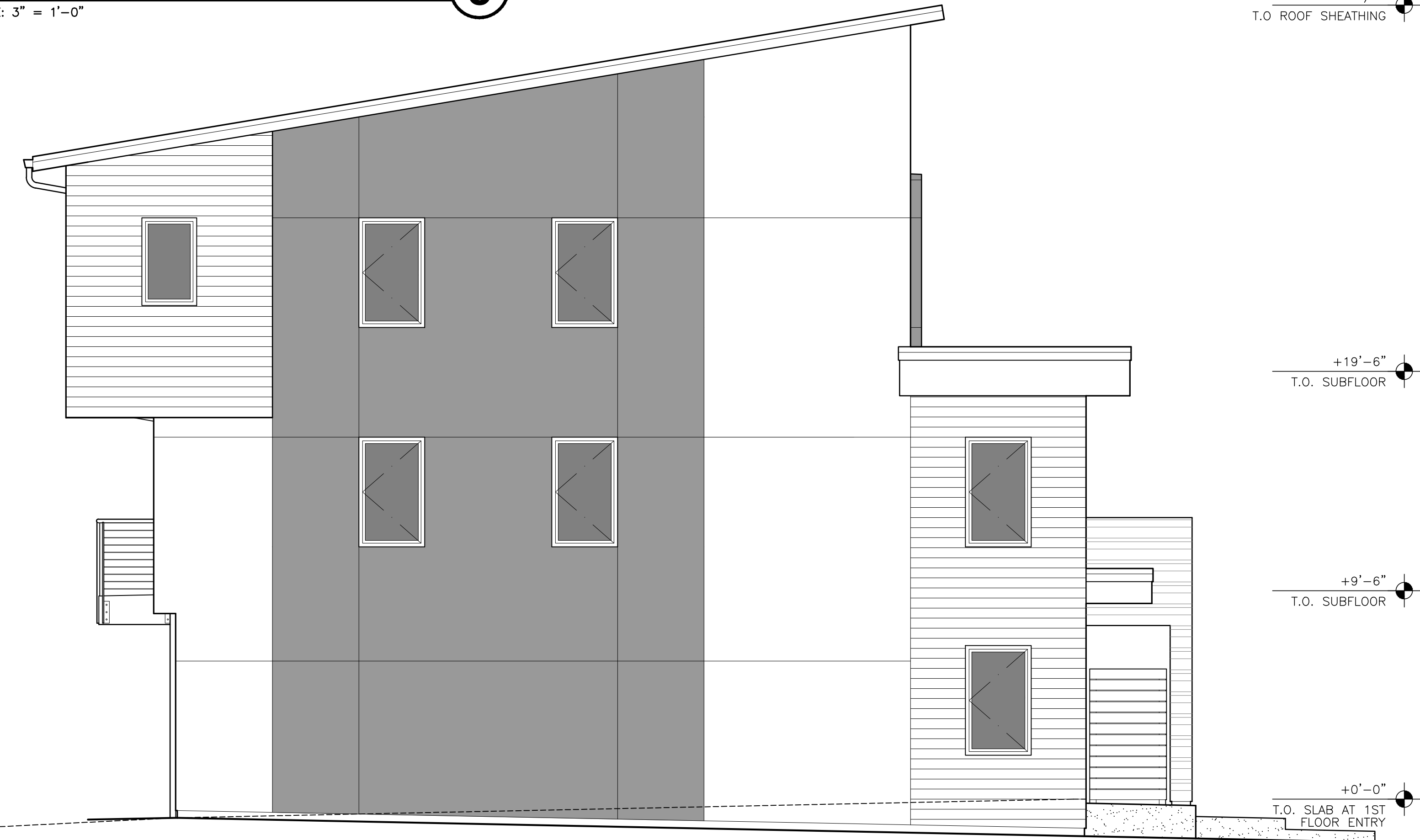
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Sheet Name
BUILDING 1
EXTERIOR ELEVATIONS

Sheet #

A1-3.1.1



BUILDING 1 - EAST ELEVATION

SCALE: 1/4" = 1'-0"

3



BUILDING 1 - NORTH / STREET ELEVATION

SCALE: 1/4" = 1'-0"

1



BUILDING 1 - WEST ELEVATION

SCALE: 1/4" = 1'-0"

4



BUILDING 1 - SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

2

Client
FRANK ELECTRIC PARTNERS, LP

Project
MYRTLE AVENUE HOUSING
30 & 50 MYRTLE AVE
MORGAN HILL, CA

Job Number
2304

Dates	
SB330 PRELIM. APPLICATION	12.06.23
SB330 PRELIM. APPLICATION 2	04.26.24

Sheet Name
BUILDING 1
EXTERIOR ELEVATIONS

Sheet #
A1-3.1.2

ELEVATION KEYONES	
SYMBOL	DESCRIPTION
CW	CONCRETE WALL / COLUMN
D	DOOR, SEE FLOOR PLANS AND DOOR SCHEDULE.
DS	PAINTED GALVANIZED DOWNSPOUT, SEE ROOF PLAN
F	CONCRETE FOUNDATION FOOTING / WALL, S.S.D.
FB	PAINTED WOOD FASCIA BOARD AT ROOF EAVES & RAKES
FN	PAINTED WOOD FENCE / WALL
G	PAINTED GALVANIZED STEEL GUTTER
GENERAL NOTES:	
1. INSTALL ALL EXTERIOR FINISH MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.	
2. SEE FLOOR PLANS AND WALL LEGEND ON A2.1.1 FOR INFORMATION ABOUT EXTERIOR WALL ASSEMBLIES.	

GD	GARAGE DOOR
GR	PAINTED STEEL GUARDRAIL, UNLESS OTHERWISE NOTED, TOP OF GUARDRAIL AT 42" A.F.F.
J1	CONTROL JOINT AT PLASTER WALL
R1	ASPHALT COMPOSITION ROOF SHINGLES, SEE ROOF PLAN FOR SPECIFICATION.
TB	PAINTED WOOD TRIM BOARD
V	WALL VENT FOR ROOF VENTING

EXTERIOR MATERIALS LEGEND			
HS	HORIZONTAL WOOD / HARDY SIDING, PAINTED; BENJAMIN MOORE "RURAL EARTH" 1239	P1	INTEGRAL COLOR PLASTER, SMOOTH TEXTURE, COLOR 1: BENJAMIN MOORE "MIMBUS" 1465 UNLESS OTHERWISE NOTED, ALL PLASTER SHALL BE P1 COLOR
T	TILE SIDING	P2	INTEGRAL COLOR PLASTER, SMOOTH TEXTURE, COLOR 2: BENJAMIN MOORE "BLACK SATIN" 2131-10
			GLAZING AT WINDOWS & DOORS, WINDOWS SHALL BE THERMALLY BROKEN BLACK ALUMINUM FRAMED



BUILDING 1 - WEST ELEVATION
SCALE : 1/4" = 1'-0"

3

BUILDING 1 - NORTH / STREET ELEVATION
SCALE : 1/4" = 1'-0"

1



BUILDING 1 - EAST ELEVATION
SCALE : 1/4" = 1'-0"

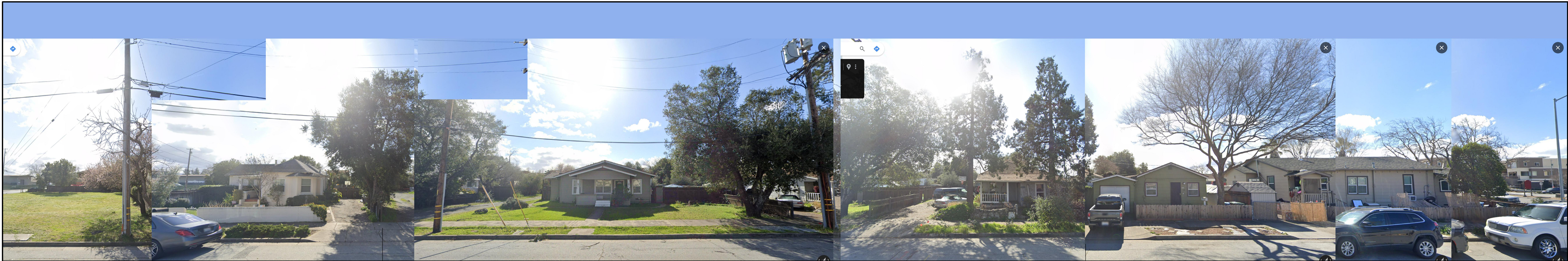
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BUILDING 1 - SOUTH ELEVATION
SCALE : 1/4" = 1'-0"

2



Dates	
COMPLETE SB330 APPLICATION	08.05.24
COMPLETE SB330 APPLICATION	05.21.25



STREETSCAPE VIEW - EXISTING

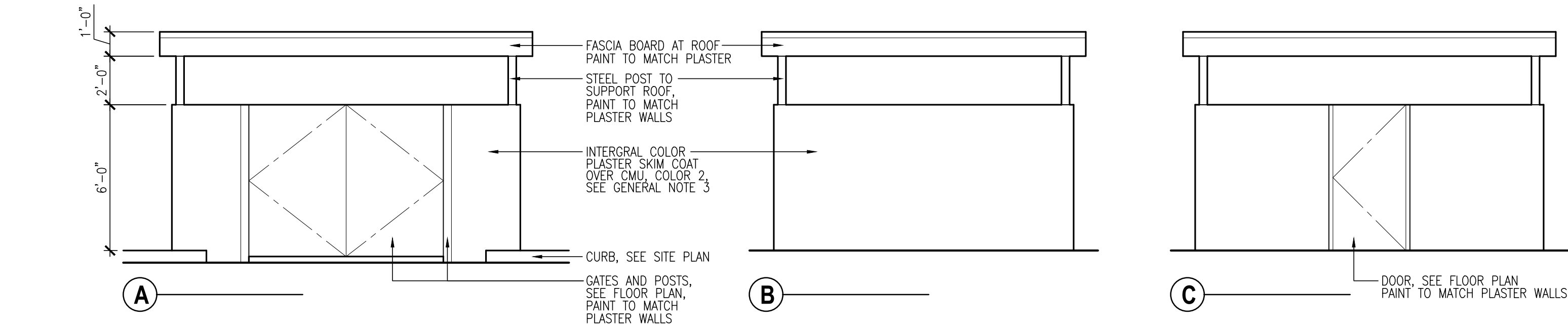
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STREETSCAPE VIEW - PROPOSED

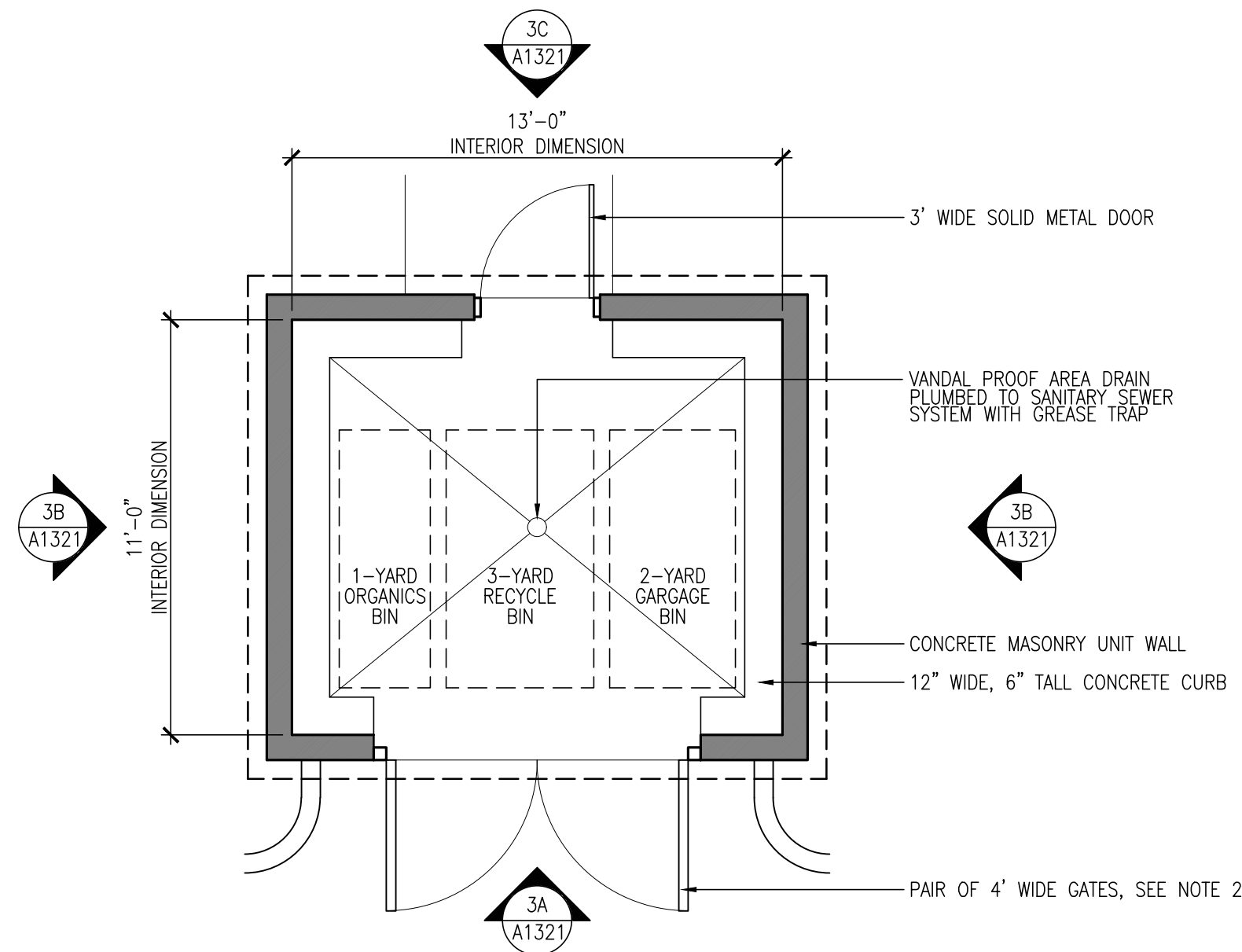
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Dates	
SB330 PRELIM. APPLICATION	12.08.23
COMPLETE SB330 APPLICATION	04.26.24
COMPLETE SB330 APPLICATION	08.05.24
COMPLETE SB330 APPLICATION	05.21.25
COMPLETE SB330 APPLICATION	07.25.25



TRASH ENCLOSURE ELEVATIONS

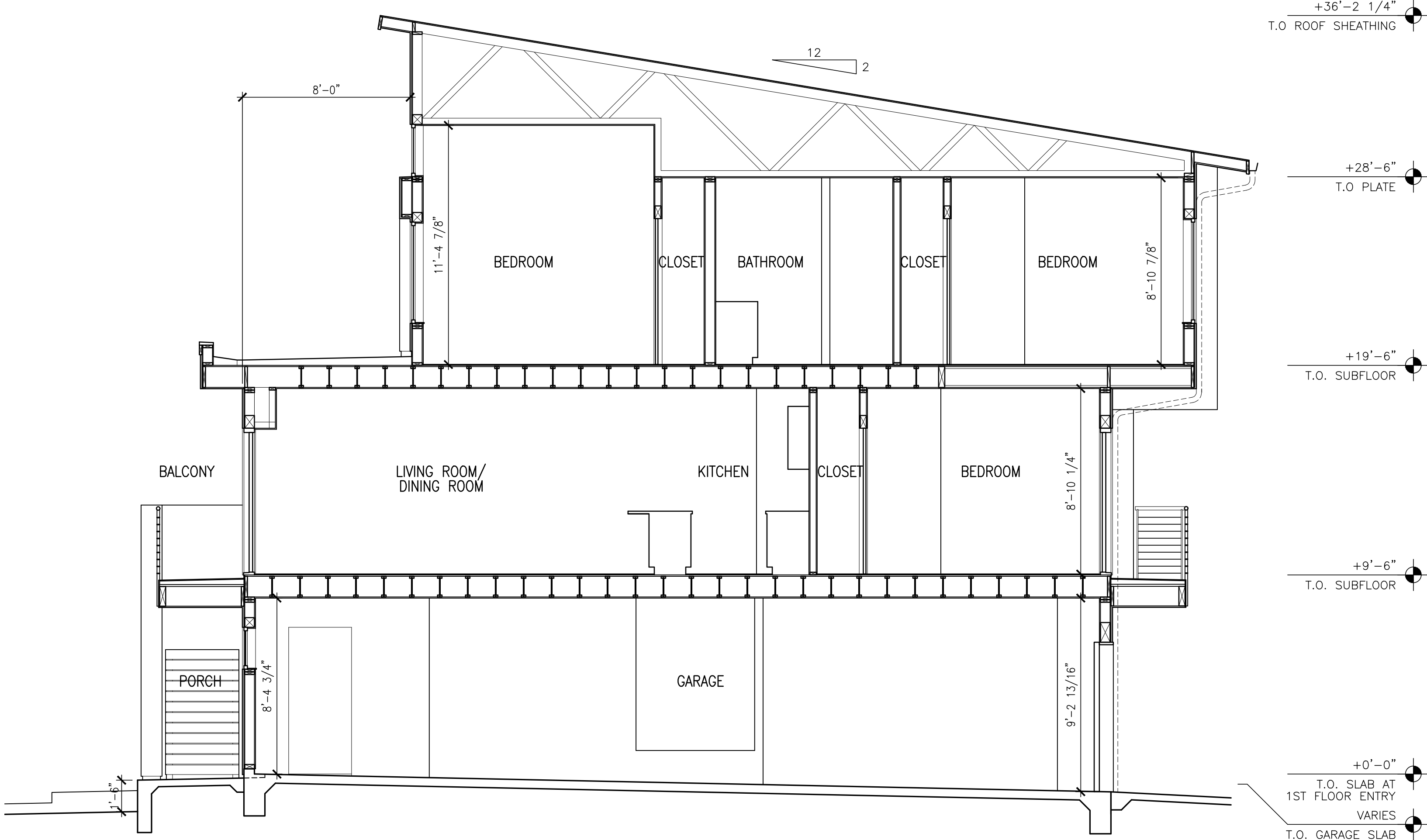
SCALE : 1/4" = 1'-0"



- GENERAL NOTES:
- ENCLOSURE PAD SHALL BE DESIGNED TO DRAIN INWARD TO THE DRAIN, AND THE OUTSIDE GRADE SURROUNDING THE ENCLOSURE SHALL NOT DRAIN INTO THE ENCLOSURE.
 - GATES SHALL BE ATTACHED TO SEPARATE STEEL POSTS AND HAVE THE ABILITY TO BE LOCKED. GATES SHALL BE SOLID METAL VIEW-OBSTRUCTING INTO THE ENCLOSURE.
 - SEE A1-3.1.2 FOR EXTERIOR MATERIALS AND COLORS.

TRASH ENCLOSURE FLOOR PLAN

SCALE : 1/4" = 1'-0"



BUILDINGS 1 & 2 - BUILDING SECTION

SCALE : 1/4" = 1'-0"

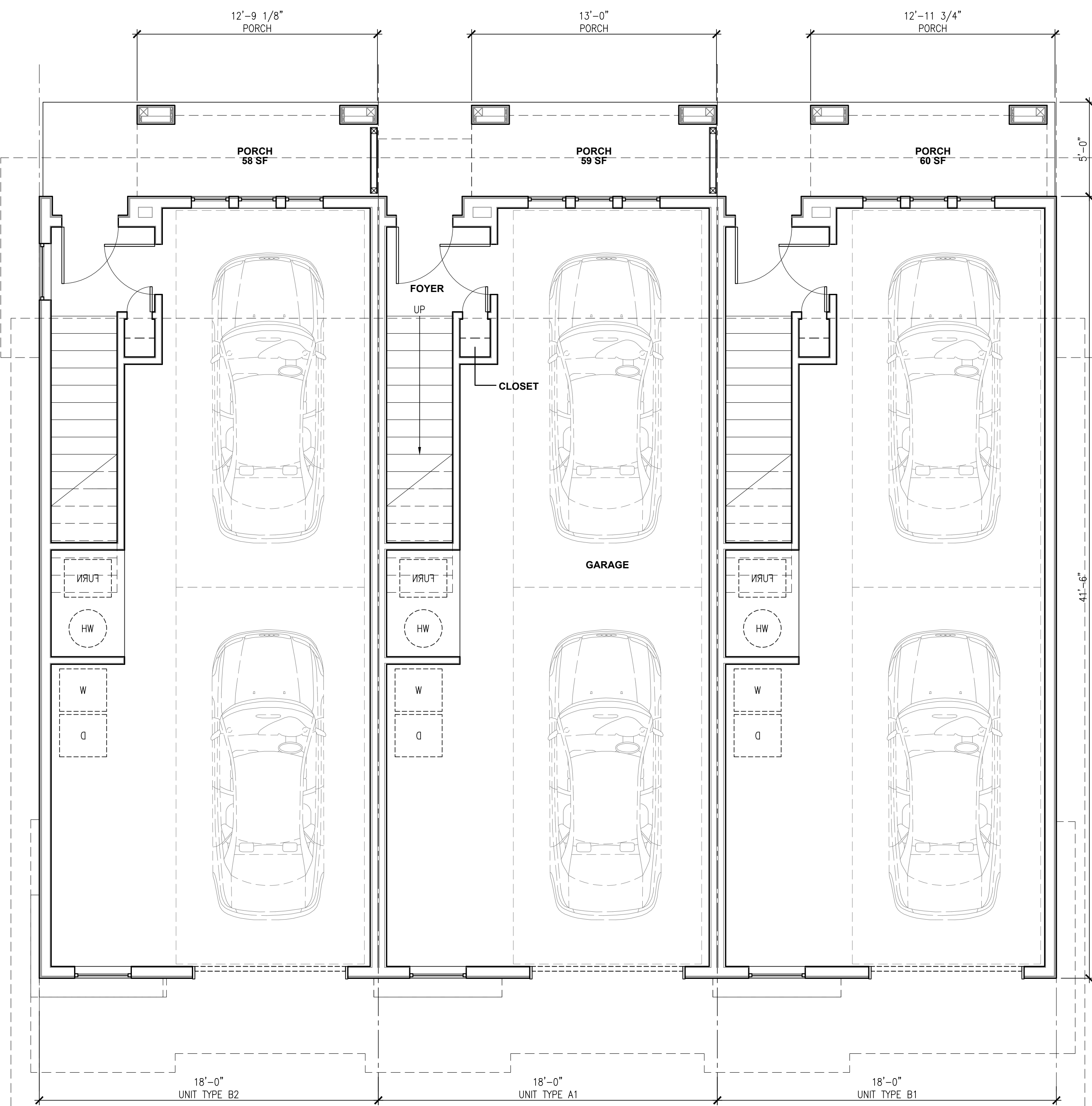
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SB330 PRELIM. APPLICATION	12.08.23
COMPLETE SB330 APPLICATION	04.26.24
COMPLETE SB330 APPLICATION	08.05.24
COMPLETE SB330 APPLICATION	05.21.25
COMPLETE SB330 APPLICATION	07.25.25



BUILDING 2 - 2ND FLOOR PLAN

SCALE : 1/4" = 1'-0"

2



BUILDING 2 - 1ST FLOOR PLAN

SCALE : 1/4" = 1'-0"

1

Client

FRANK ELECTRIC
PARTNERS, LP

Project

MYRTLE AVENUE HOUSING
30 & 50 MYRTLE AVE
MORGAN HILL, CA

Job Number

2304

Dates

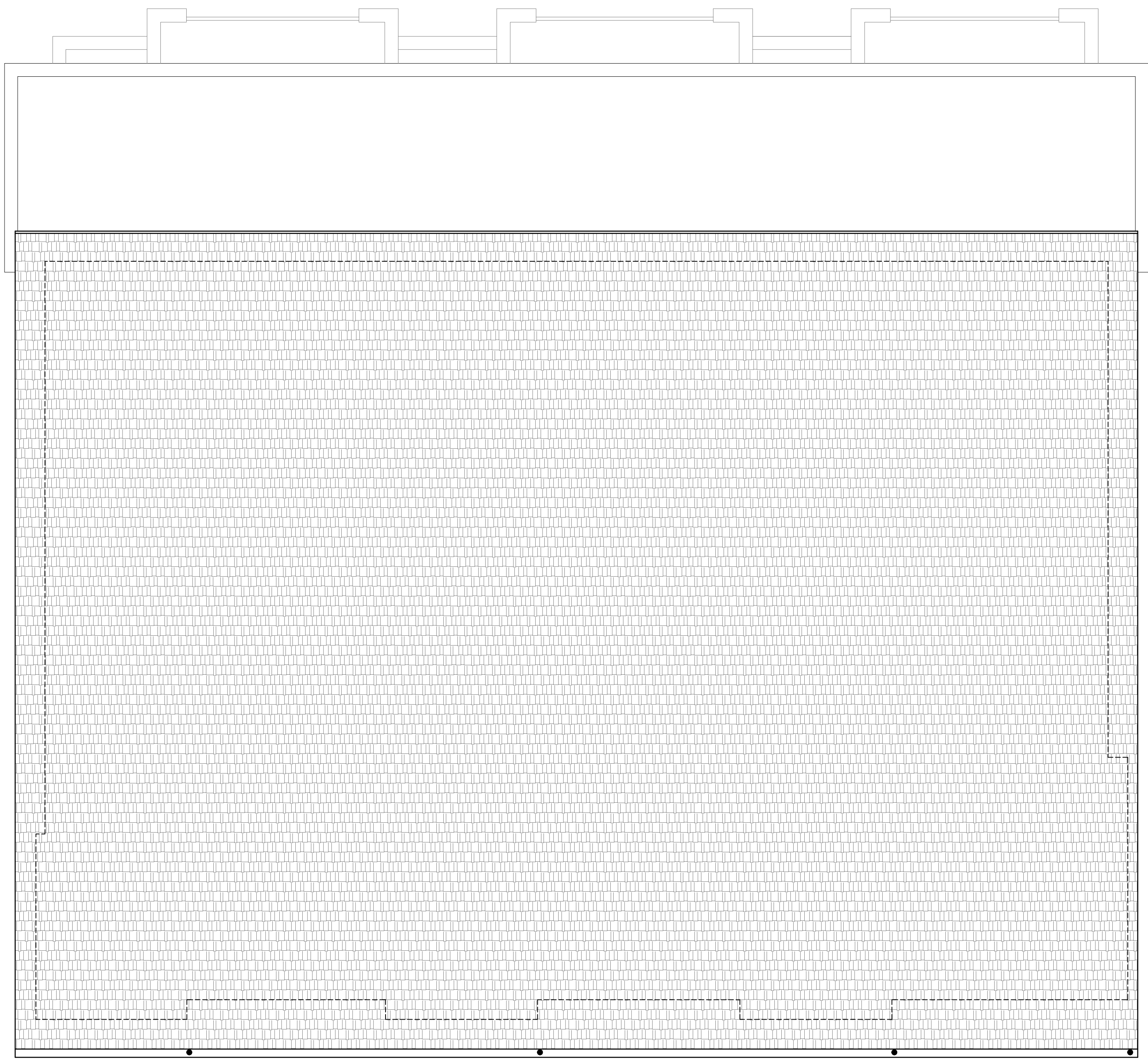
SB330 PRELIM. APPLICATION	12.08.23
COMPLETE SB330 APPLICATION	04.26.24
COMPLETE SB330 APPLICATION	08.05.24
COMPLETE SB330 APPLICATION	05.21.25
COMPLETE SB330 APPLICATION	07.25.25

Sheet Name

BUILDING 2
3RD FLOOR PLAN
& ROOF PLAN

Sheet #

A2-2.1.2



BUILDING 2 - ROOF PLAN (SEE BUILDING 1 ROOF PLAN FOR ADDITIONAL INFORMATION)

2

SCALE : 1/4" = 1'-0"



BUILDING 2 - 3RD FLOOR PLAN

1

SCALE : 1/4" = 1'-0"

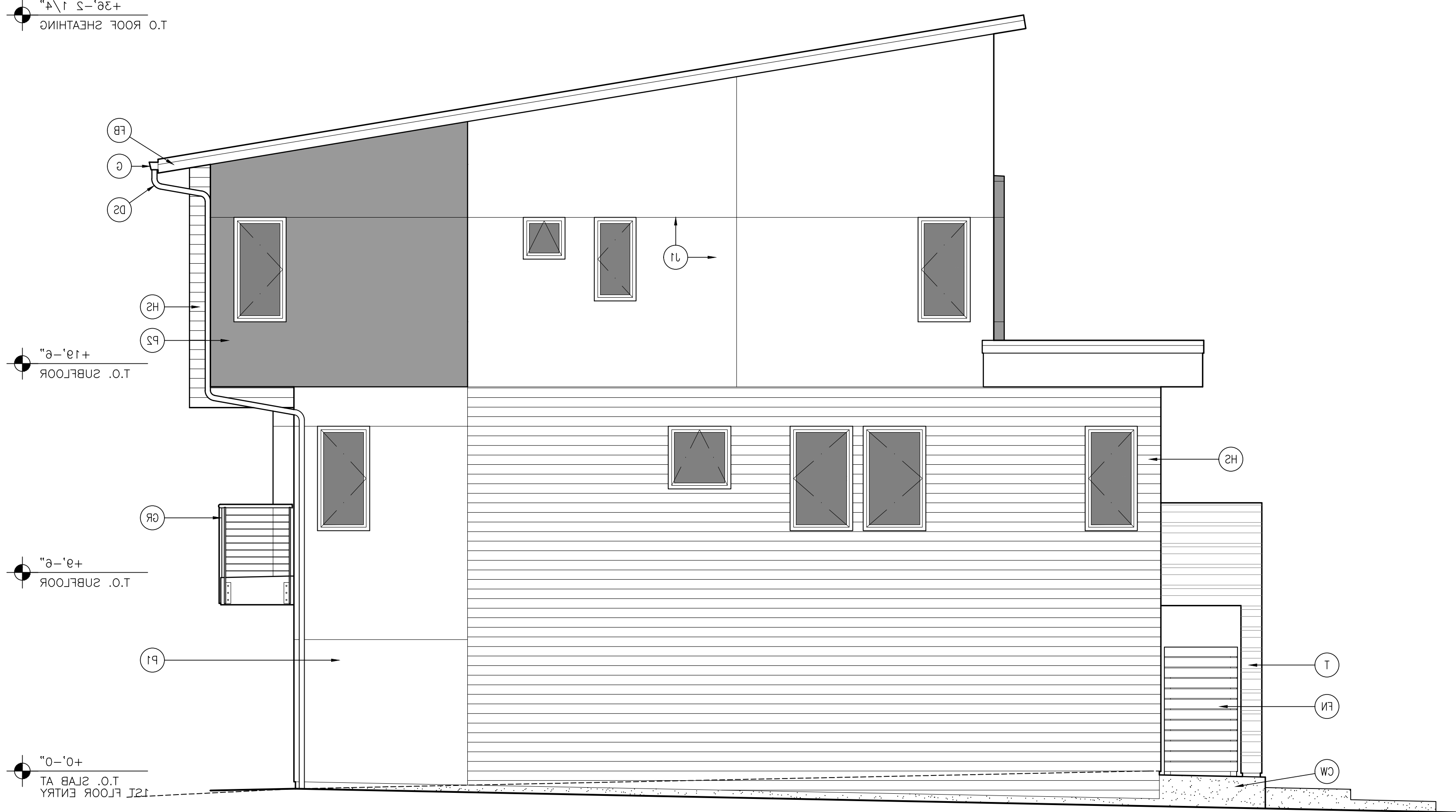
Dates	
SB330 PRELIM. APPLICATION	12.08.23
COMPLETE SB330 APPLICATION	04.26.24
COMPLETE SB330 APPLICATION	08.05.24
COMPLETE SB330 APPLICATION	05.21.25
COMPLETE SB330 APPLICATION	07.25.25



BUILDING 2 - WEST ELEVATION

SCALE : 1/4" = 1'-0"

3



BUILDING 2 - EAST ELEVATION

SCALE : 1/4" = 1'-0"

4



BUILDING 2 - NORTH / STREET ELEVATION

SCALE : 1/4" = 1'-0"

1



BUILDING 2 - SOUTH ELEVATION

SCALE : 1/4" = 1'-0"

2

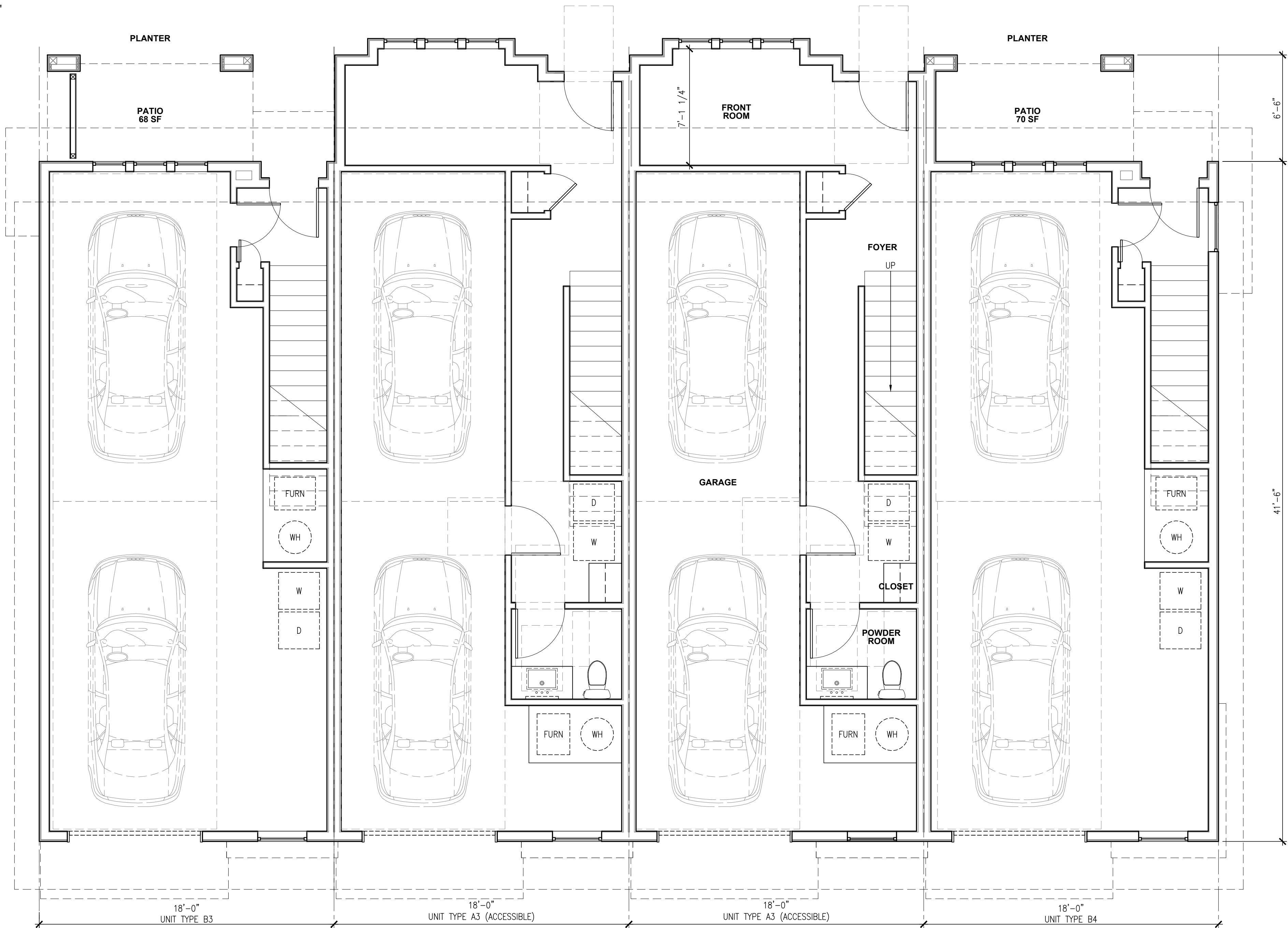
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SB330 PRELIM. APPLICATION	12.08.23
COMPLETE SB330 APPLICATION	04.26.24
COMPLETE SB330 APPLICATION	08.05.24
COMPLETE SB330 APPLICATION	05.21.25
COMPLETE SB330 APPLICATION	07.25.25



BUILDING 3 - 2ND FLOOR PLAN

SCALE : 1/4" = 1'-0"

2

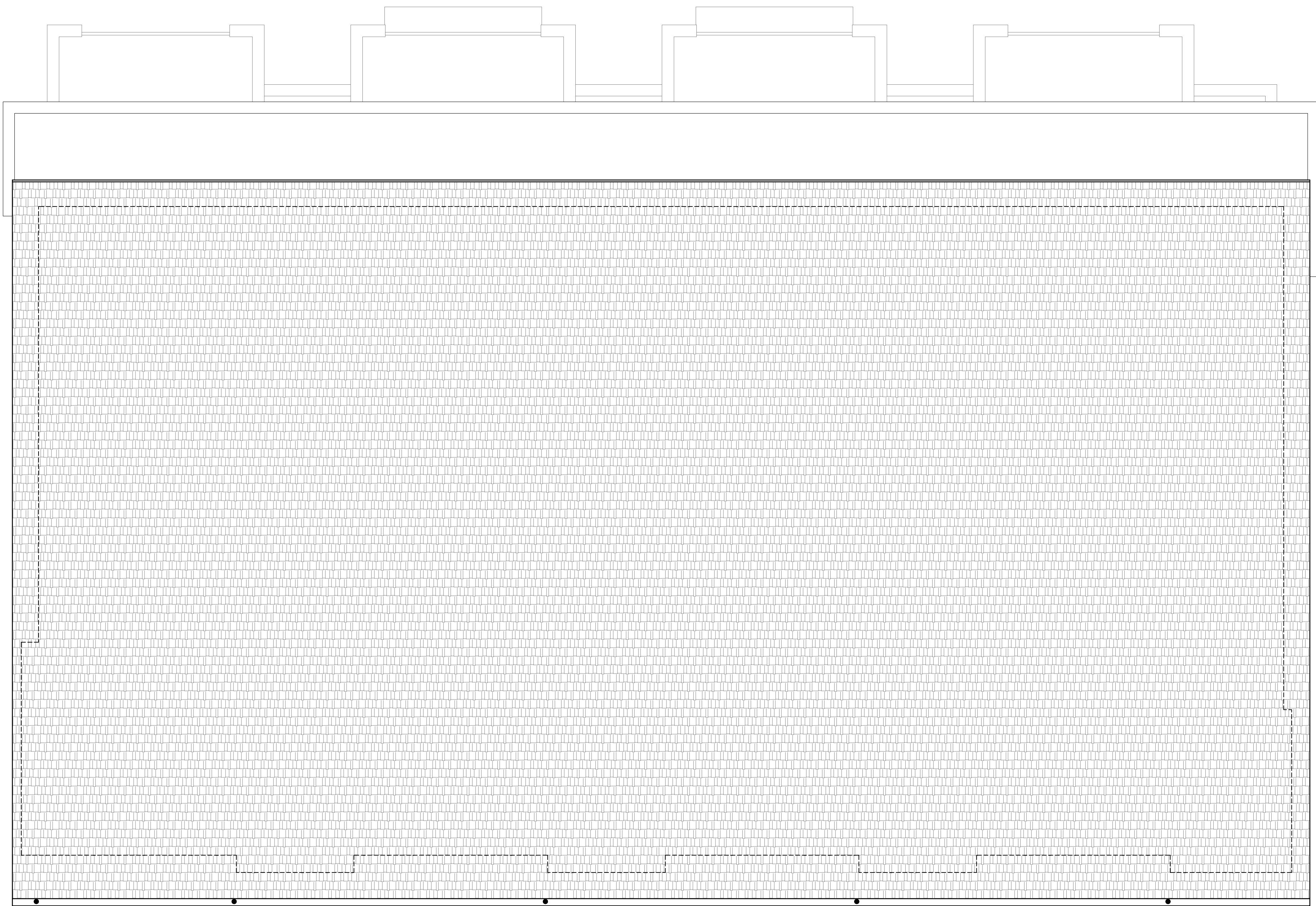


BUILDING 3 - 1ST FLOOR PLAN

SCALE : 1/4" = 1'-0"

1

Dates	
SB330 PRELIM. APPLICATION	12.08.23
COMPLETE SB330 APPLICATION	04.26.24
COMPLETE SB330 APPLICATION	08.05.24
COMPLETE SB330 APPLICATION	05.21.25
COMPLETE SB330 APPLICATION	07.25.25



BUILDING 3 - ROOF PLAN (SEE BUILDING 1 ROOF PLAN FOR ADDITIONAL INFORMATION)

SCALE : 1/4" = 1'-0"

2

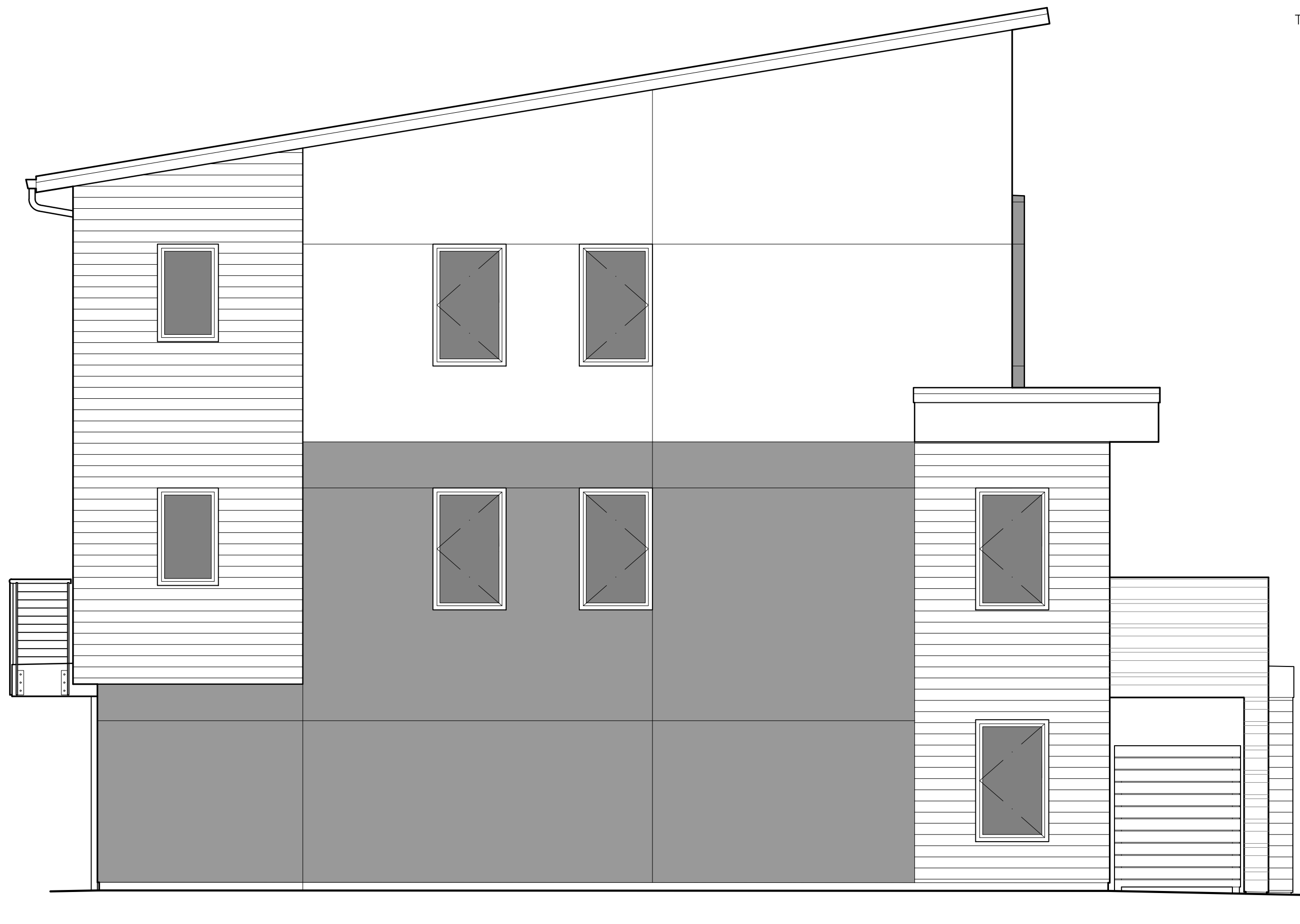


BUILDING 3 - 3RD FLOOR PLAN

SCALE : 1/4" = 1'-0"

1

Dates	
SB330 PRELIM. APPLICATION	12.08.23
COMPLETE SB330 APPLICATION	04.26.24
COMPLETE SB330 APPLICATION	08.05.24
COMPLETE SB330 APPLICATION	05.21.25
COMPLETE SB330 APPLICATION	07.25.25



BUILDING 3 - SOUTH ELEVATION
SCALE : 1/4" = 1'-0"



BUILDING 3 - WEST ELEVATION
SCALE : 1/4" = 1'-0"

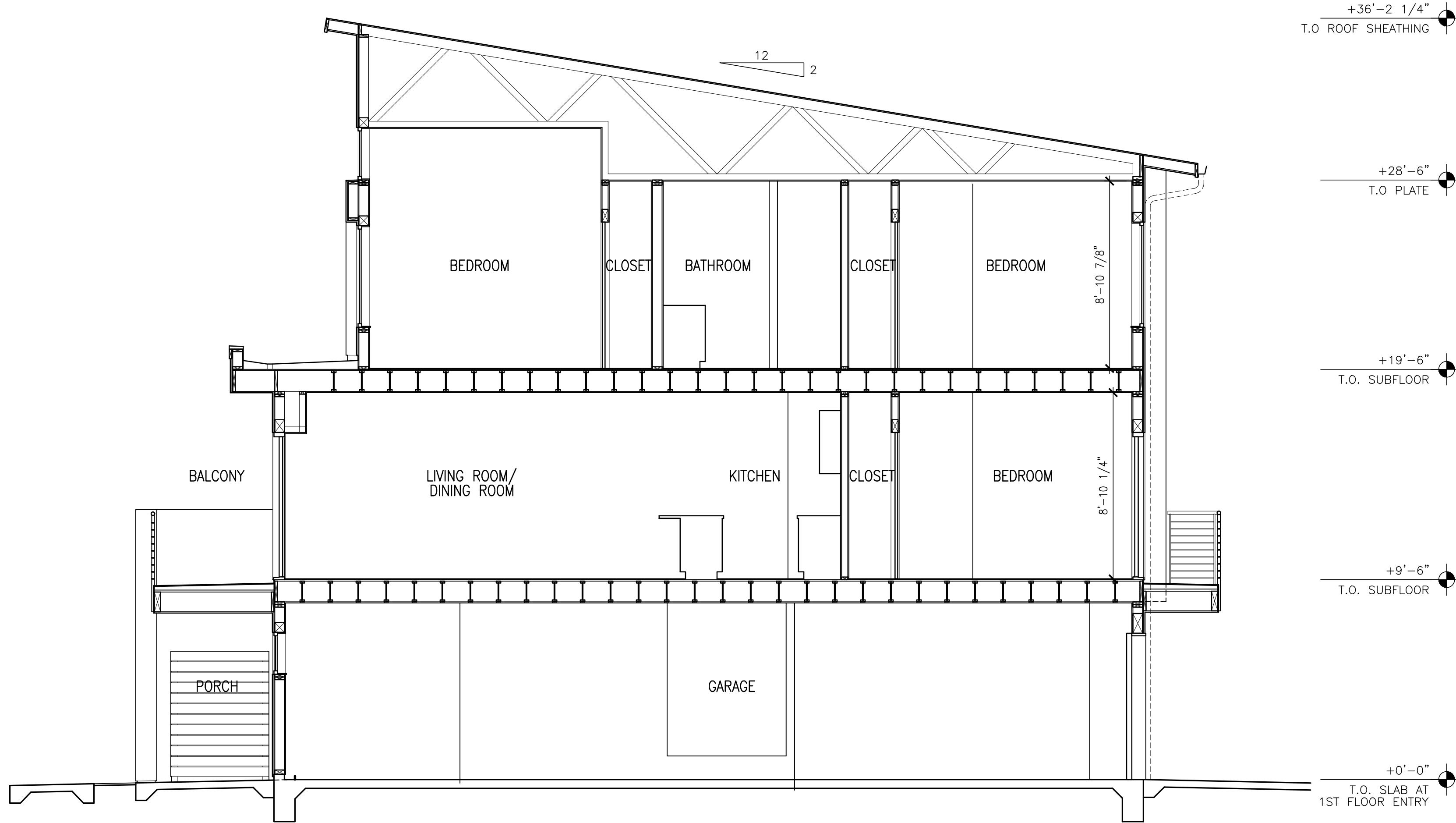


BUILDING 3 - NORTH ELEVATION
SCALE : 1/4" = 1'-0"



BUILDING 3 - EAST ELEVATION
SCALE : 1/4" = 1'-0"

Dates	
SB330 PRELIM. APPLICATION	12.08.23
COMPLETE SB330 APPLICATION	04.26.24
COMPLETE SB330 APPLICATION	08.05.24
COMPLETE SB330 APPLICATION	05.21.25
COMPLETE SB330 APPLICATION	07.25.25



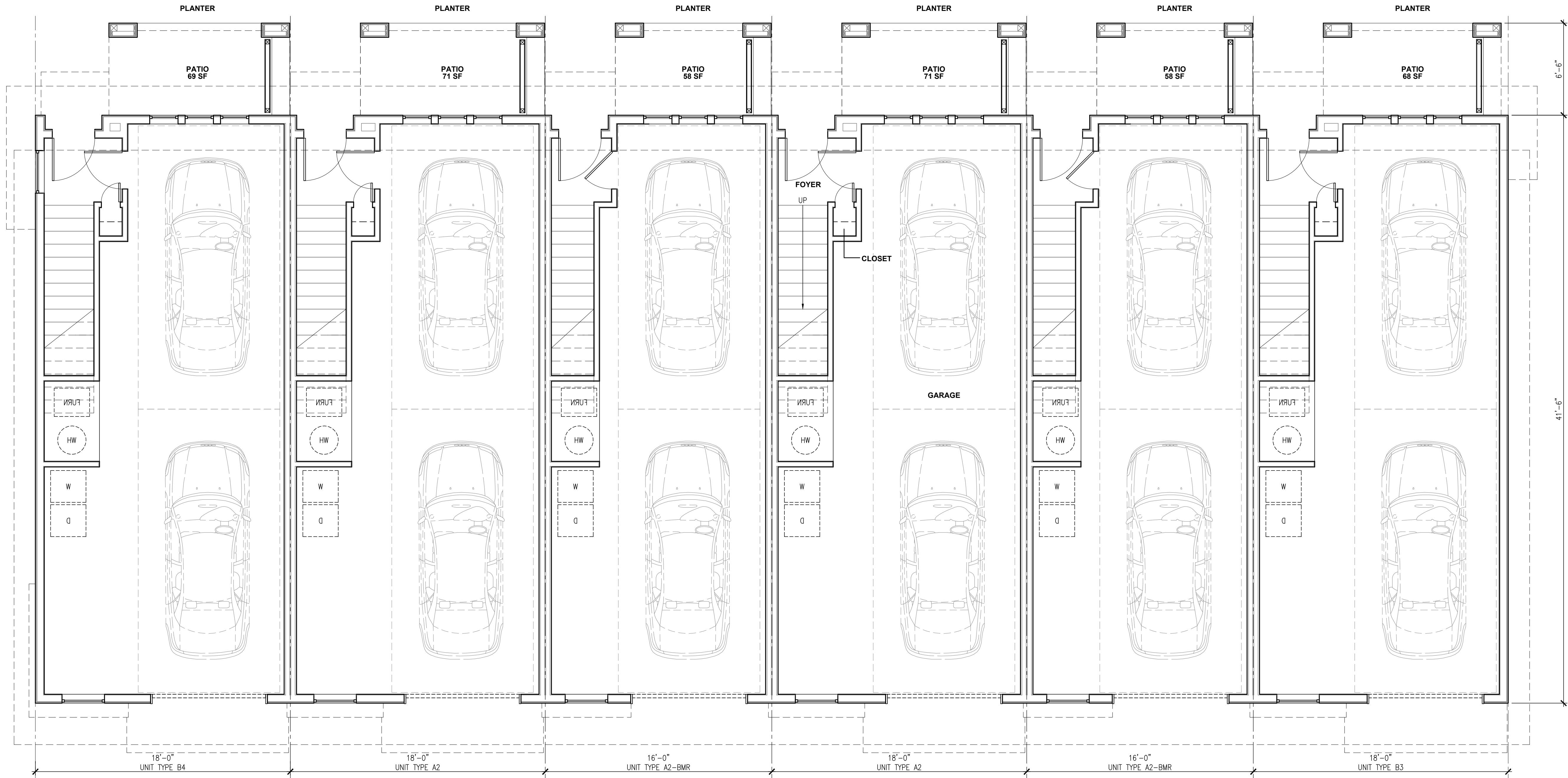
BUILDING 3 & 4 - BUILDING SECTION

SCALE : 1/4" = 1'-0"

Dates	
SB330 PRELIM. APPLICATION	12.08.23
COMPLETE SB330 APPLICATION	04.26.24
COMPLETE SB330 APPLICATION	08.05.24
COMPLETE SB330 APPLICATION	05.21.25
COMPLETE SB330 APPLICATION	07.25.25

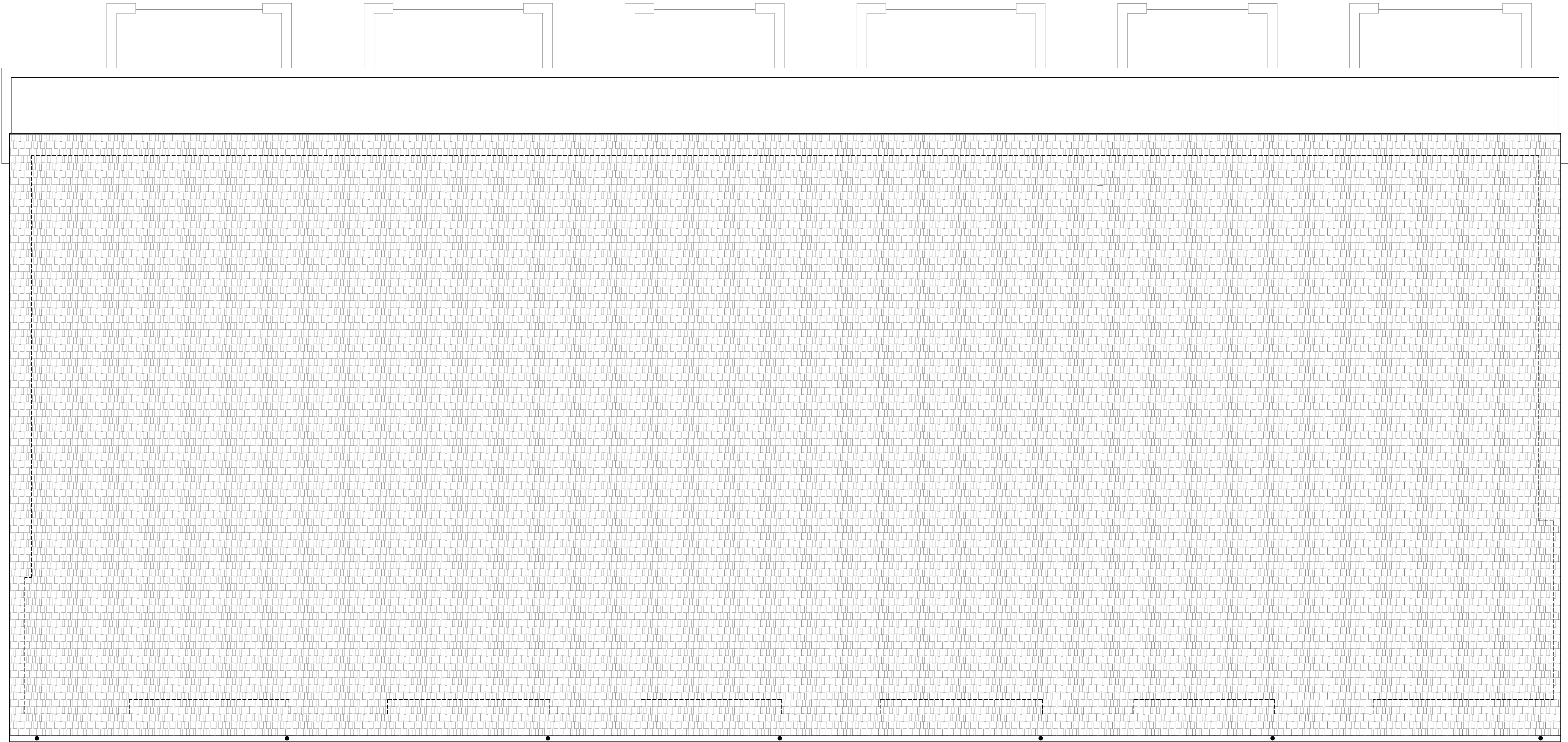


BUILDING 4 - 2ND FLOOR PLAN
SCALE : 1/4" = 1'-0"



BUILDING 4 - 1ST FLOOR PLAN
SCALE : 1/4" = 1'-0"

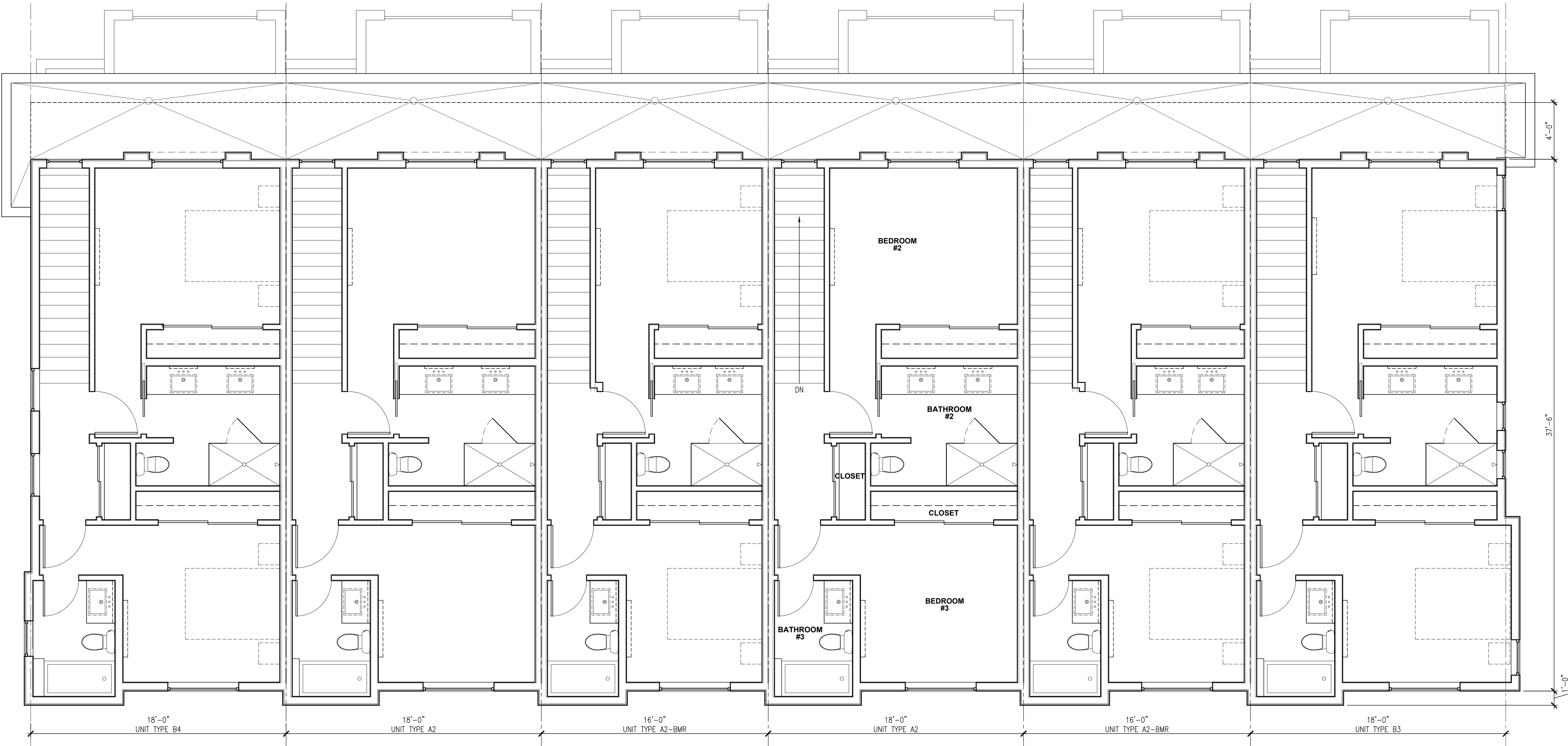
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COMPLETE SB330 APPLICATION	04.26.24
COMPLETE SB330 APPLICATION	08.05.24
COMPLETE SB330 APPLICATION	05.21.25
COMPLETE SB330 APPLICATION	07.25.25



BUILDING 4 - ROOF PLAN (SEE BUILDING 1 ROOF PLAN FOR ADDITIONAL INFORMATION)

SCALE : 1/4" = 1'-0"

2



BUILDING 4 - 3RD FLOOR PLAN

SCALE : 1/4" = 1'-0"

1

Dates	
SB330 PRELIM. APPLICATION	12.08.23
COMPLETE SB330 APPLICATION	04.26.24
COMPLETE SB330 APPLICATION	08.05.24
COMPLETE SB330 APPLICATION	05.21.25
COMPLETE SB330 APPLICATION	07.25.25



BUILDING 4 - EAST ELEVATION
SCALE: 1/4" = 1'-0"

1



BUILDING 4 - WEST ELEVATION
SCALE: 1/4" = 1'-0"

2

Client

FRANK ELECTRIC
PARTNERS, LP

Project

MYRTLE AVENUE HOUSING
30 & 50 MYRTLE AVE
MORGAN HILL, CA

Job Number

2304

Dates	
SB330 PRELIM. APPLICATION	12.08.23
COMPLETE SB330 APPLICATION	04.26.24
COMPLETE SB330 APPLICATION	08.05.24
COMPLETE SB330 APPLICATION	05.21.25
COMPLETE SB330 APPLICATION	07.25.25

Sheet Name

BUILDING 4
EXTERIOR ELEVATIONS

Sheet #

A4-3.1.2



BUILDING 4 - SOUTH ELEVATION

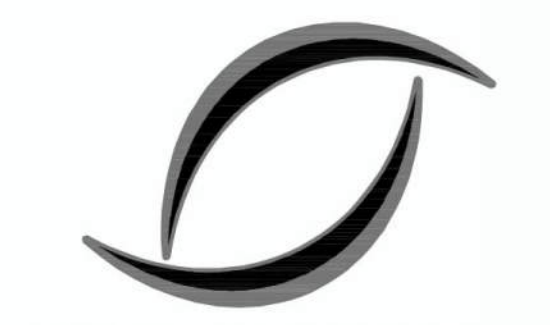
SCALE : 1/4" = 1'-0"

1



BUILDING 4 - NORTH ELEVATION

SCALE : 1/4" = 1'-0"



ENVIRONMENTAL
FORESIGHT, INC.
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2065 N. Broadway, Suite 203
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Client

Project

MYRTLE AVENUE HOUSING
30 & 50 MYRTLE AVE
MORGAN HILL, CA

Job Number

EFI: 23015.01

Dates

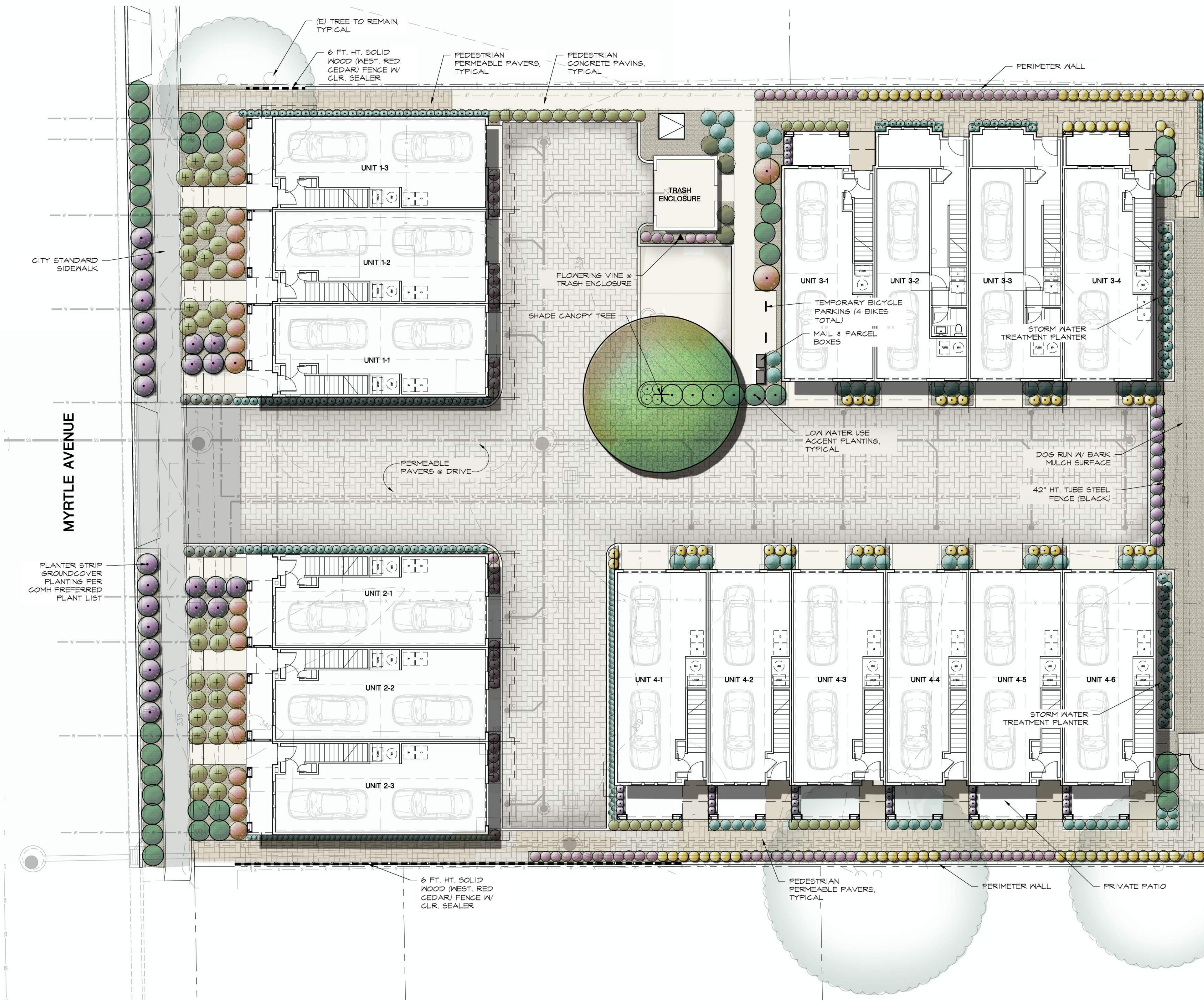
SB330 PRELIMINARY APPLICATION	12.08.23
SB330 FINAL APPLICATION	04.26.24
SB330 3RD SUBMITTAL	07.31.24
SB330 4TH SUBMITTAL	05.14.25
SB330 5TH SUBMITTAL	07.25.25

Sheet Name

PRELIMINARY LANDSCAPE PLAN

Sheet #

L-1.0



LANDSCAPE MATERIALS NOTES:
1. PRIOR TO THE PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THIS REQUIREMENT.
2. SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF THE SOIL REPORT AND WHAT IS APPROPRIATE FOR THE PLANTS SELECTED (SEE SECTION 18.04.070).
3. FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER ONE THOUSAND SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL. SOILS WITH GREATER THAN SIX PERCENT ORGANIC MATTER IN THE TOP SIX INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.
4. A MINIMUM THREE-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. TO PROVIDE HABITAT FOR BENEFICIAL INSECTS AND OTHER WILDLIFE, UP TO FIVE PERCENT OF THE LANDSCAPE AREA MAY BE LEFT WITHOUT MULCH. DESIGNATED INSECT HABITAT MUST BE INCLUDED IN THE LANDSCAPE DESIGN PLAN AS SUCH.
5. STABILIZING MULCHING PRODUCTS SHALL BE USED ON SLOPES THAT MEET CURRENT ENGINEERING STANDARDS.
6. THE MULCHING PORTION OF THE SEED/MULCH SLURRY IN HYDRO-SEEDED APPLICATIONS SHALL MEET THE MULCHING REQUIREMENT.
7. TYPES OF MULCH NOT ALLOWED INCLUDE: BARK MULCH, GORILLA HAIR, SHREDDED CEDAR, OR VIRGIN MATERIALS. ORGANIC MULCH MATERIALS MADE FROM RECYCLED OR POST-CONSUMER SHALL TAKE PRECEDENCE OVER INORGANIC MATERIALS OR VIRGIN FOREST PRODUCTS UNLESS THE RECYCLED POST-CONSUMER ORGANIC PRODUCTS ARE NOT LOCALLY AVAILABLE. ORGANIC MULCHES ARE NOT REQUIRED WHERE PROHIBITED BY LOCAL FUEL MODIFICATION PLAN GUIDELINES OR OTHER APPLICABLE LOCAL ORDINANCES.

PROJECT NOTES:
1. DOG RUN AREA PROVIDED FOR SMALL RECREATION SPACE.
2. NO PLANTING AREAS ARE PROVIDED FOR EDIBLE PLANTING.
3. RECYCLED IRRIGATION IS NOT AVAILABLE FOR THIS PROJECT.
4. BARK MULCH: RECYCLED DECOACTIVE MULCH IN LIGHT BROWN COLOR (RECOLOGY PRODUCT) APPLIED @ 3" DEPTH.
5. SOIL AMENDMENTS ARE TO BE DETERMINED @ THE TIME OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT SOIL SAMPLES TO LABORATORY FOR TESTING & AMENDMENT RECOMMENDATIONS.
6. NO WATER FEATURES ON PROJECT.
7. SEE PLAN FOR HARDSCAPE MATERIALS.
8. PROJECT HAS NO SLOPES OVER 25%.
9. NO RAIN WATER HARVESTING USED ON PROJECT.
10. NO GRAYWATER SYSTEM USED ON PROJECT.

PROJECT INFORMATION:
PROJECT APPLICANT:
BRANDON WINTERS
MYRTLE INVESTMENTS, LLC
300 METATE PLACE
PALM DESERT, CA 92260

PROJECT ADDRESS:
30 & 50 MYRTLE AVE.
MORGAN HILL, CA 95037
(APNS) 017-01-021 & 017-01-022

TOTAL LANDSCAPE AREA:
3,805 SF

PROJECT TYPE:
SINGLE FAMILY RESIDENTIAL ATTACHED TOWNHOME-STYLE CONDOMINIUMS

WATER SUPPLY TYPE:
POTABLE

WATER PURVEYOR:
VALLEY WATER

AFTER INSTALLATION OF LANDSCAPING ON PROPERTY, THE OWNER/DEVELOPER AGREES TO HAVE AN IRRIGATION AUDIT, LANDSCAPE AUDIT, IRRIGATION SCHEDULE, AND MAINTENANCE SCHEDULE CONDUCTED BY A CERTIFIED IRRIGATION AUDITOR AND SUBMIT IT TO THE CITY FOR FINAL PROJECT SIGN OFF. ALSO, THE DEVELOPER WILL SUBMIT RECEIPTS AND/OR INVOICES FOR ALL COMPOST AND MULCH PURCHASES TO ENVIRONMENTAL SERVICES DIVISION AFTER FINAL CONSTRUCTION

OWNER/DEVELOPER NAME OWNER/DEVELOPER SIGNATURE DATE

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

SIGNATURE DATE: 07/25/25
LANDSCAPE ARCHITECT NO: 4648



Client

Project

MYRTLE AVENUE HOUSING
30 & 50 MYRTLE AVE
MORGAN HILL, CA

Job Number

EFI: 23015.01

Dates

SB330 PRELIMINARY APPLICATION 12.08.23
SB330 FINAL APPLICATION 04.26.24
SB330 3RD SUBMITTAL 07.31.24
SB330 4TH SUBMITTAL 05.14.25
SB330 5TH SUBMITTAL 07.25.25

Sheet Name

CONCEPTUAL IRRIGATION PLAN

Sheet #

L-2.0

Page 81 of 174

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION
■	1401 / CV-0500-FM	RAIN BIRD BUBBLER / NDS FLOW MANAGEMENT INLINE SPRING CHECK VALVE (TREE)
△	LT-S	FLUSH VALVE (SEE DETAIL) - KBI SCHEDULE 80 PVC FULL PORT BALL VALVE (SLIP X SLIP) (LINE SIZE)
⊕	ARV050	RAIN BIRD AIR RELEASE & VACUUM RELIEF VALVE
⊕	OPERIND - (SEE SUB-SURFACE DRIP LAYOUT DETAILS)	RAIN BIRD DRIP SYSTEM OPERATION INDICATOR
⊕	3200100-1"	SUPERIOR NORMALLY CLOSED MASTER CONTROL VALVE
⊕	FSI-T10-001-1" / P71620-A (PART OF CONTROLLER EQUIPMENT PACKAGE)	CREATIVE SENSOR TECHNOLOGY FLOW SENSOR WITH PAIGE SHIELDED COMMUNICATION CABLE (SEE CONTROLLER DESCRIPTION BELOW)
⊕	PESB-100-1" / LT-T	RAIN BIRD REMOTE CONTROL VALVE / KBI SCHEDULE 80 PVC FULL PORT BALL VALVE
⊕	KCZ-100-PRB-COM	RAIN BIRD CONTROL ZONE KIT - PVC BALL VALVE, 1" PESB VALVE, AND 1" PRESSURE REGULATING (40 PSI) QUICK CHECK BASKET FILTER (200 MESH)
◆	33DRC	RAIN BIRD QUICK COUPLING VALVE
⊕	T-113-LF	NIBCO GATE VALVE - LEAD FREE (LINE SIZE)
⊕	975XL2-1"	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY (LEAD FREE)
⊕	A2C-1200-M / A2M-600	HUNTER ACC2 12 STATION CONTROLLER WITH ONE 6-STATION EXPANSION MODULE (18 STATIONS TOTAL)
⊕	WSS-SEN	HUNTER WIRELESS SOLAR SYNC SENSOR (MOUNT IN A STRONG BOX VANDAL RESISTANT ENCLOSURE)
⊕		PRECIPITATION RATE
⊕		CONTROLLER & STATION NUMBER
⊕		APPROXIMATE FLOW (GPM)
⊕		REMOTE CONTROL VALVE SIZE
⊕		HYDROZONE - PLANT TYPE / WATER REQUIREMENT SL - SHRUB & GROUNDCOVER / LOW WATER-USE TL - TREE / LOW WATER-USE
⊕		MAINLINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS, 18" COVER, 24" COVER UNDER VEHICULAR PAVING.
⊕		LATERAL LINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS, 12" COVER, 24" COVER UNDER VEHICULAR PAVING.
⊕		SUB-SURFACE: RAIN BIRD XFS-CV SUB-SURFACE DRIPLINE (XFS-CV-09-12) WITH COPPER SHIELD TECHNOLOGY AND HEAVY DUTY CHECK VALVE. INSTALL AS DETAILED 12" O.C. SEE DRIP IRRIGATION DETAILS FOR TUBING LAYOUT, AND INSTALLATION METHODS. BOUNDARIES DEFINE AREAS FOR DRIPLINE TO BE CONNECTED TO ASSOCIATED REMOTE CONTROL VALVES AS DEPICTED IN THE DRAWING. 4" SOL COVER.
⊕		SLEEVING: 1120-SCHEDULE 40 PVC PLASTIC PIPE, COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.

VALVE BOXES AND LIDS SHALL BE BLACK IN COLOR.

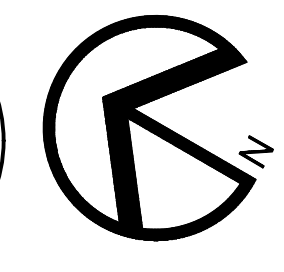
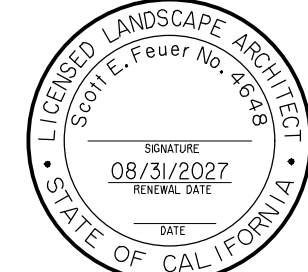
IRRIGATION HYDROZONE LEGEND

HYDROZONE SYMBOL	HYDROZONE DESCRIPTION
■	LOW WATER-USE SHRUBS AND TREES

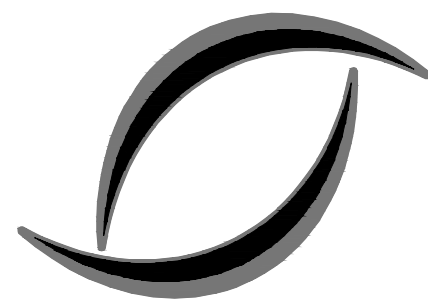
PRELIMINARY IRRIGATION WATER USE CALC.

WATER EFFICIENT LANDSCAPE WORKSHEET							
This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.							
Reference Evapotranspiration (Eto)	45.3						
Hydrozone #	Plant Factor (PF)	Irrigation Method ^a	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
Low Water-Use Plants	0.30	Drip	0.81	0.37	3,905	1,445	40,580
					(A)	(B)	
				Totals	3,905	1,445	40,580
Special Landscape Areas							
					(C)	(D)	
				Totals			
					ETWU Total		40,580
					Maximum Allowed Water Allowance (MAWA) ^e		60,322
a) Irrigation Method E.g. 1) front lawn 2) low water use plantings 3) medium water use planting							
b) Irrigation Efficiency 0.75 for spray head 0.81 for drip							
c) ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.							
d) MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)] where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.							
ETAF Calculations							
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.							
Regular Landscape Areas							
Total ETAF x Area (B)	1,445						
Total Area (A)	3,905						
Average ETAF	0.37						
All Landscape Areas							
Total ETAF x Area (B+D)	1,445						
Total Area (A+C)	3,905						
Sitewide ETAF (B+D) ÷ (A+C)	0.37						

0 5 10 20 FT.



NOT FOR CONSTRUCTION



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Client

Project

MYRTLE AVENUE HOUSING
30 & 50 MYRTLE AVE
MORGAN HILL, CA

Job Number

EFI: 23015.01

Dates

SB330 PRELIMINARY APPLICATION	12.08.23
SB330 FINAL APPLICATION	04.26.24
SB330 3RD SUBMITTAL	07.31.24
SB330 4TH SUBMITTAL	05.14.25
SB330 5TH SUBMITTAL	07.25.25

Sheet Name

PLANTING PLAN

Sheet #

L-3.0

PRELIMINARY PLANT MATERIAL KEY

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS*
TREES					
ARB MAR	Arbutus x. 'Marina'	Strawberry Tree	24" BOX-STD.	SEE PLANS	L
PIS KEI	Pistachia c. 'Keith Davey'	Fruitless Chinese Pistache	24" BOX-STD.	SEE PLANS	L
SHRUBS/GRASSES/GROUNDCOVER					
ASP ELA	Aspidistra elatior	Cast Iron Plant	1 GAL	18" O.C.	L
CAR TUM *	Carex tumulicola	Berkeley Sedge	1 GAL	24" O.C.	L
FES ELI	Festuca glauca 'Elijah Blue'	Common Blue Fescue	4" POT	12" O.C.	L
LAN MON	Lantana montevidensis	Trailing Lantana	1 GAL	42" O.C.	L
LAV MUN	Lavandula a. 'Munstead'	Munstead Lavender	1 GAL	30" O.C.	L
MUH DUB	Muhlenbergia dubia	Fine Muhly	1 GAL	48" O.C.	L
PHO COM	Phormium t. 'Atrorubrum Compactum'	New Zealand Flax	5 GAL	60" O.C.	L
PHO TON	Phormium x. 'Tony Tiger'	Dwarf New Zealand Flax	1 GAL	24" O.C.	L
FRU COL	Fraxinus c. 'Compacta' Column	Compact Column Cherry Laurel	5 GAL	48" O.C.	L
RHA JOH	Rhamnus alaternatus 'John Edwards'	Italian Buckhorn	5 GAL	48" O.C.	L
ROS HUN	Rosmarinus a. 'Huntington Carpet'	Trailing Rosemary	1 GAL	48" O.C.	L
ROS ROM	Rosmarinus a. 'Roman Beauty'	Rosemary	1 GAL	18" O.C.	L
SAL BRE	Salvia microphylla 'Heathave Breeze'	Sage	1 GAL	36" O.C.	L
SAL WIN	Salvia clevelandii 'Wimfred Gilman'	Cleveland Sage	1 GAL	42" O.C.	L
VINES					
GEL SEM	Gelsemium sempervirens	Carolina Jessamine	5 GAL	SEE PLANS	L

NOTES:
1. WUCOLS IV RATING IS AN INDUSTRY STANDARD FOR IRRIGATION WATER NEEDS OF LANDSCAPE PLANTINGS IN SPECIFIC CALIFORNIA REGIONS. THE MAJORITY OF PLANTS FOR THIS REGION ARE VERY LOW (VL) TO Medium (M) WATER REQUIREMENTS AND PLANTED IN SPECIFIC HYDROZONES. ABBREVIATIONS FOR WUCOLS WATER NEEDS ARE: VL - VERY LOW, L - LOW, M - MEDIUM, H - HIGH.
2. FINAL STREET TREE SELECTION WILL BE FROM THE CITY OF MORGAN HILL STREET TREE MASTER PLAN. GROUNDCOVER PLANT SPECIES TO BE INSTALLED IN THE PUBLIC RIGHT OF WAY WILL BE SELECTED FROM THE CITY'S PREFERRED PLANT LIST.
3. * - PLANT SPECIES SPECIFIED FOR C.S. STORM WATER TREATMENT HAVE BEEN CHOSEN FROM APPENDIX D OF THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM GUIDELINES.

TOTAL LANDSCAPE AREA: 3,905 SF

(12) ASP ELA
1 GAL

(3) RHA JOH
5 GAL

(105) CAR TUM
1 GAL

(4) FES ELI
4" POT

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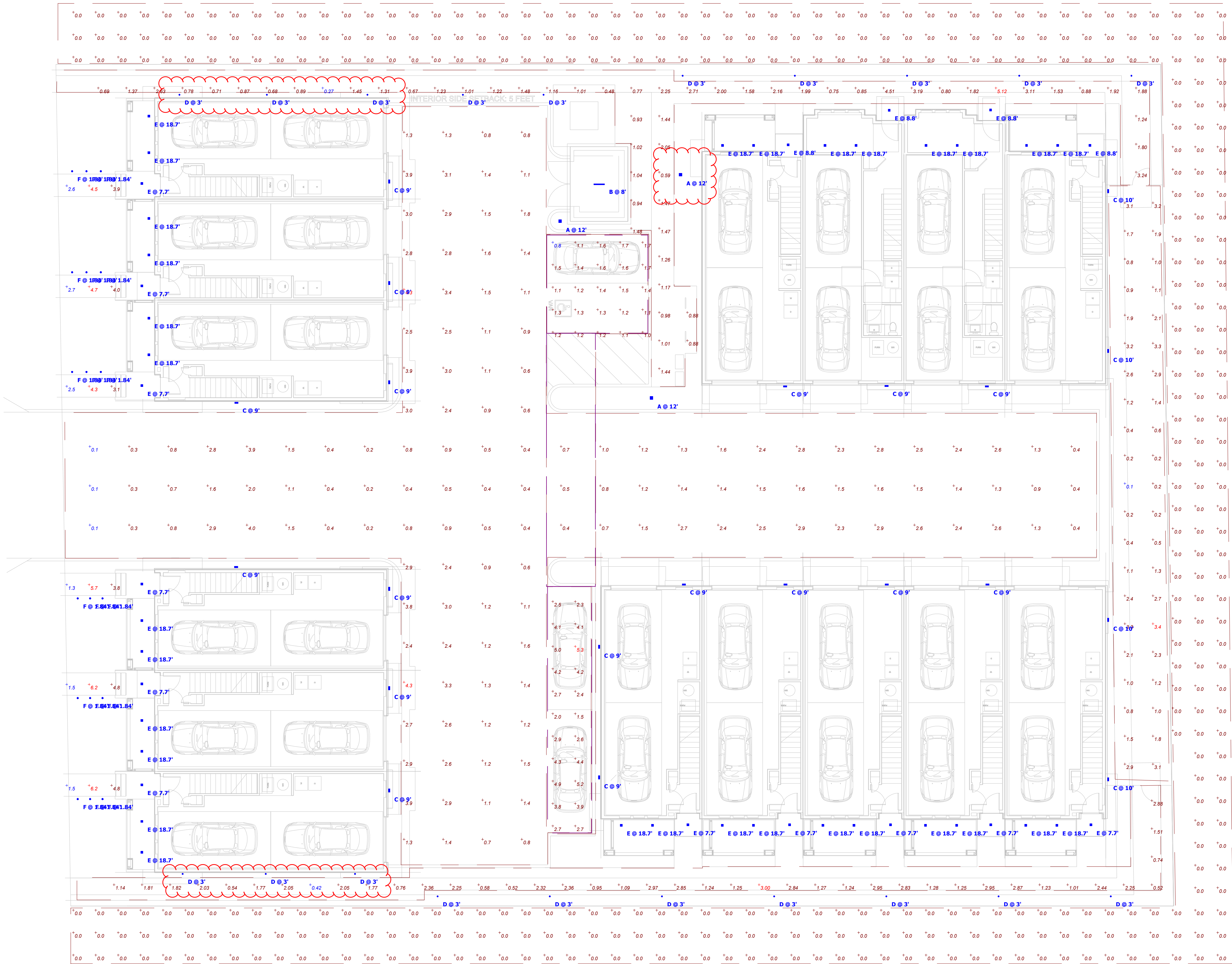
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Plan View
Scale - 1" = 10ft

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	L.F.	Input Power	Polar Plot
	A	3	INTRIGUE LIGHTING	LET-PT-38LED-3K-D-GL-NS-UNV	12ft Pole Light	4400	0.8	38	
	B	1	Lithonia Lighting	ZLID L24 3500LM PST MVOLT 30K 90 CRI	4ft STRIP LED 3,500 Lumens Frosted Diffuser 3,000 K 90CRI	3341	0.8	36.02	
	C	21	Lithonia Lighting	ARC1 LED P1 30K	WALLPACK LED WITH P1 - PERFORMANCE PACKAGE, 3000K	1376	0.8	10.8751	
	D	20	INTRIGUE LIGHTING	TB-6-B BOLLARD	4FT X 6IN BOLLARD LED	1000	0.8	15	
	E	45	Gotham Architectural Lighting	EV04SQ 30/05 AR LSS	4IN SQUARE DOWNLIGHT, 80CRI, 3000K, 500LM, CLEAR SEMI-SPEC	573	0.8	7.2	
	F	18	WAC Lighting	6041-27BZ	Landscape path light	210	0.8	6.97543	

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	
Dog Run	+	1.6 fc	3.4 fc	0.1 fc	34.0:1	16.0:1	
Drive Isle	+	1.6 fc	4.3 fc	0.1 fc	43.0:1	16.0:1	
North Walkway	+	1.48 fc	5.12 fc	0.27 fc	19.0:1	5.5:1	
Offsite Boundary	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A	
Open Parking	+	2.4 fc	5.3 fc	0.8 fc	6.6:1	3.0:1	
Resident Walkway	+	3.7 fc	4.5 fc	2.6 fc	1.7:1	1.4:1	
Resident Walkway #2	+	3.8 fc	4.7 fc	2.7 fc	1.7:1	1.4:1	
Resident Walkway #3	+	4.2 fc	6.2 fc	1.5 fc	4.1:1	2.8:1	
Resident Walkway #4	+	4.2 fc	6.2 fc	1.5 fc	4.1:1	2.8:1	
Resident Walkway #5	+	3.6 fc	5.7 fc	1.3 fc	4.4:1	2.8:1	
Resident Walkway #6	+	3.3 fc	4.3 fc	2.5 fc	1.7:1	1.3:1	
South Walkway	+	1.76 fc	3.00 fc	0.42 fc	7.1:1	4.2:1	

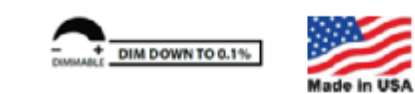
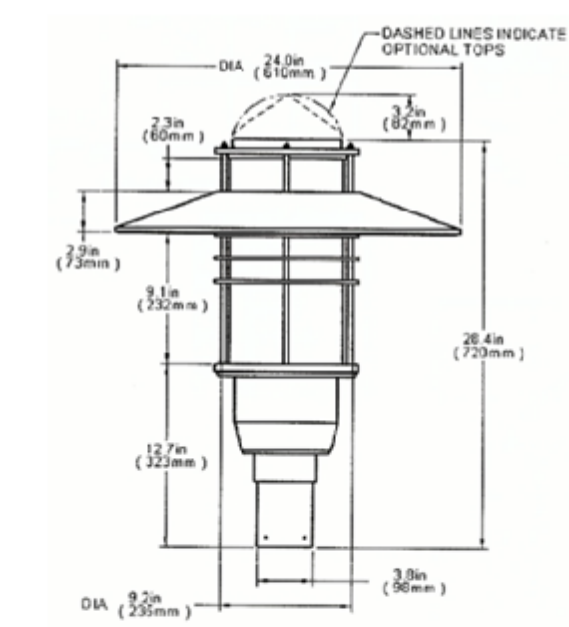


Type: _____ Model: _____
Project: _____



LARGE EUROTECH

LED Pole Mount



TYPE A - 14' POLE

General: The modern and contemporary styling of the Large Eurotech is perfect for area and pedestrian scale lighting installations emphasizing artistic performance.

Construction: Fixture top, housing, and mounting gear are constructed of low-copper content cast aluminum. Stainless steel external fasteners and hardware to protect against corrosion.

Shade: Spun aluminum angled shade (SHD), spun copper shade (SHDCO), spun stainless steel shade (SHDSS), and stamped aluminum flat shade (SHDFT) available. Underside of spun aluminum (SHD) and stamped aluminum (SHDFT) shall have white finish.

Lens: Available lens options: Clear Acrylic (CA), Opal Acrylic (OA), Opal Polycarbonate (OP), Clear Glass (GL).

Optics: Stacked internal louvers to control glare are standard. Available without louvers (NL) and available with 180-degree houseside shield accessory.

Wattage: 24-watt, 38-watt, and 55-watt LED assemblies in color temperatures of 3000K or 4000K. CRI>70.

Driver: maximum output power = 60 watts; constant current, universal input voltage 120v-277v (50/60Hz); THD<20%. Power Factor >0.90. 0-10V dimming standard for a dim range of 100% down to 0.10%.

Heat Sink: Finned aluminum heat sink with black electrocoating securing heat sink to LED module.

Tops: Two (2) top styles available: Dome (D), Flush (F).

Mounting: Single fixture head mounts to standard pole top tenon (2-3/8"OD).

Poles: See Intrigue "Pole Specification Guide" for pole ordering details.

Finish: Textured polyester powder coat finish. Black, bronze, grey, white, silver, and verde green finishes available. For custom colors, please consult factory.

Gaskets: EPDM foam gaskets are standard.

EPA and Weight: EPA = 0.94ft²
Weight = 36 lbs



Listings: ANS/UL 1598, 8750
Operating temperature: -40°C to +50°C
UL Listed 1598 for Wet Locations and Indoor/Outdoor listed for use in Canada

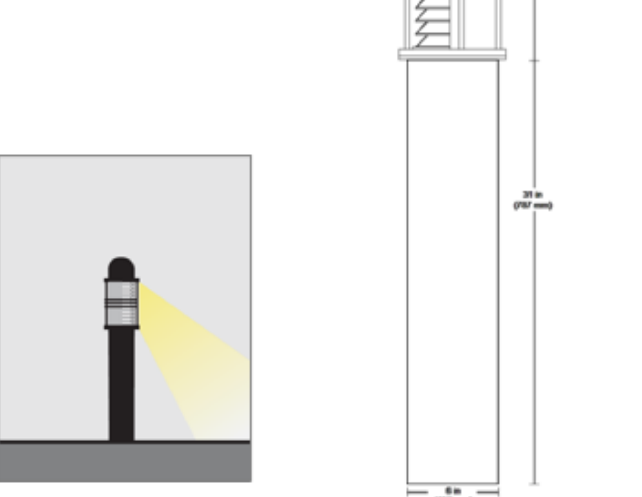
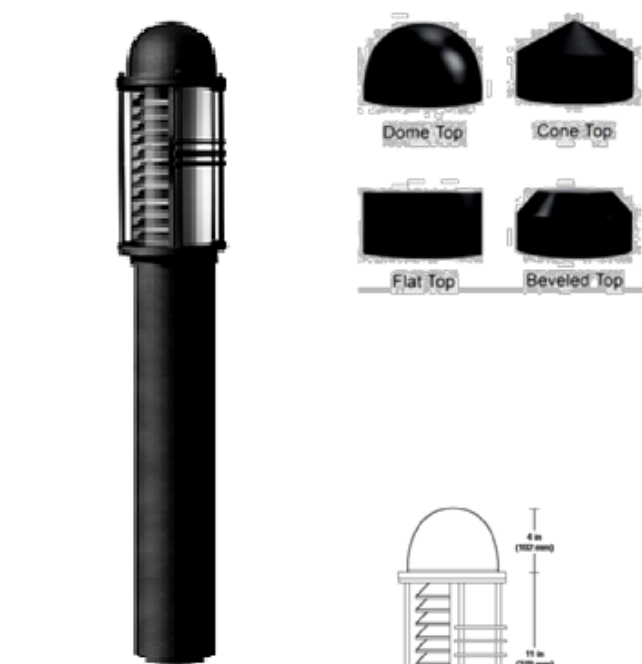
www.intrigueled.com
N60 W14592 Kaul Avenue
P: (877) 965 0005
Menomonee Falls, WI 53051
F: (262) 436 1745

Fixture Type: _____
Model Number: _____
Project Name: _____



TURTLE

Architectural LED Bollard



content of specification sheet is subject to change.

N60 W14592 Kaul Avenue
Menomonee Falls, WI 53051
P 877 965 0005
intrigueled.com
Aug-22

TYPE D - 3' BOLLARD

General: The Turtle bollard, with 180° and 270° external shading, provides for pedestrian safety while also eliminating light trespass. The traditional design includes durable and corrosion resistant construction.

Exterior: Low-copper (<0.4%) content, marine grade, sand cast aluminum top and mounting gear. Bollard tube is extruded aluminum. External hardware is stainless steel to protect against corrosion.

Lens: Cylindrical (ØOD X 11.31") lens in UL-recognized medium impact clear acrylic (50% D.R.).

Louvers: (12) aluminum (#1060) stacked interior reflector louvers shall have bead blasted top side and acid etched under side.

Wattage: Available wattages: 15 watt, and 21 watt. Available color temperatures: 3000K, 4000K, and amber (500nm). CRI>70.

Driver: Constant current; maximum wattage=40 watts; universal input voltage 120v-277v (50/60Hz); THD<20%. Power Factor >0.90. 0-10V dimming standard for a dim range of 100% down to 10%.

Heat Sink: Finned aluminum heat sink with black electrocoating securing heat sink to LED module.

Finish: Textured polyester powder coat finish. Black, bronze, grey, white, silver, and verde green available. Consult factory for custom finishes.

Gaskets: EPDM gaskets are standard.

Dimensions: 6.30" diameter standard with overall height (OAH) options of 35" and 46". For custom height options, consult factory.

Tops: Four top styles available: beveled (-B), cone (-C), dome (-D), and flat (-F).

Mounting: Mount bollard using the provided cast mounting base, template, and (4) 1/2" anchor bolts.

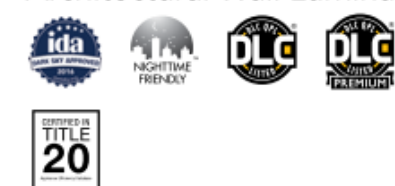
Options: Recessed outlet box/cover (-GF)
PIR Motion Sensor (-MS)
No External Rings (-NR)
Tamper Resistant Hardware (-TRH)
Houseside Shield (-180HSS and -270HSS)

Certifications: ANS/UL 1598, 8750
Operating temperature: -40°C to +50°C
5-year warranty (see Terms & Conditions for details)



ARC1 LED

Architectural Wall Luminaire



Specifications
Depth (D1): 6.5"
Depth (D2): 4.75"
Height: 5"
Width: 11"
Weight: 7 lbs
(without options)

ARC LED Family Overview						
Luminaire	Standard EM, 0°C	Cold EM, -20°C	Approximate Lumens (4000K)			
			P1	P2	P3	P4
ARC1 LED	4W	—	1,500	2,000	3,000	—
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000

Ordering Information						
EXAMPLE: ARC1 LED P2 40K MVOLT PE DDBXD						
Series	Package	Color Temperature	Voltage	Options	Finish	
ARC1 LED	P1	1,500 Lumens	30K 3000K	MVOLT	EWB	Dark bronze
	P2	2,000 Lumens	40K 4000K	PE	PE	Black
	P3	3,000 Lumens	50K 5000K	DMS	DMS	Natural aluminum
	P4	4,000 Lumens	50K 5000K	DMS	DMS	White
ARC2 LED	P1	1,500 Lumens	30K 3000K	MVOLT	EWB	Dark bronze
	P2	2,000 Lumens	40K 4000K	PE	PE	Black
	P3	3,000 Lumens	50K 5000K	DMS	DMS	Natural aluminum
	P4	4,000 Lumens	50K 5000K	DMS	DMS	White

Accessories
Ordered with standard luminaire.
WGBR DDBXD PE
Surface mounted luminaire (specify feet)

NOTES
1 347V not available with EWAB.
2 PE4 not available with DMS.

LITHONIA LIGHTING
COMMERCIAL OUTDOOR
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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ARC1 LED
Rev: 03/02/22

TYPE C - WALL PACK

gotham® | E V O
Multiple Layers of Light



General Illumination Square Downlight

4"

Feature Set

- Bounding Ray™ optical design
- Unitized optics mechanically attach the light engine to the lower reflector for complete optical alignment
- 45° cutoff to source and source image
- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 MacAdam Ellipse; 85 CRI typical, 90+ CRI optional
- Features are wet location, covered ceiling
- ENERGY STAR® certified product
- Available with 10% dimming, 1% dimming, or dim to dark
- Bathing distribution with hatched edges provides even illumination on horizontal and vertical surfaces
- UGR of zero for fixtures aimed at radii with a cut-off equal to or less than 60deg per CIE 117:1995 Discomfort Glare in Interior Lighting. UGR 192

Distribution



Superior Performance

Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500
Delivered Lumens*	271	573	808	1001	1527	1994	2580	3110	3612
Wattage	3.1	7.2	7.9	8.8	13.7	19.5	25.7	31.2	38.4
Lumens per Watt	87.4	79.6	102.3	113.8	111.5	102.3	100.4	99.7	94.1

*Based on 5000K AR LSS MW 80CRI



design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect

*See ordering tree for details

Coordinated Apertures | Multiple Layers of Light



General Illumination Layer I EVO



High Center Beam Layer I Incito



EVO + Incito — Multiple Layers of Light

Core	Downlight	Adjustable	Open Recessed	Lensed Recessed	Cylinder	Pinhole	Bevel	Hyperbolic
Healthcare	MRI	Surgical Suite	Patient Room					
Special Applications	Dynamic	Food Service	Pendant/Tamper	Clear Room	Shower	Steam Room		

EVO450-4-OPEN
page 1 of 8

GOTHAM ARCHITECTURAL DOWNLIGHTING | 1400 Lender Road Conyers, GA 30012 | P 800-705-SERV (7378) | gothamlighting.com
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TYPE E - 4" SQ DOWNLIGHT

COMMERCIAL INDOOR

TYPE B - 2' STRIP LIGHT

Catalog Number	
Notes	
Type	

LED Striplight

ZL1D

24", 48" and 96" Lengths



Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for rLight™ or control networks marked by a shaded background

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details

ZL1D
Page 1 of 7

Lightology

Tiki 12V Path Light

SPEC #

WACS58054

BRAND

WAC Lighting

DESCRIPTION

The Tiki 12V Path Light features a sturdy side mount design which works well in applications where directional illumination is desired. Translucent lens provides uniform light distribution. Note: Required low voltage magnetic transformer and optional accessories sold separately. Includes ST9 mounting stake, 6 foot lead wire, and direct burial gel wire nuts.



Shown in: Black / Clear

SHADE COLOR	Clear
BODY FINISH	Black
WATTAGE	6.5W
DIMMER	Low Voltage Magnetic
DIMENSIONS	6.56"W x 22.13"H
INTEGRATED LED MODULE	1 x LED/6.5W/12V LED
LAMP	
Technical Information:	
LUMINOUS FLUX	225 lumens
LUMENS/WATT	34.62
LAMP COLOR	2700K
COLOR RENDERING	90 CRI
BEAM SPREAD	Flood
SPEC #	WACS58054

COMPANY	PROJECT	FIXTURE TYPE	APPROVED BY	DATE
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LIGHTLOGY.COM | RUSHQUOTES@LIGHTLOGY.COM

Jul 31, 2024 | 1.866.954.4489

TYPE F - 22" PATH LIGHT



MYRTLE AVENUE HOUSING
30 & 50 MYRTLE AVE, MORGAN HILL
PHOTOMETRIC STUDY

Designer
LTW
Date
04/24/2025
Scale
As Shown
Drawing No.
Summary

PLANNING COMMISSION STAFF REPORT

MEETING DATE: October 28, 2025

PREPARED BY:
Tiffany Brown, Senior Planner
APPROVED BY: Jennifer Carman

REQUEST FOR A DESIGN PERMIT (SR2024-0009) AND VESTING TENTATIVE MAP (SD2024-0006) TO ALLOW THE DEVELOPMENT OF A 20-UNIT ATTACHED TOWNHOME-STYLE PROJECT (PEEBLES – PEEBLES SQUARE, LLC) LOCATED ON THE NORTHEAST CORNER OF MONTEREY ROAD AND PEEBLES AVENUE (APN: 726-41-065)

RECOMMENDATION(S)

1. Open/close the public hearing;
2. Adopt a Resolution approving a Design Permit for the construction of a 20-unit residential project; and
3. Adopt a Resolution approving a Vesting Tentative Map to create 20 residential lots with common open space and private streets.

LOCATION MAP/PROJECT INFORMATION:



- | | | |
|----|---------------|--|
| 1. | Location: | Northeast corner of Monterey Road and Peebles Avenue (APN: 726-41-065) |
| 2. | Site Area: | 0.9-Acres |
| 3. | General Plan: | Mixed Use Flex |
| 4. | Zoning: | Mixed Use Flex (MU-F) |

BACKGROUND:

In October 2023, the applicant (Peebles, LLC) applied for a SB330 Preliminary application for a 20-unit residential project. This application date establishes fees and zoning regulations at the time of filing the project application. The zoning for this site at the time of application was Mixed Use Flex.

The Morgan Hill 2035 General Plan, envisions the transformation of the Monterey Road corridor, north and south of downtown, as a vibrant mixed-use corridor that encourages walking and biking with buildings fronting onto the street with a range of commercial and office uses located close to new and existing residential development. In September 2023, the City Council adopted an ordinance (Ordinance 2348) establishing the Monterey Corridor Form-Based Code. While the current zoning of the site is Corridor Form-Based (FB-C), the applicant filed and started this project under the previous zoning, Mixed Use Flex (MU-F). Therefore, the standards used for this project revert to the MU-F zoning district and the City's objective standards in effect at the time of the preliminary filing.

PROJECT DESCRIPTION:

The project includes the vesting subdivision of the 0.9-acre lot into 20 residential lots with common open space, private drive aisles, and associated on- and off-site improvements. The application also includes a design permit to construct four townhome buildings (consisting of an 7-plex, 5-plex, and two 4-plex structures) totaling 20 residential units, a 2,520 square foot common open space area with park benches, shade trellis, and two picnic barbeque areas, and seven guest parking stalls. The buildings are 3-story structures up to 38.5-feet in height. The units are split between 4 floor plans with three bedrooms and a minimum of two full bathrooms. All units have two car garages except two of the units (floor plan C). The units range from 1,478 square feet to 1,767 square feet. The project is accessed off Peebles Avenue and has an emergency vehicle access (EVA) road off Monterey Road. The landscape plan will introduce approximately 22 new low-water-use trees and drought-tolerant ground cover landscape consistent with the City Water Efficiency Ordinance and onsite lighting.

The project will provide 15% affordable units by building two below-market-rate units and paying the in-lieu fee for the remainder unit. This qualifies the project under California Density Bonus Law (DBL) due to providing at least 10% of the units affordable to moderate-income households.

The project was reviewed for compliance with the Residential Development Design and Development Standards for Residential Projects and requested eight waivers from the standards under DBL as summarized in Table 1.1.

Table 1.1 Waivers

Standard	Requirement	Proposal	Waiver Approved
Common Open Space	15% of the project site or 5,880.6 square feet	2,520 square feet	Yes
Covered Parking Spaces Per Unit	2 covered parking stalls per unit	Reduce to 1 covered parking stall for two of the units	Yes
Utility Easement	10-foot minimum	7-foot minimum	Yes
Front Yard Setback	30-feet when adjacent to arterial streets (Monterey Road)	15-feet with porches projecting into setback	Yes
Street Side, Sideyard Setback	15-feet (Peebles Avenue)	10-feet with porches projecting into setback	Yes
Interior Side Yard	15-feet	5.5	Yes

Setback			
Landscaping	10-foot wide landscaped planter area along residential property lines with trees planted within 15-feet	Minimal landscaping planters along the property lines and none at rear property line	*Yes
Daylight Plane	No structure shall extend above or beyond a daylight plane having a height of 25-feet at the minimum required setback from the residential property line and extending into the parcel at an angle of 45-degrees	Interior side yard	Yes

*The Peebles project is seeking to waive the requirement for a minimum 10' wide Public Service Easement (PSE) along Monterey Road and Peebles Avenue. The PSE waiver does not include the waiver of the horizontal and vertical clearance standards. If it is determined at building permit stage that the PSE width is insufficient, the developer will need to redesign the project.

Site Description

The site is an underdeveloped site with an old concrete and asphalt slab previously used for parking. The .9-acre site includes large shrubbery along the north and east property lines with a few small trees located near the cement slab. Access to the site is located off Peebles.

Current Surrounding Uses

	General Plan Land Use	Zoning	Existing Use
North	Mixed Use Flex	Form Based Code Commercial	Budnet Inn, motel
South	Mixed Use Flex	Form Based Code Commercial	Commercial, Napa Auto Care Center and Ponzini's Community Garage
East	Mixed Use Flex	Form Based Code Commercial	Residential
West	Residential Detached low	Residential Detached Medium	Monterey Road, UPRR Tracks, Single Family Detached Homes

PROJECT ANALYSIS AND FINDINGS:

ANALYSIS

The proposed project was analyzed with respect to conformance with: 1) Morgan Hill 2035 General Plan; 2) Inclusionary Housing Ordinance; 3) Municipal Code; and 4) California Environmental Quality Act.

1) General Plan Land Use Consistency

The General Plan designates this site as Mixed Use Flex. This designation accommodates between seven and twenty-four units to the acre and is intended for a mixture of residential, commercial, and office uses applied either vertically or horizontally developed adjacent to one another. The proposed density is 22 units to an acre and meets the allowable density range. The project is in conformance with the General Plan Policies, including the policies listed below:

Policy CNF-8.1 High Quality Design. Encourage design features and amenities in new development and redevelopment.

The project introduces a residential land use with private and common open space. The residential unit front doors face the adjacent land uses and public right-of-way, providing an inclusive and connecting environment. The proposed architecture provides a variety of materials and colors that complement adjacent neighborhoods.

Policy CNF-3.6, Adequate Services and Infrastructure. Allow residential growth only if it is within the ability for the City to provide adequate public services and infrastructure for new development and the community at large.

The project is within the density range analyzed within the 2035 General Plan EIR. The 2035 General Plan EIR analyzed and confirmed adequate services available for new development within the density range for each designation.

2) Inclusionary Housing Ordinance (IHO)

The purpose of the IHO is to further the City's efforts to require housing available for extremely low-income, very low-income, and moderate-income households by requiring builders of new market-rate housing to include affordable housing units within their projects.

The project will provide 15% affordable units by building two below market rate units and paying the in-lieu fee for the remainder unit. Both below-market-rate units will meet inclusionary housing standards and, therefore, are consistent with the requirements of the IHO. An inclusionary housing agreement will be required to be executed between the applicant and City prior to final map.

3) Municipal Code Consistency

The project requires a subdivision map and a design permit. At the time of application submittal, the property was zoned Mixed Use Flex. The purpose of the Mixed Use Flex designation is to accommodate a mixture of residential and commercial uses typically along the Monterey Road corridor north and south of Downtown. A mixture of uses, residential and non-residential, do not have to be proposed for each project or on each site. The zoning designation allows for a range of housing options along with the creation of new centers to serve surrounding neighborhoods.

The project is a 0.9-acre site located on the northeast corner of Monterey Road and Peebles Avenue. The project includes 20 attached townhome style units dispersed across four buildings with interior private drives and associated on- and off-site improvements. The project meets the development standards for the Mixed Use Flex zoning designation and the Residential Development Design and Development Standards with the eight approved waivers.

A design permit is a discretionary action that enables the City to ensure that the proposed development exhibits a high-quality design consistent with the General Plan and any other applicable Specific Plan or area Plan adopted by the City Council. The design permit process is also intended to ensure that new development and uses are compatible with their surroundings and minimize negative impacts on neighboring properties.

Design Permit

In accordance with Section 18.108.040 (Design Permit), the Planning Commission shall act on any design permit application for any project determined by the Development Services Director to be significant. A significant project as defined by the Zoning Code includes any residential development of more than 100 units. This project would normally be considered under an Administrative Design Permit but a Vesting Tentative Map requires site, architectural, and landscape plan approval, thus elevating design approval to the Planning Commission. For approval of a Design Permit, the following findings shall be made:

Design Permit 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 project conforms to the Mixed Use (MU) General Plan designation and Mixed Use Flex (MU-F) zoning district, which permits attached residential uses up to 24-units to the acre. The 20-unit townhome design supports General Plan and Housing Element goals to encourage infill, mixed-use corridor development, and diverse ownership housing opportunities.

b) The proposed project complies with all applicable provisions of the zoning code and municipal code.

The project meets all applicable Residential Development Design and Development Standards (2022 Update) and Mixed Use Flex requirements related to building massing, setbacks, orientation, open space, and landscaping. Minor deviations are limited to the approved DBL waivers.

c) The proposed project complies with all applicable design standards and guidelines contained in the design review handbook.

Per Government Code Section 65589.5(d)(5), the project is not required to be consistent with the Design Review handbook as the handbook includes subjective, not objective criteria. However, the project meets the intent and objectives of the City's Design Review Handbook and the Residential Development Design and Development Standards (2022 Update) by creating a high-quality, pedestrian-oriented townhome development that enhances Peebles Avenue.

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

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Assembly Bill 130 (AB130), which provides a statutory exemption for eligible residential development projects.

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

All site improvements, building construction, and infrastructure have been designed to comply with City, State, and federal standards for safety and environmental protection.

f) The proposed project complies with all applicable design review criteria in Subsection H - Design Review Criteria in Chapter 18.108.040 for Design Permits.

Per Government Code Section 65589.5(d)(5), the project does not have to be consistent with the Design Review criteria as it is subjective. However, the project meets the intent of the Design Review criteria established in the Morgan Hill Municipal Code and the City's adopted guidelines.

g) For new residential development, the project complies with commitments made through the

residential development control system (RDCS).

Commitment requirements of RDCS are suspended as a response to Government Code Section 63000, the "Housing Crisis Act of 2019".

Vesting Tentative Map

The purpose of the Subdivision Ordinance is to ensure consistency with the Subdivision Map Act, the Morgan Hill General plan, and the Morgan Hill Zoning Standards, which reference the preservation of public health, safety, and general welfare, promoting orderly growth and development, proofing open space, conservation, protection and proper use of land, and insuring adequate traffic circulation, utilities and services. The proposed map meets the subdivision standards and provides suffocant open space, amenities, and circulation. In approving or conditionally approving a Vesting Tentative Map, the Planning Commission shall make the following Finding.

Vesting Tentative Map Finding:

a) The proposed subdivision, together with its provisions for its design and improvements, is consistent with applicable general or specific plans adopted by the city; is physically suitable for the type of development; is physically suitable for the proposed density of development; are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat; is not likely to cause serious public health problems; and will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

The Vesting Tentative Map, as proposed, is consistent with the General Plan and meets all development standards for the zoning designation with the approved waivers. The General Plan anticipated this type of growth at this location and the General Plan EIR analysis verifies that the city has adequate infrastructure to support the new development.

CONCLUSION:

The project as proposed is found to be consistent with the General Plan, Zoning Ordinance, and the city's Objective Criteria. The project site was anticipated for the development of a mixture of uses, including multi-family attached homes along the Monterey Corridor within the 2035 General Plan.

The increase in water demand, wastewater generation, and stormwater drainage associated with the project will be adequately accommodated by existing facilities and will not require major expansion or extension of existing water, wastewater, electrical, or telecommunication facilities in the project area. The project will be built in compliance with the Building Code and therefore will not be detrimental to public health or safety.

CEQA (California Environmental Quality Act):

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Assembly Bill 130 (AB130), which provides a statutory exemption for eligible residential development projects. This project opted for AB130 immediately following the Governor's approval of the law. The application approval path and processing timetable was revised accordingly. AB130 includes a requirement for tribal consultation. A request was forwarded to the tribes. However, the City did not receive any request for consultation.

COMMUNITY ENGAGEMENT:

The proposed project was publicly noticed (mailing to property owners within 300-feet of the project site and newspaper legal noticing) for the minimum 10-day period and a sign was posted on the project site pursuant to the Planning Division requirements.

ATTACHMENTS:

1. Planning Commission Resolution (Peebles - Peebles Square, LLC)
2. Tentative Map and Design Permit Plans

RESOLUTION NO. 25-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL APPROVING A DESIGN PERMIT (SR2024-0009) AND VESTING TENTATIVE MAP (SD2024-0006) TO ALLOW THE DEVELOPMENT OF A 20-UNIT ATTACHED TOWNHOME-STYLE PROJECT (PEEBLES – PEEBLES SQUARE) LOCATED ON THE NORTHEAST CORNER OF MONTEREY ROAD AND PEEBLES AVENUE (APN: 726-41-065)

WHEREAS, on March 28, 2024, Peebles Square, LLC submitted applications for a Design Permit with Vesting Tentative Map to develop the Peebles – Peebles Square residential project that consists of 20 single-family attached townhome-style condominiums on an 0.9-acre site; and

WHEREAS, such request was considered by the Planning Commission at their regular meeting of October 28, 2025; and

WHEREAS, the project has been reviewed in compliance with the California Environmental Quality Act (CEQA); 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.

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

SECTION 1. Recitals

The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided. Furthermore, the recitals set forth above are found to be true and correct and are incorporated herein by reference.

SECTION 2. California Environmental Quality Act Finding

The Planning Commission finds that the project is statutorily exempt from CEQA pursuant to Public Resources Code § 21080.66 (AB 130 Exemption – Qualified Infill Housing Projects). The site qualifies as an infill parcel within an incorporated city, is less than 20 acres, contains no sensitive environmental resources, and will comply with FEMA floodplain management criteria.

SECTION 3. Design Permit Findings

Finding: 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 project conforms to the *Mixed Use (MU)* General Plan designation and *Mixed Use Flex (Form-Based Corridor)* zoning district, which permit attached residential uses at 24-units to the acre. The 20-unit townhome design supports General Plan and Housing Element goals to encourage infill, mixed-use corridor development, and diverse ownership housing opportunities.

Finding: The proposed project complies with all applicable provisions of the zoning code and municipal code.

The project meets all applicable *Residential Development Design and Development Standards (2022 Update)* and *Mixed Use Flex (Form-Based Code)* requirements related to building massing, setbacks, orientation, open space, and landscaping. Minor deviations are limited to the State Density Bonus Law waivers approved by City Council.

Finding: The proposed project is in compliance with all applicable design standards and guidelines contained in the Design Review Handbook.

Per Government Code Section 65589.5(d)(5), the project is not required to be consistent with the Design Review handbook as the handbook includes subjective - not objective criteria. However, The project meets the intent and objectives of the City's Design Review Handbook and the Residential Development Design and Development Standards (2022 Update) by creating a high-quality, pedestrian-oriented townhome development that enhances Peebles Avenue.

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

The project qualifies for a statutory exemption under Assembly Bill 130 (Public Resources Code §21080.66), which applies to eligible infill housing developments meeting specific site and project criteria.

Finding: 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.

All site improvements, building construction, and infrastructure has been designed to comply with City, State, and federal standards for safety and environmental protection.

Finding: The proposed project complies with all Design Review criteria in subsection H of Section 18.108.040 of the Municipal Code.

Per Government Code Section 65589.5(d)(5), the project does not have to be consistent with the Design Review criteria as it is subjective. However, the project meets the intent of the Design Review criteria established in the Morgan Hill Municipal Code and the City's adopted guidelines.

Finding: For new residential development, the project complies with commitments made through the residential development control system (RDCS).

Commitment requirements of RDCS are suspended as a response to Government code Section 63000, the "Housing Crisis Act of 2019".

SECTION 4. Tentative Subdivision Map Finding

Finding: The proposed subdivision, together with its provisions for its design and improvements, is consistent with applicable general or specific plans adopted by the city; is physically suitable for the type of development; is physically suitable for the proposed density of development; are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat; is not likely to cause serious public health problems; and will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

The Vesting Tentative Map, as proposed, is consistent with the General Plan and meets all development standards for the zoning designation with the approved waivers. The General Plan anticipated this type of growth at this location and the Environmental Impact Report analysis verifies that the city has adequate infrastructure to support the new development.

SECTION 5. The Planning Commission approves the Design Permit and Vesting Subdivision Map described as SD2024-0006/SD2024-0009: Peebles – Peebles Square, LLC. The design shall be expressly conditioned in conformance with the Vesting Tentative Subdivision Map as shown in Exhibit “A” and the conditions incorporated herein and as attached as Exhibit “B”. Minor deviations to the design permit may be approved by the Development Services Director when consistent with the overall intent of the project.

PASSED AND ADOPTED THIS 28th DAY OF OCTOBER 2025, 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

JAMES WILSON, Chair

EXHIBIT "A"

VESTING TENTATIVE MAP

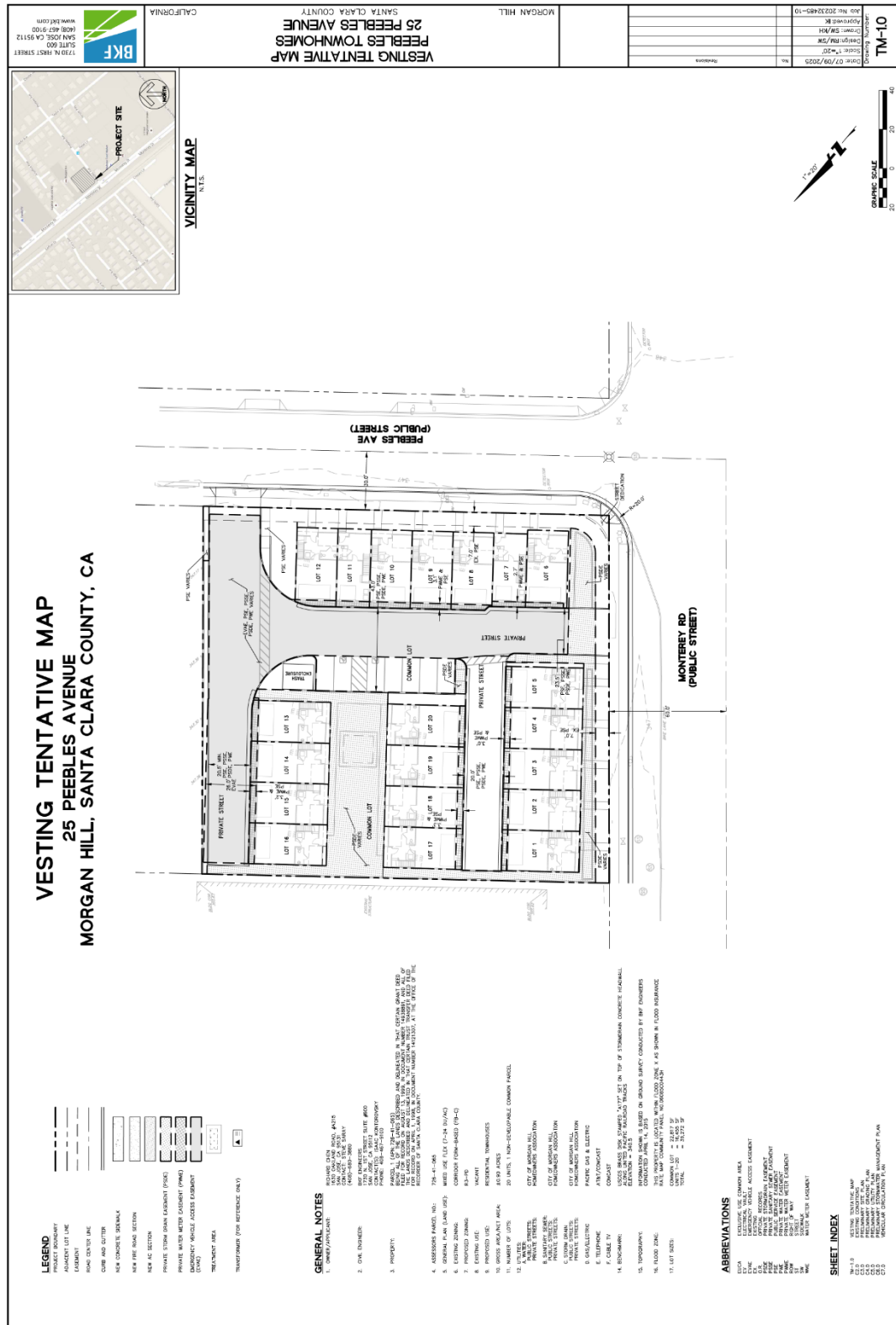


EXHIBIT "B"
STANDARD CONDITIONS

APPLICATION NO: SR2024-0009/SD2024-0006
THE FOLLOWING APPROVAL REQUIREMENTS AND ANY SPECIAL CONDITIONS
SHALL BE APPLIED THROUGH THE DEVELOPMENT APPROVAL PROCESS.

Legend

MHMC= Morgan Hill Municipal Code
MHARH= Morgan Hill Architectural Review Handbook
CMH= City of Morgan Hill
CFC= California Fire Code

I. PROJECT DESCRIPTION

A request for a Design permit and Vesting Tentative Map to allow for the subdivision of a .9-acre site into 20 residential lots for the construction of a new residential development comprised of four townhome buildings (a 7-plex, a 5-plex, and two 4-plex structures) with associated on site and off site improvements for the property located at the northeast corner of Monterey Road and Peebles Avenue.

The project request included eight waivers. the city shall grant eight waivers requested by the applicant unless the city makes a written finding as required by Government Code Section 65915(e)(l), based upon substantial evidence, of any of the following:

The waiver or reduction of the development standard would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. The waiver or reduced development standards would have an adverse impact on any real property that is listed in the California Register of Historical Resources, or the waiver or reduction would be contrary to state or federal law.

1. Private Open Space: Reduce the private open space for floor plan C.
2. Common Open Space: Reduce requirement from 15% (5880.6 square feet) to 2,520 square feet.
3. Covered Parking Spaces Per Unit: Reduce to 1 covered parking stall for two units.
4. Utility Easement: Reduce the 10-foot minimum setback to 7-foot minimum.
5. Front Yard Setback: Reduce setback along Monterey Road to 15-feet and allow porches to project into the setback.
6. Interior Side Yard Setback: Reduce setback from 15-feet to 5.5-feet.
7. Landscaping: Remove the 10-foot wide minimum landscaped planter

area along residential property lines with trees planted within every 15-feet.

8. Daylight Plan: Remove this requirement.

The project proposal did not include plans to confirm if the 7-foot Public Service Easement along Monterey Road and Peebles Avenue is sufficient in width to locate all utilities within the project site and meet safety horizontal and vertical clearances per City and outside Agency standards. This waiver does not waive the project requirement to locate utilities onsite nor from safety horizontal and vertical clearance standards by City or required outside Agencies. If the project finalizes additional plans for Building Permits and find the width to be insufficient, the project will have to redesign (no application fee reimbursements required).

II. PROJECT CONDITIONS OF APPROVAL

This Design and Vesting Tentative Map approval is limited to the plan set stamped approved on file (File Number SR2024-0009 and SD2024-0006) with the Development Services Department. The approved building plans and landscape plans must be in substantial conformance with the SR2024-0009 and SD2024-0006 plans as determined by the Development Services Director. These documents show the location and dimensions of all vehicle and pedestrian circulation ways (ingress/egress), common areas, and other easement areas.

It shall be the responsibility of the Owner to ensure 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 set forth in full.

PLANNING DIVISION

DEFENSE AND INDEMNITY

1. As part of, and in connection, with this application to the City of Morgan Hill, 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.

TIME LIMITS

2. **Term:** The Design permit and Vesting Tentative Map approval granted pursuant to this Resolution shall remain in effect for two years to from date of approval. 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. (MHMC 18.108.040)

SITE DEVELOPMENT

3. **Final Site Development Plans:** Final site development plans shall be reviewed for conformance with SR2024-0009 and in accordance with Morgan Hill Municipal Code Section 18.108.040 (Design Permit) and approved by the Development Services Department prior to issuance of a building permit. All such plans shall include:
 - a. Detail depicting all concrete curbs as full formed.
 - b. 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.
 - c. Ramps, special parking spaces, signing and other physical features for the disabled, shall be provided throughout the site for all publicly used facilities.
 - d. 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.

- h. 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.
- 4. **Pedestrian Access:** The Project shall provide pedestrian walkways in compliance with ADA requirements and with Section 18.72.060.H of the Morgan Hill Municipal Code, which states the following:
 - a. Parking lots with more than thirty parking spaces shall include a pedestrian walkway in compliance with ADA requirements.
 - b. The design of the pedestrian walkway shall be clearly visible and distinguished from parking and circulation areas through striping, contrasting paving material, or other similar method as approved by the Development Services Director.
- 5. **Bicycle parking.** The project shall provide short-term and long-term bicycle parking spaces in conformance with Section 18.72.080 and Table 18.72-7 of the Morgan Hill Municipal Code:

Table 18.72-7: Required Bicycle Parking Spaces

Land Use	Required Bicycle Parking Spaces	
	Short-Term Spaces	Long-Term Spaces
Multi-family dwellings	10 percent of required automobile spaces; min. of 4 spaces	1 per 5 units

- a. **Short-Term/Class II Bicycle Parking Standards.** Short-term bicycle parking shall be located within one hundred feet of the primary entrance of the structure or use it is intended to serve.
- b. **Long-Term Bicycle Parking Standards.** The following standards apply to long-term bicycle parking:
 - a) Location. Long-term bicycle parking shall be located on or within seven hundred fifty feet of the use that it is intended to serve.
 - b) Security. Long-term bicycle parking spaces shall be secured. Spaces are considered secured if they are:
 - i. In a locked room or area enclosed by a fence with a locked gate;
 - ii. Within view or within one hundred feet of an attendant or security guard;
 - iii. In an area that is monitored by a security camera; or
 - iv. Visible from employee work areas.
- c. **Parking Space Dimensions.**

- a) Minimum dimensions of two feet by six feet shall be provided for each bicycle parking space.
 - b) An aisle of at least five feet shall be provided behind all bicycle parking to allow room for maneuvering.
 - c) 2 feet of clearance shall be provided between bicycle parking spaces and adjacent walls, polls, landscaping, pedestrian paths, and other similar features.
 - d) Four feet of clearance shall be provided between bicycle parking spaces and adjacent automobile parking spaces and drive aisles.
- d. **Rack Design.** Bicycle racks must be capable of locking both the wheels and the frame of the bicycle and of supporting bicycles in an upright position.
- e. **Cover.** Required cover for bicycle parking spaces shall be permanent, designed to protect the bicycle from rainfall, and at least seven feet above the floor or ground.

The location of all bicycle parking spaces shall be identified prior to issuance of a building permit.

6. **Electric Vehicle Charging Stations:** The Project shall provide electric vehicle charging stations in compliance with Section 18.72.040.C of the Morgan Hill Municipal Code. The project is required to provide two charging stations, plus one for each additional fifty parking spaces. The developer shall provide location of each charging station prior to issuance of building permit.
7. **Street Names:** Street names, private or otherwise, used to identify building locations shall be submitted at building permit stage to the Planning Division for approval. Proposed street names shall comply with the Street Naming Policy approved by City Council (Resolution No. 4601).
8. **Tree Protection:** Unless tree removal has been previously approved, all trees located within 25 feet of any site disturbance shall be protected using the following minimum protection measures (these guidelines shall be included with all site development plans):
- a. Mark all trees to be saved with a survey flag or ribbon. Do not nail or staple directly to the tree.
 - b. Erect a temporary fence enclosing an area equal to at least the dripline of the tree (or as far from the trunk as possible). This tree protection zone shall not be used for parking, storage of building materials, or other equipment or the placement of temporary or permanent fill. Signs should be posted identifying the restriction of uses in the tree protection zone.
 - c. Locate structures, grade changes, and other ground or surface

disturbances (e.g. concrete pours) as far as feasible from the “dripline” area of the tree.

- d. Avoid root damage through grading, trenching, and compaction, at least within an area 1.5 times the dripline area of the tree. Where root damage cannot be avoided, roots encountered over 1 inch in diameter should be exposed approximately 12 inches beyond the area to be disturbed (towards the tree stem), by hand excavation, or with specialized hydraulic or pneumatic equipment, cut cleanly with hand pruners or power saw and immediately back-filled with soil. Avoid tearing or otherwise disturbing that portion of the roots to remain.
- e. The addition of plant or other landscaping materials shall remain outside of the dripline of all trees.
- f. All trees proposed to be removed from the project site shall be replaced at a 1:1 ratio. Replacement trees shall be consistent with the City of Morgan Hill Master Street Tree. All replacement trees shall be a minimum of 15-gallons in size. All mitigation/replacement trees shall be shown on the landscape plans and approved by the Development Services Director prior to the issuance of the building/grading permit.
- g. Any tree subject to Chapter 12.32 Restrictions On Removal Of Significant Trees of the Morgan Hill Municipal Code requires approval from the Planning Division. The applicant shall request approval prior to removing any significant trees.

BUILDING DESIGN

- 9. **ROOF MOUNTED MECHANICAL EQUIPMENT:** 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 feet or greater to match the height of any proposed equipment. (MHARH p.48, 65, 87, 106)
- 10. **BUILDING MOUNTED LIGHTING:** Lighting fixtures shall not project above the fascia or roofline of the building. Any ground mounted lighting projecting onto the building or site shall be subject to the review and approval of the Development Services Director. Adjustment to the lighting intensity may be required after the commencement of the use. (MHARH p. 67, 109)
- 11. **ARCHITECTURAL ELEMENTS**

- a. 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.
 - b. 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.
12. **Private Open Space:** Each unit shall have a minimum of 60-square feet of private open space. Front yard porches and Balconies count.

LANDSCAPING

13. **PLANTING AND IRRIGATION WORKING DRAWINGS:** Detailed landscape planting and irrigation working drawings shall be submitted to the Development Services Director for approval prior to issuance of building permits. Landscape plans for streets and landscape easements shall be part of the improvement plan submittal.
14. **Lighting:** Walkways and pedestrian pathways in landscaped areas or common areas not considered building entrances or a part of parking lot areas shall be illuminated with a minimum of one (1) foot-candle to ensure safe nighttime conditions. **(MHARH p.30, 67, 108)**
 - a. A final photometric plan shall be provided for review and approval to the Development Services Director prior to issuance of a building permit.
15. **MAINTENANCE OF LANDSCAPING:** The landscaping installed and accepted with this project shall be maintained on the site as stated within the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Development Services Director.
16. **WATER CONSERVING LANDSCAPE ORDINANCE:** The landscape plans shall be in conformance with the City's Water Conserving Landscape Ordinance that was developed in accordance with California law. This Ordinance restricts landscaping turf to certain areas, specifies plant selection, requires certain types of irrigation equipment, and calls for the development of comprehensive water use calculations as an aspect of the submitted landscape plans. **(MHMC 18.64)**

SIGNS

17. **SEPARATE APPLICATION REQUIRED FOR SIGN APPROVAL:** Signs proposed for this development shall be designed in conformance with the Sign Ordinance and shall require separate application and approval by the Planning Division prior to installation of any signs.
18. **Directory signs required:** Directory sign(s) and location map(s) shall be provided for apartment, condominium, or townhouse projects prior to occupancy. Location

of the sign(s) shall be interior to the project and design of the directory sign(s) shall be approved by the Planning Division and Fire Department prior to issuance of building permits. **(MHARH p.61)**

HABITAT PLAN

19. **Fees:** The approved project is covered pursuant to the Santa Clara Valley Habitat Plan (Habitat Plan) and subject to fees and conditions contained in the Habitat Plan.
20. **Application Package:** Prior to issuance of a grading permit, the project shall complete and submit a Habitat Plan Application Package. All fees shall be paid prior to issuance of a grading permit. **(MHMC 18.132)**
21. **Conditions:** 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)**

AIR QUALITY

22. **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 submitted for review prior issuance of a grading permit and requirements shall be included 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)**
23. **Basic Construction Mitigation Measure (BCMMs) Related to Dust Suppression.** The following measures shall be implemented with the project:
 - a. All exposed surfaces (e.g. parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - c. 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.
 - d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
 - e. 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.

- f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of [CCR]). Clear signage shall be provided for construction workers at all access points.
 - g. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
 - h. 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.
24. For projects that exceed BAAQMD thresholds:
- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - c. All visible mud or dirt trackout 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.
 - d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
 - e. 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.
 - f. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
 - g. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
 - h. Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.
 - i. Publicly visible signs shall be posted with the telephone number and name of the 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 General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations.

CULTURAL RESOURCES

25. **Significant historic or archaeological materials:** A moderate potential exists for unrecorded historic-period archaeological resources to be within the project area. The developer shall enter into written contracts with an archaeologist and the Tamien Nation Tribe, and pay all fees associated with the activities required by this condition. The following policies and procedures for treatment and disposition of inadvertently discovered human remains or archaeological materials shall apply:
- a. Prior to start of grading or earthmoving activity on the "first day of construction", the archaeologist and Tamien Nation Tribal Monitor shall hold a pre-construction meeting for the purposes of "cultural sensitivity training" with the general contractor and subcontractors.
 - b. A Tamien Nation Tribal Monitor shall be present on-site to monitor all ground-disturbing activities and an archaeologist shall be on-call. Where historical or archaeological artifacts are found, work in areas where remains or artifacts are found will be restricted or stopped until proper protocols are met, as described below:
 - i. Work at the location of the find will halt immediately within fifty feet of the find. If an archaeologist is not present at the time of the discovery, the applicant shall contact an archaeologist for evaluation of the find to determine whether it qualifies as a unique archaeological resource as defined by this chapter;
 - ii. If the find is determined not to be a Unique Archaeological Resource, construction can continue. The archaeologist will prepare a brief informal memo/letter in collaboration with a tribal representative that describes and assesses the significance of the resource, including a discussion of the methods used to determine significance for the find;
 - ii. If the find appears significant and to qualify as a unique archaeological resource, the archaeologist will determine if the resource can be avoided and will detail avoidance procedures in a formal memo/letter; and
 - iv. If the resource cannot be avoided, the archaeologist in collaboration with a tribal representative shall develop within forty-eight hours an action plan to avoid or minimize impacts. The field crew shall not proceed until the action plan is approved by the Development Services Director. The action plan shall be in conformance with California Public Resources Code 21083.2.

- c. The following policies and procedures for treatment and disposition of inadvertently discovered human remains or archaeological materials shall apply. If human remains are discovered, it is probable they are the remains of Native Americans,
 - i. If human remains are encountered, they shall be treated with dignity and respect as due to them. Discovery of Native American remains is a very sensitive issue and serious concern. Information about such a discovery shall be held in confidence by all project personnel on a need to know basis. The rights of Native Americans to practice ceremonial observances on sites, in labs and around artifacts shall be upheld.
 - ii. Remains should not be held by human hands. Surgical gloves should be worn if remains need to be handled.
 - iii. Surgical mask should also be worn to prevent exposure to pathogens that may be associated with the remains.
- d. In the event that known or suspected Native American remains are encountered, or significant historic or archaeological materials are discovered, ground-disturbing activities shall be immediately stopped. Examples of significant historic or archaeological materials include, but are not limited to, concentrations of historic artifacts (e.g., bottles, ceramics) or prehistoric artifacts (chipped chert or obsidian, arrow points, ground stone mortars and pestles), culturally altered ash stained midden soils associated with pre-contact Native American habitation sites, concentrations of fire-altered rock and/or burned or charred organic materials and historic structure remains such as stone lined building foundations, wells or privy pits. Ground-disturbing project activities may continue in other areas that are outside the exclusion zone as defined below.
- e. An "exclusion zone" where unauthorized equipment and personnel are not permitted shall be established (e.g., taped off) around the discovery area plus a reasonable buffer zone by the contractor foreman or authorized representative, or party who made the discovery and initiated these protocols, or if on-site at the time of discovery, by the monitoring archaeologist and tribal representative (typically twenty-five to fifty feet for single burial or archaeological find).
- f. The discovery locale shall be secured (e.g., 24-hour surveillance) as directed by the City or County if considered prudent to avoid further disturbances.
- g. The Contractor Foreman or authorized representative, or party who made

the discovery and initiated these protocols shall be responsible for immediately contacting by telephone the parties listed below to report the find and initiate the consultation process for treatment and disposition:

- The City of Morgan Hill Development Services Director (408) 779-7247
 - The Contractor's Point(s) of Contact
 - The Coroner of the County of Santa Clara (if human remains found) (408) 793-1900
 - The Native American Heritage Commission (NAHC) in Sacramento (916) 653-4082
 - The Amah Mutsun Tribal Band (916) 481-5785 (H) or (916) 743-5833 (C)
 - The Tamien Nation (707)295-4011 (office) and (925)336-5359 (THPO)
- h. The Coroner has two working days to examine the remains after being notified of the discovery. If the remains are Native American the Coroner has 24 hours to notify the NAHC.
- i. The NAHC is responsible for identifying and immediately notifying the Most Likely Descendant (MLD). (Note: NAHC policy holds that the Native American Monitor will not be designated the MLD.)
- j. Within 24 hours of their notification by the NAHC, the MLD will be granted permission to inspect the discovery site if they so choose.
- k. Within 24 hours of their notification by the NAHC, the MLD may recommend to the City's Development Services Director the recommended means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The recommendation may include the scientific removal and non-destructive or destructive analysis of human remains and items associated with Native American burials. Only those osteological analyses or DNA analyses recommended by the appropriate tribe may be considered and carried out.
- l. If the MLD recommendation is rejected by the City of Morgan Hill the parties will attempt to mediate the disagreement with the NAHC. If mediation fails then the remains and all associated grave offerings shall be reburied with appropriate dignity on the property in a location not subject to further subsurface disturbance.

NOISE

26. **Construction Hours:** The project shall comply with Chapter 8.28 of the Morgan Hill Municipal Code which prohibits construction activities between 8:00 PM and 7:00 AM, Monday through Friday, and between 6:00 PM and 9:00 AM on

Saturdays. Construction activities may not occur on Sundays or federal holidays.

GENERAL

27. **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 this development project for the purpose of defraying all or a portion of the cost of public facilities related to this development project (Mitigation Fee Act Fees). These fees do not include fees for processing applications for governmental regulatory actions or approvals, fees collected as part of development agreements, or as a part of the application for the City's Residential Development Control System. The Mitigation Fee Act Fees applying to this project are listed in the schedule of fees to be provided at building permit stage. Notice is also hereby given that the Developer has an opportunity to protest the imposition of the Mitigation Fee Act Fees within 90 days of the approval or conditional approval of this development project and that the 90-day protest period has begun.
28. **Covenants, Conditions and Restrictions:** The applicant shall provide a set of Covenants, Conditions and Restrictions (CC&R's), Bylaws and Articles of Incorporation, for review and approval by the Development Services Director prior to final occupancy or recordation of a final map. All such CC&Rs shall include the following:
- a. 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.
- *Public right-of-way: Exclusive of streets dedicated to and accepted by the City of Morgan Hill.
- b. 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.
 - c. 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.

- d. 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.
- e. This section may not be amended without the prior written consent of the Development Services Director 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.
- f. 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.

ENGINEERING DIVISION

- 29. **Public Utilities Easements:** While the project received a waiver to allow for a reduction from a 10-foot wide property frontage easement along Monterey Road and Peebles Road to a 7-foot wide easement, the project remains responsible for incorporating all utilities within the private property and utilities shall be clear of any portion of the new residential building and patio areas.
- 30. **Right-of-Way, Easements, and Tentative and Final Maps:** The project's Final Map shall include the rededication and/or dedication of right-of-way, in fee, to the City of the project's Peebles Avenue and Monterey Road frontages with widths stated below:
 - a. The total right-of-way width for the Peebles Avenue frontage of 30 feet from the existing property line to the centerline.
 - b. The total right-of-way width for the Monterey Road frontage of 60 feet from property line to the centerline.

31. The project's Final Map shall be approved by the City Council prior to issuance of a grading permit. (MHMC 17.20.390; 17.24.210)
32. **Impact Fees & Fee Increase:** The City of Morgan Hill, pursuant to MHMC Chapter 3.56, has established impact fees to finance the cost of improvements required by new development. MHMC Section 3.56.050 provides for automatic annual (January 15th) 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) The developer shall pay all applicable impact fees and other engineering review fees (fees other than impact fees are automatically adjusted annually on July 1st) prior to building permit issuance. The fees shall be based on the Public Works Fee Schedule prepared by Land Development Engineering. The estimated total amount of impact fees and engineering review fees for this project based on the 7/1/2025 Fee Schedule that is currently in effect is **\$1,200,000** without any credits applied.
33. **Parkland Dedication/Parkland Fee In-Lieu:** This project is subject to the Parkland Dedication and Parkland Fee In-Lieu requirements (MHMC 17.28).
 1. The developer shall pay fees, in-lieu of parkland dedication, at the time of filing of the project's final map to meet the parkland obligation. The project's parkland obligation will be calculated using the formula shown in MHMC Section 17.28.060. The estimated Parkland In-Lieu fee for the proposed 20 units without any credits is **\$420,964**.
 2. Private recreation credits, which could allow a credit of up to 40% towards the parkland obligation, could be available for private open space(s) within the subdivision that meets the standard requirements listed in MHMC Section 17.28.130.
34. **Reciprocal Access:** 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)**
35. **Site Plan**
 - a. The project's Vehicular Circulation Plan currently shows the envelopes of the Fire Apparatus and Solid Waste Trucks overlapping with the proposed driveway aprons. At improvement plan stage, the project shall provide updated vehicle turning templates to include the wheel paths to demonstrate that the ingress and egress movements of these vehicles do not conflict with the proposed driveway aprons.

- b. At improvement plan stage, provide vehicle turning templates for the ingress and egress movements of the City Fire Apparatus via the project's emergency vehicle access on Monterey Road.
- c. The Emergency Vehicle Access (EVA) at the project's Monterey Road frontage is shown to have a "Gravelpave" surface within the Public Service Easement (P.S.E.) area. The Developer/future HOA shall be responsible for maintaining and replacing the "Gravelpave" surface. The project's CC&R's shall include the Gravelpave maintenance by the HOA.

36. Grading and Drainage

- a. The project's Grading and Drainage Plans show slopes along the project's Monterey Road gutter that would result in the conveyance of runoff to the adjacent property to the north. At improvement plan stage, the project shall provide additional grades to demonstrate that runoff will not be concentrated to the neighboring northerly property.
- b. At improvement plan stage, verify the correct diameters are being listed for the proposed 60" diameter retention pipes.

37. Storm Water Post-Construction Development Standards:

- a. The 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: https://www.waterboards.ca.gov/centralcoast/water_issues/programs/stormwater/docs/lid/lid_hydromod_charette_index.html). A copy of the Guidance Manual can be obtained from the City's Land Development Engineering webpage. The project shall meet all applicable 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
- b. Pursuant to Residential Objective Standard #63, the project shall comply with the City's Flood Control requirements.
 - i. The project site is within the Fisher Creek Hydrologic Drainage Basin and is required to provide an on-site retention facility designed to hold the 100-year, 24-hour design storm volume with an additional 25% retention volume for freeboard.
 - ii. The project shall use the following design depths from the 2018 Storm Drainage System Master Plan: 5.24 inches for the 25-year, 24-hour storm and 6.50 inches for the 100-year, 24-hour storm.

- c. A Stormwater Runoff Management Plan ("SWRMP") was prepared for the project by BKF Engineers dated January 2025. At improvement plan stage, the project shall address the following on the Final SWRMP:
 - i. On page 5 of 58 of the SWRMP, in the "Project Data Table":
 - a) Confirm the correct "Net Impervious Area" is being provided.
 - b) Include the 10-, 25-, and 100-year, 24-hour storms and respective depths to comply with the City's Flood Control Requirements.
 - ii. On page 7 of 58 of the SWRMP, Section 3.1 states "See Appendix 6.1 for a copy of the project's Performance Requirements No. 1 & 2 checklists. Provide all applicable checklists.
 - iii. On page 8 of 58 of the SWRMP, Section 4 (*Site Design and Stormwater Control Measures*), states "*Onsite treatment will be provided by bioretention basins (TCM 1, 2, and 3) with oversized detention pipes that have been sized to retain the 100-year, 24-hour storm.*" Clarify if the pipes are proposed to be perforated, and how they will help retain the 100-year, 24-hour storm.
 - iv. On page 9 of 58 of the SWRMP:
 1. Section 4.4 (City of Morgan Hill Peak Flow Management) states "*A full hydrology analysis and hydraulics analysis of the specific system will be provided during the construction documents phase within the stormwater control report.*" Provide the applicable calculations and analyses as stated.
 2. Section 4.4 (City of Morgan Hill Peak Flow Management) states "*Also, 1.5 in/hr with a safety factor of 2 applied to the site infiltration rate.*"
 - In the geotechnical investigation prepared by Silicon Valley Soil Engineering dated June 2024, paragraph 51 provides percolation rates based on Bore Hole Percolation Method at 1.5 inch per hour and 1.875 inch per hour. The investigation also provides infiltration rates based on Double-Ring Infiltrometer Procedure of 0.3 inch per hour and 0.32 inch per hour. Revise the SWRMP to use the average of the 0.3 inch per hour and 0.32 inch per hour infiltration rates provided by Silicon Valley Soil Engineering.
 - Provide separate drawdown times for each of the proposed stormwater control measures. The drawdown times shall not exceed 72 hours.
38. At improvement plan stage, the project shall address the following additional stormwater items:
- i. All areas regulated by the Central Coast Regional Water Quality Control Board shall be included in a Drainage Management Area (DMA) and will comply with the applicable Post-Construction Requirements, including the public

- improvements along the project's Monterey Road and Peebles Avenue frontages. Provide a discussion and justification in the Final SWRMP for any areas not being treated.
- ii. Revise the details for the various stormwater control measures to show the proposed 60" detention pipes.
 - iii. The detail for the permeable paver proposes the subgrade to be compacted to "at least 90% relative maximum density". Verify with the project's Geotechnical Engineer that compacting the subgrade to this density will not impact the infiltration capabilities of the subgrade. Additional infiltration rate tests shall be performed as necessary to demonstrate the subgrade can infiltrate at the proposed compaction.
 - iv. On Civil Sheet C6.0 "Preliminary Stormwater Control Plan":
 - 1) The "Treatment Control Measure Retention Volume Sizing Table" appears to include the volume from the detention pipes in the total provided volume. However, the invert elevations provided for these detention pipes do not indicate that any runoff that drains to these pipes will be retained and infiltrated. Verify if the detention pipes will allow runoff to be retained and infiltrated.
 - 2) The "Treatment Control Measure Summary Table" provides volumes for the 100-year storm with 25% freeboard for the various DMAs. However, these volumes appear to be about half the volume of runoff that would be generated. Provide supporting calculations in the SWRMP verifying these volumes are correct.
 - v. On page 21 of 45 of Silicon Valley Engineering's Geotechnical Investigation ("Investigation"), dated June 2024, paragraph 52 states "Bioretentions should be at least 10 feet from the structures' foundation. The bioretentions can be lined with 15 mil impermeable membrane and located no more than 5 feet from the structure foundation. Bioretentions adjacent to the building structure should be waterproofed." At improvement plan stage, address the following:
 - 1) Clarify if the 15 mil impermeable membrane should be utilized when the bioretentions are no more or no less than 5 feet from the structure foundation.
 - 2) Section C-C on Civil sheet C3.0 (Preliminary Site Plan), shows bioretention "TCM-3" to be 3.5 feet from the building face. Because this stormwater control measure is within 5 feet of the structure, clarify how this SCM complies with the recommendations stated in the Investigation.
 - vi. Lots 1 to 5 have proposed "footbridges" extending over TCM-3. At improvement plan stage, any proposed footbridges, or other pedestrian pathways shall comply with all Building Code and Building Division requirements.

39. **Street Improvements:**

- a. Striping at Peebles Avenue: At improvement plan stage, the project shall modify the striping along the project's Peebles Avenue frontage, at the east leg of the Monterey Road and Peebles Avenue intersection, to provide an adequate width for the eastbound lane right-turn lane that is heavily used by Valley Transportation Authority (VTA) Route 87 buses.

- b. Streetlights: At improvement plan stage, the project plans shall be revised to show the installation of one public streetlight on Monterey Road and one public streetlight on Peebles Avenue pursuant to City Standards. Detailed review of the streetlight location and spacing, and other street improvements will be performed by the City at building permit/improvement plan stage.
- c. The City discussed with the Developer and Developer's consultant a potential requirement for the project to relocate the existing storm lift station controllers from the current location across the project site, on the west side street of Monterey, to the project's Peebles Avenue frontage (as close as possible to the below grade storm lift station).
 - i. After further evaluation by City staff, the City has decided to leave the storm lift station controllers in place.
 - ii. At building permit/improvement plan stage, the project plans shall be revised to show the installation of a minimum of two empty conduits at Peebles Avenue between the below grade storm lift station and the park strip for the City's future work on the storm lift station.
- d. At improvement plan stage, the project shall evaluate the pavement condition of Peebles Avenue and Monterey Road and improve the streets to meet current City Standards for arterial and residential roadways. Evaluation may involve pavement core sampling at multiple locations to determine the R-Value per City Standards. If the existing pavement condition or street section does not meet current City Standards, the project shall remove and replace the existing section of the asphalt concrete pavement on Monterey Road and/or Peebles Avenue, along the frontages and up to the centerline of the respective roads. The minimum required street improvement shall be a two-inch removal and replacement of the existing asphalt concrete pavement along the project's Monterey Road/Peebles Avenue frontages up to the street centerline(s).
- e. At improvement plan stage, provide typical cross-sections for Monterey Road and Peebles Avenue with the existing conditions and the proposed improvements.
- f. At improvement plan stage, provide additional elevations in front of the adjacent property with address 19420 Monterey Road to ensure the proposed public improvements do not create any ponding or nuisance flooding issues for the adjacent property.
- g. The project's residential detached driveway approach on Peebles Avenue shall be constructed pursuant to City Standard Drawing A-9. At improvement plan stage, show the proposed slope of the driveway approach to not exceed the 8.33% maximum.

- h. Joint Trench: The Developer is proposing to locate joint trench for dry utilities under the street along Monterey Road and Peebles Avenue. At improvement plan stage, revise the plans to show all joint trenches placed under the sidewalk along the project's Monterey Road and Peebles Avenue frontages. The placement of joint trench within City streets is subject to City Engineer approval and requires a City Encroachment Permit.
- i. At improvement plan stage, the project shall submit a separate Offsite Improvement Plan set to Land Development Engineering. The Onsite Improvement Plans shall be submitted to the Building Division as part of the project's grading/building permit application.

40. **Water Utilities:**

- a. Provide one public water meter for each unit. Banking of water meters in the parkstrip will be allowed.
- b. Water meters shall be located within City right-of-way or within a recorded Public Service Easement (P.S.E).
- c. The placement of water valves shall conform to City standards.
- d. Provide a separate public meter with a backflow preventer for the project's irrigation system. The location of the 1" irrigation meter shall be per City Standard Drawing W-1.
- e. Water Line Relocation along Monterey Road: The project shall address the following at improvement plan stage:
 - i. Extend the existing public water main along Peebles Avenue to connect to the relocated 10" water line at Monterey Road at a 90-degree angle (rather than at a 45-degree angle).
 - ii. Show the removal of the existing water line at Monterey Road, and other appurtenances, as part of the proposed water line relocation.
- f. Pursuant to City of Morgan Hill Water Design Standard 2.600, Fire Hydrants, the maximum fire hydrant spacing for high-density residential, commercial, industrial zoning, or high-value districts shall be 250 feet. At improvement plan stage, the project shall show fire hydrant(s) being installed on the project's Monterey Road and Peebles Avenue frontages as required to meet the standards.
- g. The installation of a breakaway check valve on each of the project's new fire hydrants in the public right-of-way will be determined at improvement plan stage.
- h. All new water main installations (public and private) shall adhere to the separation criteria established by the California Waterworks Standards (California Code of Regulations (CCR), Title 22, Division 4, Chapter 16, Section 64572). Any proposal for alternative compliance to these requirements shall be submitted to the State Water Resources Control Board' Division of Drinking Water, pursuant to CCR, Title 22, Section 64551.100.

41. **Sanitary Sewer:** A sanitary sewer test manhole shall be provided for the project and shall be accessible to the Pretreatment Inspector. The sanitary sewer test manhole shall be located within private property but adjacent to the street right-of-way or as approved by the City Engineer in conjunction with Pretreatment Inspector review.
42. **Private Sanitary Sewer Maintenance Agreement:** Prior to final map approval/building permit issuance, the Owner(s) shall enter into a Private Sanitary Sewer Maintenance Agreement with the City for maintenance of all private sanitary sewer facilities which includes the private sewer mains and sewer laterals. The Agreement shall be recorded at the County Recorder's Office prior to building final.
43. **Utilities Improvement Plan Stage:**
 1. At improvement plan stage, the project shall revise the proposed storm drain connection at the Peebles Avenue public storm main. The point of connection at the City's lift station is not allowed. Detailed review of the revised storm drain connection will be performed at improvement plan stage.
 2. At improvement plan stage, provide profiles at all utility main crossings to demonstrate compliance with applicable clearances.
 3. At improvement plan stage, the project shall update the plans to show the removal of any unused utility laterals per City Standards, including the existing water meter on the project's Peebles Avenue frontage.
44. **Broadband Connectivity:** At improvement plan/building permit stage, show the locations of the following Broadband conduits pursuant to Design Objective Standard No. 62:
 1. New Broadband conduits in the public rights-of-way (Monterey Road and Peebles Avenue) that front the project site and will serve the project site.
 2. New Broadband conduits from the public right-of-way to each of the twenty residential units.
45. **Landscaping Irrigation:** The irrigation plans currently show a $\frac{3}{4}$ " irrigation meter. At improvement plan stage, revise the plans to show a minimum 1" water meter per City Standards.
46. **Final Map:** 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)

47. **Public and Private Improvements:** 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)
48. **Improvement Plans:** The applicant shall submit as part of the improvement drawings for the project, profiles of all improvements in the project 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)
 1. Improvement plans are to show water lines, sanitary sewer, storm drain system, pavement widths, curve radius, and existing utilities.
 2. Encroachment Permit: Obtain necessary encroachment permit from the City of Morgan Hill and provide guarantee covering off-site improvements. (MHMC 12.08.040 A; 12.08.090)
49. **Subdivision Improvements Agreement:** Enter into a Subdivision Improvements Agreement with the City of Morgan Hill to cover required improvements. (MHMC 12.02.150; 17.32.010 B; 17.32.160)
50. **Public and Private Streets:** 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 pursuant to City standards. All street improvements shall be constructed to the satisfaction of the City Engineer pursuant to City standards. 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)
51. **Installation and Dedication of Streets:** The project shall install and dedicate street improvements 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)
52. **Corner Cutoff:** The project shall dedicate, in fee, the required corner cutoff at the intersection of Monterey Road and Peebles Avenue. (MHMC 12.02.010; 12.02.50; 12.02.080; 12.02.100; 17.28.010)

53. **Underground Existing Utilities:** All existing overhead utilities adjacent to any site boundary or along any street frontage of the 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)
54. **Street Trees:** The proposed street trees shall comply with the street tree species and spacing listed under the applicable zone in the Master Street Tree List of the City's Master Street Tree Plan. The street tree species will be approved by the City Engineer at improvement plan stage.
55. **Design of Sewer Improvements:** 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)
56. **Sewer Connection:** 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)
57. **Storm Drainage Study:** 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)
58. **Storm Drainage Capacity:** 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 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)
59. **Storm Drainage General Requirements:** Prior to 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. (CMH Design Standards and Standard Details for Construction)
60. **NPDES Construction Activity General Permit/SWPPP Requirements:** 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 Public Works Engineering. A Waste Discharger Identification (WDID) number to be issued to the construction site after the SWRCB receives and verifies the submitted ONLINE NOI information. The WDID number and approved SWPPP Manual shall be provided to Public Works and the Building Department prior to any approval of grading activities (**SWRCB NPDES General Permit CAS000002**).
61. **NPDES General Permit Site SWPPP Inspections and Compliance:**
- a. ALL project onsite and offsite construction activity shall have the site inspected by a **qualified third party SWPPP Inspector (QSD or QSP or RCE)**.
 - b. SWPPP Inspections shall occur weekly during the rainy season (September 15th thru May 1st).
 - c. SWPPP Inspections shall occur bi-weekly during the non-rainy season.
 - d. 48 hours prior to and following a forecasted rain event, SWPPP Inspections shall occur in addition to those of items 2 or 3 above.
 - e. Per each of the inspection conditions 2, 3, or 4, SWPPP inspection reports, and when applicable, Rain Event Action Plans (REAPS) shall be e-mailed to: sw.construction@morganhill.ca.gov no later than 12:00 PM each Monday for the previous week's inspections with a brief statement whether the site is in compliance or non-compliant.
 - f. Prior to rain events, BMPs not in compliance will need to be corrected immediately.
 - g. Illicit discharges per the NPDES General Permit, non-compliance of tracking control, and inlet protection within the public right-of-way shall be addressed immediately.
 - h. Other non-compliance issues need to be addressed within a 24-hour period.

- i. Non-compliance issues which have been corrected shall be verified by NPDES SWPPP Inspector by a follow-up inspection.
- j. BMP maintenance/inspections shall include tree protection, if applicable.

62. **Private Storm Drain Connection to Public Storm Drain System**

- 1. Prior to connection of the private storm drain to the public storm drain system, the point of connection shall be inspected by the City's Environmental Services staff. Developer/Applicant shall contact SW Construction at SW.construction@morganhill.ca.gov for the inspection.
- 2. Prior to acceptance of public improvements or occupancy of the final unit, the private storm drain facilities shall be inspected by Civil Engineer of record and the City's Environmental Services staff. If necessary, storm drain pipe, inlets, post-construction stormwater control measures, and detention facilities, shall be cleared of foreign debris, sediment or silt.

63. **WATER SYSTEM**

- a. **Domestic Water System:** 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. **Water Well Abandonment:** 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. **Water Meters:** Provide separate water services and meters for each lot. These are to be installed by developer. **(MHMC 17.32.020 D)**

64. **OTHER CONDITIONS**

- a. **Easement Dedications:** The owner shall dedicate all necessary utility easements. **(MHMC 12.02.080 D; 17.28.010 A)**
- b. **Undergrounding New Utilities:** 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. **Landscaping and Irrigation Systems:** Landscaping and irrigation systems serving common areas that are required to be installed in the public right-of-

way on the perimeter of this project shall be continuously maintained by the property owner or designated maintenance entity.

- d. **Final Landscape Plans:** Final landscape plans shall be submitted with and included as part of the improvement plans for the project. **(MHMC 17.08.090)**
- e. **Pre-construction Meeting:** Prior to the approval of any Building Permit for grading activity, the developer shall schedule a pre-construction 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
 - iv. General Contractor
 - v. Sub-Contractors
- f. **As-Built Submittal Standards:** The developer shall submit digital as-builts of the project's Final Map, Grading Plan, and Civil and Landscape Improvement Plans which adhere to the City's updated GIS/CAD Developer Submittal Standards.

65. **NPDES STORMWATER MANAGEMENT DEVELOPMENT STANDARDS**

- a. **Stormwater 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 from the City's Land Development Engineering webpage. Project shall provide Stormwater Runoff Management Plan, Stormwater Control Plan and Checklist, and applicable calculations per the Guidance Manual. Project shall meet the applicable 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
- 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. **Storm Drain System Stenciling and Signage:** 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. **Trash Enclosure Areas:** In addition to compliance with the requirements under Municipal Code Section 18.92.125 (Refuse and Recycling Enclosures), all trash enclosure areas must meet the following Structural or Treatment Control BMP 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
 - ii. **Walls Required:** Trash enclosure shall have structural walls to prevent unauthorized off-site transport of trash.
 - iii. **Doors:** Trash enclosure shall have door(s) which can be secured when closed.
 - iv. **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.
 - v. **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.
66. **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:
- 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.
- 67. **Inlets and Riser Pipes for Underground Stormwater Infiltration and Storage Facilities:** Underground stormwater infiltration and storage facilities shall include adequate inlets and/or risers for visual inspection, maintenance and as flush ports.
- 68. **Stormwater Runoff Management Plan (SWRMP):** 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.
 - a. 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.
 - b. The developer shall 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.
- 69. **Stormwater BMP Operation, Maintenance, and Replacement Responsibility**
 - a. Prior to building final, the property owner shall submit a signed certification (with signature, date & license number/seal) certifying that all post-construction stormwater management/BMP facilities shown on the as-built drawings were inspected by the civil engineer (or by a qualified third party stormwater inspector hired by the permittee/owner) and have been constructed in accordance with the approved plans and specifications.
 - b. 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.
 - c. Any repairs or restoration/replacement and maintenance shall be in accordance with City-approved plans.
 - d. 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.
- 70. **Stormwater BMP Operation and Maintenance Agreement:** 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 BMPs. The City standard Stormwater BMP Operation and Maintenance Agreement will be provided by Land Development Engineering at building permit/improvement plan stage.

71. **Stormwater BMP Inspection Responsibility**

1. The property owner(s) shall be responsible for having all stormwater management facilities inspected for condition and function by a **certified Qualified Stormwater Practitioner (QSP)**.
2. Unless otherwise required by the City Engineer or designee, stormwater facility inspections shall be done at least twice per year (April 15th and September 15th) by the QSP. 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 the Environmental Services Division.

72. **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 City Engineer or designee with records of all inspections, maintenance and repairs.

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

BUILDING DIVISION

- A. **California Code of Regulations:** Project shall be designed to comply with the edition of the California Codes of Regulations as amended by the Morgan Hill Municipal Code Title 15 that is in effect at time of Building Permit Application submittal.
- B. **Compliance with Morgan Hill Municipal Code:** Project shall comply with the Morgan Hill Municipal Code (MHMC) including but not limited to:

1. MHMC 15.65 Sustainable Building Regulations
2. MHMC 15.62 Electric Vehicle Charging Infrastructure
3. MHMC 15.40 Building Security
4. MHMC 15.38 Wage Theft Preventions
5. MHMC 18.148 Water Conservation
6. MHMC 15.63 Prohibition of Natural Gas Infrastructure in New Buildings
7. MHMC 18.76.090 Noise Standards – Noise mitigations based on acoustical analysis per Municipal Code and California Codes.

C. **Geological Hazard Area:** Project within a designated geological hazard area shall comply with a site-specific geotechnical report addressing the mitigation of known hazard conditions.

FIRE DIVISION

- A. **Preliminary Review Only:** The requirements and conditions stated in this review are preliminary and are intended to be used for the purposes of project planning. An official Fire Department review of the project will be conducted upon receipt of a complete plan submittal application that clearly shows all intended grading, demolition, construction or building modifications.
- B. **Proposal limited to:** Review of this Development proposal is limited to acceptability of site access as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.
- C. **Fire Apparatus (Engine) Access Roads Required:** Prior to the commencement of combustible construction, an access roadway with a paved all weather surface and a minimum unobstructed width of 20 feet, vertical clearance of 13 feet, 6 inches shall be provided, with minimum circulating turning radius of 36 feet outside and 23 feet inside, and a maximum slope of 15%, unless otherwise approved in writing by the Fire Marshal. Installations shall conform to the City of Morgan Hill Standard Details and Specifications 11-B. **(CFC Section 503 as amended by MHMC 15.44.140)**
- D. **Fire Hydrant Location Identifier:** Prior to project final inspection, the general contractor shall ensure that an approved ("Blue Dot") fire hydrant location identifier has been placed in the roadway, as directed by the fire department.
- E. **Timing of Required Roadway Installations:** Prior to the commencement of combustible construction, the required roadway installations, up through first lift of asphalt, shall be in place, inspected, and accepted by the City of Morgan Hill unless otherwise approved in writing by the Fire Marshal. Bulk combustible construction materials shall not be delivered to the construction site until installations are

completed as stated above. During construction, emergency access roads shall be maintained clear and unimpeded. Issuance of building permits may be withheld until installations are completed. **(CFC Chapter 14 as amended by MHMC 15.44.180)**

- F. **Timing of Required Water Supply Installations:** Prior to the commencement of combustible construction, the required Fire Hydrant and Water Supply installations shall be in place, inspected, tested, and accepted by the Fire Department and the City of Morgan Hill, unless otherwise approved in writing by the Fire Marshal. Bulk construction materials may not be delivered to the construction site until installations are completed as stated above. Clearance for building permits may be held until installations are completed. **(CFC Chapter 14 as amended by MHMC 15.44.180)**
- G. **Fire Lane Marking Required:** Provide marking for all roadways within the project. Markings shall be per fire department specifications. Installations shall also conform to Local Government Standards and the City of Morgan Hill Standard Details and Specifications 11-F. **(CFC Section 503)**
- H. **Automatic Fire Sprinkler System Required:** Buildings requiring automatic fire sprinkler system shall be equipped throughout with an approved automatic fire sprinkler system. The fire sprinkler system shall be hydraulically designed per National Fire Protection Association (NFPA) Standard #13. **(CFC Chapter 9 as amended by MHMC 15.44.170)**
- I. **Private on-site Fire Service Mains and Hydrants:** Installations shall conform to National Fire Protection Association Standard #24, and the City of Morgan Hill Standard Details and Specifications. Provide plan submittal to the City of Morgan Hill for review and approval prior to installation.
- J. **Aerial Fire Apparatus Access Roads**
 - 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.

- K. **Parking Along Roadways:** The required width of fire access roadways shall not be obstructed in any manner. Parking shall not be allowed along roadways less than 28 feet in width. Parking will be allowed along one side of the street for roadways 28-35 feet in width. For roadways equal to or greater than 36 feet, parking will be allowed on both sides of the roadway. Roadway widths shall be measured face to face of curb. Parking spaces are based on an 8-foot-wide space. **(CFC Section 503)**
- L. **Requirements for Secondary Access Roads (Shall be completed prior to exceeding 101 units)**
1. Separation of access roads. Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses (from centerline to centerline).
 2. Connection to other roads: Where a secondary access roadway connects to a public or private street there shall be either; no curb, a rolled curb or a driveway cut as approved by the fire code official.
 3. Easements: Only lands owned or in control of the property owner, held in common with adjacent properties or publicly owned may be used for secondary access. Secondary access roadways shall not be located in easements through private property unless specifically approved by the fire code official. When easements are required for secondary access roadways, they shall be recorded as Emergency Vehicle Ingress Egress Easements (E.V.I.E.E) granted to the Fire Department.
 4. Marking and Identification: When necessary, signs or other approved notices shall be posted at secondary access roadways to prevent obstruction by parked vehicles. Such signs or notices shall be in accordance with Fire Prevention Division Standards.
 5. Maintenance: Secondary access roadways shall be maintained at all times by the property owner. The roadway surface gates/locks and vertical and horizontal clearances shall be maintained in serviceable condition. Maintenance of secondary access roadways on commonly held lands shall be clearly stated in the Covenant, Conditions, and Restrictions (CC&R) or Landscape Maintenance agreements of the development project. The CC&Rs shall mandate that the owners association shall retain professional management to oversee maintenance responsibilities.

POLICE DEPARTMENT

- A. **Safety and Security Plan.** 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.
- B. **Camera Access.** The Police department will require access to camera feed and camera recordings to be able to view real time and recorded footage if/when required.

HOUSING DIVISION

- A. **Inclusionary Housing Agreement:** The developer shall include 15% below market rate (BMR) units as part of the project and execute and record an Inclusionary Affordable Housing Agreement that is consistent with the Inclusionary Housing Ordinance with the City prior to issuance of a building permit. **(MHMC 14.04.050)**
- B. **BMR Standards:** The Below Market Rate (BMR) units shall comply with the BMR standards.

SHEET INDEX

- 0COVER SHEET
- TM-1.0VESTING TENTATIVE MAP
- C2.0EXISTING CONDITIONS
- C3.0PRELIMINARY SITE PLAN
- C4.0PRELIMINARY GRADING PLAN
- C5.0PRELIMINARY UTILITY PLAN
- C6.0PRELIMINARY STORMWATER MANAGEMENT PLAN
- C7.0VEHICLE CIRCULATION PLAN
- 1.0CONCEPTUAL ARCHITECTURAL SITE PLAN / BMR PLAN
- 2.0aCONCEPTUAL PLAN AL UNIT PLAN
- 2.0bCONCEPTUAL PLAN AR UNIT PLAN
- 2.0cCONCEPTUAL PLAN B UNIT PLAN
- 2.0dCONCEPTUAL PLAN C UNIT PLAN
- 2.1CONCEPTUAL 4-PLEX PLANS
- 2.2CONCEPTUAL 5-PLEX PLANS
- 2.3CONCEPTUAL 7-PLEX PLANS
- 2.4CONCEPTUAL 7-PLEX PLANS
- 2.5CONCEPTUAL TRASH ENCLOSURE FLOOR PLANS & ELEVATIONS
- 3.0CONCEPTUAL ROOF PLANS
- 3.1CONCEPTUAL 4-PLEX ELEVATIONS
- 3.2CONCEPTUAL 5-PLEX ELEVATIONS
- 3.3CONCEPTUAL 7-PLEX ELEVATIONS
- 3.4CONCEPTUAL STREETScape ELEVATION (MONTEREY & PEEBLES)
- 4.0MATERIAL & COLOR BOARD
- L-1.0NOTES AND LEGENDS
- L-1.1SOIL TEST REPORT AND MAP
- L-1.2ESD CHECKLIST
- L-1.3ESD CHECKLIST
- L-1.4ESD CHECKLIST
- L-3.1LAYOUT PLAN
- L-4.0DETAILS
- L-4.1DETAILS
- L-4.2DETAILS
- L-4.3DETAILS
- L-5.0IRRIGATION NOTES, LEGENDS AND CALCULATIONS
- L-5.1HYDROZONE PLAN
- L-5.2IRRIGATION DETAILS
- L-5.3IRRIGATION DETAILS
- L-6.0PLANTING NOTES AND LEGENDS
- L-6.1PLANTING PLAN
- L-6.2PLANT LIST/SOILS TEST REPORT
- L-6.3PLANTING DETAILS
- L-7.1LIGHTING PLAN
- L-7.2LIGHTING CUT SHEETS

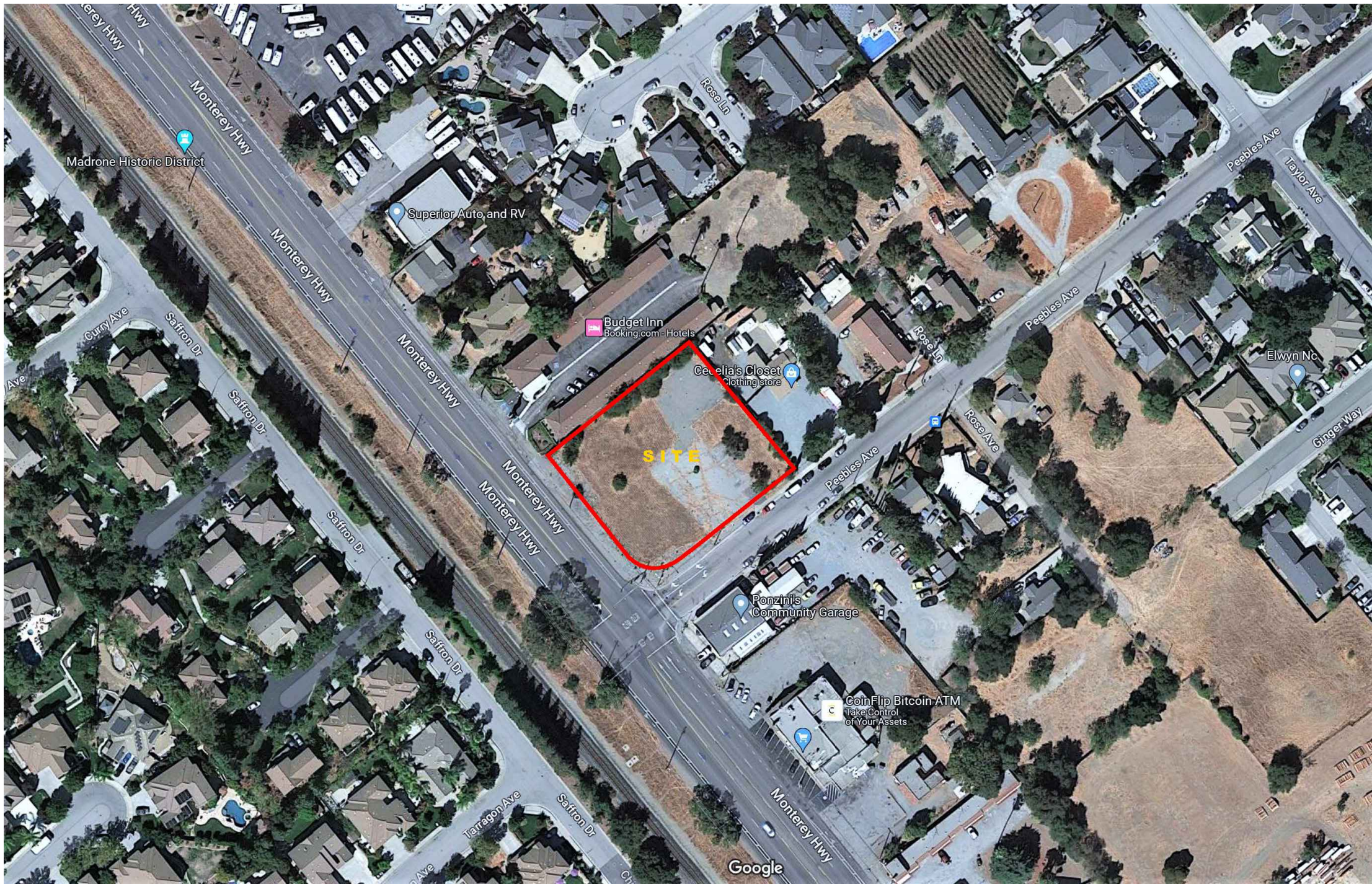
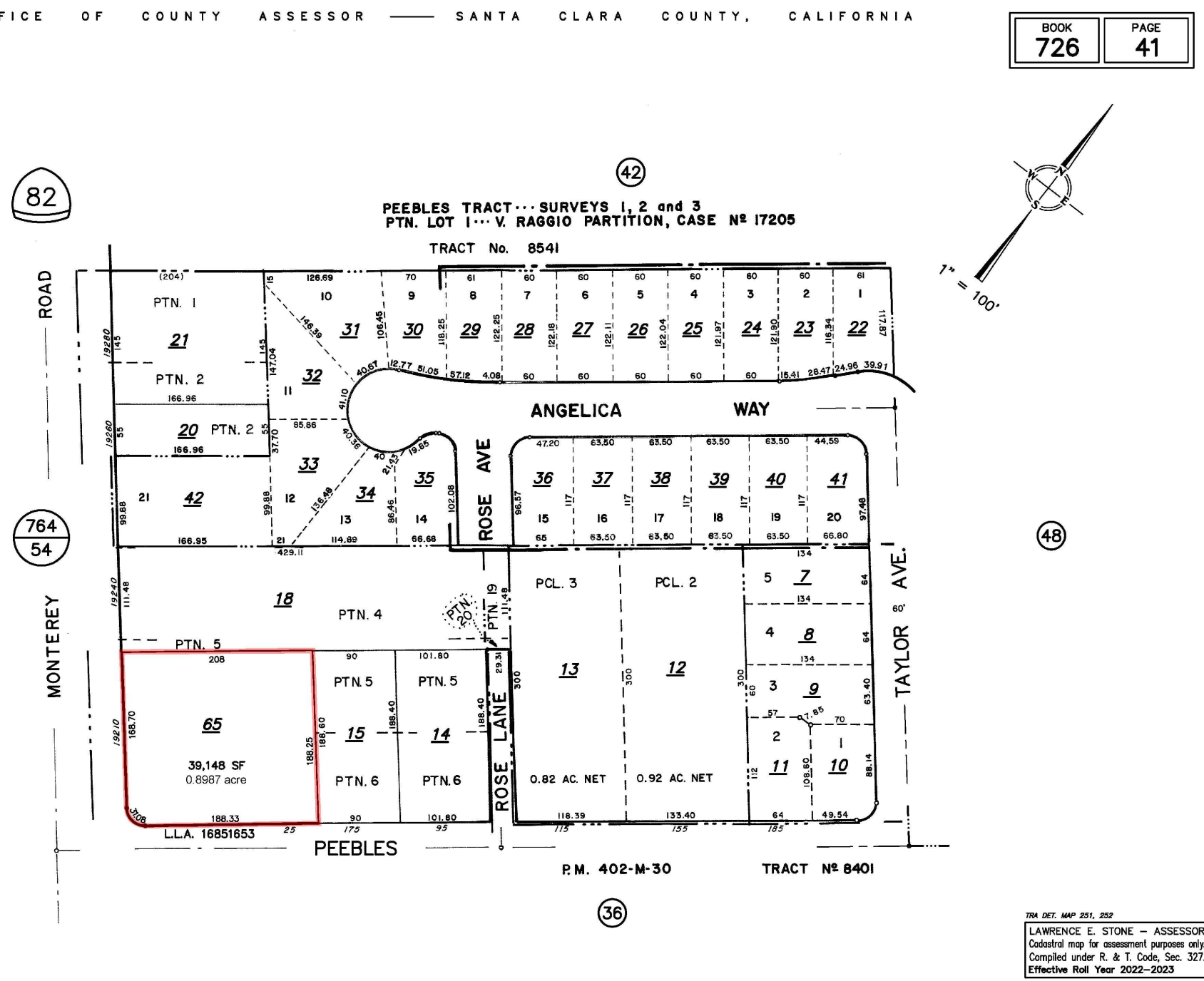
PEEBLES TOWNHOMES

25 PEEBLES AVENUE

MORGAN HILL, CA



OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA



OWNER

PEEBLES SQUARE, LLC.

1630 OAKLAND ROAD, STE. A215

SAN JOSE, CA. 95131

ARCHITECT

LPMD ARCHITECTS

1288 KIFER ROAD, UNIT 206

SUNNYVALE, CA. 94086

ANTHONY HO

Anthony@LPMD-Architects.com

408-859-2845

CIVIL ENGINEER

BKF

1730 N. FIRST STREET, STE. 600

SAN JOSE, CA. 95112

RUBEN MENDOZA

Rmendoza@bktf.com

408-467-9127

LANDSCAPE ARCHITECT

LEVESQUE DESIGN

1414 BAY STREET, STE. 100

ALAMEDA, CA. 94501

KEVIN LEVESQUE

kliplanning@gmail.com

510-521-6700

PROJECT DATA

SITE ADDRESS: 25 PEEBLES AVENUE

APN: 726-41-065

SITE AREA: 39,272 SF (0.90 AC)

ZONING: MU-F

EXISTING USE: VACANT

PROPOSED USE: RESIDENTIAL TOWNHOUSES

NUMBER OF RESIDENTIAL UNITS PROPOSED: 20 THREE-BEDROOM UNITS

DENSITY PROPOSED: 22.2 U/A (MAXIMUM ALLOWED = 24 U/A)

UNIT SIZE:

1ST FLOOR GARAGE = 314 - 433 SF

1ST FLOOR LIVING = 276 - 281 SF

2ND FLOOR = 601 - 663 SF

3RD FLOOR = 601 - 764 SF

TOTAL AREA = 1792 - 2141 SF

BUILDING COVERAGE:

14,007 SF (35.7%)

FAR:

42,122 SF / SITE AREA = 1.07

HEIGHT: 3-STORY; MAX 35'

VEHICULAR PARKING PROVIDED:

RESIDENTS = 1 OR 2 STALLS PER UNIT IN THE ATTACHED GARAGE

EV CHARGER: 1 CHARGER PER UNIT INSTALLED INSIDE GARAGE

GUESTS = 7 STALLS (1 STALL PER 3 UNITS)

2 OF THEM ARE ACCESSIBLE

EV CHARGER: INSTALLED AT 1 STALL

BICYCLE PARKING PROVIDED:

[4] SHORT-TERM BIKE RACKS

PRIVATE OPEN SPACE PROPOSED: 60 SF/DU

COMMON OPEN SPACE PROPOSED: 100 SF/DU

CONSTRUCTION TYPE: VB

UNITS MIX		
UNIT TYPE	NOTE	UNIT COUNT
PLAN AL	3 BEDROOM	6
PLAN AR	2 FULL + 1 HALF BATH	6
PLAN B	3 BEDROOM	6
PLAN C	2 FULL + 2 HALF BATH	2
PLAN C	3 BEDROOM	2
PLAN C	3 FULL + 1 HALF BATH	2
TOTAL =		20

PEEBLES SQUARE, LLC

1630 OAKLAND ROAD #A215

SAN JOSE, CA 95150

PEEBLES TOWNHOMES

25 PEEBLES AVENUE

MORGAN HILL - CALIFORNIA

Date: MARCH 2024

Scale:

Revisions:

Drawing Title:

COVER SHEET

Sheet No:

0

of Sheets

LPMD Architects

1288 Kifer Road, Unit 206

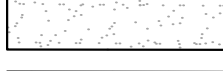
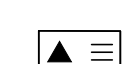
Sunnyvale, CA 94086

Telephone : 408-992-0280

Fax : 408-992-0281

VESTING TENTATIVE MAP
25 PEEBLES AVENUE
MORGAN HILL, SANTA CLARA COUNTY, CA

LEGEND

PROJECT BOUNDARY	
ADJACENT LOT LINE	
EASEMENT	
ROAD CENTER LINE	
CURB AND GUTTER	
NEW CONCRETE SIDEWALK	
NEW FIRE ROAD SECTION	
NEW AC SECTION	
PRIVATE STORM DRAIN EASEMENT (PSDE)	
PRIVATE WATER METER EASEMENT (PWME)	
EMERGENCY VEHICLE ACCESS EASEMENT (EVAE)	
TREATMENT AREA	
TRANSFORMER (FOR REFERENCE ONLY)	

GENERAL NOTES

- OWNER/APPLICANT: RICHARD CHEN
 1630 OAKLAND ROAD, #A215
 SAN JOSE, CA 95131
 CONTACT: STEVE SARAY
 (408)-680-3880

2. CIVIL ENGINEER: BKF ENGINEERS
 1730 N. 1ST STREET SUITE #600
 SAN JOSE, CA 95112
 CONTACT(S): ISAAC KONTOROVSKY
 PHONE: 408-467-9100

3. PROPERTY: PARCEL 1 (APN: 726-41-065)
 BEING ALL OF THE LAND DESCRIBED AND DELINEATED IN THAT CERTAIN GRANT DEED
 FILED FOR RECORD ON AUGUST 13, 1999, IN DOCUMENT NUMBER 14938891, AND ALL OF
 THE LANDS DESCRIBED AND DELINEATED IN THAT CERTAIN TRUST TRANSFER DEED FILED
 FOR RECORD ON APRIL 1, 1999, IN DOCUMENT NUMBER 14121307, AT THE OFFICE OF THE
 RECORDER OF SANTA CLARA COUNTY.

4. ASSESSORS PARCEL NO.: 726-41-065

5. GENERAL PLAN (LAND USE): MIXED USE FLEX (7-24 DU/AC)

6. EXISTING ZONING: CORRIDOR FORM-BASED (FB-C)

7. PROPOSED ZONING: R3-PD

8. EXISTING USE: VACANT

9. PROPOSED USE: RESIDENTIAL TOWNHOUSES

10. GROSS AREA/NET AREA: ±0.90 ACRES

11. NUMBER OF LOTS: 20 UNITS, 1 NON-DEVELOPABLE COMMON PARCEL

12. UTILITIES:
 A. WATER:
 PUBLIC STREETS: CITY OF MORGAN HILL
 PRIVATE STREETS: HOMEOWNERS ASSOCIATION
 B. SANITARY SEWER:
 PUBLIC STREETS: CITY OF MORGAN HILL
 PRIVATE STREETS: HOMEOWNERS ASSOCIATION
 C. STORM DRAIN:
 PUBLIC STREETS: CITY OF MORGAN HILL
 PRIVATE STREETS: HOMEOWNERS ASSOCIATION
 D. GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
 E. TELEPHONE: AT&T/COMCAST
 F. CABLE TV: COMCAST

14. BENCHMARK: USGS BRASS DISK STAMPED "A177" SET ON TOP OF STORMDRAIN CONCRETE HEADWALL
 ALONG UNITED FIDELITY RAILROAD TRACKS
 ELEVATION = 340.5

15. TOPOGRAPHY: INFORMATION SHOWN IS BASED ON GROUND SURVEY CONDUCTED BY BKF ENGINEERS
 CONDUCTED APRIL 14, 2015

16. FLOOD ZONE: THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X AS SHOWN IN FLOOD INSURANCE
 RATE MAP COMMUNITY PANEL NO.06085C0443H

17. LOT SIZES: COMMON LOT = 22,817 SF
 UNITS 1-20 = 16,455 SF
 TOTAL = 39,272 SF

ABBREVIATIONS

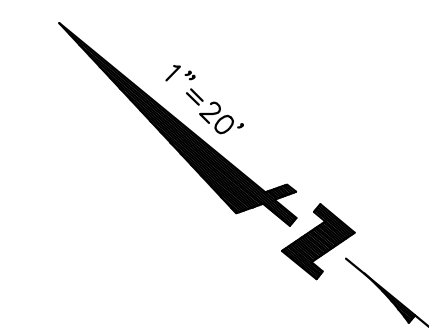
EUCA	EXCLUSIVE USE COMMON AREA
EV	ELECTRICAL VAULT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
O.R.	OFFICIAL RECORDS
PSDIE	PRIVATE STORMDRAIN EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PWE	PRIVATE WATER EASEMENT
PWME	PRIVATE WATER METER EASEMENT
ROW	RIGHT OF WAY
ST	STREET
SW	SIDEWALK
WME	WATER METER EASEMENT

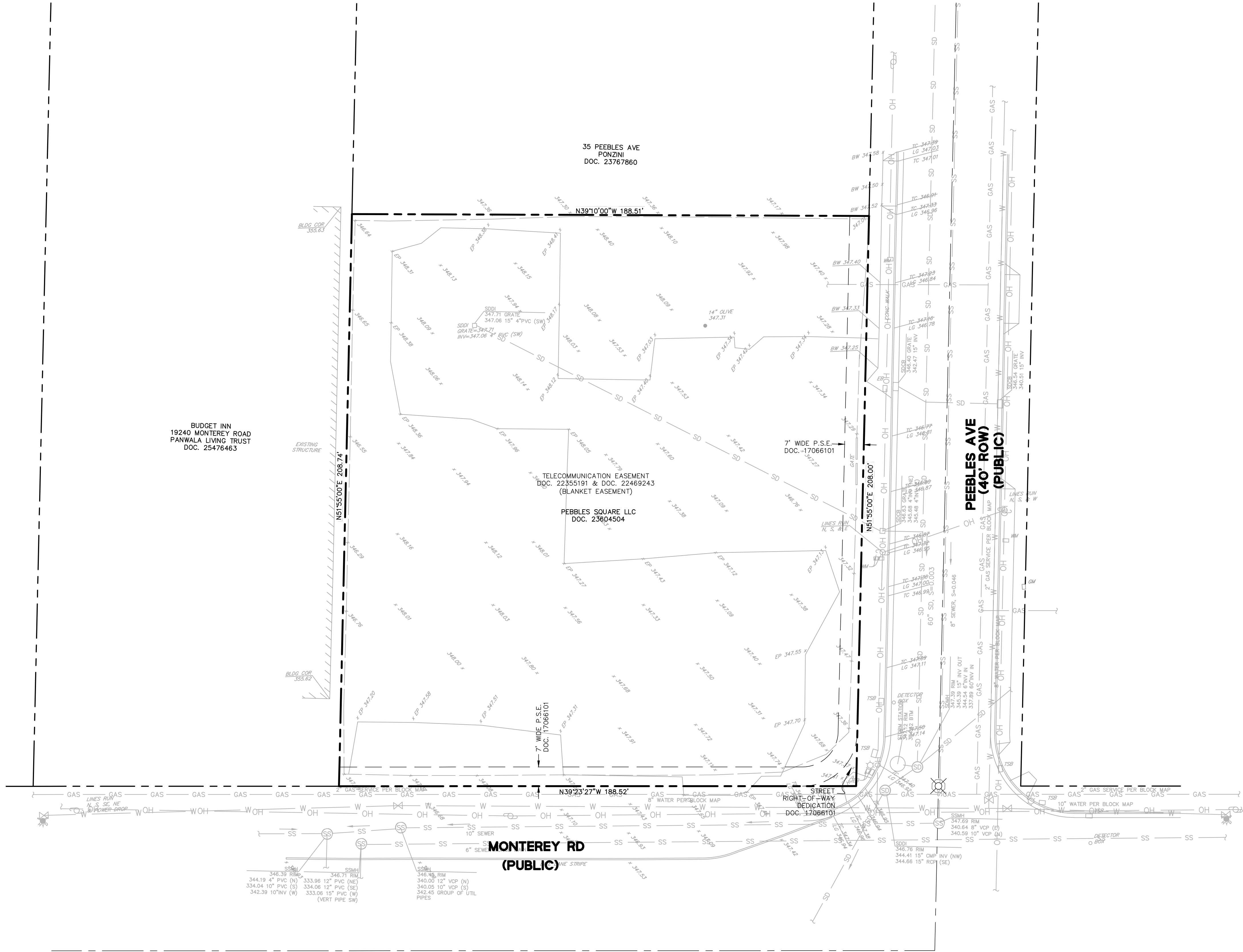
SHEET INDEX

TM-1.0	VESTING TENTATIVE MAP
C2.0	EXISTING CONDITIONS
C3.0	PRELIMINARY SITE PLAN
C4.0	PRELIMINARY GRADING PLAN
C5.0	PRELIMINARY UTILITY PLAN
C6.0	PRELIMINARY STORMWATER MANAGEMENT PLAN
C7.0	VEHICULAR CIRCULATION PLAN



VICINITY MAP
N.T.S.



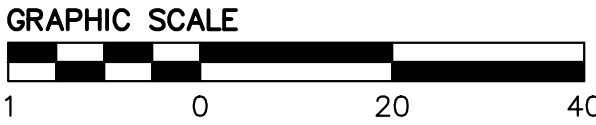
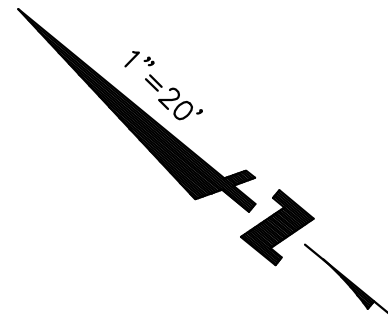


LEGEND

PROPERTY LINE	---
ADJACENT LOT LINE	---
EASEMENT LINE	---
GAS MAIN	G
WATER MAIN	W
ELECTRICAL LINE	E
SANITARY SEWER LINE	SS
STORM DRAIN LINE	SD
OVER HEAD WIRE	OH
CHAIN LINKED FENCE	X-X-X-X-X

ABBREVIATIONS

BLDG	BUILDING
CONC	CONCRETE
CTV	CABLE TELEVISION
DWY	DRIVEWAY
FL	FLOW LINE
FNC	FENCE
GRD	GROUND
GV	GAS VALVE
HCR	HANDICAP RAMP
LG	LIP OF GUTTER
LT	LIGHT
O/H	OVERHEAD ELECTRIC
SDCB	STORM DRAIN CATCH BASIN
SIG	SIGNAL
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
ST	STREET
TC	TOP OF CURB
TR	TREE
V	VAULT
WB	WATER BOX
WD	WOOD

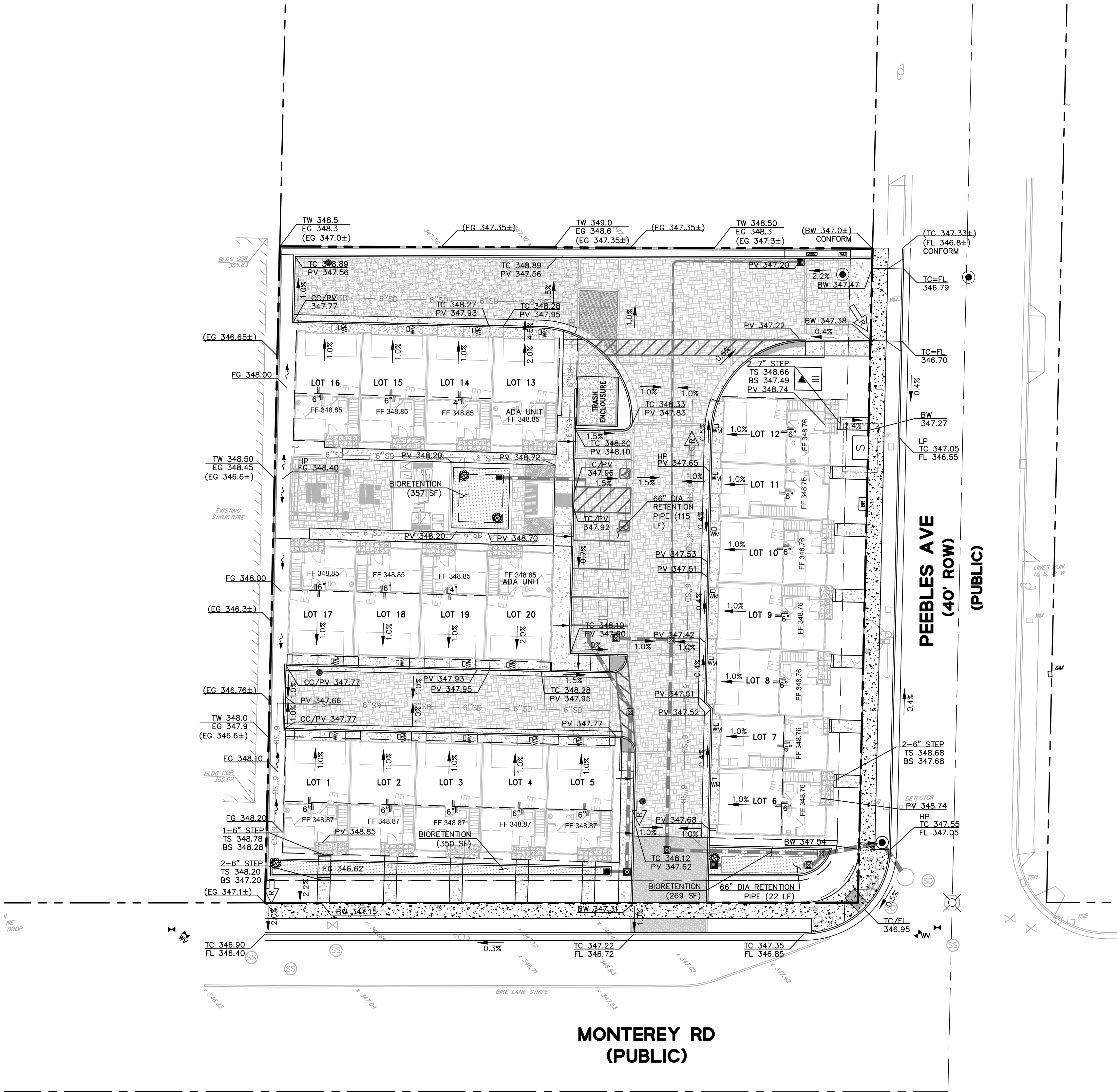


No.	Revisions

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Scale: 1"=20'	
Design: RM/SW	
Drawn: SW/KH	
Approved: IK	
Job No: 20232485-10	

Drawing Number:

C2.0



LEGEND

- PROJECT BOUNDARY
- ADJACENT LOT LINE
- INTERIOR LOT LINE
- EASEMENT
- ROAD CENTER LINE
- GRADE BREAK
- CURB AND GUTTER
- STORM DRAIN LINE
- TREATMENT AREA
- TREATMENT AREA
- TRANSFORMER
- OVERLAND RELEASE
- STORM DRAIN AREA DRAIN
- OVERFLOW DRAIN
- BUBBLER BOX
- SD MANHOLE
- SANITARY SEWER CLEANOUT

ABBREVIATIONS

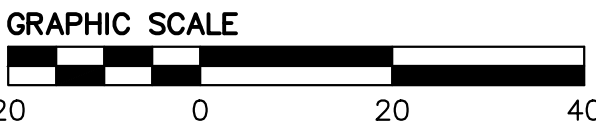
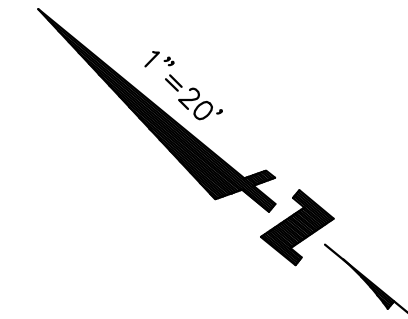
- BW BACK OF WALK
- CB CATCH BASIN
- EG EXISTING GRADE
- FF FINISHED FLOOR
- FL FLOW LINE
- LP LOW POINT
- PUE PUBLIC UTILITY EASEMENT
- PV PAVEMENT
- TB TOP OF BANK
- TC TOP OF CURB
- TOE TOE OF SLOPE
- TYP TYPICAL

BENCHMARK

USCGS BRASS DISK STAMPED "A177" SET ON TOP OF STORMDRAIN CONCRETE HEADWALL ALONG UNITED PACIFIC RAILROAD TRACKS
ELEVATION = 340.5

EARTHWORK QUANTITIES (ESTIMATED)

- | | |
|---------|-------------------------|
| CUT | 1,300 C.Y. |
| FILL | 160 C.Y. |
| BALANCE | 1,140 C.Y. CUT (EXPORT) |
- EARTHWORK NUMBERS ARE BASED ON NEAT LINE QUANTITIES AND DOES NOT FACTOR IN ANY SHRINKAGE ADJUSTMENTS. CONTRACTOR'S BID SHALL INCORPORATE SHRINKAGE BASED ON ACTUAL FIELD CONDITIONS AND GEOTECHNICAL RECOMMENDATIONS.
 - EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION



1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 487-9100
www.bkf.com

PRELIMINARY GRADING AND DRAINAGE PLAN
PEEBLES TOWNHOMES
25 PEEBLES AVENUE
SANTA CLARA COUNTY
MORGAN HILL
CALIFORNIA

Revisions

No.

Date: 07/09/2025

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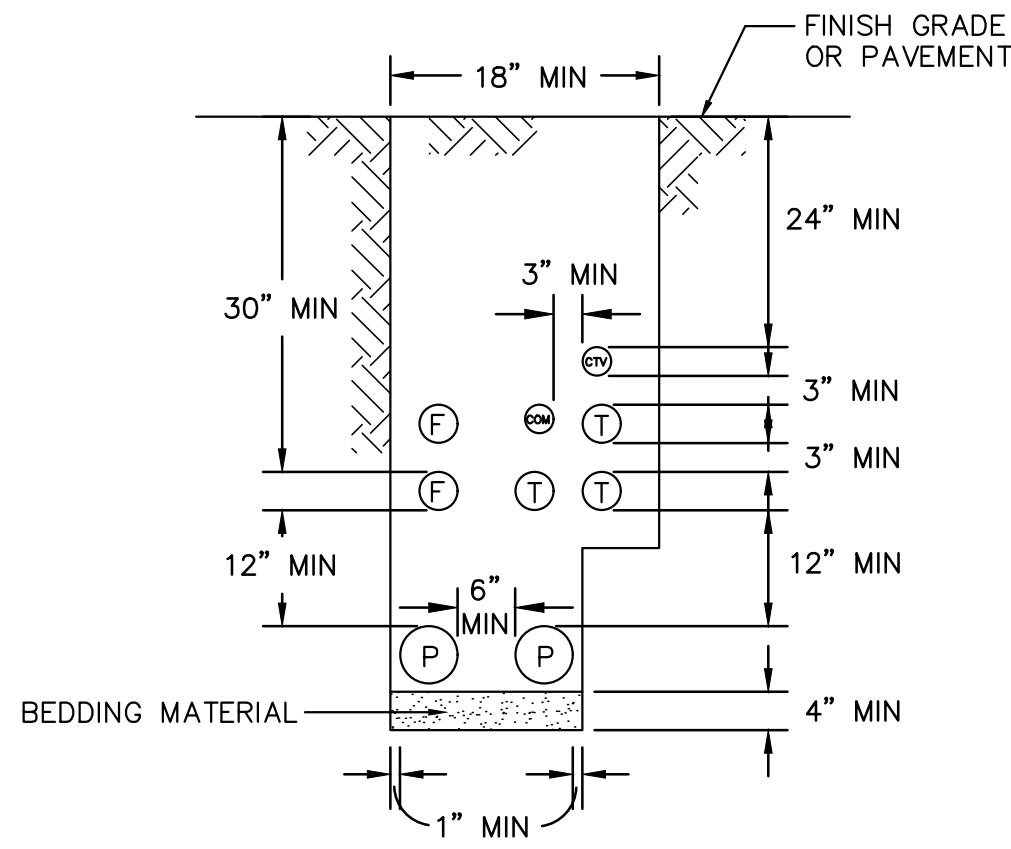
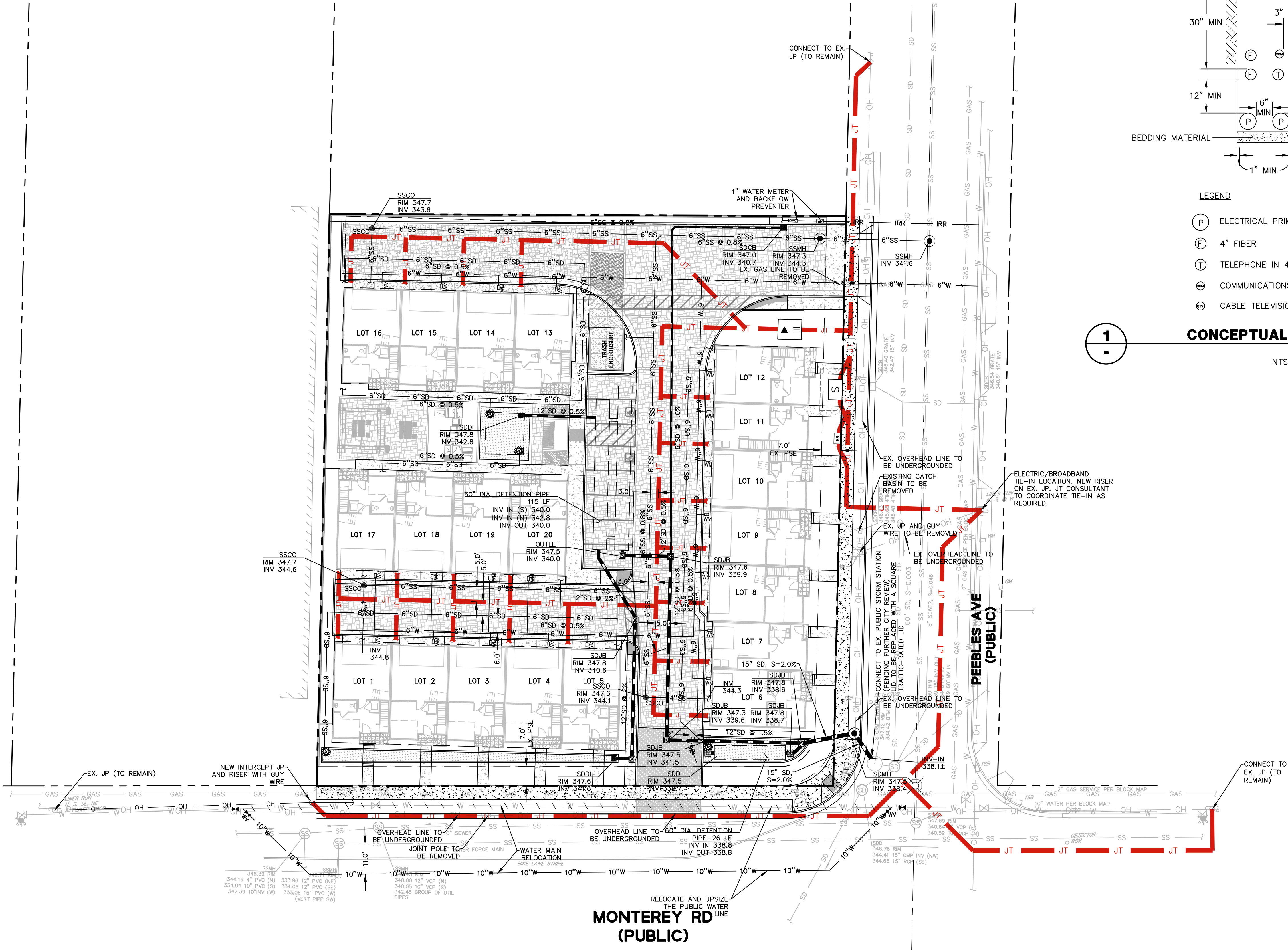
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C40

4 OF 7

Page 134 of 174

DRAWING NAME: K:\2023\232485\Peables Townhouses\ENG-L\Sheets\05_25PT-UT.dwg
PLOT DATE: 07-09-25 PLOTTED BY: mgorcio



- LEGEND
- (P) ELECTRICAL PRIMARY IN 6" CONDUIT
 - (F) 4" FIBER
 - (T) TELEPHONE IN 4" CONDUIT
 - (C) COMMUNICATIONS IN 3" CONDUIT
 - (TV) CABLE TELEVISION IN 3" CONDUIT

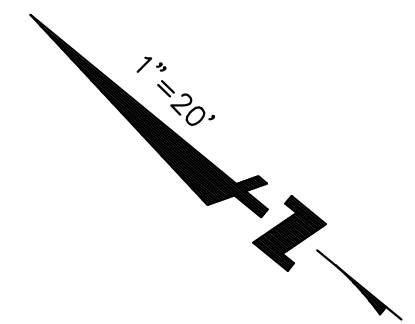
CONCEPTUAL JOINT TRENCH

NTS

- LEGEND
- PROJECT BOUNDARY
 - ADJACENT LOT LINE
 - INTERIOR LOT LINE
 - EASEMENT
 - ROAD CENTER LINE
 - SANITARY SEWER LINE
 - STORM DRAIN LINE
 - DOMESTIC WATER
 - OVERHEAD LINE (FOR REFERENCE)
 - JOINT TRENCH / BROADBAND LINE (SHOWN FOR REFERENCE, SEE NOTE #1)
 - CURB AND GUTTER
 - TREATMENT AREA
 - STRATA VAULT
 - TRANSFORMER (FOR REFERENCE ONLY)
 - SPLICE BOX (FOR REFERENCE ONLY)
 - 30"x48"x14" CITY BROADBAND BOX
 - STORM DRAIN AREA DRAIN
 - OVERFLOW DRAIN
 - BUBBLER BOX
 - SD MANHOLE
 - SANITARY SEWER CLEANOUT
 - FIRE HYDRANT
 - WATER METER
 - JOINT POLE (FOR REFERENCE)
 - TREE TO REMAIN
 - REDUCED PRESSURE PRINCIPLE ASSEMBLY
 - REDUCED PRESSURE DETECTOR ASSEMBLY

UTILITY NOTES

- ONSITE AND OFFSITE JOINT TRENCH INFRASTRUCTURE IS SHOWN FOR REFERENCE AS A CONCEPTUAL LAYOUT FOR PLANNING PURPOSES ONLY. FINAL BROADBAND CONDUIT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE CITY DESIGN OBJECTIVE STANDARDS, DESIGN STANDARDS, AND STANDARD DETAILS. ALL CITY BROADBAND CONDUITS SHALL BE INSTALLED WITHIN THE JOINT TRENCH.
- TRASH ENCLOSURE SHALL BE COVERED AND HAS A SANITARY CONNECTION.



1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
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www.bkf.com

PRELIMINARY UTILITY PLAN
PEEBLES TOWNHOMES
25 PEEBLES AVENUE
SANTA CLARA COUNTY

CALIFORNIA

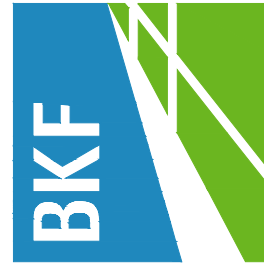
Revisions

No.	Date: 07/09/2025	Scale: 1"=20'	Design: RM/SW	Drawn: SW/KH	Approved: IK	Job No: 20232485-10
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5 OF 7

Page 135 of 174



Revisions				
No.	Date	Scale	Design: RM/SW	Drawn: SW/KH
	07/09/2025			Approved: IK
Job No: 20232485-10				

Drawing Number:

C6.0

OPERATION AND MAINTENANCE INFORMATION:

- I. **PROPERTY INFORMATION:**
I.A. PROPERTY ADDRESS:
25 PEBBLES AVE
MORGAN HILL, CA 95037
I.B. PROPERTY OWNER:
PEEBLES SQUARE LLC
II. **RESPONSIBLE PARTY FOR MAINTENANCE:**
II.A. CONTACT:
RICHARD CHEN
II.B. PHONE NUMBER OF CONTACT:
(408) 680-3880
II.C. EMAIL:
JHRCHEN@GMAIL.COM
II.D. ADDRESS:
1630 OAKLAND ROAD, #A215
SAN JOSE, CA 95131

PROJECT SITE INFORMATION:

1. **SOILS TYPE:** C
2. **GROUND WATER DEPTH:** MORE THAN 30"
3. **NAME OF RECEIVING BODY:** FISHER CREEK
4. **FLOOD ZONE:** ZONE X
5. **FLOOD ELEVATION (IF APPLICABLE):**

SOURCE CONTROL MEASURES:

1. CONNECT THE FOLLOWING FEATURES TO SANITARY SEWER:
a. COVERED TRASH/ RECYCLING ENCLOSURES.
b. SWIMMING POOLS.
2. BENEFICIAL LANDSCAPING.
3. USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
4. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
5. STORM DRAIN LABELING.

SITE DESIGN MEASURES:

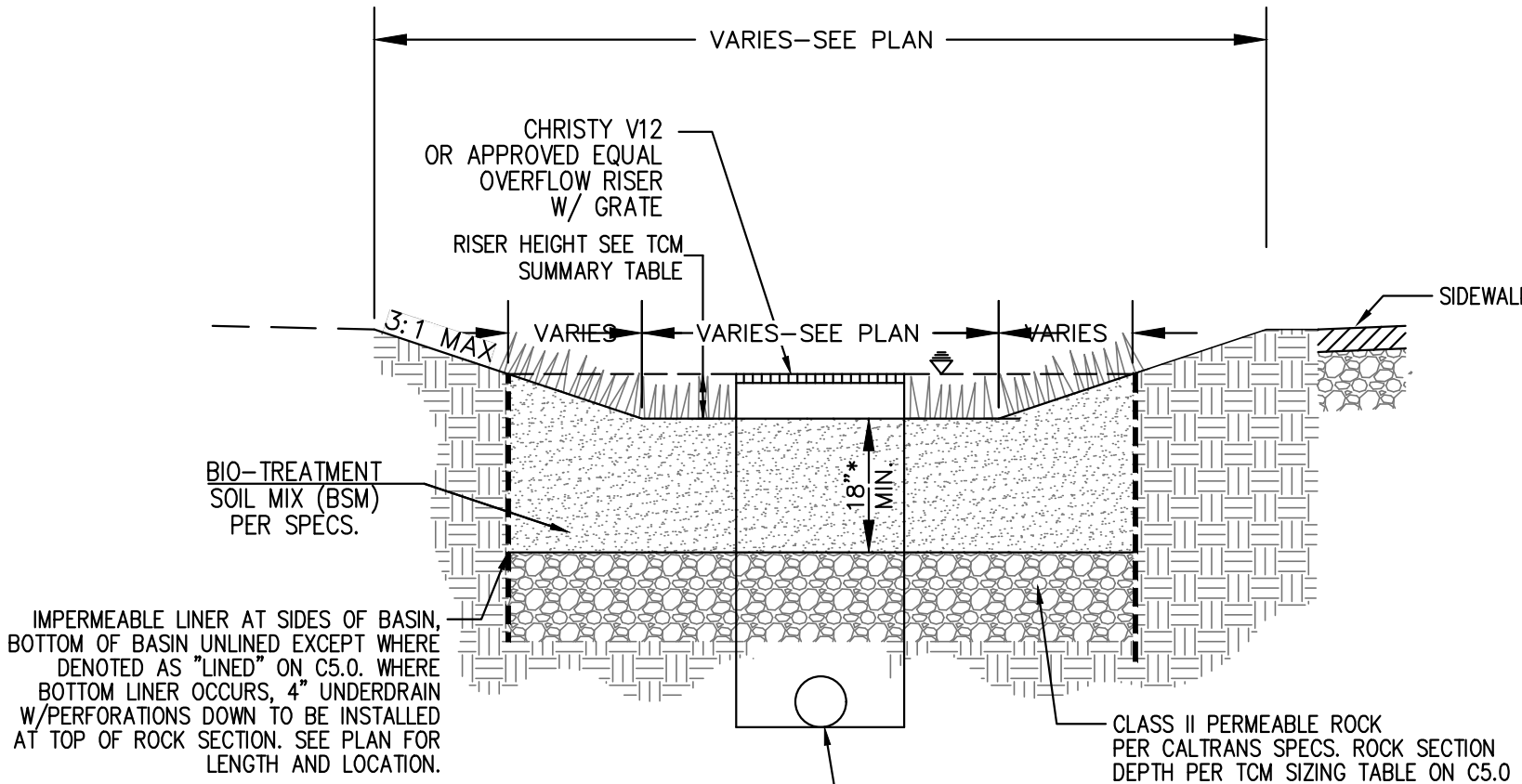
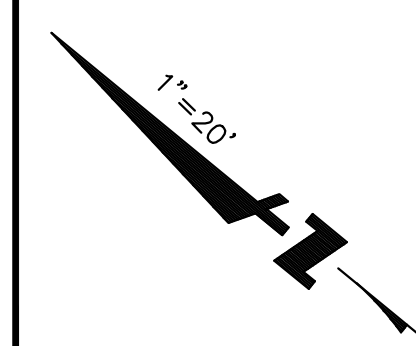
1. PROTECT EXISTING TREES, VEGETATION, AND SOIL.
2. LANDSCAPING
a. WALKWAYS AND PATIOS.
6. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
7. CLUSTER STRUCTURES/PAVEMENT.
8. PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

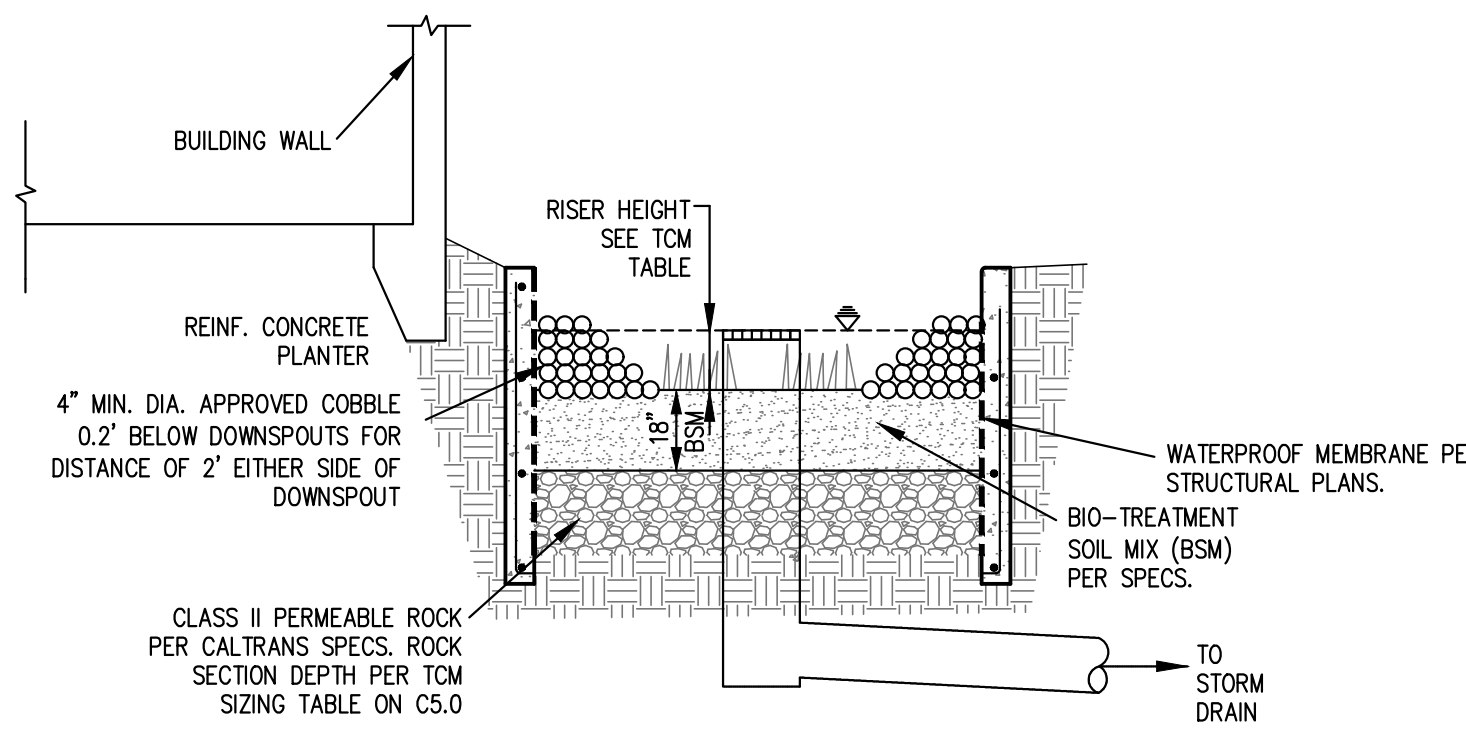
1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED IN LINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2" DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : https://CLEANWATER.SCCGOV.ORG/SITES/G/FILES/EX/CPB461/FILES/SCVURPPP_C.PDF
• PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.



BIORETENTION

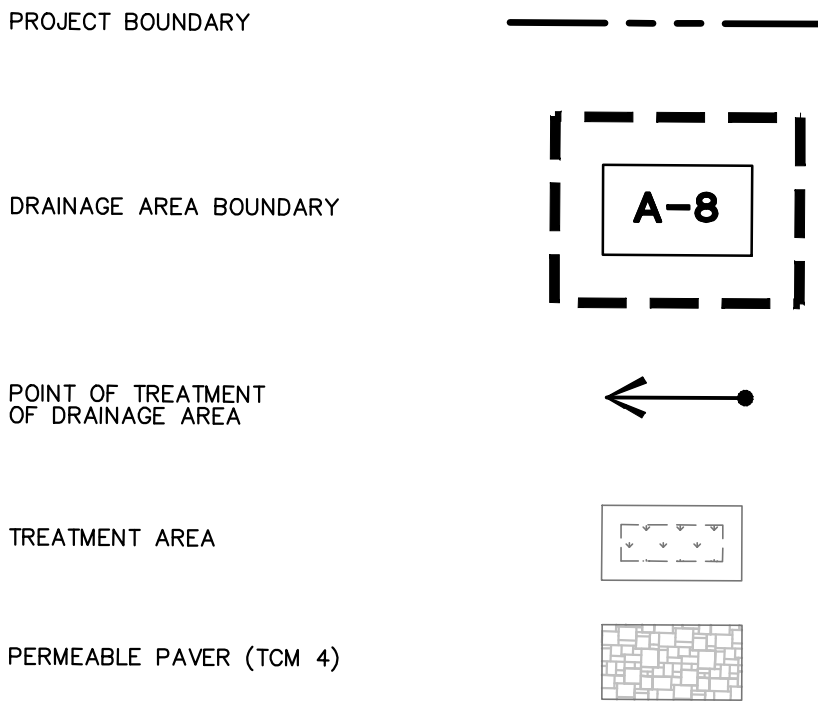


FLOW THROUGH PLANTER

STANDARD STORMWATER CONTROL NOTES:

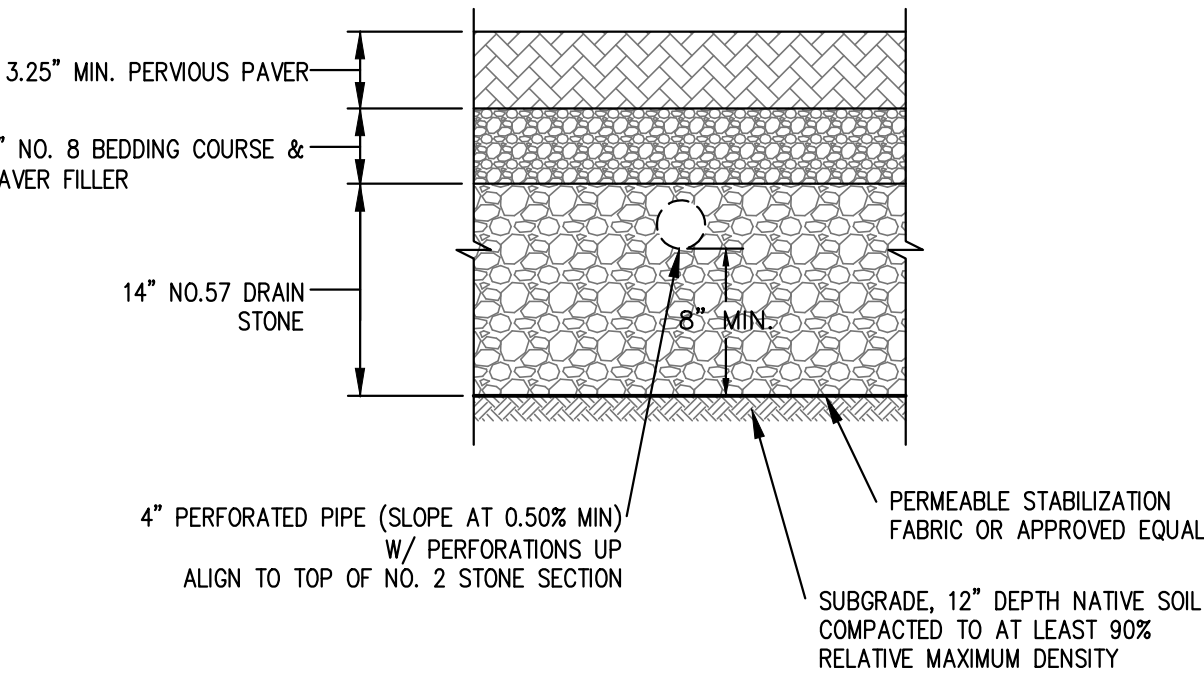
- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
• DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS. CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

LEGEND



NOTES

CALCULATIONS AND DESIGN CRITERIA CONTAINED WITHIN THIS REPORT ARE BASED ON THE CITY OF MORGAN HILL STORMWATER POST CONSTRUCTION STORMWATER REQUIREMENTS. THE FOLLOWING SUMMARIZES THE BASIS OF THE PROPOSED DESIGN.
PR NO. 1 - SITE DESIGN AND RUNOFF REDUCTION
IN ORDER TO ACCOMMODATE LANDSCAPE/SURFACE-BASED STORMWATER TREATMENT SYSTEMS, THE SITE IS DESIGNED TO PROVIDE FOR OVERLAND FLOW TO BIORETENTION BASINS SITUATED WITHIN LANDSCAPED AREAS.
PR NO. 2 - WATER QUALITY TREATMENT
A STORMWATER QUALITY PLAN WAS DEVELOPED AND INTEGRATED INTO THE GRADING DESIGN OF THE SITE. THE STORMWATER QUALITY PLAN SHEET TABULATES THE PROPOSED PERVIOUS AND IMPERVIOUS SURFACES AREAS FOR EACH DRAINAGE MANAGEMENT AREA (DMA). EACH DMA IS FITTED WITH A STORMWATER CONTROL MEASURE (SCM) THAT WAS SIZED USING THE SIMPLIFIED 4% METHOD FOR BIORETENTION FACILITIES.
PR NO. 3 - RUNOFF RETENTION
FOR THE PURPOSES OF PR 3, THE SITE IS TAKEN TO BE WITHIN WMZ 1 (WATERSHED MANAGEMENT ZONE 1) WITH A REQUIREMENT FOR OPTIMIZED INFILTRATION, PREVENTING RUNOFF FROM STORM EVENTS UP TO THE 95TH PERCENTILE 24-HOUR RAINFALL EVENT. AS WITH PR NO. 2, THE WATER QUALITY STORAGE VOLUME REQUIREMENT WAS CALCULATED USING THE SIMPLE METHOD PER CITY OF MORGAN HILL STORMWATER POST CONSTRUCTION STORMWATER REQUIREMENTS. THE PROJECTS 95TH PERCENTILE 24-HOUR RAINFALL EVENT IS 1.9 INCHES.



- NOTE:
1. PLACE IMPERMEABLE LINER AT SIDES OF RESERVOIR, PLACE PERMEABLE STABILIZATION FABRIC OR APPROVED EQUAL BOTTOM WITH
2. PAVEMENT SECTION SHALL MEET THE REQUIREMENT AS SPECIFIED IN THE GEOTECHNICAL REPORT.

PERMEABLE PAVEMENT

PERVIOUS PAVEMENT REQUIREMENTS:

CONTRACTOR OR PERMITEE SHALL:

- PROVIDE CERTIFICATION FROM THE PAVEMENT MANUFACTURER THAT THE PAVEMENT MEETS THE REQUIREMENTS OF THE C3 STORMWATER HANDBOOK FOR PERVIOUS PAVEMENT. THIS INCLUDES, BUT IS NOT LIMITED TO, HAVING A MINIMUM SURFACE INFILTRATION RATE OF 100"/HR WHEN TESTED IN ACCORDANCE WITH ASTM C1701.
• ONLY CONTRACTORS HOLDING CERTIFICATION OF COMPLETION IN THE INTERLOCKING CONCRETE PAVEMENT INSTITUTES PICP INSTALLER TECHNICIAN COURSE SHALL BE USED TO INSTALL THE PAVEMENT AND AT LEAST ONE FOREMAN WITH THIS CERTIFICATION MUST BE ON THE JOBSITE AT ALL TIMES DURING PERVIOUS CONCRETE INSTALLATION.
• PROTECT THE EXCAVATED AREA FOR PERVIOUS PAVEMENT FROM EXCESSIVE COMPACTION DUE TO CONSTRUCTION TRAFFIC AND PROTECT THE FINISHED PAVEMENT FROM CONSTRUCTION TRAFFIC.

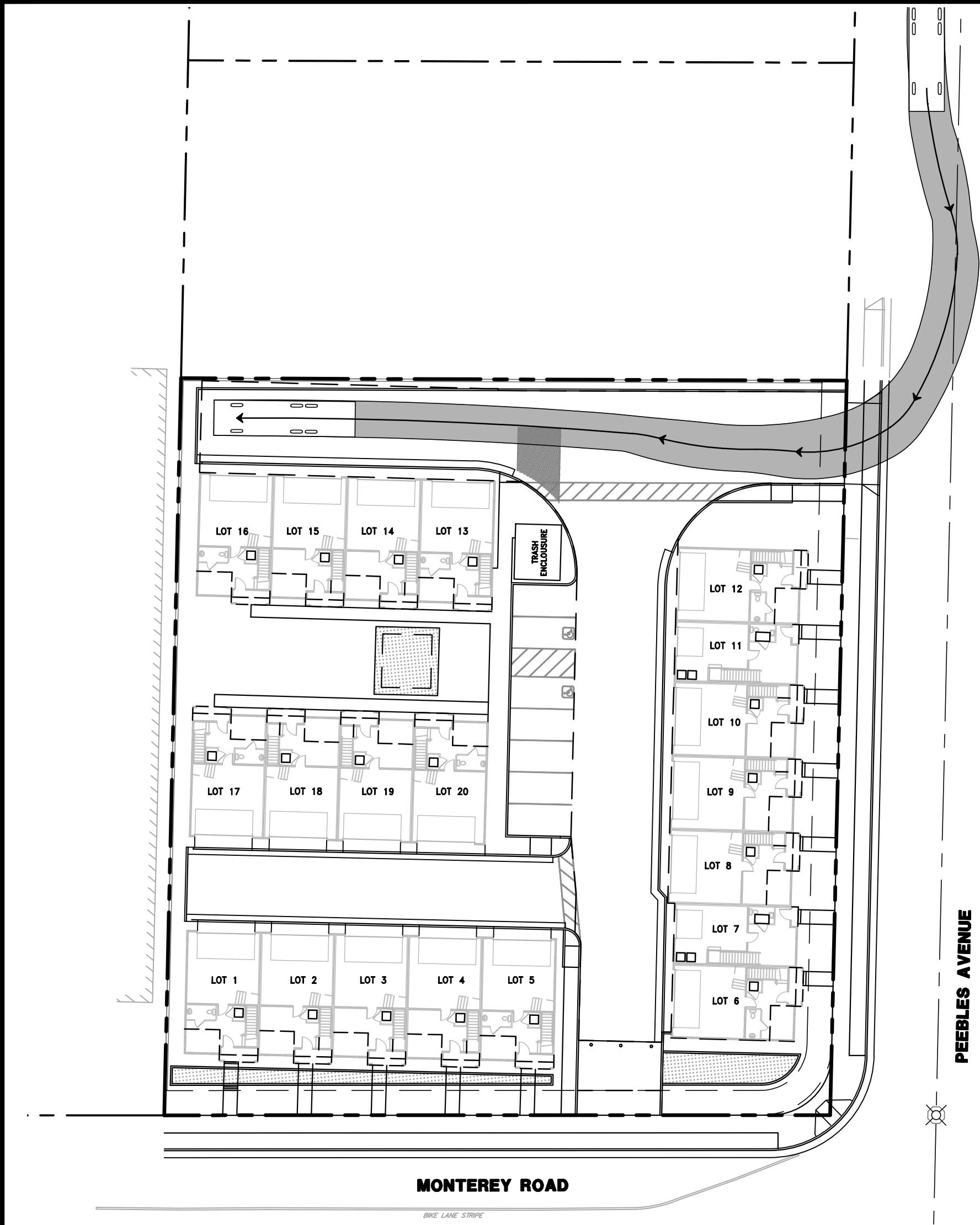
TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (SF)	Impervious Area (Replaced + New) (SF)	Replaced Impervious Area (SF)	New Impervious Area (SF)	Pervious Area (Permeable Pavement) (SF)	Pervious Area (Other) (SF)	Runoff Coeff. "C"	Bioretention		100-Year w 25% Freeboard (6.5" Rain) Volume(CF)††	Impervious Area Type	Comments
													Bioretention Area Required (4%)(SF)	Bioretention Area Provided (SF)			
1	1	Onsite	Bioretention unlined w/o underdrain	LID	2C. Flow: 4% Method **	8,151	5,493	5,176	317	0	2,658	0.470	230	269	924	Roof	At Grade Bioretention Area
2	2	Onsite	Bioretention unlined w/o underdrain	LID	2C. Flow: 4% Method **	7,477	6,025	3,469	2,556	0	1,452	0.606	247	344	1,761	Roof, Sidewalk	At Grade Bioretention Area
3	3	Onsite	Bioretention unlined w/o underdrain	LID	2C. Flow: 4% Method **	7,744	5,790	1,957	3,833	0	1,954	0.541	239	350	1,763	Roof	At Grade Bioretention Area
4	4	Onsite	Pervious pavement w/ underdrain	LID	1B. Volume	15,691	2,234	2,234	0	13,457	0	0.137	-	-	104	Driveway, Sidewalk	Self-Retaining Area, <2:1 Impervious:Pervious
Totals:						39,063	19,542	12,836	6,706	13,457	6,064	N/A	717	963	4,552		

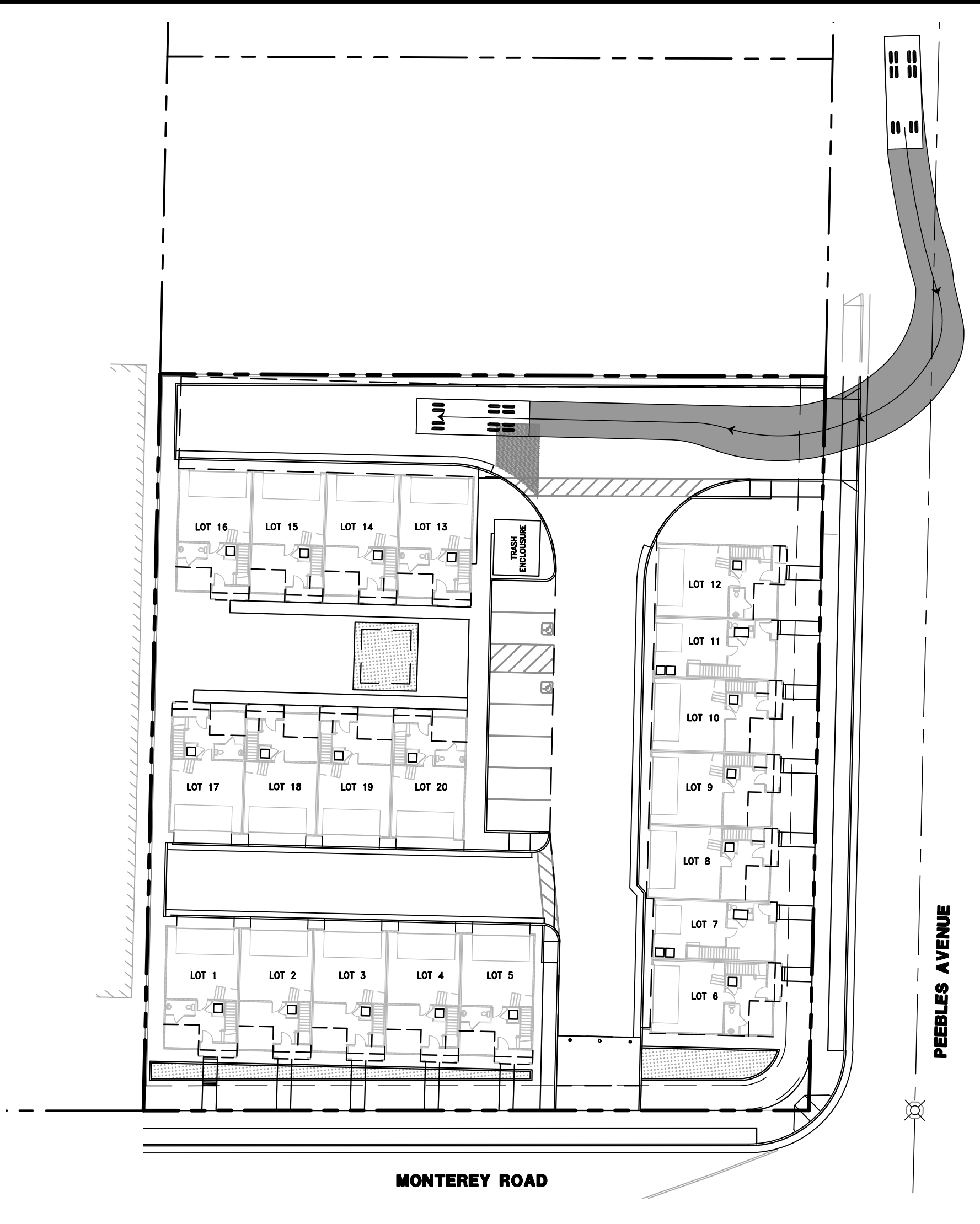
Footnotes:

- * "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.
** Sizing for Bioretention Area Required calculated using the 4% Method [(Impervious Area + 0.1 x Pervious Area) x 0.04]
*** Newly created impervious area is limited to sidewalk bordering existing bioswales and drainage ditches.
† C=0.858i²-0.78i²+0.774i+0.04, where "i" is the fraction of the tributary area that is impervious
†† Utilize "Simple Method" where TCM required storage volume equals full 95th% runoff with no native soil infiltration

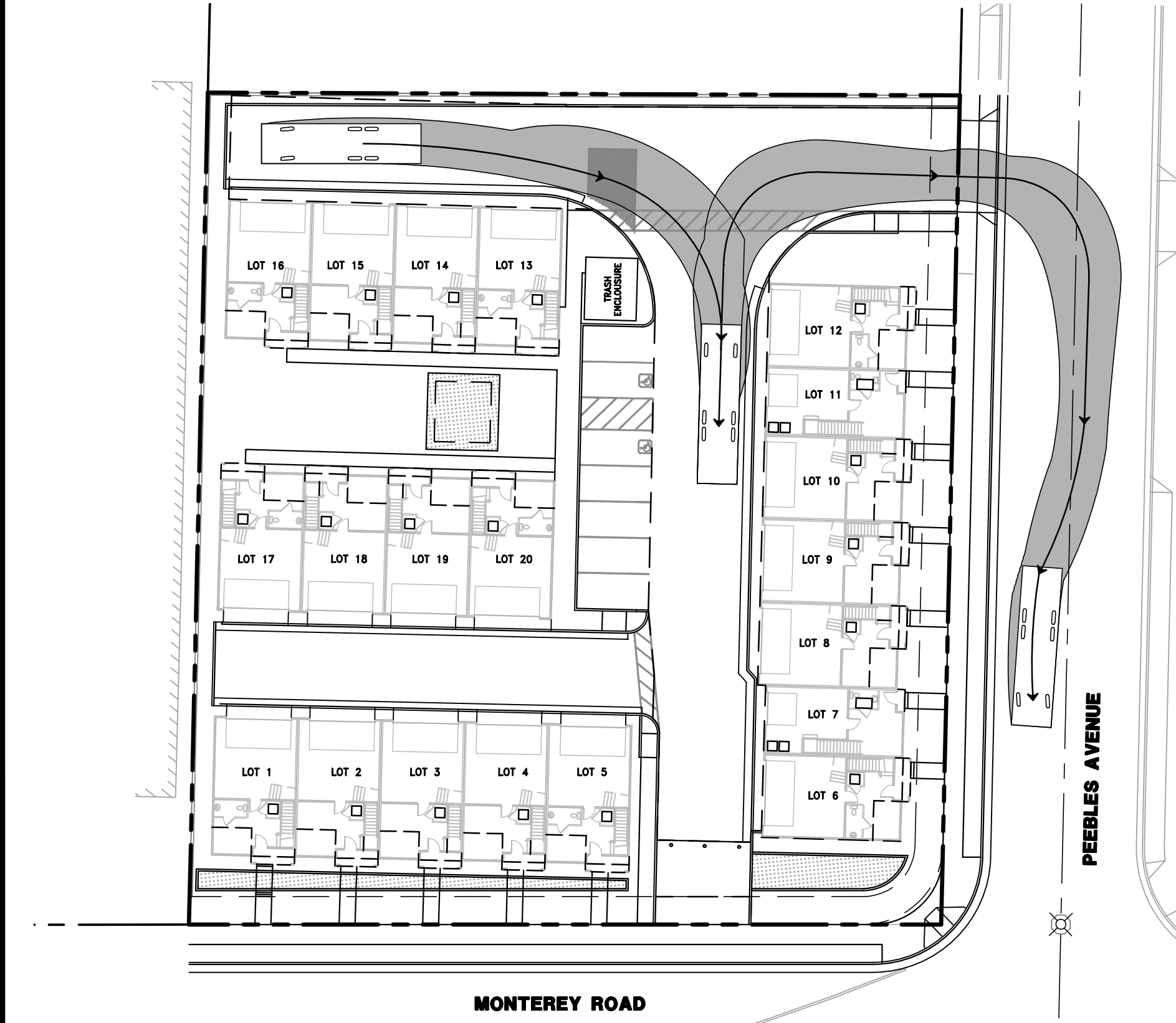
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PLOT DATE: 07-09-25 PLOTTED BY: mgorcio



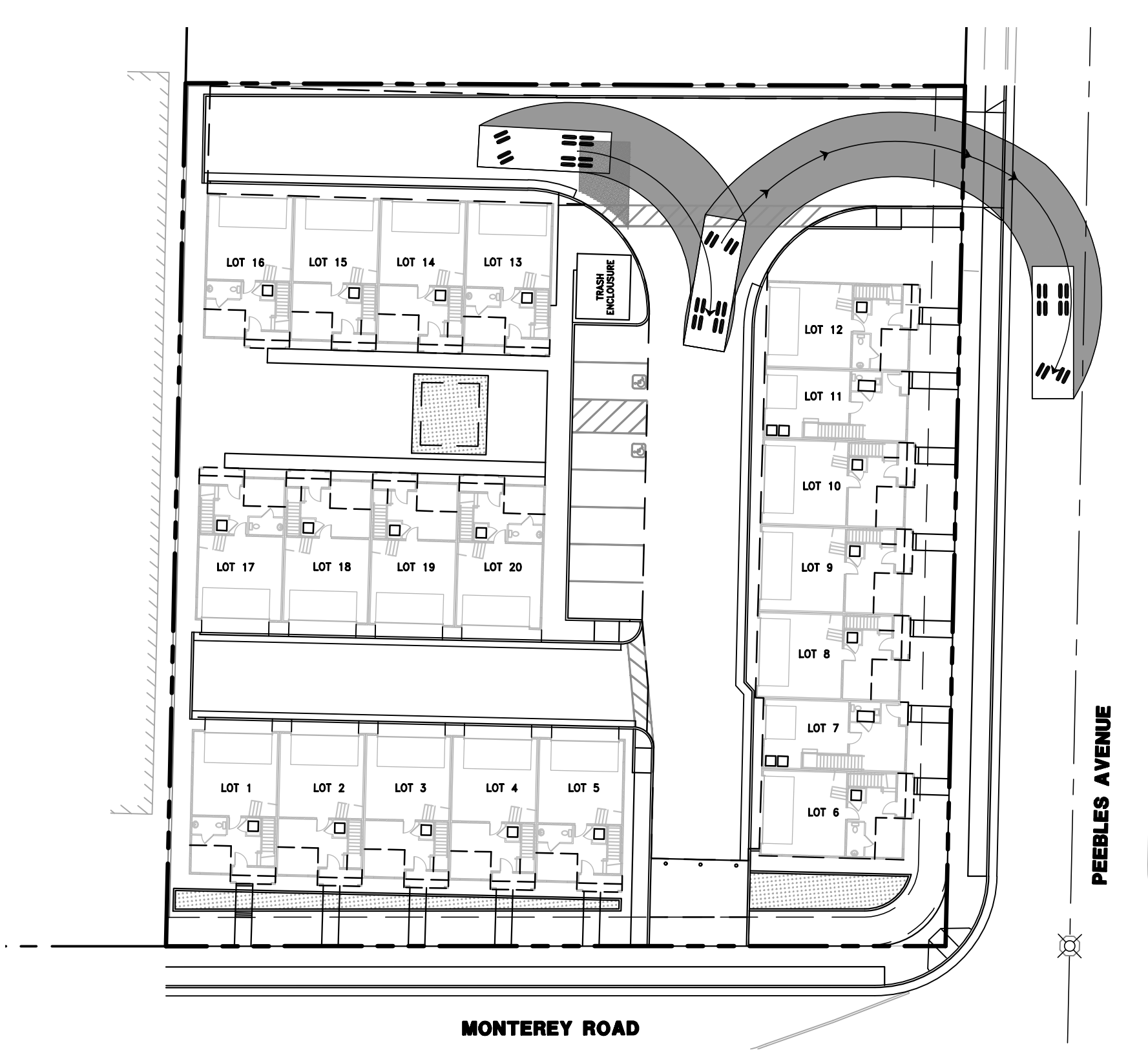
FIRE TRUCK – ENTER
SCALE 1:30



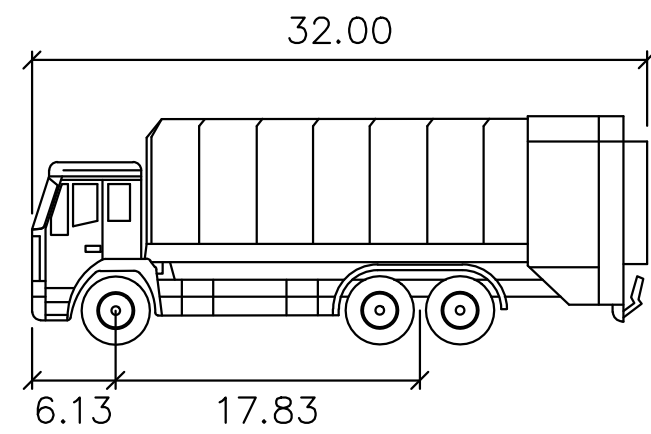
GARBAGE/DELIVERY TRUCK – ENTER
SCALE 1:30



FIRE TRUCK – EXIT
SCALE 1:30

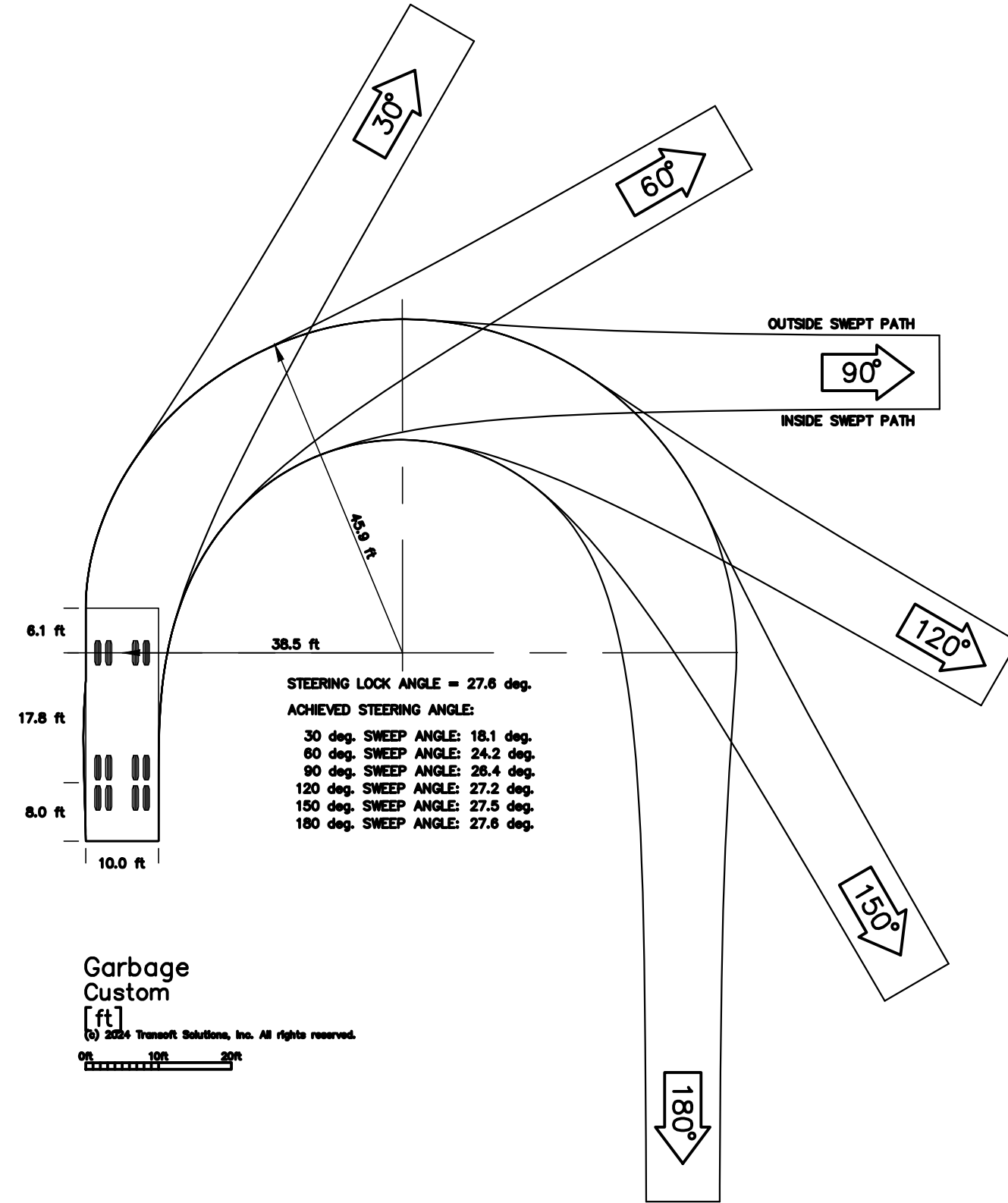


GARBAGE/DELIVERY TRUCK – EXIT
SCALE 1:30

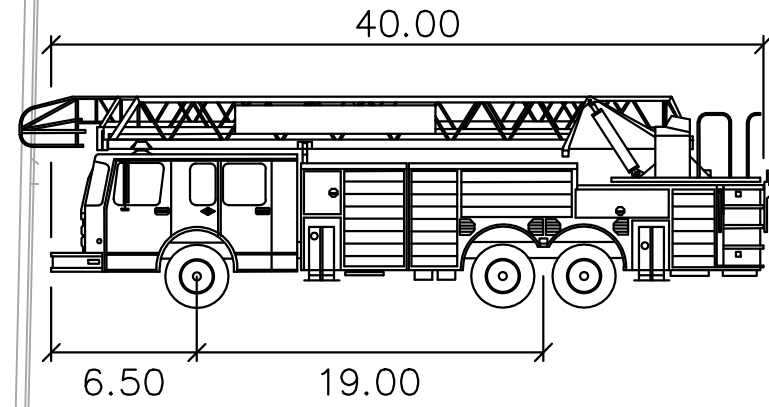


Garbage

Width	: 10.00
Track	: 7.50
Lock to Lock Time	: 6.0
Steering Angle	: 27.6

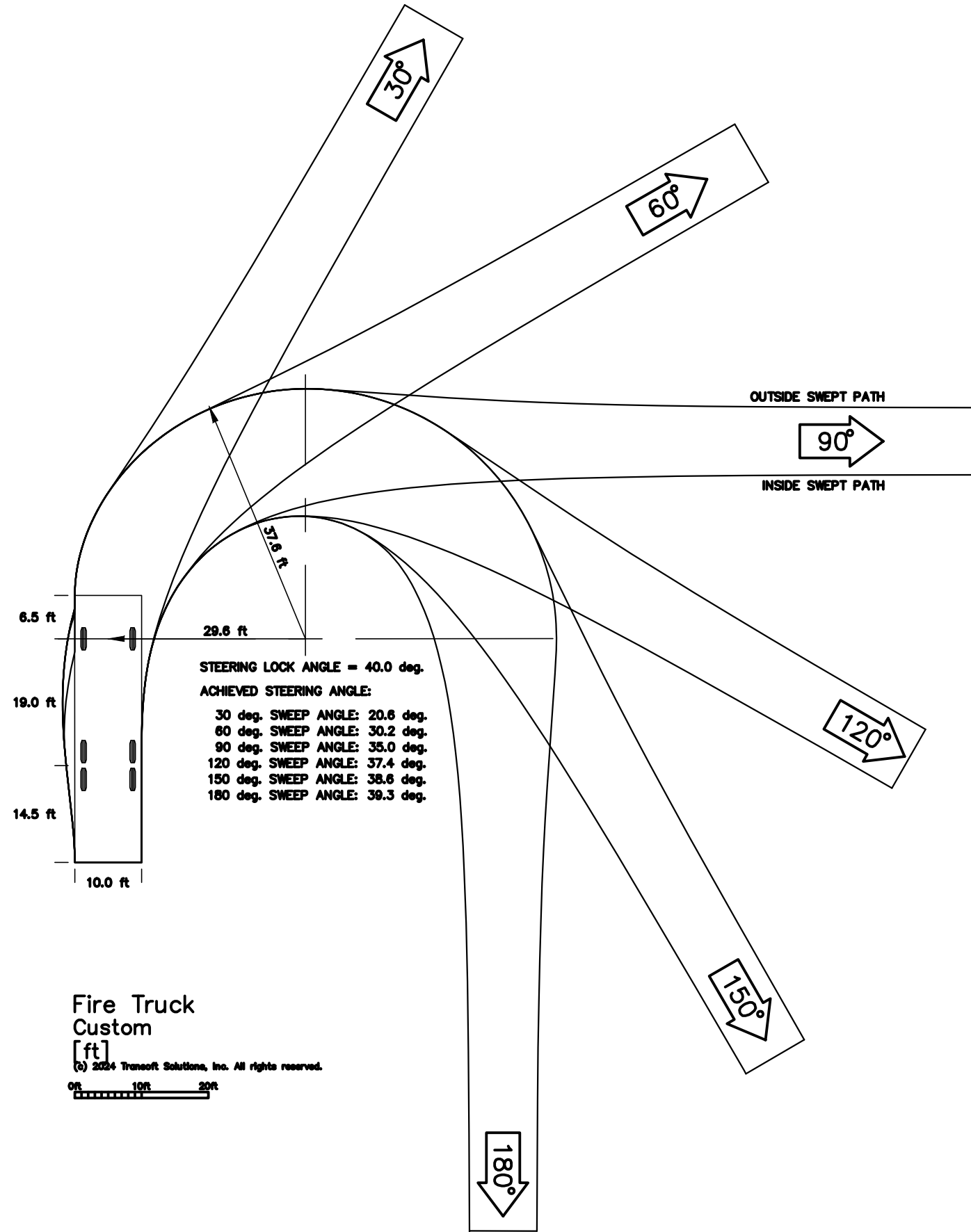


Garbage
Custom
[ft]
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Fire Truck

Width	: 10.00
Track	: 8.17
Lock to Lock Time	: 6.0
Steering Angle	: 40.0



Fire Truck
Custom
[ft]
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CALIFORNIA

VEHICULAR CIRCULATION PLAN
PEEBLES TOWNHOMES
25 PEEBLES AVENUE
SANTA CLARA COUNTY

MORGAN HILL

Revisions	
No.	
Date: 07/09/2025	
Scale: 1"=20'	
Design: RM/SW	
Drawn: SW/KH	
Approved: IK	
Job No: 20232485-10	

Drawing Number:

C7.0



PEEBLES SQUARE, LLC

1630 OAKLAND ROAD #A215
SAN JOSE, CA 95150

PEEBLES TOWNHOMES

25 PEEBLES AVENUE
MORGAN HILL - CALIFORNIA

Date: MARCH 2024
Scale: 1/16" = 1'-0"

Drawing Title:
CONCEPTUAL SITE
PLAN / BMR PLAN

Revisions:

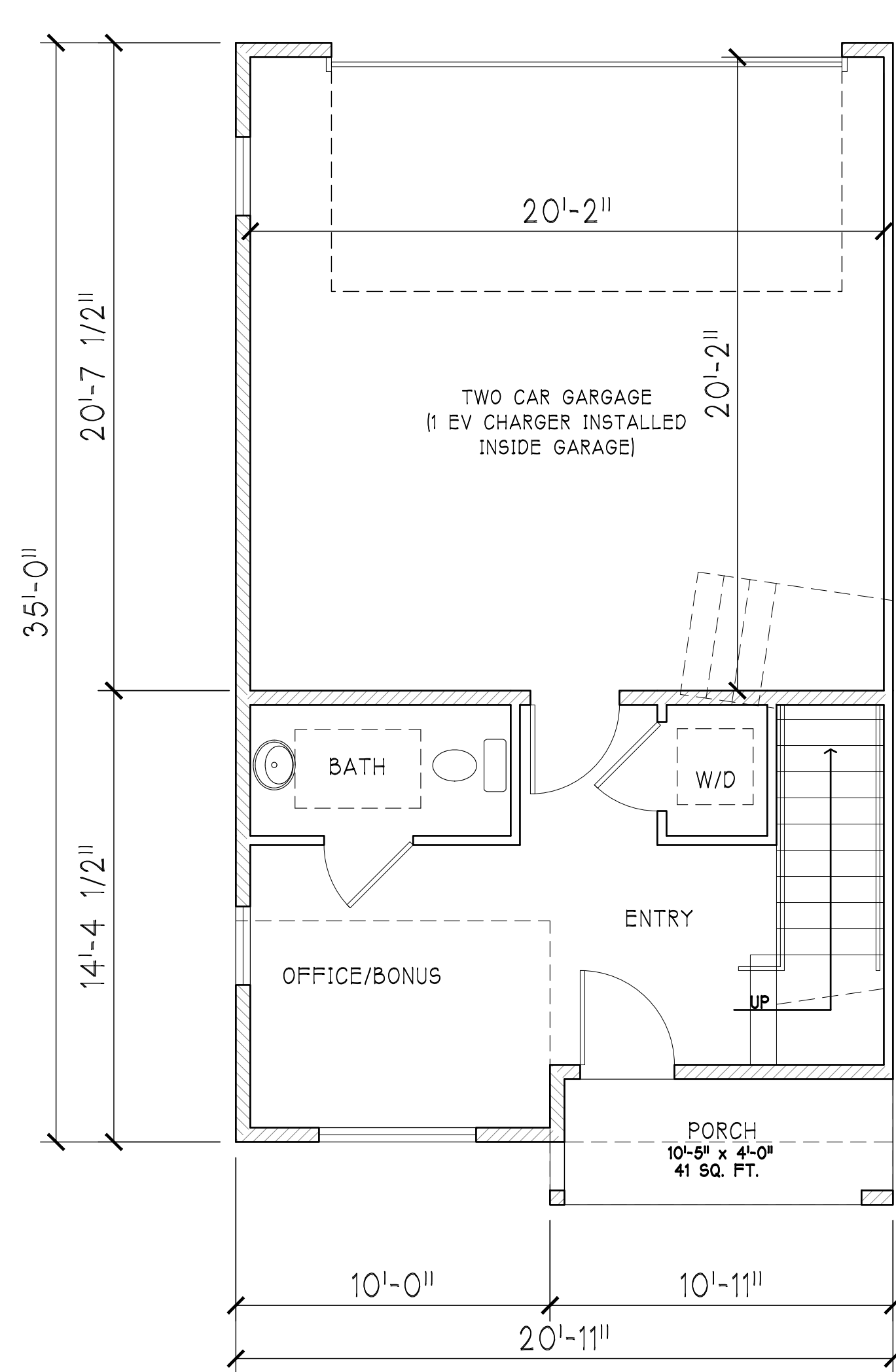
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Sheet No:

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of _____

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Architects

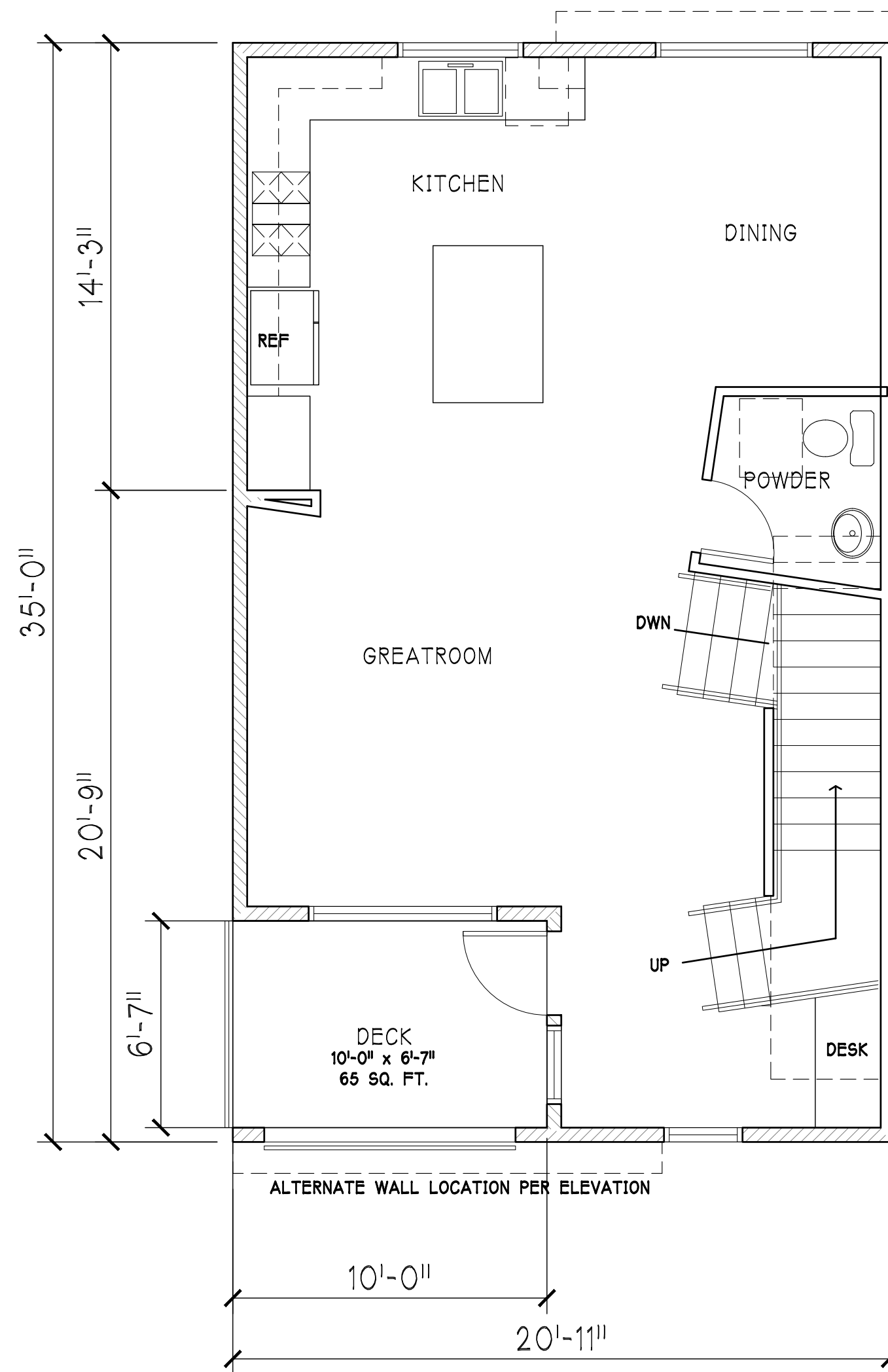
1288 Kifer Road, Unit 206
Sunnyvale, CA 94086
Telephone : 408-992-0280
Fax : 408-992-0281



1 PLAN-AL 1ST FLOOR PLAN
1/4" = 1'-0"

LIVING AREA	281 SQ. FT.
GARAGE	433 SQ. FT.

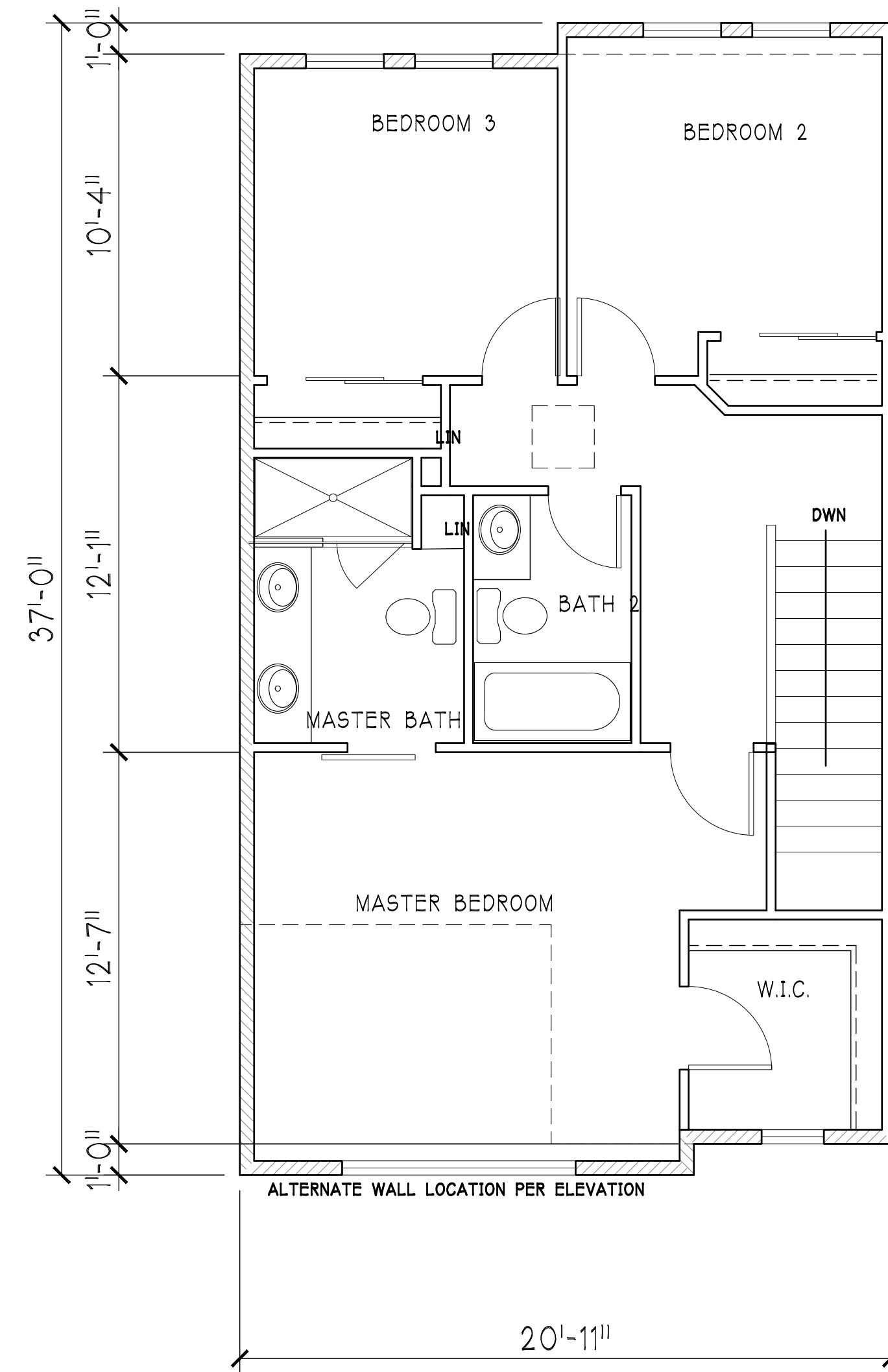
PLAN-AL @ LOT 1, 6, 16, 20
PLAN-AR @ LOT 5, 12, 13, 17
PLAN-B @ LOT 2-4, 8-10, 14-15, 18-19
PLAN-C @ LOT 7, 11



2 PLAN-AL 2ND FLOOR PLAN
1/4" = 1'-0"

LIVING AREA	663 SQ. FT.
DECK AREA	67 SQ. FT.

TOTAL LIVING AREA 1708 SQ. FT.
DECK AREA 67 SQ. FT.
GARAGE 433 SQ. FT.



3 PLAN-AL 3RD FLOOR PLAN
1/4" = 1'-0"

LIVING AREA	764 SQ. FT.
-------------	-------------

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SAN JOSE, CA 95150

PEEBLES TOWNHOMES

25 PEEBLES AVENUE
MORGAN HILL - CALIFORNIA

Date: MARCH 2024

Scale: 1/4" = 1'-0"

Revisions:

Drawing Title:

PLAN-AL
UNIT PLAN

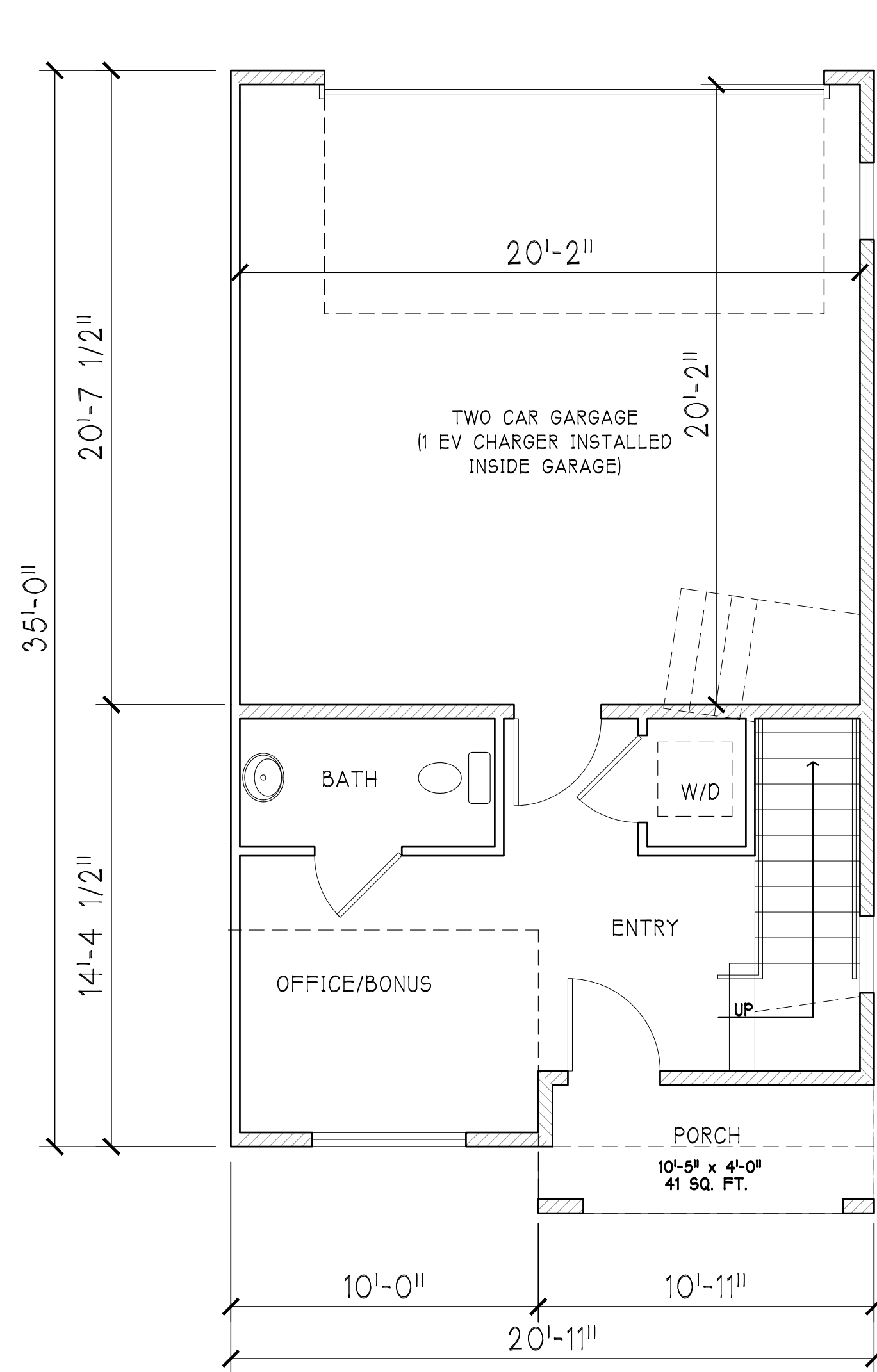
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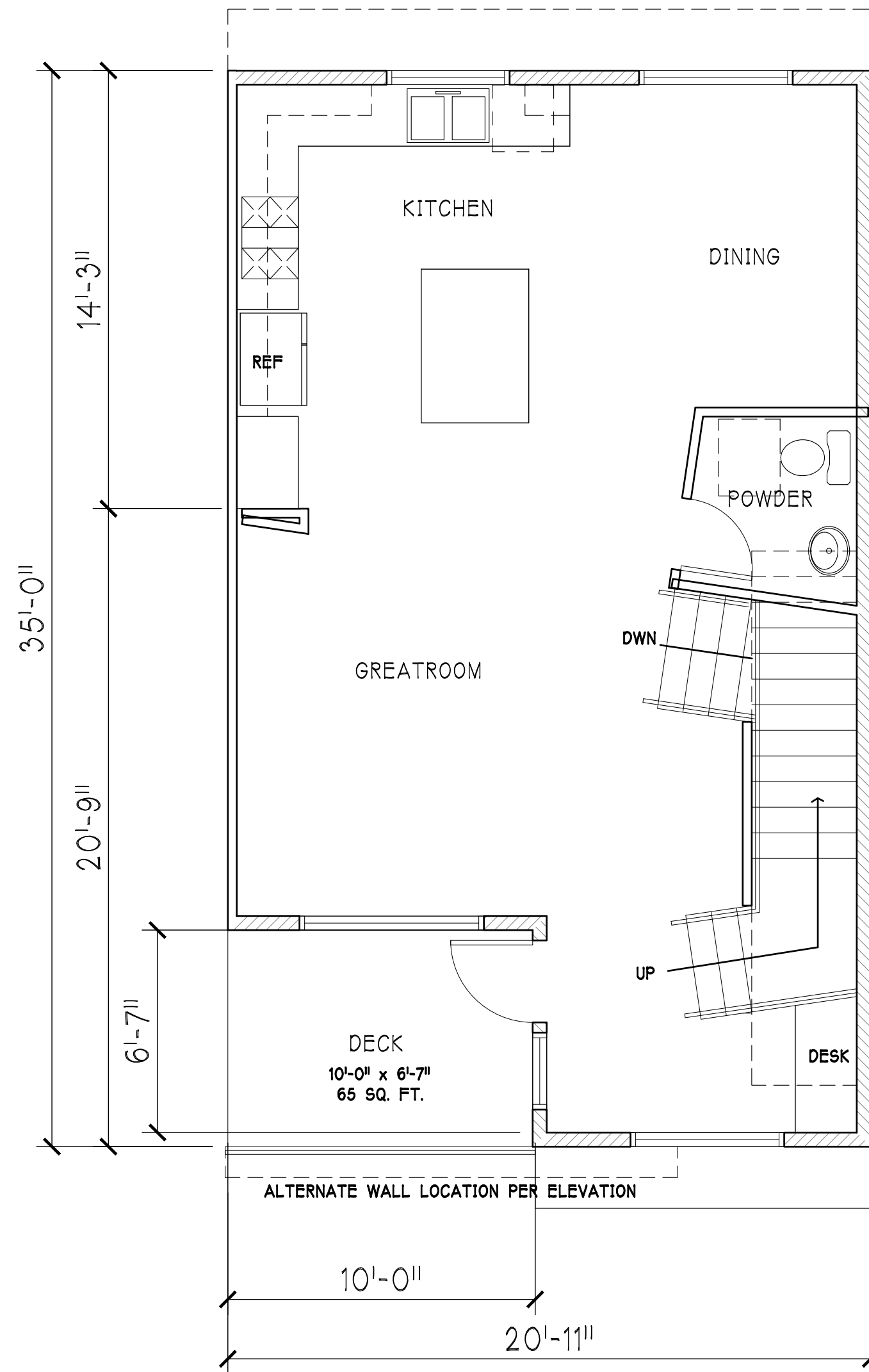
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1 PLAN-AR 1ST FLOOR PLAN
1/4" = 1'-0"

LIVING AREA 281 SQ. FT.
GARAGE 433 SQ. FT.

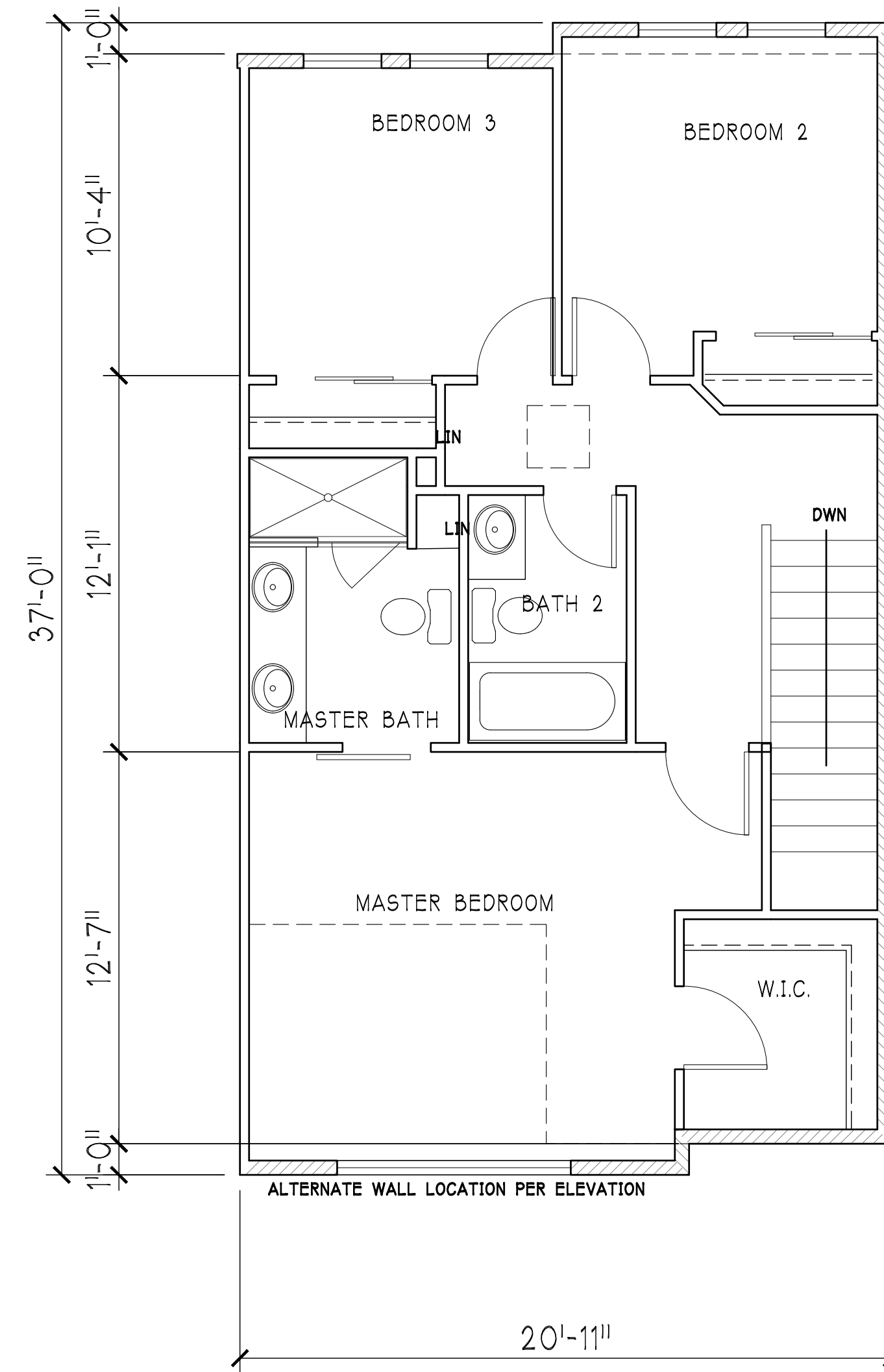
PLAN-AL @ LOT 1, 6, 16, 20
PLAN-AR @ LOT 5, 12, 13, 17
PLAN-B @ LOT 2-4, 8-10, 14-15, 18-19
PLAN-C @ LOT 7, 11



2 PLAN-AR 2ND FLOOR PLAN
1/4" = 1'-0"

LIVING AREA 663 SQ. FT.
DECK AREA 67 SQ. FT.

TOTAL LIVING AREA 1708 SQ. FT.
DECK AREA 67 SQ. FT.
GARAGE 433 SQ. FT.



3 PLAN-AR 3RD FLOOR PLAN
1/4" = 1'-0"

LIVING AREA 764 SQ. FT.

PEEBLES SQUARE, LLC

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PEEBLES TOWNHOMES

25 PEEBLES AVENUE
MORGAN HILL - CALIFORNIA

Date: MARCH 2024
Scale: 1/4" = 1'-0"

Drawing Title:

PLAN-AR
UNIT PLAN

Revisions:

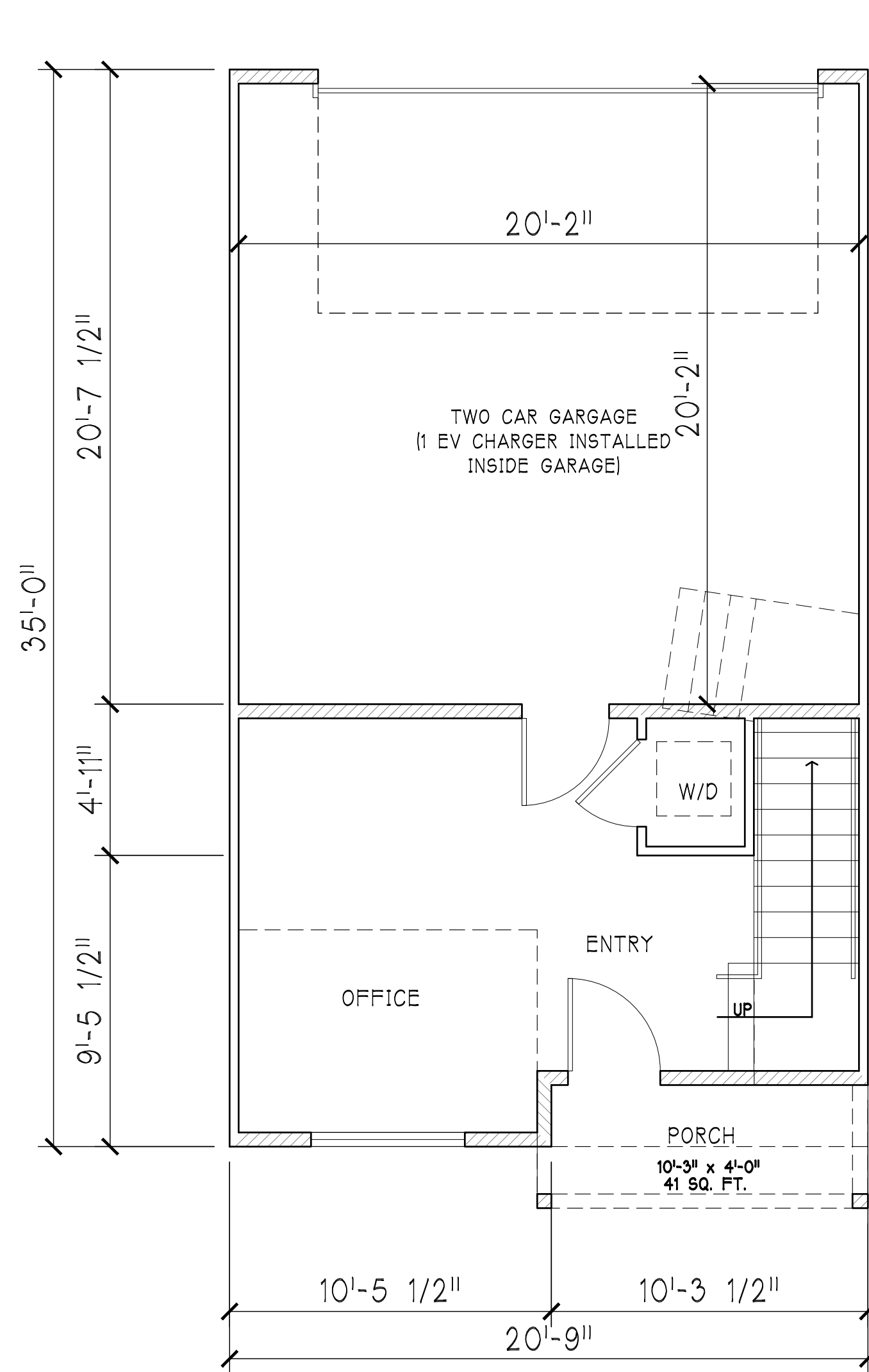
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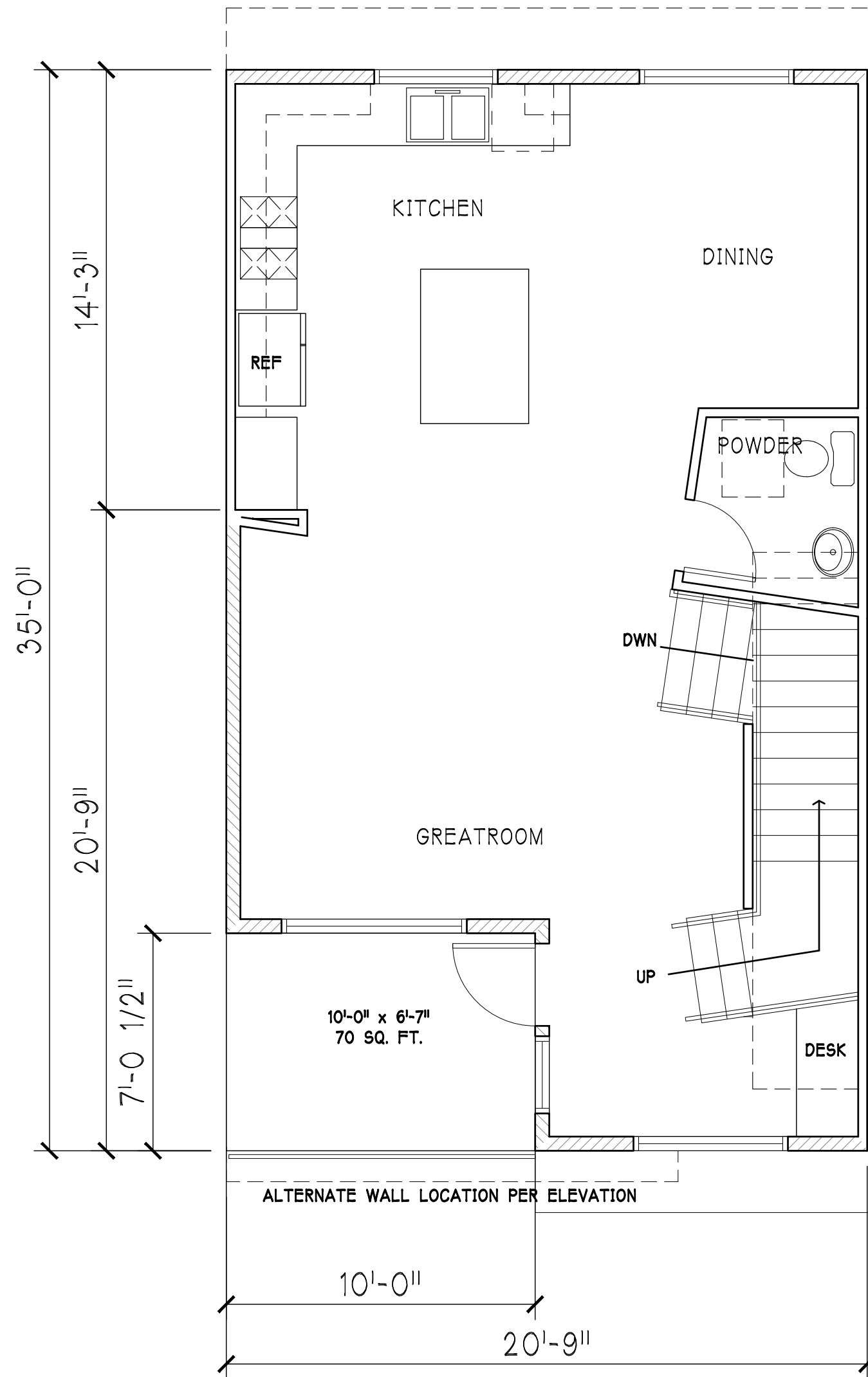
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1 PLAN-B 1ST FLOOR PLAN
1/4" = 1'-0"

LIVING AREA	281 SQ. FT.
GARAGE	433 SQ. FT.

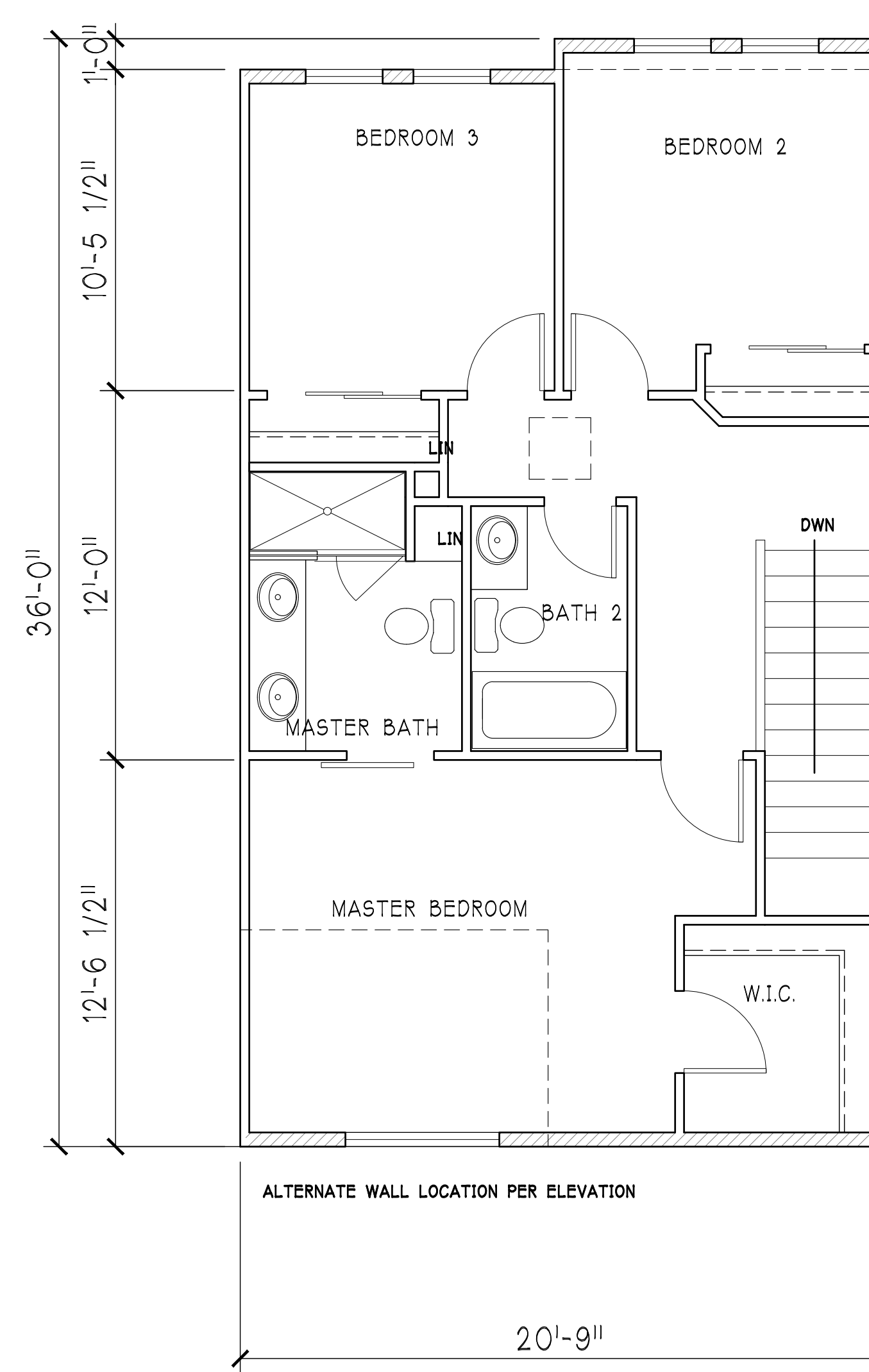
PLAN-AL @ LOT 1, 6, 16, 20
PLAN-AR @ LOT 5, 12, 13, 17
PLAN-B @ LOT 2-4, 8-10, 14-15, 18-19
PLAN-C @ LOT 7, 11



2 PLAN-B 2ND FLOOR PLAN
1/4" = 1'-0"

LIVING AREA	663 SQ. FT.
DECK AREA	67 SQ. FT.

TOTAL LIVING AREA 1767 SQ. FT.
GARAGE 433 SQ. FT.



3 PLAN-B 3RD FLOOR PLAN
1/4" = 1'-0"

LIVING AREA	764 SQ. FT.
-------------	-------------

PEEBLES SQUARE, LLC

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SAN JOSE, CA 95150

PEEBLES TOWNHOMES

25 PEEBLES AVENUE
MORGAN HILL - CALIFORNIA

Date: MARCH 2024
Scale: 1/4" = 1'-0"

Revisions:

Drawing Title:

PLAN B
UNIT PLAN

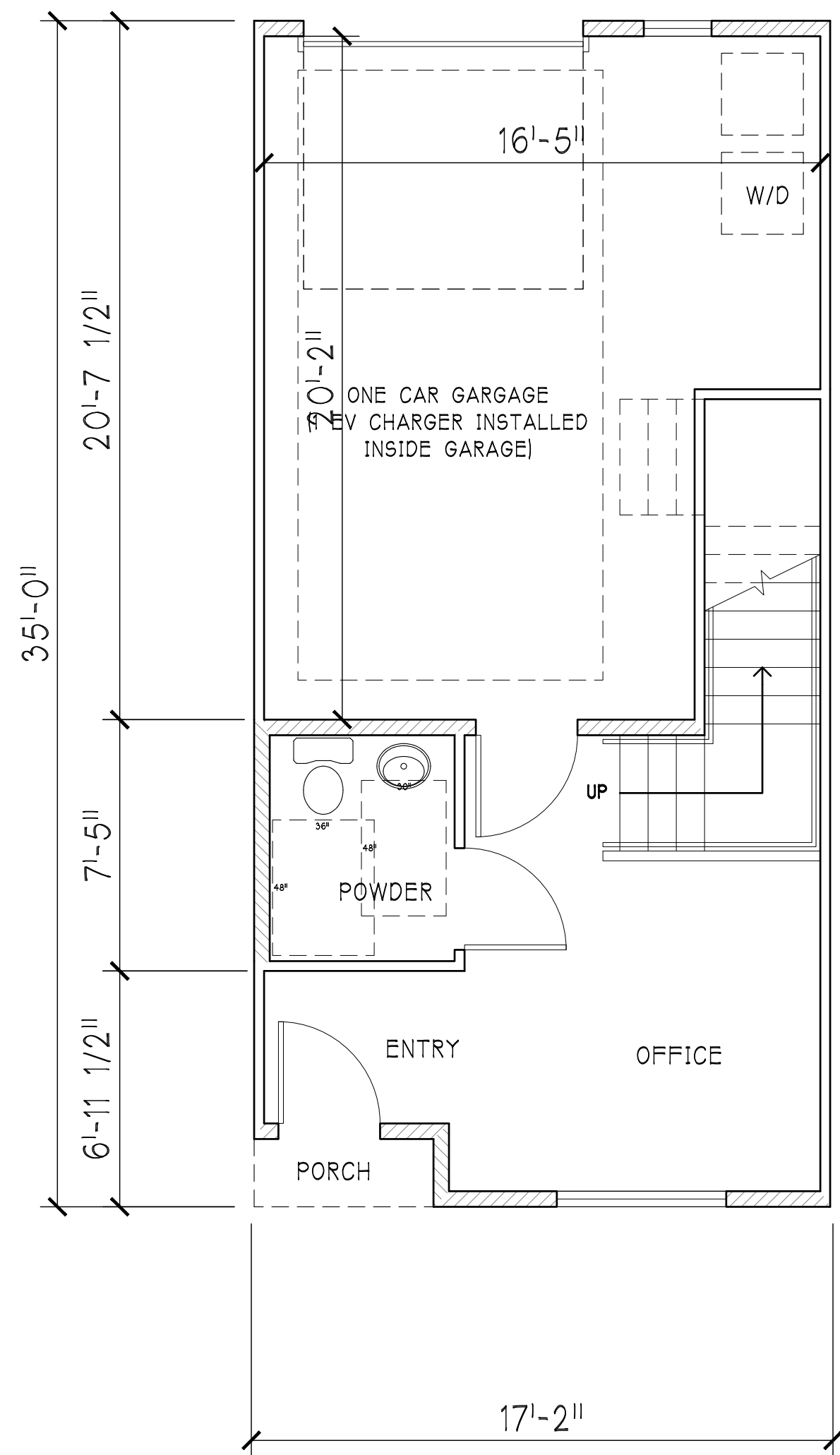
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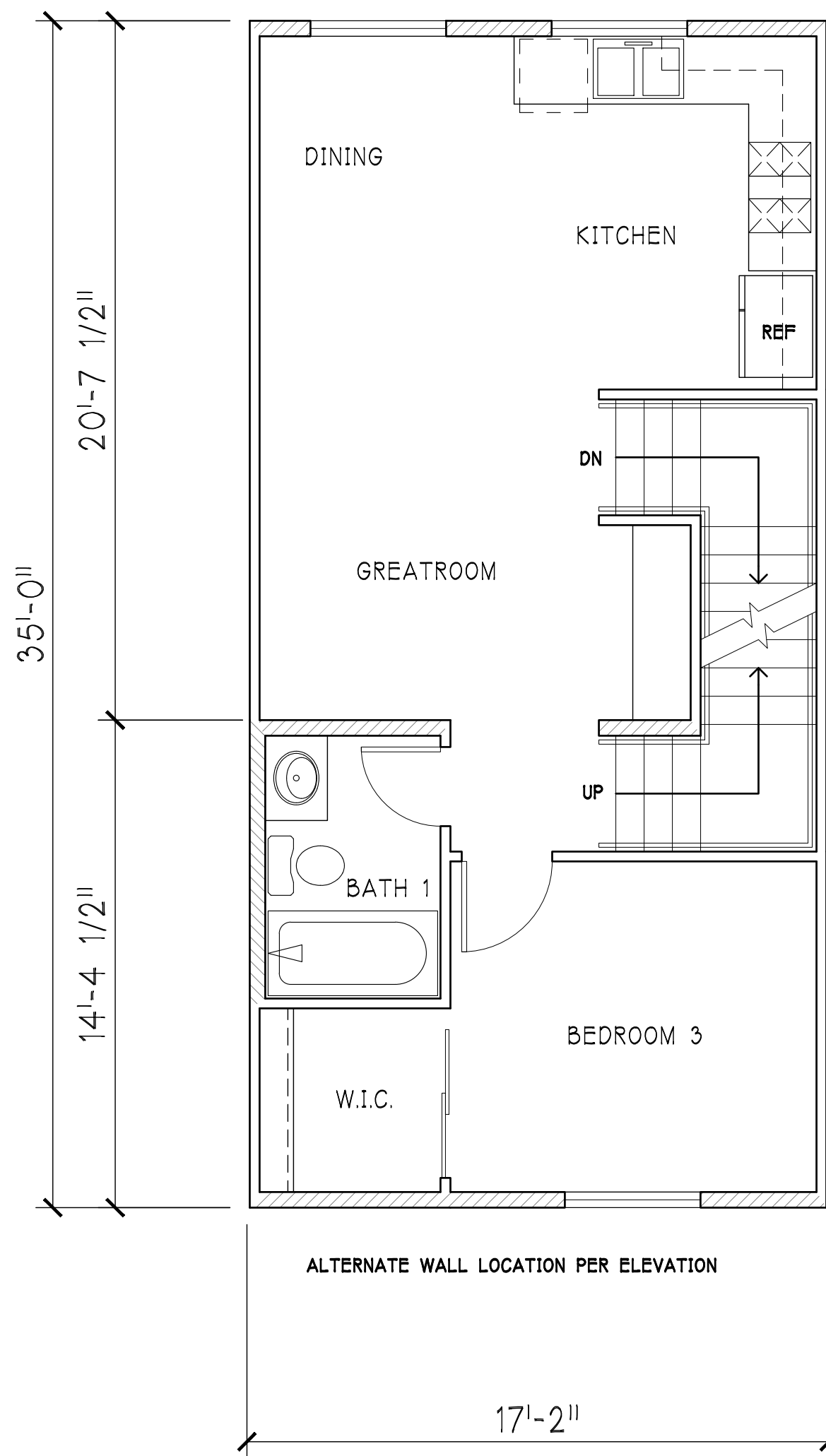
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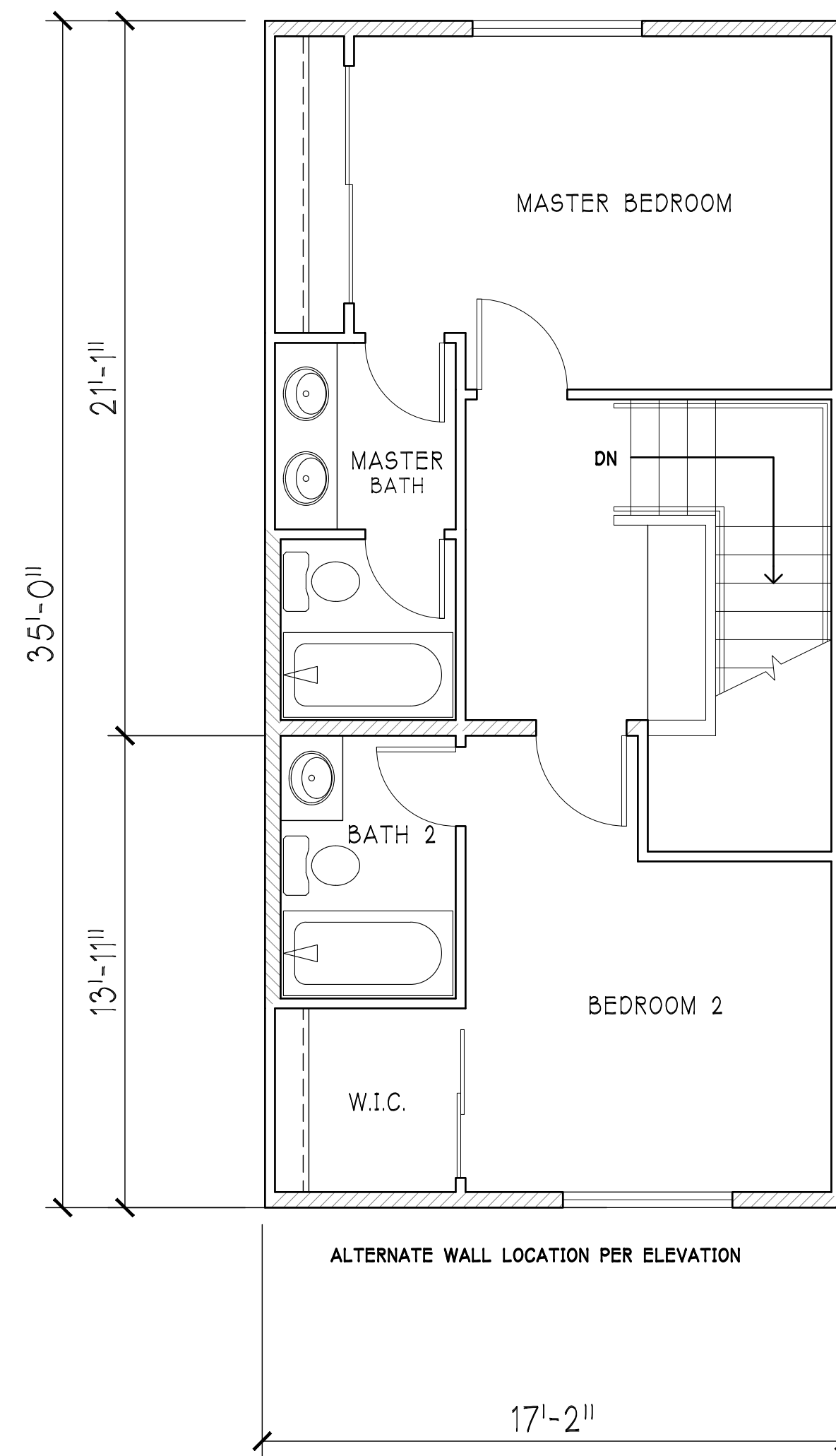
1 PLAN-C 1ST FLOOR PLAN
1/4" = 1'-0"
 LIVING AREA 276 SQ. FT.
 GARAGE 314 SQ. FT.

PLAN-AL @ LOT 1, 6, 16, 20
 PLAN-AR @ LOT 5, 12, 13, 17
 PLAN-B @ LOT 2-4, 8-10, 14-15, 18-19
 PLAN-C @ LOT 7, 11



2 PLAN-C 2ND FLOOR PLAN
1/4" = 1'-0"
 LIVING AREA 601 SQ. FT.

TOTAL LIVING AREA 1478 SQ. FT.
 GARAGE 314 SQ. FT.



3 PLAN-C 3RD FLOOR PLAN
1/4" = 1'-0"
 LIVING AREA 601 SQ. FT.

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25 PEEBLES AVENUE
 MORGAN HILL - CALIFORNIA

Date: MARCH 2024
 Scale: 1/4" = 1'-0"

Revisions:

Drawing Title:

PLAN C
 UNIT PLAN

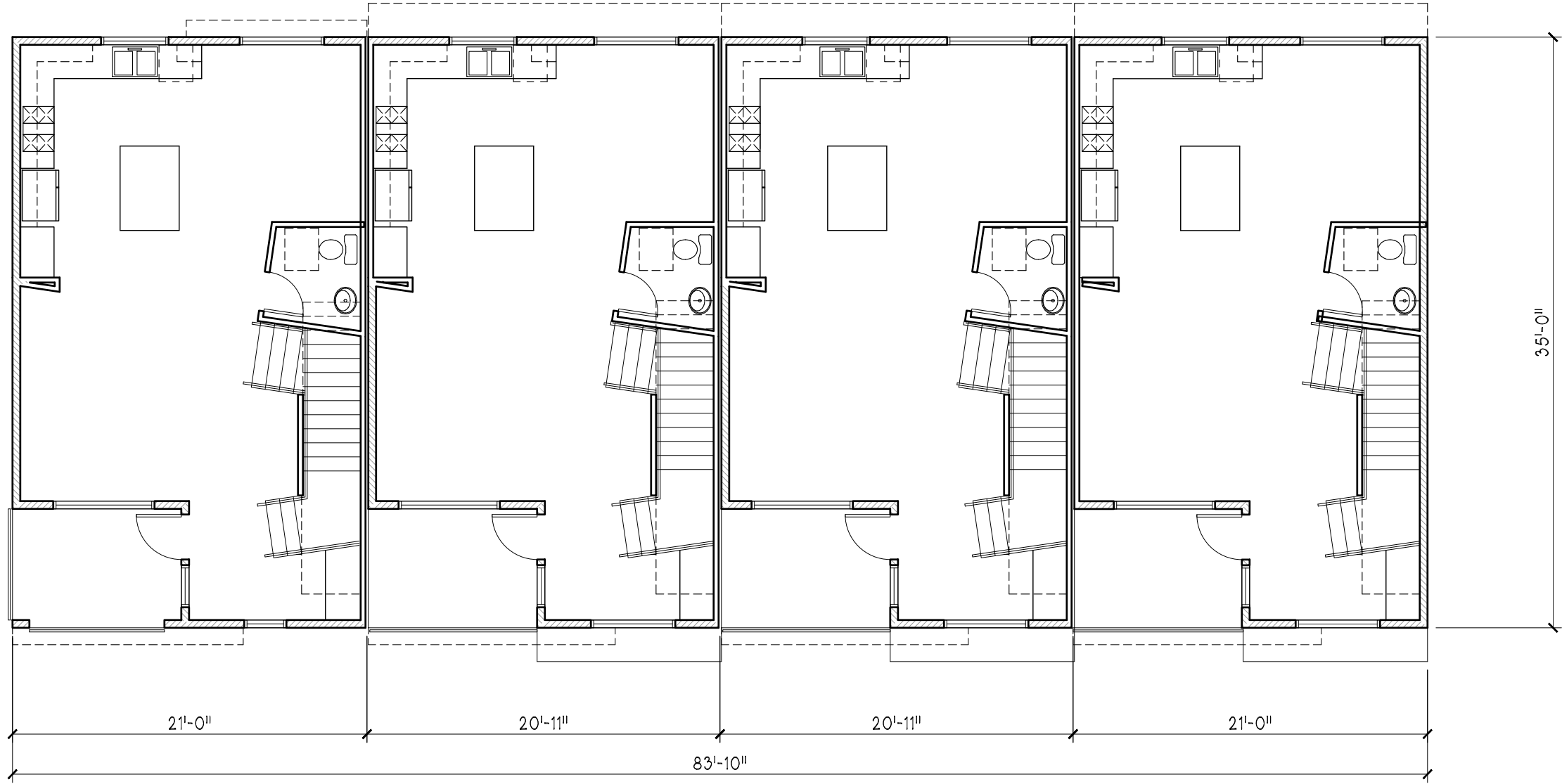
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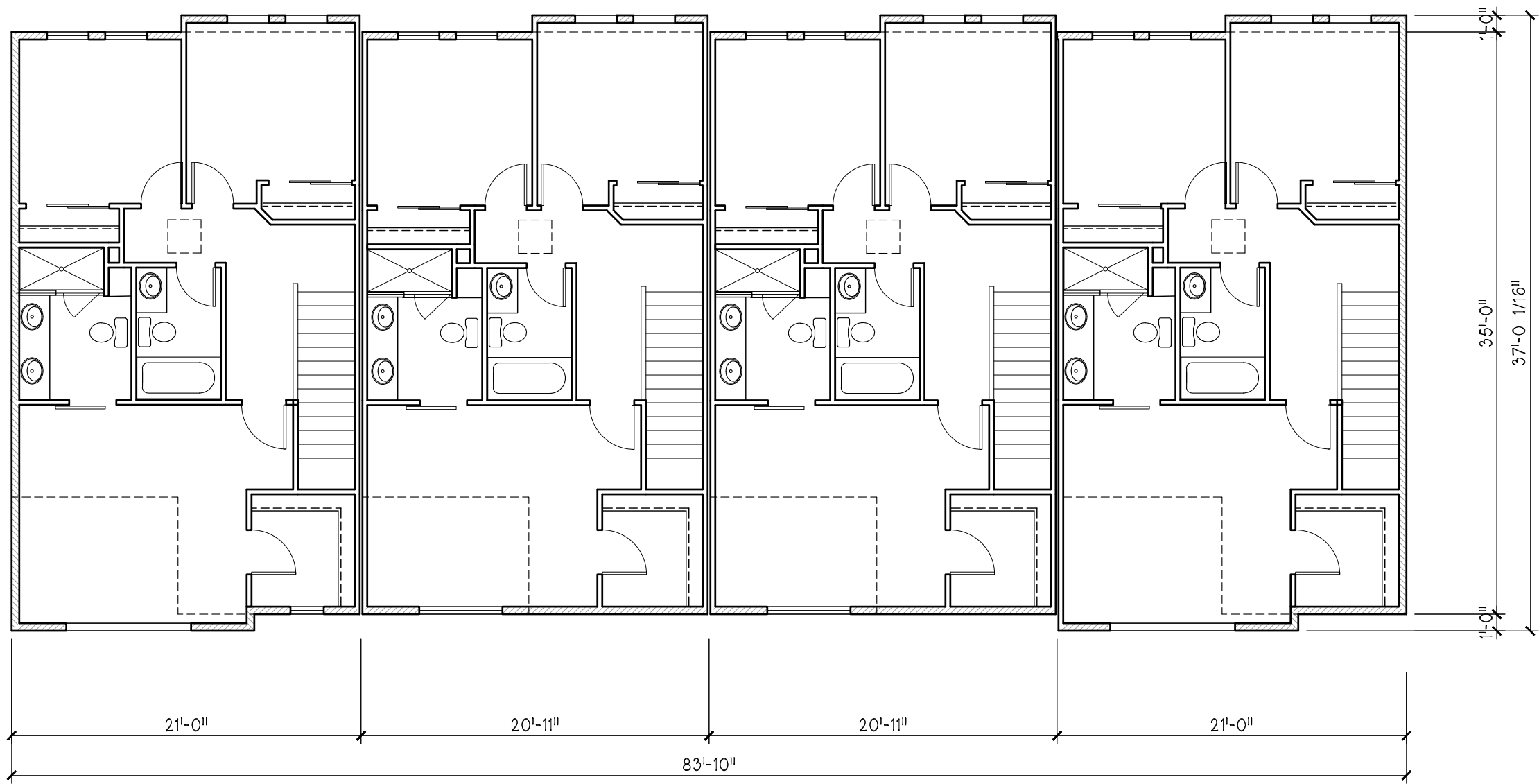
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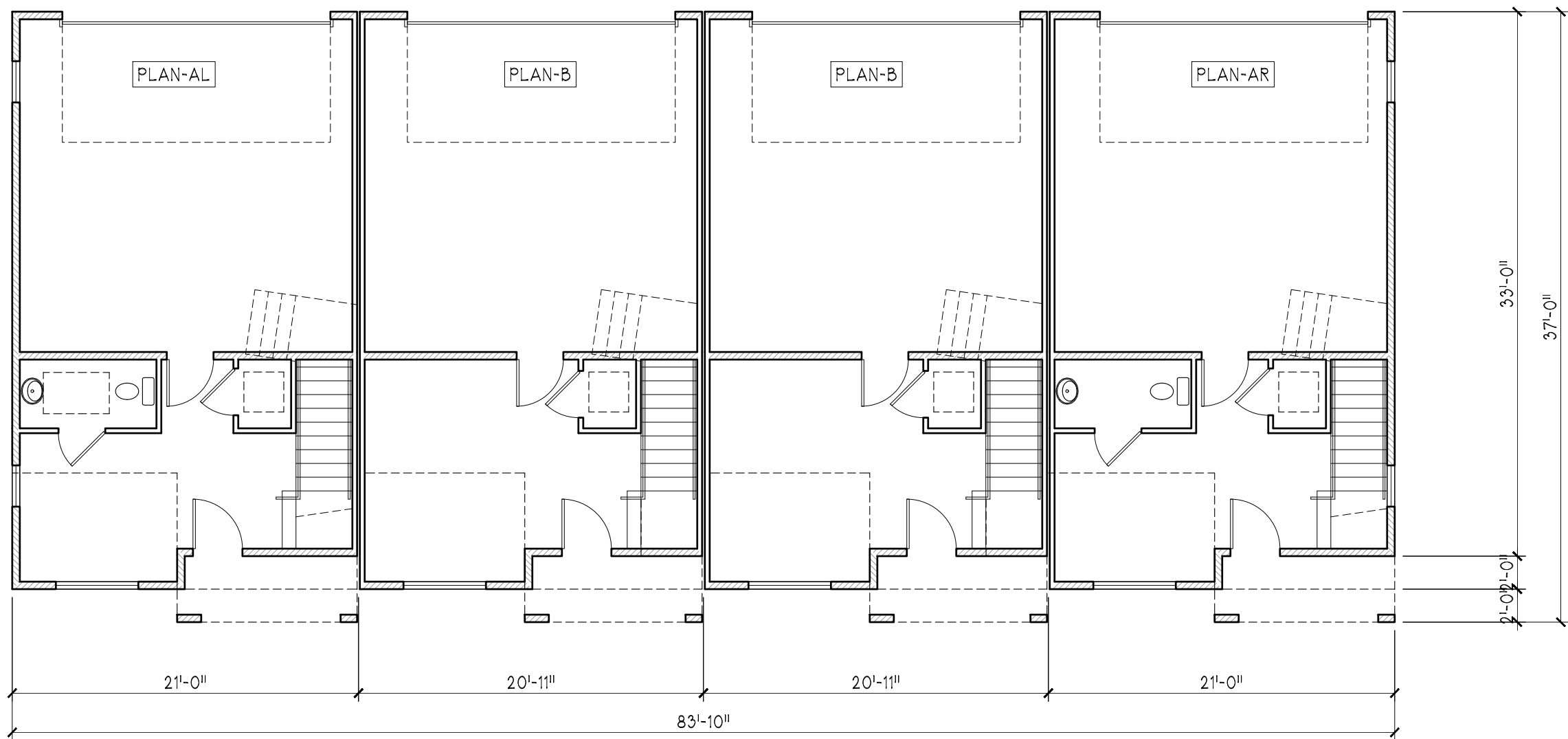
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2 4-PLEX 2ND FLOOR PLAN
1/8" = 1'-0" LIVING AREA: 2652 SF
DECK AREA: 282 SF



3 4-PLEX 3RD FLOOR PLAN
1/8" = 1'-0" LIVING AREA: 3006 SF



1 4-PLEX 1ST FLOOR PLAN
1/8" = 1'-0" LIVING AREA: 1122 SF
GARAGE AREA: 1729 SF

TOTAL LIVING AREA: 6780 SF
TOTAL GARAGE AREA: 1729 SF
TOTAL DECK AREA: 282 SF

NOTE:
REFER TO SHEET 2.0-X TYPICAL UNIT PLAN, FOR ROOM
LABELING & INDIVIDUAL UNIT SQUARE FOOTAGES

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SAN JOSE, CA 95150

PEEBLES TOWNHOMES

25 PEEBLES AVENUE
MORGAN HILL - CALIFORNIA

Date: MARCH 2024
Scale: 1/8" = 1'-0"

Revisions:

of

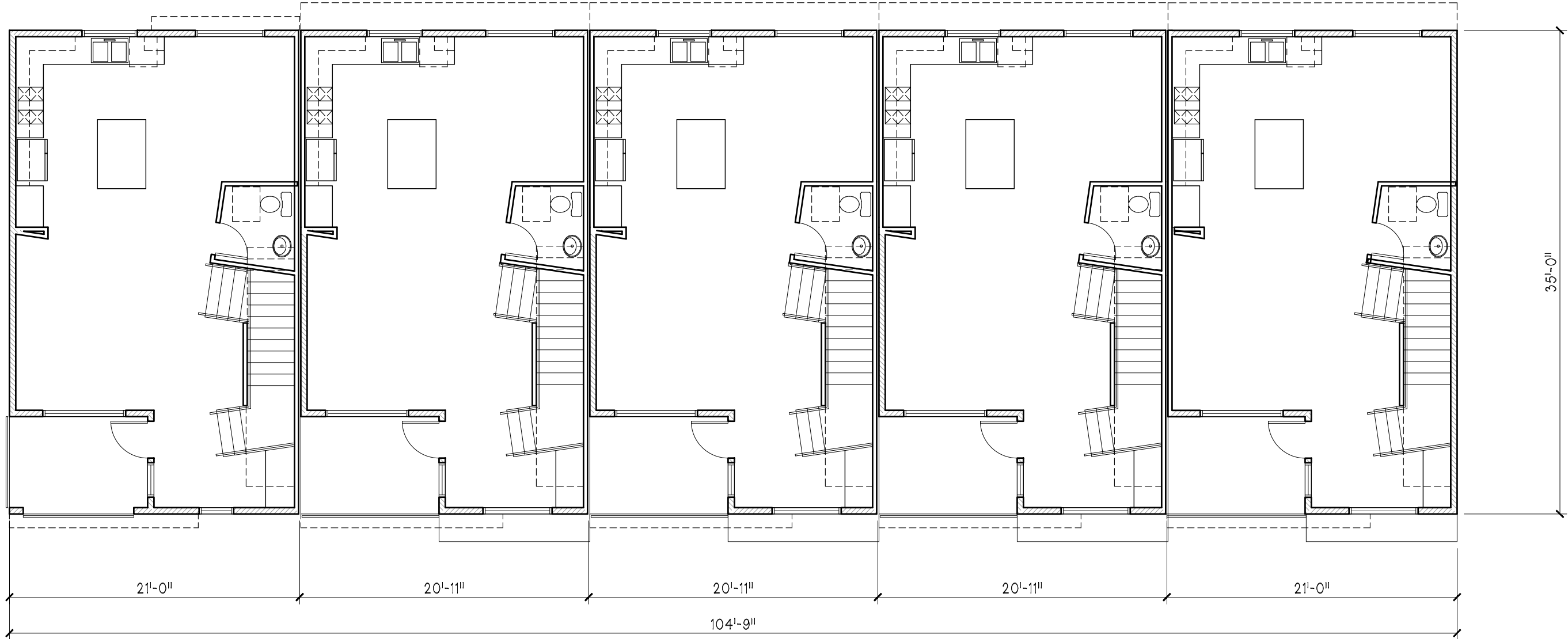
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**4-PLEX
FLOOR PLANS**
Sheet No:

21

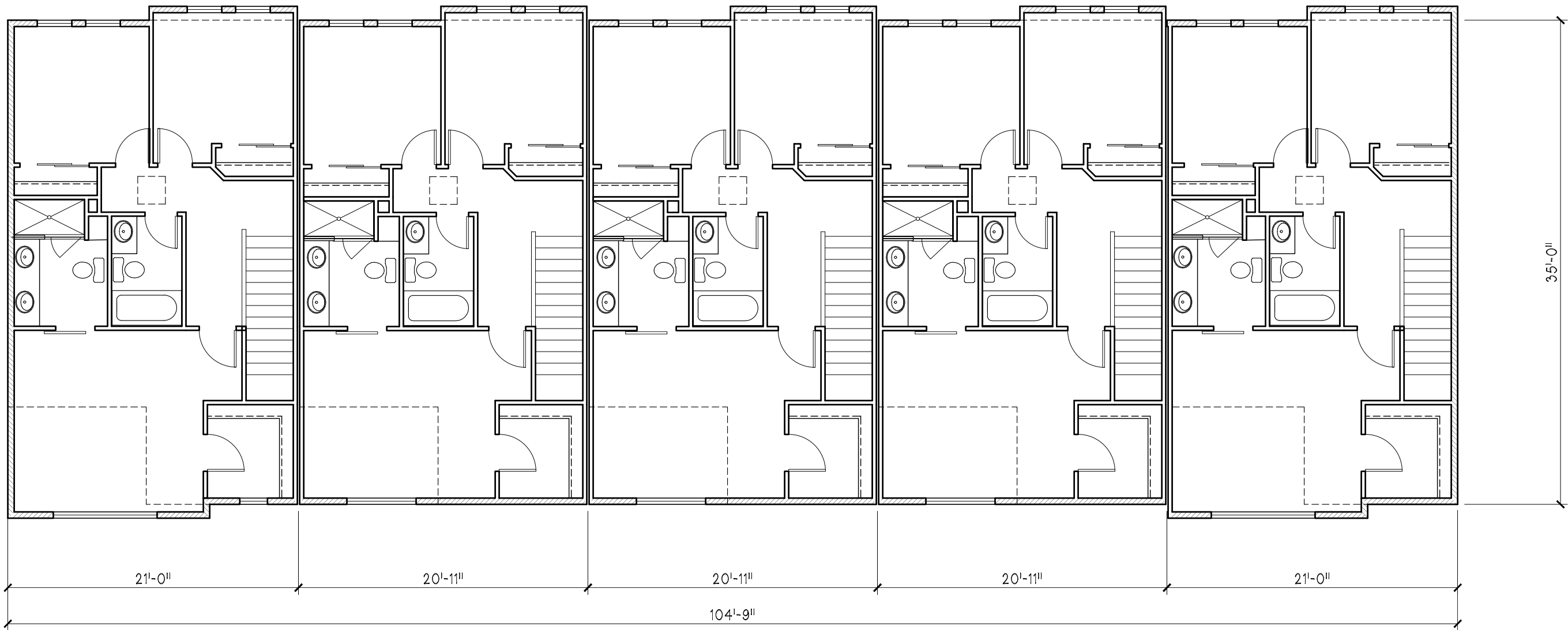
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**LPMD
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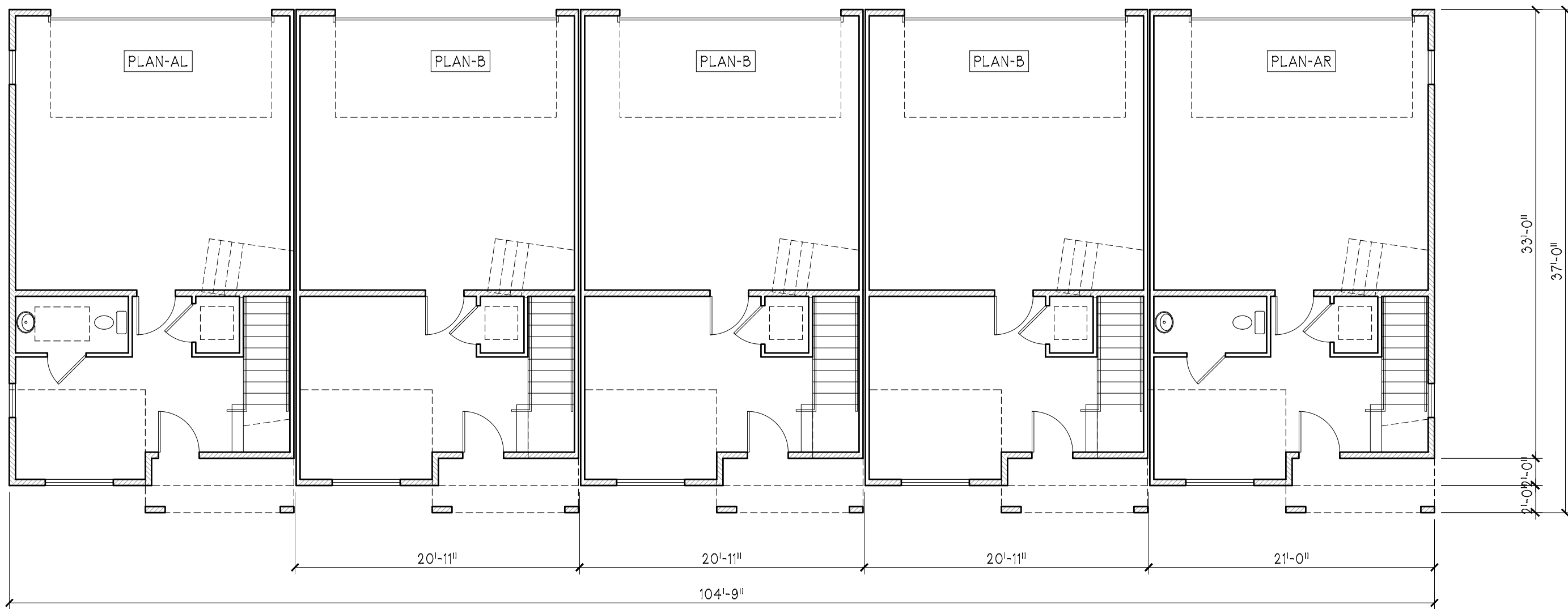
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2 5-PLEX 2ND FLOOR PLAN
1/8" = 1'-0" LIVING AREA: 3314 SF
DECK AREA: 352 SF



3 5-PLEX 3RD FLOOR PLAN
1/8" = 1'-0" LIVING AREA: 3749 SF



1 5-PLEX 1ST FLOOR PLAN
1/8" = 1'-0" LIVING AREA: 1402 SF
GARAGE AREA: 2160 SF

TOTAL LIVING AREA: 8465 SF
TOTAL GARAGE AREA: 2160 SF
TOTAL DECK AREA: 352 SF

NOTE:
REFER TO SHEET 2.0-X TYPICAL UNIT PLAN, FOR ROOM
LABELING & INDIVIDUAL UNIT SQUARE FOOTAGES

PEEBLES SQUARE, LLC

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SAN JOSE, CA 95150

PEEBLES TOWNHOMES

25 PEEBLES AVENUE
MORGAN HILL - CALIFORNIA

Date: MARCH 2024
Scale: 1/8" = 1'-0"

Revisions:

Drawing Title:

5-PLEX
FLOOR PLANS

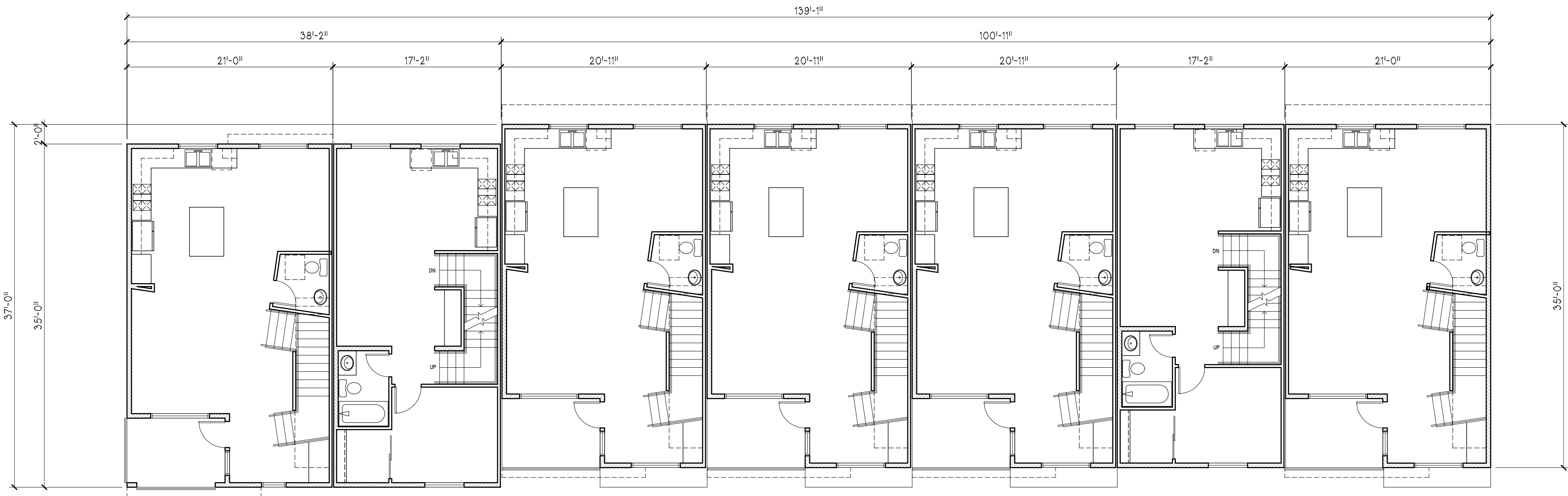
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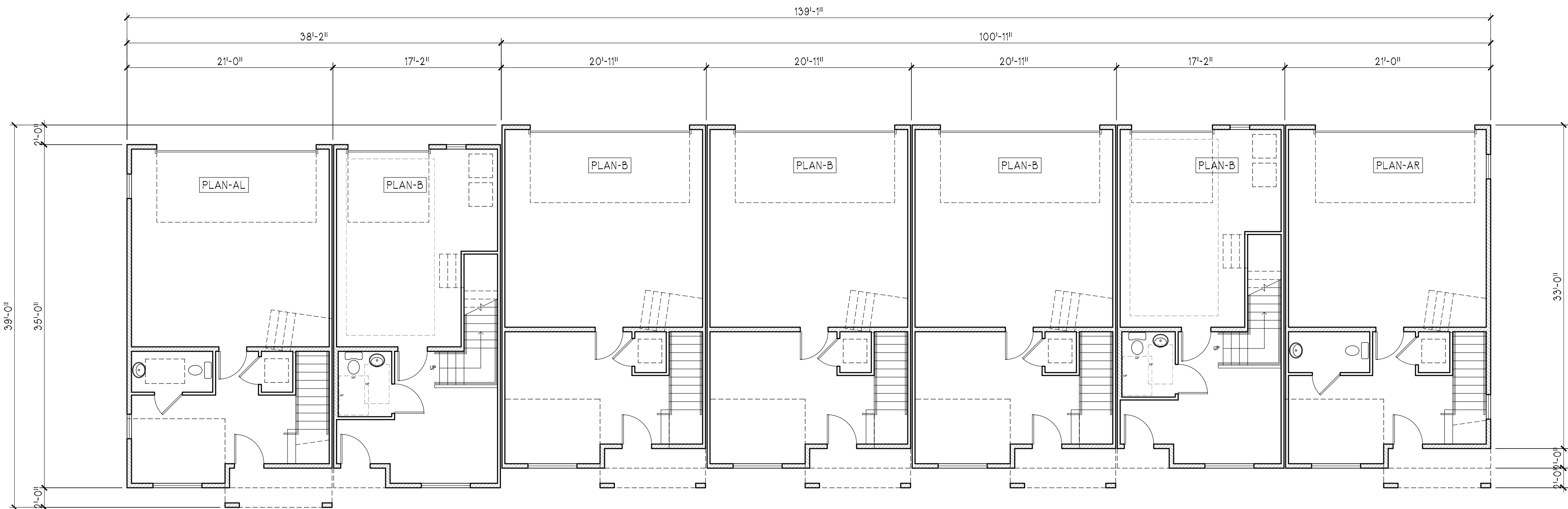
of Sheets

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2 7-PLEX 2ND FLOOR PLAN
1/8" = 1'-0"
LIVING AREA: 4517 SF
DECK AREA: 352 SF



1 7-PLEX 1ST FLOOR PLAN
1/8" = 1'-0"
LIVING AREA: 1874 SF
GARAGE AREA: 2869 SF

TOTAL LIVING AREA: 11,342 SF
TOTAL GARAGE AREA: 2869 SF
TOTAL DECK AREA: 352 SF

NOTE:
REFER TO SHEET 2.0-X TYPICAL UNIT PLAN, FOR ROOM
LABELING & INDIVIDUAL UNIT SQUARE FOOTAGES

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25 PEEBLES AVENUE
MORGAN HILL - CALIFORNIA

Date: MARCH 2024

Scale: 1/8" = 1'-0"

Revisions:

Drawing Title:

7-PLEX
FLOOR PLANS

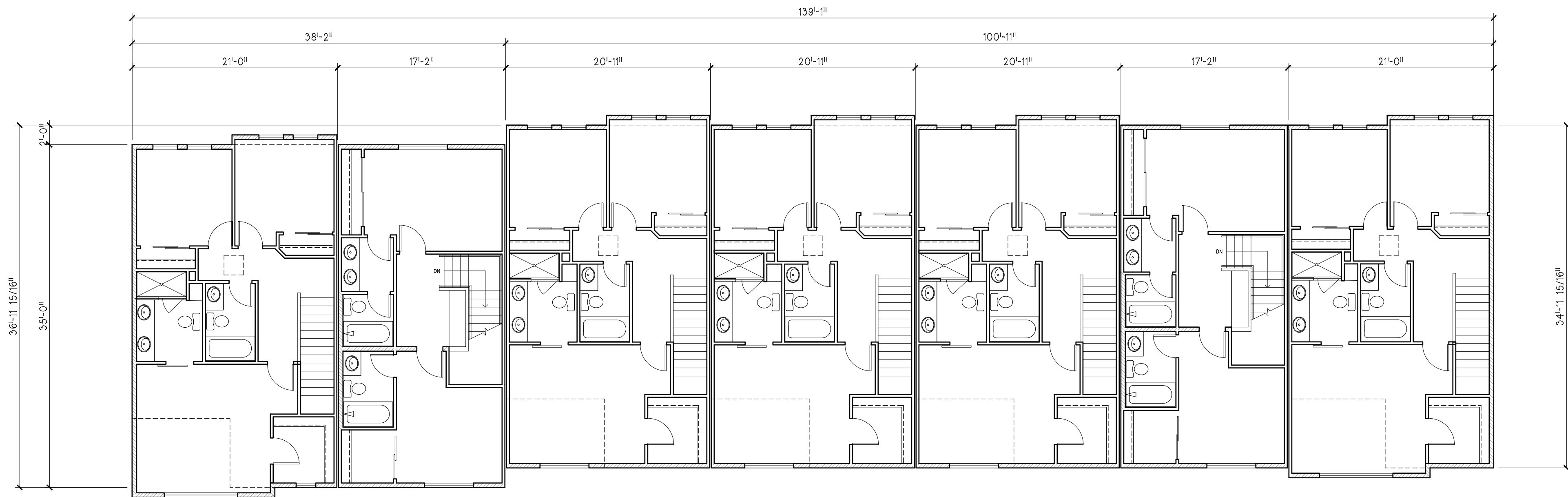
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1 7-PLEX 3RD FLOOR PLAN
1/8" = 1'-0" LIVING AREA: 4951 SF

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PEEBLES TOWNHOMES

25 PEEBLES AVENUE
MORGAN HILL - CALIFORNIA

Date: MARCH 2024
Scale: 1/8" = 1'-0"

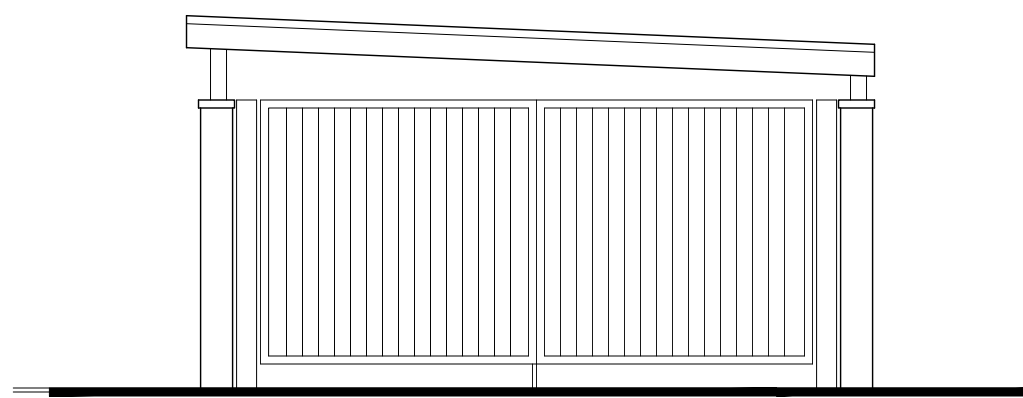
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7-PLEX
FLOOR PLANS

Revisions:

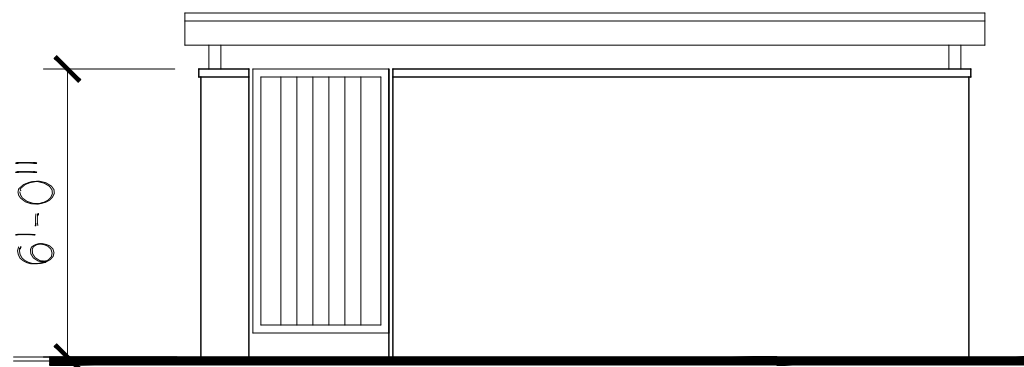
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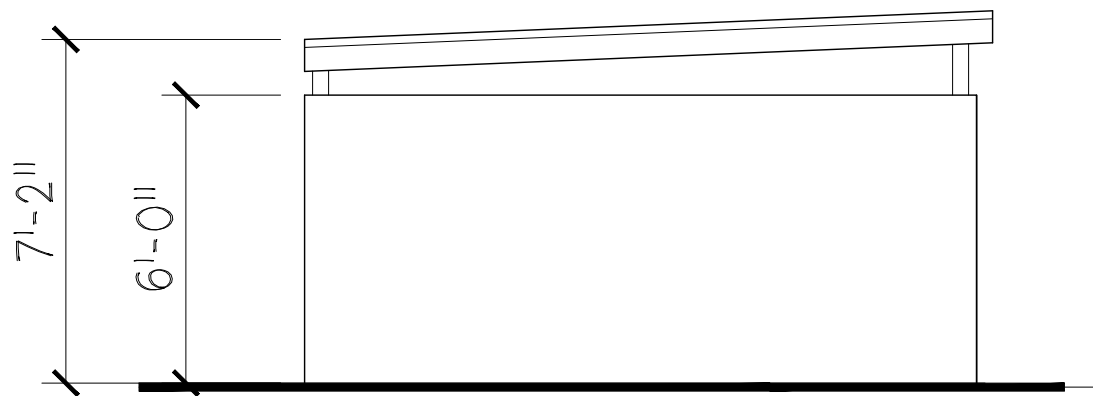
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Sunnyvale, CA 94086
Telephone : 408-992-0280
Fax : 408-992-0281



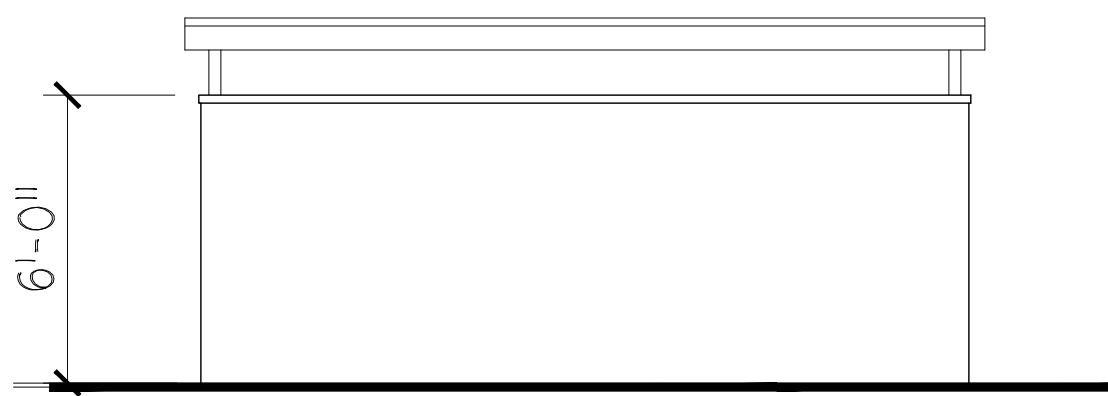
A ELEVATION
1/4" = 1'-0"



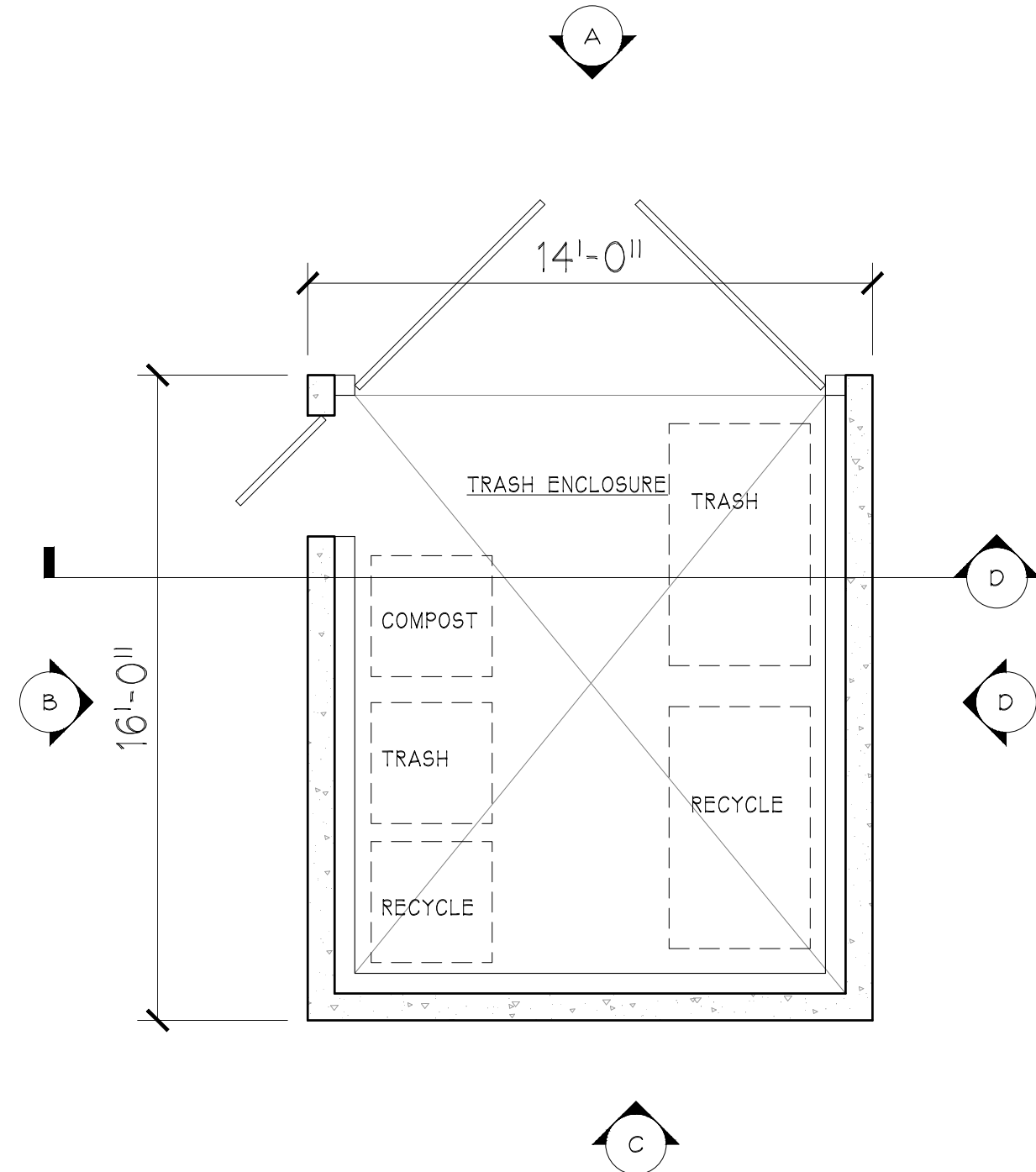
B ELEVATION
1/4" = 1'-0"



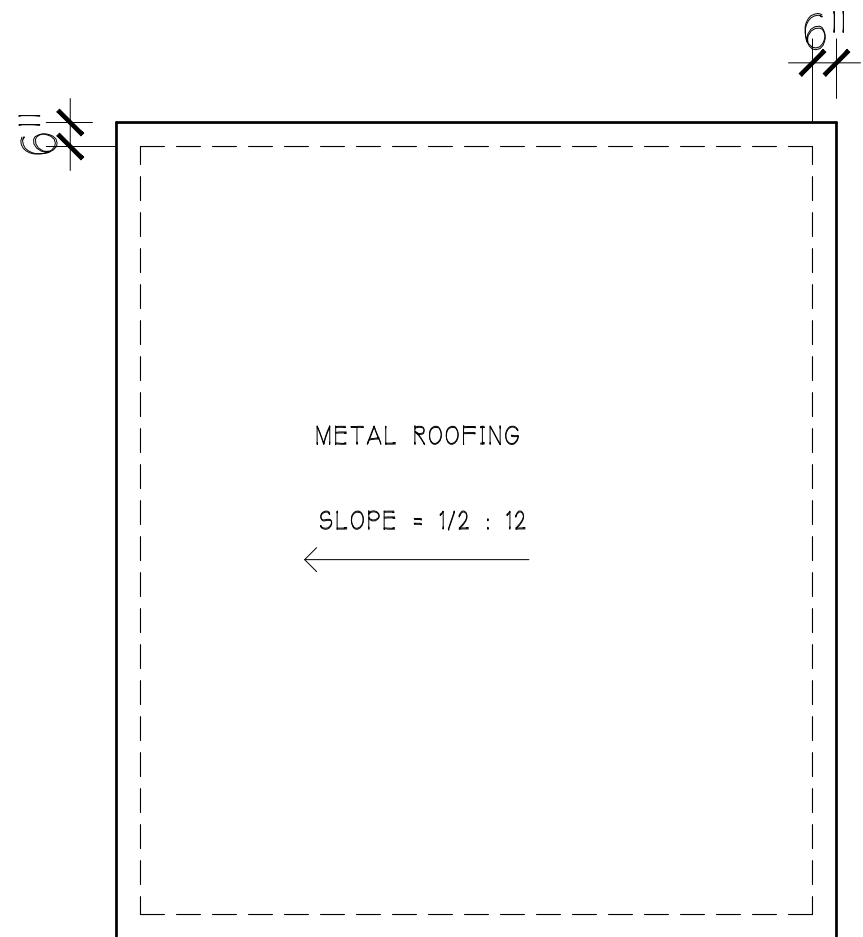
C ELEVATION
1/4" = 1'-0"



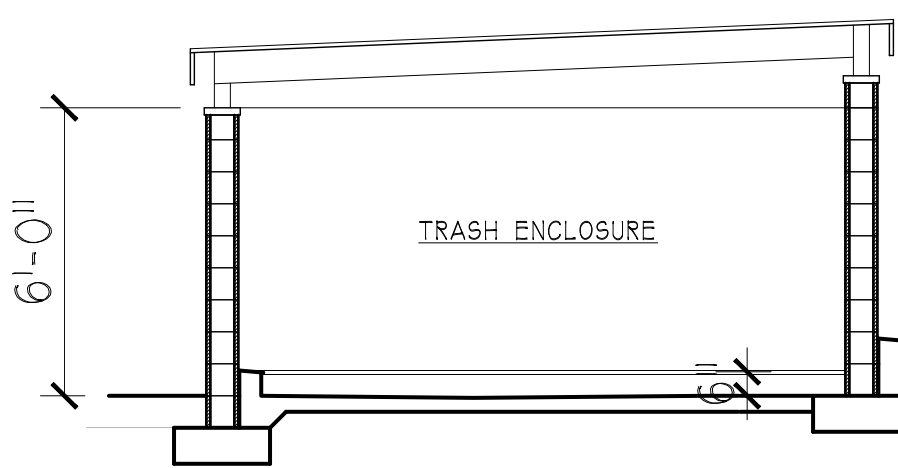
D ELEVATION
1/4" = 1'-0"



1 TRASH ENCLOSURE FLOOR PLAN
1/4" = 1'-0"



3 TRASH ENCLOSURE ROOF PLAN
1/4" = 1'-0"



2 TRASH ENCLOSURE SECTION
1/4" = 1'-0"

MATERIAL NOTES:
1. METAL ROOFING
2. METAL GATES
3. CONCRETE BLOCK

PEEBLES SQUARE, LLC

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SAN JOSE, CA 95150

PEEBLES TOWNHOMES

25 PEEBLES AVENUE
MORGAN HILL - CALIFORNIA

Date: MARCH 2024
Scale: 1/4" = 1'-0"

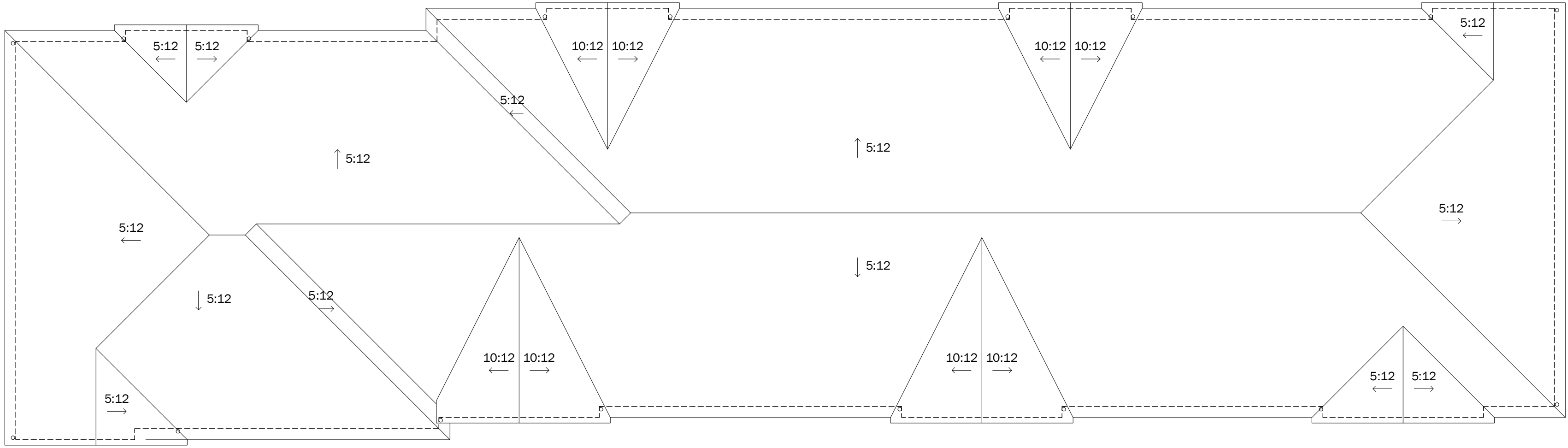
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TRASH ENCLOSURE
FLOOR PLAN

Revisions:

Sheet No.:
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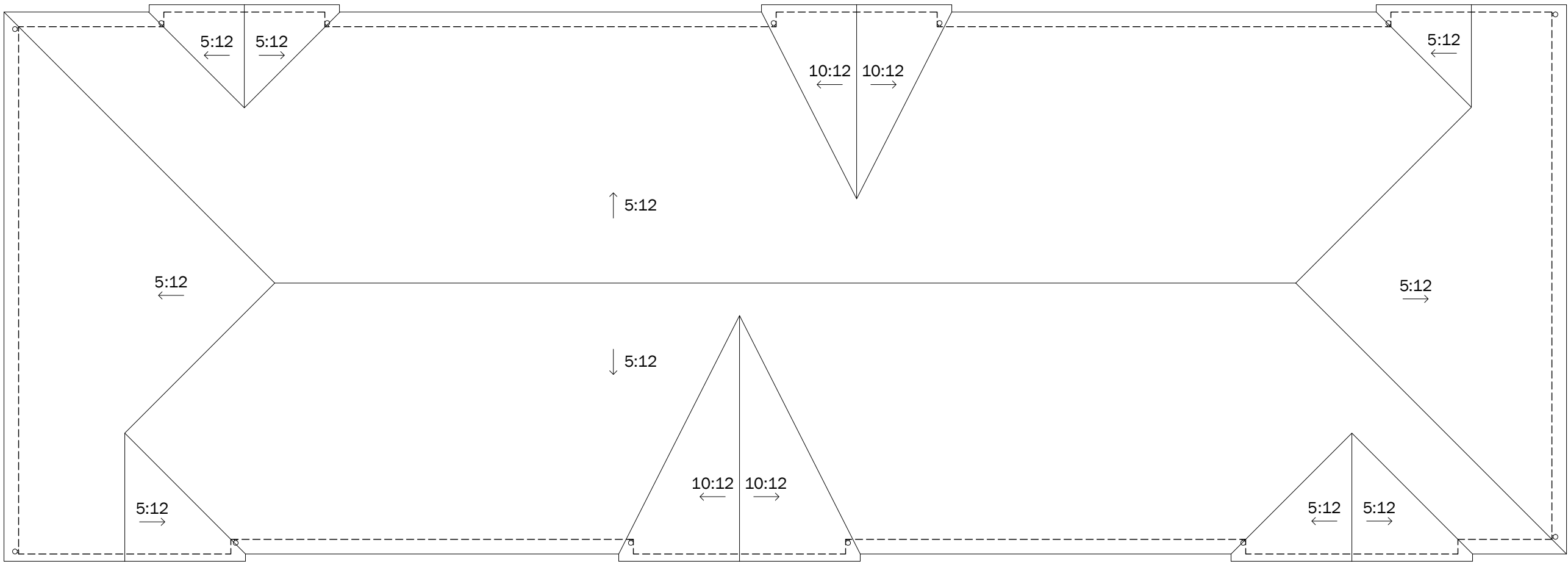
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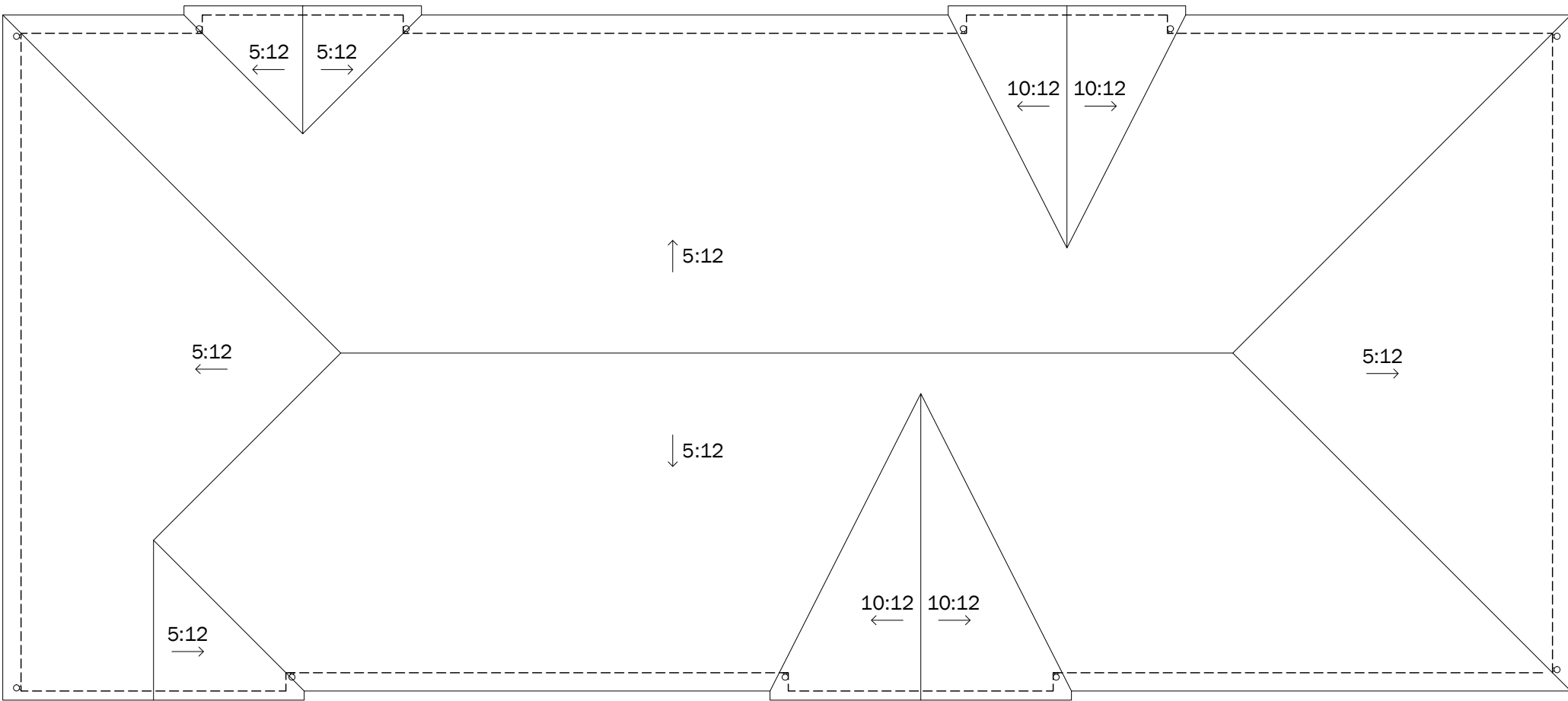
3 7-PLEX ROOF PLAN
1/8" = 1'-0"

24 GA. G.S.M.
FASCIA GUTTER W/
4" DOWNSPOUTS TO
GRADE, TYP.



2 5-PLEX ROOF PLAN
1/8" = 1'-0"

24 GA. G.S.M.
FASCIA GUTTER W/
4" DOWNSPOUTS TO
GRADE, TYP.



1 4-PLEX ROOF PLAN
1/8" = 1'-0"

24 GA. G.S.M.
FASCIA GUTTER W/
4" DOWNSPOUTS TO
GRADE, TYP.

PEEBLES SQUARE, LLC

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SAN JOSE, CA 95150

PEEBLES TOWNHOMES

25 PEEBLES AVENUE
MORGAN HILL - CALIFORNIA

Date: MARCH 2024
Scale: 1/8" = 1'-0"

Drawing Title:
**CONCEPTUAL
ROOF PLANS**

Revisions:

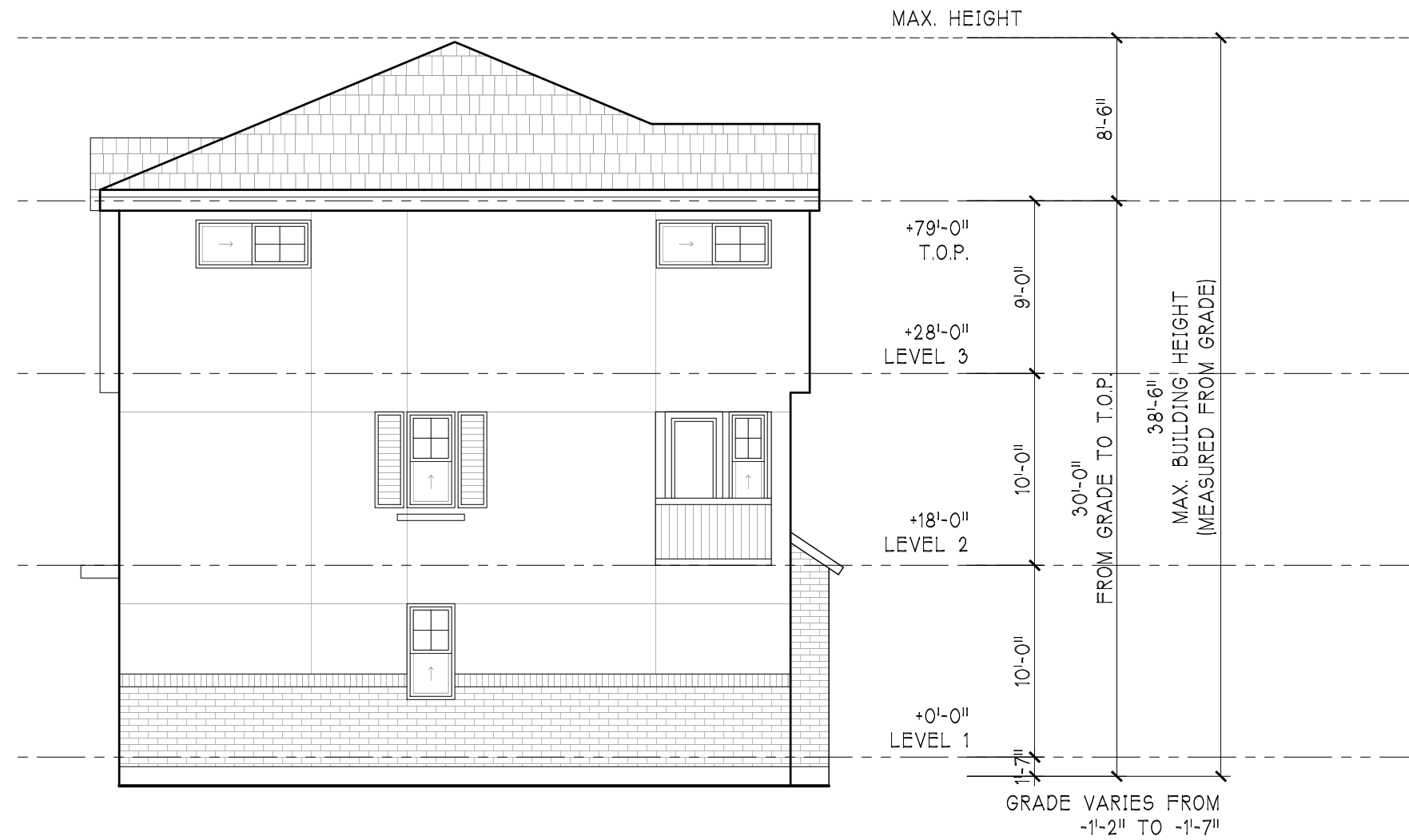
Sheet No.:
3.0
of _____ Sheets

**LPMD
Architects**

1288 Kifer Road, Unit 206
Sunnyvale, CA 94086
Telephone : 408-992-0280
Fax : 408-992-0281



1 4-PLEX ELEVATION
1/8" = 1'-0"



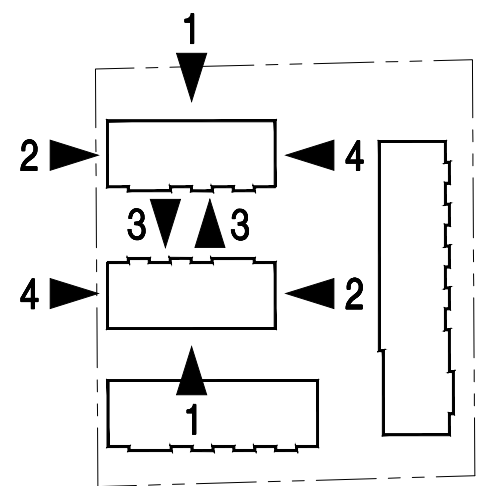
2 4-PLEX ELEVATION
1/8" = 1'-0"



3 4-PLEX ELEVATION
1/8" = 1'-0"



4 4-PLEX ELEVATION
1/8" = 1'-0"



PEEBLES SQUARE, LLC

1630 OAKLAND ROAD #A215
SAN JOSE, CA 95150

PEEBLES TOWNHOMES

25 PEEBLES AVENUE
MORGAN HILL - CALIFORNIA

Date: MARCH 2024
Scale: 1/8" = 1'-0"

Revisions:

Drawing Title:

4-PLEX
ELEVATIONS

Sheet No:

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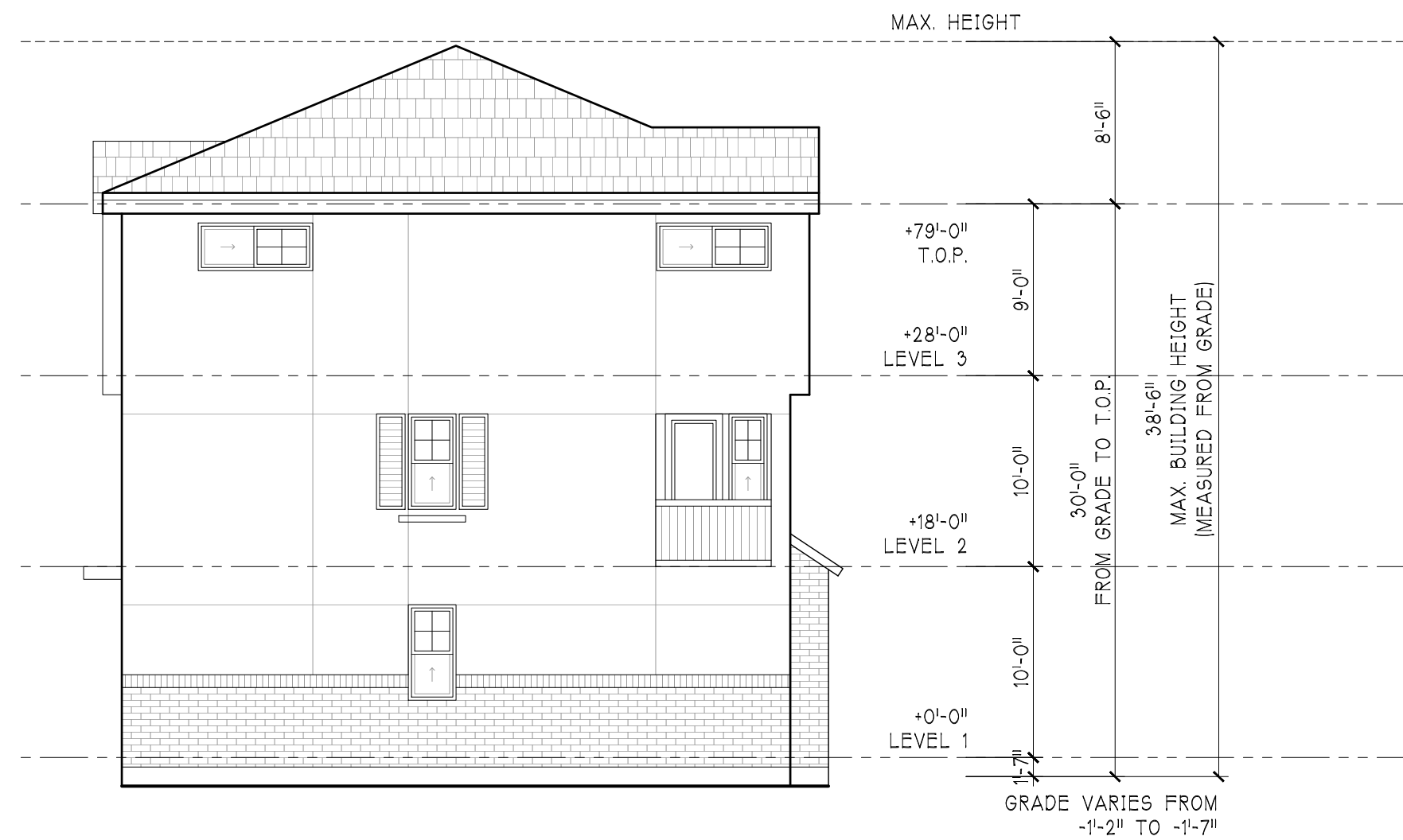
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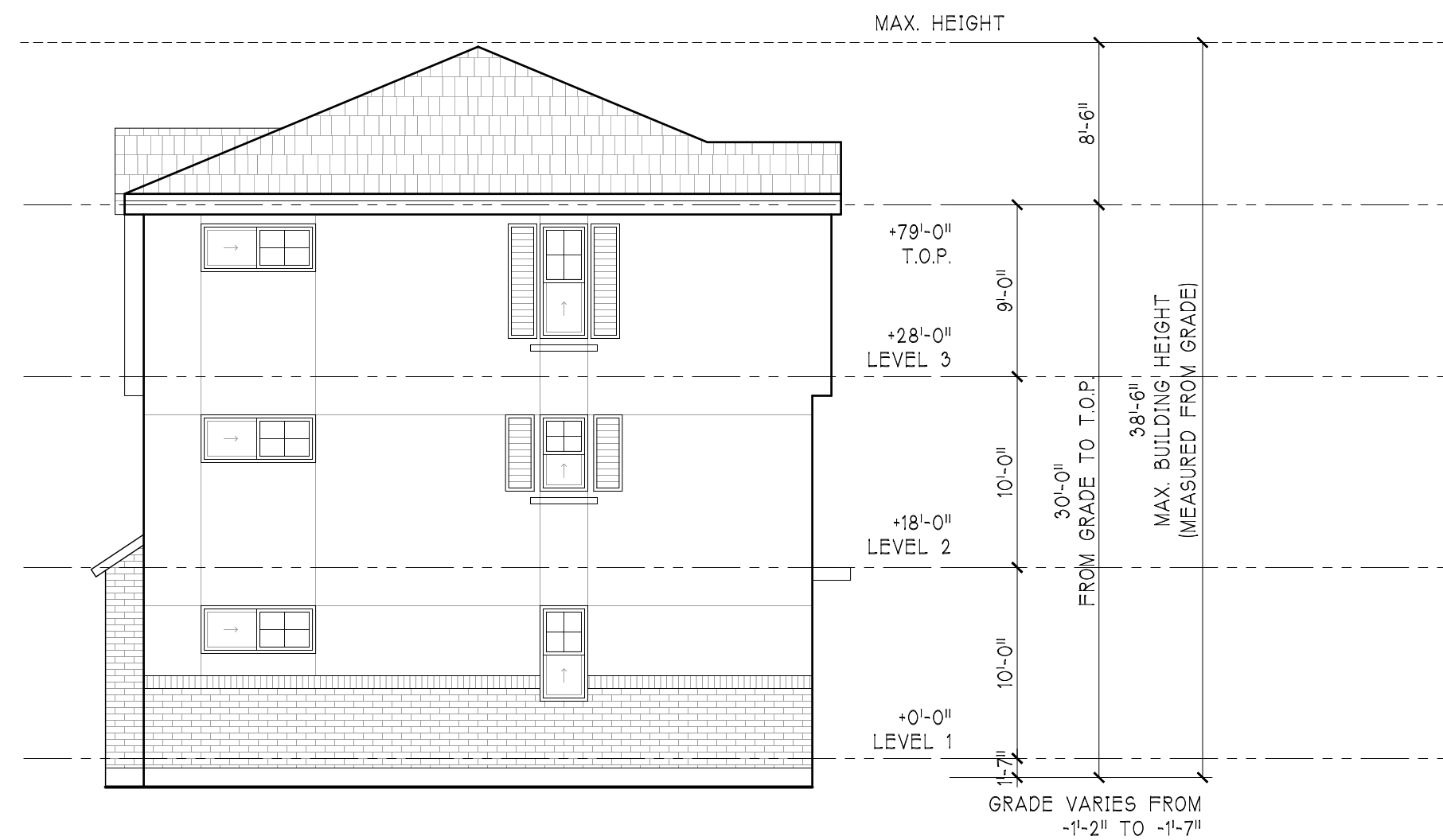
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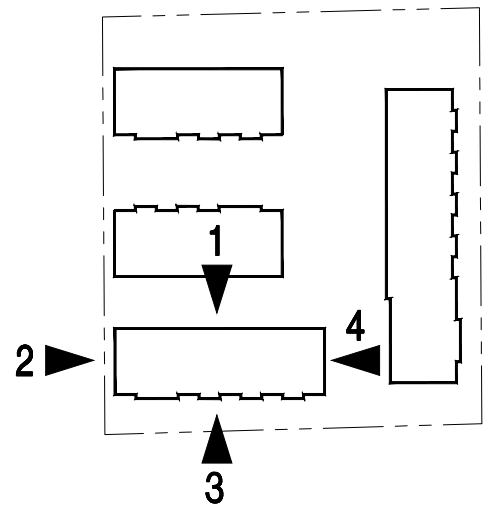
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1/8" = 1'-0"



4 5-PLEX ELEVATION
1/8" = 1'-0"

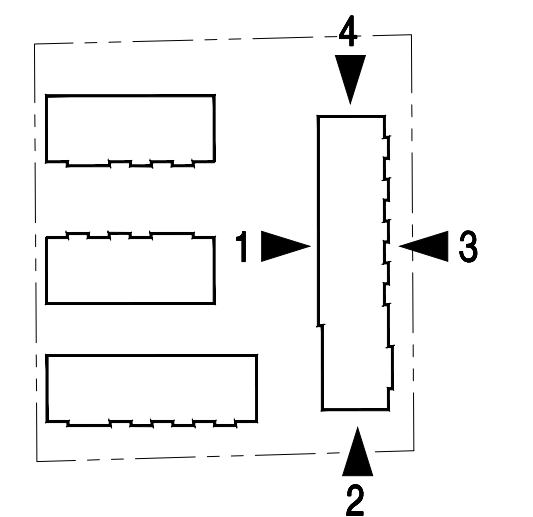
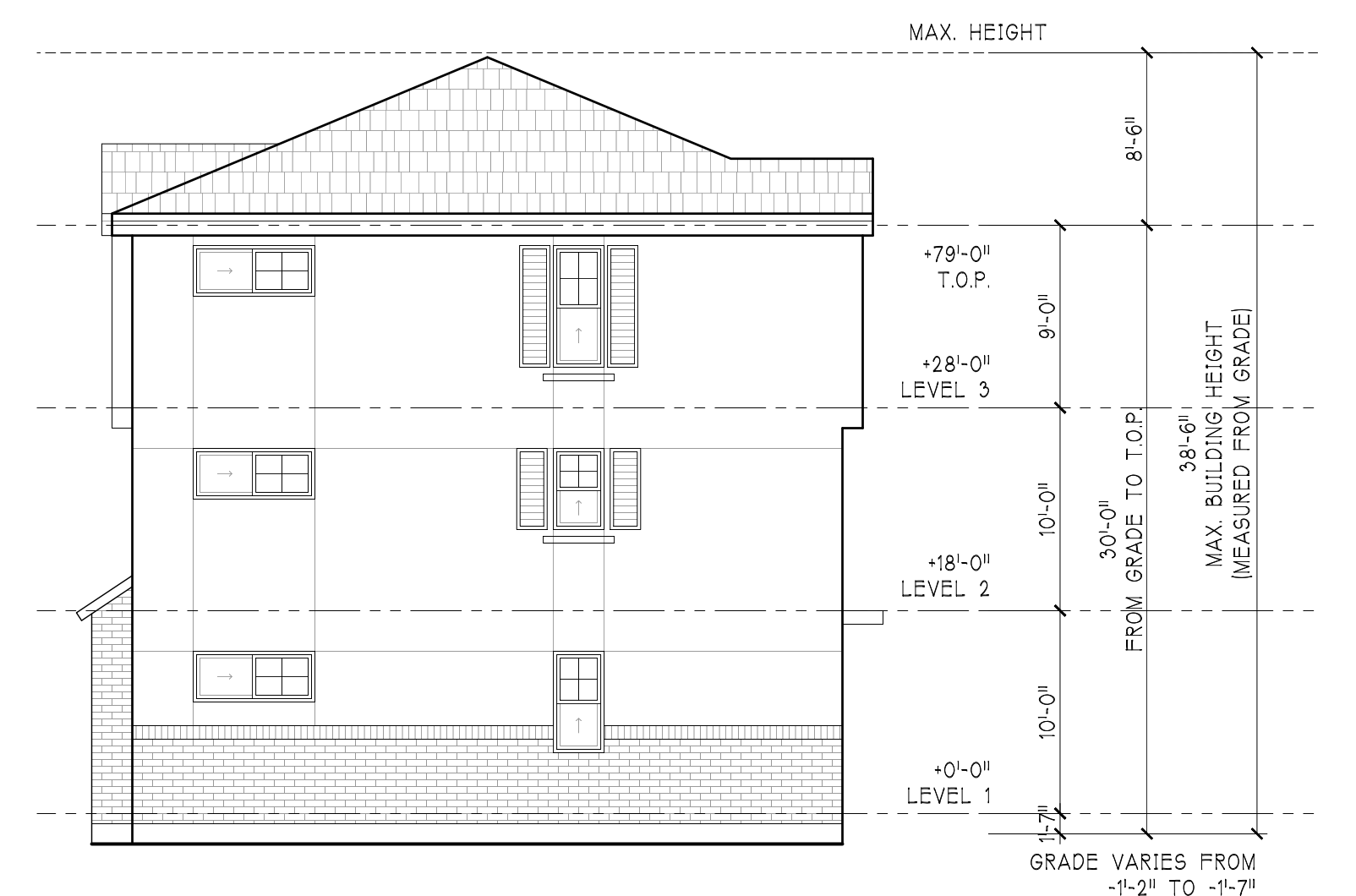
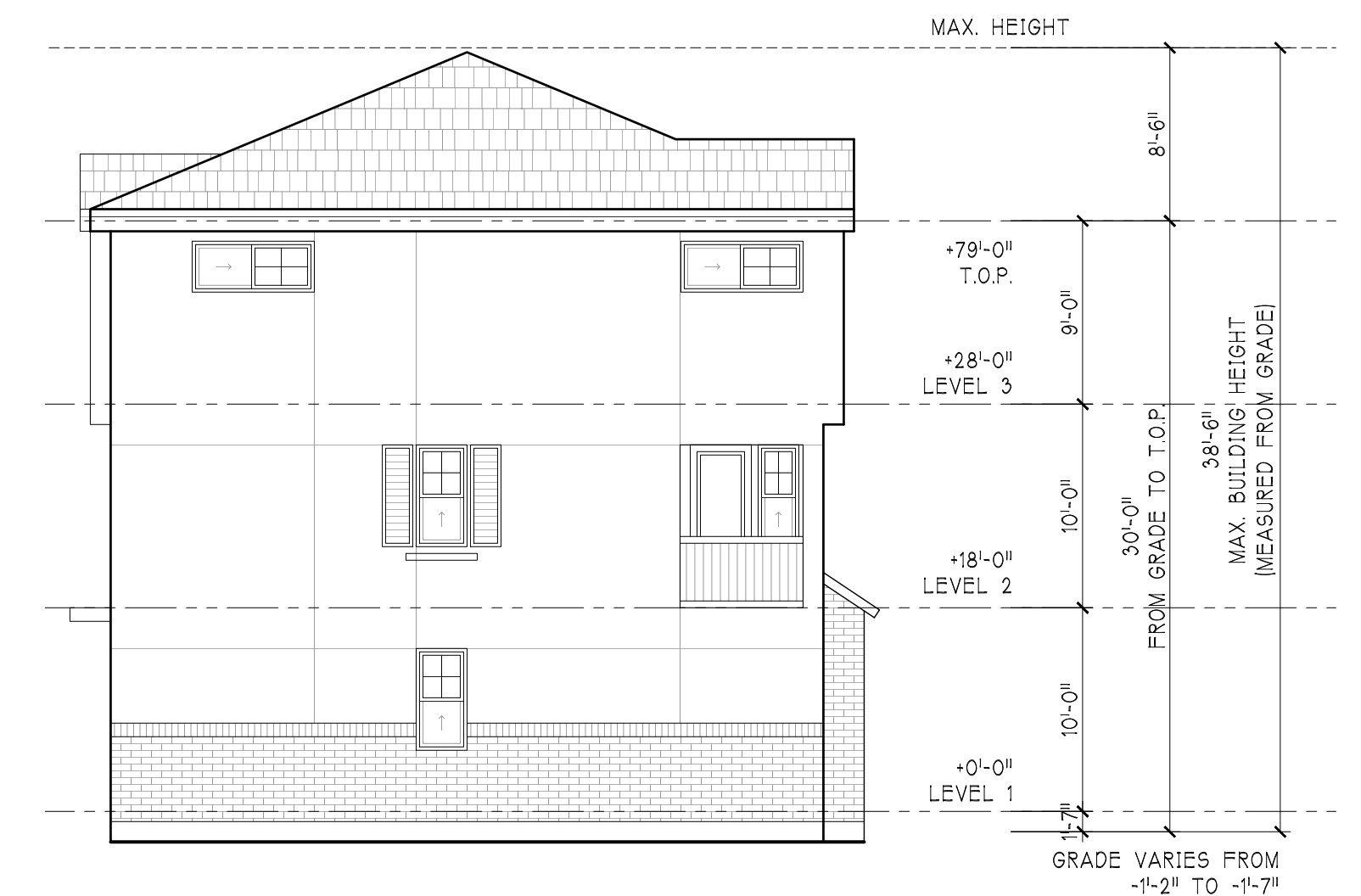


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1630 OAKLAND ROAD #A215
SAN JOSE, CA 95150

PEEBLES TOWNHOMES
25 PEEBLES AVENUE
MORGAN HILL - CALIFORNIA

Date: MARCH 2024	Drawing Title:
Scale: 1/8" = 1'-0"	5-PLEX ELEVATIONS
Revisions:	Sheet No:
	3.2
	of
	Sheets

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1630 OAKLAND ROAD #A215
SAN JOSE, CA 95150

PEEBLES TOWNHOMES

25 PEEBLES AVENUE
MORGAN HILL - CALIFORNIA

Date: MARCH 2024

Scale: $1/8'' = 1'-0''$

Revisions:

Drawing Title:

7-PLEX ELEVATIONS

Sheet No:

3.3

of Sheets

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Architects

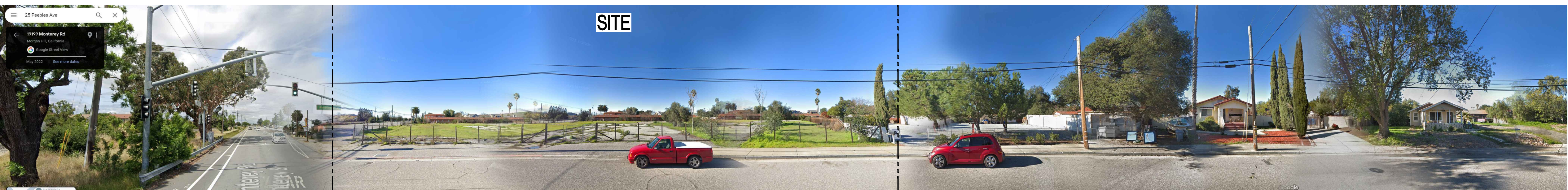
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Fax : 408-992-0281



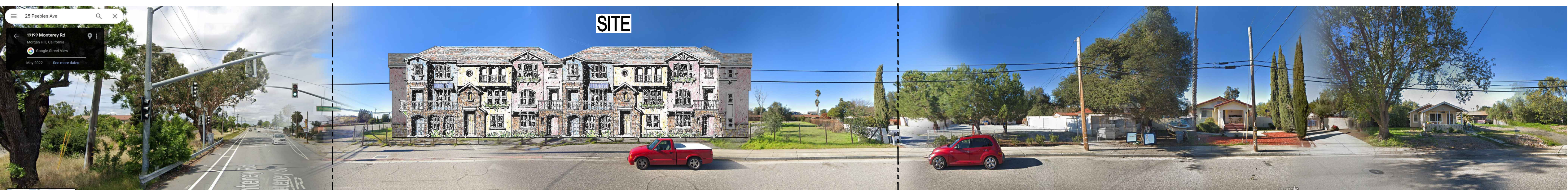
VIEW-1 EXISTING



VIEW-1 PROPOSED



VIEW-2 EXISTING



VIEW-2 PROPOSED



LEGEND

PEEBLES SQUARE, LLC

1630 OAKLAND ROAD #A215
SAN JOSE, CA 95150

PEEBLES TOWNHOMES

25 PEEBLES AVENUE
MORGAN HILL - CALIFORNIA

Date: MARCH 2024

Scale:

Revisions:

Drawing Title:

STREETSCAPE ELEVATIONS

Sheet No:

3.4

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Sunnyvale, CA 94086
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Fax : 408-992-0281



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PEEBLES SQUARE, LLC

1630 OAKLAND ROAD #A215
SAN JOSE, CA 95150

PEEBLES TOWNHOMES

25 PEEBLES AVENUE
MORGAN HILL - CALIFORNIA

Date: MARCH 2024

Scale: N.T.S.

Revisions:

Drawing Title:

MATERIAL & COLOR BOARD

Sheet No:

4.0

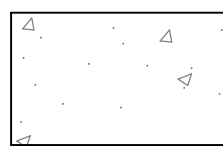
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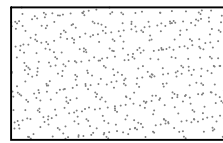
LPMD Architects

1288 Kifer Road, Unit 206
Sunnyvale, CA 94086
Telephone : 408-992-0280
Fax : 408-992-0281

LAYOUT LEGEND

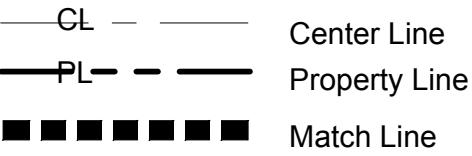
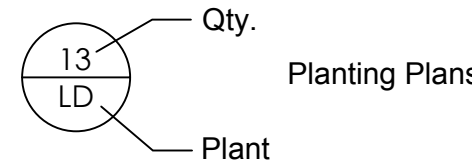
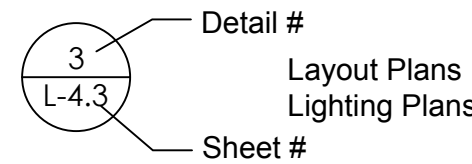


Concrete Paving



Decomposed Granite Paving

Decomposed Granite Paving



AD	Area Drain
BOC	Back of Curb
BC	Back of Curb
CL	Center Line
CO	Clean Out
CP	Center Point
DIA	Diameter
DI	Drain Inlet
EQ	Equal
EJ	Expansion Joint
FOC	Face of Curb
FC	Face of Curb
GALV	Galvanized
MA	Mulch Area
MAX	Maximum
MIN	Minimum
PA	Planting Area
PL	Property Line
POC	Point of connection
PREF	Perforated
PREP	Perpendicular
PT	Pressure Treated
RDRW	Redwood
RW	Right of Way
ROW	Right of Way
SAD	See Architect's Drawings
SCD	See Civil Engineer's Drawings
SED	See Electrical Engineer's Drawings
SHT	Sheet
SP	Start Point
SSD	See Structural Engineer's Drawings
TBD	To Be Determined
TYP	Typical



LANDSCAPE DESIGN INTENT

The landscape design complies with Water Efficient Landscape Ordinance and incorporates the principles of Bay-Friendly landscaping and integrated pest management practices.

The entire plant palette is a diverse group of low maintenance, reduced water-use, native and climate adapted species.

"Lawn" identified on the plan is a native, mow free, fescue sod mix. Though WUCOLS does not distinguish between various turf species, this turf will actually be a low water use plant once established.

Plants are grouped in hydrozones based on similar water needs and exposures. Invasive species listed by CALIPC are not used.

The following Bay-Friendly principles have been incorporated into the landscape plans.

1. Landscape Locally.
2. Less to the landfill.
3. Nurture the soil.
4. Conserve Water.
5. Conserve Energy.
6. Protect Water and Air Quality
7. Create Wildlife Habitat

IRRIGATION DESIGN INTENT

The irrigation system is designed to comply with the Water Efficient Landscape Ordinance.

It is designed to reduce water use to the lowest practical amount. It is designed to prevent runoff, and low head drainage. Separate valves are used to irrigation each hydrozone. The system incorporates high quality, heavy duty, water conserving equipment. Backflow protection shall be provided at the point of connection. A smart controller provides evapotranspiration sensor data for scheduling.

Hydrozone to be broken out into valve stations based on flow during final design phase.

SOIL MANAGEMENT REPORT

The contractor shall test soil and provide soil analysis report to the landscape architect and owner after construction is complete and before planting is installed.

Conduct sample in accordance with all laboratory protocols.

Submit soil test report by accredited soils testing laboratory. Take samples from a minimum of 3 locations (front, middle and back) of site. Follow recommended sampling procedures from the Lab.

The soils test shall include: soil texture, infiltration rates, PH, total soluble salts, sodium, percent organic matter and recommendations for organic amendments and compost.

Compost: PER WELO, a minimum of four cubic yards of compost per 1,000 sq. ft. of permeable area to a depth of six inches shall be applied for the purpose of reducing evaporation, weed suppression, soil temperature moderation and to prevent soil erosion.

Soil Preparation: Top dress planting areas with a minimum of six cubic yards of organic compost to the entire planting area. Do not till, tilling damages the soil structure and releases carbon into the atmosphere.

Moisture content: Do not work on or around the soil when the moisture content is so great that compaction will occur, nor when it is so dry that dust will for, or when soil clods will not break readily. Apply water if necessary to bring soil to optimum moisture content to complete specified work.

Mulch: Per WELO, a minimum 3 inch layer of organic mulch shall be applied on all exposed soil surfaces for the purpose of reducing evaporation, weed suppression, moderation of soil temperature and preventing soil erosion.

Contractor shall submit documentation verifying implementation of soil analysis recommendations to the local agency with certificate of completion.

LAYOUT NOTES

1. The Contractor shall verify all distances and dimensions in the field and bring any discrepancies to the attention of the builder and Landscape Architect for a decision before proceeding with the work.

2. All written dimensions supersede all scaled distances and dimensions. Dimensions shown are from the face of building, wall, face of curb, edge of walk, property line, or centerline of street or column unless otherwise noted on the drawings.

3. Walk scoring, expansion joints and headers shall be located as indicated on the Plans or as field adjusted under the direction of the Landscape Architect.

4. The contractor is to verify location of all on-site utilities before commencing with the work. The contractor shall also be responsible for the repair of any damaged utilities.

5. All work is to be in compliance with the City of Morgan Hill's Conditions of Approval, standard plans and specifications.

7. Design Team :

Architect:
LMPD Architects
1288 Kifer Road, Unit 206
Sunnyvale, CA 94086
(408) 992-0280

Civil Engineer:
BKF Engineers
1730 N. First Street, Suite 600
San Jose, CA 95112
(408) 467-9100

FINE GRADING NOTES:

1. The Landscape Contractor is responsible for fine grading and positive surface drainage in all landscape areas. The Contractor shall verify all rough grades in the field and bring any discrepancies to the attention of the General Contractor, Landscape Architect and Civil Engineer for a decision before proceeding with the work.

2. See Civil Engineer's drawings for road surface elevations, roadway sections, catch basins, sidewalks, and top of curb elevations.

3. Contractors are to exercise extreme care in backfilling and compacting any excavation or trenching in areas previously compacted for other aspects of the work.

4. The Landscape Contractor shall remove from the site all debris and unsuitable material generated by their construction operations.

5. All on-grade areas marked for planting shall be verified, by the fine grading contractor, that they are within a tenth of a foot of final grade. The Landscape Contractor shall rip compacted rough graded soil to a depth of 12 inches in both directions (park site), then till in the soil amendment. Soil amendment shall be determined by an agricultural suitability's analysis (see Planting Note 5). A minimum of one foot depth of non-mechanically compacted soil is available for water absorption and root growth in planted areas.

6. Review structural soils report for recommendations on soil type, grading procedures, soil compaction, maximum allowable slopes, flatwork base material, etc. Copies of the report are available from the Owner.

7. Minimum paving slope to be typically 1 percent. Minimum planting area slope to be typically 2 percent. Bring any discrepancies to the attention of the Landscape Architect for a decision prior to fine grading.

8. Groundcover areas: Finish grades shall be 2 inch below the top of adjacent pavement, headers, curbs, or walls, unless otherwise specified. Lower headers where required to allow water to flow to drainage structures.

9. Lawn Areas: Finish grades shall be 1 inch below the top of adjacent pavement, headers, curbs, or walls, unless otherwise specified. Lower headers where required to allow water to flow to drainage structures.

CERTIFICATE OF COMPLETION

Final Acceptance section / Certificate of Completion
At the completion of the project the contractor shall supply a Certificate of Completion document. Document shall include:

1. Project information sheet that contains:
 - a. Date,
 - b. Project name,
 - c. Project applicant name, telephone and mailing address,
 - d. Project address and location,
 - e. Property owner name, telephone, and mailing address.
2. Certification by either the signer of the landscape design plan, the designer of the irrigation design plan or the licensed landscape contractor that the landscape project has been installed per the approved Landscape documentation Package.
 - a. Where that have been significant changes made in the field during construction, these "as-built" or record drawings shall be included with he certification.
 - b. A diagram of the irrigation plan showing hydrozones shall be kept with he irrigation controller for subsequent management purposes.
3. Irrigation scheduling parameters used to set he controller.
4. Landscape and irrigation maintenance schedule.
5. Irrigation audit report.
6. Soils analysis report if not submitted with he Landscape Documentation package and documentation verifying implementation of the soil recommendations.

PROJECT INFORMATION

PROJECT NAME: PEEBLES SQUARE
PROJECT APPLICANT: PEEBLES SQUARE LLC
PROJECT TYPE: NEW RESIDENTIAL HOUSING

PROJECT ADDRESS: 25 Peebles Ave,
Morgan Hill California

APN: 726-41-065

TOTAL LANDSCAPE AREA: 7,414 SQ. FT. SQ. FT.

WATER PURVEYOR: CITY OF MORGAN HILL
WATER TYPE: POTABLE

OWNER AND CONTACT: PEEBLES SQUARE LLC
RICHARD CHEN
C/O: STEVE SARAY
1630 OAKLAND ROAD #A215
SAN JOSE CA 95131

"The developer will submit receipts and/or invoices for all compost and mulch purchases to Environmental Services Division after final construction"

PROJECT APPLICANT

After installation of landscaping on property, I agree to have an irrigation audit, landscape audit, irrigation schedule, and maintenance schedule conducted by a Certified Irrigation Auditor and submit it to the City for final project sign off.

PROJECT APPLICANT

- ADDITIONAL NOTES:
1. This project does not have any slopes in excess of 25%.
 2. Mass grading is not planned, therefore a soil analysis report has been submitted as part of this plan set. See Sheet L-1.1.

SHEET SCHEDULE

L-1.0 NOTES AND LEGENDS
L-1.1 SOIL TEST REPORT AND MAP
L-1.2 ESD CHECKLIST
L-1.3 ESD CHECKLIST
L-1.4 ESD CHECKLIST

L-3.0 LAYOUT PLAN

L-4.0 DETAILS
L-4.1 DETAILS
L-4.2 DETAILS
L-4.3 DETAILS

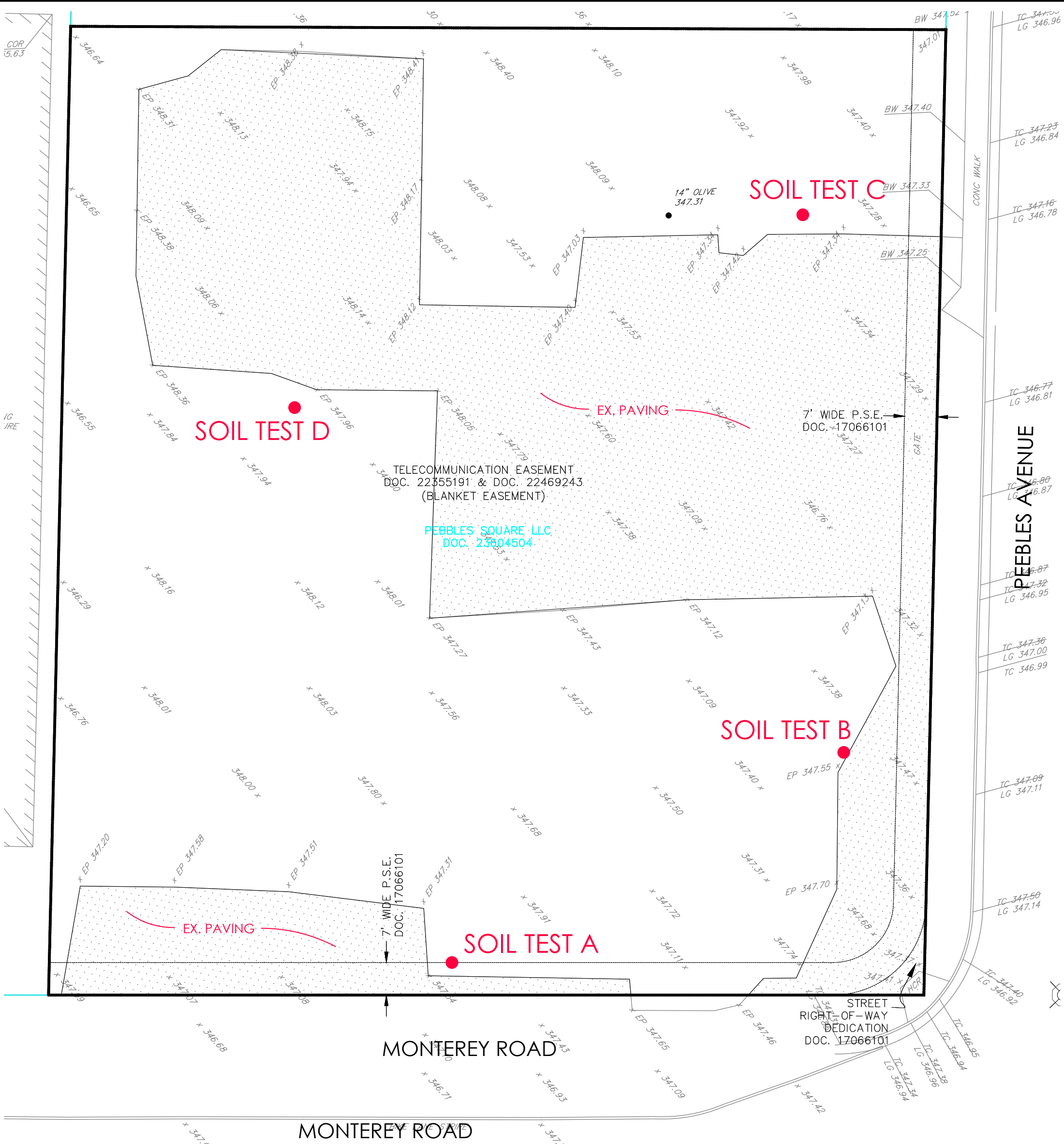
L-5.0 IRRIGATION NOTES, LEGENDS, AND CALCULATIONS
L-5.1 HYDROZONE PLAN
L-5.2 IRRIGATION DETAILS
L-5.3 IRRIGATION DETAILS

L-6.0 PLANTING NOTES AND LEGENDS
L-6.1 PLANTING PLAN
L-6.2 PLANT LIST / SOIL TEST REPORT
L-6.3 PLANTING DETAILS

L-7.1 LIGHTING PLAN
L-7.2 LIGHTING CUT SHEETS



NO.	REVISIONS	BY	DATE
Prepared By: LEVESQUE DESIGN		1414 BAY STREET, SUITE 100 ALAMEDA, CALIFORNIA 94501 (510) 521 6700	
Prepared For: Peebles Square LLC 1630 Oakland Road San Jose, CA 95150			
PEEBLES SQUARE 25 Peebles Avenue Morgan Hill, CA			
Per MWLO 492.6 Landscape Design Plans (b)(1)(3) contain the following statement: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan." LA 4177 KEVIN LEVESQUE			
LANDSCAPE PLANS			
NOTES & LEGENDS			
Scale:			
Date: JULY 8, 2025		Scale:	
Job: 23-289	Design: KTL	Drawn: KTL	Checked: KTL
North:		Sheet:	
		L-1.0	
		of 20 Sheets	



1 SOIL TEST MAP
SCALE: 1"=20'-0"

Levesque Design
1414 Bay Street
Alameda, CA 94501



4741 East Hunter Ave., Suite A
Anaheim, CA 92807
Main 714-282-8777 * Fax 714-282-8575
www.waypointanalytical.com

Project : 25 Peeble Avenue - Morgan Hill
Job #: 23-289

COMPREHENSIVE SOIL ANALYSIS

Report No : **25-077-0001**
Purchase Order :
Date Recd : 03/18/2025
Date Printed : 04/03/2025
Page : 1 of 1

Sample Description - Sample ID		Half Sat %	pH	ECe dS/m	NO ₃ -N ppm	NH ₄ -N ppm	PO ₄ -P ppm	K ppm	Ca ppm	Mg ppm	Cu ppm	Zn ppm	Mn ppm	Fe ppm	Organic dry wt.	Lab No.		
		TEC	Qual Lime		Sufficiency Factors													
A	18	7.3	0.45	1	4	22	45	1370	107	1.8	5.0	7	36	0.80	14738			
	84	Low		0.1														
B	14	7.1	0.26	0	3	23	42	1210	166	2.6	9.7	7	39	0.75	14739			
	74	Low		0.1														
C	19	7.3	0.34	1	3	30	86	1240	130	2.1	9.9	5	34	1.06	14740			
	73	Low		0.1														
D	22	7.4	1.99	12	3	11	72	2030	317	1.2	1.1	5	18	0.61	14741			
	125	Low		0.3														
Saturation Extract Values							Percent of Sample Passing 2 mm Screen										USDA Soil Classification	Lab No.
Ca meq/L	Mg meq/L	Na meq/L	K meq/L	B ppm	SO ₄ meq/L	SAR	Gravel %		Sand Med. to Very Fine		Silt 0.002-0.5		Clay 0-0.002					
2.9	1.30	0.69	0.10	0.17	1.4	0.5	Coarse 5-12	Fine 2-5	Very Coarse 1-2	Coarse 0.5-1	0.05-0.5		17.1	13.8	Very Gravely Sandy Loam	14738		
1.7	0.79	0.33	0.10	0.14	0.69	0.3	23.5	12.4	7.8	7.2	47.3		21.2	16.4	Gravelly Sandy Loam	14739		
2.2	0.87	0.44	0.04	0.17	1.4	0.4	23.7	11.9	5.2	5.6	43.5		29.2	16.4	Gravelly Sandy Loam	14740		
13	5.26	6.68	0.06	0.18	22	2.2	35.6	10.6	5.2	5.0	50.1		19.2	20.4	Very Gravely Sandy Clay Loam	14741		

Sufficiency factor (1.0=sufficient for average crop) below each nutrient value. N factor based on 200 ppm constant feed. SAR = Sodium adsorption ratio. Half Saturation %≈approx field moisture capacity Nitrogen(N), Potassium(K), Calcium(Ca) and Magnesium(Mg) by sodium chloride extraction. Phosphorus(P) by sodium bicarbonate extraction. Copper(Cu), Zinc(Zn), Manganese(Mn) & Iron(Fe) by DTPA extraction. Sat. ext. method for salinity (ECe as dS/m).Boron (B), Sulfate(SO₄), Sodium(Na). Gravel fraction expressed as percent by weight of oven-dried sample passing a 12mm(1/2 inch) sieve. Particle sizes in millimeters. Organic percentage determined by Walkley-Black or Loss on Ignition.

* LOW , SUFFICIENT , HIGH

Anaheim Office
April 3, 2025
Report 25-077-0001

Levesque Design
1414 Bay Street
Alameda Ca 94501

Attn: Kevin

RE: 25 Peeble Ave – Morgan Hill Job# 23-289

Four samples were processed on March 18, 2025 identified as site soil taken from a depth of 15-18 inches from the above mentioned site. Fertilizer and amendment recommendations were requested for an area where a new landscape will be installed. The samples were analyzed for horticultural suitability, fertility, and physical characteristics. The results of the analyses are attached.

Analytical Results and Comments

The samples are slightly alkaline in reaction with readings in the range of 7.1-7.4 on the pH scale. Free lime is low throughout the samples; low presence of lime indicates the soil is weakly buffered in the alkaline range. Long term use of acid forming fertilizers such as ammonium sulfate will help slowly reduce the pH in the root zone over time.

Salinity (ECe), and sodium are safely low throughout. The sodium present in the samples is balanced by calcium and magnesium as indicated by the low sodium adsorption ratios (SAR). This balance is important in regards to soil structure and water infiltration. Boron is safely low throughout.

In terms of fertility, nitrogen is low in the samples while potassium is below optimum throughout. Phosphorus is below optimum in sample D. Sulfate is well supplied in sample D while low in samples A and B. In the minor element group, while manganese is below optimum in samples C and D, iron is low in sample D. Copper is supplied in abundance in sample B.

According to the USDA Soil Classification system, the texture of the less than 2mm fraction of the soil is classified as sandy clay loam and sandy loam. The over 30% particle size greater than 2mm classifies the material in sample B and C as gravelly while the over 45% present in samples A and D classifies them as very gravelly. Organic content is low in the samples ranging from 0.61-1.06% by dry weight. Based on this information the average estimated infiltration rates is moderately slow in sample area A and D at 0.18 inch per hour and moderate in sample area B and C at 0.27 inch per hour. Infiltration rates may vary due to differences in compaction across the site. Incorporation of organic amendment is recommended to increase soil and nutrient holding capacity along with porosity.

Recommendations

Surface Soil Preparation for Groundcover and Mass Planting

If feasible, prior to amending the areas where severe compaction exists, the surface soil should be ripped or tilled to a 9-inch depth. Uniformly broadcast and blend the following with existing soil to a 6-inch depth.

Amount per 1000 Square Feet		All Areas All Areas All Areas Area D
5 Cubic yards	Nitrogen Stabilized Organic Amendment*	
7.5 lbs.	Ammonium Sulfate (21-0-0)	
5 lbs.	Potassium Sulfate (0-0-50)*	
5 lbs.	Triple Superphosphate (0-45-0)*	
4741 East Hunter Ave., Ste. A Anaheim CA 92807		
(714) 282-8777 (714) 282-8575 fax		
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Page 1 of 5		



Anaheim Office
Report No. 25-077-0001

Or

Organic per 1000 Square Feet		All Areas Area D All Areas Areas A, B, C All Areas
5 Cubic yards	Composted Greenwaste Amendment*	
25 lbs.	Bone Meal (3-15-0)*	
10 lbs.	Feather Meal (12-0-0)	
6 lbs.	Blood Meal (12-0-0)	
5 lbs.	Potassium Sulfate (0-0-50)*	

*The rate may change based on the analysis of the chosen organic amendment.

To Prepare Backfill for Trees and Shrubs:

- Excavate planting pits at least twice as wide as the diameter of the rootball.
- Soil immediately below the root ball should be left undisturbed to provide support but the sides and the bottom around the side should be cultivated to improve porosity.
- The top of the rootball should be at or slightly above final grade.
- The top 12 inches of backfill around the sides of the rootball of trees and shrubs may consist of the above amended soil or may be prepared as follows:

3 parts	Nitrogen Stabilized Organic Amendment/Greenwasted Compost*
1 parts	Site Soil

Uniformly blended with:

<u>Amount per Cubic Yard.</u>		All Areas All Areas Area D Area D
1/3 lbs.	Ammonium Sulfate (21-0-0)	
1/4 lbs.	Potassium Sulfate (0-0-50)*	
1/4 lbs.	Triple Superphosphate (0-45-0)*	
1 lbs.	Iron Sulfate	
Or		
<u>Organic per Cubic Yard.</u>		Area D All Areas Areas A, B, C All Areas Area D
25 lbs.	Bone Meal (3-15-0)*	
10 lbs.	Feather Meal (12-0-0)	
6 lbs.	Blood Meal (12-0-0)	
5 lbs.	Potassium Sulfate (0-0-50)*	
1 lbs.	Iron Sulfate	

- Backfill below 12 inches required for 24 inch box or larger material should not contain the fertilizers or organic amendment. Handle iron sulfate with caution as it can severely stain moist concrete.
- Ideally a weed free zone should be maintained just beyond the diameter of the planting hole. A 2-4 inch deep layer of coarse mulch can be placed around the tree or shrub. Mulch should be kept a minimum 4 inches from the trunk.
- Irrigation of new plantings should take into consideration the differing texture of the rootball substrate and surrounding soil matrix to maintain adequate moisture during this critical period of establishment.

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(714) 282-8777 (714) 282-8575 fax
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Page 2 of 5



Anaheim Office
Report No. 25-077-0001

Recommendations for California, Southwest, and Australian Natives

Native plants are often installed without the use of fertilizers and amendments, since they are well adapted to low fertility soils. However, if you wish to improve nitrogen, a slow release form would be ideal. A good option would be Nitroform (39-0-0,28%, WTN) at the rate of 10 lbs. per 1000 sq. ft., incorporated to a depth of 6 inches.

Keep in mind that an application of nitrogen should not be made at the time of planting if these plants will be installed in spring or summer. Nitrogen application at these times can force a flush of top growth that the root systems of the newly installed plants may not be able to support, potentially leading to plant failure.

The organic content can be improved for these plants through the incorporation of 2 cu. yards of nitrogen fortified organic amendment per 1000 sq. ft. to a depth of 6 inches in native planting areas.

Tree & Shrub Planting Guidelines for Native Plants

- Excavate planting pits at least twice the diameter of the rootball.
- The top of the rootball should be at or slightly above final grade.
- Organic material is not required in the backfill.
- Do not cover the original rootball with other soil. Ideally, a temporary soil berm is often constructed around the outer edge of the rootball to help channel water into the rootball and then into surrounding soil until roots are established in the backfill and the rootball is no longer the sole source of water for the plant.
- Ideally, a weed and turf free zone, preferably 2-3 ft. in diameter, should be maintained just beyond the diameter of the planting hole. A 2-4 inch deep layer of coarse mulch can be placed around the tree or shrub; mulch should be kept a minimum 4-6 inches from the trunk.

Maintenance

In regards to fertilizer applications for routine maintenance purposes, it is important to remember that natives do not typically require frequent application of fertilizers. Although the plants may benefit from an occasional application of nitrogen, preferably in slow release form. For this purpose, consider using something like sulfur-coated urea (43-0-0) broadcast at 2.5 lbs. per 1000 sq. ft. Applications should be made in mid-fall or early spring and allow natural rainfall to water in the fertilizer. A thorough irrigation may be applied when rain is lacking. Early spring, substitute a complete fertilizer with low phosphorus (~ 2% or less) to help insure continuing adequate potassium and minimal phosphorus.

Maintenance fertilization for ornamentals should rely primarily on a nitrogen only program supplemented with a complete fertilizer in the fall and spring. Beginning 30-45 days after planting, uniformly broadcast ammonium sulfate (21-0-0) at the rate of 5 lbs. per 1000 sq. ft. with reapplication every 30-45 days. Alternatively, sulfur coated urea can be applied at the rate of 5 lbs. per 1000 sq. ft., with repeat applications every 60-90 days or as growth and color dictate. In early fall and spring, substitute a complete fertilizer such as 16-6-8, or equal, for the sulfur coated urea at the rate of 6 lbs. per 1000 sq. ft. to ensure continuing supplies of phosphorus and potassium. Trees and shrubs can be maintained with the same fertilizers. Follow each fertilization with a thorough irrigation. When plants have become well established, fertilizer applications can be less frequent.

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Page 3 of 5



Anaheim Office
Report No. 25-077-0001

Alternatively, organic maintenance fertilization for planting areas should rely primarily on a nitrogen only program supplemented with a complete fertilizer in the fall and spring. Blood Meal (12-0-0) provides available nitrogen fairly rapidly while materials such as Feather Meal (12-0-0), Soybean or Cotton Seed Meal (7-1-1) are slower to provide available nitrogen, but they extend the length of time they make this contribution. In order to provide a good supply of nitrogen for a 3-4 month time frame a good combination would be 6 pounds Blood Meal and 14 pounds Feather Meal per 1000 square feet. The first application should be 3-4 months after planting if soils have been amended as suggested. The long term maintenance program should consider spring and fall applications of an organic complete fertilizer such as 5-5-5- that would also supplement phosphorus and potassium nutrition to a greater extent. Follow each fertilizer with a thorough irrigation.

As noted above, various micronutrients are below optimum. When these nutrients are low, especially in an alkaline soil, deficiencies can sometimes show in the plants. If deficiencies show once plants have become established, they may be addressed upon the first sign of deficiency. Symptoms of manganese deficiency may be seen as a general loss of color in the young leaves, followed by yellowing between veins and brownish-black spots appearing. Iron and zinc deficiency symptoms are often characterized by yellow, almost white, interveinal chlorosis on the youngest growth. If these symptoms are apparent once plants are established, then application of micronutrient chelate at the manufacturer's label rate may improve appearance. Chelates are generally more effective on alkaline soils than some of the other forms of trace elements. These can be either foliar or soil applied at manufacturer's rates if deficiencies begin to show.

If we can be of any further assistance, please feel free to contact us.

Matt Schwebel
mschwebel@waypointanalytical.com
(714)-552-5228



NO.	REVISIONS	BY	DATE

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1630 Oakland Road
San Jose, CA 95150

PEEBLES SQUARE

25 Peebles Avenue Morgan Hill, CA

Per MWEL 492.6 Landscape Design Plans (b)(1)(3) contain the following statement: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan."

LA 4177

KEVIN LEVESQUE

LANDSCAPE PLANS

WELO SOILS TEST

Scale:
SCALE: 1" = 20'-0"

Date:	JULY 8, 2025	Scale:	
Job:	23-289	Design:	KTL
Drawn:	KTL	Checked:	KTL
North:		Sheet:	

L-1.1

of 20 Sheets

Landscaping Plan Review from Environmental Service Division of the City of Morgan Hill
ALL Landscape Plans with a Design Review are subject to comply with 2 ordinances: MPMC 18.64 and 18.148
Below is a Checklist to help guide plans to compliance.
Every line on this list must be met/addressed in order for a project to be approved.

18.64.040 - Landscape Plan Required					
Requirement		Check	Page Location	LA Comments	ESD Comments
A.	Does the landscape plan include ALL of the following:				
1	- Site boundaries	YES	ALL PLAN SHEETS		
2	- Existing conditions on the property	YES	L-1.1		
3	- Structures immediately adjacent to the property	YES	ALL PLAN SHEETS		
4	- New proposed structures/improvements in the development project	YES	ALL PLAN SHEETS		
5	- Existing landscaping, trees, and vegetation including: Plant: location, species, and size Tree: diameter	YES	L-1.1	EXISTING TREE TO BE REMOVED	
6	- New proposed landscaping in the development project including: Plant: location, species, size	YES	L-6.1		
7	- Irrigation plan including: Location, type, and size of all components	YES	L-5.1		
8	- Proposed grading	YES	CIVIL'S PLAN SET		

18.64.060 – General Landscape Requirement						
Requirement		Check	Page Location	LA Comments	ESD Comments	
A.	General Standards:					
	1	Do all the plants and trees need low/very low water defined by WUCOLS?	YES	L-6.1		
	2	Are turf areas flat?			NO TURF	
		Are all turf area exclusively for active recreation?			NO TURF	
	3	Does the turf not exceed 25% of the landscaped area? *If it does, must be approved by planning commission and can only be for functional recreation space.			NO TURF. NO SLOPES OVER 25%	
	4	Are the plants grouped into separate color coded hydrozones with plants of the same watering requirements?	YES	L-6.1		
	5	Any there any decorative water features? *If so, they must be approved by planning commission and have recirculating water systems.	NO			

6	Is it notated and established that the watering times must be after 7:00pm and before 9:00am?	YES			
7	Do the plant species not interfere with pedestrian, bicycle, or vehicular circulation AND overhead lights/utility lines? (<i>Considering the planting location and plant maturity size</i>)	YES	L-6.1		
B.	Irrigation and Water Efficiency:				
	1 Do all parts of the irrigation system meet a minimum efficiency of 75%?	YES			
	2 Are there separate landscape water meters for landscape areas exceeding 5,000 sq ft?	YES			
	3 Are irrigation controllers capable of ALL of the following: - percent adjustment, - multiple programming, and - rain sensors	YES	EQUIPEMENT SCHEDULE - L-5.0		
	4 Is drip or bubbler irrigation used in ALL non-turf areas?	YES	L-5.1		
	5 If there is any overhead spray irrigation for turf areas, does it have a precipitation rate less than ¾ of an inch per hour?	NO		NO TURF	
	6 Are there separated valves and circuits based on water use and sun exposure?	YES	L-5.1		
	7 Are there separated valves for turf, non-turf, and berm areas?	YES	L-5.1	NO BERMS OR TURF	
	8 Are all sprinkler heads and emitters selected for proper area coverage, application rate, operation pressure, adjustment capability, and ease of maintenance?	YES	EQUIPEMENT SCHEDULE		
	9 Are there rain-sensing override devices for all irrigation systems?	YES	EQUIPEMENT SCHEDULE - L-5.0		
	10 Are all trees irrigated by drip or bubbler irrigation?	YES	EQUIPEMENT SCHEDULE - L-5.0		
	11 Are State approved backflow prevention devices installed on all irrigation systems?	YES	EQUIPEMENT SCHEDULE - L-5.0		

18.148.060 – Landscape Project Application and Package					
Requirement		Check	Page Location	LA Comments	ESD Comments
A.	Planting Restrictions. In addition to all of the requirements above, choose one of the two paths described below and relay which path you have chosen in the LA Comment section to the right.				
1	Planting restrictions: a) the landscape area may include no turf or high-water using plants; <u>and</u> b) at least 80% of the plants in landscape areas shall be native plants, low-water using plants, or no water using plants	YES		100% LOW WATER USE PLANTS AND NO TURF	
	OR				

2	Water budget calculation option (<i>section 18.148.080</i>)				
B.	Does the landscape project application include ALL of the following?	YES			
	1 Project information: please provide on the L.0 Cover Sheet.				
	a. - date	YES			
	b. - project applicant	YES			
	c. - project address/parcel or lot numbers	YES			
	d. - type (new, rehabilitated, public, private, cemetery, homeowner-installed)	YES			
	e. - total landscape area	YES			
	f. - water supply type (potable, recycled, well) and local retail water seller	YES			
	g. - checklist of all documents in landscape documentation package	YES		SHEET SCHEDULE	
	h. - contact information for the project applicant and property owner	YES			
	i. - applicant signature/date with the statement "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete landscape documentation package."	YES			
	j. - applicant signature/date with the statement "After installation of landscaping on property, I agree to have an irrigation audit, landscape audit, irrigation schedule, and maintenance schedule conducted by a Certified Irrigation Auditor and submit it to the City for final project sign off"	YES	L-1.0		
	2 Soil management report/survey (<i>see requirements below</i>)	YES	L-1.1		
	3 Landscape design plans (<i>see requirements below</i>)	YES			
	4 Irrigation system design plans (<i>see requirements below</i>)	YES			
	5 Landscape audit report (<i>see requirements below</i>)	YES			
	6 Grading design plan or survey (<i>see requirements below</i>)	YES			

18.148.070 – Soil Management Report					
Requirement		Check	Page Location	LA Comments	ESD Comments
A. Indicate if the project has chosen to submit: a) a soil management report, <i>OR</i> b) a soil management survey (Appendix E)			SOIL MANAGEMENT REPORT, SHEET L-1.1 AND L-6.2		
1	Have soil samples been sent to a lab?	YES	L-1.1		
2	Does the soil analysis include the following?				
a.	- soil texture	YES	L-1.1		
b.	- infiltration rate	YES	L-1.1		
c.	- pH	YES	L-1.1		
d.	- total soluble salts	YES	L-1.1		

e.	- sodium	YES	L-1.1		
f.	- % organic matter	YES	L-1.1		
g.	- lab recommendations	YES	L-1.1		
3	Indicate if this project is planning to conduct mass grading. Choose one option from below, and indicate your choice in the LA Comments.				
	a. Mass grading is NOT planned, therefore a soil analysis report shall be submitted as part of the landscape documentation package.	YES	L-1.1		
	b. Mass grading is planned, therefore a soil analysis report can be submitted as part of certificate of completion.	NO			

18.148.090 – Landscape Design Plans					
Requirement		Check	Page Location	LA Comments	ESD Comments
A.	Plant Material - Water Efficiency:				
1	One or more of the following must be applied for water efficiency. Select all that apply below and relay which path you have chosen in the LA Comment section to the right.				
	a. - protection and preservation of native species and natural vegetation	NO			
	b. - selection of water-conserving plant, tree and turf species, especially local native plants	YES		PLANT LISTS / WEB SITES 1. CENTRAL COAST LIDI BIORETENTION PLANT LIST 2. SGVWD APPENDIX D	
	c. - selection of plants based on local climate suitability, disease and pest resistance	YES		3. MONARCH JOINT VENTURE WEB SITE	
	d. - selection of trees based on applicable local tree ordinances or tree shading guidelines, and size at maturity as appropriate for the planting area	YES		4. CAL IPC INVASIVE PLANT LIST 5. WUCOLS V UC DAVIS	
	e. - selection of plants from local and regional landscape program plant lists	YES		6 CAL FIRE FIRE HAZRD SEVERITY ZONE VIEWER	
	f. - selection of plants from local fuel modification plan guidelines.	NO		7. CITY OF MORGAN HILL FIFTY FIFTY PLANT LIST	
2	One or more of the following must be applied for water efficiency. Select all that apply below and relay which path you have chosen in the LA Comment section to the right.				
	a. - The Sunset Western Climate Zone System				
	b. - Consideration of plant-specific attributes (ie. Mature plant size)	YES			
	c. - Consideration of the solar orientation of plant placement	YES			
3	Is there a defensible space around the structure where there are no fire-prone plant materials and highly flammable mulches?	NO			
4	Are there any plants used that are on the CA Invasive Plant List?	NO			
B.	Water Features:				

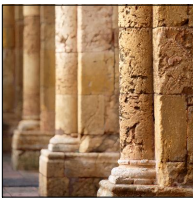


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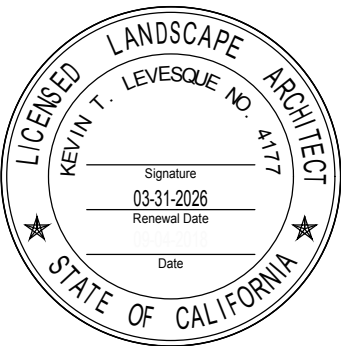
PEEBLES
SQUARE

25 Peebles Avenue
Morgan Hill, CA

Per MWLO 492.6 Landscape Design Plans (b)(13) contain the following statement: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan."

LA 4177

KEVIN LEVESQUE



LANDSCAPE PLANS

WELO SOILS
TEST

Scale:

Date: JULY 8, 2025

Scale:

Job: 23-289

Design: KTL

Drawn: KTL

Checked: KTL

North:

Sheet:

L-1.2
of 20 Sheets

	1	Are all water features solely using recirculating water? *must be approved by the Planning Commission.		NO	WATER FEATURE PROPOSE	
	2	Is the surface area of all water features included in the high water use Hydrozone Area of the Water Budget Calculation?		NO	WATER FEATURE PROPOSE	
	3	Do all pools and spas have a cover?		NO	WATER FEATURE PROPOSE	
C.		Soil Preparation, mulch and amendments. State the following in the exact language below:				
	1	- Prior to the planting of any materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need meet this requirement.	YES	NOTE 15 F ON SHEET L-6.0		
	2	- Soil amendments shall be incorporated according to recommendations of the soil report and what is appropriate for the plants selected (see Section 18.148.070).	YES	NOTE 15 G ON SHEET L-6.0		
	3	- For landscape installations, compost at a rate of a minimum of four cubic yards per one thousand square feet of permeable area shall be incorporated to a depth of six inches into the soil. Soils with greater than six percent organic matter in the top six inches of soil are exempt from adding compost and tilling.	YES	NOTE 5 ON SHEET L-6.0		
	4	- A minimum three-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated. To provide habitat for beneficial insects and other wildlife, up to five percent of the landscape area may be left without mulch. Designated insect habitat must be included in the landscape design plan as such.	YES	NOTE 10 ON SHEET L-6.0		
	5	- Stabilizing mulching products shall be used on slopes that meet current engineering standards.	NO		NO APPLICALE SLOPES ON THIS PORJECT	
	6	- The mulching portion of the seed/mulch slurry in hydro-seeded applications shall meet the mulching requirement.	NO		NO HYDROSEED ON THIS PORJECT	
	7	- Organic mulch materials made from recycled or post-consumer shall take precedence over inorganic materials or virgin forest products unless the recycled post-consumer organic products are not locally available. Organic mulches are not required where prohibited by local fuel modification plan guidelines or other applicable local ordinances. <i>(The use of bark mulch, gorilla mulch, shredded cedar are strongly discouraged and should not be used in any project.)</i>	YES	NOTE 10 ON SHEET L-6.0		
D.		Does the landscape design plan do <u>ALL</u> of the following? <i>(All of these items must be true in order to be approved)</i>				
	1	- Delineate and label hydrozones by number/letter.	YES	SHT L-5.0	SEE WELO CALCS	

	2	- Identify recreational areas	YES	SHT I-3.1		
	3	- Identify areas permanently and solely dedicated to edible plants	NO		NOT APPLICABLE	
	4	- Identify areas irrigated with recycled water	NO		NOT APPLICABLE	
	5	- Identify type of mulch and application depth	YES	L-6.0		
	6	- Identify soil amendments, type, and quantity	YES	L-6.0		
	7	- Identify type and surface area of water features	NO		NOT APPLICABLE	
	8	- Identify hardscapes (pervious and non-pervious)	YES	SHT. L-3.1		
	9	- Identify location, installation details, and 24hr retention capacity of any applicable stormwater best management practices that encourage on-site retention and infiltration of stormwater.	YES		IDENTIFIED ON LANDSCAPE SHEETS, DETAILS ARE IN THE CIVIL'S SET	
	10	- Identify any applicable rain harvesting technologies and their 24hr retention or infiltration capacity	NO		NOT APPLICABLE	
	11	- Identify any applicable graywater discharge piping, system components and area(s) of distribution	NO		NOT APPLICABLE	
	12	- Include the signature of a licensed landscape architect, licensed landscape contractor, or any other person authorized to design a landscape with the following statement "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan"	YES	TITLE BLOCK ON ALL L-SHEETS		

18.148.100 – Irrigation System Design Plans					
Requirement		Check	Page Location	LA Comments	ESD Comments
A.	Landscape Irrigation System:				
	1	Landscape water meters for all non-residential irrigated landscapes of 1,000sf but not more than 5,000sf (the level at which Water Code 535 applies) and residential irrigated landscapes of 5,000sf or greater.	YES	L-5.1	
	2	Automatic irrigation controllers utilizing either evapotranspiration or soil moisture sensor data utilizing non-volatile memory shall be required for irrigation scheduling in all irrigation systems	YES	L5.0, L-5.1	
	3	If the water pressure is below or exceeds the recommended pressure of the specified irrigation devices, the installation of a pressure regulating device is required to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.	YES	L-5.0, L-5.1	
	a.	If the static pressure is above or below the required dynamic pressure of the irrigation system, pressure-regulating devices such as inline pressure regulators, booster pumps, or other devices shall be installed to meet the required dynamic pressure of the irrigation system.	YES	L-5.0, L-5.1	

	b.	Static water pressure, dynamic or operating pressure, and flow reading of the water supply shall be measured at the point of connection. These pressure and flow measurements shall be conducted at the design stage. If the measurements are not available at the design stage, the measurements shall be conducted at installation.	YES	L-5.0, L-5.1		
	4	Sensors (rain, freeze, wind, etc.), either integral or auxiliary, that suspend or alter irrigation operation during unfavorable weather conditions shall be required on all irrigation systems, as appropriate for local climatic conditions. Irrigation should be avoided during windy or freezing weather or during rain.	YES	L-5.0, L-5.1		
	5	Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be required, as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency (such as a main line break) or routine repair.	YES	L-5.0, L-5.1		
	6	Backflow prevention devices shall be required to protect the water supply from contamination by the irrigation system. A project applicant shall refer to the applicable local agency code (i.e., public health) for additional backflow prevention requirements.	YES	L-5.0, L-5.1		
	7	Flow sensors that detect high flow conditions created by system damage or malfunction are required for all on non-residential landscapes and residential landscapes of five thousand square feet or larger.	YES	L-5.0, L-5.1		
	8	Master shut-off valves are required on all projects except landscapes that make use of technologies that allow for the individual control of sprinklers that are individually pressurized in a system equipped with low pressure shut down features.	YES	L-5.0, L-5.1		
	9	The irrigation system shall be designed to prevent runoff, low head drainage, overspray, or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes, roadways, or structures.	YES	L-5.1		
	10	Relevant information from the soil management plan, such as soil type and infiltration rate, shall be utilized when designing irrigation systems.	YES	NOT APPLICABLE		
	11	The design of the irrigation system shall conform to the hydrozones of the landscape design plan.	YES	L-5.0		
	12	All irrigation emission devices must meet the requirements set in the American National Standards Institute (ANSI) standard, American Society of Agricultural and Biological Engineers/International Code Council's (ASABE/ICC) 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard." All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.	NO		NOT APPLICABLE	

	13	In mulched planting areas, the use of low volume irrigation is required to maximize water infiltration into the root zone.	YES		NOT APPLICABLE	
	14	Sprinkler heads and other emission devices shall have matched precipitation rates, unless otherwise directed by the manufacturer's recommendations.	YES	L-5.1		
	15	Swing joints or other riser-protection components are required on all risers subject to damage that are adjacent to hardscapes or in high traffic areas of turf grass.	NO		NOT APPLICABLE	
	16	Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.	YES	L-5.0	BUBBLER IN LEGEND	
	17	Areas less than ten feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.	YES	L-5.1		
	18	Overhead irrigation shall not be permitted within twenty-four inches of any non-permeable surface. Allowable irrigation within the setback from non-permeable surfaces may include drip, drip line, or other low flow non-spray technology. The setback area may be planted or unplanted. The surfacing of the setback may be mulch, gravel, or other porous material. These restrictions may be modified if:	NO		NOT APPLICABLE	
	a.	The landscape area is adjacent to permeable surfacing and no runoff occurs; or				
	b.	The adjacent non-permeable surfaces are designed and constructed to drain entirely to landscaping; or				
	c.	The irrigation designer specifies an alternative design or technology, as part of the landscape documentation package and clearly demonstrates strict adherence to irrigation system design criteria in Section 18.148.100A.1. Prevention of overspray and runoff must be confirmed during the irrigation audit.				
	19	Slopes greater than twenty-five percent shall not be irrigated with an irrigation system with an application rate exceeding three-fourths of one inch per hour. This restriction may be modified if the landscape designer specifies an alternative design or technology, as part of the landscape documentation package, and clearly demonstrates no runoff or erosion will occur. Prevention of runoff and erosion must be confirmed during the irrigation audit.	NO		NOT APPLICABLE	
	B.	Landscape Hydrozone:				
	1	Each valve shall irrigate a hydrozone with similar site, slope, sun exposure, soil conditions, and plant materials with similar water use.	YES	L-5.1		
	2	Sprinkler heads and other emission devices shall be selected based on what is appropriate for the plant type within that hydrozone.	YES	L-5.1		

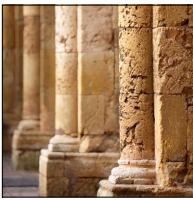


NO.

REVISIONS

BY

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LA 4177
KEVIN LEVESQUE



LANDSCAPE PLANS

WELO SOILS
TEST

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Date: JULY 8, 2025
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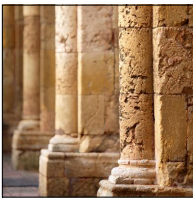
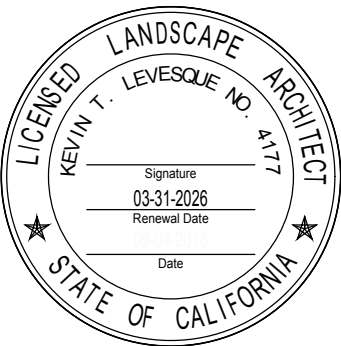
L-1.3
of 20 Sheets

	3	Where feasible, trees shall be placed on separate valves from shrubs, groundcovers, and turf to facilitate the appropriate irrigation of trees. The mature size and extent of the root zone shall be considered when designing irrigation for the tree.	YES	L-5.1		
	4	On the landscape design plan and irrigation design plan, hydrozone areas shall be designated by number, letter, or other designation. On the irrigation design plan, designate the areas irrigated by each valve, and assign a number to each valve. Use this valve number in the hydrozone information table (see Appendix B, Section A). This table can also assist with the irrigation audit and programming the controller.	YES	L-5.1		
C.	The irrigation design plan, at a minimum, shall contain:					
	1	Location and size of separate water meters for landscape	YES	L-5.1		
	2	Location, type and size of all components of the irrigation system, including controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers, pressure regulators, and backflow prevention devices	YES	L-5.1		
	3	Static water pressure at the point of connection to the public water supply	YES	L-5.1		
	4	Flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (pressure per square inch) for each station	YES	L-5.1		
	5	Recycled water irrigation systems as specified in Section 18.148.170	NO		NOT APPLICABLE	
	6	Include the signature of a licensed landscape architect, licensed landscape contractor, or any other person authorized to design a landscape with the following statement: "I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan"	YES	L-5.0		

18.148.110 – Grading Design Plan/Survey					
Requirement		Check	Page Location	LA Comments	ESD Comments
A.	Grading of project shall be designed to minimize soil erosion, runoff, and water waste for efficient use of water. Indicate in the LA comments if this project is planning to submit a grading plan or a grading survey (Appendix E).	YES	GRADING PLAN BY CIVIL		
1	Did the project applicant submit a landscape grading plan that indicates finished configurations and elevations of the landscape area including:	NO	CIVIL'S GRADING PLAN		
	a. - height of graded slopes				

	b.	- drainage patterns				
	c.	- pad elevations				
	d.	- finish grade				
	e.	- stormwater retention improvements (if applicable)				
2	For prevention of excess erosion and runoff, project applicants are highly recommended to:					
	a.	Grade so that all irrigation and normal rainfall remains within property line and does not drain on to non-permeable hardscapes	YES	GRADING PLAN BY CIVIL		
	b.	Avoid disruption of natural drainage patterns and undisturbed soil	NO		A SIGNIFICANT PART	
	c.	Avoid soil compaction in landscape areas	NO		OF THE EXISTING SITE	
					IS PAVED. SEE SHEET L-1.1	



NO.	REVISIONS	BY	DATE
 Prepared By: LEVESQUE DESIGN 1414 BAY STREET, SUITE 100 ALAMEDA, CALIFORNIA 94501 (510) 521 6700			
Prepared For: Peebles Square LLC 1630 Oakland Road San Jose, CA 95150			
PEEBLES SQUARE 25 Peebles Avenue Morgan Hill, CA			
Per MWEL0 492.6 Landscape Design Plans (b)(13) contain the following statement: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan."  LA 4177 KEVIN LEVESQUE			
			
LANDSCAPE PLANS			
WELO SOILS TEST			
Scale:			
Date: JULY 8, 2025		Scale:	
Job: 23-289	Design: KTL	Drawn: KTL	Checked: KTL
North:		Sheet:	
		L-1.4	
		of 20 Sheets	



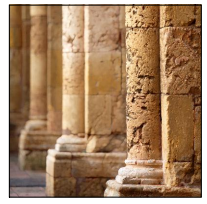
RECREATIONAL AMENITIES

TIER 1
PARK BENCHES
PASSIVE RECREATIONAL GARDEN

TIER 2
SHADE TRELLIS
TWO PICNIC/BARBEQUE AREAS



NO.	REVISIONS	BY	DATE



Prepared By:
LEVESQUE DESIGN

1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
(510) 521 6700

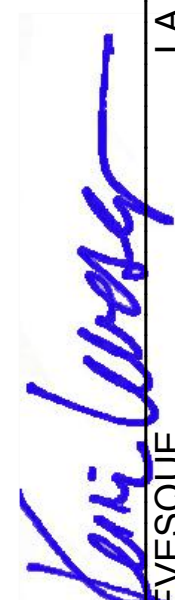
Prepared For:

Peebles Square LLC
1630 Oakland Road
San Jose, CA 95150

PEEBLES SQUARE

25 Peebles Avenue
Morgan Hill, CA

Per MWEL 492.6 Landscape Design Plans (b)(13) contain the following statement: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan."



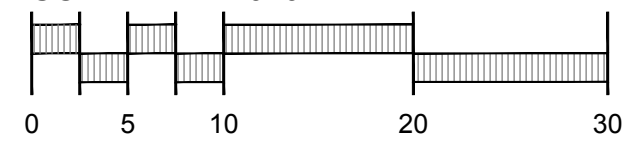
LA 4177
KEVIN LEVESQUE



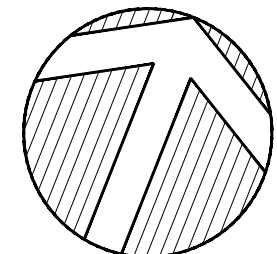
LANDSCAPE PLANS

LAYOUT PLAN

Scale:
SCALE: 1" = 10'-0"

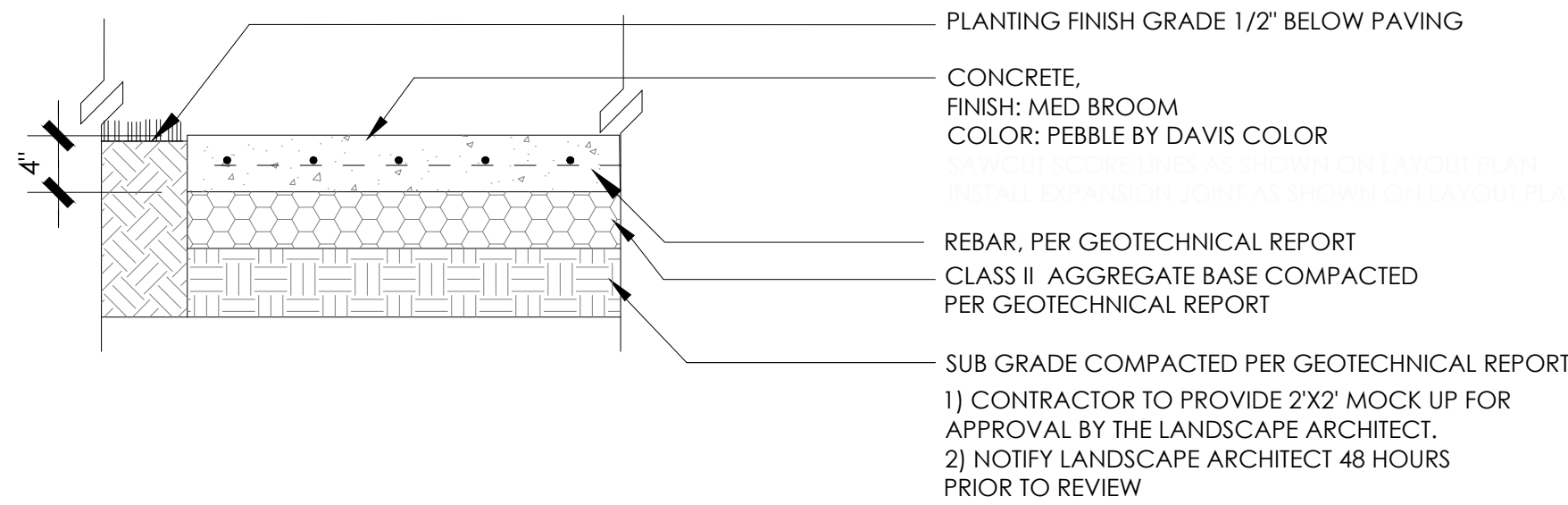


Date:	JULY 8, 2025	Scale:	
Job:	23-289	Design:	KTL
Drawn:	KTL	Checked:	KTL
North:		Sheet:	

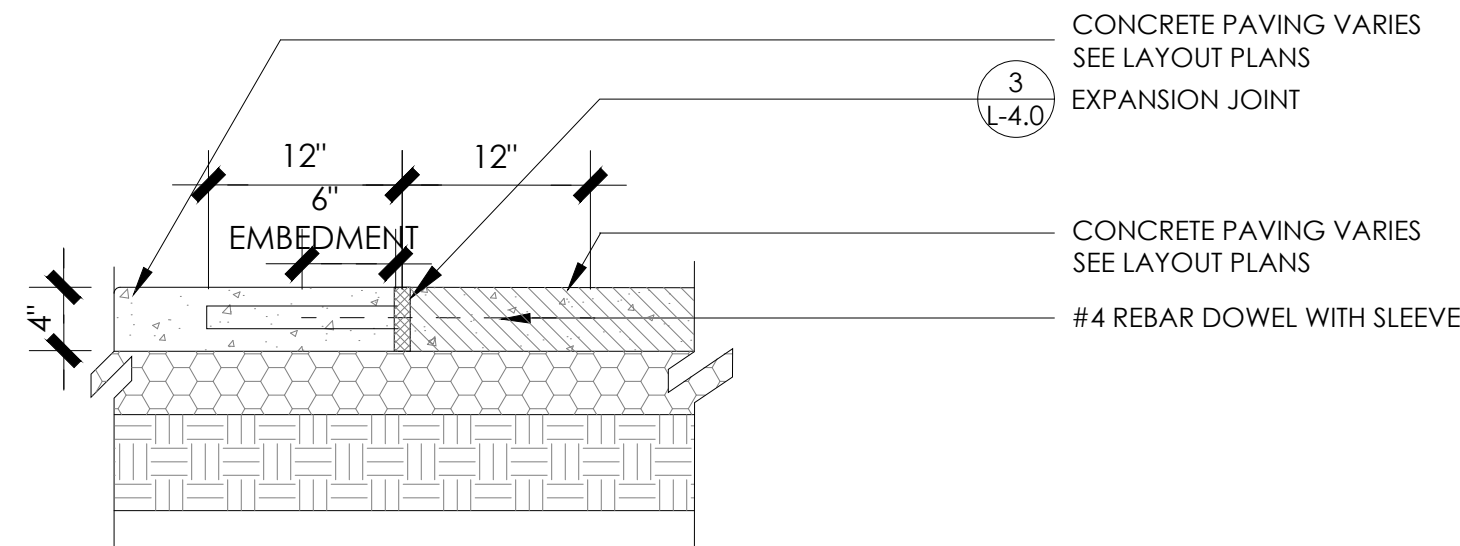


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of 20 Sheets

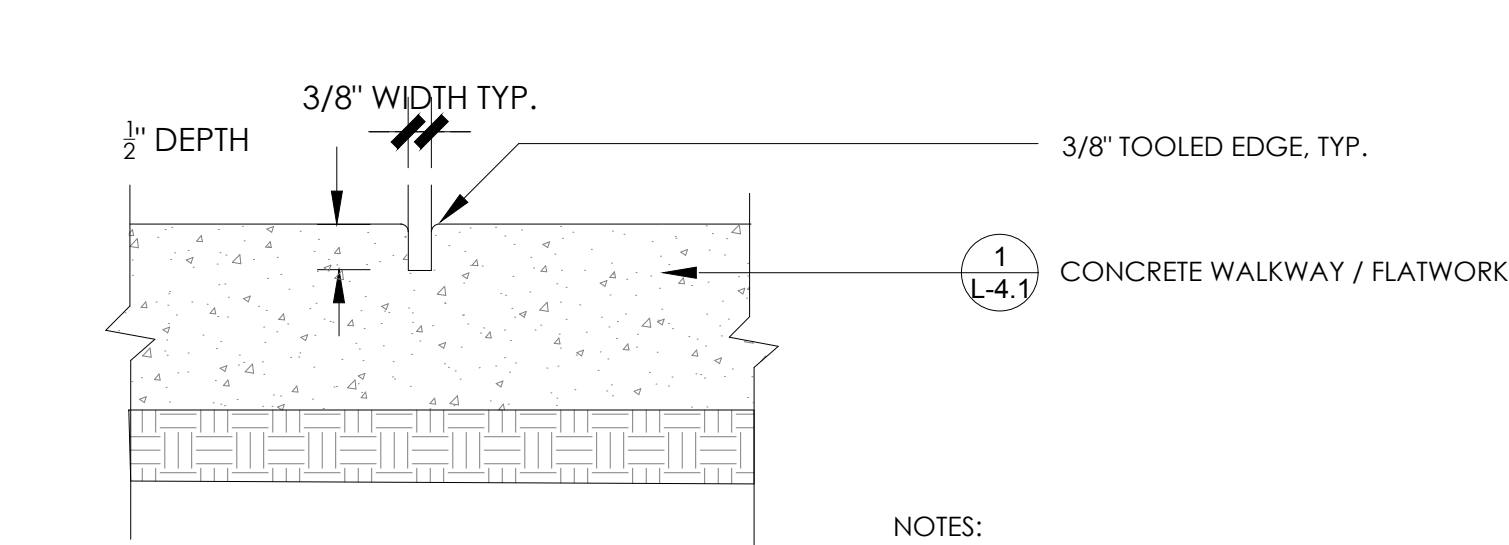
Pebble
641



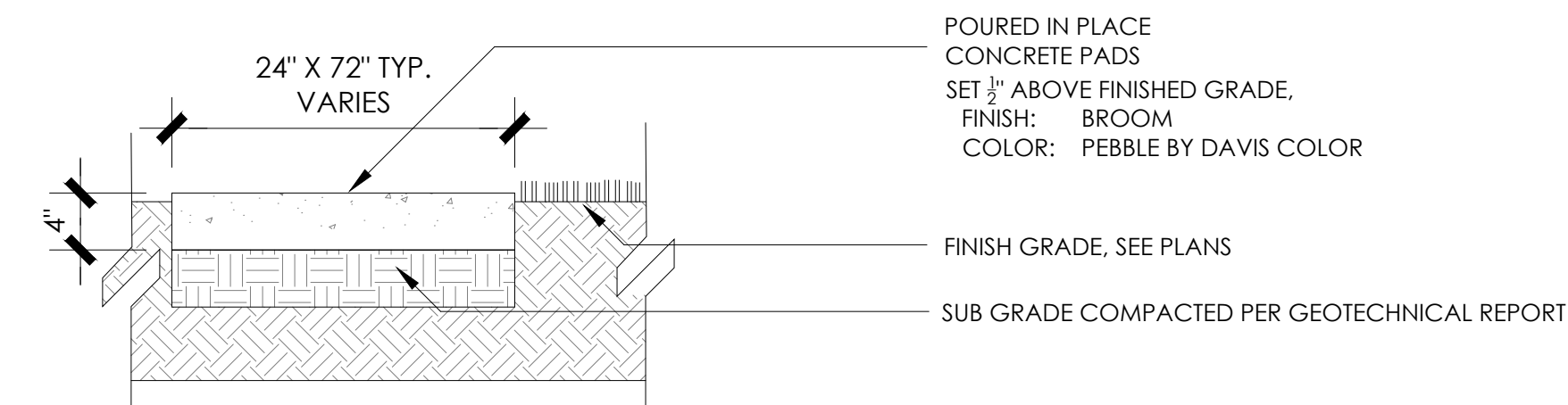
1 CONCRETE WALK
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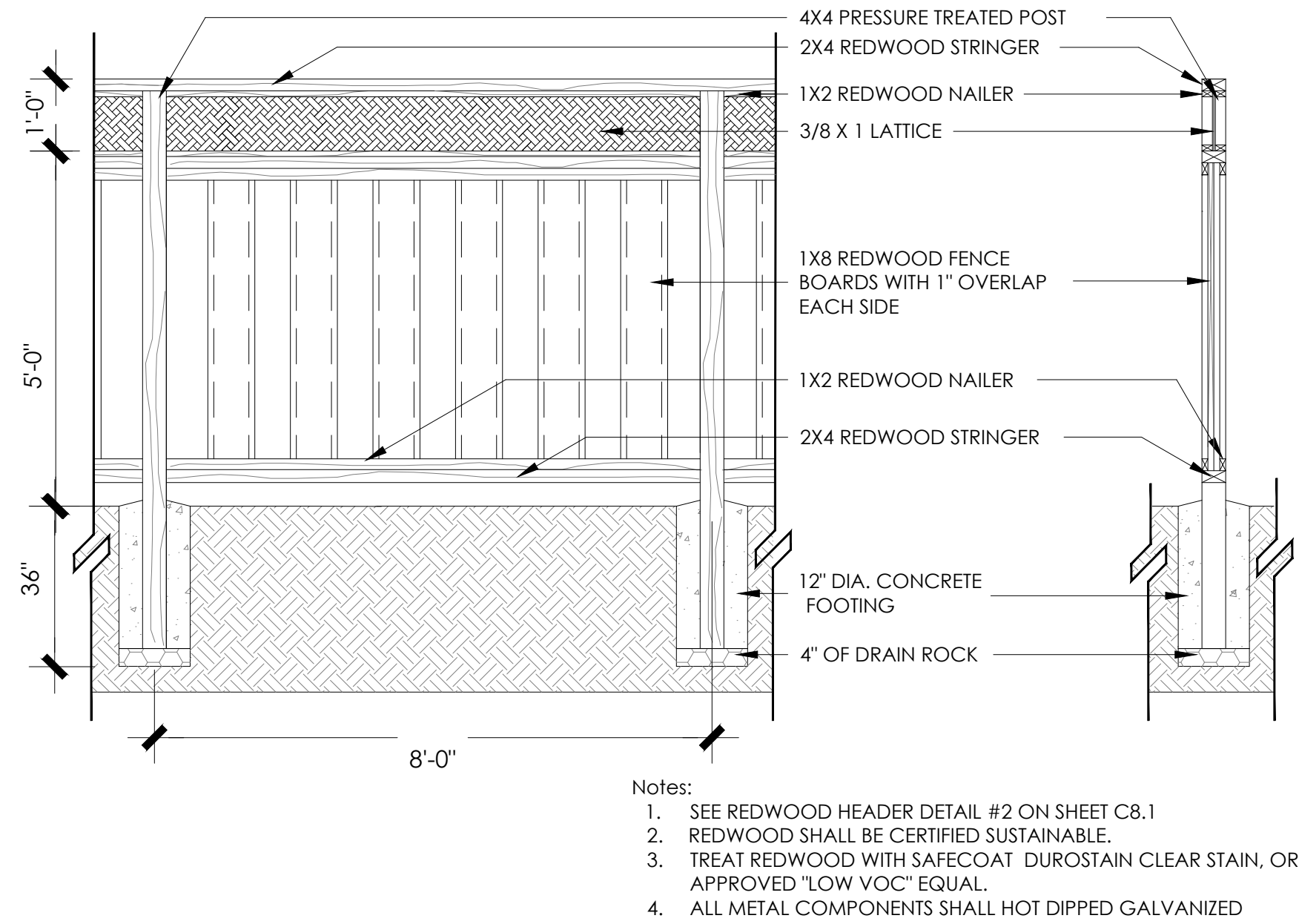
2 DOWEL DETAIL
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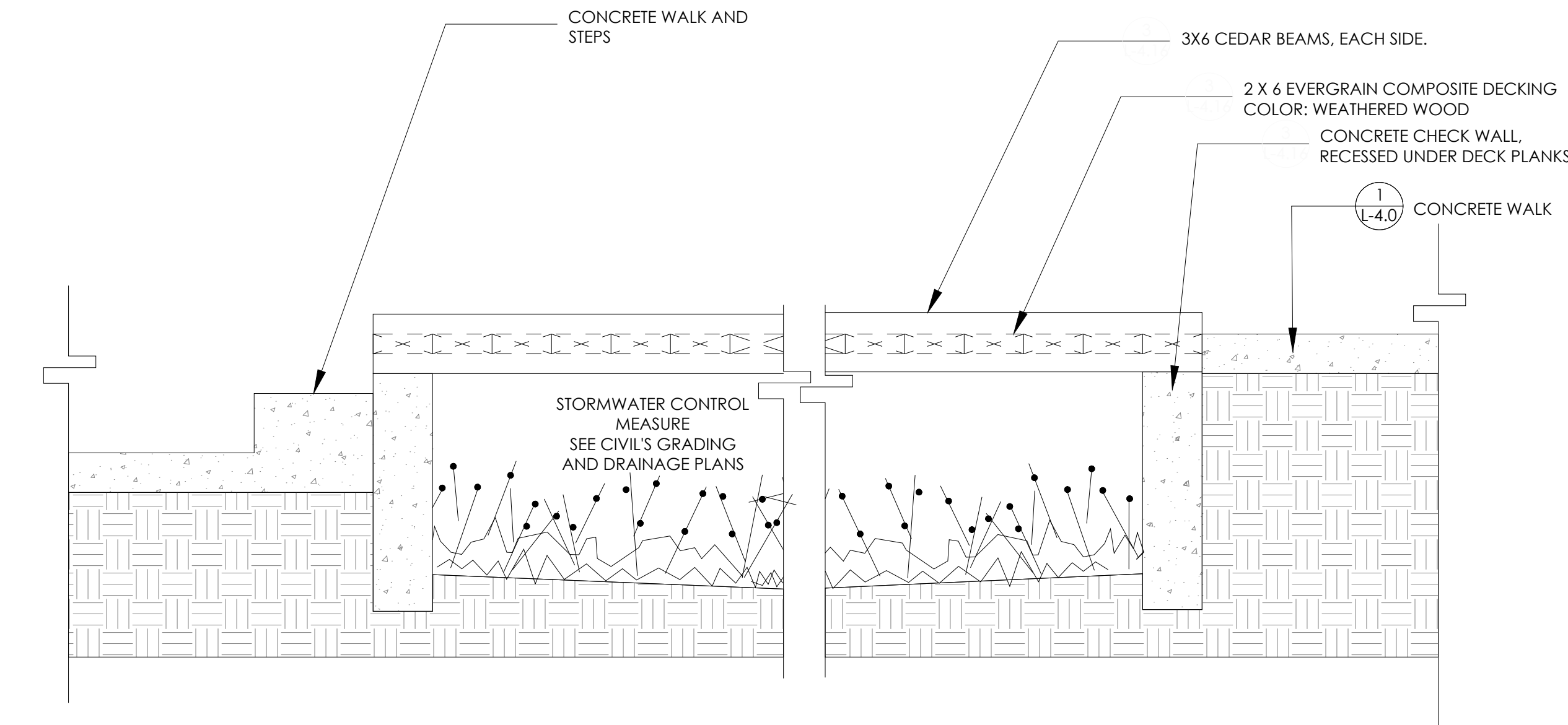
4 CONTROL JOINT
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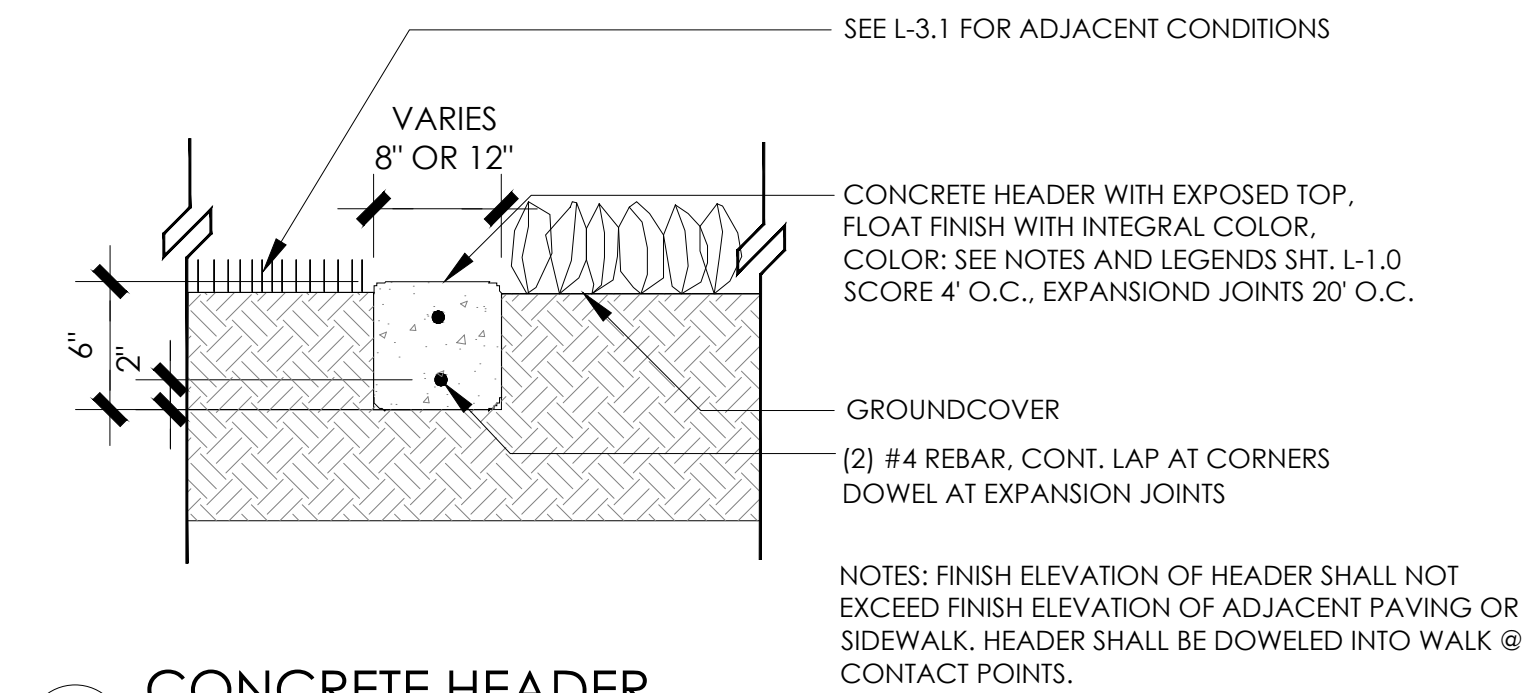
5 STEP PADS
SCALE: 1"=1'-0"



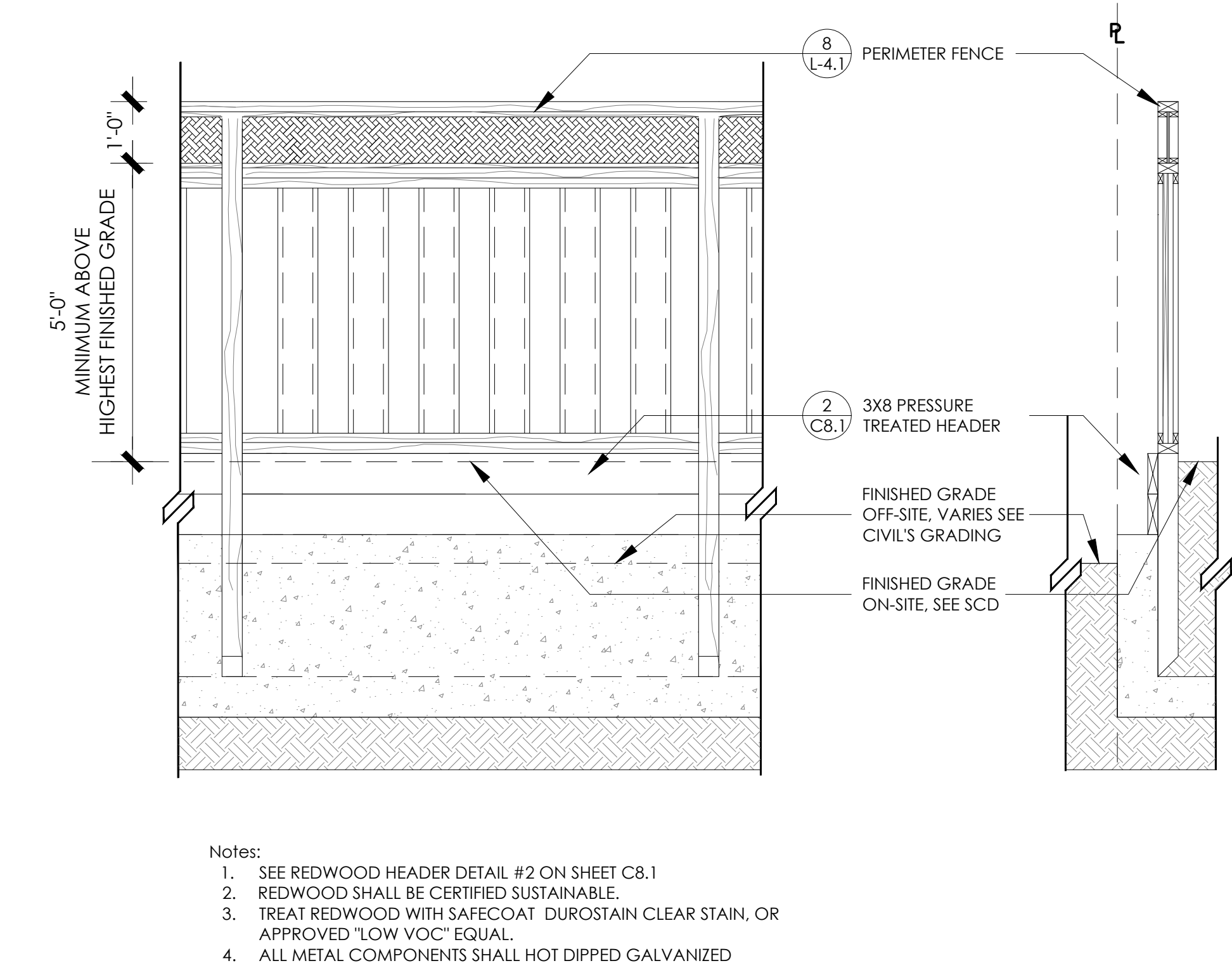
6 PERIMETER FENCE
SCALE: 1/2"=1'-0"



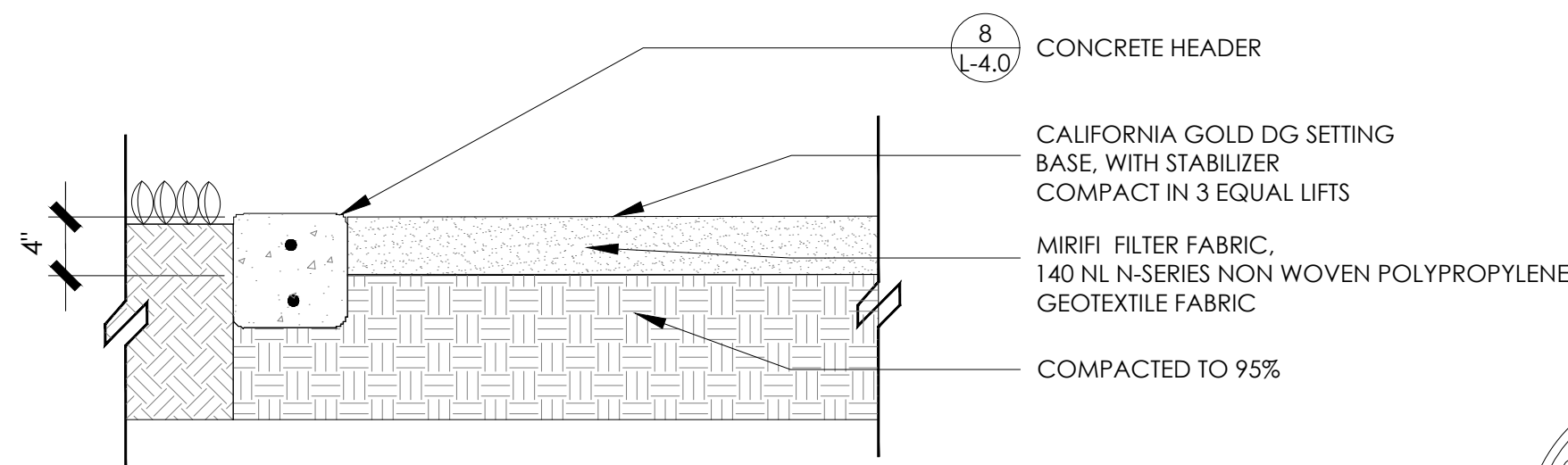
7 FOOT BRIDGE: SIDE ELEVATION
SCALE: 1"=1'-0"



8 CONCRETE HEADER
SCALE: 1"=1'-0"



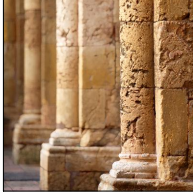
PERIMETER FENCE @ RETAINING WALL
SCALE: 1/2"=1'-0"



9 DECOMPOSED GRANITE
SCALE: 1"=1'-0"



NO.	REVISIONS	BY	DATE



Prepared By:
LEVESQUE DESIGN
1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
(510) 521 6700

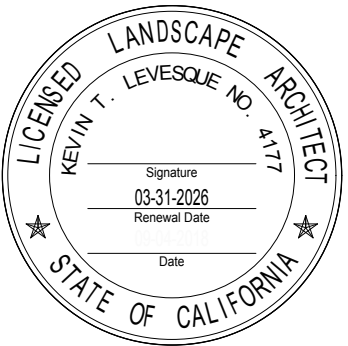
Prepared For:
Peebles Square LLC
1630 Oakland Road
San Jose, CA 95150

PEEBLES SQUARE

25 Peebles Avenue
Morgan Hill, CA

Per MWEL0 492.6 Landscape Design Plans (b)(1)(3) contain the following statement: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan."

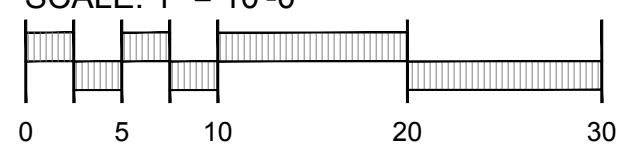
Kevin Levesque
KEVIN LEVESQUE LA 4177



LANDSCAPE PLANS

DETAILS

Scale:
SCALE: 1" = 10'-0"



Date:	JULY 8, 2025	Scale:	
Job:	23-289	Design:	KTL
North:		Drawn:	KTL
		Checked:	KTL
		Sheet:	

L-4.0

of 20 Sheets

Draincore²



Draincore² Geocomposite Drainage Layer

Draincore² was designed by a Landscape Architect to address drainage in areas where shallow and rapid drainage is required. A 92% void space allows drainage at the rate of 42 gallons per minute (per square foot) so even the heaviest rains won't leave standing water

on the surface. Its high compressive strength can support any vehicle making it an ideal solution for outdoor sports fields and golf courses. Draincore² also offers design flexibility to green roofs, retaining walls and planters.

Description

Draincore² is a 100% recycled plastic ring-on-grid system that allows for rapid, high volume drainage. Temporary or permanent installations offer solutions for places where stormwater typically collects and pools. With either vertical or horizontal configurations, water can enter from any direction making Draincore² a more versatile alternative to antiquated drainage systems. Shipped in large, easy-to-install, light-weight rolls, it can also be trimmed with pruning shears or bent to create slight curves. Install 430 square feet in five minutes with one person.

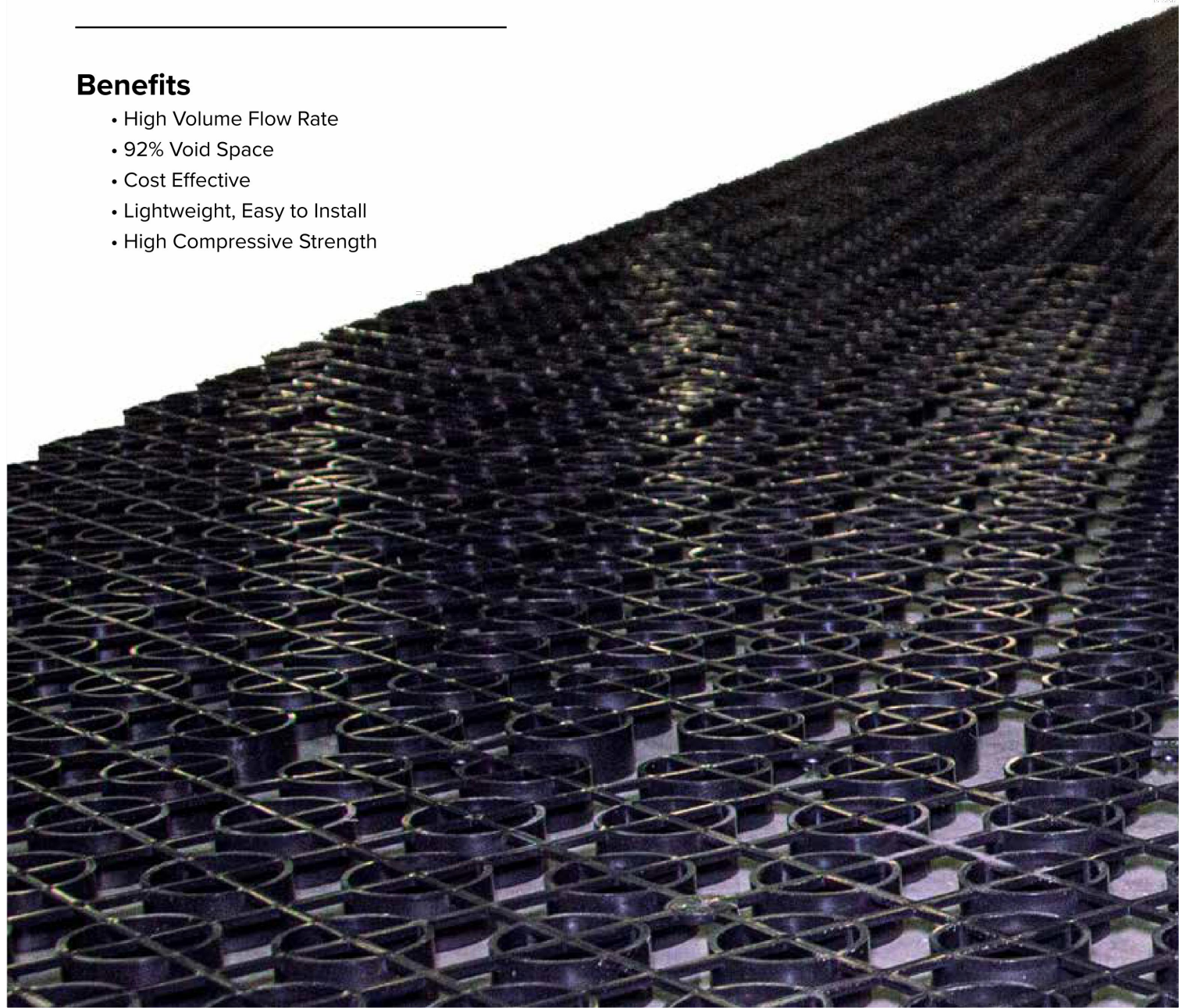
Made in the USA

Benefits

- High Volume Flow Rate
- 92% Void Space
- Cost Effective
- Lightweight, Easy to Install
- High Compressive Strength

Applications

- Sports Fields
- Golf Courses
- Green Roofs
- Retaining Walls
- Planter Drainage
- Fountains



1 GRAVEL PAVE 2

SCALE: NTS

ALWAYS ON A ROLL

Due to our trademark design and proprietary blend of HDPE 100% recycled plastic, our products offer distinct design and installation advantages.

Installation and Maintenance:

- Install 430 square feet of product with one person in five minutes.
- A full installation of the same size can be completed in about an hour.
- Trim with pruning shears or use our curve chart to easily create curves or customize layouts.
- The recommended max slope for Gravelpave2 is 5% for fire lanes, 8% for cars and lighter weight trucks and 15% – 20% for golf carts, pedestrian use and trails. For a slope greater than 20%, Slopetame3 may be used (up to 45%) and will support pedestrian and light vehicular traffic.



INVISIBLE STRUCTURES—STANDARD PRODUCT ROLL SIZES

	WIDTH		LENGTH		ROLL DIAMETER		AREA		WEIGHT	
Model	m	ft	m	ft	m	ft	m ²	ft ²	kg	lbs
1010	1	3.3	10	32.8	.5	1.7	10	108	24	53
2020	2	6.6	20	65.6	.8	2.7	40	430	96	212

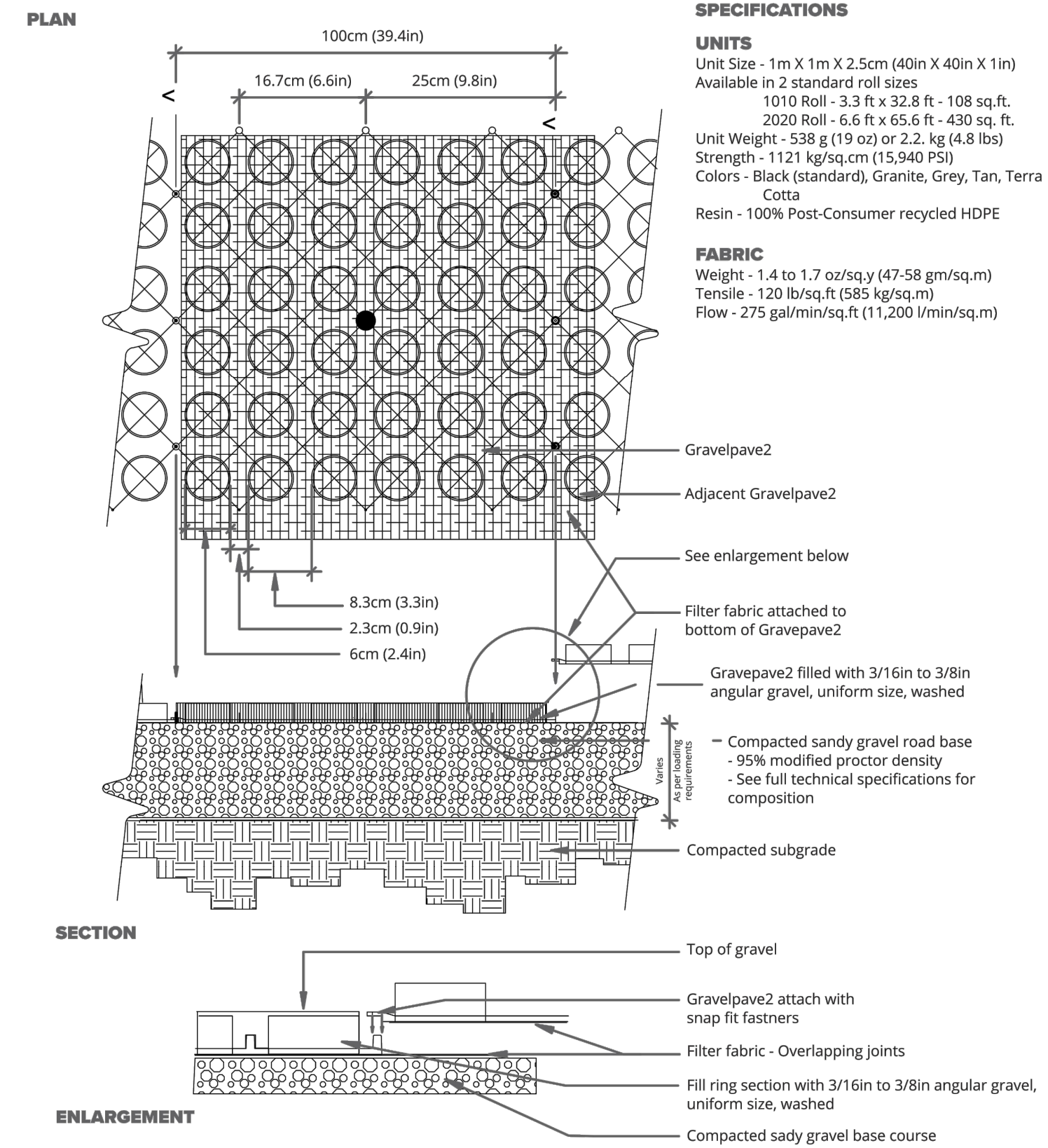
BASE COURSE DEPTH RECOMMENDATIONS

	NORMAL TRAFFIC		ROLL DIAMETER		INFREQUENT PASSES	
	CBR 2-4	CBR > 4	CBR 2-4	CBR > 4	CBR 2-4	CBR > 4
Heavy Fire Truck & H-20 Loading Max 130 psi 95,000 lb	14 in	12-14 in	12-14 in	12 in	12 in	10-12 in
Light Fire Truck & H-15 Loading Typical 85 psi 60,000 lb	12 in	10-12 in	10 in	8-10 in	8-10 in	8 in
Utility & Delivery Truck & H-10 Loading Typical 60 psi 40,000 lb	8-10 in	8 in	8-10 in	6-8 in	6-8 in	6 in
Cars & Pick-Up Truck Access Typical 45 psi 8,000 lb	6-8 in	6 in	6 in	4-6 in	4-6 in	2-4 in
Trail Use and Cart Paths <1,000 lb	2-4 in	2-4 in	2-4 in	0-2 in	none	none

8 InvisibleStructures.com

GRAVELPAVE2 DETAIL

Choose This Product For Reinforcing Gravel Wearing Surfaces



NOTES

1. FINAL SECTION BY STRUCTURAL AND CIVIL ENGINEER

GRAVELPAVE2

BY INVISIBLE STRUCTURES™

SPECIFICATIONS

UNITS
Unit Size - 1m X 1m X 2.5cm (40in X 40in X 1in)
Available in 2 standard roll sizes
1010 Roll - 3.3 ft x 32.8 ft - 108 sq. ft.
2020 Roll - 6.6 ft x 65.6 ft - 430 sq. ft.
Unit Weight - 538 g (19 oz) or 2.2 kg (4.8 lbs)
Strength - 1121 kg/sq.cm (15,940 PSI)
Colors - Black (standard), Granite, Grey, Tan, Terra Cotta
Resin - 100% Post-Consumer recycled HDPE

FABRIC
Weight - 1.4 to 1.7 oz/sq.y (47-58 gm/sq.m)
Tensile - 120 lb/sq.ft (585 kg/sq.m)
Flow - 275 gal/min/sq.ft (11,200 l/min/sq.m)

GRAVELPAVE²

BY INVISIBLE STRUCTURES™

Gravel Containment Porous Pavement

Grasspave² Flexible Plastic Porous Pavement

Grasspave² porous pavement allows you to park, drive, walk, or ride on a beautiful decorative gravel surface. Gravelpave² consists of a geotextile fabric injection molded to the ring and grid structure. Gravelpave² comes in 4 standard colors to match your aggregate fill. Gravelpave² also requires a base course.

Gravelpave² is a structure to provide heavy load bearing support and true containment of gravel to create a porous surface with unlimited traffic volume and/or duration time for parking. The system can be used for storage and filtration of rainwater. For example, a cross-section with an 12" deep base course (at 20% void space) and the one inch of Gravelpave² (at 35%) would store 2.75" of rain. Although bacteria concentrations are lower than with Grasspave², polluted runoff and vehicle drippings are consumed prior to reaching the water table.

CSI 32 12.43

Gravelpave² is listed in the Construction Specifiers Master Spec Format in Section 32 12 43. You may also place it in the 1995 Master Format Version in section 02795.

Base Course

Base thickness is determined by matching bearing capacity of existing soils with design loads. For instance, a golf cart path on sand soils may not need base course, while a fire lane over silt or expansive clay may need 12" of gravel over geogrid. Base must be determined by Engineer, or by site testing.

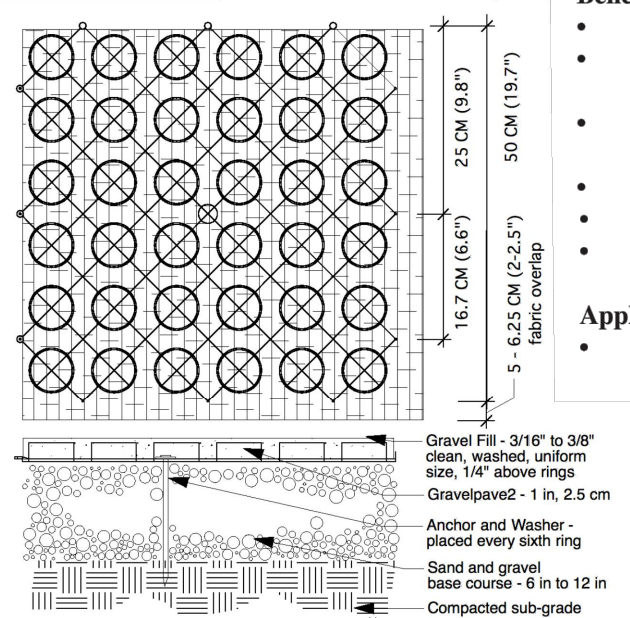
Fill Material

Choose your gravel fill, from local sources, to match the color of the Gravelpave² mats, availability, and to meet the following criteria:

- Clean/Washed
- Sharp, hard and angular
- 3/16" to 3/8" uniform

Colors

Gravelpave² is available in 4 standard colors: Tan, Black, Gray, and Terra Cotta Non-woven geotextile fabric backing may vary depending on the supplier. Custom colors available for an additional price.



Benefits

- Previous Load Bearing Surface
- Stormwater Pollution Filtration and Treatment
- Heat Energy Reflection Reduction, "Cool" Surface
- Tree Growth within Parking Areas
- 5,721 psi Compressive Strength
- Large Rolls for Easy Installation

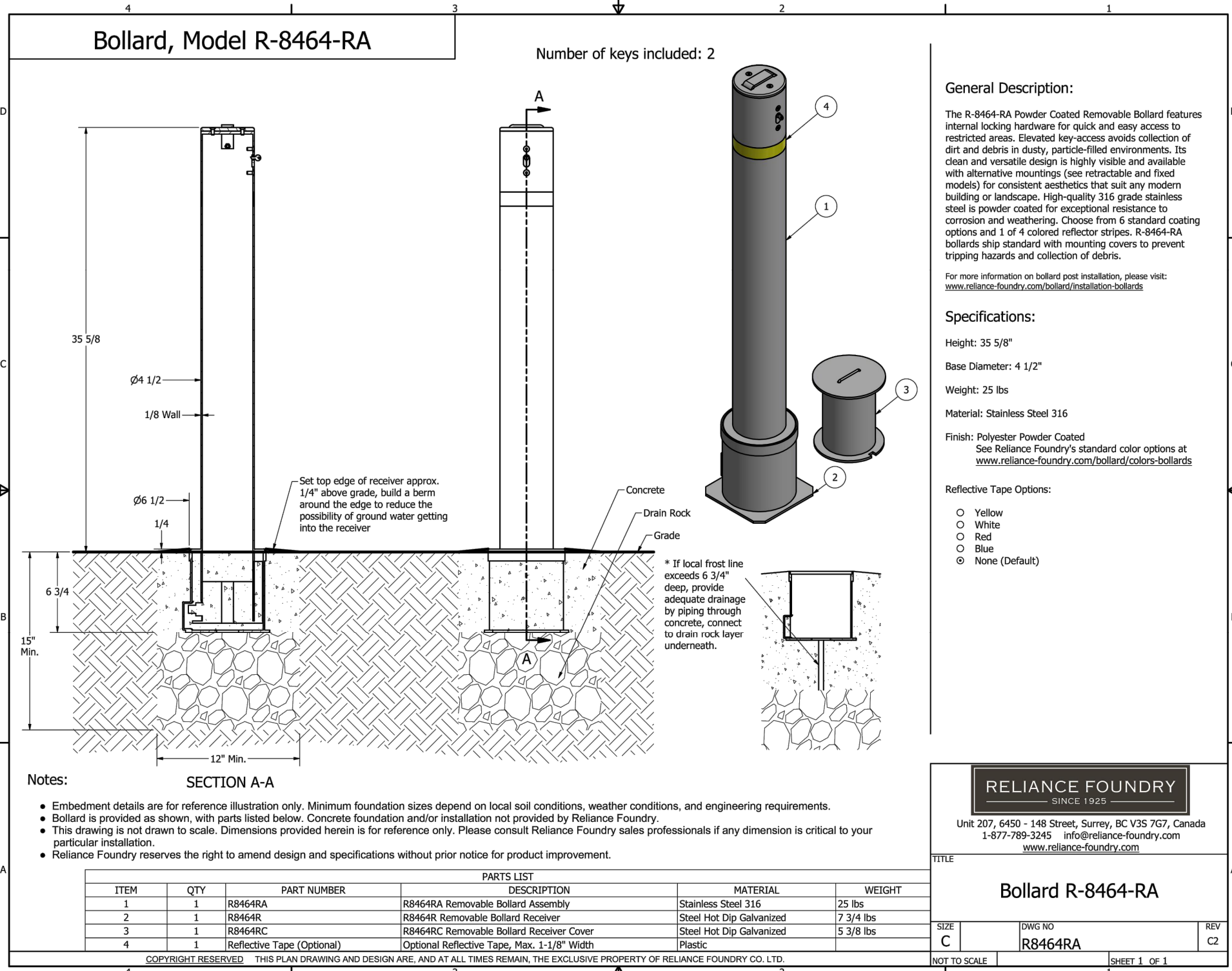
Applications

- All Parking Aisles and Bays
- Handicap Parking Spaces
- Automobile and Truck Storage Yards
- All Service and Access Drives
- Loading Dock Areas
- Trails for Multiple Uses
- Boat Ramps
- Outdoor Bulk Storage Areas
- Infiltration Basins
- High-Use Pedestrian Areas

Specifications

Unit Size – 20"x 20"x 1" (50 x 50 x 2.5cm)
Unit Weight – 18oz (510 grams)
Strength – 15,940 psi (109,906 kPa)
Connector Pull Apart Strength (Tensile) - 458 lbf/in
Color – Black
Resin – 100% recycled HDPE
Shipped in Rolls (431 sq ft standard, other roll sizes available)

Invisible Structures, Inc.
303-233-8383
www.invisiblestructures.com
US Patent #5,250,340



NOTES

1. COLOR SHALL BE BENGAL SILVER WITH YELLOW REFLECTIVE TAPE.
2. PROVIDE KNOX BOX SEE DETAIL 3 ABOVE.



NO.

REVISIONS

BY

DATE

Prepared By:
LEVESQUE DESIGN

1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
(510) 521 6700

Prepared For:

Peebles Square LLC
1630 Oakland Road
San Jose, CA 95150

PEEBLES
SQUARE

25 Peebles Avenue
Morgan Hill, CA

Per MWEO 492.6 Landscape Design Plans (b)(1)(3) contain the following statement: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan."

LA 4177

KEVIN LEVESQUE

LICENSED LANDSCAPE ARCHITECT
KEVIN T. LEVESQUE NO. 4177
03-31-2025
Signature
Date
State of California

LANDSCAPE PLANS

EVA DETAILS

Scale:
SCALE: 1" = 10'-0"

0 5 10 20 30

Date: JULY 8, 2025

Job: 23-289

Design: KTL

Drawn: KTL

Checked: KTL

North:

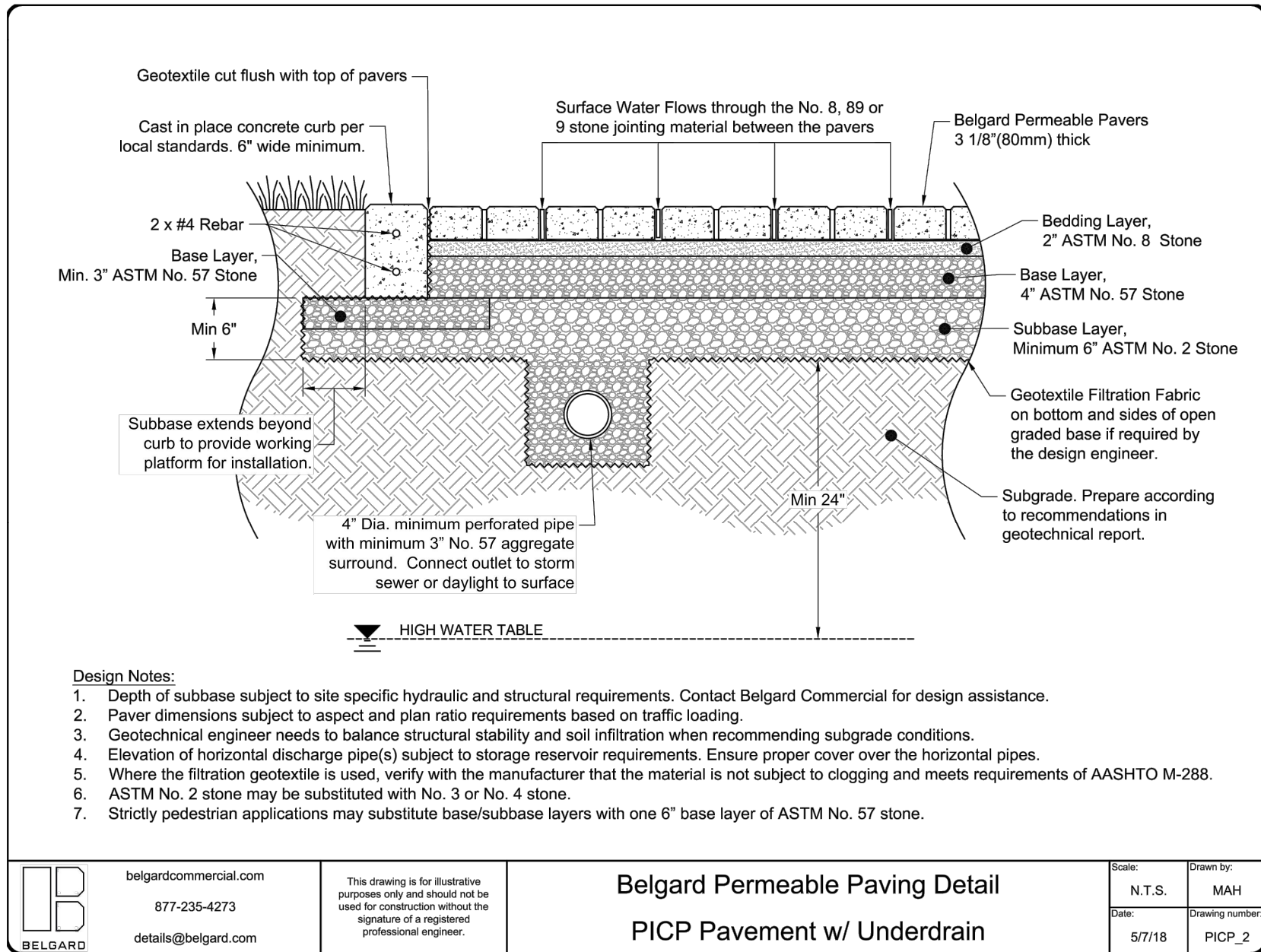
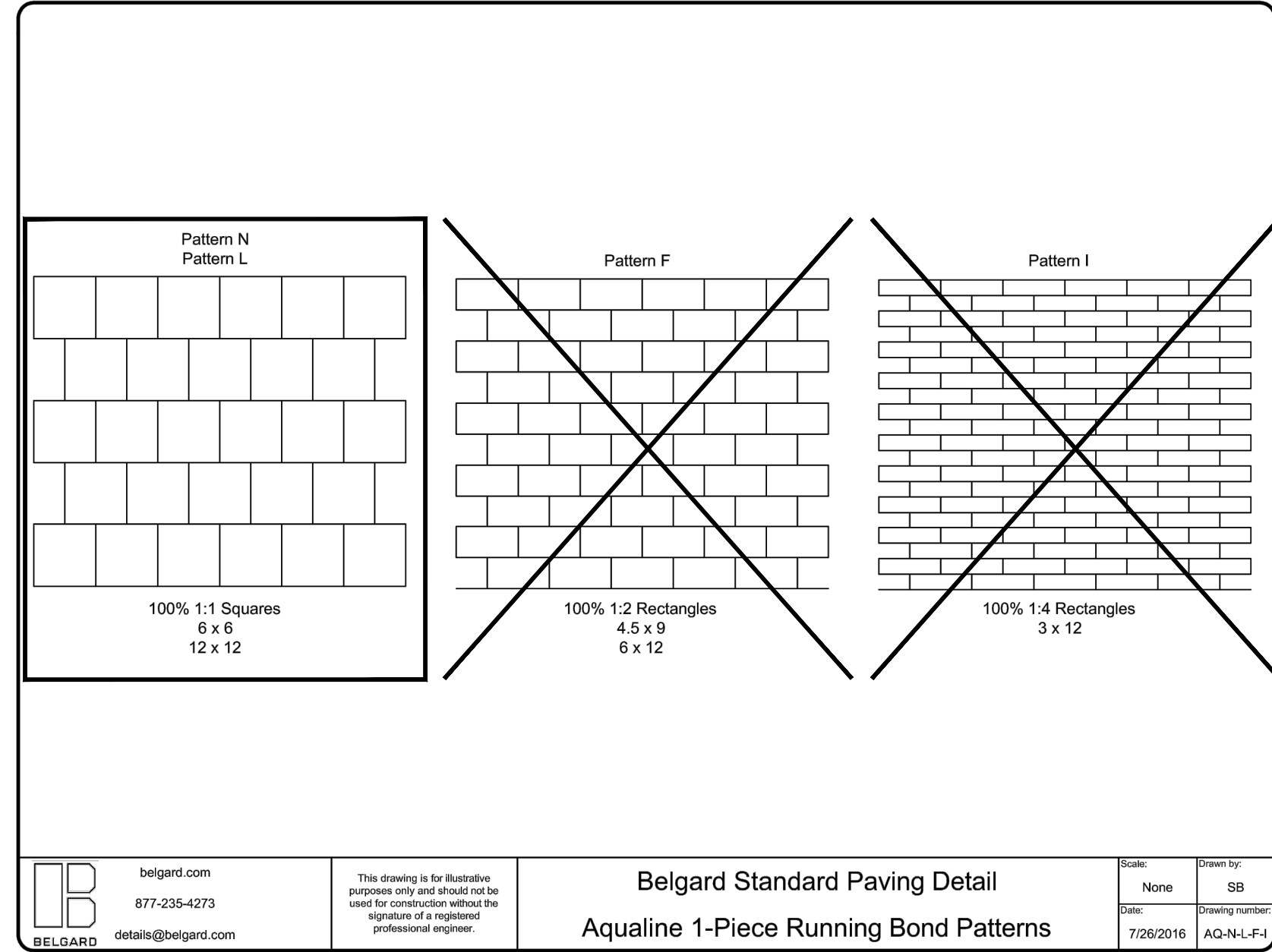
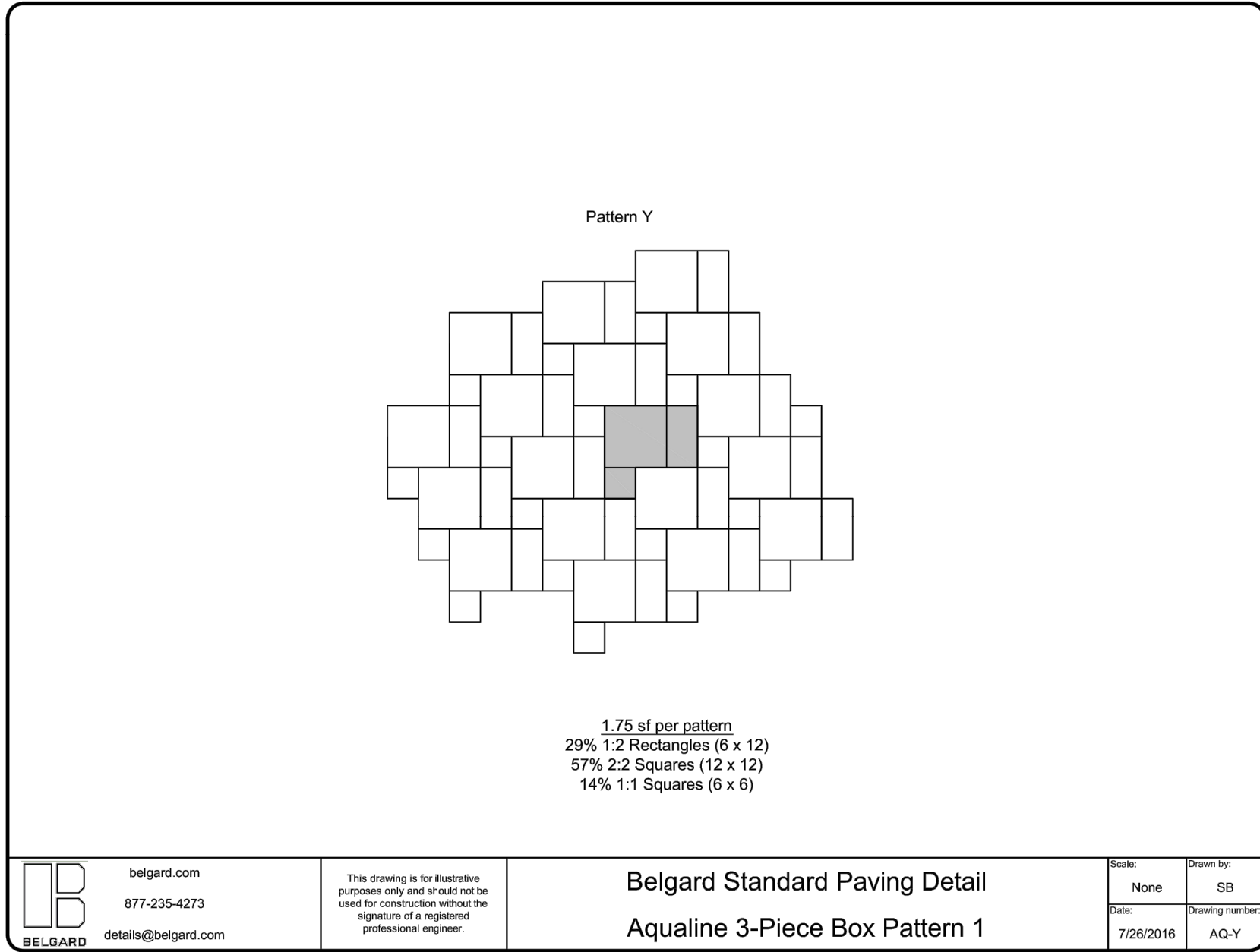
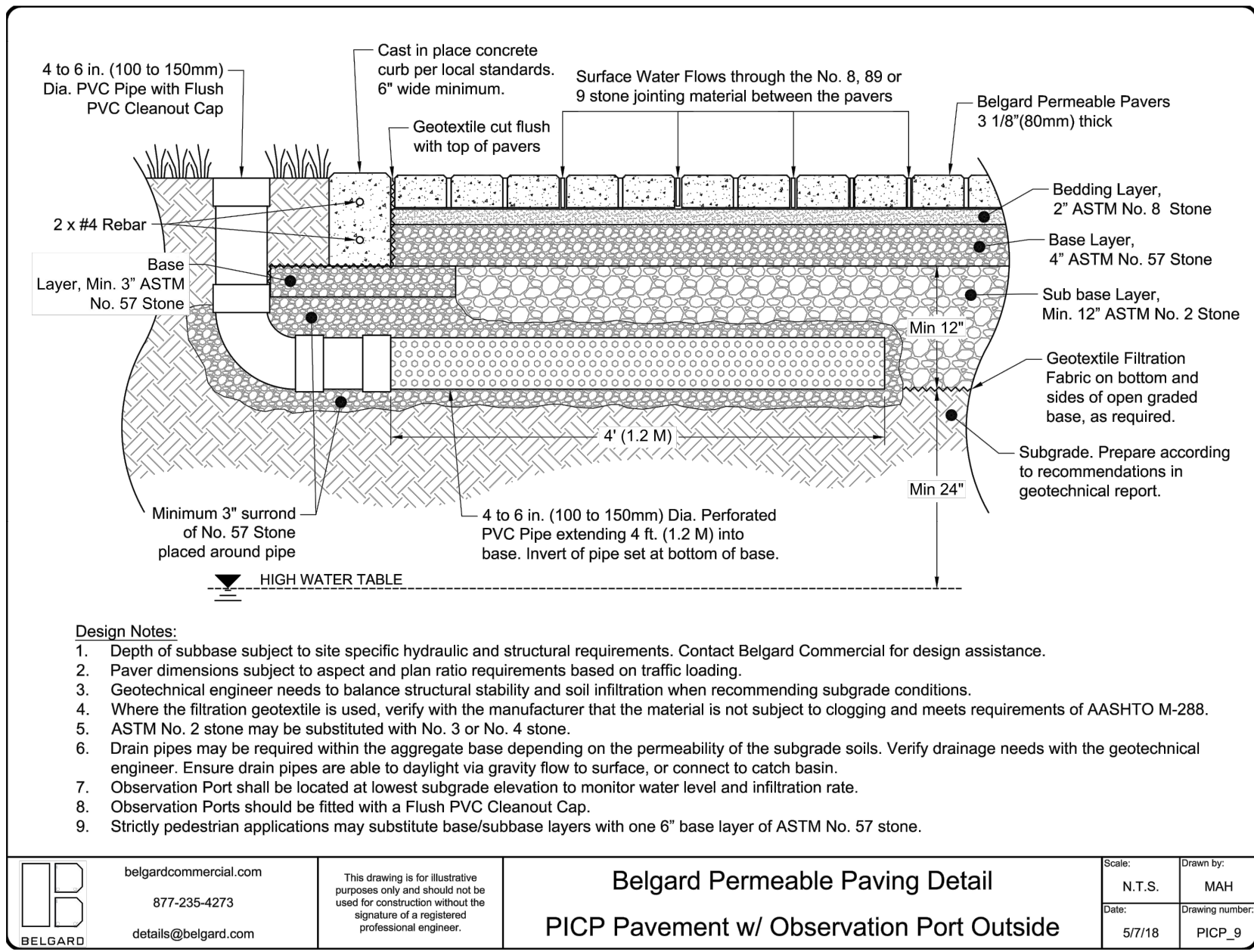
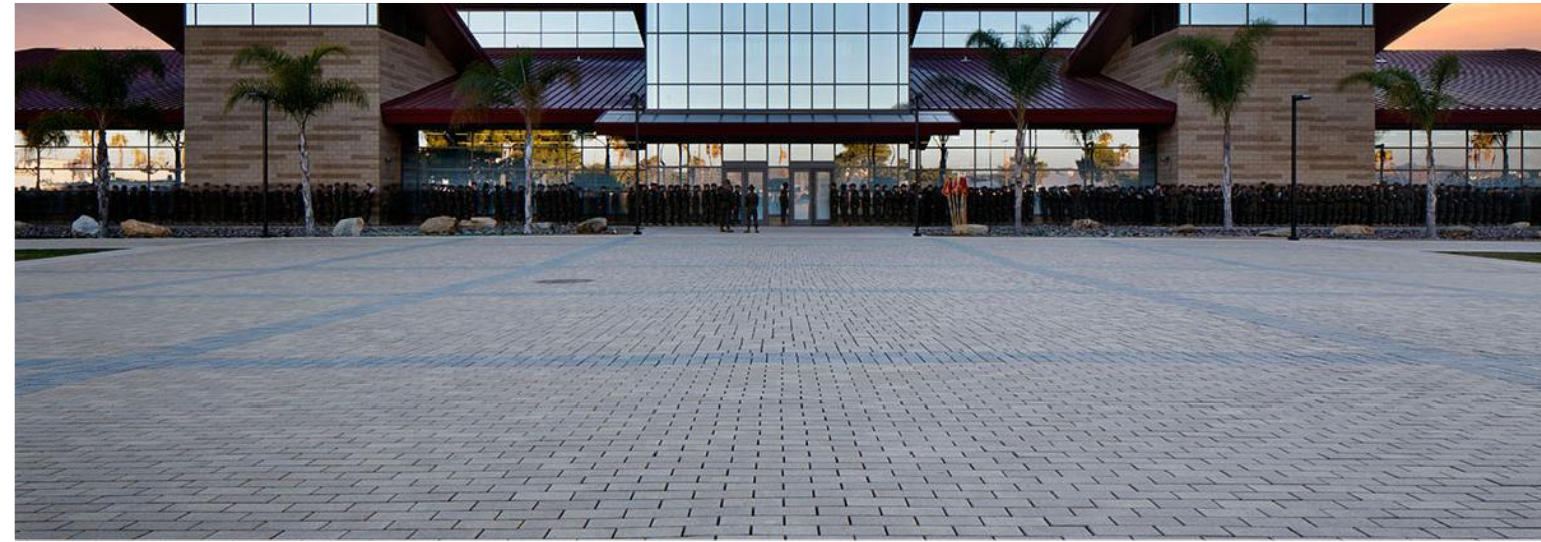
Sheet:

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of 20 Sheets



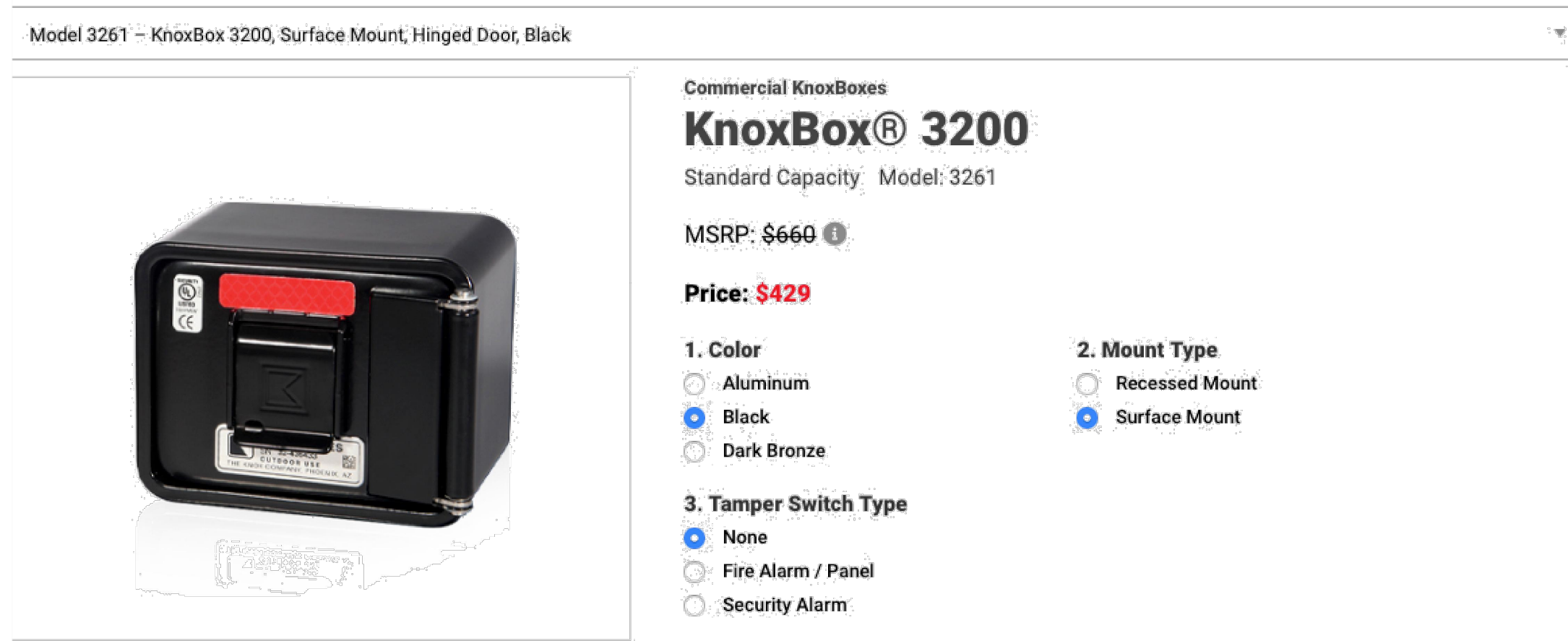
VICTORIAN (STOCKTON)



1 PERMEABLE PAVING: PRIVATE STREET (101.6 MIL) AND PATIO (80 MIL)
SCALE: NTS

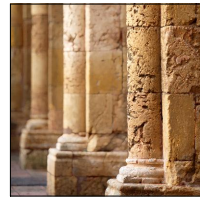
2 PERMEABLE PAVING PATTERN: PATIO (80 MIL)
SCALE: NTS

3 PERMEABLE PAVING PATTERN: PRIVATE STREETS (101.6 MIL)
SCALE: NTS



4 KNOX BOX
SCALE: NTS

NO.	REVISIONS	BY	DATE



Prepared By:
LEVESQUE DESIGN
1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
(510) 521 6700

Prepared For:

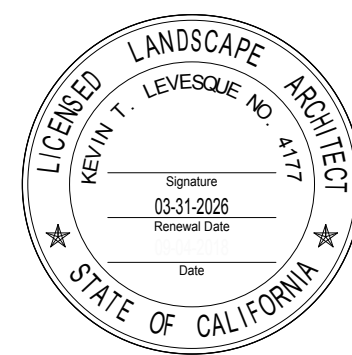
Peebles Square LLC
1630 Oakland Road
San Jose, CA 95150

PEEBLES SQUARE

25 Peebles Avenue
Morgan Hill, CA

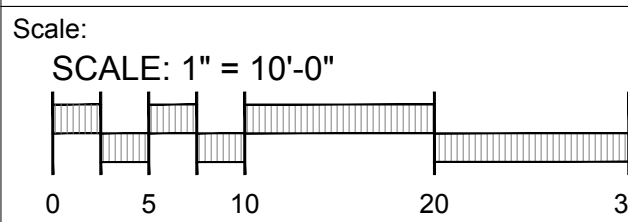
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Kevin Levesque
KEVIN LEVESQUE
LA 4177



LANDSCAPE PLANS

PERMEABLE PAVING DETAILS

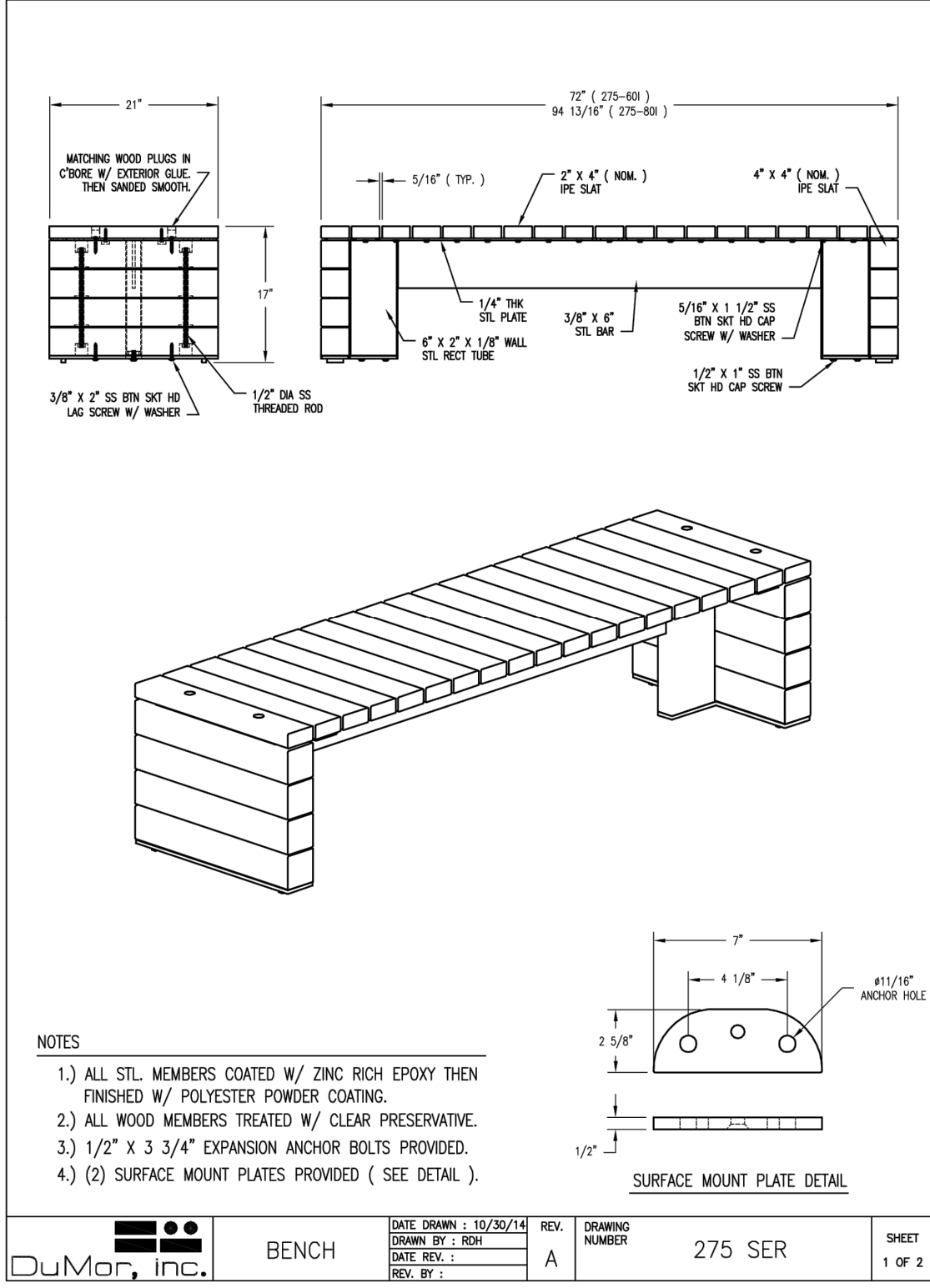


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Job:	23-289	Design:	KTL
Drawn:	KTL	Checked:	KTL
North:		Sheet:	

L-4.2

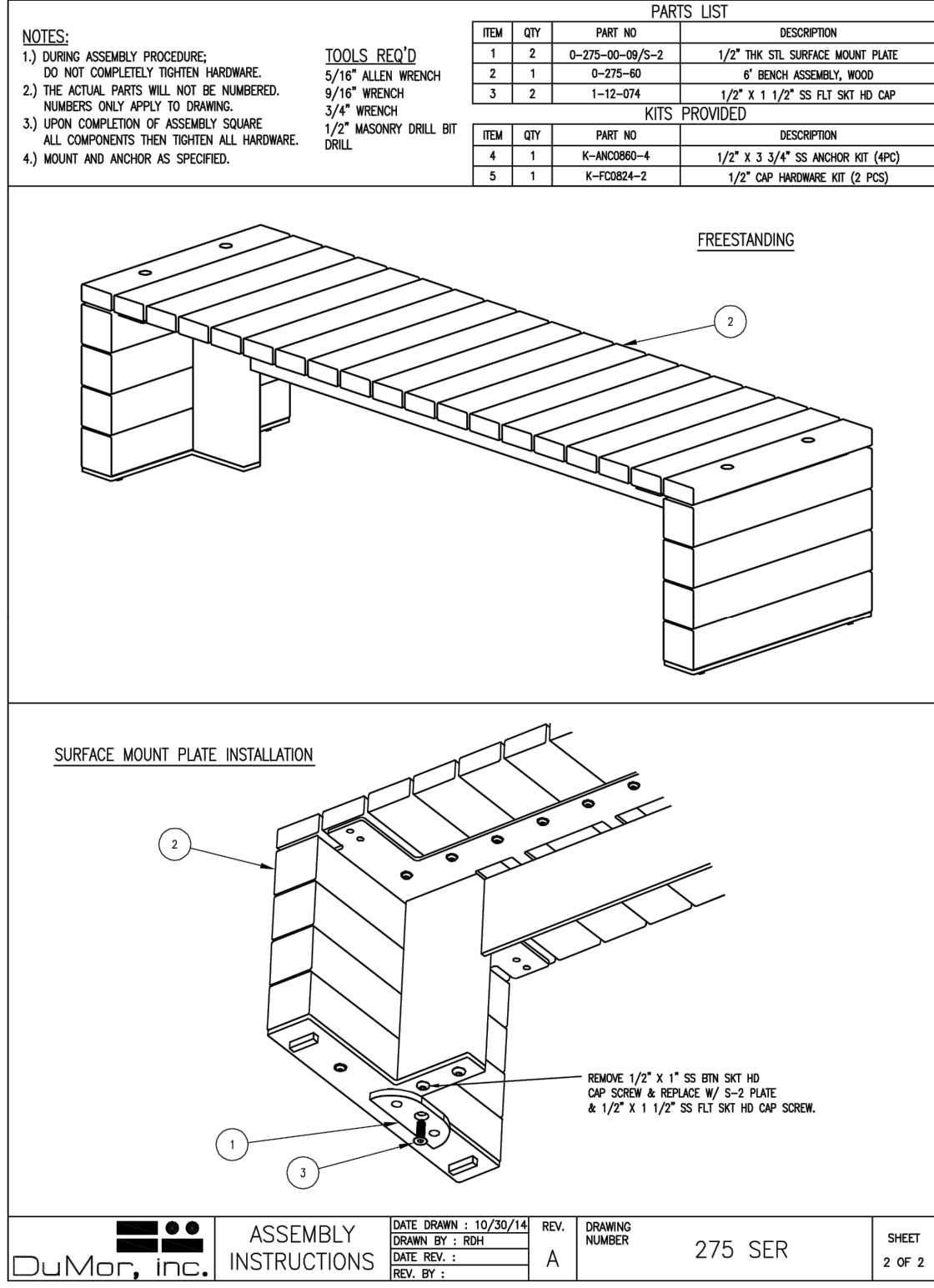
of 20 Sheets



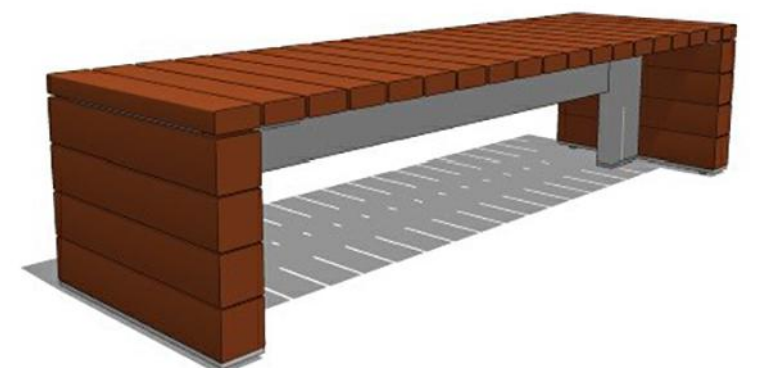


1. SURFACE MOUNT PER MANUFACTURE'S SPECIFICATIONS.
2. CLEAR PRESERVATIVE SHALL BE LOW VOC. SUBMIT CUT SHEET TO LANDSCAPE ARCHITECT FOR APPROVAL.
3. POWDER COAT SHALL BE STANDARD BLACK

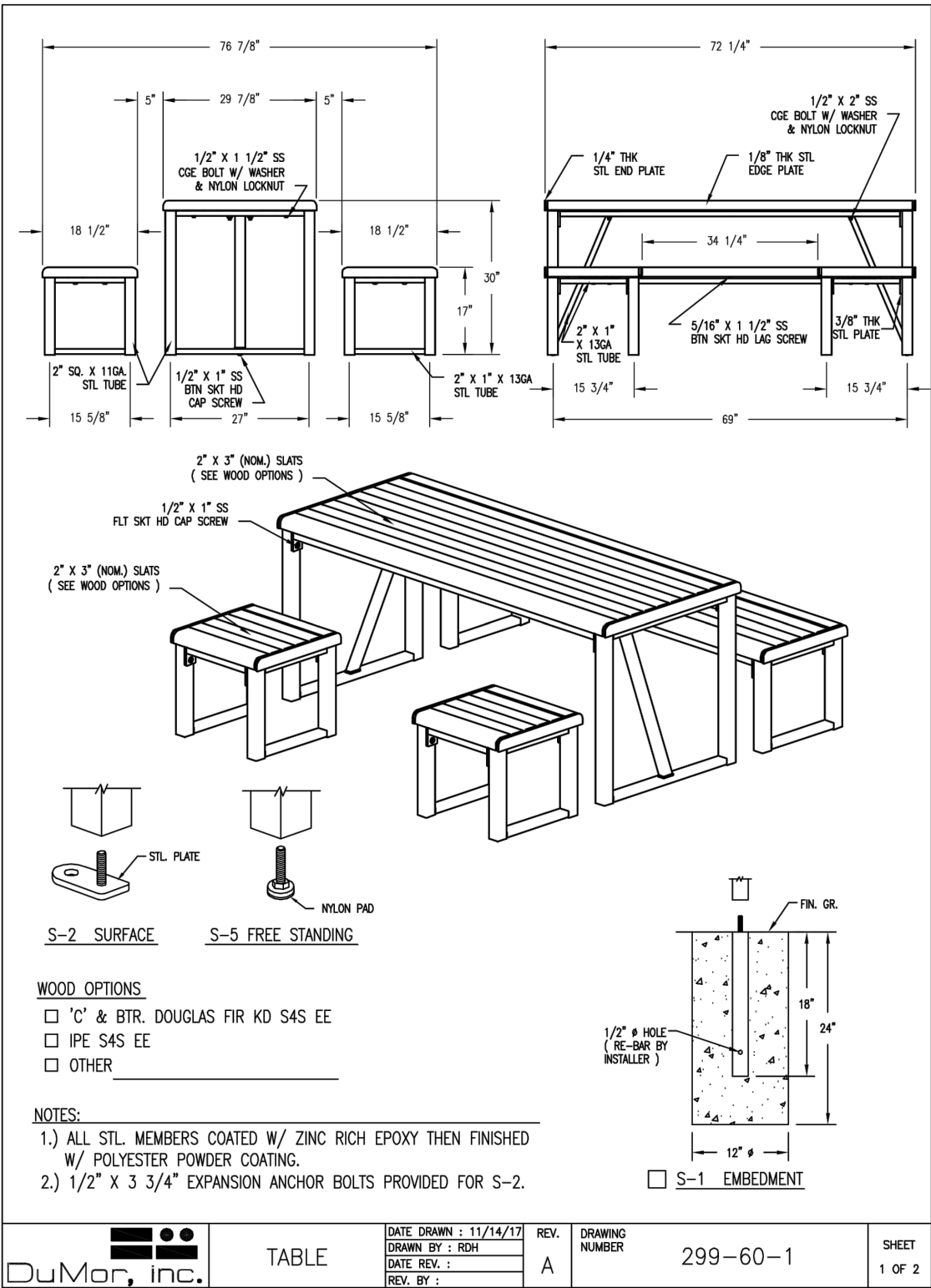
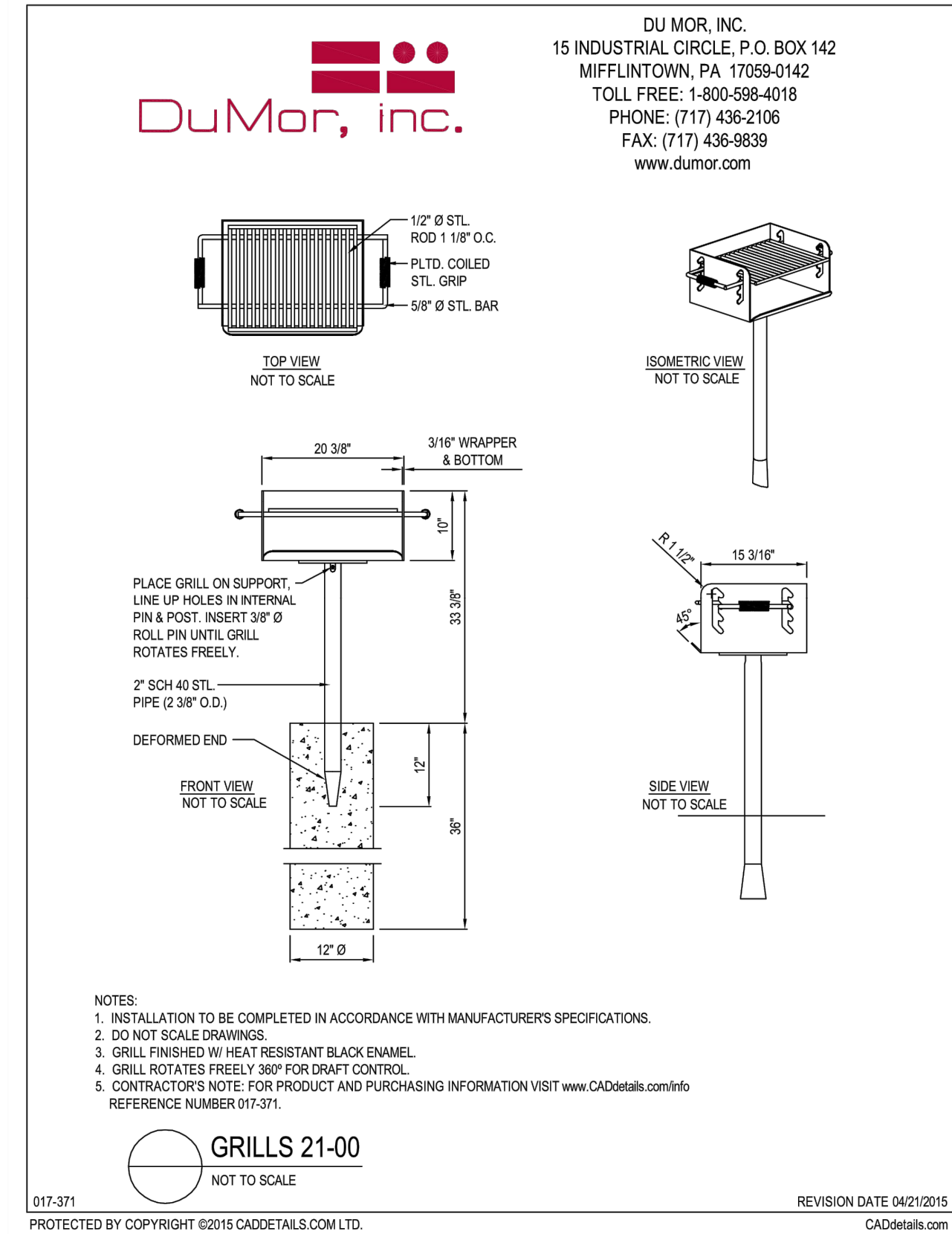
1 BENCH



1. SURFACE MOUNT PER MANUFACTURE'S SPECIFICATIONS.
2. CLEAR PRESERVATIVE SHALL BE LOW VOC. SUBMIT CUT SHEET TO LANDSCAPE ARCHITECT FOR APPROVAL.
3. POWDER COAT SHALL BE STANDARD BLACK

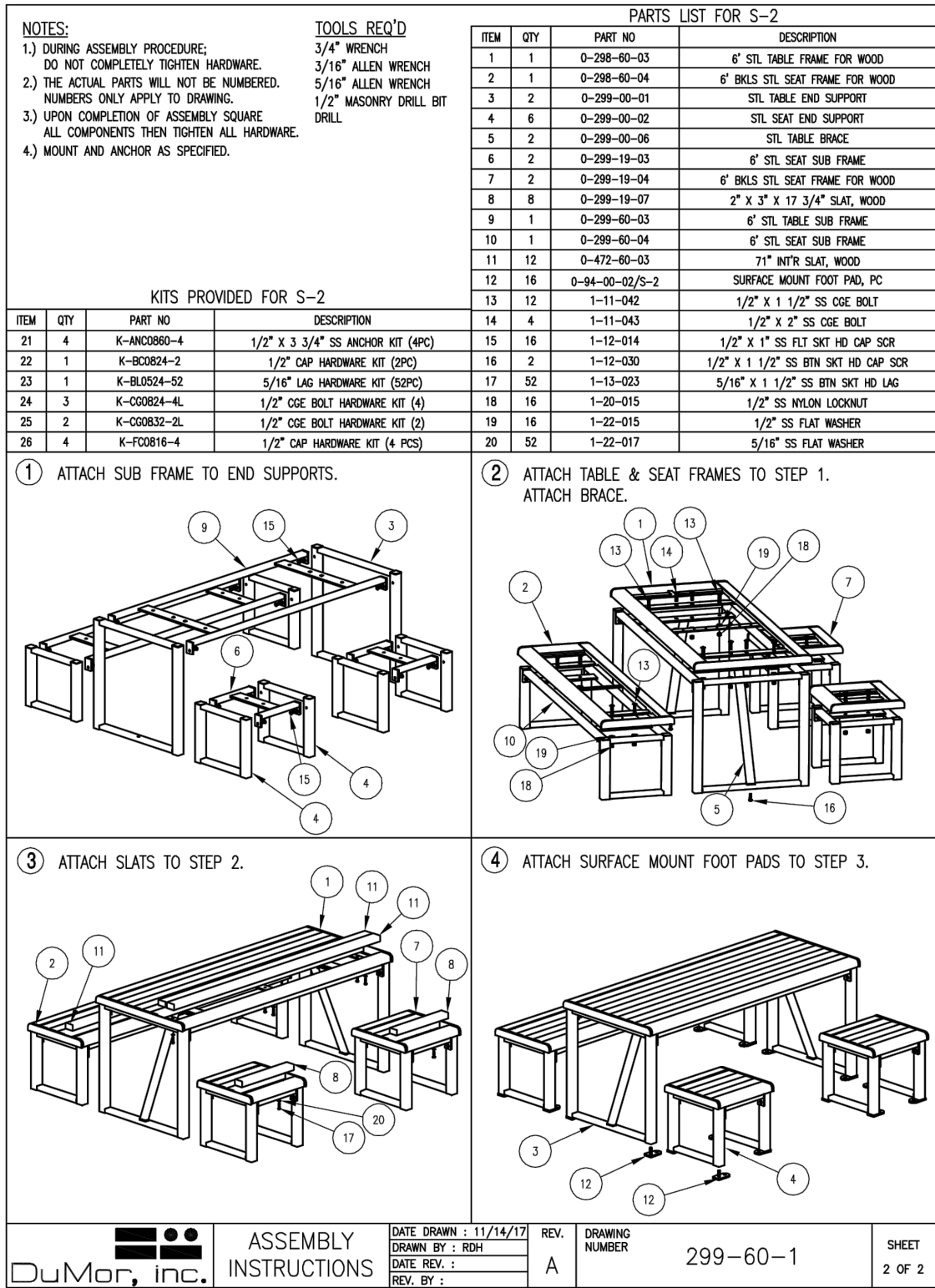


3 GRILL

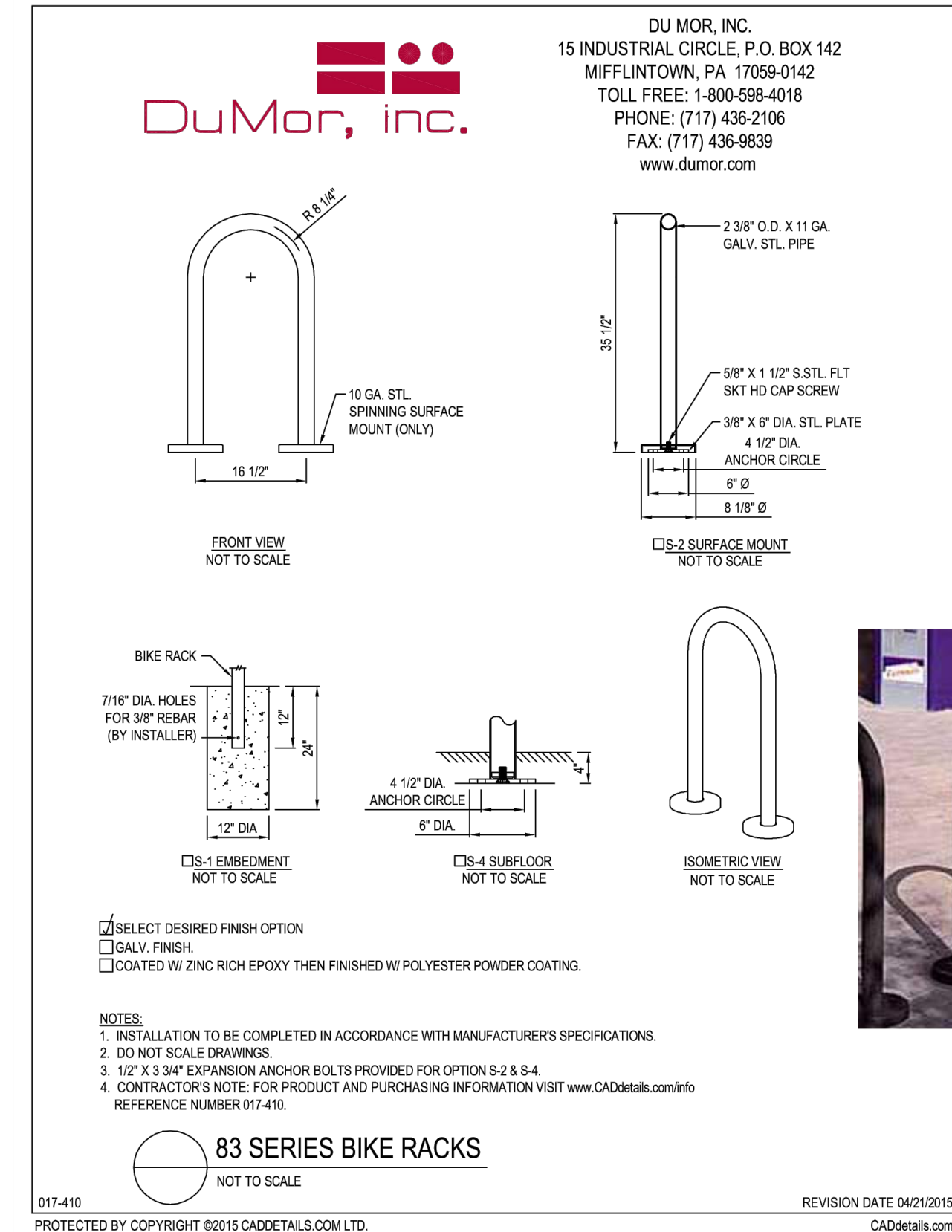
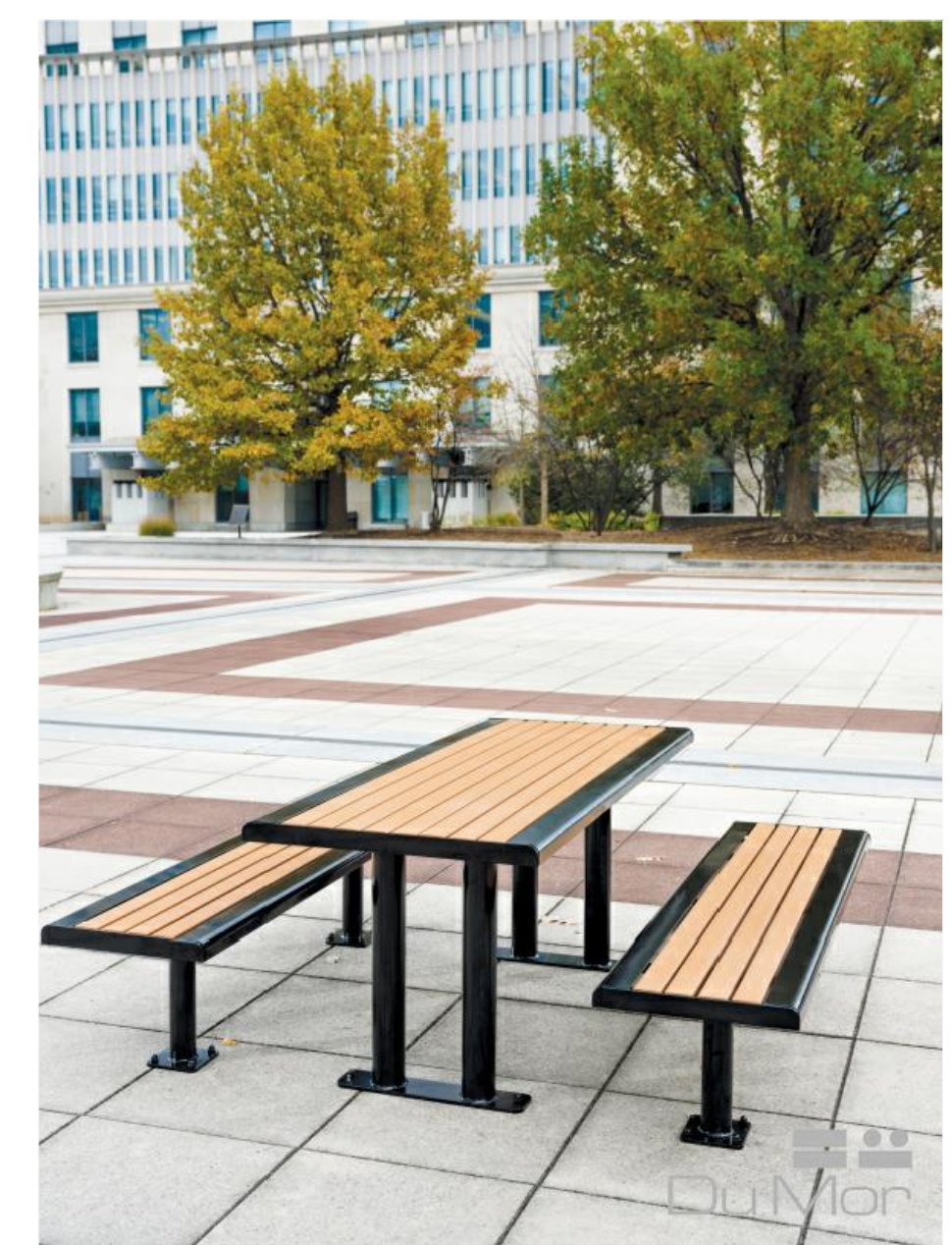


1. WOOD SHALL BE IPE S4S EE.
2. METAL COMPONENTS SHALL BE STANDARD BLACK.
3. SURFACE MOUNT PER MANUFACTURE'S SPECIFICATIONS.
4. CLEAR PRESERVATIVE SHALL BE LOW VOC. SUBMIT CUT SHEET TO LANDSCAPE ARCHITECT FOR APPROVAL.

2 TABLE



1. WOOD SHALL BE IPE S4S EE.
2. METAL COMPONENTS SHALL BE STANDARD BLACK.
3. SURFACE MOUNT PER MANUFACTURE'S SPECIFICATIONS.
4. CLEAR PRESERVATIVE SHALL BE LOW VOC. SUBMIT CUT SHEET TO LANDSCAPE ARCHITECT FOR APPROVAL.



1. COLOR: STANDARD BLACK
2. SURFACE MOUNT PER MANUFACTURE'S SPECIFICATIONS.

4 BIKE RACK
SCALE: AS SHOWN

NO.

REVISIONS

BY

DATE

Prepared By:
LEVESQUE DESIGN

1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
(510) 521 6700

Prepared For:

Peebles Square LLC
1630 Oakland Road
San Jose, CA 95150

PEEBLES
SQUARE

25 Peebles Avenue
Morgan Hill, CA

Per MWEO 492.6 Landscape Design Plans (b)(13)
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the criteria of the ordinance and applied them for the
efficient use of water in the landscape design plan."

LA 4177

KEVIN LEVESQUE

LICENSED LANDSCAPE ARCHITECT
KEVIN T. LEVESQUE NO. 4177
03-31-2025
Signature
Expiry Date

STATE OF CALIFORNIA

LANDSCAPE PLANS

SITE
FURNITURE

Scale:
SCALE: 1" = 10'-0"

0 5 10 20 30

Date: JULY 8, 2025

Scale:

Job: 23-289

Design: KTL

Drawn: KTL

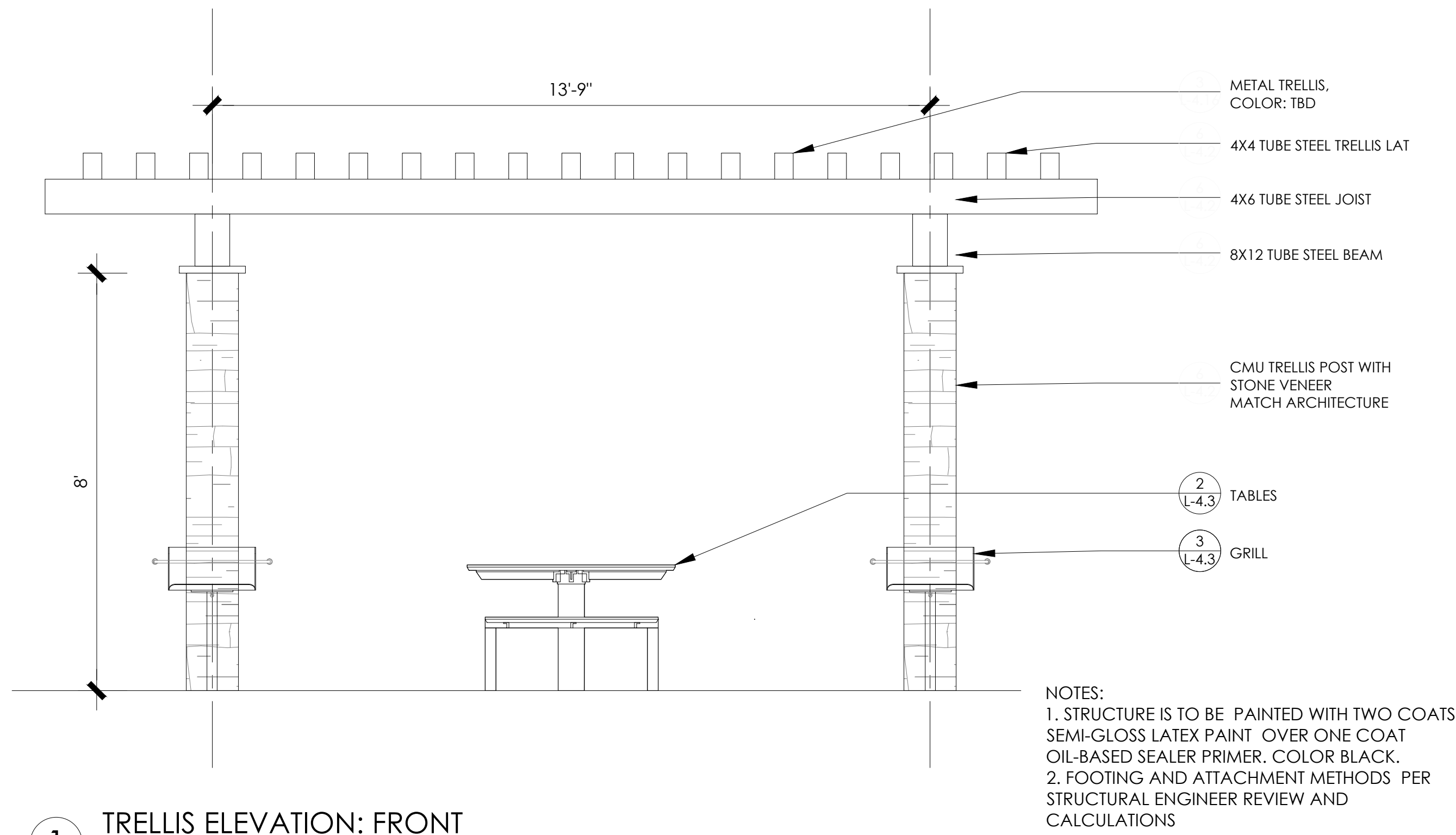
Checked: KTL

North:

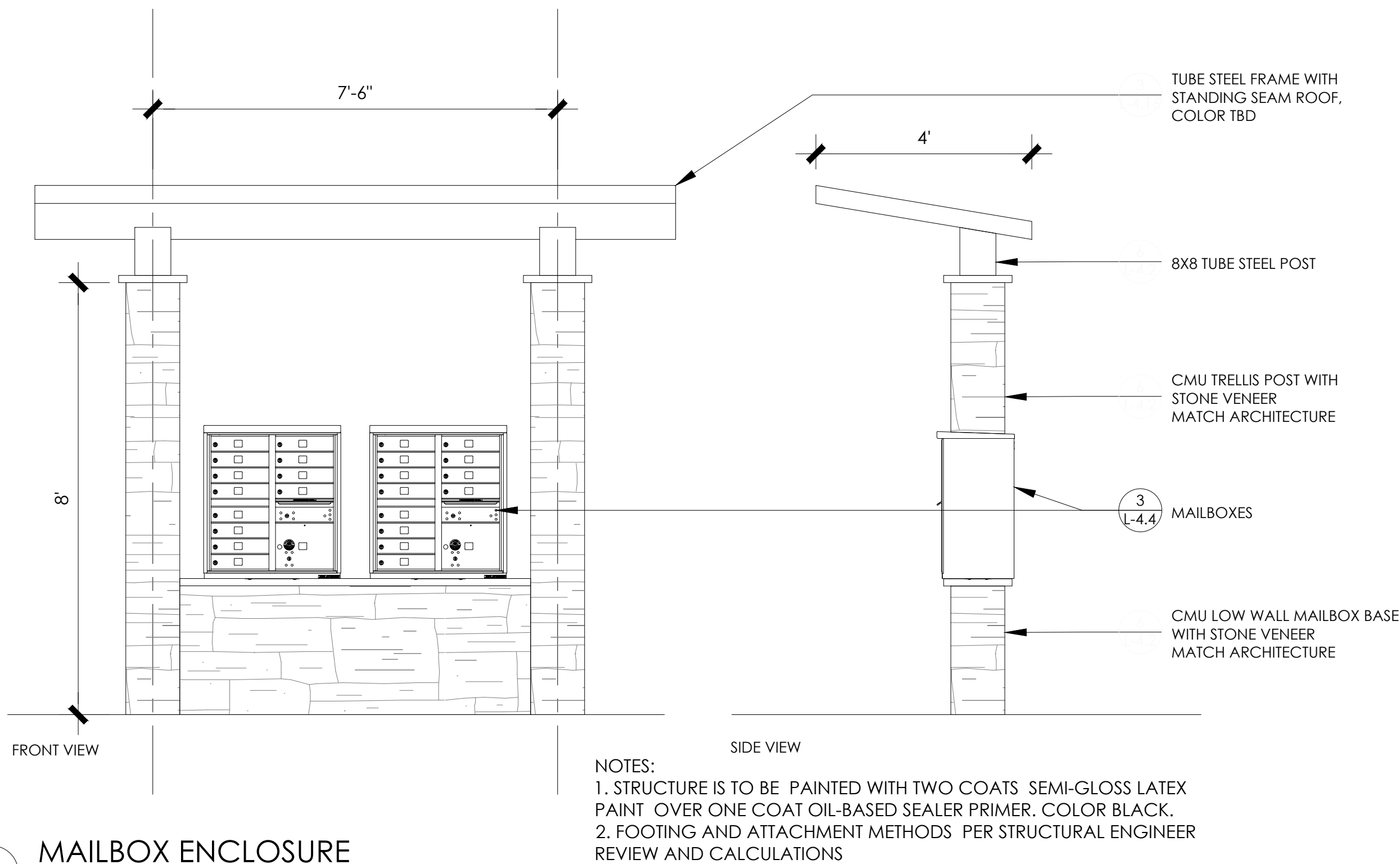
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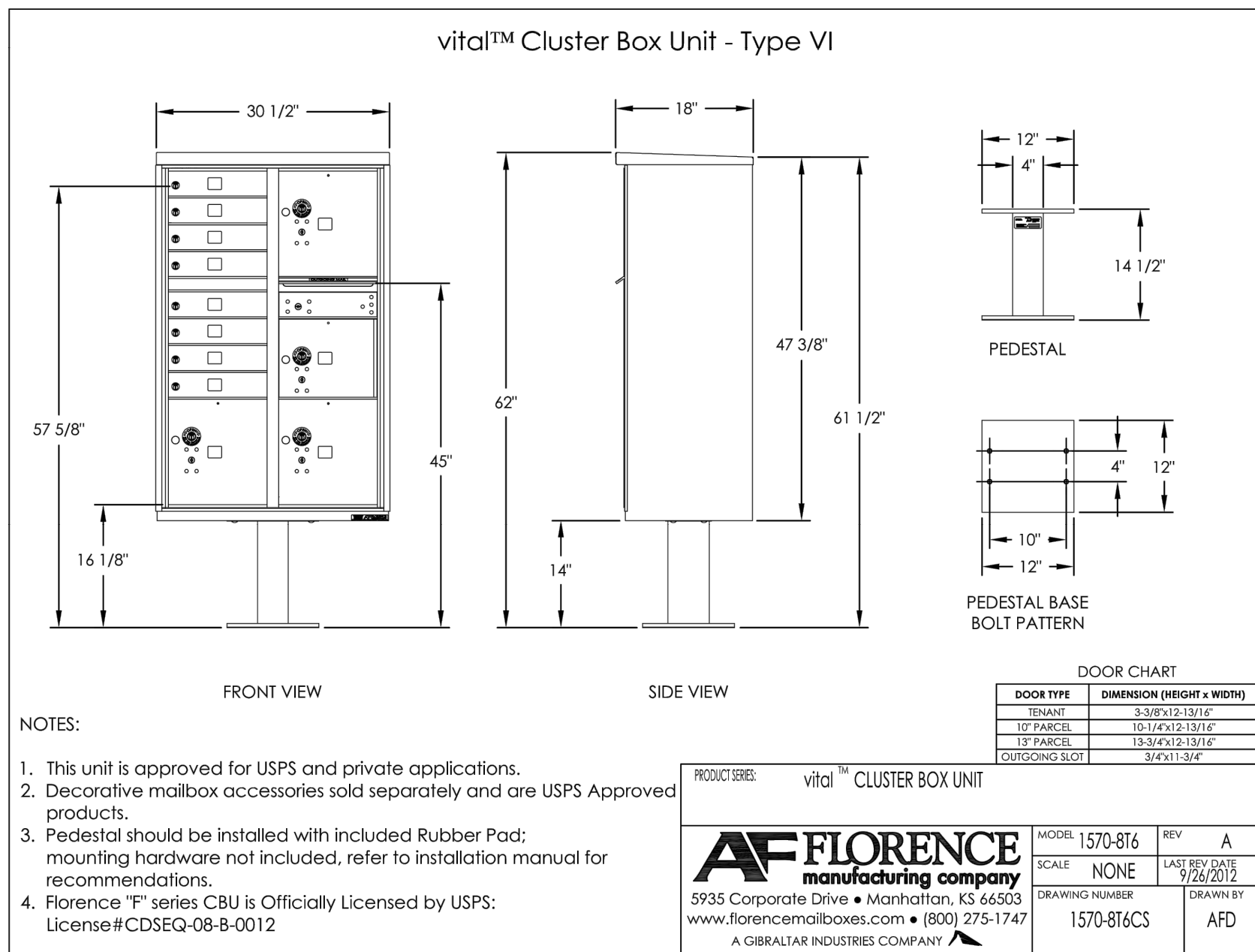
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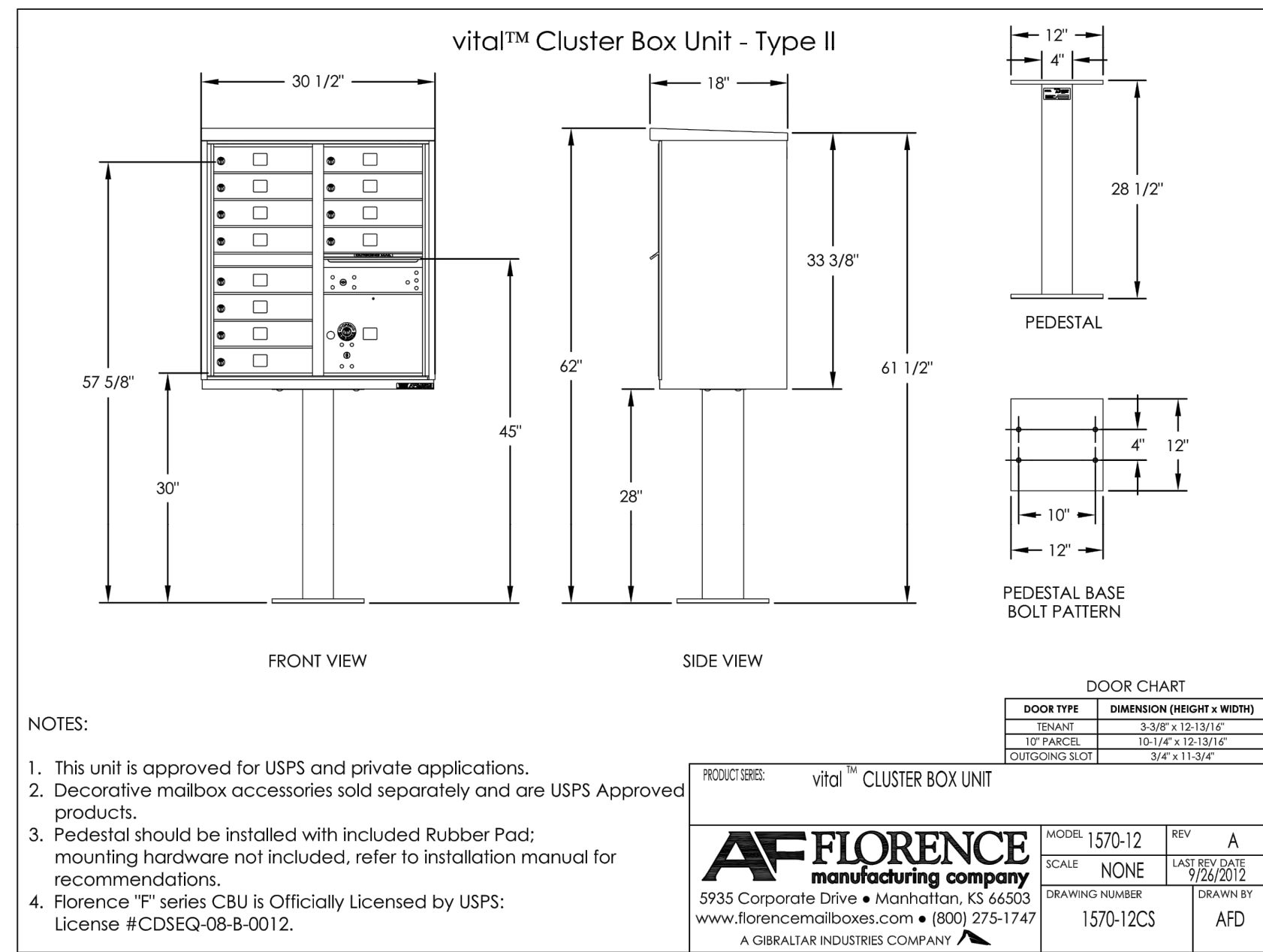
1 TRELLIS ELEVATION: FRONT
SCALE: 1/2"=1'-0"



2 MAILBOX ENCLOSURE
SCALE: 1/2"=1'-0"



3 MAILBOX



NO.	REVISIONS	BY	DATE



Prepared By:
LEVESQUE DESIGN
1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
(510) 521 6700

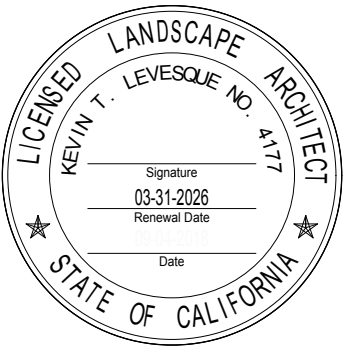
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1630 Oakland Road
San Jose, CA 95150

PEEBLES SQUARE

25 Peebles Avenue
Morgan Hill, CA

Per MWEL0 492.6 Landscape Design Plans (b)(1)(3) contain the following statement: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan."

Kevin Levesque
KEVIN LEVESQUE
LA 4177



LANDSCAPE PLANS

SITE STRUCTURES

Scale:
SCALE: 1" = 10'-0"



Date:	JULY 8, 2025	Scale:	
Job:	23-289	Design:	KTL
Drawn:	KTL	Checked:	KTL
North:		Sheet:	

L-4.4

of 20 Sheets

IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS WHERE POSSIBLE. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR IS REQUIRED TO INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES WHICH MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IN THE EVENT OF FIELD DIFFERENCES, THE CONTRACTOR IS REQUIRED TO PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATION. THE CONTRACTOR IS ALSO REQUIRED TO NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH ALL APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING, STRUCTURE, ETC., BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REQUIRED REVISIONS.
2. THE CONTRACTOR SHALL EXERCISE CARE IN LOCATING PIPING AS TO NOT CONFLICT WITH OTHER UTILITIES. DO NOT INSTALL IRRIGATION PIPING PARALLEL TO AND DIRECTLY OVER OTHER UTILITIES.
3. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
4. IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLERS TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL WATER REQUIREMENTS, MOUNDS AND SLOPES, SUN, SHADE, AND WIND EXPOSURES.
5. AT THE END OF THE REQUIRED MAINTENANCE PERIOD OF THE CONTRACTOR, THE OWNER SHALL PROVIDE REGULAR MAINTENANCE OF THE IRRIGATION SYSTEM TO ENSURE THE EFFICIENT USE OF WATER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT AND CONTROL SYSTEM.
6. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
7. IRRIGATION DEMAND WILL RANGE BETWEEN 1 GPM AND 12 GPM AT 65 PSI STATIC PRESSURE AT IRRIGATION POINT OF CONNECTION AFTER THE PRESSURE REDUCING VALVE. ACTUAL WATER PRESSURE IN THE STREET MAIN IS 90 PSI. FIELD VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. IF ACTUAL WATER PRESSURE DIFFERS FROM THE STATED PRESSURE CONTACT ARCHITECT FOR DIRECTION AND POSSIBLE REVISION.
8. 120 VOLT A.C. (2.5 AMP DEMAND) ELECTRICAL SERVICE TO IRRIGATION CONTROLLER LOCATION TO BE PROVIDED UNDER ELECTRICAL CONTRACT WORK. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER AND PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.
9. CONTROLLER SHALL HAVE ITS OWN GROUND ROD. THE GROUND ROD SHALL BE AN EIGHT FOOT LONG BY 5/8" DIAMETER U.L. APPROVED COPPER CLAD ROD. NO MORE THAN 6" OF THE GROUND ROD TO BE ABOVE GRADE. CONNECT #6 GAUGE WIRE WITH A U.L. APPROVED GROUND ROD CLAMP TO ROD AND BACK TO GROUND SCREW AT BASE OF CONTROLLER WITH APPROPRIATE CONNECTOR. THIS WIRE SHOULD BE AS SHORT AS POSSIBLE, AVOIDING ANY KINKS OR BENDING. GROUND ROD SHALL BE A MINIMUM OF EIGHT FEET (8') FROM IRRIGATION CONTROL WIRE BUNDLE.
10. IRRIGATION CONTROLLER TO HAVE ITS OWN INDEPENDENT 24 VOLT COMMON GROUND WIRE.
11. CONTROLLER PROGRAMMING:

A. CONTRACTOR SHALL PROGRAM THE IRRIGATION CONTROLLER TO PROVIDE IRRIGATION TO ALL PLANTING WITHIN THE ALLOWED WATERING WINDOW OF TIME AS REQUIRED. THE CONTRACTOR SHALL CREATE CONTROLLER PROGRAMMING THAT WILL NOT EXCEED THE MAXIMUM GALLONS PER MINUTE FLOW RATE STATED ON THE DRAWINGS, AND NOT EXCEED THE CAPACITY OF ANY MAINLINE PIPING.

B. CONTRACTOR SHALL PROGRAM CONTROLLER TO MONITOR FLOW CONDITIONS AND RESPOND WITH CONTROL OF MASTER VALVE AND/OR RECORDING ALARM CONDITIONS FOR USE BY MAINTENANCE PERSONNEL.

C. CONTRACTOR SHALL PROGRAM CONTROLLER TO OPERATE REMOTE CONTROL VALVES WITH A COLLECTIVE FLOW RATE OF 125 GALLONS PER MINUTE OR LESS. THE FLOW MANAGEMENT FEATURES OF THE CONTROLLER SHALL BE PROGRAMMED TO LIMIT THE MAXIMUM FLOW RATE.
12. IRRIGATION CONTROL WIRES SHALL BE COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND, SIZE #14-1. COMMON GROUND WIRE SHALL HAVE WHITE INSULATING JACKET. CONTROL WIRE SHALL HAVE INSULATING JACKET OF COLOR OTHER THAN WHITE. SPLICE SHALL BE MADE WITH 3M-DBR/Y-6 SEAL PACKS.
13. FLOW SENSOR CABLE SHALL BE A SOLID COPPER SHIELDED PAIR CABLE, SIZE #16. NO SPLICES ALLOWED.
14. INSTALL SPARE CONTROL WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAINLINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES. MINIMUM OF ONE SPARE WIRE PER CONTROLLER.
15. SPLICING OF 24 VOLT WIRES IS NOT PERMITTED EXCEPT IN VALVE BOXES. SEAL WIRE SPLICES WITH 3M-DBR/Y-6 SPLICE SEALING DEVICES OF SIZE COMPATIBLE WITH WIRE SIZE. LEAVE A 36" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRES TOGETHER EVERY TEN FEET. TAPING WIRES IS NOT REQUIRED INSIDE SLEEVES.
16. PLASTIC VALVE BOXES AND LIDS ARE TO BE BLACK IN COLOR WITH BOLT DOWN, NON-HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. MANUFACTURER SHALL BE RAIN BIRD.
17. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF RECTANGULAR VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.
18. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE.
19. THE IRRIGATION CONTRACTOR SHALL FLUSH ALL SYSTEMS FOR OPTIMUM PERFORMANCE AND COVERAGE OF THE LANDSCAPE AREA. THIS SHALL INCLUDE ADJUSTING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
20. ALL IRRIGATION PIPING THAT IS NOT A DIRECT LINE TO TREES SHALL BE A MINIMUM FIVE (5) FEET FROM CENTER OF TREE.
21. LOCATE BUBBLERS ON UP-HILL SIDE OF TREE.
22. INSTALL AN NDS-FLO MANAGEMENT INLINE SPRING LOADED CHECK VALVE (CV-0500-FM) BELOW THOSE BUBBLERS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.
23. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.
24. IRRIGATION CONTRACTOR TO NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
25. PRESSURE TEST PROCEDURE. THE CONTRACTOR SHALL:

A. NOTIFY ARCHITECT AT LEAST THREE (3) DAY IN ADVANCE OF TESTING.

B. PERFORM TESTING AT HIS OWN EXPENSE.

C. CENTER LOAD PIPING WITH SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE. NO FITTING SHALL BE COVERED.

D. APPLY THE FOLLOWING TESTS AFTER WELD PLASTIC PIPE JOINTS HAVE CURED AT LEAST 24 HOURS.

1. TEST LIVE (CONSTANT PRESSURE) AND QUICK COUPLER LINE HYDROSTATICALLY AT 125 PSI MINIMUM. LINES WILL BE APPROVED IF TEST PRESSURE IS MAINTAINED FOR SIX (6) HOURS. THE LINE WILL BE APPROVED OR NOT APPROVED AS SUCH RESULTS MAY INDICATE. THE CONTRACTOR SHALL MAKE TESTS AND REPAIRS AS NECESSARY UNTIL TEST CONDITIONS ARE MET.

2. TEST RCV CONTROLLED LATERAL LINES WITH WATER AT LINE PRESSURE AND VISUALLY INSPECT FOR LEAKS. RETEST AFTER CORRECTING DEFECTS.

26. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL T+2, CHRISTY'S ULTRA SEAL, OR APPROVED EQUAL.

27. SUB-SURFACE DRIP IRRIGATION AREAS MUST BE HAND WATERED TO INCREASE SOIL MOISTURE PRIOR TO PLANTING. AFTER PLANTING, THE SUB-SURFACE DRIP SYSTEMS MUST BE OPERATED ON A FREQUENT BASIS TO MAINTAIN SOIL MOISTURE CONTENT. DO NOT ALLOW SOIL TO DRY OUT. MAINTENANCE ROUTINE SHALL INCLUDE PROBING SOIL TO MONITOR MOISTURE CONTENT. USE CAUTION WHEN PROBING SOIL. DO NOT DAMAGE SUB-SURFACE DRIP TUBING.

28. STORMWATER PLANTERS: WHERE IRRIGATION PIPES AND/OR WIRES PASS THROUGH STORMWATER PLANTER WALLS, PENETRATIONS SHALL BE SLEEVED WITH SCHEDULE 40 PVC PIPE. SEAL PENETRATIONS AS DIRECTED IN CIVIL DESIGN SPECIFICATIONS AND CONSTRUCTION DETAILS. SIZE SLEEVES TO ACCOMMODATE PIPE SIZES AND WIRES AS SHOWN ON THE IRRIGATION DESIGN DRAWINGS.

29. RECORD DRAWINGS:

A. THE CONTRACTOR SHALL MAINTAIN IN GOOD ORDER IN THE FIELD OFFICE ONE COMPLETE SET OF BLACK LINE PRINTS OF ALL IRRIGATION DRAWINGS WHICH FORM A PART OF THE CONTRACT, SHOWING ALL WATER LINES, HEADS, VALVES, CONTROLLERS AND STUB-OUTS. IN THE EVENT ANY WORK IS NOT INSTALLED AS INDICATED ON THE DRAWINGS, SUCH WORK SHALL BE CORRECTED AND DIMENSIONED ACCURATELY FROM THE BUILDING WALLS.

B. ALL UNDERGROUND STUB-OUTS FOR FUTURE CONNECTIONS AND VALVES SHALL BE LOCATED AND DIMENSIONED ACCURATELY FROM BUILDING WALLS ON ALL RECORD DRAWINGS.

C. UPON COMPLETION OF THE WORK, OBTAIN REPRODUCIBLE PRINTS FROM ARCHITECT AND NEATLY CORRECT THE PRINTS TO SHOW THE AS-BUILT CONDITIONS.

30. FINE TUNE IRRIGATION SYSTEM TO PROVIDE COMPLETE AND UNIFORM COVERAGE OF THE LANDSCAPE WHILE AVOIDING RUNOFF OF WATER ONTO NON-IRRIGATED AREAS, PAVED AND OTHERWISE. THIS INCLUDES PROGRAMMING THE CONTROLLER RUN TIMES FOR OPTIMIZING SOIL INFILTRATION WITH OUT PUDDLING OR RUNOFF.

31. WARRANTY:

A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FILL AND REPAIR ALL NECESSARY PLANTING DUE TO THE SETTLEMENT OF IRRIGATION TRENCHES FOR ONE YEAR FOLLOWING COMPLETION AND ACCEPTANCE OF THE JOB.

B. THE CONTRACTOR SHALL ALSO WARRANTY ALL MATERIALS, EQUIPMENT AND WORKMANSHIP FURNISHED BY HIM TO BE FREE OF ALL DEFECTS OF WORKMANSHIP AND MATERIALS, AND SHALL AGREE TO REPLACE AT HIS EXPENSE, AT ANY TIME WITHIN ONE YEAR AFTER INSTALLATION IS ACCEPTED, ANY AND ALL DEFECTIVE PARTS THAT MAY BE FOUND.

32. AN IRRIGATION AUDIT REPORT BY A DISINTERESTED 3RD PARTY SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING THE INDEPENDENT AUDITOR.

33. PRODUCT AVAILABILITY: SUPPLY CHAIN VOLATILITY CAN IMPACT CONSTRUCTION. CONTRACTOR SHALL ORDER MATERIALS IN ADVANCE OF SCHEDULED NEED TO ALLOW FOR DELIVERY OF IRRIGATION MATERIALS. IF IRRIGATION MATERIALS ARE NOT OBTAINABLE WITHIN THE CONSTRUCTION SCHEDULE, CONTACT DESIGNER VIA RFI FOR DIRECTION AND APPROVED SUBSTITUTE PRODUCT.

IRRIGATION WATERING SCHEDULES

SUB-SURFACE DRIP IRRIGATION FOR LOW WATER-USE SHRUB/GROUND COVER AREAS																					
SPRINKLER MANUFACTURER		RAINBIRD			LOCATION:		MORGAN HILL, CALIFORNIA														
PRECIPITATION RATE (INCHES/HOUR):		1.51			HEAD SPACING:		12" O.C.														
IRRIGATION SYSTEM EFFICIENCY		0.81			HEAD FLOW:		0.9 GPH														
PLANT FACTOR:		0.30																			
YEAR 2 REDUCTION AMOUNT:		-10% OF YEAR 1 (ESTABLISHMENT) RUN TIME MINUTES																			
		MONTH:		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL					
ETO PER MONTH (INCHES):		1.40		1.90	3.20	4.30	5.40	6.10	6.30	5.70	4.60	3.30	1.80	1.20	45.30						
ETO PER WEEK (INCHES):		0.323		0.439	0.739	0.993	1.247	1.409	1.455	1.316	1.062	0.762	0.416	0.277							
APPLIED ETO PER WEEK (INCHES):		0.120		0.163	0.274	0.368	0.462	0.522	0.539	0.488	0.393	0.282	0.154	0.103							
MINUTES OF WATER PER WEEK:	YEAR 1	5		6	11	15	18	21	21	19	16	11	6	4							
	YEAR 2	4		6	10	13	17	19	19	17	14	10	6	4							
DAYS PER WEEK:	YEAR 1	1		1	2	2	3	3	3	3	2	1	1								
	YEAR 2	1		1	2	2	3	3	3	3	2	1	1								
MINUTES OF WATER PER DAY:	YEAR 1	5		6	5	7	6	7	7	6	5	6	6	4							
	YEAR 2	4		6	5	7	6	6	6	6	5	5	6	4							
CYCLES PER DAY:	YEAR 1	1		1	1	1	1	1	1	1	1	1	1	1							
	YEAR 2	1		1	1	1	1	1	1	1	1	1	1	1							
MINUTES PER CYCLE:	YEAR 1	5		6	5	7	6	7	7	6	5	6	6	4							
	YEAR 2	4		6	5	7	6	6	6	6	5	5	6	4							

BUBBLER IRRIGATION FOR LOW WATER—USE TREES														
SPRINKLER MANUFACTURER		RAIN BIRD		LOCATION:		MORGAN HILL, CALIFORNIA								
PRECIPITATION RATE (INCHES/HOUR):		1.50		HEAD SPACING:		VARIES								
IRRIGATION SYSTEM EFFICIENCY		0.81		HEAD GPM:		2 X .25								
PLANT FACTOR:		0.30		-10% OF YEAR 1 (ESTABLISHMENT) RUN TIME MINUTES										
YEAR 2 REDUCTION AMOUNT:														
MONTH:		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
ETO PER MONTH (INCHES):		1.40	1.90	3.20	4.30	5.40	6.10	6.30	5.70	4.60	3.30	1.80	1.20	45.30
ETO PER WEEK (INCHES):		0.323	0.439	0.739	0.993	1.247	1.409	1.455	1.316	1.062	0.762	0.416	0.277	
APPLIED ETO PER WEEK (INCHES):		0.120	0.163	0.274	0.368	0.462	0.522	0.539	0.488	0.393	0.282	0.154	0.103	
MINUTES OF WATER PER WEEK:	YEAR 1	5	7	11	15	18	21	22	20	16	11	6	4	
	YEAR 2	4	6	10	13	17	19	19	18	14	10	6	4	
DAYS PER WEEK:	YEAR 1	1	1	1	1	1	1	1	1	1	1	1	1	
	YEAR 2	1	1	1	1	1	1	1	1	1	1	1	1	
MINUTES OF WATER PER DAY:	YEAR 1	5	7	11	15	18	21	22	20	16	11	6	4	
	YEAR 2	4	6	10	13	17	19	19	18	14	10	6	4	
CYCLES PER DAY:	YEAR 1	1	1	1	1	1	1	1	1	1	1	1	1	
	YEAR 2	1	1	1	1	1	1	1	1	1	1	1	1	
MINUTES PER CYCLE:	YEAR 1	5	7	11	15	18	21	22	20	16	11	6	4	
	YEAR 2	4	6	10	13	17	19	19	18	14	10	6	4	

NOTES:
THE CHARTS ARE INTENDED TO BE USED AS A GUIDELINE ONLY AND INDICATE APPROXIMATE RUN TIMES (IN MINUTES) FOR EACH ZONE BASED ON ESTIMATED WEEKLY WATER REQUIREMENTS FOR ESTABLISHED PLANT MATERIAL. THE FIGURES SHOWN IN THIS SCHEDULE ARE APPROXIMATE AND HAVE BEEN DEVELOPED FROM LOCAL CURRENT AVERAGES FOR EVAPOTRANSPIRATION, AND REFLECT MAXIMUM IRRIGATION REQUIREMENTS OF THE PLANT MATERIAL BASED ON PLANT TYPE AND SPACING. ACTUAL RUN TIMES MAY BE DIFFERENT DEPENDING ON A VARIETY OF FACTORS INCLUDING TOPOGRAPHY, SOIL STRUCTURE, SUN AND WIND EXPOSURE, WEATHER, ACTUAL PLANT WATER REQUIREMENTS, ETC.

WATER EFFICIENT LANDSCAPE WORKSHEET-WELO

Project Address: 25 Peebles Avenue, Morgan Hill

Date: 07-08-2025

ETo* (in./year): 45.3

Maximum Applied Water Allowance (MAWA):

MAWA - Eto* x 0.62 x [ETAF x RLA + 1.0 x SLA] = 114,526 (Annual Gallons Allowed)

The maximum ETAF allowed in the MAWA equation must be equal to or below:
0.55 - for residential regular landscape areas (RLA)
0.45 - for non-residential regular landscape areas (RLA)
1.00 - for special landscape areas (SLA)

Estimated Total Water Use (ETWU) Table:

A	B	C	D	E	F
Hydrozone (Number, letter or other designation)	Plant Factor ^b "PF"	Irrigation Efficiency ^c "IE"	Evapotranspiration Adjustment Factor ETAF = PF/IE	Hydrozone Area (sq.ft.)	Estimated Water Use "EWU" = D x E x ETo* x 0.62 (gallons/year)
C-1	0.30	0.81	0.37	405	4,209
C-2	0.30	0.81	0.37	455	4,728
C-3	0.30	0.81	0.37	450	4,676
C-4	0.30	0.81	0.37	16	166
C-5	0.30	0.81	0.37	352	3,658
C-6	0.30	0.81	0.37	345	3,585
C-7	0.30	0.81	0.37	580	6,027
C-8	0.30	0.81	0.37	670	6,963
C-9	0.30	0.81	0.37	660	6,859
C-10	0.30	0.81	0.37	290	3,014
C-11	0.30	0.81	0.37	730	7,586
C-12	0.30	0.81	0.37	176	1,829
C-13	0.30	0.81	0.37	610	6,339
C-14	0.30	0.81	0.37	505	5,248
C-15	0.30	0.81	0.37	255	2,650
C-16	0.30	0.81	0.37	550	5,716
C-17	0.30	0.81	0.37	365	3,793
Totals				(A) 7,414	77,045

* Annual Eto from nearest City

^b Plant Factor from WUCOLS:
Very Low = -less than 0.1
Low = 0.1 - 0.3
Moderate = 0.4 - 0.6
High = 0.7 - 1.0

^c Average Irrigation System Efficiency: (IE)
Overhead Irrigation = 0.75
Drip Irrigation = 0.81

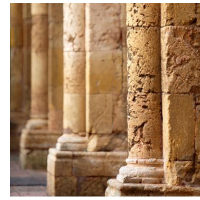
THE IRRIGATION CONTROLLER MUST OPERATE ONLY BEFORE 9:00AM OR AFTER 7:00PM.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION
■	1401 / CV-0500-FM	RAIN BIRD BUBBLER / NDS FLOW MANAGEMENT INLINE SPRING CHECK VALVE (TREE)
△	LT-S	FLUSH VALVE (SEE DETAIL) - KBI SCHEDULE 80 PVC FULL PORT BALL VALVE (SLIP X SLIP) (LINE SIZE)
⊕	ARV050	RAIN BIRD AIR RELEASE & VACUUM RELIEF VALVE
⓪	OPERIND - (SEE SUB-SURFACE DRIP LAYOUT DETAILS)	RAIN BIRD DRIP SYSTEM OPERATION INDICATOR
Ⓢ	3200100-1"	SUPERIOR NORMALLY CLOSED MASTER CONTROL VALVE
Ⓢ	FSI-T10-001-1" / P7162D-A (PART OF CONTROLLER EQUIPMENT PKG)	CREATIVE SENSOR TECHNOLOGY FLOW SENSOR WITH PAIGE SHIELDED COMMUNICATION CABLE (SEE CONTROLLER DESCRIPTION)
Ⓢ	100-PESB / LT-T	RAIN BIRD REMOTE CONTROL VALVE / KBI SCHEDULE 80 PVC FULL PORT BALL VALVE
Ⓢ	XCZ-100-PRB-COM	RAIN BIRD CONTROL ZONE KIT - PVC BALL VALVE, 1" PESB VALVE, AND 1" PRESSURE REGULATING (40 PSI) QUICK CHECK BASKET FILTER (200 MESH)
◆	33DRC	RAIN BIRD QUICK COUPLING VALVE
⌞	T-113-LF	NIBCO GATE VALVE - LEAD FREE (LINE SIZE)
⌞	975XL2-1"	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY (LEAD FREE)
■	600XL-1"	ZURN PRESSURE REDUCING VALVE (LEAD FREE)
Ⓢ	CA16-HU10-24 / HSSE / LPP / P7162D-A / GTF5-100P / FAN	SITE ONE GREEN TECH CONTROLLER ASSEMBLY WITH HUNTER IC22 TWO-WIRE CONTROLLER IN A WALL MOUNT STAINLESS STEEL STRONG BOX ENCLOSURE WITH HUNTER SOLAR SYNC SENSOR ASSEMBLY (HSSE), LINE PRIMARY PROTECTION, PAIGE SHIELDED COMMUNICATION CABLE (P7162D-A), CST FLOW SENSOR (GTF5-100P) AND ENCLOSURE FAN. CONTACT KYRSTIE RHEA, SITE ONE GREEN TECH REPRESENTATIVE, FOR ORDER, PURCHASE AND WARRANTY. (925.549.3123) PRIOR TO INSTALLATION OF IRRIGATION CONTROLLER AND ASSOCIATED COMPONENTS CONTACT CHRIS McNAIRY, HUNTER INDUSTRIES, (707.695.3890) WITH QUESTIONS REGARDING TWO-WIRE CONTROLLER COMPONENTS, INSTALLATION, WIRING, WIRE SPLICING, GROUNDING AND DECODER PROGRAMMING AS WELL AS PROGRAMMING OF CONTROLLER.
Ⓢ	ICD-HP	HUNTER HAND-HELD DECODER PROGRAMMER. CONTRACTOR SHALL PROVIDE ONE (1) PROGRAMMER TO OWNER AFTER USING TO PROGRAM SYSTEM DECODERS.
		PRECIPITATION RATE / DESIGN OPERATING PRESSURE
		CONTROLLER & STATION NUMBER
		APPROXIMATE FLOW (GPM)
		REMOTE CONTROL VALVE SIZE
		HYDROZONE - PLANT TYPE / WATER REQUIREMENT SL - SHRUB & GROUND COVER / LOW WATER-USE TL - TREE / LOW WATER-USE
		MAINLINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS. 18" COVER. 24" COVER UNDER VEHICULAR PAVING.
		LATERAL LINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS. 12" COVER. 24" COVER UNDER VEHICULAR PAVING.
		SUB-SURFACE RAIN BIRD XFS-CV SUB-SURFACE DRIPLINE (XFS-CV-09-12) WITH COPPER SHIELD TECHNOLOGY AND HEAVY DUTY CHECK VALVE. INSTALL AS DETAILED 12" O.C. SEE DRIP IRRIGATION DETAILS FOR TUBING LAYOUT, AND INSTALLATION METHODS. BOUNDARIES DEFINE AREAS FOR DRIPLINE TO BE CONNECTED TO ASSOCIATED REMOTE CONTROL VALVES AS DEPICTED IN THE DRAWING. 4" SOIL COVER.
		SLEEVING: 1120-SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.

VALVE BOXES AND LIDS SHALL BE BLACK IN COLOR.

NO.	REVISIONS	BY	DATE



Prepared By:

LEVESQUE DESIGN

1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
(510) 521 6700

Prepared For:

Peebles Square LLC
1630 Oakland Road
San Jose, CA 95150

PEEBLES SQUARE

25 Peebles Avenue

Morgan Hill, CA

Per MWEL0 492.6 Landscape Design Plans (b)(13) contain the following statement: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan."

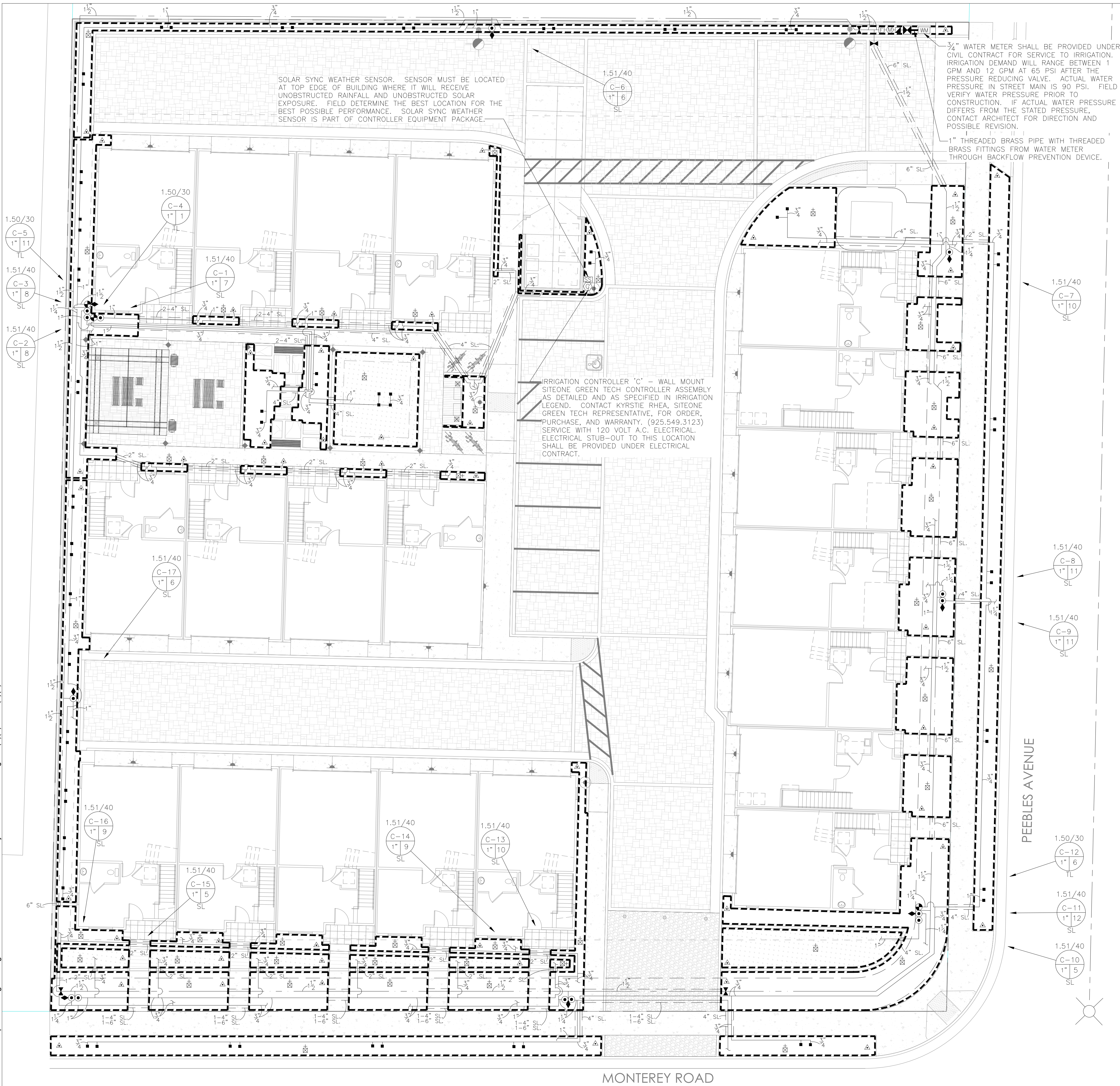
KEVIN LEVESQUE

LA 4177

LICENSED LANDSCAPE ARCHITECT
KEVIN T. LEVESQUE NO. A7171
03/2008
Renewed Date
State of California

LANDSCAPE PLANS

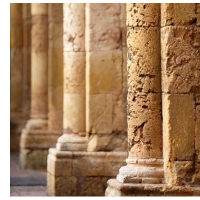
IRRIGATION NOTES, LEGEND AND



COMMISSIONING AND MANAGEMENT OF SUB-SURFACE DRIP IRRIGATION SYSTEMS

1. PRIOR TO PLANTING, CONTRACTOR SHALL PREPARE SOIL FOR PLANTING BY HAND WATERING TO BRING SOIL MOISTURE CONTENT UP TO AN IDEAL GROWING CONDITION THROUGHOUT THE INTENDED ROOT ZONE. OPERATE SUB-SURFACE DRIP SYSTEM AS NECESSARY TO MAINTAIN MOISTURE LEVEL IN SOIL. DO NOT LET SOIL DRY OUT. MOISTURE DEPLETION SHOULD NOT EXCEED 20% DEPLETION (80% OF DESIRED MOISTURE CONTENT REMAINS). CONTRACTOR SHALL MONITOR MOISTURE CONTENT TO ENSURE DESIRED MOISTURE CONTENT IS MAINTAINED WITHOUT OVER-SATURATION. USE CARE TO NOT DAMAGE SUB-SURFACE DRIP TUBING WHEN PROBING SOIL FOR MOISTURE CONTENT TESTING.
2. INSTALL TUBING ACCORDING TO SPACING SPECIFIED IN THE DRAWINGS AND DETAILS. DRIP TUBING MUST REMAIN AS CLOSE AS POSSIBLE TO THE SPACING IDENTIFIED IN THE DRAWINGS. THE GRID OF EMITTERS ARE INTENDED TO IRRIGATE THE ENTIRE PLANTED AREA (NOT INDIVIDUAL PLANTS). LIKEWISE, DO NOT MOVE PLANTS FROM THEIR DESIGNED SPACING TO BE CLOSER TO AN EMITTER. WHEN PROPERLY MANAGED, THE DRIP SYSTEM WILL PROVIDE WATER TO THE ENTIRE PLANTED AREA, CREATING AN INVITING CONDITION FOR THE ROOTS TO GROW AND THE PLANTS TO THRIVE.

NO.	REVISIONS	BY	DATE



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PEEBLES SQUARE

25 Peebles Avenue
Morgan Hill, CA

Per MWEL0 492.6 Landscape Design Plans (b)(13) contain the following statement: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan."



LA 4177
KEVIN LEVESQUE



LANDSCAPE PLANS

IRRIGATION PLAN

Scale:
SCALE: 1" = 10'-0"


Date:	JULY 8, 2025	Scale:	
Job:	23-289	Design:	MTD
North:		Drawn:	MTD
		Checked:	MTD
		Sheet:	

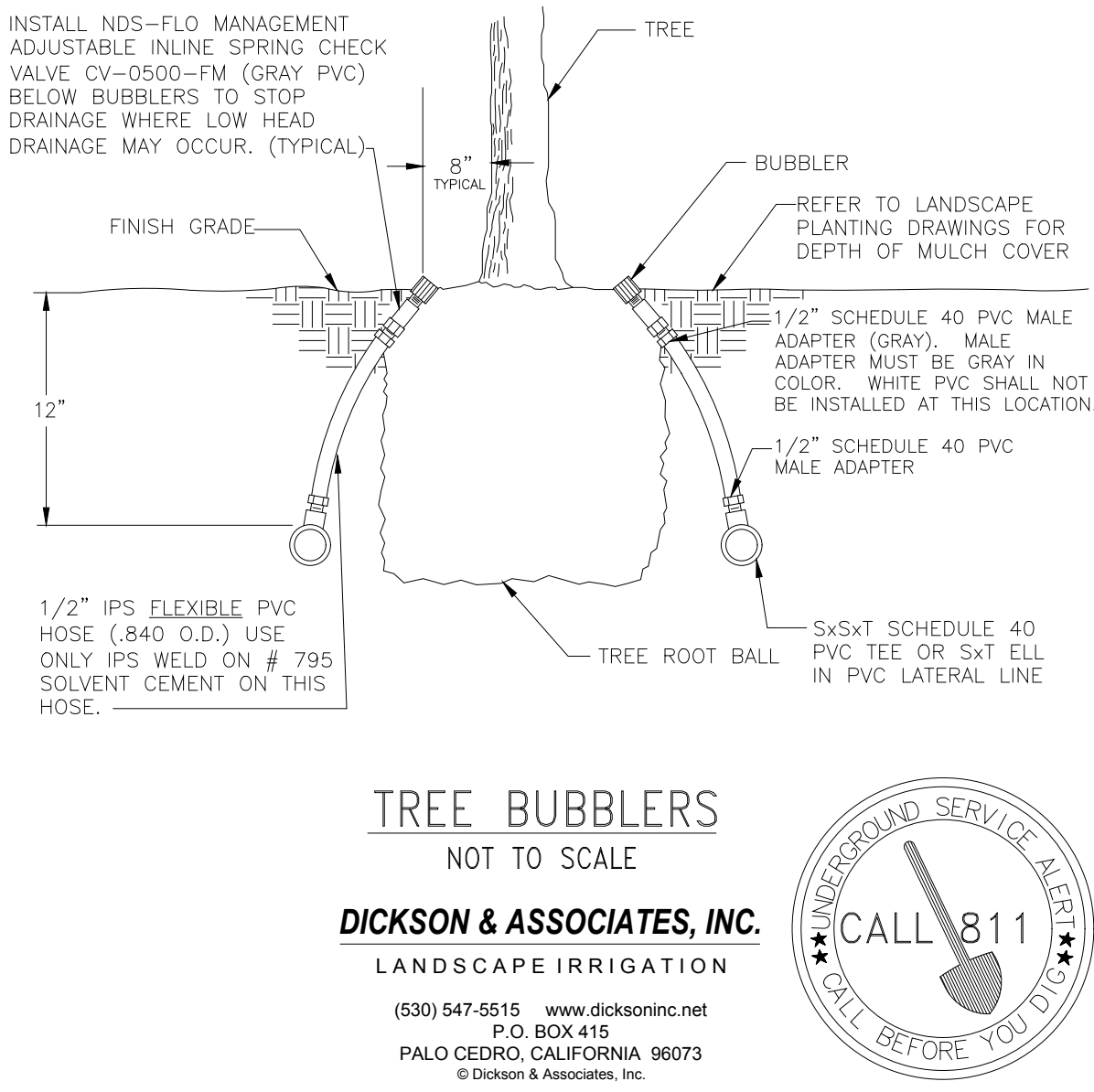
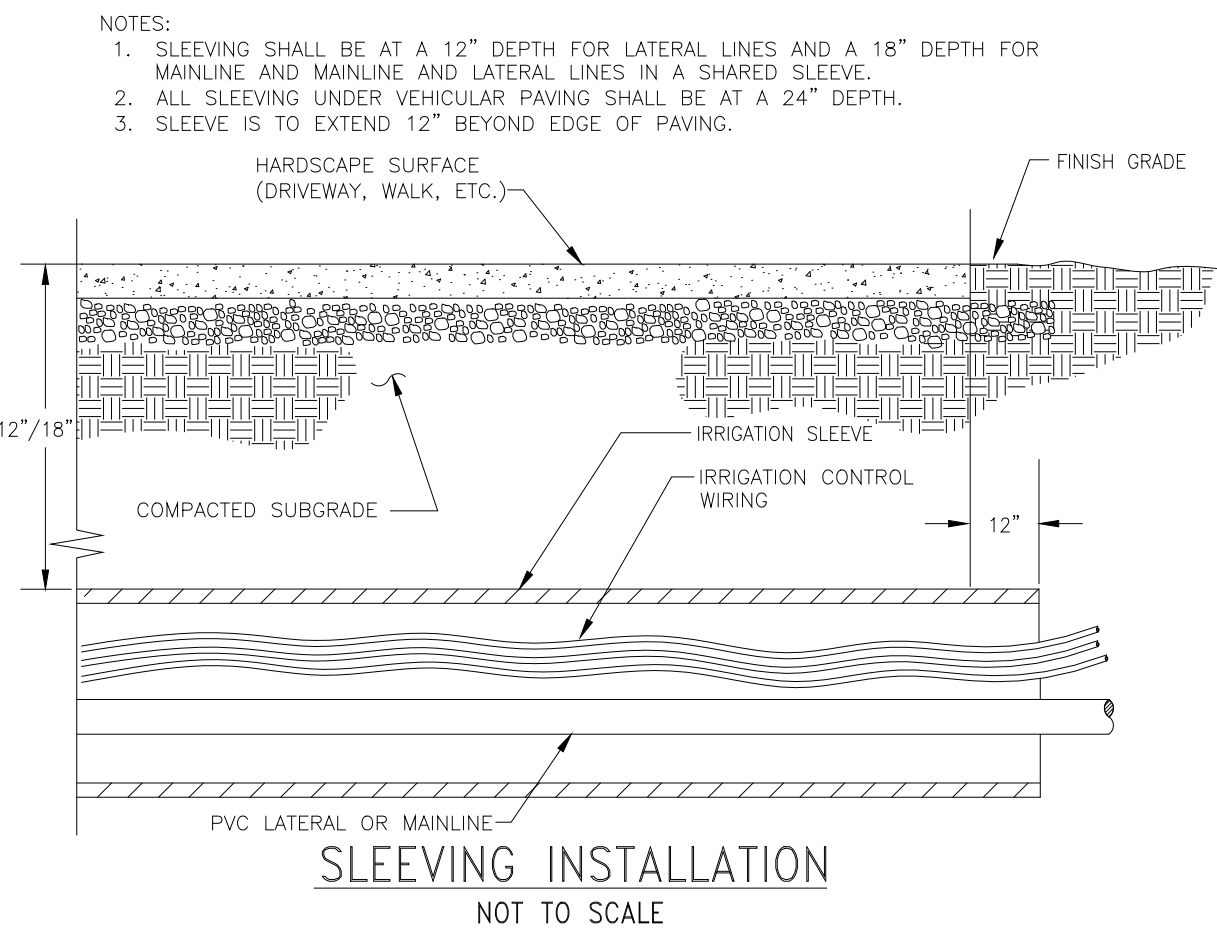
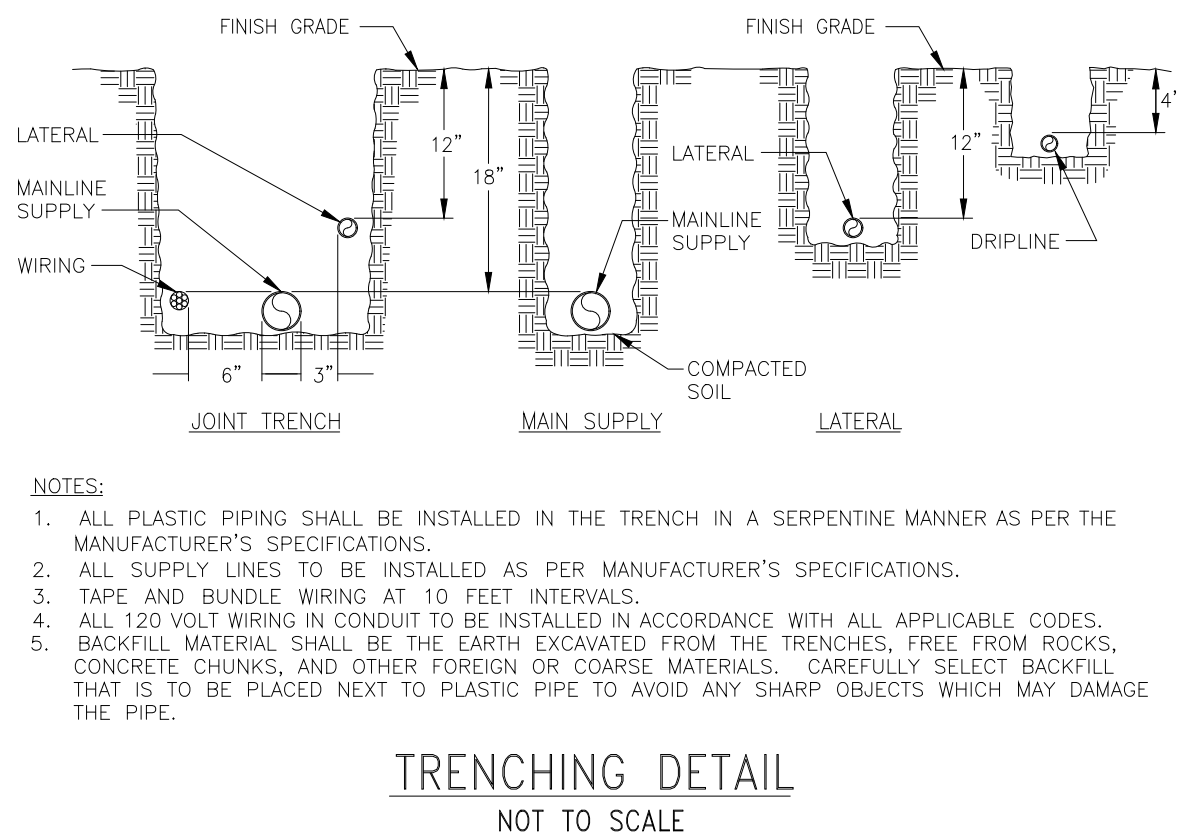
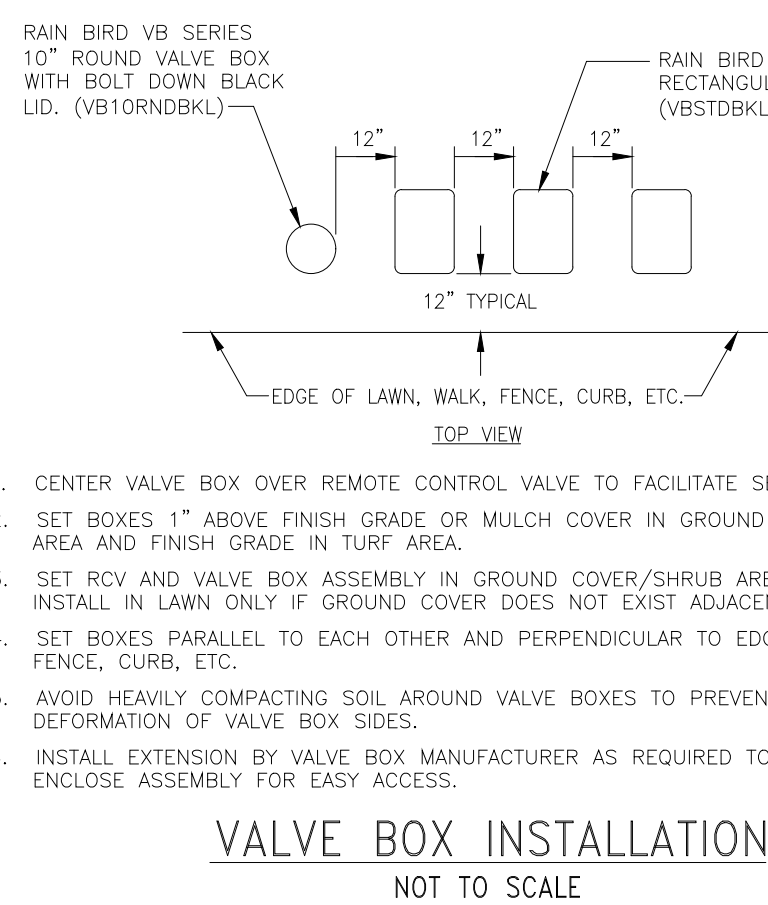
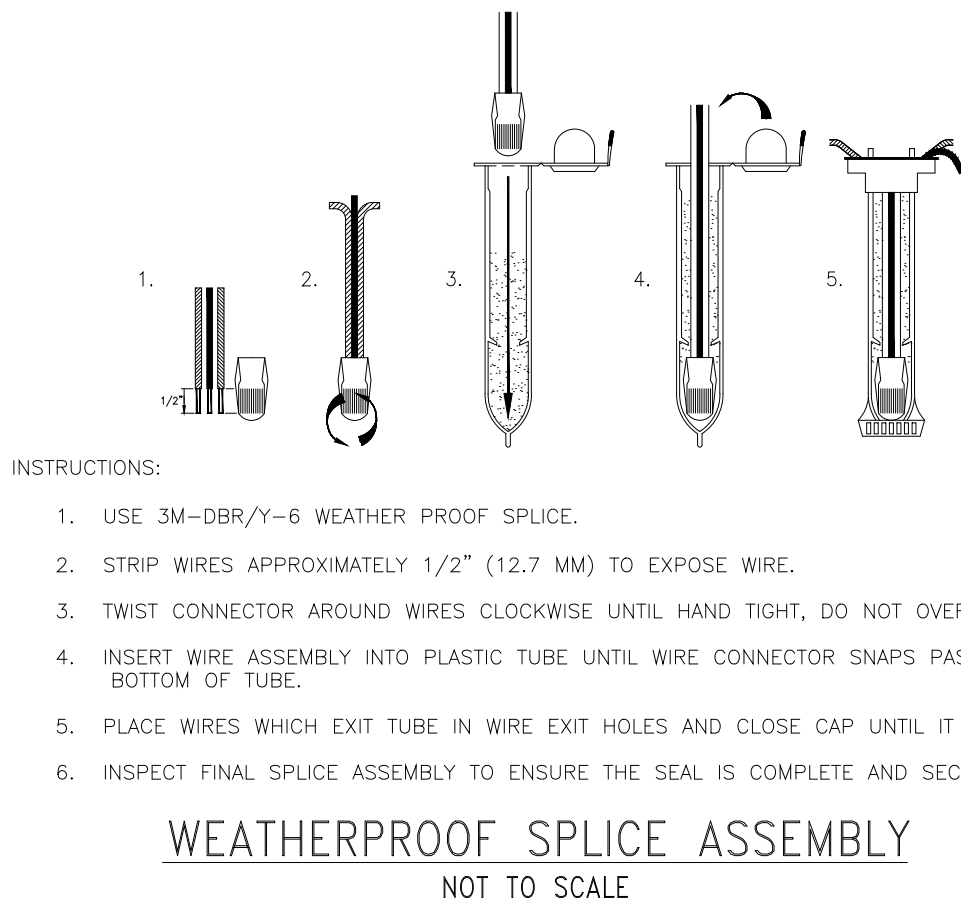
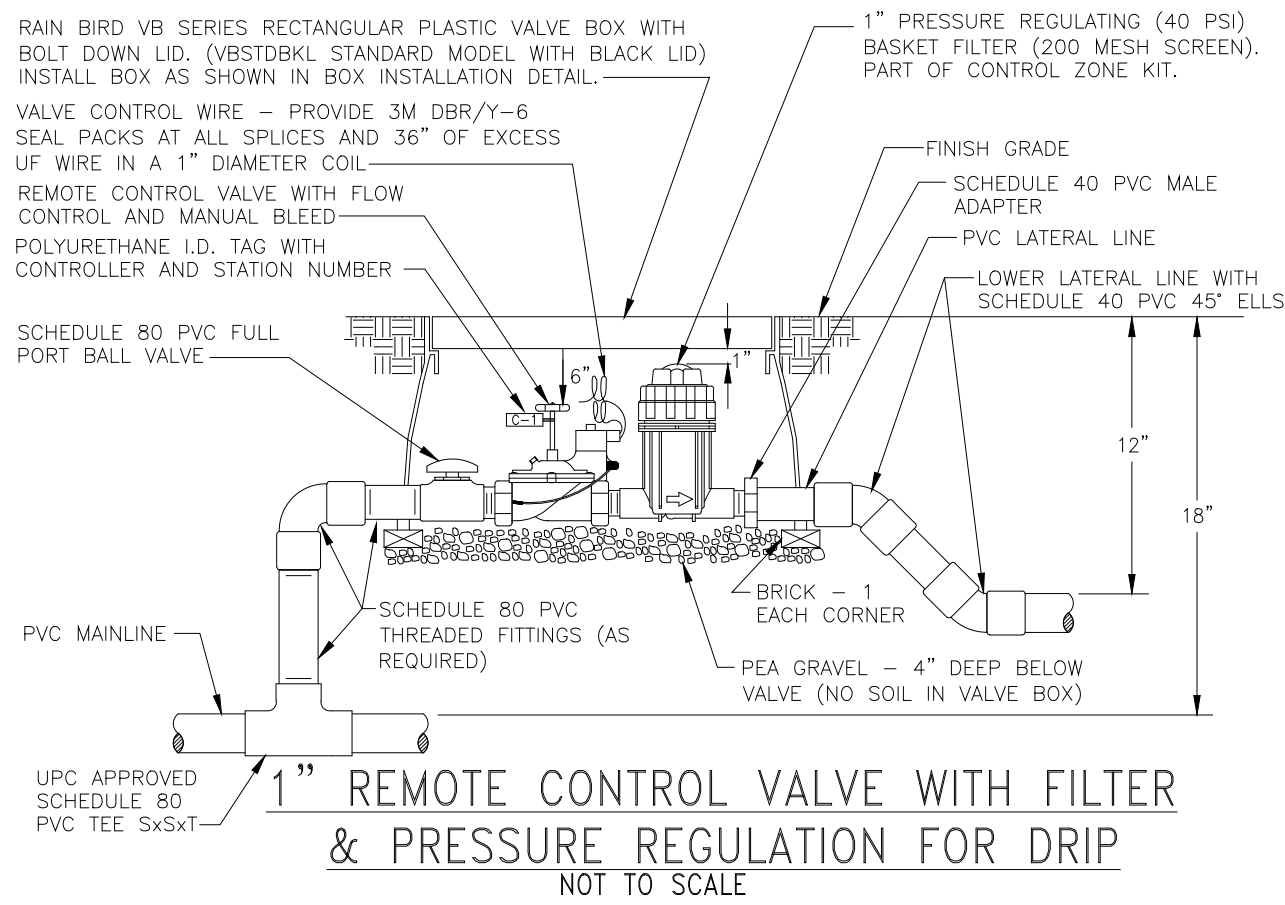
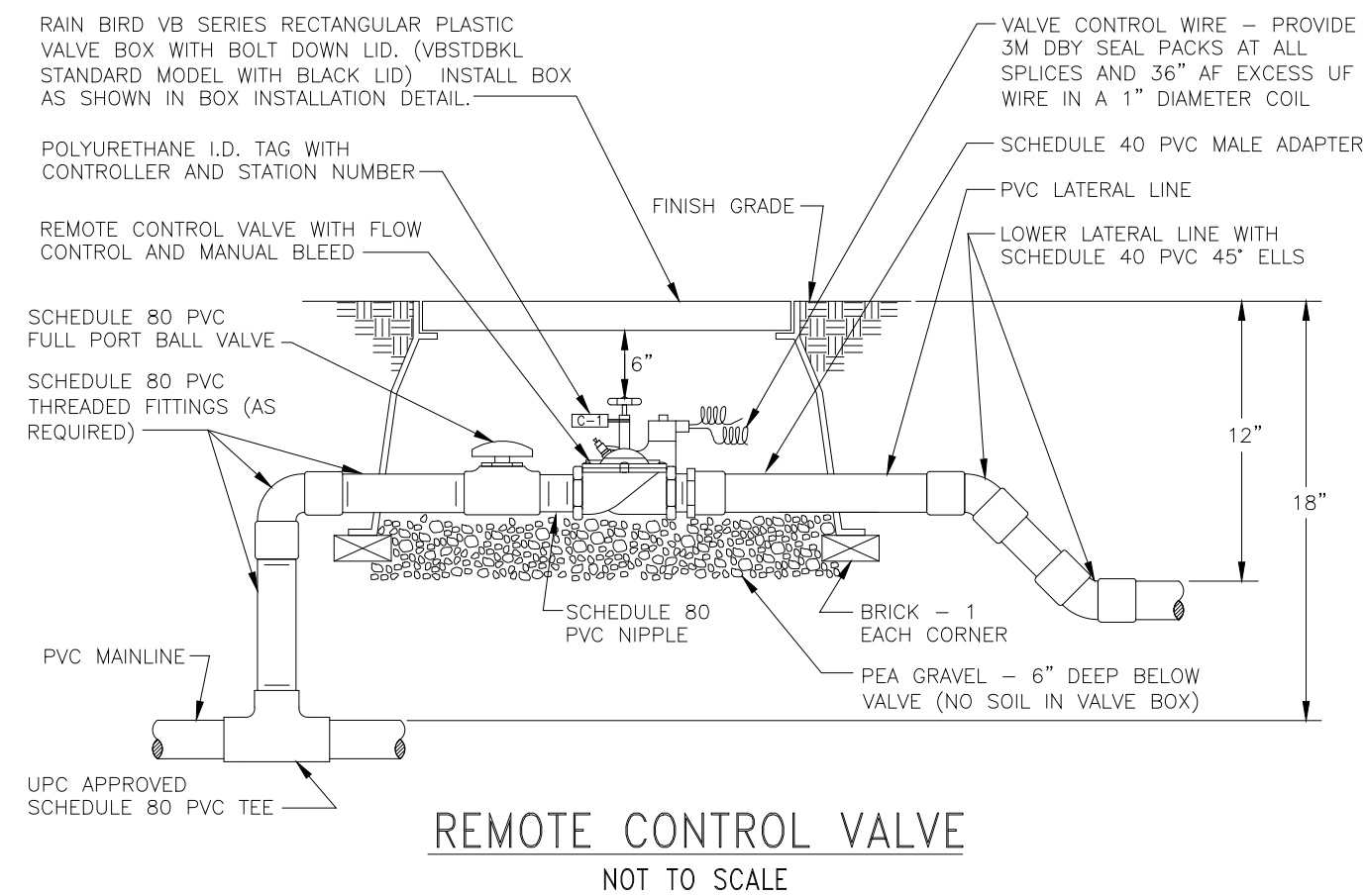
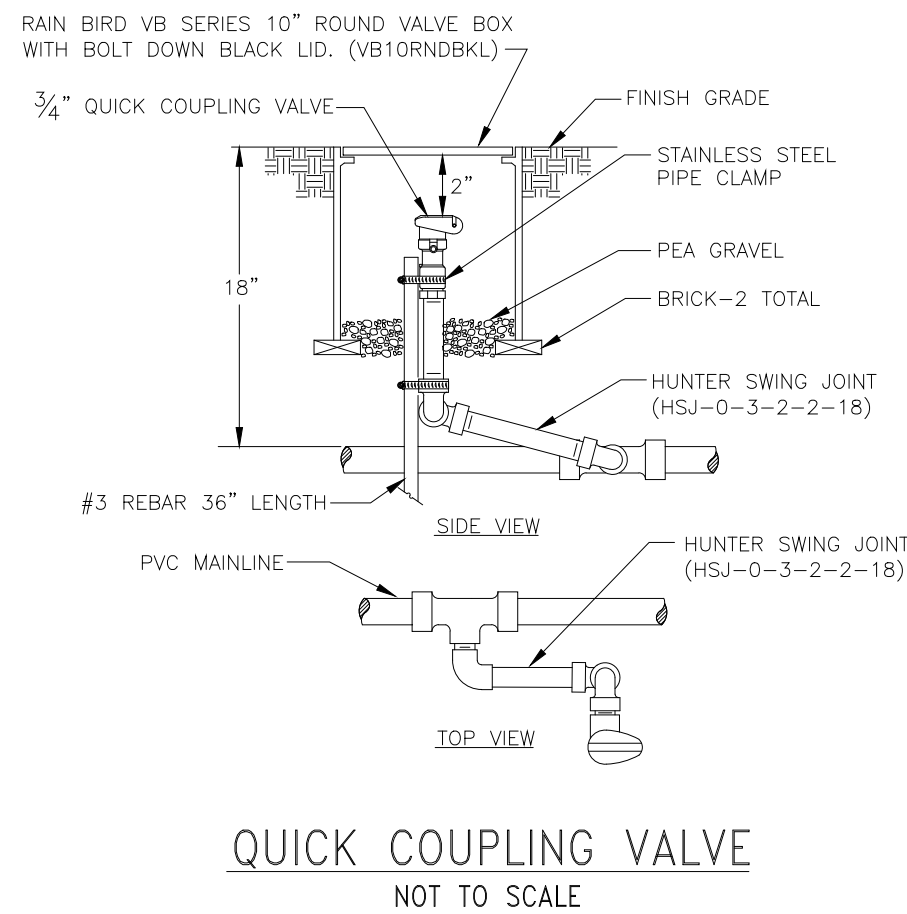
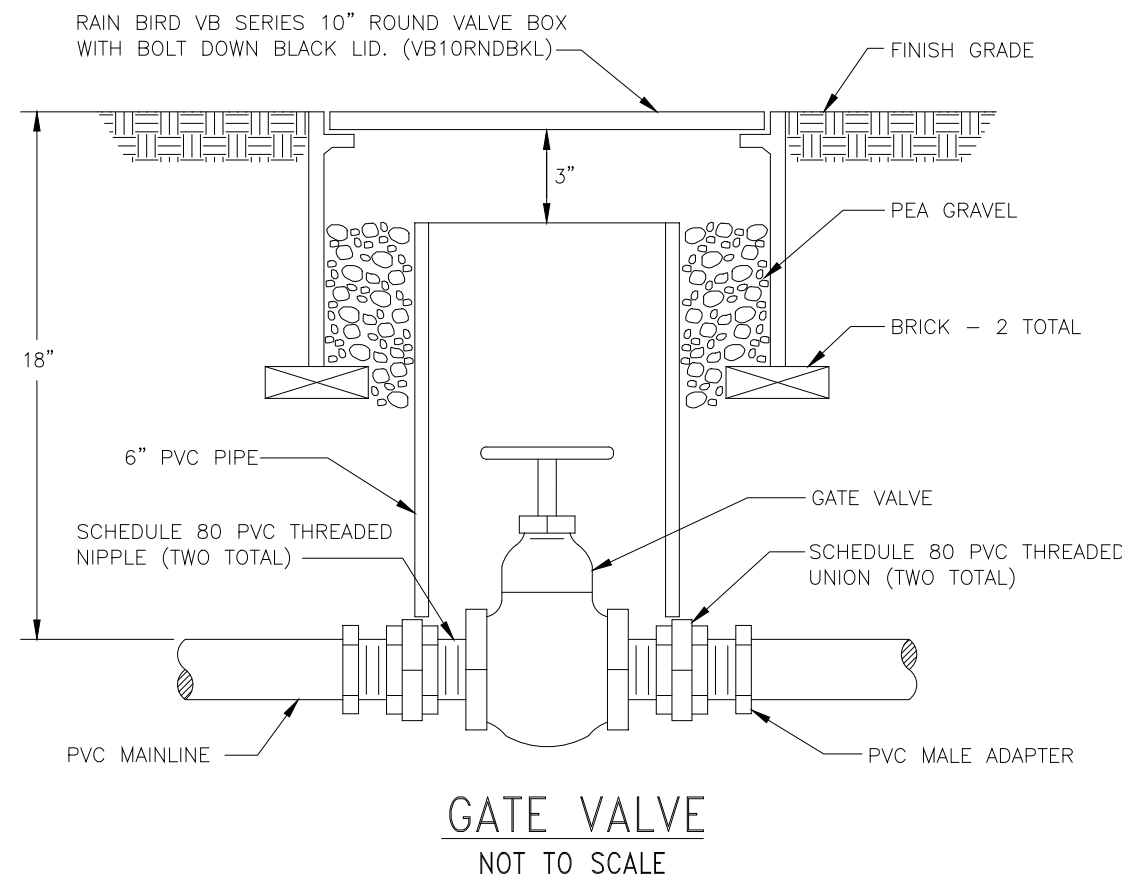
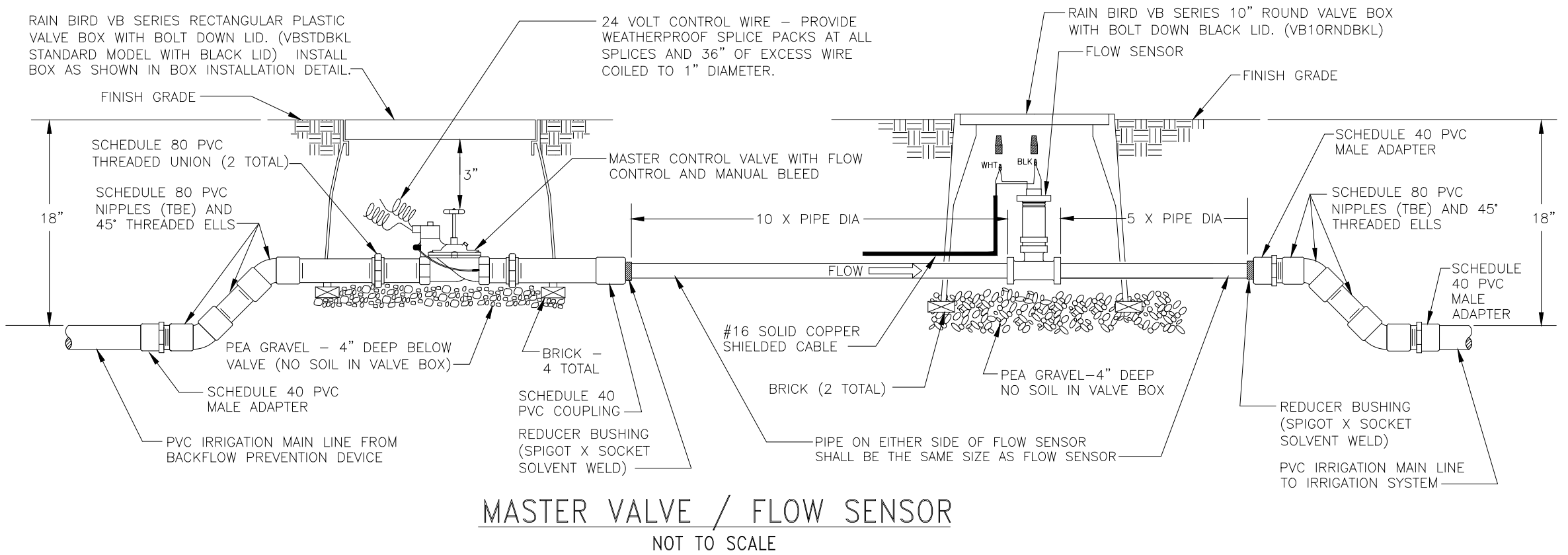
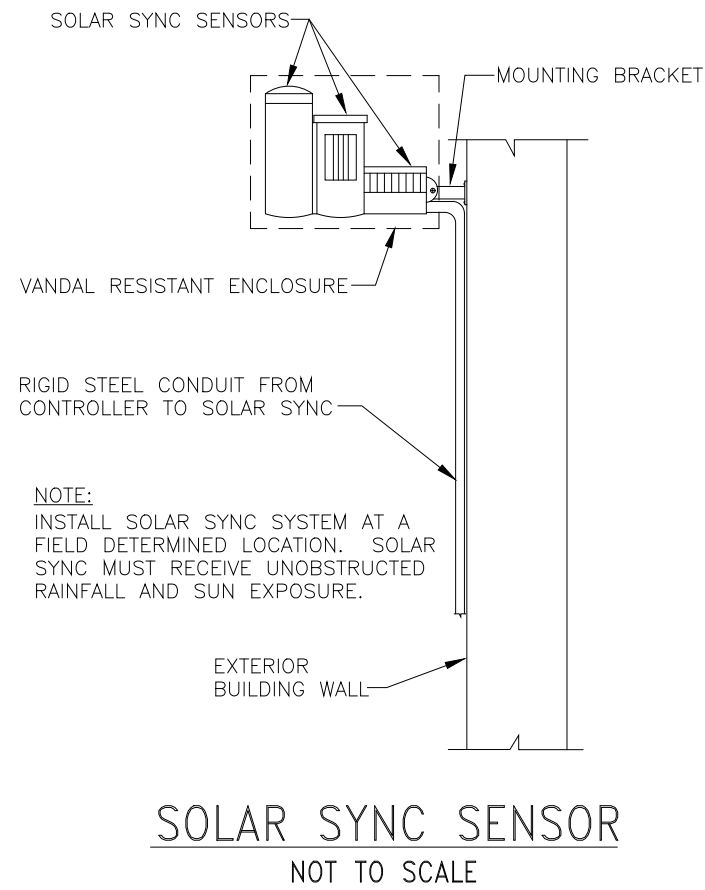
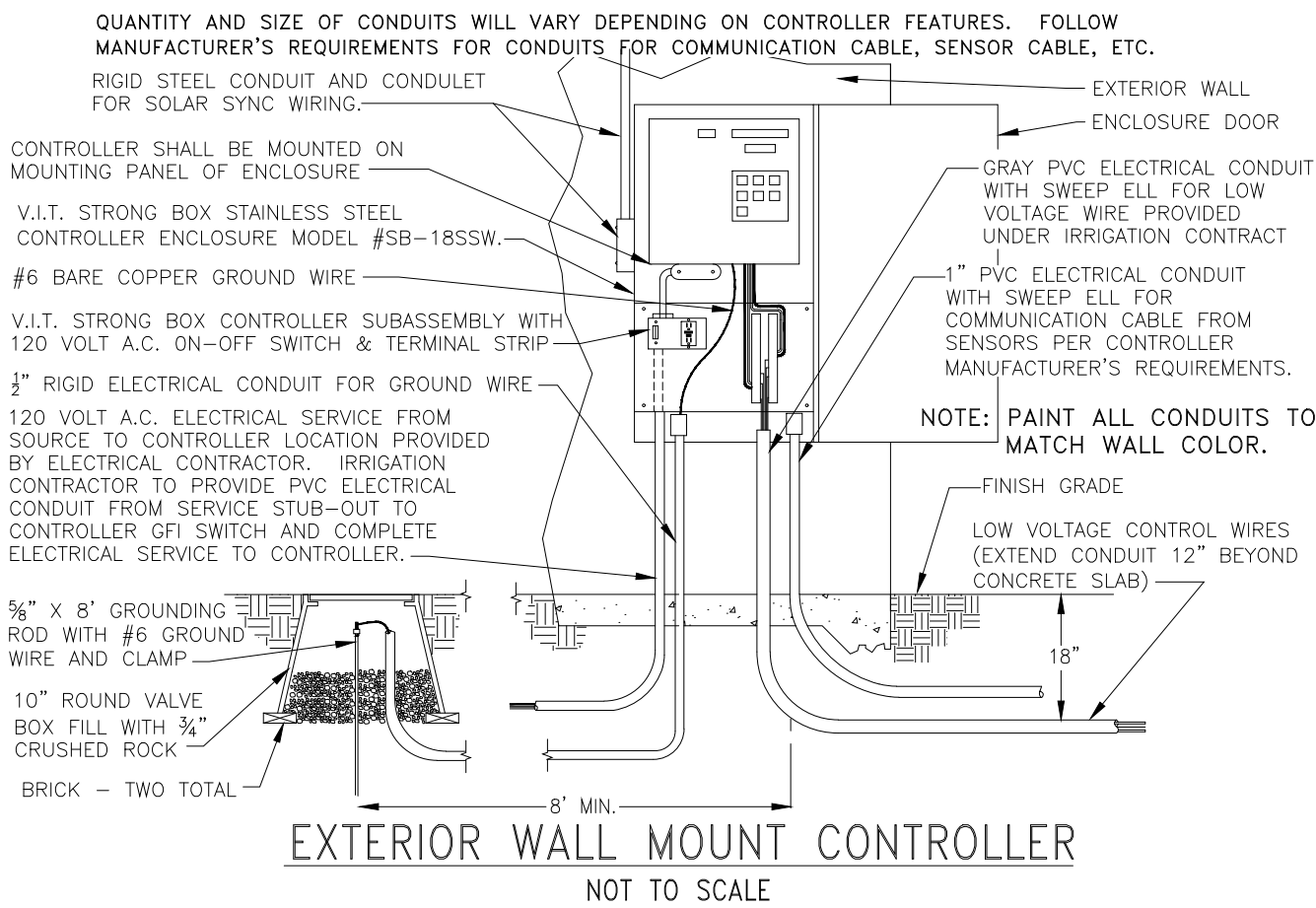
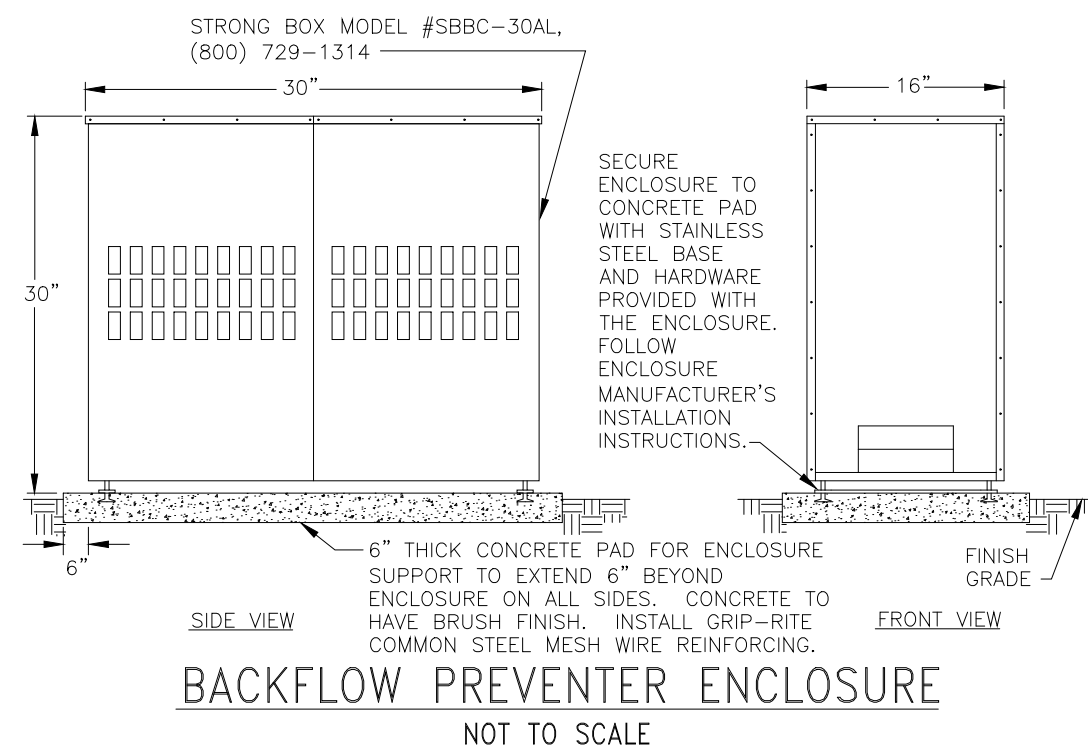
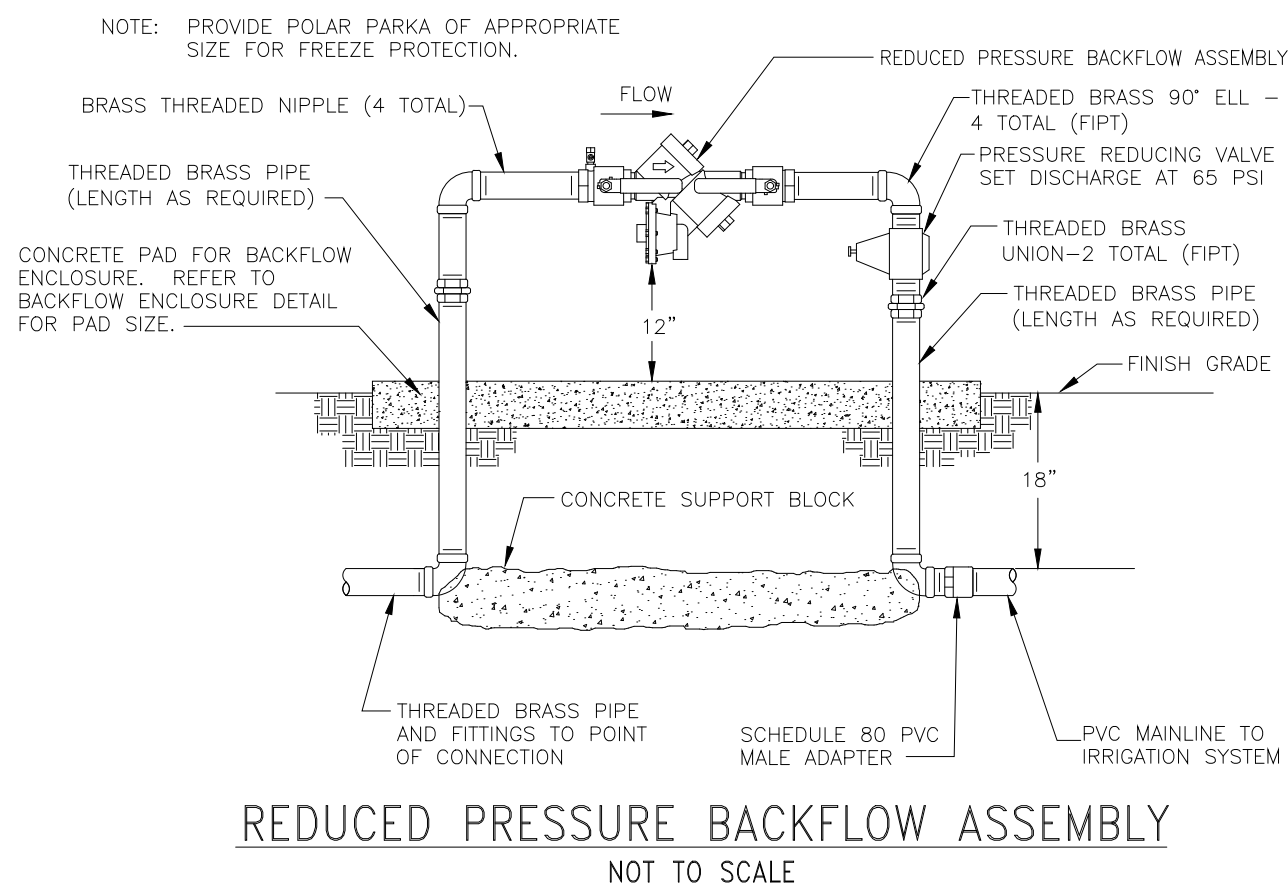
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of 20 Sheets



25 Peebles/A/JOB/24-602 / L-IRR / L-5.1 / SYMBOL SIZE: 10 / 07-07-2025 AGD

Page 166 of 174



NO.	REVISIONS	BY	DATE

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PEEBLES SQUARE

25 Peebles Avenue
Morgan Hill, CA

Per MWEO 492.6 Landscape Design Plans (b)(13) contain the following statement: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan."

Kevin Levesque
KEVIN LEVESQUE
LA 4177

LANDSCAPE PLANS

IRRIGATION DETAILS

Scale:
SCALE: 1" = 10'-0"

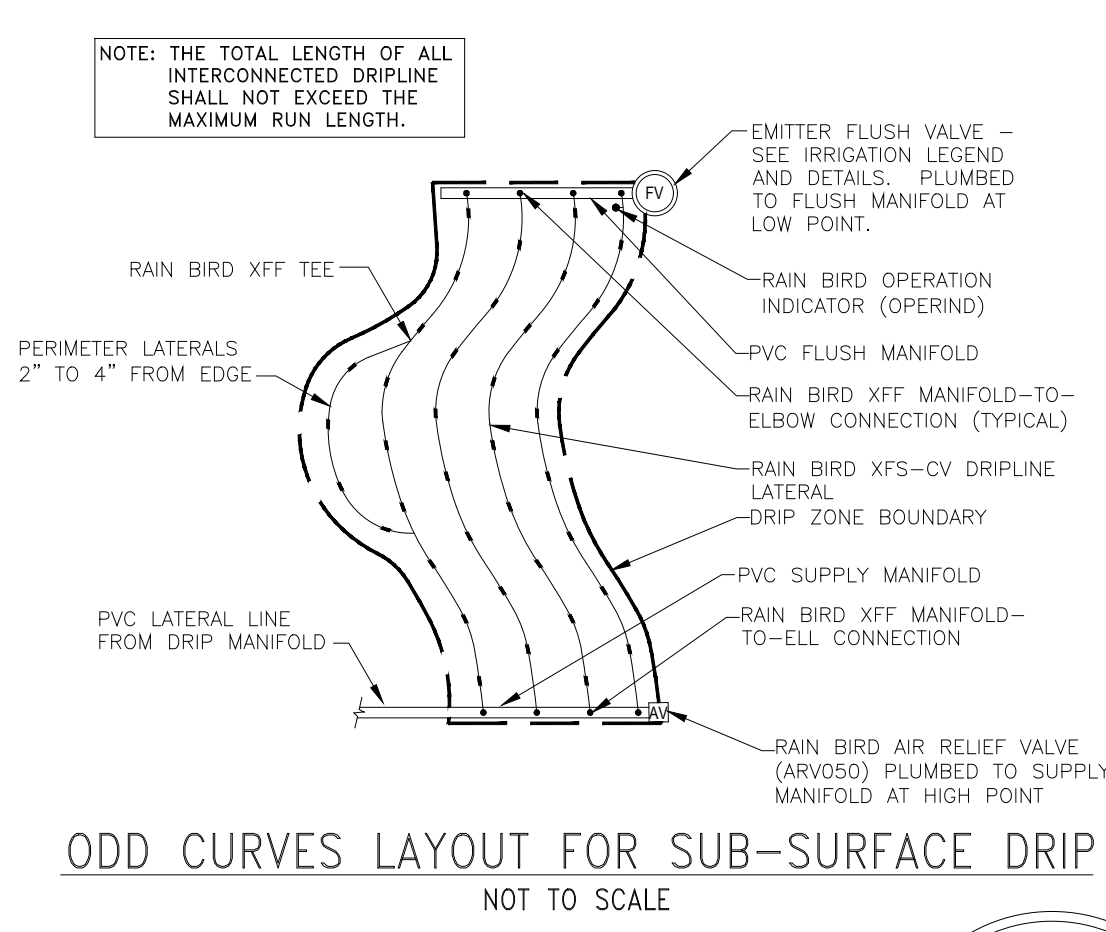
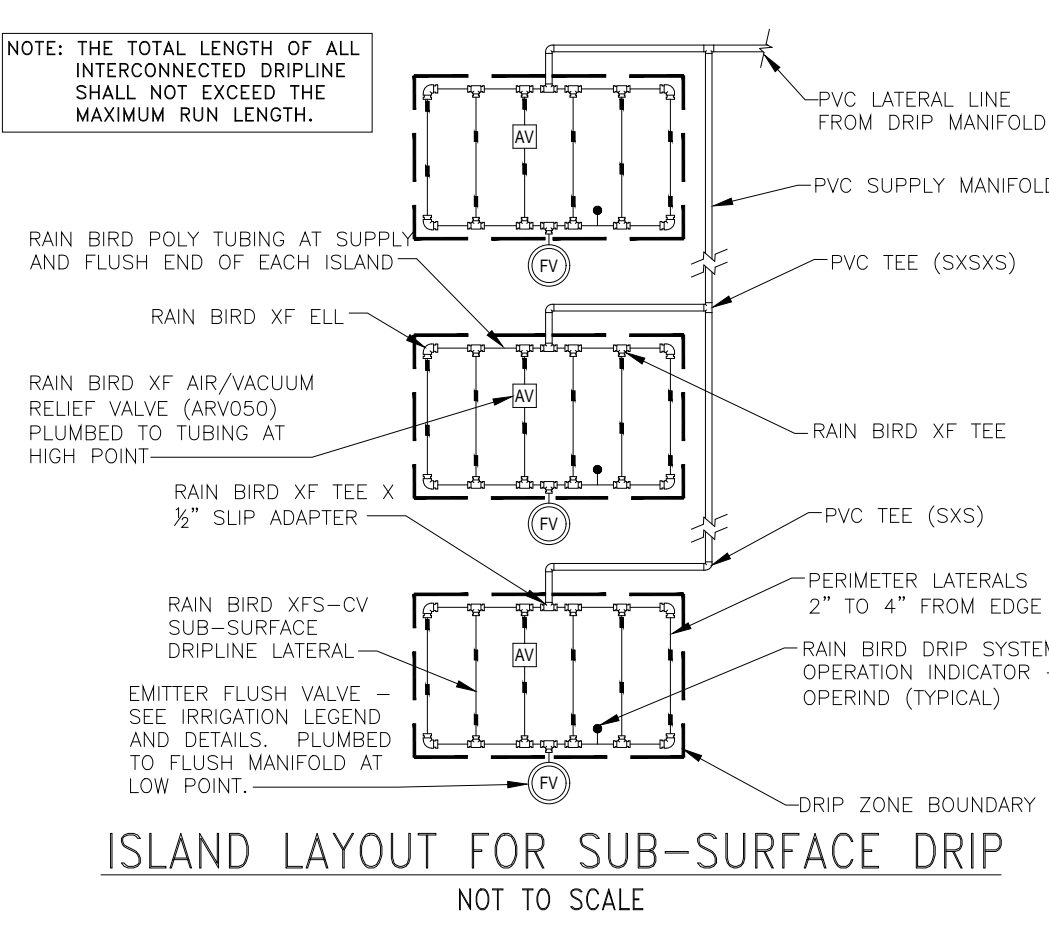
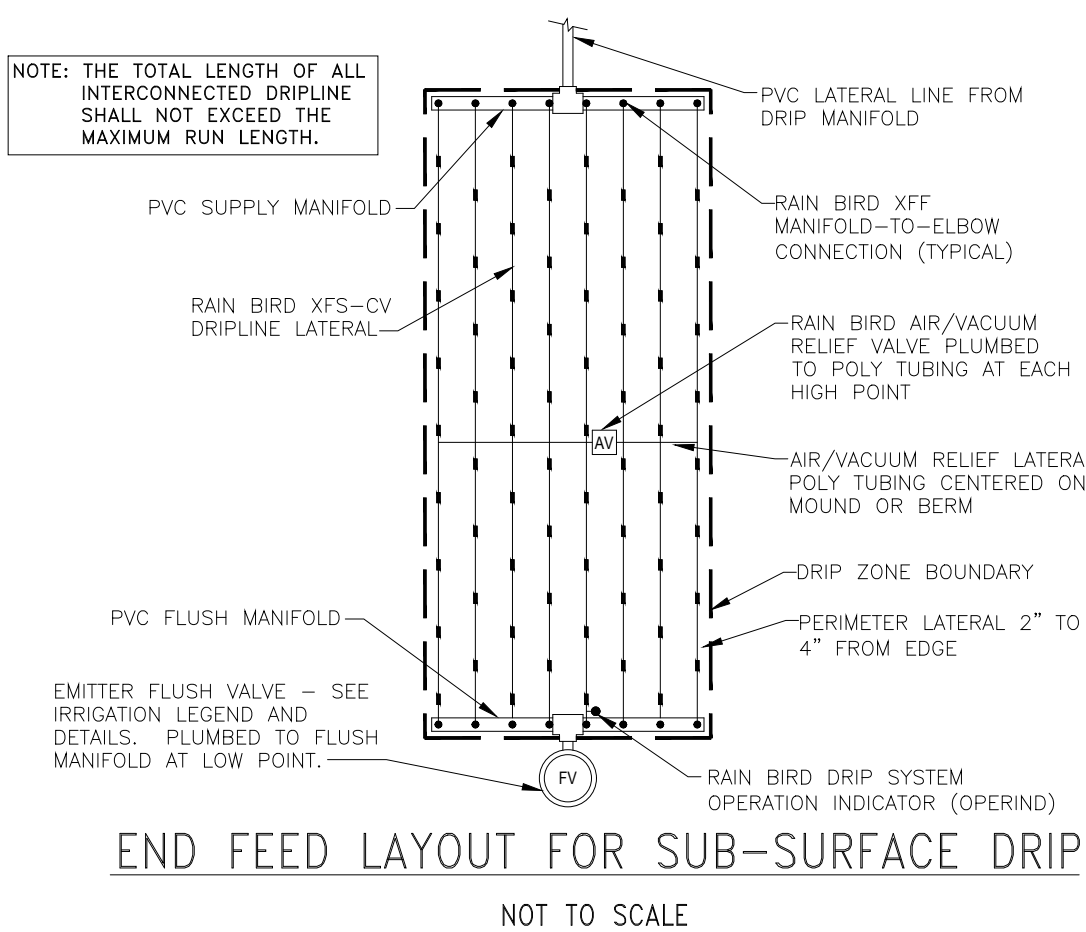
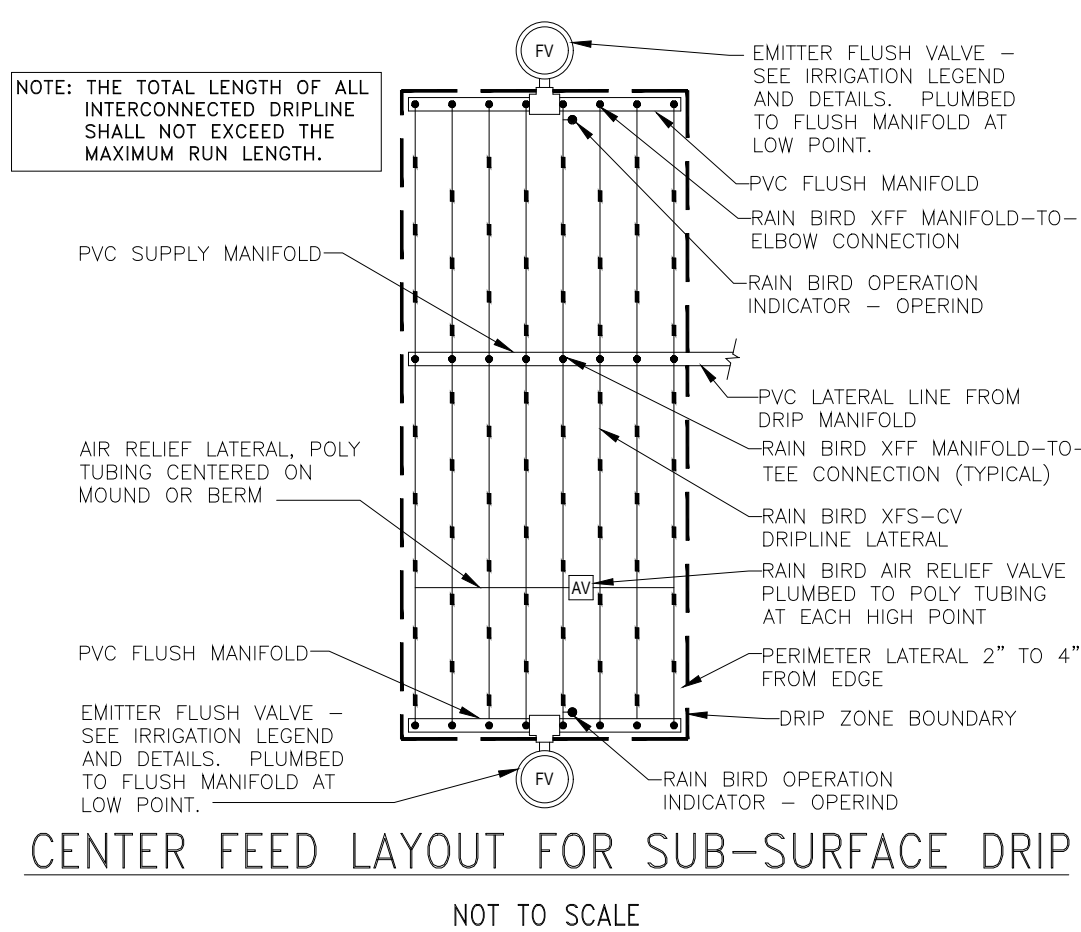
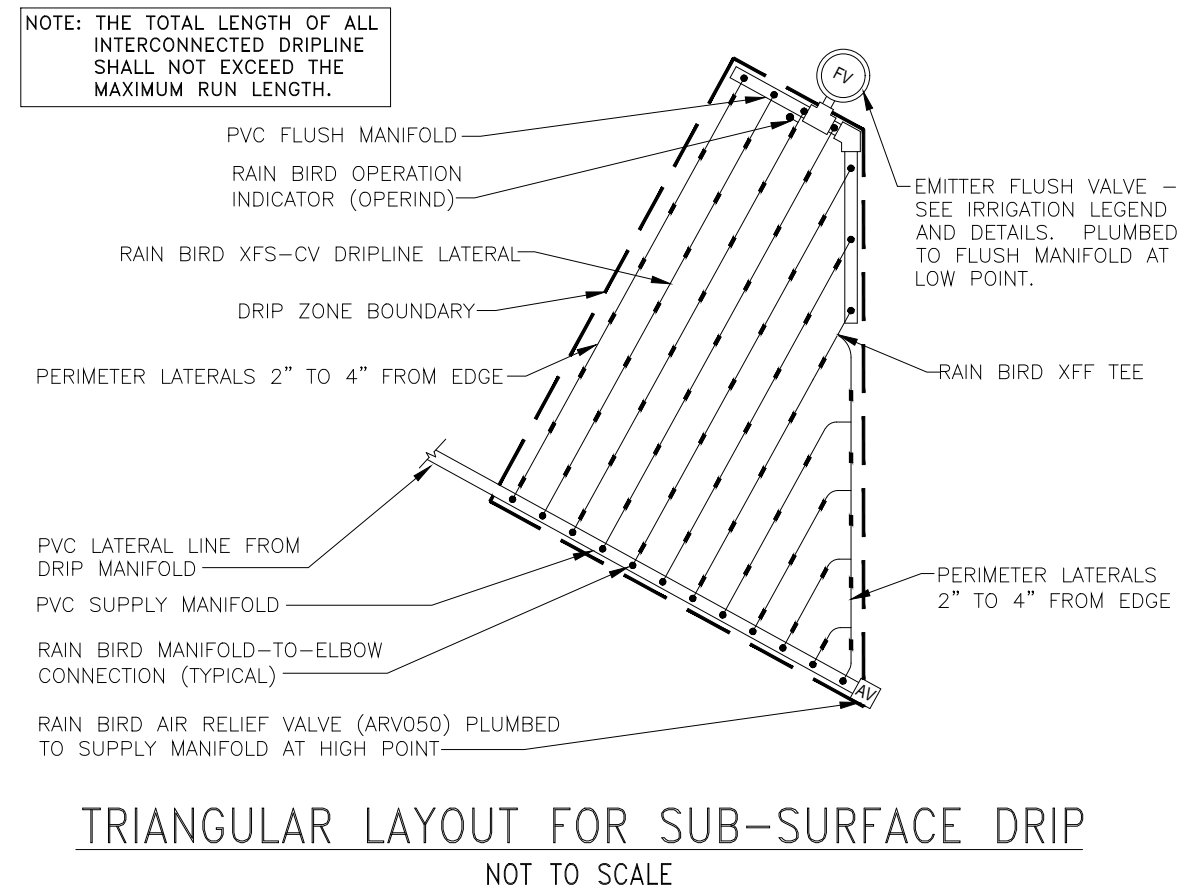
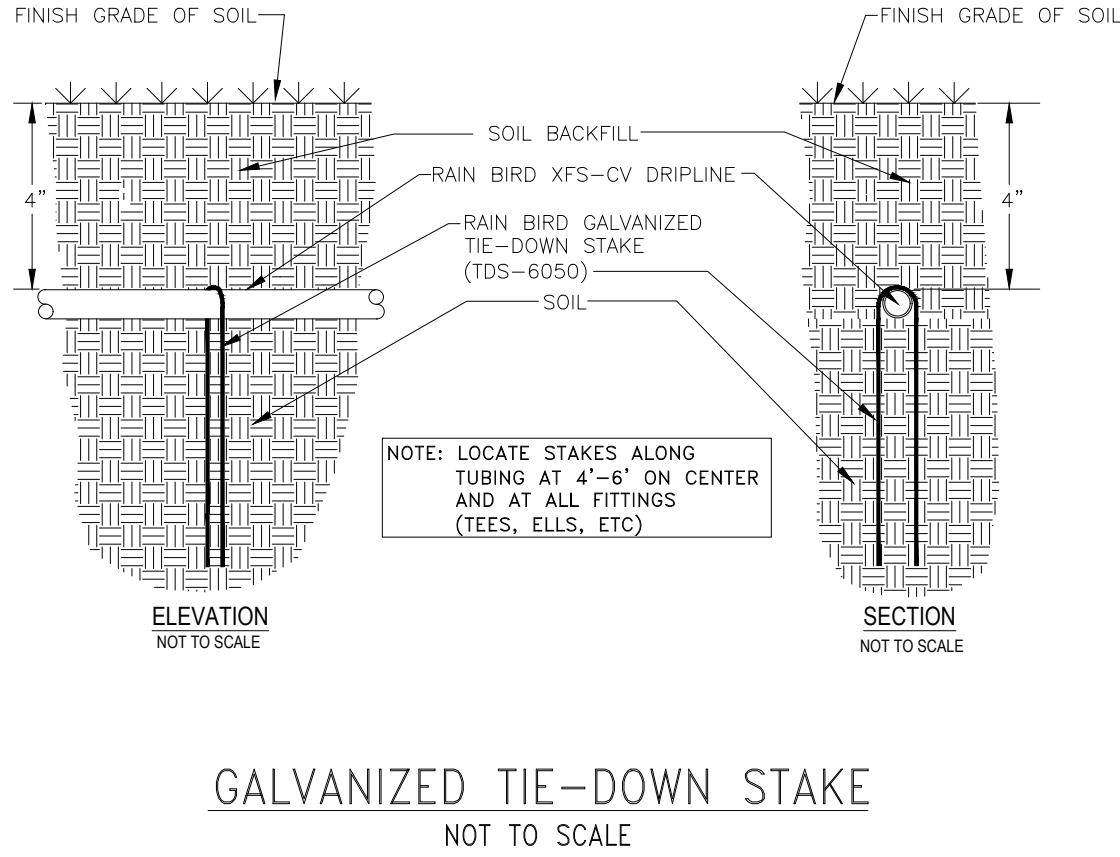
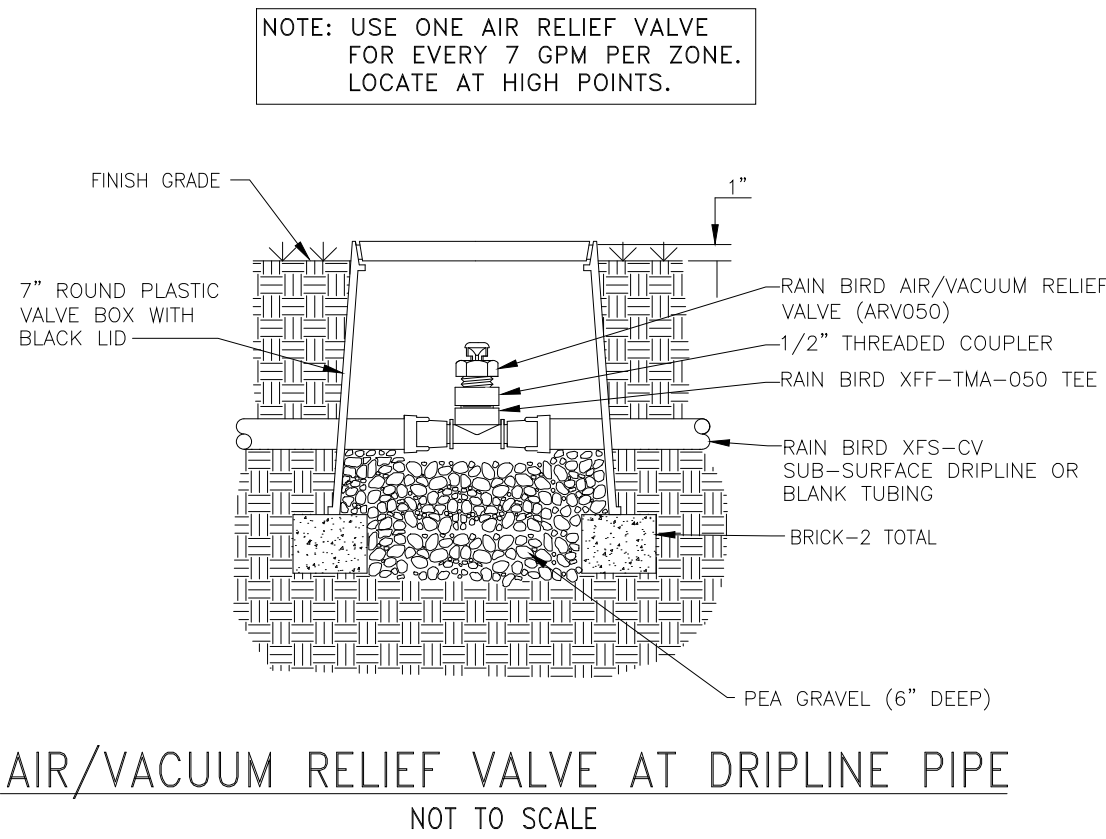
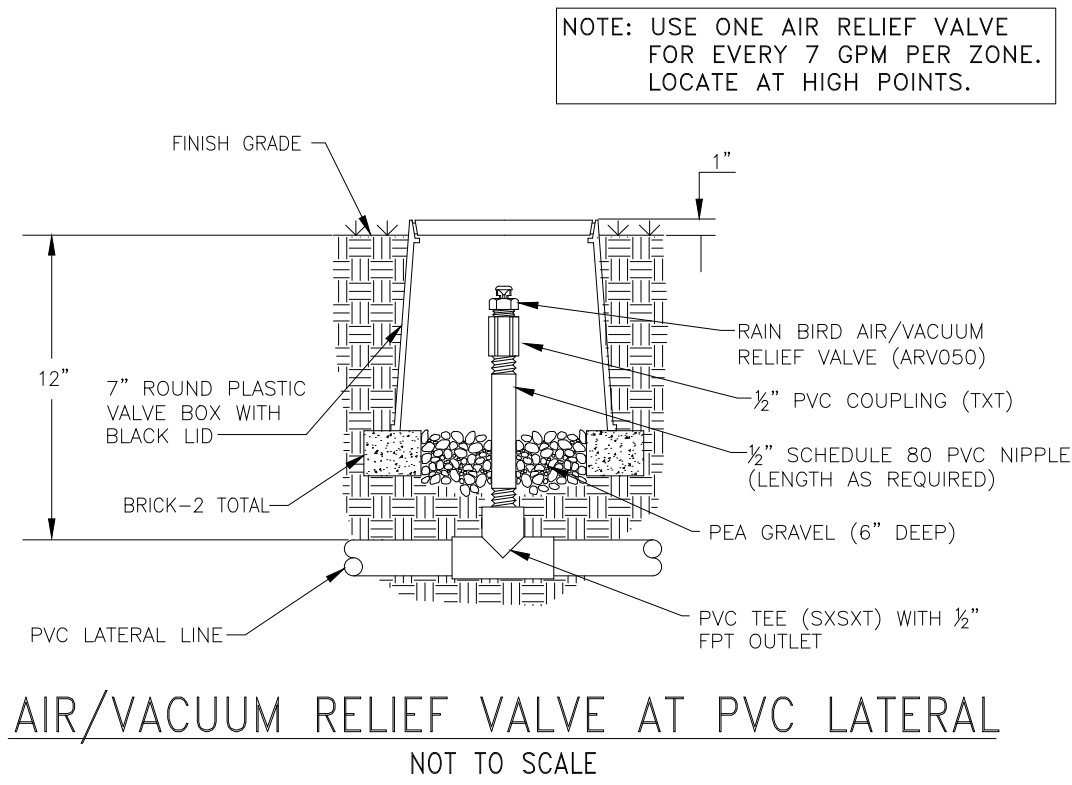
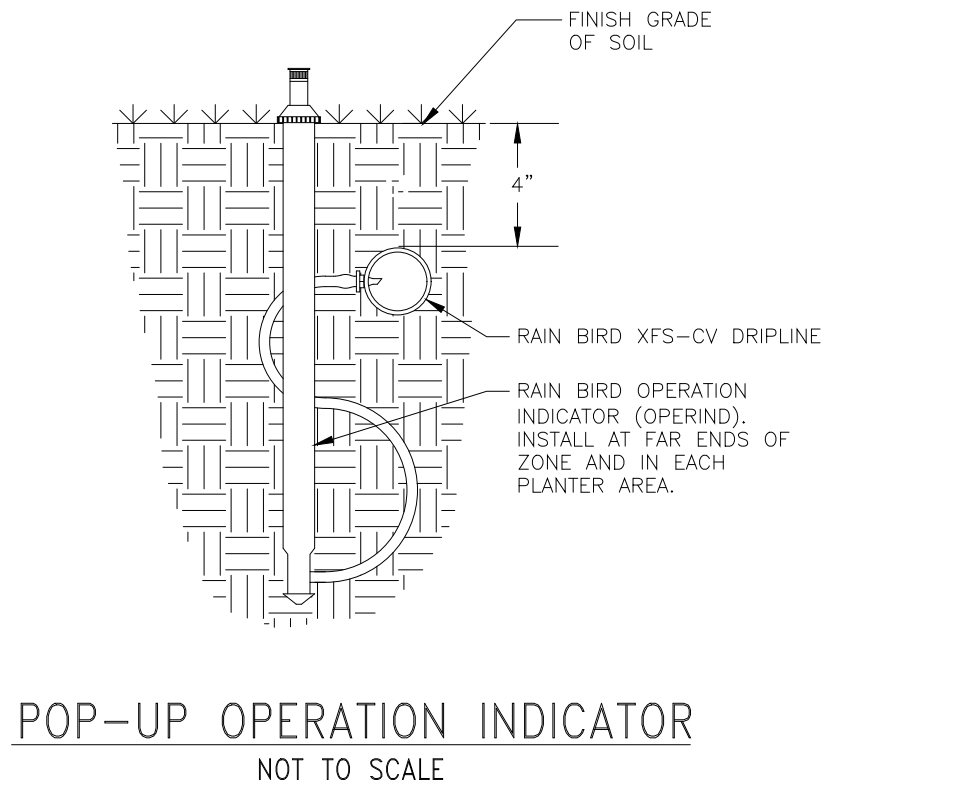
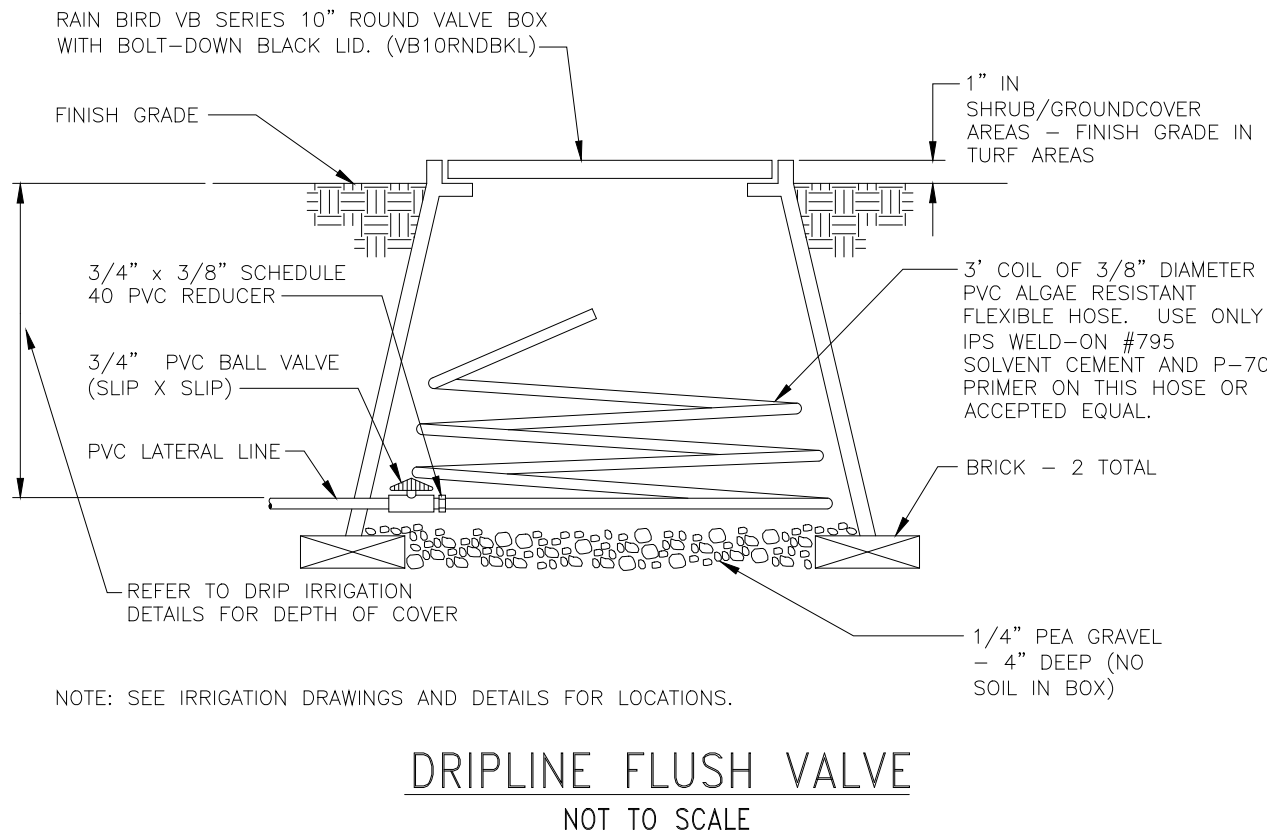
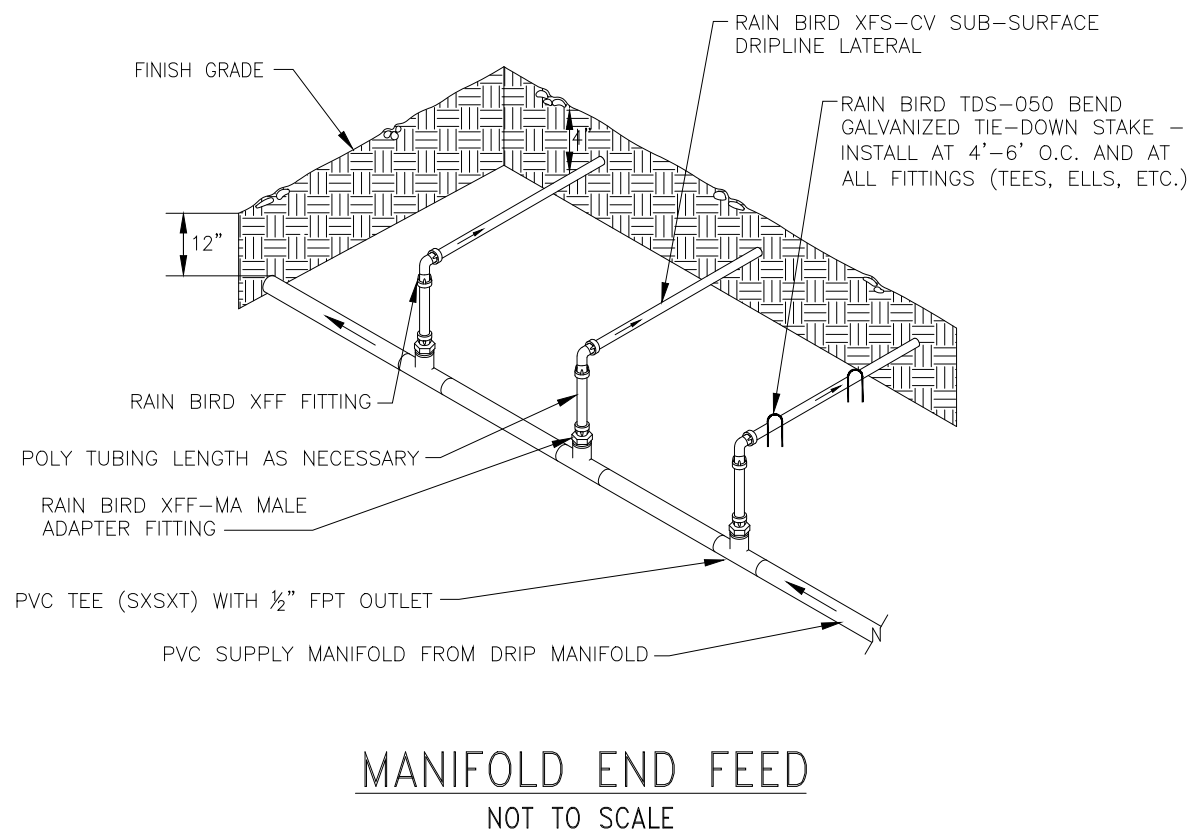
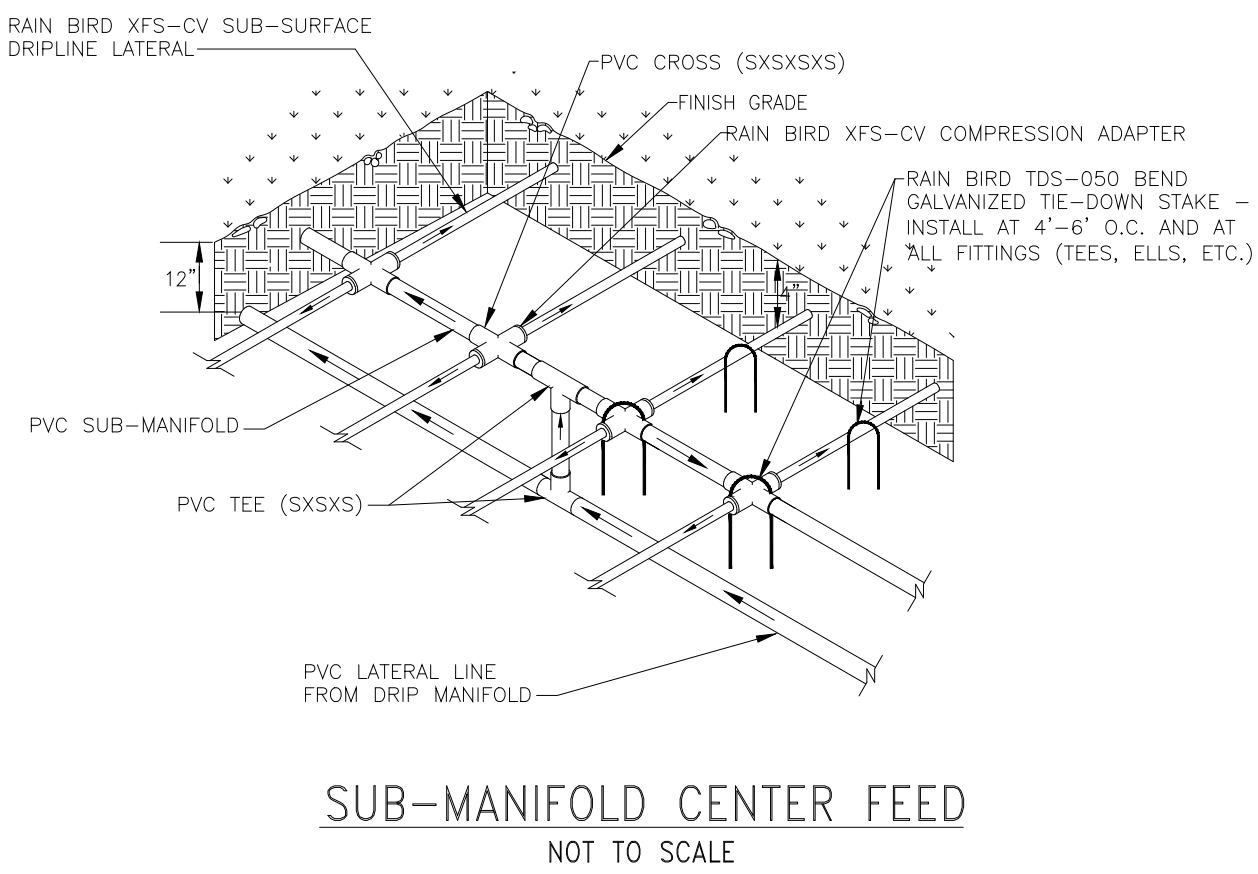
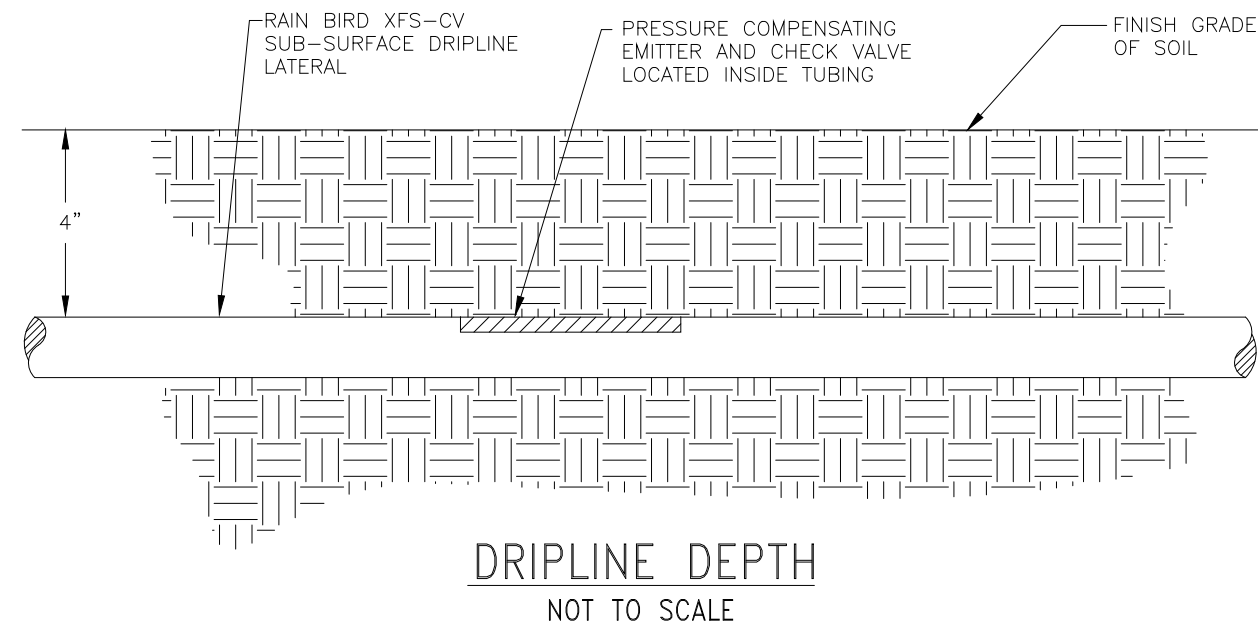
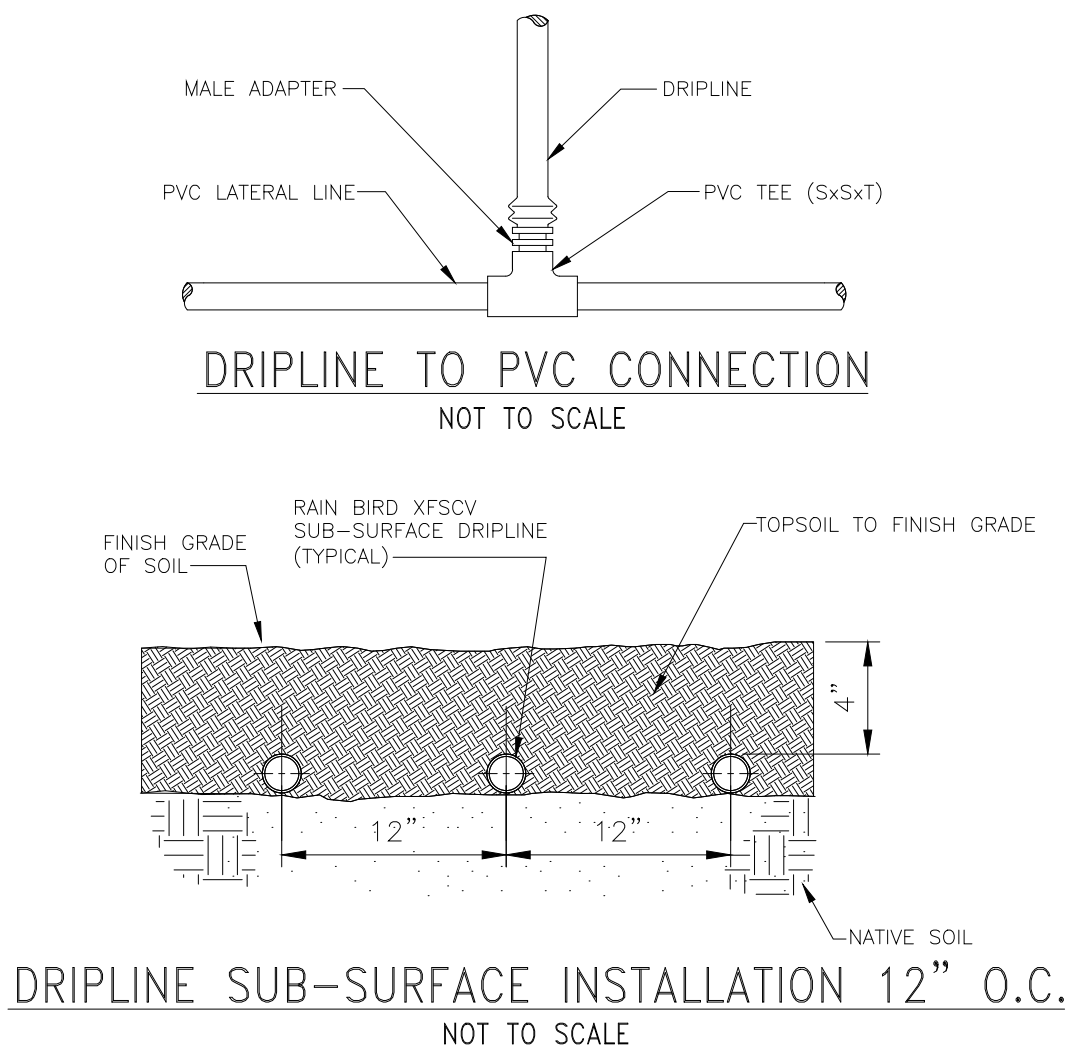
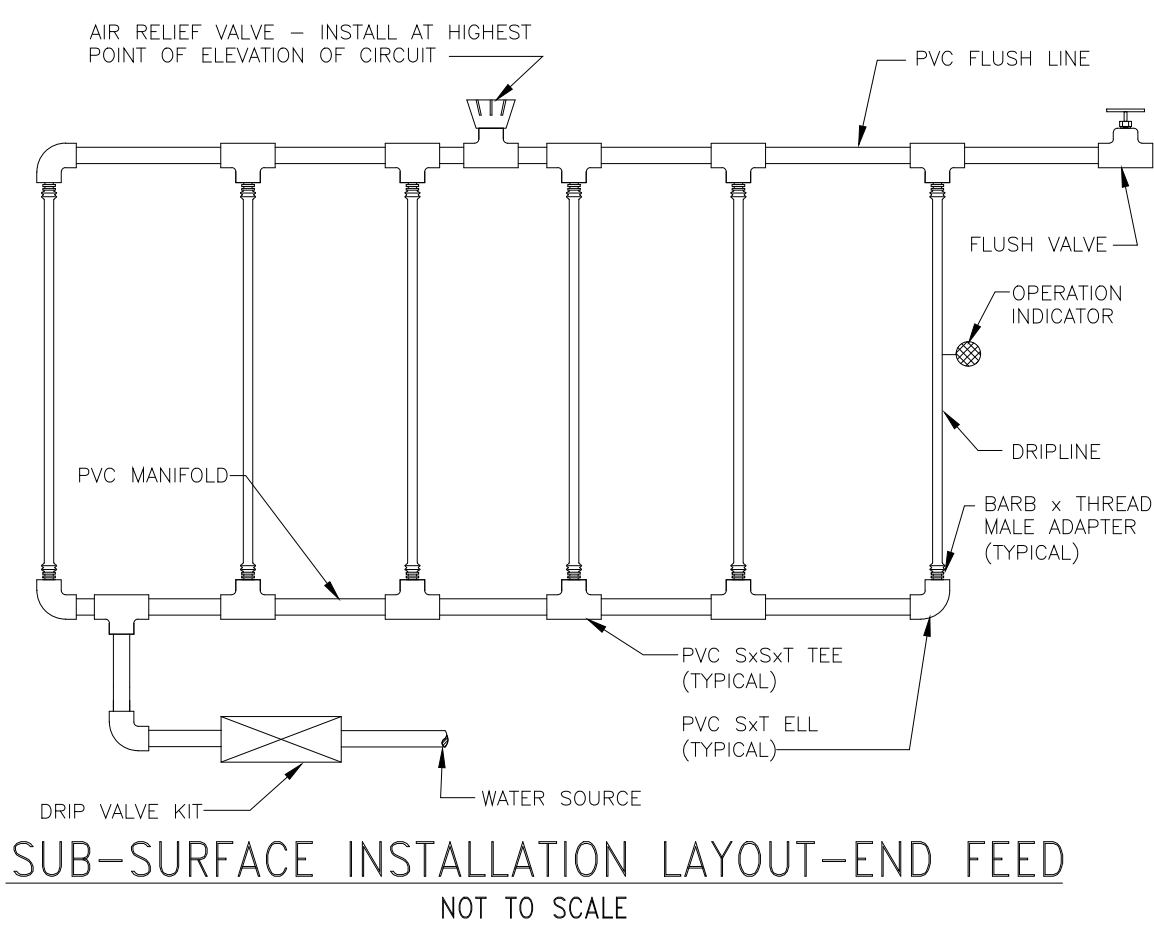
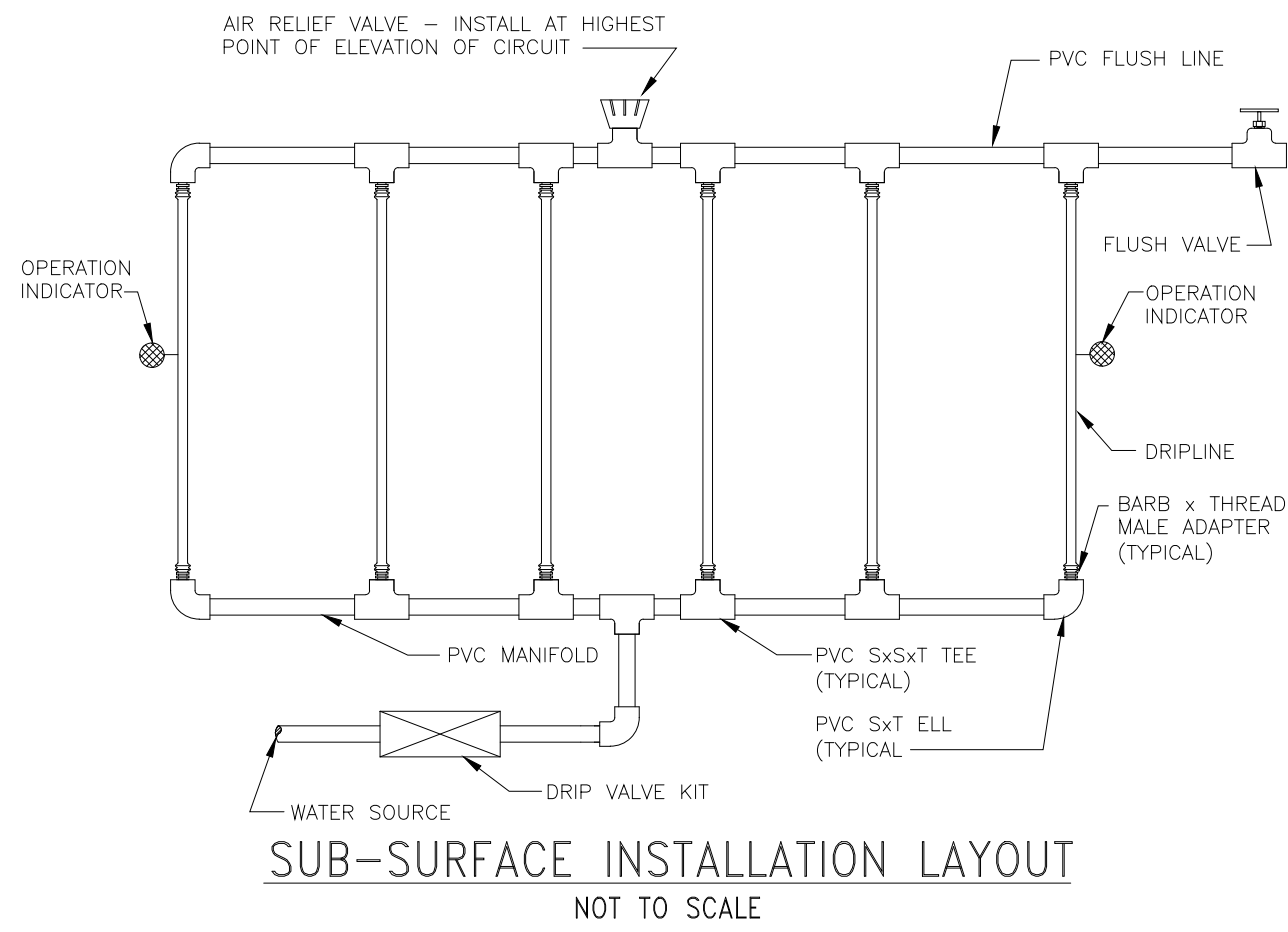
Date: **JULY 8, 2025** Scale:

Job: **23-289** Design: **AKD** Drawn: **AKD** Checked: **AKD**

North: Sheet:

L-5.2

of 20 Sheets



NO.	REVISIONS	BY	DATE



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PEEBLES SQUARE

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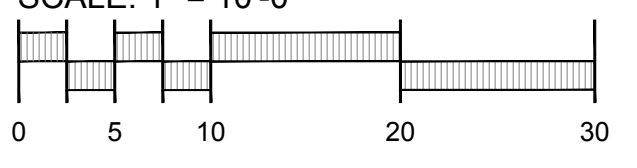
Kevin Levesque
KEVIN LEVESQUE
LA 4177



LANDSCAPE PLANS

IRRIGATION DETAILS

Scale:
SCALE: 1" = 10'-0"



Date:	JULY 8, 2025	Scale:	
Job:	23-289	Design:	AKD
North:		Drawn:	AKD
		Checked:	AKD
		Sheet:	

DICKSON & ASSOCIATES, INC.
LANDSCAPE IRRIGATION
(530) 547-5515 www.dicksoninc.net
P.O. BOX 415
PALO CEDRO, CALIFORNIA 96073
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L-5.3

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Page 168 of 174

PLANTING NOTES

1. The scope of the planting work includes, but is not limited to the following:

A. Ordering and delivery of the plant materials to site.

B. Soil preparation and conditioning.

C. Fine grading of all landscape areas, including supplying and installing amendments or imported topsoil as described on the drawings and as required by the recommendations of the soils testing report.

D. Coordination of additional drainage work as shown on the drawings.

E. Soil Testing by Landscape Contractor.

F. Installation of plant materials.

G. Ninety (90) day maintenance period.

H. Replacement of all unsatisfactory plant materials.

I. Final Approval

J. Warranty
2. The Landscape Contractor shall notify the site contractor and Landscape Architect of any discrepancy between the Drawings and/or Specifications and actual conditions. Specifications shall take precedence. No work shall be done in any area where there is such a discrepancy until the discrepancy has been clarified and a written response has been given by the Landscape Architect.
3. All work shall be performed by persons familiar with planting work and under supervision of a qualified planting foreman.
4. Within 30 days after award of contract the Landscape Contractor shall arrange with a nursery to obtain all plant materials noted on the plans and have them available for inspection by the Owner and the Landscape Architect. Upon approval of the plant material, the contractor shall purchase the material and have it segregated and grown for the job. The deposit necessary for such contract growing (if required) is to be born by the Landscape Contractor. If travel is required by the L.A. to inspect plant material, cost of travel shall be at the contractor's expense.
5. The Landscape Contractor shall arrange and pay provide for 4 (four) sustainable agricultural suitability and soil fertility tests to be performed on the rough graded soil. Two test shall include soil samples taken at a depth of 18". Two test shall include samples of soil taken at between 6" and 12". The Landscape Architect shall approve of the soil testing lab in advance. The soil lab shall make recommendations for use of organic and locally available amendments. Locations for soil samples shall be determined by the Landscape Architect. The soils report shall include:

a) Soil texture

b) pH

c) total soluble salts

d) sodium

e) percent (%) organic matter

f) recommendations

For landscape installations, compost at a rate of a minimum of four cubic yards per one thousand square feet of permeable area shall be incorporated to a depth of six inches into the soil. Soils with greater than six percent organic matter in the top six inches of soil are exempt from adding compost and tilling. The results of these tests shall be reviewed by the Owner, General Contractor and the Landscape Architect for a decision prior to amending the soil. This analysis shall be conducted and paid for by the Landscape Contractor. Recommendations for amendments contained in this analysis are to be carried out before planting occurs. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary. For bid purposes include:

A. 6 cubic yards of Composted Greenwaste/Thousand Sq. Ft.

B. 10 pounds of Soil Sulfur /Thousand Sq. Ft.

6. All trees are to be staked or guyed as shown in the staking/guying diagrams (see Planting Plan sheets). Contractor shall establish one in place example of each for approval by the Landscape Architect. Cut stake height as directed by the Landscape Architect.

7. The Landscape Contractor shall be responsible for providing all plant material indicated on the plans, unless otherwise directed in writing. Contractor to submit unit quantities and unit costs as a part of his bid. Cost for additional plants requested and approved by Owner and/or Landscape Architect will be based on this bid unit price.

8. Plant locations are diagrammatic and are to be adjusted in the field as necessary to screen utilities but not impede access.

9. The Landscape Architect reserves the right to make substitutions, additions, and deletions in the planting scheme as he feels necessary while work is in progress. Such changes, with written authorization, are to be accompanied by equitable adjustments in the contract price if and when necessary.

10. A minimum three-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated. To provide habitat for beneficial insects and other wildlife, up to five percent of the landscape area may be left without mulch. Designated insect habitat must be included in the landscape design plan as such. Types of mulch not allowed include: bark mulch, gorilla hair, shredded cedar, or virgin materials. Organic mulch materials made from recycled or post-consumer shall take precedence over inorganic materials or virgin forest products unless the recycled post-consumer organic products are not locally available. Organic mulches are not required where prohibited by local fuel modification plan guidelines or other applicable local ordinances.

11. The planting backfill mix shall consist of 75% (by volume) native topsoil (with no rocks larger than 2" diameter) mixed with 25% approved soil amendment.

12. Materials Delivery and Storage: Manufactured materials shall be delivered in original containers with brand and maker's name marked thereon. Materials in broken containers or showing evidence of damage will be rejected and must be immediately removed from the site. Odorous materials shall not be brought to the site until they are to be used.

13. Contractor shall provide dust alleviation and control measures during the course of the work to the Owner's satisfaction at no additional costs to the contract.
- PLANTING NOTES (CONTINUED)
12. Plant Material Specifications and Quantities: Plant materials shall be furnished in quantities required to complete the work as indicated on the drawings and shall be of species, kinds, sizes, spacing, etc., specified in the drawings herein.

A. Plant material shall conform with American Association of Nurseryman Standards, ANSI Z60.1, in all ways.

B. Nomenclatures: Plant Names listed on drawings conform to Standardized Plant Names established by American Joint Committee on Horticultural Nomenclature, except that for names not covered therein, the established custom of naming plants by the nursery trade shall be followed.

C. Right of inspection for approval or rejection is reserved at the place of growth or on the project site at any time upon delivery or during the work. Plants shall be inspected for size, variety, condition, defects, or injury. Notify the Landscape Architect as to place of growth for inspection of plants within one month of award of contract.

D. No plant shall be bound with wire or rope at any time so as to damage the bark or break branches.

E. Dimensions: If applicable, height and spread of specimen plant materials are specified on the drawings. Measurements shall be made with materials in normal position without support of branches. Plants specified by container size shall be equal in size to similar plants in local retail nurseries.

F. Plants shall not be pruned prior to delivery, except as authorized by the Landscape Architect.

15. Fine Grading and Soil Preparation:

A. The current site is at final grade. The contractor shall maintain existing grading and ensure positive drainage away from the building foundation.

B. All planting areas shall provide positive runoff at a minimum 2 percent slope without pockets or low points.

C. All planting areas shall be cleaned of weeds and debris prior to any soil preparation or grading work. Noxious weeds and grasses shall be removed by the roots wherever they are found at any stage of the work. Weeds and debris shall be disposed of off the site. Contractor shall meet with Landscape Architect before removing any existing shrubs and groundcover.

D. Soil contaminants by cement, paint, plaster, herbicides, or other construction debris shall be removed from the site and replaced with soil at no extra cost to the Owner. Replacement soil shall be reviewed by the Landscape Architect prior to placement.

E. Moisture Content: Soil shall not be worked when moisture content is so great that excessive compaction will occur nor when it is so dry that there will be dust in the air or that clods will not readily break. Water shall be applied, if necessary, to bring soil to an ideal moisture content for planting.

F. Prior to the planting of any materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need meet this requirement.

G. Soil amendments shall be incorporated according to recommendations of the soil report and what is appropriate for the plants selected (see Section 18.148.070).

16. Planting Procedures:

A. The final installed locations and sizes of the proposed utilities may vary. The landscape architect shall be on-site for final plant placement to maximum screening of utilities, including backflow devices, gas meters, and above ground boxes. Screen planting shall not block required maintenance access to transformers and meters.

B. Do not install plant materials until all exterior construction work has been completed and sprinkler systems have been installed and tested. Planting areas shall have been graded and prepared as specified and shall be approved by the Landscape Architect.

C. Install drainage well in tree pits which do not drain. Fill tree pits with 18" of water and let settle for 24 hours. Pits with 12" or more of standing water shall have an 8" diameter by 36" deep well filled with drain rock (below bottom of plant pit). Cover top of well with a 24" square piece of filter fabric. Install per written authorization by the Owner. Provide a unit price quote per tree in the bid.

D. Before excavation, plants in containers shall be placed as indicated on the planting plan bringing any conflict with underground utility lines to the attention of the Landscape

E. Excavate square shaped and vertical sided holes to the sizes and depths indicated on the Drawings. Scarify the sides and bottom of all holes.

F. Remove containers, including boxes, prior to backfilling.

G. Verify that plants are not root bound or girdled, and that the primary leader is intact.

H. Remove any solid rock encountered to a depth of not less than 2 feet below the bottom of plant container. If existing conditions prevent this, bring the condition to the attention of the Landscape Architect for a solution.

I. Backfill the planting holes with the special backfill mix herein specified, see Planting Note11.

J. Water-settle backfill areas thoroughly or compact by other approved method after planting so plants do not settle.

K. Place "Best" products fertilizer tablets or Agriform Plant Tablets in holes, per manufacturer's written recommendations, at the following rates:

1-Gallon Containers: 2 tablets @ 21 grams.

5-Gallon Containers: 4 tablets @ 21 grams.

Larger sized plants per manufacturer's recommendations

17. Inspections

Notify Owner's Authorized Representative at least seven (7) days in advance of an anticipated inspection. Inspections are as follows.

A. Commencement of Establishment and Maintenance work.

B. At thirty (30) day intervals through the maintenance period.

C. Completion of the Establishment and Maintenance work - Final walk-through, ten (10) days before the end of the maintenance period
- PLANTING NOTES (CONTINUED)
18. Establishing Maintenance Period:

A. Start of Maintenance - Establishment and Maintenance period shall not start until all elements of the landscape construction, including planting and irrigation for the entire project are complete. Project will not be segmented into maintenance phases, unless specifically authorized in writing by he Owner's Authorized Representative.

B. Request an inspection to begin the Establishment and Maintenance period after planting and related work has been completed in accordance with the Contract Documents. All planting shall be complete at the time of inspection. If such criterion is met to the satisfaction of the Owner's Authorized Representative and the Landscape Architect, written notification shall be issued to he Contractor to start the Establishment Maintenance period, noting the effective beginning and ending date of completion.

19. Plant Establishment & Maintenance:

A. Protection: Work under this Section shall include complete responsibility for maintaining adequate protection for all areas. Any area damage by the maintenance contractor, including paved areas, shall be repaired at no additional expense to the Owner.

B. Continuously maintain all plantings in areas included in the Contract from the beginning of the Contract work, during the progress of work, and for a period of 90 days after certified completion of all work until final acceptance of all contract work. Maintenance shall be performed at intervals of not more than ten (10) days.

C. Scope: Continuous maintenance and operations of the irrigation system, cultivating, weeding, trimming, pruning, adjustment of planting depth, fertilizing, spraying, and debris removal and clean-up, insect, pest, fungus, and rodent control, and any other operations are to be included in this scope of work to assure healthy, normal growth.

D. Fertilizing:

1.Fertilize all planting with he following or as noted in the required Horticulture Soils Report. At the end of the first 30 day and at 30 day intervals, apply top dress fertilizer. The fertilize shall be 16% nitrogen, 6% phosphoric acid, 8% potash unless otherwise specified in the soils report. Fertilizer shall be mixed by a commercial fertilizer supplier.

2. After application, water fertilizer thoroughly into the soil.

3. Avoid applying fertilizer to the rootball or base of main stems; rather, spread evenly under the plant drip line.

E. Weed Control

Weeding, Cultivating, and Cleanup: Planting areas shall be kept neat and free from weeds and debris at all times and shall be manually weeded at not more than 10-day intervals. Said areas shall be weed free at the end of the Maintenance Period. Apply pre-emergent weed control per city standards, verify compatibility of herbicide with the plant material. Do not use material which inhibits specified plant material's growth.

F.Tree and Shrub Care

1. Maintain large enough basin around plants so hat enough water can be applied to establish moisture throughout the major root zone. When hand water, use a water wand to break the force. maintain mulch at a depth of 2" minimum depth to reduce evaporation and frequency of watering.

2. Pruning Trees: Prune trees to develop permanent scaffold branches that are smaller in diameter than the trunk or branch to which they are attached; which have vertical spacing from 18" to 48" and radial orientation so as not to overlay one another, to eliminate diseased or damaged growth; to eliminate narrow V-shaped branch forks that lack strength; to reduce toppling and wind damage by thinning out crowns to maintain growth within space limitation; to maintain a natural appearance; to balance crown with roots.

3. Trees shall not be topped and shall be allowed to grow to the full genetic height and habit. Under no circumstance will striping of lower branches(raising-up) of young trees be permitted. lower branches shall be retained in a "tipped back" or pinched condition with as much foliage as possible to promote caliper trunk growth(tapered trunk). Lower branches can be cut flush with he trunk only after the tree is able to stand erect without staking or other support. Remove sucker growth if deemed appropriate by the Owner's authorized representative.

4.Thin out evergreen trees and shape when necessary to prevent wind storm damage. The primary pruning of deciduous trees shall be done during the dormant season. Prune damaged trees or those that constitute health or safety hazards at anytime of the year as required to eliminate unsafe conditions.

5.Trimming Shrubs: The objective of shrub pruning is the same as for trees. Do not clip shrubs into balled or boxed forms unless such is required by the design and directed by the landscape architect. Make pruning cuts at lateral branches or buds or flush with he trunk. "Stubbing" will not be permitted.

6.Staking and Guying: Remove stakes and guys as soon as they are no longer needed. Periodically inspect stakes to prevent girdling or rubbing that causes bark wounds. Replace broken stakes and ties with specified materials. All stakes shall be removed at one year after completed installation, if not sooner.
- PLANTING NOTES (CONTINUED)
- G. Replacements: The contractor shall replace any plant materials that die or are damaged. Replacement shall occur within seven (7) days of plant death or damage. Replacements shall be made to the same Specifications as required for original plantings.

H. At the termination of the Maintenance Period, all plant materials shall be alive, healthy, undamaged, free from infestations, and in flourishing condition. Plantings that do not conform to Specifications shall be replaced and brought to a satisfactory condition before final acceptance of the work can be made.
20. Following the 90 day Maintenance Period, there will be a final inspection by the Owner, Landscape Architect, and the City Representative. Items noted during the final inspection as not in accordance with the maintenance requirements shall be corrected by the Contractor prior to Final Acceptance of the landscape work.The 1 year warranty period shall begin with the Final Acceptance and the Owner's acceptance of the project. A letter documenting Final Acceptance, signed by the Owner's Authorized Representative, the Contractor and the Landscape Architect shall be issued, with the starting date and the completion date of the warranty period.
21. Warranty

A.Trees, shrubs, groundcovers and other plant materials shall be guaranteed to take root, grow and thrive for a period of one year after acceptance of the Work by the Owner. Plant materials which do not thrive as the direct result of the installation procedure or maintenance practices during the maintenance period of the installing contractor shall be replaced by the installing contractor. This shall be as determined by the Owner.

B. Plant materials which fail as the result of poor maintenance practices after acceptance of the landscape by the Owner (at the end of the maintenance period) shall be the responsibility of the Owner's maintenance contractor.

C. Trees or other plant materials that die back and lose the form and size originally specified shall be replaced, even though they have taken root and are growing after the die-back.

D. Within fifteen days of written notification by the Owner, remove and replace warranted plant materials which, for any reason, fail to meet requirements of Warranty. Replacements shall be made to the same Specifications required for original materials and shall carry the same Warranty from the time they are replaced.
22. The intent of the layout design and planting is to establish a high quality landscape installation. Future plant growth should require minimum trimming, thinning and pruning of the plant materials. Plant spacing is designed to allow for natural full growth and should not need the removal of some plant materials if over crowding occurs. The planting installations will require maintenance and management, by knowledgeable and trained personnel, to assure a quality project.
23. Water Efficient Ordinance / AB 1881 Requirements

A. This project requires compliance with AB 1881, Model Water Efficient Landscape Ordinance, the Maintenance contractor shall provide the following:

1. Irrigation schedule based on ET weather-based data and information on the drawings;

2.A regular landscape maintenance schedule;

3.An irrigation audit report of he newly installed irrigation system;

4.Copy of the horticultural soils report per the Planting Note 5, this sheet.

B. Penalties by a governing agency for non-compliance and over-water use during the landscape maintenance period shall be the responsibility of the maintenance contractor.

C. See the Irrigation Notes on sheet L-5.0
20. Irrigation System:

A. The Landscape Contractor shall arrange a meeting with the manufacturer's representative of the irrigation controller to train the maintenance personnel on the controller's proper use. Controller charts and as-builts of the planting and irrigation plans shall be given to the Owner at the end of the maintenance period.

B. Set and program automatic controllers per irrigation schedule. Give the Owner's authorized representative, keys to each controller and written instructions on how to turn the system off in case of emergency.

C. Check system weekly fir proper operation and coverage.Lateral lines shall be flushed out after removing the bubbler or two at the end of the lateral.

D. Repair damages to irrigation system at Contractor's expense. Make repairs within one watering period.
25. Drainage System

G. All drains in landscaped areas, subsurface drain lines and grates shall be kept free and clear of leaves, litter and debris to ensure proper and free flow of water.

H. Drain lines shall be periodically flushed with clean water to avoid build up of silt and debris.

C. Ensure that at the end of Maintenance period, drainage system is clean and free of debris and silt build up.
26. Debris Removal

A. Remove trash in the landscape areas and debris generated by landscape maintenance operations and legally dispose of offsite.

NO.	REVISIONS	BY	DATE



Prepared By:

LEVESQUE DESIGN

1414 BAY STREET, SUITE 100
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(510) 521 6700

Prepared For:

Peebles Square LLC

1630 Oakland Road
San Jose, CA 95150

PEEBLES SQUARE

25 Peebles Avenue

Morgan Hill, CA

Per MWEL0 492.6 Landscape Design Plans (b)(13) contain the following statement: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan."

LA 4177

KEVIN LEVESQUE

LICENSED LANDSCAPE ARCHITECT

KEVIN T. LEVESQUE NO. 4177

03-11-2005

Renewal Date

State of California

LANDSCAPE PLANS

PLANTING NOTES

Scale:

SCALE: 1" = 10'-0"

0

5

10

20

30

Date: JULY 8, 2025

Scale:

Job: 23-289

Design: KTL

Drawn: KTL

Checked: KTL

North:

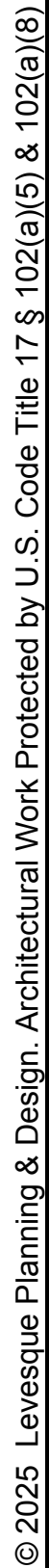
Sheet:

CALL 811

L-6.0

of 20 Sheets





PLANT LIST:

SYM.	SIZE	WUCOLS*	BOTANIC NAME	COMMON NAME	NOTES
Trees:					
AM	24' box	Low	Arbutus 'Marina'	Strawberry tree	
CO	24" Box	Low	Cercis occidentalis	Western Redbud	
LT	24" box	Low	Lagerstroemia i.x f. 'Tuscarora'	Red-Pink Crape Myrtle	Single
PC	24" box	Low	Pistacia c. 'Keith Davey'	Fruitless Chinese Pistache	
QA	24" box	VL	Quercus agrifolia	Live Oak	Single
TT	24" box	Low	Tilia tomentosa 'Sterling'	Sterling Silver Linden	
UP	24" box	Low	Ulmus propinqua 'JFS-Bieberich'	Emerald Sunshine® Elm	

Shrubs and Grasses

AS	1 gal.	Low	Achillea millefolium 'Island Pink'	Pink Yarrow **	
AS	1 gal.	Low	Achillea m.'Sonoma Coast'	Sonoma Coast Yarrow	
BP	5 gal.	Low	Baccharis pilularis 'Twin Peaks'	Dwarf Coyote Brush	
CV	5 gal.	Low	Callistemon viminalis 'Little John'	Dwarf Bottlebrush	
EC	1 gal.	Low	Epilobium c. 'Uvas Canyon'	San Jose California Fuchsia	
EG	1 gal.	Low	Eriogonum grande rubescens	San Miguel Island Buckwheat	
GS	5 gal.	Low	Galvezia speciosa	Island Bush Snapdragon	
LP	5 gal.	Low	Lavandula intermedia 'Provence'	Hedge Lavender	
LC	5 gal.	Low	Loropetalum c. 'Sizzling Pink'	Sizzling Pink Fringe Flower	
LB	5 gal.	Low	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	
MD	5 gal.	Low	Muhlenbergia dubia	Pine Muhly	
MP	1 gal.	Low	Myoporum p. 'Putah Creek'	Creeping Myoporum	
ND	5 gal.	Low	Nandina d. 'Plum Passion'	Heavenly Bamboo	
NF	1 gal.	Low	Nepeta x faassenii 'Novanepjun'	Junior Walker Cat Mint	
OE	5 gal.	Low	Olea europaea 'Petite Olive'	Dwarf Olive (non-fruiting)	
PD	1 gal.	Low	Phormium tenax 'Duet'	Duet New Zealand Flax	
PB	1 gal.	Low	Phormium tenax 'Platt's Black'	New Zealand Flax	
RJ	5 gal.	Low	Rhaphiolepis i. 'Jack Evans'	Indian Hawthorn	
RK	15 gal.	Low	Ribes sanguineum 'King Edward VII'	King Edward VII Red Currant	
SB	5 gal.	Low	Salvia clevelandii x 'Pozo Blue'	Pozo Blue Sage	
SL	5 gal.	Low	Salvia greggii 'Lipstick'	Lipstick Autumn Sage	
SV	5 gal.	Low	Salvia greggii x 'Ultra Violet'	Ultra Violet Autumn Sage	
SB	5 gal.	Low	Salvia 'Bee's Bliss'	Bee's Bliss sage	
TF	5 gal.	Low	Teucrium fruticans	Bush Germander	
TV	1 gal.	Low	Tulbaghia violacea 'Silver Lace'	Variegated Society Garlic	
WF	5 gal.	Low	Westringia f. 'Morning Light'	Variegated Coast Rosemary	

Vines					
PT	5 gal.	Low	Parthenocissus tricuspidata	Boston Ivy	
VC	5 GAL.	Low	Vitis x 'Roger's Red'	Roger's Red Grape	

Groundcovers					
DM	4" pots	Low	Dymondia margaretae	Silver Carpet	12" o.c.
SM	5 gal.	Low	Symphoricarpos mollis	Creeping Snowberry	3' o.c.

Stormwater Treatment Area (per Central Coast LIDI Bioretention Plant List)

Flow Thorough Planters (Zone A)

AS	1 gal.	Low	Achillea millefolium (CA native)	CA Native Yarrow, White flower **	
CT	1 gal.	Low	Chondropetalum tectorumSmall	Cape Rush	
ID	1 gal.	Low	Iris douglasiana	Douglas Iris	
SS	1 gal.	Low	Salvia spathacea	Hummingbird Sage	

Sloped Side Retention Area (Zone A)

QL	48" Box	Low	Quercus lobata	Valley Oak	Specimen / SCVWD Appendix D
----	---------	-----	----------------	------------	-----------------------------

AP	1 gal.	Low	Achillea millefolium 'Paprika'	CA Native Yarrow **	
JP	1 gal.	Low	Juncus patens 'Elk Blue'	California Gray Rush	
SS	1 gal.	Low	Salvia spathacea	Hummingbird Sage	
ZC	1 gal.	Low	Epilobium californica 'Catalina' Island	California Fuchsia	

- * Per WUCOLS V, UC DAVIS WEBSITE
** All Achillea millefolium species must be Califonia native cultivars.

Levesque Design
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Alameda CA 94501



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Project : 25 Peeble Avenue - Morgan Hill
Job #: 23-289

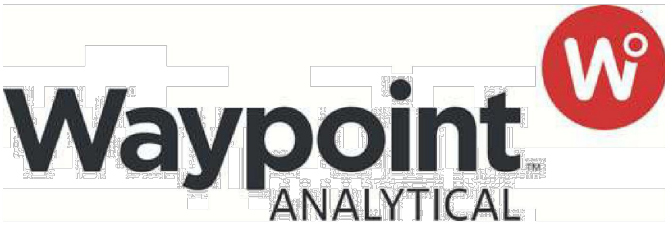
Report No : 25-077-0001
Purchase Order :
Date Rec'd : 03/18/2025
Date Printed : 04/03/2025
Page : 1 of 1

COMPREHENSIVE SOIL ANALYSIS

Sample Description - Sample ID		Half Sat %	pH	ECe dS/m	NO ₃ -N ppm	NH ₄ -N ppm	PO ₄ -P ppm	K ppm	Ca ppm	Mg ppm	Cu ppm	Zn ppm	Mn ppm	Fe ppm	Organic % dry wt.	Lab No.
		TEC	Qual Lime		Sufficiency Factors											
A		18	7.3	0.45	1	4	22	45	1370	197	1.8	5.0	7	36	0.80	14738
		84	Low		0.1		1.0	0.4	1.0	1.0	1.6	1.2	0.8	0.9		
B		14	7.1	0.26	0	3	23	42	1210	166	2.6	9.7	7	39	0.75	14739
		74	Low		0.1		1.4	0.5	1.1	1.1	3.0	2.9	1.0	1.2		
C		19	7.3	0.34	1	3	30	86	1240	130	2.1	9.9	5	34	1.06	14740
		73	Low		0.1		1.3	0.7	1.0	0.8	2.2	2.7	0.6	0.9		
D		22	7.4	1.99	12	3	11	72	2030	317	1.2	1.1	5	18	0.61	14741
		125	Low		0.3		0.4	0.4	1.0	1.2	0.7	0.2	0.4	0.3		
Saturation Extract Values																Lab No.
Ca meq/L	Mg meq/L	Na meq/L	K meq/L	B ppm	SO ₄ meq/L	SAR	Gravel %		Percent of Sample Passing 2 mm Screen					USDA Soil Classification		
							Coarse 5 - 12	Fine 2 - 5	Very Coarse 1 - 2	Sand 0.5 - 1	Med. to Very Fine 0.05 - 0.5	Silt 0.02-.05	Clay 0-.002			
2.9	1.30	0.69	0.10	0.17	1.4	0.5	40.9	18.3	11.6	11.2	46.2	17.1	13.8	Very Gravelly Sandy Loam		14738
1.7	0.79	0.33	0.10	0.14	0.69	0.3	23.5	12.4	7.8	7.2	47.3	21.2	16.4	Gravelly Sandy Loam		14739
2.2	0.87	0.44	0.04	0.17	1.4	0.4	23.7	11.9	5.2	5.6	43.5	29.2	16.4	Gravelly Sandy Loam		14740
13	5.26	6.68	0.06	0.18	22	2.2	35.6	10.6	5.2	5.0	50.1	19.2	20.4	Very Gravelly Sandy Clay Loam		14741

Sufficiency factor (1.0=sufficient for average crop) below each nutrient value. N factor based on 200 ppm constant feed. SAR = Sodium adsorption ratio. Half Saturation %≈approx field moisture capacity. Nitrogen(N), Potassium(K), Calcium(Ca) and Magnesium(Mg) sodium chloride extraction. Phosphorus(P) by sodium bicarbonate extraction. Copper(Cu), Zinc(Zn), Manganese(Mn) & Iron(Fe) by DTPA extraction. Sal. ex. method for salinity (ECe) as dS/m(mol/l). (B), Sulfate(SO₄), Sodium(Na). Gravel fraction expressed as percent by weight of oven-dried sample passing a 12mm(1/2 inch) sieve. Particle sizes in millimeters. Organic percentage determined by Walkley-Black or Loss on Ignition.

* LOW , SUFFICIENT , HIGH



Anaheim Office
April 3, 2025
Report 25-077-0001

Levesque Design
1414 Bay Street
Alameda Ca 94501

Attn: Kevin

RE: 25 Peeble Ave – Morgan Hill Job# 23-289

Four samples were processed on March 18, 2025 identified as site soil taken from a depth of 15-18 inches from the above mentioned site. Fertilizer and amendment recommendations were requested for an area where a new landscape will be installed. The samples were analyzed for horticultural suitability, fertility, and physical characteristics. The results of the analyses are attached.

Analytical Results and Comments

The samples are slightly alkaline in reaction with readings in the range of 7.1-7.4 on the pH scale. Free lime is low throughout the samples; low presence of lime indicates the soil is weakly buffered in the alkaline range. Long term use of acid forming fertilizers such as ammonium sulfate will help slowly reduce the pH in the root zone over time.

Salinity (ECe), and sodium are safely low throughout. The sodium present in the samples is balanced by calcium and magnesium as indicated by the low sodium adsorption ratios (SAR). This balance is important in regards to soil structure and water infiltration. Boron is safely low throughout.

In terms of fertility, nitrogen is low in the samples while potassium is below optimum throughout. Phosphorus is below optimum in sample D. Sulfate is well supplied in sample D while low in samples A and B. In the minor element group, while manganese is below optimum in samples C and D, iron is low in sample D. Copper is supplied in abundance in sample B.

According to the USDA Soil Classification system, the texture of the less than 2mm fraction of the soil is classified as sandy clay loam and sandy loam. The over 30% particle size greater than 2mm classifies the material in sample B and C as gravelly while the over 45% present in samples A and D classifies them as very gravelly. Organic content is low in the samples ranging from 0.61-1.06% by dry weight. Based on this information the average estimated infiltration rates is moderately slow in sample area A and D at 0.18 inch per hour and moderate in sample area B and C at 0.27 inch per hour. Infiltration rates may vary due to differences in compaction across the site. Incorporation of organic amendment is recommended to increase soil and nutrient holding capacity along with porosity.

Recommendations

Surface Soil Preparation for Groundcover and Mass Planting

If feasible, prior to amending the areas where severe compaction exists, the surface soil should be ripped or tilled to a 9-inch depth. Uniformly broadcast and blend the following with existing soil to a 6-inch depth.

Amount per 1000 Square Feet		All Areas All Areas All Areas Area D
5 Cubic yards	Nitrogen Stabilized Organic Amendment*	
7.5 lbs.	Ammonium Sulfate (21-0-0)	
5 lbs.	Potassium Sulfate (0-0-50)*	
5 lbs.	Triple Superphosphate (0-45-0)*	
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Page 1 of 5		



Anaheim Office
Report No. 25-077-0001

- Or
- | Organic per 1000 Square Feet | | All Areas
Area D
All Areas
Areas A, B, C
All Areas |
|------------------------------|---------------------------------|--|
| 5 Cubic yards | Composted Greenwaste Amendment* | |
| 25 lbs. | Bone Meal (3-15-0)* | |
| 10 lbs. | Feather Meal (12-0-0) | |
| 6 lbs. | Blood Meal (12-0-0) | |
| 5 lbs. | Potassium Sulfate (0-0-50)* | |
- *The rate may change based on the analysis of the chosen organic amendment.
- To Prepare Backfill for Trees and Shrubs:
- Excavate planting pits at least twice as wide as the diameter of the rootball.
 - Soil immediately below the root ball should be left undisturbed to provide support but the sides and the bottom around the side should be cultivated to improve porosity.
 - The top of the rootball should be at or slightly above final grade.
 - The top 12 inches of backfill around the sides of the rootball of trees and shrubs may consist of the above amended soil or may be prepared as follows:

	3 parts	Nitrogen Stabilized Organic Amendment/Greenwasted Compost*	
	1 parts	Site Soil	
Uniformly blended with:			
<u>Amount per Cubic Yard.</u>			
1/3 lbs.	Ammonium Sulfate (21-0-0)		All Areas
1/4 lbs.	Potassium Sulfate (0-0-50)*		All Areas
1/4 lbs.	Triple Superphosphate (0-45-0)*		Area D
1 lbs.	Iron Sulfate		Area D
Or			
<u>Organic per Cubic Yard.</u>			
25 lbs.	Bone Meal (3-15-0)*		Area D
10 lbs.	Feather Meal (12-0-0)		All Areas
6 lbs.	Blood Meal (12-0-0)		Areas A, B, C
5 lbs.	Potassium Sulfate (0-0-50)*		All Areas
1 lbs.	Iron Sulfate		Area D

- Backfill below 12 inches required for 24 inch box or larger material should not contain the fertilizers or organic amendment. Handle iron sulfate with caution as it can severely stain moist concrete.
- Ideally a weed free zone should be maintained just beyond the diameter of the planting hole. A 2-4 inch deep layer of coarse mulch can be placed around the tree or shrub. Mulch should be kept a minimum 4 inches from the trunk.
- Irrigation of new plantings should take into consideration the differing texture of the rootball substrate and surrounding soil matrix to maintain adequate moisture during this critical period of establishment.

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Page 2 of 5



Anaheim Office
Report No. 25-077-0001

Recommendations for California, Southwest, and Australian Natives

Native plants are often installed without the use of fertilizers and amendments, since they are well adapted to low fertility soils. However, if you wish to improve nitrogen, a slow release form would be ideal. A good option would be Nitroform (39-0-0,28%, WIN) at the rate of 10 lbs. per 1000 sq. ft., incorporated to a depth of 6 inches.

Keep in mind that an application of nitrogen should not be made at the time of planting if these plants will be installed in spring or summer. Nitrogen application at these times can force a flush of top growth that the root systems of the newly installed plants may not be able to support, potentially leading to plant failure.

The organic content can be improved for these plants through the incorporation of 2 cu. yards of nitrogen fortified organic amendment per 1000 sq. ft. to a depth of 6 inches in native planting areas.

Tree & Shrub Planting Guidelines for Native Plants

- Excavate planting pits at least twice the diameter of the rootball.
- The top of the rootball should be at or slightly above final grade.
- Organic material is not required in the backfill.
- Do not cover the original rootball with other soil. Ideally, a temporary soil berm is often constructed around the outer edge of the rootball to help channel water into the rootball and then into surrounding soil until roots are established in the backfill and the rootball is no longer the sole source of water for the plant.
- Ideally, a weed and turf free zone, preferably 2-3 ft. in diameter, should be maintained just beyond the diameter of the planting hole. A 2-4 inch deep layer of coarse mulch can be placed around the tree or shrub; mulch should be kept a minimum 4-6 inches from the trunk.

Maintenance

In regards to fertilizer applications for routine maintenance purposes, it is important to remember that natives do not typically require frequent application of fertilizers. Although the plants may benefit from an occasional application of nitrogen, preferably in slow release form. For this purpose, consider using something like sulfur-coated urea (43-0-0) broadcast at 2.5 lbs. per 1000 sq. ft. Applications should be made in mid-fall or early spring and allow natural rainfall to water in the fertilizer. A thorough irrigation may be applied when rain is lacking. Early spring, substitute a complete fertilizer with low phosphorus (~ 2% or less) to help insure continuing adequate potassium and minimal phosphorus.

Maintenance fertilization for ornamentals should rely primarily on a nitrogen only program supplemented with a complete fertilizer in the fall and spring. Beginning 30-45 days after planting, uniformly broadcast ammonium sulfate (21-0-0) at the rate of 5 lbs. per 1000 sq. ft. with reapplication every 30-45 days. Alternatively, sulfur coated urea can be applied at the rate of 5 lbs. per 1000 sq. ft., with repeat applications every 60-90 days or as growth and color dictate. In early fall and spring, substitute a complete fertilizer such as 16-6-8, or equal, for the sulfur coated urea at the rate of 6 lbs. per 1000 sq. ft. to ensure continuing supplies of phosphorus and potassium. Trees and shrubs can be maintained with the same fertilizers. Follow each fertilization with a thorough irrigation. When plants have become well established, fertilizer applications can be less frequent.

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Page 3 of 5

Anaheim Office
Report No. 25-077-0001

Alternatively, organic maintenance fertilization for planting areas should rely primarily on a nitrogen only program supplemented with a complete fertilizer in the fall and spring. Blood Meal (12-0-0) provides available nitrogen fairly rapidly while materials such as Feather Meal (12-0-0), Soybean or Cotton Seed Meal (7-1-1) are slower to provide available nitrogen, but they extend the length of time they make this contribution. In order to provide a good supply of nitrogen for a 3-4 month time frame a good combination would be 6 pounds Blood Meal and 14 pounds Feather Meal per 1000 square feet. The first application should be 3-4 months after planting if soils have been amended as suggested. The long term maintenance program should consider spring and fall applications of an organic complete fertilizer such as 5-5-5- that would also supplement phosphorus and potassium nutrition to a greater extent. Follow each fertilizer with a thorough irrigation

As noted above, various micronutrients are below optimum. When these nutrients are low, especially in an alkaline soil, deficiencies can sometimes show in the plants. If deficiencies show once plants have become established, they may be addressed upon the first sign of deficiency. Symptoms of manganese deficiency may be seen as a general loss of color in the young leaves, followed by yellowing between veins and brownish-black spots appearing. Iron and zinc deficiency symptoms are often characterized by yellow, almost white, interveinal chlorosis on the youngest growth. If these symptoms are apparent once plants are established, then application of micronutrient chelate at the manufacturer's label rate may improve appearance. Chelates are generally more effective on alkaline soils than some of the other forms of trace elements. These can be either foliar or soil applied at manufacturer's rates if deficiencies begin to show.

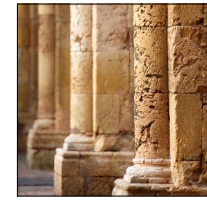
If we can be of any further assistance, please feel free to contact us.


Matt Schwebel
Mschwebel@waypointanalytical.com
(714)-552-5228

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Page 4 of 5

NO.	REVISIONS	BY	DATE



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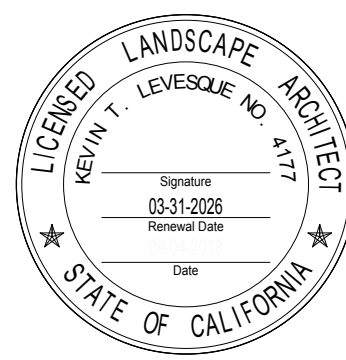
Prepared For:

Peebles Square LLC
1630 Oakland Road
San Jose, CA 95150

PEEBLES SQUARE
25 Peebles Avenue
Morgan Hill, CA

Per MWEL 492.6 Landscape Design Plans (b)(13) contain the following statement: "I have compiled with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan."


KEVIN LEVESQUE
LA 4177



LANDSCAPE PLANS

PLANTING DETAILS

Scale:

Date:	JULY 8, 2025	Scale:	
Job:	23-289	Design:	KTL
North:		Drawn:	KTL
		Checked:	KTL
		Sheet:	

L-6.2
of 20 Sheets

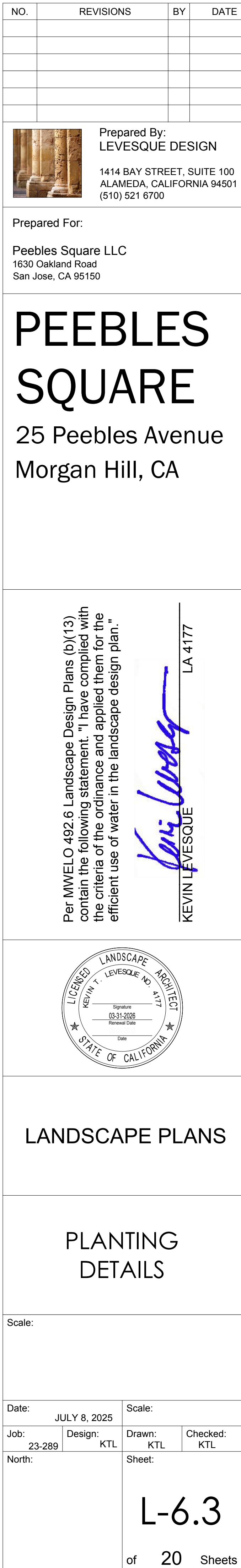


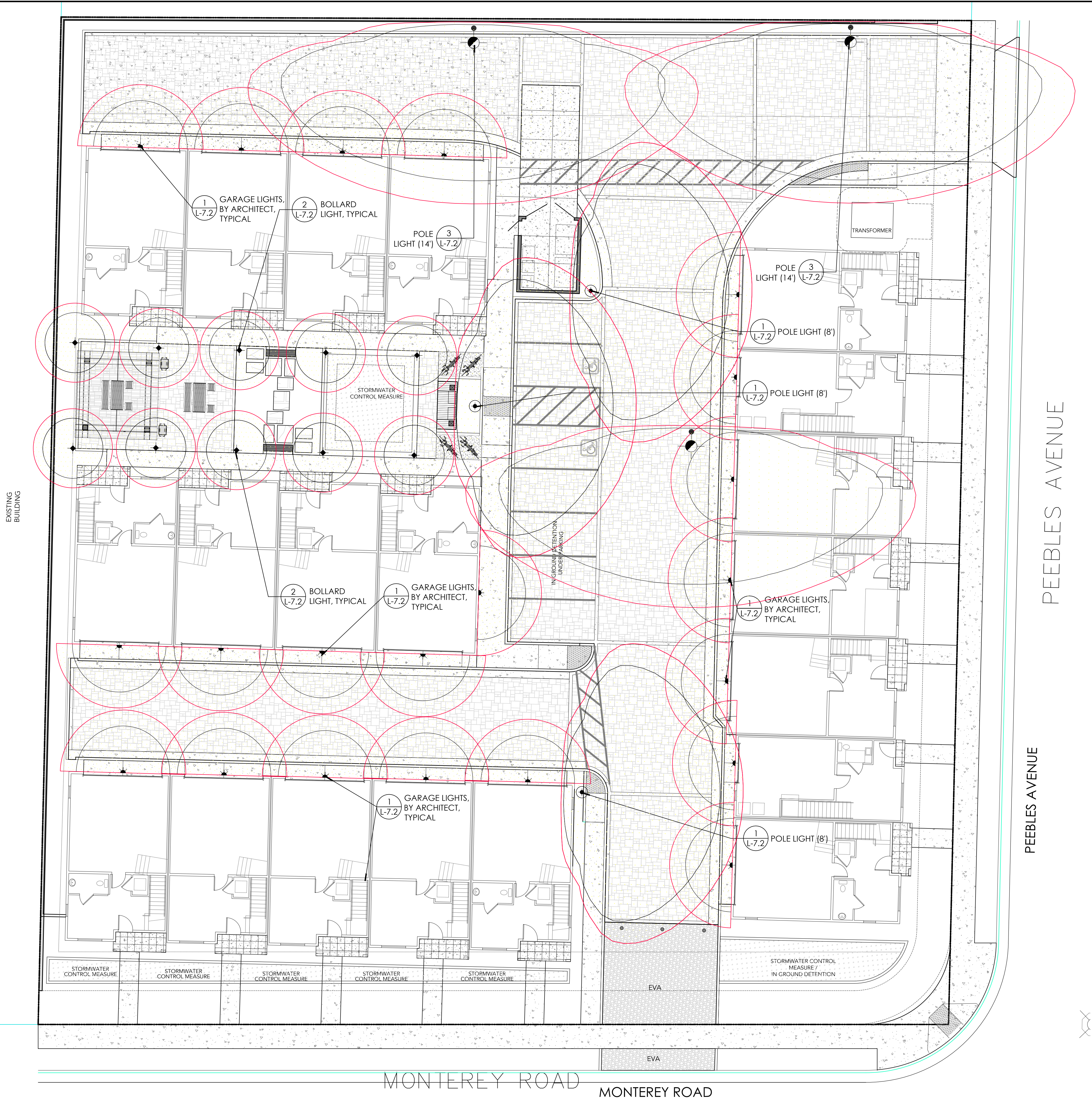


SEE GROUNDCOVER PLANT LIST FOR SPACING OF
MASSSED PLANTS. THIS DIAGRAM IS FOR
INFORMATIONAL PURPOSES ONLY. CONTRACTOR IS
RESPONSIBLE FOR ASSURING PROPER COVERAGE
AND PLANT COUNTS BASED ON SPECIFIED SPACING.

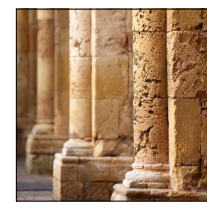


1. PASSIVE RECREATION AREA WITH BENCHES AND INTERPRETIVE SIGNAGE.
2. BALANCE ATTRACTIVE NECTAR PRODUCING FLOWERING PLANTS WITH EASE OF MAINTENANCE. BIAS PLANTING TOWARD LONGER LIVED WOODY PLANTS THAN SHORTER LIVED HERBACEOUS PERENNIAL PLANTS.
3. EXPAND THE WILDLIFE HABITAT PLANTING TO INCLUDE THE ADJACENT STORM WATER TREATMENT AREA AS WELL AS THE FLOW THROUGH PLANTERS ALONG MONTEREY.
4. INCLUDE NATIVE OAKS FOR ADDITIONAL HABITAT VALUE.
5. ANISE (FENNEL) AND NATIVE BUTTERFLY WEEDS WERE NOT INCLUDED GIVEN THE INVASIVE NATURE AND ADDITIONAL MAINTENANCE REQUIRED.





NO.	REVISIONS	BY	DATE



Prepared By:
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(510) 521 6700

Prepared For:

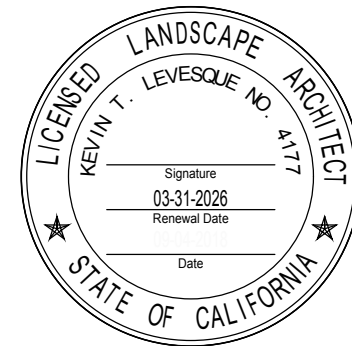
Peebles Square LLC
1630 Oakland Road
San Jose, CA 95150

PEEBLES
SQUARE

25 Peebles Avenue
Morgan Hill, CA

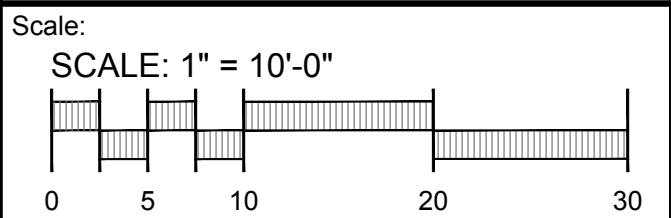
Per MWEL 492.6 Landscape Design Plans (b)(13) contain the following statement: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan."

Kevin Levesque
KEVIN LEVESQUE LA 4177

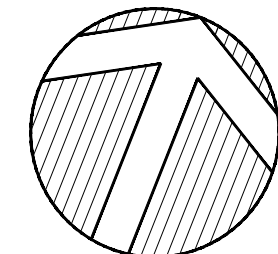


LANDSCAPE PLANS

LIGHTING PLAN



Date:	JULY 8, 2025	Scale:	
Job:	23-289	Design:	KTL
Drawn:	KTL	Checked:	KTL
North:		Sheet:	



L-7.1

of Sheets



**louis
poulsen**

HW PATINA



Design:
Benjet Windinge & Povl Ernst Hoff

Concept:
The fixture emits soft, diffuse and symmetric light. The inner surface of the top shade is painted white, ensuring soft, evenly distributed light. The opal polycarbonate diffuser provides decorative guiding light.

Finish:
Copper, brushed.

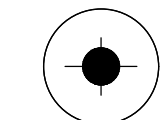
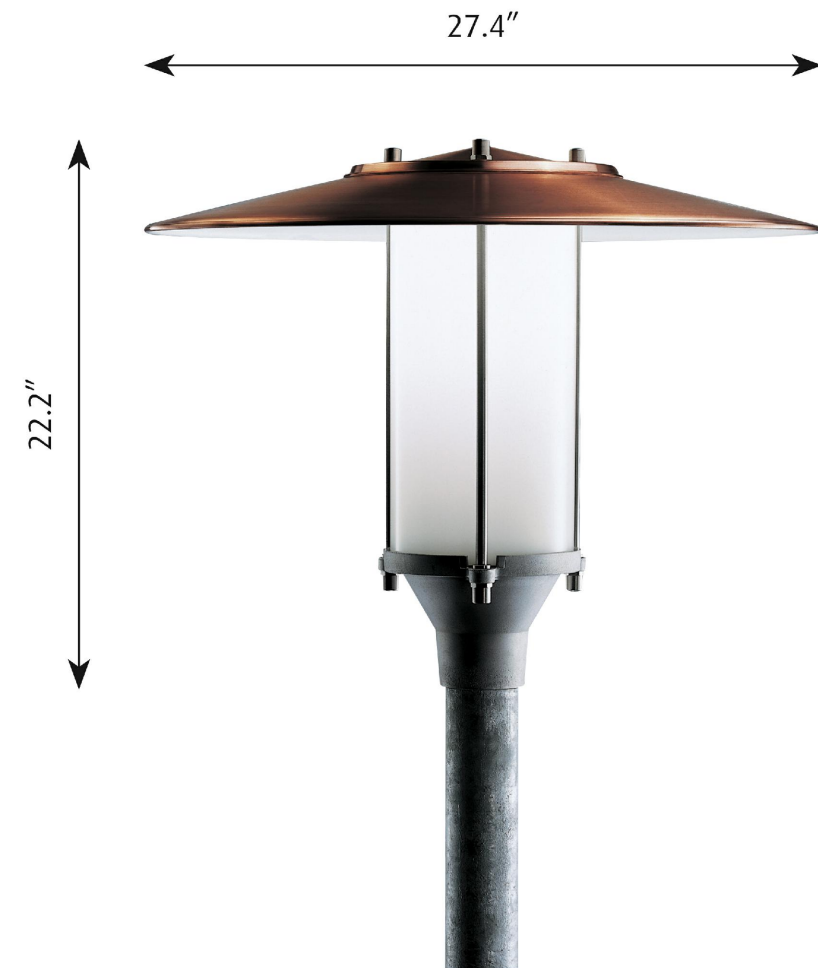
Material:
Top shade: Spun copper. Enclosure: Extruded white opal acrylic. Base: Die cast aluminum. Struts: Stainless steel.

Mounting:
Post top: Mounted on dual round aluminum (DRA) or round straight aluminum (RSA) pole.

Weight:
Min: 19 lbs. Max: 19 lbs.

Compliance:
cULus, Wet location.

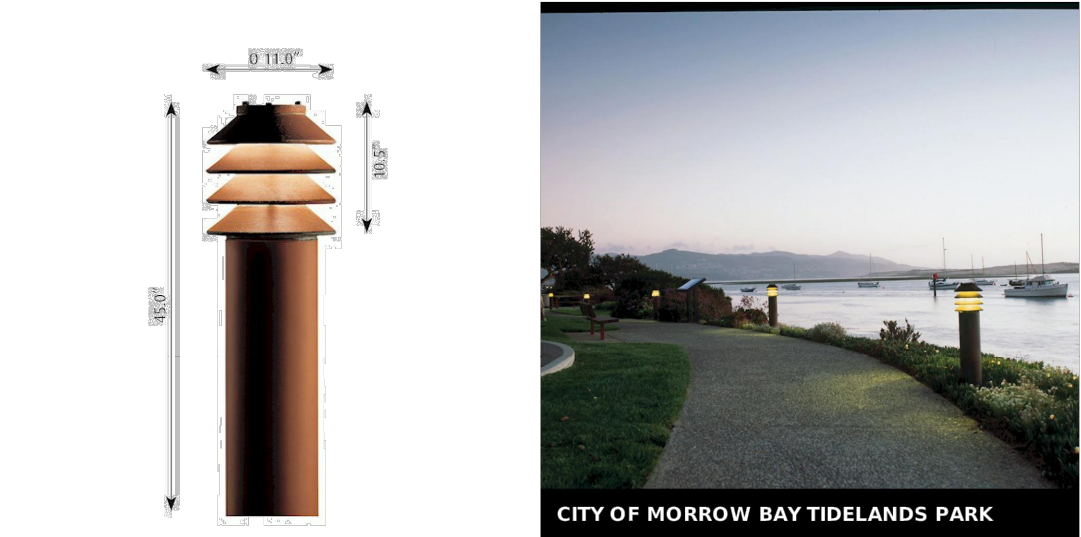
Specification notes:
a. DIM 0-10V feature only available with LED light source. b. Consult factory for product specifications for Photo Sensor and Wireless Control options.



1 POLE LIGHT (8' HIEGHT)

**louis
poulsen**

BYSTED



Design:
Peter Bysted

Concept:
The fixture emits light directed downwards. The shades have a white painted undersurface to achieve optimal light reflection and produce a characteristic symmetric light pattern around the fixture.

Finish:
Cor-ten steel, raw.

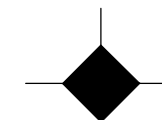
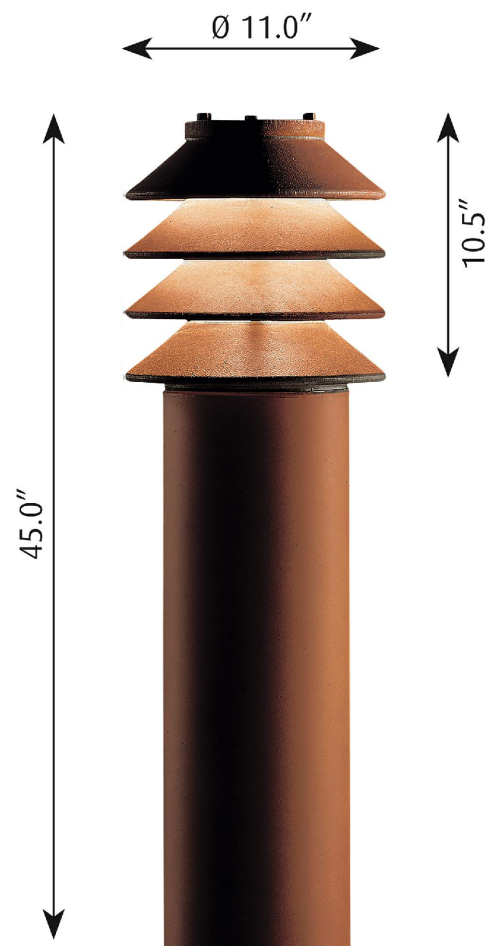
Material:
Luminaire head: Die cast iron. Post: Cor-ten steel. Base plate: Cor-ten steel.

Mounting:
Base plate dimension: 12" diameter. Base plate: Mounted to a concrete base with 4 anchor bolts on a bolt circle of 10" diameter. Installation: Refer to mounting instruction download for installation details.

Weight:
Min: 5 lbs. Max: 98 lbs.

Compliance:
cULus, Wet location.

Info notes:
Oxidation of both Cor-ten steel and cast iron gives a rough and "rusty" looking surface which protects the material from further corrosion. The speed of the oxidation process is faster for Cor-ten than it is for cast iron.



2 BOLLARD LIGHT

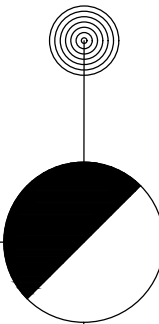
WARP9° LED with PicoPrism™ Optics



FLAIR, WITH NO GLARE
Originally introduced in 2007, the Kim WARP9 luminaire set the standard for slim, sleek, low-profile site lighting, blending seamlessly into countless outdoor projects. Where typical site lighting might attempt to call attention to itself, WARP9 was designed to disappear from the site, to avoid detection and allow the natural beauty of the architecture to shine through.



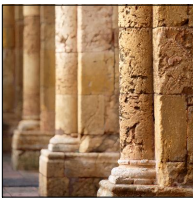
WARP9 LED
PicoPrism Module



3 POLE LIGHT (14' POLE HEIGHT)



NO.	REVISIONS	BY	DATE



Prepared By:
LEVESQUE DESIGN
1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
(510) 521 6700

Prepared For:
Peebles Square LLC
1630 Oakland Road
San Jose, CA 95150

PEEBLES SQUARE

25 Peebles Avenue
Morgan Hill, CA

Per MWEL0 492.6 Landscape Design Plans (b)(1)(3) contain the following statement: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan."

Kevin Levesque
KEVIN LEVESQUE
LA 4177



LANDSCAPE PLANS

LIGHTING
CUT SHEETS

Scale:
SCALE: 1" = 10'-0"



Date:	JULY 8, 2025	Scale:	
Job:	23-289	Design:	KTL
Drawn:	KTL	Checked:	KTL
North:		Sheet:	

L-7.2
of 20 Sheets