



**Regular Meeting Agenda
Planning Commission**

MALISHA KUMAR - CHAIR
LAURA GONZALEZ-ESCOTO - VICE-CHAIR
LIAM DOWNEY - PLANNING COMMISSIONER
WAYNE TANDA - PLANNING COMMISSIONER
JOSEPH MUELLER - PLANNING COMMISSIONER
MOHAMMAD HABIB - PLANNING COMMISSIONER
PAUL LAKE - PLANNING COMMISSIONER

Tuesday, March 22, 2022 7:00 PM

Virtual Meeting

VIRTUAL MEETING GUIDELINES AND PUBLIC COMMENT

In accordance with Executive Order N-25-20 and guidance from the California Department of Public Health on gatherings, remote public participation is allowed. Physical meetings will not be in the City Council Chamber until further notice.

Planning Commission meetings will be live streamed on Channel 17, on the City's website and on the City's Facebook page. Those members of the community that would like to participate in the meetings remotely may do so by join the virtual meeting at:

<https://bit.ly/PlanningCommissionMtg> or by calling in to: (669) 900-9128, then enter the webinar ID#: 862 0324 6251.

Public comment may be provided in the following ways:

- Join the virtual Planning Commission meeting via the link above, when public comment is opened, raise your virtual hand and be called upon to speak for up to 3 minutes
- Join the virtual meeting by calling in to the number above, dial *9 to raise your hand and *6 when called upon to speak for up to 3 minutes
- Send public comments in writing to the Minutes Clerk at pcpubliccomment@morganhill.ca.gov

* Please note that comments made on Facebook are not considered public comment.

CALL TO ORDER

ROLL CALL ATTENDANCE

DECLARATION OF POSTING AGENDA

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

MINUTES APPROVAL

1. March 8, 2022 Meeting Minutes

Recommendation:

1. Approve Minutes

PUBLIC HEARINGS

2. SD2020-0007/SR2020-0017/EA2020-0014: MONTEREY – LUCKY -SHING (MANZANITA PARK)-VESTING TENTATIVE MAP, DESIGN PERMIT, AND ENVIRONMENTAL ASSESSMENT FOR A 67-UNIT CONDOMINIUM DEVELOPMENT. THE PROPERTY, IDENTIFIED BY ASSESSOR'S PARCEL NUMBER 725-01-018, IS LOCATED EAST OF THE MONTEREY ROAD/TILTON AVENUE INTERSECTION.

Recommendation:

1. Open/close the public hearing;
2. Adopt a Resolution adopting a Mitigated Negative Declaration and Mitigation Monitoring Reporting Program for the project; and,
3. Adopt a Resolution approving a two-lot Vesting Tentative Map and Design Permit.

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.

AMERICANS WITH DISABILITIES ACT (ADA)

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

DRAFT



**Meeting Minutes
Planning Commission**

MALISHA KUMAR - CHAIR
LAURA GONZALEZ-ESCOTO - VICE-CHAIR
LIAM DOWNEY - PLANNING COMMISSIONER
WAYNE TANDA - PLANNING COMMISSIONER
JOSEPH MUELLER - PLANNING COMMISSIONER
MOHAMMAD HABIB - PLANNING COMMISSIONER
PAUL LAKE - PLANNING COMMISSIONER

Tuesday, March 8, 2022 7:00 PM

Virtual Meeting

CALL TO ORDER

Chair Kumar called the meeting to order at 07:00 p.m.

ROLL CALL ATTENDANCE

Minutes Clerk Jenna Luna called the roll at 07:00 p.m.

STATUS	ATTENDEE
PRESENT	Malisha Kumar, Laura Gonzalez-Escoto, Joseph Mueller, Wayne Tanda, Mohammad Habib, Liam Downey, Paul Lake
ABSENT	None

DECLARATION OF POSTING AGENDA

Minutes Clerk Luna declared the posting of the agenda at 07:00 PM.

PLEDGE OF ALLEGIANCE

Planning Commission Tanda led the Pledge of Allegiance at 7:01 p.m.

PUBLIC COMMENT

Chair Kumar opened the Public Comment Period at 7:01 p.m.

ORDERS OF THE DAY

No changes were made. The Community Development Director, Jennifer Carman, introduced our new Planning Commissioner, Paul Lake, at 7:02 p.m.

MINUTES APPROVAL

1. February 22, 2022 Meeting Minutes

Recommendation:

1. Approve Minutes

MOTION:

Approve Meeting Minutes.

RESULT:	Passed
MOVER:	Planning Commissioner Gonzalez-Escoto
SECONDER:	Planning Commissioner Downey
AYES:	Kumar, Gonzalez-Escoto, Mueller, Tanda, Habib, Downey, Lake
NAYS:	None
ABSTAIN:	None
ABSENT:	None

PUBLIC HEARINGS

None.

OTHER BUSINESS

2. Housing Element Update - Review Prior Housing Element

Recommendation:

1. Accept presentation by Staff regarding the Evaluation of Past Performance for the City's 2023-2031 Housing Element Update process.

Principal Planner, Adam Paszkowski, gave the presentation at 7:05 p.m.

Chair Kumar opened the Public Comment Period at 8:14 p.m. The following individual addressed the Planning Commission:

- Joe Baranowski

Hearing no further requests to speak, the Public Comment Period was closed at 8:17 p.m.

The Planning Commission received, reviewed, and provided feedback on staff's presentation.

DIRECTOR'S REPORT/ANNOUNCEMENTS

The Community Development Director, Jennifer Carman, made an announcement at 8:42 p.m.

ADJOURNMENT

There being no further business to discuss, Chair Kumar adjourned the meeting at 8:44 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk

PLANNING COMMISSION STAFF REPORT

MEETING DATE: March 22, 2022

PREPARED BY:

Gina Paolini, Principal Planner

APPROVED BY: Jennifer Carmen

SD2020-0007/SR2020-0017/EA2020-0014: MONTEREY – LUCKY -SHING (MANZANITA PARK)-VESTING TENTATIVE MAP, DESIGN PERMIT, AND ENVIRONMENTAL ASSESSMENT FOR A 67-UNIT CONDOMINIUM DEVELOPMENT. THE PROPERTY, IDENTIFIED BY ASSESSOR'S PARCEL NUMBER 725-01-018, IS LOCATED EAST OF THE MONTEREY ROAD/TILTON AVENUE INTERSECTION.

RECOMMENDATION(S)

1. Open/close the public hearing;
2. Adopt a Resolution adopting a Mitigated Negative Declaration and Mitigation Monitoring Reporting Program for the project; and,
3. Adopt a Resolution approving a two-lot Vesting Tentative Map and Design Permit.

LOCATION MAP/PROJECT INFORMATION:



1. Location: East of the Monterey Road/Tilton Avenue intersection
APN 725-01-018
2. Site Area: 5.83-acres
3. General Plan: Mixed Use Flex
4. Zoning: Mixed Use Flex (MU-F)
5. Request: Request for a Vesting Tentative Map and Design Permit.

BACKGROUND:

On August 28, 2020, North Corridor Investors LLC submitted applications for a two-lot Vesting Tentative Map and Design Permit for a 67-unit condominium development. Parcel No. 1 would be north of the Tilton Avenue extension and would have an area of approximately 3.1 acres. Parcel No. 2 would be south of the Tilton Avenue extension with an area of approximately 1.8 acres.

Required Permits

The project site is located in the MU-F Zoning District within Block One of the Monterey Road Corridor for which a Block Level Master Plan (BLMP)/PD Master Plan is generally required for all projects wanting to develop within the block. The City Council adopted Ordinance No. 2297 N.S. on February 6, 2019, establishing a BLMP for Monterey Corridor Block One, requiring that pursuant to the requirements of Zoning Code Section 18.30.050 (PD Combining District) a Zoning Amendment to establish a PD Master Plan would be required as a subsequent approval for all projects wanting to develop within the block. Furthermore, the Municipal Code requires a Conditional Use Permit for a residential-only project within the MU-F zone. California Senate Bill 330 (SB 330) established the "Housing Crisis Act of 2019", effective January 1, 2020, making changes to the local approval process. This law supersedes City requirements and also suspends the City's Residential Development Control System (RDSCS) which was a housing development pacing tool the City utilized for nearly 40 years prior to the new legislation.

The project, as proposed, is consistent with the General Plan and meets the base zoning standards and only requires a Design Permit and subdivision map since SB 330 supersedes the local requirements; therefore, the City can no longer require a PD Master Plan or a Conditional Use Permit for this project.

PROJECT DESCRIPTION:

The proposed condominium project would consist of 67-units, spread across 12, three-story buildings. The project's 12 buildings would be arranged in four-plex, five-plex, and six-plex configurations. Buildings One through Eight would be located on the project site's northwestern parcel, to the northwest of the proposed extension of Tilton Avenue. Buildings Nine through 12 would be located to the southeast of the extension of Tilton Avenue. A total of six different unit layouts are proposed, each with a two-car garage. Each of the buildings would be designed at a maximum height of approximately 38.5 feet.

The project would include a clubhouse, with a kitchen, a cabana, two picnic areas, a basketball court, passive water features, passive recreation areas and/or gardens, park benches and five trash enclosures. Fifteen percent of the units (10) would be deed restricted inclusionary units for moderate-income households. An Inclusionary Housing Agreement is required to be executed and recorded prior to the issuance of building permits. Detailed project plans have been provided (Attachment 3).

Surrounding Zoning/Land Use

Surrounding land uses include undeveloped agricultural land within the City of San Jose to the north; undeveloped land within Santa Clara County to the east; an RV/boat storage yard and a single-family residence to the south; and Monterey Road and the Union Pacific Railroad (UPRR) tracks to the west. Additionally, existing single-family residences are located to the south, and condominiums and Central High School are to the west, across Monterey Road.

PROJECT ANALYSIS AND FINDINGS:

The proposed project has been analyzed with respect to consistency with the: 1) Design Permit, 2) Vesting Tentative Map; and 3) California Environmental Quality Act requirements.

1. Design Permit Requirements

A Design Permit is a discretionary action that enables the City to ensure that the proposed development has 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.

In accordance with Section 18.108.040.B (Reviewing Authority), the Community Development Director is the reviewing body to act on all Design Permit applications unless the Director finds the project to be significant. The Community Development Director may refer any Design Permit application to the Planning Commission for review and final decision. Because approval of a Vesting Tentative Map requires concurrent approval of a Design Permit, it

is beneficial to have both applications considered at the same time by the Planning Commission. When considering the Design Permit, the City shall evaluate applications to ensure that they satisfy the following criteria: Conform to the policies of the General Plan, and any applicable specific plan, and are consistent with any other policies or guidelines the City Council may have adopted.

Findings

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

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

The City of Morgan Hill 2035 General Plan designates the site as Mixed-Use Flex which permits a mix of residential, commercial, and office uses applied either vertically or horizontally. The Mixed-Use Flex designation allows 7 to 24 units per acre. The project is developing at 11.4 units per acre, consistent with the General Plan. SB 330 supersedes the Municipal Code requirement of a PD Master Plan/Conditional Use Permit required for housing on this site.

The project has been designed to substantially comply with the City's Residential Development Design and Development Standards which are the City's "Objective" design standards and have been developed consistent with the Morgan Hill 2035 General Plan. The applicant's compliance checklist has been provided (Attachment 4).

General Plan

The project is consistent with the General Plan and specifically but not limited to the Policies listed below:

City and Neighborhood Form Element

Policy CNF-8.1 High Quality Design. Require all development to feature high quality design that enhances the visual character of Morgan Hill.

The proposed development includes 360-degree design with high quality building materials. Landscaping would be provided throughout the project site, designed to complement the project buildings, providing additional visual interest.

Policy CNF-8.4 Architectural Quality. Optimize architectural quality by encouraging the use of quality materials, particularly as accents and authentic detailing, such as balconies and window trims.

The proposed development features an architectural style that is compatible with the surrounding neighborhood.

Policy CNF-10.3 Adequate Supply of Multi-Family Housing. Provide for an adequate supply of multi-family housing, located convenient to shopping, services, and transportation routes.

The Mixed-Use Flex land use allows for residential uses to be developed on site which will assist the City in achieving an adequate supply of housing units. The project would consist of a 67-unit, condominium development located adjacent to Teresa's Morgan Hill Café, and convenient to other service-related businesses.

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

Water and sewer service would be provided by the City through connections to the existing eight-inch water and sewer mains in Monterey Road, which are stubbed at the southwest corner of the property. From the point of connection, the eight-inch water and sewer lines would be extended along the project's entire Monterey Road frontage. At the intersection of Monterey Road and Tilton Avenue, the eight-inch lines would be extended north into the project site along the extension of Tilton Avenue, where the lines would connect to six-inch private water and sewer lines in the site's private driveway. The six-inch lines would then connect to each of the proposed buildings.

Policy CNF-11.16 360-Degree Design. Require residential buildings to be well articulated on all sides. Side and rear facades shall maintain the architectural design, level of detail, and materials consistent with the front facade.

The proposed development includes 360-degree design with building materials that include stucco, accent brick, accent wood trim and paneling, and concrete malibu tile roofs. The level of architectural design is maintained on all facades of the development.

Policy CNF-11.17 Architectural Details. Require residential buildings to feature architectural details such as

eaves, bay windows, porches, and balconies that emphasize their residential and pedestrian-scale character.

The project has been designed to include design features such as balconies, eaves, porches and varied roof forms.

Policy CNF-11.28 Bicycles and Pedestrians. Require attached residential sites to be designed to accommodate the needs of bicyclists and pedestrians. This may be accomplished by:

- Providing bicycle and pedestrian connections to adjacent uses with paseos, trails, sidewalks, paths, and similar amenities.
- Creating attractive connections through landscaping, lighting, benches, other amenities to create safe and visually interesting spaces.
- Installing bicycle racks and lockers near building entrances, integrated into the design of the project and screened with appropriate landscaping.

At the southernmost corner of the project site, the frontage of Monterey Road would be widened by approximately 20 feet on the northeasterly side of the roadway, with a new curb, gutter, and detached five-foot sidewalk. Within the widened portion of the road, a buffered bicycle lane would be installed along the majority of the project site's frontage. South of Tilton Avenue, the bicycle lane would be six feet wide, and north of Tilton Avenue, the bicycle lane would be seven feet wide. Short- and long-term bike parking would be provided throughout the project site. Short-term parking will be provided by 15 bicycle racks, and long-term bike parking will be provided in the 134 garage spaces. The project has been conditioned to require the design of the short-term bike parking to comply with City's regulations.

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

The project site is located within Block One of the Monterey Corridor, where the City has established Block-Level Master Plan Land Use Regulations (Ordinance No. 2297 N.S.) Typically, to develop multi-family dwellings within this district, a PD Master Plan, and Conditional Use Permit would be required; however, SB 330 supersedes these requirements.

For medium density residential development projects, the Block-Level Master Plan Land Use Regulations allow for the use of the development standards provided within Section 18.40.050 (development standards). The applicant has provided a detailed letter regarding the project zoning compliance (Attachment 5).

Zoning consistency is demonstrated in the consistency table provided below:

Development Standard	Section 18.40.050	Proposed	
		Parcel 1	Parcel 2
Minimum Lot Size	6,000 Square Feet	3.1 acres	1.8 acres
Minimum Lot Dimensions	60- foot width	356 feet	204 feet
	85- foot depth	349 feet	349 feet
Maximum Building Coverage	60 percent	28 percent	28 percent
Maximum Building Height	35 feet (45 feet with 10-foot roof element)	38.5 feet	38.5 feet
Floor Area Ratio	N/A	N/A	N/A
Setbacks			
Front	15 feet	Approx. 30 feet	Approx. 30 feet
Rear	20 feet	20 feet	20 feet
Interior Side	5 feet	30 feet	8 feet
Street Side	15 feet	15 feet or greater	15 feet or greater

Parking

Parking required for this project is two spaces per two-bedroom units, one covered and one uncovered, and for three-bedroom units, one covered and 1.5 uncovered. The proposed project would include a total of 189 parking spaces. Of the 189 parking spaces, 55 would be surface parking and 134 would be within garages. Two electric vehicle (EV)

charging stations will be provided. The project complies with the requirements of Section 18.72.030 (Required parking spaces) of the Morgan Hill Municipal Code.

Landscaping

There are no existing trees on the project site. A landscape plan has been proposed (Attachment 6) consistent with Section 18.64.050 of the City's Municipal Code. Landscaping would be provided throughout the site in accordance with the City's minimum landscape requirements for residential zones. The proposed project would include the planting of trees, shrubs, grasses, vines and ground cover within the project site and in areas adjacent to the proposed buildings. The project is proposing to plant 120 trees for the project, all 24-inch box.

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

The project is subject to the SB 330 permit streamlining process and has been designed consistent with the City's Design Review Criteria and the City's Residential Development Design and Development Standards adopted by City Council Resolution No. 21-001 on January 20, 2021.

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

An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the project. Complete details regarding the CEQA analysis have been provided in the CEQA Section of this report.

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

The development site is not located adjacent to any wildlands that could expose people or structures to wildfire risks. The project site is not located within an earthquake fault zone. In addition, the project will comply with stormwater and building code requirements. The project will not be detrimental to the public health, safety, or welfare, and will not be materially injurious to the properties or improvements in the vicinity.

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

The project as proposed complies with all criteria in subsection H of Section 18.108.040 (Design Review Criteria) of the Morgan Hill Municipal Code.

1. Community Character. The overall project design including site plan, height, massing, architectural style, materials, and landscaping preserve the character and distinctive sense of place for Morgan Hill. The proposed development includes 360-degree design with building materials that include stucco, accent brick, accent wood trim and paneling, and concrete malibu tile roofs. The level of architectural design is maintained on all facades of the development.

Perspective- Aerial View



2. **Neighborhood Compatibility.** The project has been designed to respect and complement the adjacent residential neighborhood. The project height, massing, and intensity is compatible with the scale of nearby buildings. The project design incorporates measures to minimize traffic, parking, noise, and odor impacts on nearby residential properties.

3. **Pedestrian Environment.** The proposed development incorporates sidewalks, connections to the public way to support an active public realm and an inviting pedestrian environment. Pedestrian walkways are clearly visible and distinguished from parking and circulation areas.

4. **Privacy.** The orientation and location of buildings, entrances, windows, doors, balconies, and other building features minimizes privacy impacts on adjacent buildings and provides adequate privacy for project residents.

5. **Safety.** The project promotes public safety and minimizes opportunities for crime through design features which includes one-way driveway access points on Tilton Avenue. All parking and common areas will be lit to city standards.

6. **Massing and Scale.** The massing and scale of buildings complement and respect neighboring structures and correspond to the scale of the human form. Large volumes are divided into small components through varying wall planes, heights, and setbacks. Building placement and massing avoids impacts to public views and solar access.

Perspective- View from Monterey Road-Parcel No. 1



Perspective- View from Monterey Road-Parcel No. 2

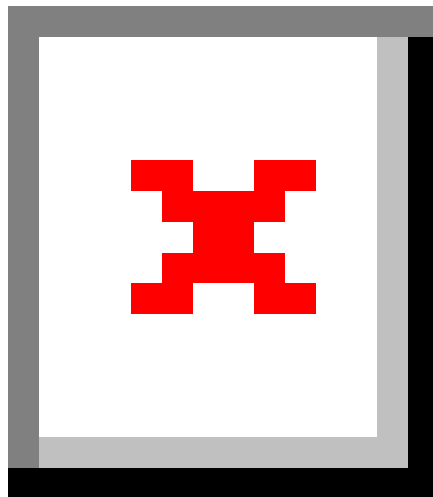


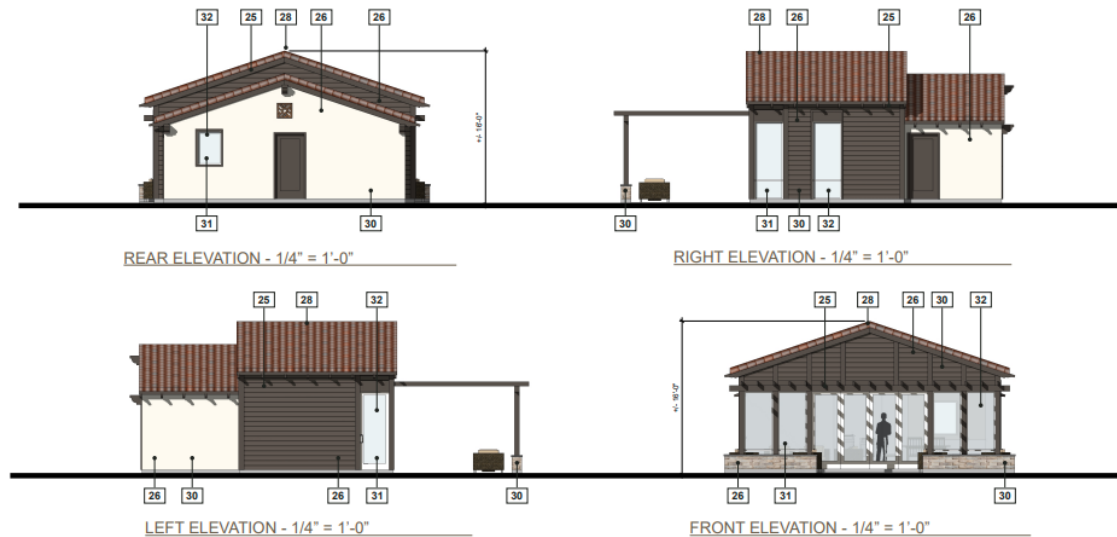
7. **Architectural Style.** Buildings feature an architectural style that is compatible with the surrounding built and natural environment

8. **Architectural and Visual Interest.** Building facades are well articulated to add visual interest, distinctiveness, and human scale. Building elements such as roofs, doors, windows, and porches are part of an integrated design and relate to the human scale. Architectural details that have been included into the design include trim, eaves, balconies, stucco, accent brick, accent wood trim and paneling, and concrete malibu tile roofs.

9. **Materials.** Building facades include a mix of natural, high-quality, and durable materials that are appropriate to the architectural style, enhance building articulation, and are compatible with surrounding development.

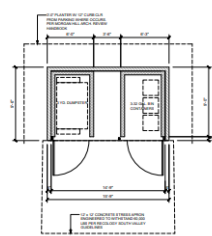
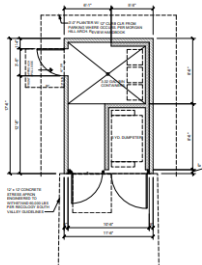
Material Board





16. **Mechanical Equipment, Trash Receptacles, and Utilities.** The proposed development provides enclosures for trash receptacles and utilities are screened by landscaping.

Trash Enclosure Details



g. **For new residential development, the project complies with commitments made through the Residential Development Control System (RDSCS).**

The RDSCS has been suspended with Government Code Section 65589.5 (Housing Crisis Act of 2019); therefore, this finding is not applicable.

2. Vesting Tentative Map

The project proposes a two lot Vesting Tentative Map (Attachment 8) creating Parcel No. 1 north of the Tilton Avenue extension, having an area of approximately 3.1 acres. Parcel No. 2, located south of the Tilton Avenue extension would have an area of approximately 1.8 acres. The proposed Vesting Tentative Map is in compliance with the General Plan, Zoning Code and other City Codes.

Findings

Morgan Hill Municipal Code Section 17.20.090, Tentative Subdivision Map – Approval conditions, requires that the

following finding to be made by the City to adopt the Vesting Tentative Map:

A. The proposed subdivision, together with its provisions for its design and improvements, is consistent with the General Plan or specific plans adopted by the City.

The Vesting Tentative Map has been designed consistent with the City's General Plan, considering neighborhood circulation patterns, and providing future connections.

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 Vesting Tentative Map if it makes any of the following findings:

- That the proposed map is not consistent with 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

CONCLUSION:

The project has been found to be consistent with the General Plan, Zoning Code, City's Design Review Criteria, the City's Residential Development Design and Development Standards, and the Subdivision Map Act. It is recommended that the Planning Commission approve the Vesting Tentative Map and Design Permit subject to the Conditions of Approval.

CEQA (California Environmental Quality Act):

An [Initial Study \(IS\)](#) (html) has been prepared which examines impacts from the proposed project in accordance with the requirements of the CEQA. The IS discusses the proposed project in detail, evaluates all potential impacts, and proposes mitigation measures to reduce project impacts to less-than-significant levels.

Based on evaluation of the potential impacts of the project, staff recommends adoption of the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) (Attachments 9 and 10). The MND and MMRP contain the applicable mitigation measures to reduce all potential impacts to less than significant levels.

A Notice of Intent to adopt the MND was recorded at the County Recorder's Office and circulated through the Governor's Office of Planning and Research State Clearinghouse with a minimum 30-day noticing required by the CEQA guidelines (February 18, 2022, through March 21, 2022). All notices and environmental studies for the project can be reviewed on the City [website](#).

COMMUNITY ENGAGEMENT:

The proposed project was publicly noticed including a mailing to property owners within 600 feet of the project and within the newspaper for the minimum 10-day period, a project webpage and a sign was posted on the project site pursuant to the Planning Division requirements. Residents on the Planning Commission notify me email list were notified of the proposed project upon release of the environmental document and the project was included in the 411 Newsletter.

RESOLUTION NO. 22-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL APPROVING THE MITIGATED NEGATIVE DECLARATION PREPARED IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM FOR MONTEREY-LUCKY-SHING (MANZANITA PARK) (APN 725-01-018).

WHEREAS, prior to the adoption of this Resolution, the Planning Division of the City of Morgan Hill prepared an Initial Study and a Mitigated Negative Declaration for the Monterey-Lucky-Shing Project (Planning File No's. SD2020-0007/SR2020-0017/EA2020-0014: Monterey-Lucky-Shing (Manzanita Park)) in accordance with the requirements of the California Environmental Quality Act of 1970, as amended ("CEQA"), and state and local guidelines implementing CEQA; and

WHEREAS, the Monterey-Lucky-Shing Project ("Project") analyzed within the Initial Study/Mitigated Negative Declaration consisted of the request to subdivide the property into two lots and a Design Permit for property located east of the Monterey Road/Tilton Avenue intersection (APN:725-01-018); and

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

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

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

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

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

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

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

SECTION 1. THAT THE PLANNING COMMISSION does hereby make the following findings:

- (1) It has independently reviewed and analyzed the Initial Study/Mitigated Negative Declaration and other information in the record and has considered the information contained therein, prior to acting upon the Project;
- (2) The Initial Study/Mitigated Negative Declaration prepared for the Project has been completed in compliance with CEQA and consistent with state and local guidelines implementing CEQA;
- (3) The Initial Study/Mitigated Negative Declaration represents the independent judgment and analysis of the City as lead agency for the Project. The Development Services Director of the Development Services Department at 17575 Peak Avenue, Morgan Hill, California 95037, is the custodian of documents and records of proceedings on which this decision is based; and,
- (4) On the basis of the whole record before it (including the Initial Study and any comments received), there is no substantial evidence that the project will have a significant effect on the environment with the application of mitigation measures.

SECTION 2. THAT THE PLANNING COMMISSION does hereby adopt the Mitigation Monitoring and Reporting Program prepared for the Project. The Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program are: (1) on file in the Development Services Department, Planning Division, located at 17575 Peak Avenue, Morgan Hill CA 95037 and (2) available for inspection by any interested person on-line at: <http://www.morgan-hill.ca.gov/2283/Manzanita-Park> rather than in person.

PASSED AND ADOPTED THIS 22nd DAY OF MARCH 2022, 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:

MALISHA KUMAR, Chair

Date: _____

RESOLUTION NO. 22-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL APPROVING A TWO LOT VESTING TENTATIVE MAP ON A 5.83-ACRE SITE AND A DESIGN PERMIT FOR A 67-UNIT CONDOMINIUM DEVELOPMENT FOR PROPERTY LOCATED EAST OF THE MONTEREY ROAD/TILTON AVENUE INTERSECTION (MANZANITA PARK) (APN 725-01-018)

WHEREAS, on August 28, 2020, North Corridor Investors LLC submitted applications for a two-lot Vesting Tentative Map and Design Permit for a 67-unit condominium development. (SD2020-0007/SR2020-0017/EA2020-0014: Monterey-Lucky-Shing (Manzanita Park)); and

WHEREAS, such requests were considered by the Planning Commission at its meeting of March 22, 2022; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) the City completed an Initial Study to determine whether the project could have a significant effect on the environment. The Planning Commission of the City of Morgan Hill found that there will not be a significant effect in this case because mitigation measures are included in the project and therefore a Mitigated Negative Declaration was approved and Mitigation Monitoring Plan adopted prior to action taken to adopt the Resolution approving the project; 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

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

The Planning Division of the City of Morgan Hill prepared an Initial Study and a Mitigated Negative Declaration for the Monterey-Lucky-Shing Project (Planning File No's. SD2020-0007, SR2020-0017, and EA2020-0014) in accordance with the requirements of the California Environmental Quality Act of 1970, as amended ("CEQA"), and state and local guidelines implementing CEQA; and

SECTION 3. Vesting Tentative Map Finding (MHMC Section 17.20.090)

Finding: The proposed subdivision, together with its provisions for its design and improvements, is consistent with the General Plan or specific plans adopted by the City.

The Vesting Tentative Map entitled "Manzanita Park Vesting Tentative Map" submitted by MH Engineering Co. February 2022, attached as Exhibit A has been designed consistent with the City's General Plan, considering neighborhood circulation patterns, and providing future connections.

SECTION 4. Design Permit Findings (MHMC Section 18.101.040.J)

Finding: The project is consistent with the General Plan, and Zoning Ordinance.

The City of Morgan Hill 2035 General Plan designates the site as Mixed-Use Flex which permits a mix of residential, commercial, and office uses applied either vertically or horizontally. The Mixed-Use Flex designation allows 7 to 24 units per acre. The project is developing at 11.4 units per acre, consistent with the General Plan.

The project site is located in the MU-F Zoning District within Block One of the Monterey Road Corridor where the City has established Block-Level Master Plan Land Use Regulations (Ordinance No. 2297 N.S.). Typically to develop multi-family dwellings within this district, a PD Master Plan, and Conditional Use Permit would be required. SB 330 supersedes the Municipal Code requirement of a PD Master Plan/Conditional Use Permit required for housing on this site.

Finding: The project is subject to the SB 330 permit streamlining process and has been designed consistent with the City's Design Review Criteria and the City's Residential Development Design and Development Standards

The proposed project complies with all applicable design standards and guidelines contained in the Design Review Handbook and the City's adopted Residential Development Design and Development Standards.

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.

The development site is not located adjacent to any wildlands that could expose people or structures to wildfire risks. The project site is not located within an earthquake fault zone. In addition, the project will comply with stormwater and building code requirements. The project will not be detrimental to the public health, safety, or welfare, and will not be materially injurious to the properties or improvements in the vicinity.

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

The project as proposed complies with all criteria in subsection H of Section 18.108.040 (Design Review Criteria) of the Morgan Hill Municipal Code as demonstrated in the staff report.

SECTION 6. The Planning Commission approves SD2020-0007/SR2020-0017/EA2020-0014: Monterey-Lucky-Shing (Manzanita Park). The design shall be expressly conditioned in conformance with 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 22nd DAY OF MARCH 2022, 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

MALISHA KUMAR, Chair

Date: _____

EXHIBIT "A"
VESTING TENTATIVE MAP

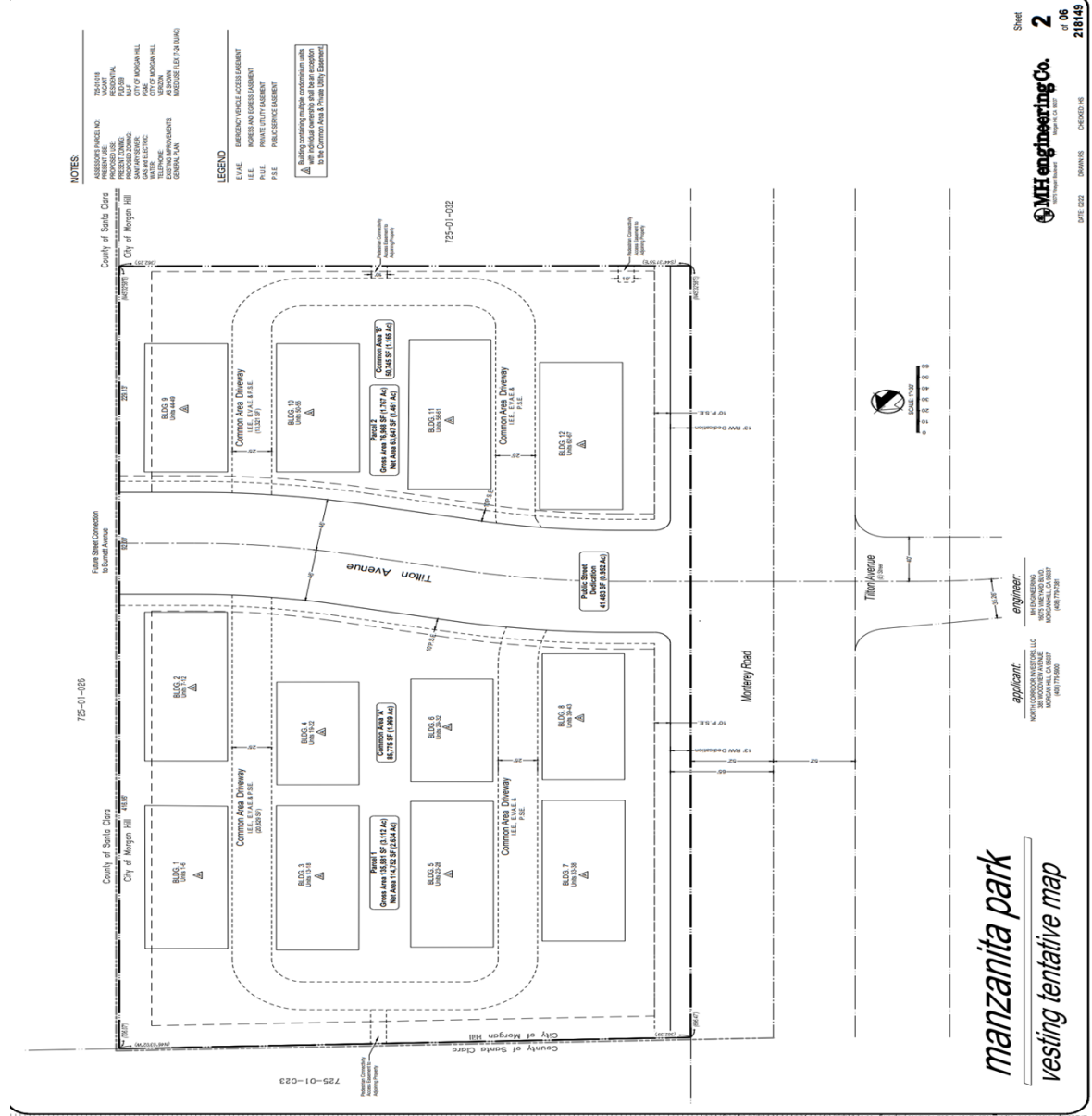


EXHIBIT "B" STANDARD CONDITIONS

APPLICATION NO:SD2020-0007/SR2020-0017/EA2020-0014: Monterey-Lucky-Shing (Manzanita Park)

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 proposed condominium project would consist of 67-units, spread across 12, three-story buildings. The project's 12 buildings would be arranged in four-plex, five-plex, and six-plex configurations. Buildings One through Eight would be located on the project site's northwestern parcel, to the northwest of the proposed extension of Tilton Avenue. Buildings Nine through 12 would be located to the southeast of the extension of Tilton Avenue. A total of six different unit layouts are proposed, each with a two-car garage. Each of the buildings would be designed at a maximum height of approximately 38.5 feet.

The project would include a clubhouse, with kitchen, a cabana, two picnic areas, a basketball court, passive water features, passive recreation areas and/or gardens, park benches and five trash enclosures. Fifteen percent of the units (10) would be deed restricted inclusionary housing units restricted for moderate income households.

A two lot Vesting Tentative Map would create Parcel No. 1 (3.1 acres) and Parcel No. 2 (1.8 acres).

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

- A. Tentative Parcel Map SD2020-0007
- B. Design Review SR2020-0017
- C. Environmental Assessment EA2020-0014

II. PROJECT MITIGATION MEASURES

The applicant shall be subject to compliance with the mitigation measures of the project's adopted Mitigation Monitoring and Reporting Program. The following mitigation measures shall be included with all building permit, grading, or improvement plans.

Biological Resources

- A. **MM- IV-1(a).** If construction activities associated with the proposed project are to be conducted during the breeding season (i.e., February 1 through August 31), a preconstruction nesting bird survey shall be conducted. The survey shall be performed by a qualified biologist no more than three days prior to the initiation of work, and shall encompass the project site as well as visual inspection of trees within 500 feet of the site to identify active nests. If nesting or breeding activity is not observed, further action is not required, and work may proceed without restrictions. All survey results shall be submitted to the City of Morgan Hill Development Services Department prior to the start of construction.

If construction activities are to be conducted outside of the breeding season (i.e., September 1 through January 31), preconstruction surveys for nesting migratory birds are not necessary.

- B. **MM- IV-1(b).** If any active nests are located within the study area, an appropriate buffer zone shall be established around the nests, as determined by the project biologist. The biologist shall mark the buffer zone with construction tape or pin flags and maintain the buffer zone until the end of breeding season or the young have successfully fledged. Buffer zones are typically between 100 feet and 250 feet for migratory bird nests and between 250 feet and 500 feet for a raptor nest. If active nests are found within the study area, a qualified biologist shall monitor nests daily for a minimum of five days during construction to evaluate potential nesting disturbance by construction activities. If construction activities cause the nesting bird(s) to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then an exclusionary buffer shall be increased, as determined by the qualified biologist, such that activities are far enough from the nest to stop the agitated behavior. The exclusionary buffer shall remain in place until the chicks have fledged or as otherwise determined by a qualified biologist

Geology and Soils

- C. **MM-VII-1.** Prior to approval of any grading and building permits, the project Civil Engineer shall show on the project plans that the project design adheres to all engineering recommendations provided in the site-specific Geotechnical Investigation prepared for the proposed project by Quantum Geotechnical, Inc.

The project plans shall include, but not be limited to, engineering recommendations related to utility trenches, as well as grading, surface and subsurface drainage, bio-filtration facilities, foundations, miscellaneous concrete flatwork, retaining walls, pavement areas, and project review and construction monitoring. Proof of compliance with all recommendations specified in the Geotechnical Investigation shall be subject to review and approval by the City Engineer, Chief Building Official, and a qualified geotechnical engineer.

Noise

D. **MM-XIII-1.** During project construction, the project contractor shall ensure that to the maximum extent feasible, the following measures are incorporated into the project construction operations:

- Noise-generating construction activities shall be limited to the hours identified in Municipal Code Section 8.28.040(D);
- The project shall utilize temporary construction noise control measures including the use of temporary noise barriers, or other appropriate measures as mitigation for noise generated during construction of projects;
- All noise-producing project equipment and vehicles using internal-combustion engines shall be equipped with manufacturers-recommended mufflers and be maintained in good working condition;
- All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a federal, State, or local agency shall comply with such regulations while in the course of project activity;
- Electrically powered equipment shall be used instead of pneumatic or internal-combustion-powered equipment, where feasible;
- Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors;
- Project area and site access road speed limits shall be established and enforced during the construction period; and
- Nearby residences shall be notified of construction schedules so that arrangements can be made, if desired, to limit their exposure to short-term increases in ambient noise levels.

The aforementioned criteria shall be included in the project improvement plans submitted by the applicant/developer for review and approval to the City of Morgan Hill Development Services Department, prior to issuance of grading permits. Exceptions to allow expanded construction activities shall be reviewed on a case-by-case basis as determined by the City Engineer.

Transportation

E. **MM-XVII-1.** Prior to initiation of construction activities, the project applicant shall prepare a Construction Traffic Management Plan for review and approval by the City Department of Engineering and Utilities. The plan shall include the following:

- A project staging plan to maximize on-site storage of materials and equipment;
- A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak hours; lane closure proceedings; signs, cones and other warning devices for drivers; and designation of construction access routes;
- Provisions for maintaining adequate emergency access to the project site;
- Permitted construction hours;
- Designated locations for construction staging areas;
- Identification of parking areas for construction employees, site visitors, and inspectors, including on-site locations; and
- Provisions for street sweeping to remove construction-related debris on public streets.

A copy of the Construction Traffic Control Plan shall be submitted to local emergency response agencies, and the agencies shall be notified at least 14 days prior to the commencement of construction that would partially or fully obstruct roadways.

III. PROJECT CONDITIONS OF APPROVAL

This Design Permit approval is limited to the plan set dated March 22, 2021, on file (File Number SR2020-0017) 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 incorporated herein.

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 and Conditional Use Permit approval granted pursuant to this Resolution shall remain in effect for two years to March 22, 2024. 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)**
- B. **Term:** The Vesting Tentative Map approval granted pursuant to this Approval Certificate shall remain in effect for two years to March 22, 2024. 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 18.104.210)**

SITE DEVELOPMENT

- A. **Final Site Development Plans:** Final site development plans shall be reviewed

for conformance with the DAHLIN Architecture and Planning plans dated March 22, 2021 (SR2020-0017) 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. Parking lots with more than thirty parking spaces shall include a pedestrian walkway in compliance with ADA requirements.
2. 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. **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

1. **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.
2. **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.
3. **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.
4. **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.
5. **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.

- D. **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.
- E. **Garage parking:** Residents shall use dedicated garages for parking. This requirement shall be incorporated into the Covenants, Conditions and Restrictions (CC&R's) for the project.
- F. **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).

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. For parking lots with more than fifteen spaces, the minimum amount of interior landscaping is specified in Table 18.72-6. Interior landscaping is defined as any landscaped area surrounded on at least two sides by parking spaces or drive aisles, and excluding areas around the perimeter of the parcel or development site.

Table 18.72-6: Minimum Required Parking Lot Landscaping

Number of Required Parking Spaces	Percent of Surface Parking Area to be Landscaped
16-30	10 percent
31-60	15 percent
Over 60	20 Percent

2. **Shade Trees.**
 - a. One shade tree shall be provided for every five parking spaces in a parking lot.
 - b. Shade trees shall be a minimum twenty-four-inch box in size and shall provide a minimum thirty-foot canopy at maturity.
 - c. Shade trees shall be of a type that can reach maturity within fifteen years of planting and shall be selected from a city-recommended list of canopy tree species.
 - d. Shade trees shall be arranged in a parking lot to provide maximum shade coverage (based on a thirty-foot canopy) on August 21. The arrangement should approximate nearly fifty percent shade coverage.
3. **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.
4. **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.

5. **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. **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.
- C. **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.
- D. **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.
- E. **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)**
- F. **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. **Basic Construction Mitigation Measures (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 Regulations [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 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.

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 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 Tribal Monitor shall hold a pre-construction meeting for the purposes of "cultural sensitivity training" with the general contractor and subcontractors.
 2. An archaeologist and a Tribal Monitor shall be present on-site to monitor all ground disturbing activities. 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.
- B. **Window and Door Upgrades:** To comply with the General Plan's interior noise level criteria including a factor of safety, the windows and doors of the building locations identified on Figures 4 and 5 of the Noise Report shall be upgraded to the minimum STC rating indicated. Figure 4 of the Noise Report shows the locations and associated STC ratings needed for bedroom windows/doors. Figure 5 of the Noise Report illustrates the locations and associated STC ratings required for all other habitable room windows/doors.
- C. **Mechanical Ventilation:** Mechanical ventilation (air conditioning) shall be provided to all residences of the proposed project to allow the occupants to close doors and windows, as desired, for additional acoustical isolation.
- D. **Disclosure:** Disclosure statements shall be provided to all prospective residents of the proposed project, notifying of elevated noise levels during railroad passages, particularly during nighttime operations and periods of warning horn usage.

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.

ENGINEERING DIVISION

Project Specific

- A. **Stormwater Infrastructure/Stormwater Management:** The project is located within the jurisdiction of the San Francisco Bay (Region 2) Regional Water Quality Control Board (RWQCB). However, the City is regulated by the Central Coast RWQCB (Region 3) through an NPDES permit (State Water Resources Control Board Water Quality Order No. 2013-0001-DWQ; National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004) and the City's Residential Development Design and Development Standards require that the project comply with the Central Coast (Region 3) requirements as documented by the Stormwater Management Guidance Manual for Low Impact Development and Post-Construction Requirements ("Stormwater Guidance Manual"). Therefore, the project is required to use the more stringent Low Impact Development (LID) design strategies from the Central Coast (Region 3).
 1. At improvement plan/building permit stage, the project shall address the following:
 - a. Submit the final Stormwater Runoff Management Plan and final Stormwater Control Plan (SWCP)/Report that comply with the Stormwater Guidance Manual.
 - b. Revise the plans to show the construction details for the proposed subsurface infiltration systems/Raintanks, bio-retention basins, overflow structures, and outlet pipes.
 2. The proposed subsurface infiltration systems/Raintanks shall comply with Chapter 6.5, "Subsurface Infiltration System" and Appendix A of the

SCVURPPP C.3 Stormwater Handbook and the Santa Clara Valley Water District's (SCVWD) Guidelines for Stormwater Infiltration Devices.

3. Maintenance Access to Stormwater Facilities: All stormwater management control measures shall be accessible at any given time for the purpose of operation, maintenance, and inspections. At improvement plan/building permit stage, the developer/owner(s) shall provide the inspection and equipment access details in the Stormwater Facility Maintenance section of the SWCP and in the Stormwater BMP Operation and Maintenance Agreement.

B. Storm Drainage:

1. A hydrology and hydraulic analysis using a FLO-2D model was prepared for the project by Akel Engineering Group, Inc. to evaluate the project's impacts on localized flooding. The analysis concluded that the proposed project under post-construction conditions would result in increased flood depths along Monterey Road that are less than the one-foot flooding depth threshold established by the City's Storm Drainage System Master Plan. The analysis also indicated that the planned storm drainage pipes along the Tilton Avenue extension and along Monterey Road will effectively convey the pass-through stormwater runoff away from the easterly side of the project.
 - a. At improvement plan/building permit stage, submit revised Civil Plans that reflect the updated grading and utility design used in Akel Engineering's analysis.
 - b. Akel Engineering's analysis used an assumption that all project runoff will be retained on-site per the project's civil engineer. At improvement plan/building permit stage, the project shall address the following:
 - i. Provide the 100-year retention design calculations. The project shall use the City's 2018 Storm Drain Master Plan's Hydrologic and Hydraulic Design Criteria for the 25-year, 24-hour design storm of 5.24" rainfall and for the 100-year, 24-hour design storm of 6.50" rainfall. In addition, pursuant to City Storm Drain Design Standard Section 4.1600, 25% of the total retention basin volume shall be considered as freeboard.
 - ii. Show the overland release paths during a 100-year event.
2. At improvement plan/building permit stage, revise the Grading and Drainage Plan to include identification of all storm drain improvements and calls out invert elevations and associated storm drain pipes, underdrains, overflow structures, etc.

C. Water:

1. Buildings 1 through 8 (north of Tilton Avenue Extension):

- a. A public water main is allowed along the private common area driveways to serve Buildings 1 through 8.
 - b. Per Water Standard Section 2.600 (Fire Hydrants), the public water main shall have a minimum pipe size of 8" to serve the on-site fire hydrants, unless fire flow calculations are submitted for review during improvement plan/building permit stage and an exception is allowed by the City Engineer.
 - c. The private common area driveways where the public water main will be located shall have an asphalt concrete street section and shall be in accordance with the pavement design recommendations from the project's Geotechnical Engineer.
 - d. Provide a Public Service Easement (PSE) over the public water main and public water meters located in the private common area driveways.
 2. Buildings 9 through 12 (south of Tilton Avenue Extension):
 - a. Per City Standard, Buildings 9 through 12 are required to have water service connections to the new public water main along the Tilton Avenue Extension with water meters located within the Tilton Avenue park strip.
 3. 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.
- D. **Broadband:** The project's final broadband design will be reviewed at improvement plan/building permit stage.
- E. **Traffic:** Submit a Traffic Signal Plan and Striping Plan showing the improvements at the intersection of Monterey Road and Tilton Avenue and other improvements along the project's Monterey Road frontage. The plans shall include, but not limited to, any required new installations, modifications, relocations, and/or replacement of existing traffic signal poles, signal heads, and equipment required for the intersection. The design shall comply with City Standards, Caltrans Standard Specifications and Plans, the California Manual on Uniform Traffic Control Devices, and other applicable standards.
- F. **Street Improvements:**
1. Monterey Road:
 - a. The proposed sewer, storm drain, and water utility trench cuts in the recently resurfaced portion of Monterey Road (overlayed in September 2019) will be reviewed at improvement plan stage.

- b. The developer may be required to replace the following pavement segments of Monterey Road with a 2" thick mill and 2" asphalt concrete overlay from the edge of pavement to the centerline of Monterey Road in accordance with the latest City Standards and to the satisfaction of the City Engineer:
 - i) Northbound Monterey Road: from south of Burnett Avenue to the project's northerly boundary
 - ii) Southbound Monterey Road: from north of Tilton Avenue to the projection of the project's southerly boundary.
 - 2. Tilton Avenue Extension: The proposed extended portion of Tilton Avenue will be widened in the future to its ultimate street width as determined by the City Engineer.
 - a. The project's private improvements (such as bike racks and other private amenities, landscaping and irrigation, and enhanced paving) that are located within the area of the future street widening and on the adjacent Public Service (PSE), on both sides of the Tilton Avenue extension, shall be continuously maintained by the property owner(s) or the Homeowners Association (HOA) until the City moves forward with the ultimate street widening and the private improvements are relocated/removed.
 - b. At improvement plan/building permit stage, the City will determine if the developer/owner(s) will be required to execute an agreement with the City or an encroachment permit will be issued to the developer/owner(s) that will allow the temporary encroachment of the project's private improvements within the area of the future widening of the Tilton Avenue extension and within the adjacent PSE.
 - 3. Detailed review of other proposed street improvements will be performed at the improvement plan/building permit stage.
- G. **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. **(MHMC 17.20.350 H)**
- H. **Private Sanitary Sewer Maintenance Agreement:** Prior to final map approval/building permit issuance, the developer/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.

- I. **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.
 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.

GENERAL

- A. **Final Map:**
 1. 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)**
 2. 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)**
- 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 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 shall show water lines, sanitary sewer, storm drain system, pavement widths, curve radius, and existing utilities.
- D. **Encroachment Permits:** Obtain necessary encroachment permits from the City of Morgan Hill and provide guarantee covering off-site improvements. **(MHMC 12.08.040 A; 12.08.090)**
- E. **Subdivision Improvement Agreement:** Enter into a Subdivision Improvement Agreement (SIA) with the City of Morgan Hill to cover required improvements. **(MHMC 12.02.150; 17.32.010 B; 17.32.160)**

- F. **Impact Fee and Fee Increase:** The City of Morgan Hill, pursuant to City Code Chapter 3.56 has established impact fees to finance the cost of improvements required by new development. City Code Chapter 3.56.050 provides for automatic annual (July 1st) adjustment of those fees in existence utilizing the Engineering News Record Index for the preceding twelve months. The City maintains historical records on the Engineering News Record Index. These records are available for inspection during normal business hours. **(MHMC 3.56.010; 3.56.030; 3.56.050)**
1. The developer shall pay all applicable impact fees and other engineering review fees prior to building permit issuance and at building final. The fees shall be based on the Public Works Fee Schedule prepared by Land Development Engineering.

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. All street improvements shall be constructed to the satisfaction of the City Engineer. The timing of the improvements will be determined by the City. **(MHMC 12.02.010; 12.02.090; 17.32.060 B; CMH General Plan; CMH Design Standards and Standard Details for Construction)**
- B. **Installation and Dedication of Streets:** The project shall install and dedicate street improvement including, but not limited to, curb and gutter, sidewalk, compaction, street paving, oiling, storm drainage facilities, sewer and water, fire protection, undergrounding of utilities and street lighting in conformance with City of Morgan Hill requirements. **(MHMC 12.02.010; 12.02.50; 12.02.080; 12.02.100; 17.28.010; 17.32.060)**
- C. **Right-of-Way Dedications:** The project shall dedicate public right-of-way on Monterey Road and on the new extended portion of Tilton Avenue. **(MHMC 12.02.010; 12.02.50; 12.02.080; 12.02.90; 12.02.100; 17.28.010)**
- D. **Underground existing utilities:** All existing overhead utilities adjacent to any site boundary or along any street frontage of site shall be placed underground in accordance with City standards and affected utility company guidelines. **(MHMC 12.02.090 B; 17.32.020 E.1)**

- E. **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.

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 Connections:** 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)**

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 Design:** The applicant shall cause the design and construction to be undertaken for a storm drainage collection system shown on the Tentative Map/Design Review plans. All storm drain improvements shall be constructed to the satisfaction of the City Engineer. **(MHMC 17.32.020 A & B)**
- C. **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. **(MHMC 17.32.020 B; 18.74.440; CMH Design Standards and Standard Details for Construction; CMH Storm Drainage System Master Plan)**

D. **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)

E. **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> (html) 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> (html) 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 CA000002)**.

G. **NPDES General Permit/Site SWPPP Inspections and Compliance:**

1. ALL project onsite and offsite construction activity shall have the site inspected by a **qualified third party SWPPP Inspector (QSD or QSP or RCE)**.
2. SWPPP Inspections shall occur weekly during the rainy season (September 15th thru May 1st).
3. SWPPP Inspections shall occur bi-weekly during the non-rainy season.
4. 48 hours prior to and following a forecasted rain event, SWPPP

Inspections shall occur in addition to those of items 2 or 3 above.

5. Per each of the inspection conditions 2, 3, or 4, 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.
6. Prior to rain events, BMPs not in compliance will need to be corrected immediately.
7. Illicit discharges per the NPDES General Permit, non-compliance of tracking control, and inlet protection within the public right of way shall be address immediately.
8. Other non-compliance issues need to be addressed within a 24-hour period.
9. Non-compliance issues which have been corrected shall be verified by NPDES SWPPP Inspector by a follow up inspection.
10. BMPs maintenance/inspections shall include tree protection, if applicable.

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

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. **Final or Parcel Maps:** The final map on all major subdivisions (5 or more lots or subdivision for condominium purposes) shall be approved by the City Council prior to issuance of a grading permit. For minor subdivisions (4 lots or less), the final map shall be signed by the City Engineer and the Planning Commission Secretary prior to issuance of a grading permit. **(MHMC 17.20.390; 17.24.210)**
- D. **Landscaping and Irrigation Systems:** Landscaping and irrigation systems serving common areas that are required to be installed in the public right-of-way on the perimeter of this tract area shall be continuously maintained by the property owner or designated maintenance entity.
- E. **Final Landscape Plans:** Final landscape plans shall be submitted with and included as part of the improvement plans for the subdivision. **(MHMC 17.08.090)**
- F. **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
- G. **As-Built Submittal Standards:** The developer shall submit digital as-builts of the project's Final Map, Grading Plan, and Improvement Plans which adhere to the City's updated GIS/CAD Developer Submittal Standards.

NPDES WATER QUALITY STORMWATER MANAGEMENT DEVELOPMENT STANDARDS

- A. **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.

- B. **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. Legibility of stencils and signs must be maintained.
- C. **Trash Enclosure Areas:** In addition to the requirements under Municipal Code Section 18.92.155 (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.
- D. **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 of this chapter.
- E. **Stormwater BMP operation, maintenance, and replacement responsibility**
 - 1. Prior to building final, the property owner(s) 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.

F. **Stormwater BMP operation and Maintenance Agreement (SWBOMA):**

1. Prior to the issuance of any building permit requiring stormwater management BMPs, the owner(s) of the site shall enter into a formal written Stormwater BMP Operation and Maintenance Agreement with the City. The City shall record this agreement, against the property or properties involved, with the County of Santa Clara and it shall be binding on all subsequent owners of land served by the storm water management BMPs. The City standard Stormwater BMP Operation and Maintenance Agreement will be provided by Land Development Engineering at building permit/improvement plan stage.

G. **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 RCE. Written records shall be kept of all inspections and shall include, at minimum, the following information:
 - a. Site address;
 - b. Date and time of inspection;
 - c. Name of the person conducting the inspection;
 - d. List of stormwater facilities inspected;
 - e. Condition of each stormwater facility inspected;

- f. Description of any needed maintenance or repairs; and
 - g. As applicable, the need for site re-inspection.
- 3. Upon completion of each inspection, an inspection report shall be submitted to the City.
- H. **Records of maintenance and inspection activities** - On or before April 15th and September 15th of each year, the party responsible for the operation and maintenance of on-site stormwater management facilities under the BMP operation and maintenance agreement shall provide the chief engineer or designee with records of all inspections, maintenance and repairs.
- I. **Annual Certification of SWRMP** – On or before September 30th of each year a Registered Civil Engineer (RCE) shall provide written certification that the developments stormwater quality design standards are properly maintained and functioning as required by the SWRMP.

BUILDING DIVISION

- A. **California Building Standards Code of Regulations:** Project shall be designed to comply with the most current California Building Standards Codes as amended by the Morgan Hill Municipal Code Title 15.
- B. **Geological Hazard Area:** Project is in a Geological Hazard Area (LIQUEFACTION) and shall comply with MHMC 18.70. Plan review by the City Geologist is required at time of Building Permit Application (additional time is required for review).
- C. **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 18.72.040 C. Electric Vehicle Charging.
 - 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 (Applies to all Building Permit Applications Received on or after March 1, 2020)

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 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)**
- F. **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)**
- G. **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)**
- H. **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.

- I. **Fire Apparatus (Ladder Truck) Access Roads Required:** Provide access roadways with a paved all weather surface and a minimum unobstructed width of 26 feet, vertical clearance of 13 feet, 6 inches, minimum circulating turning radius of 23 feet inside and 36 feet outside, a maximum slope of 10% and vehicle loading of 72,000 pounds.
- J. **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.
- K. **Aerial Fire Apparatus Access Roads:** 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.
 - 1. 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.
 - 2. 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.

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. **Inclusionary Units:** Project shall construct ten (10) inclusionary units and pay 0.05 fractional "in-lieu" fee. The "in-lieu" fee shall be calculated based on the fee schedule in effect at the time the SB330 preliminary application was submitted (May 11, 2020). The "in-lieu" fee shall be paid prior to issuance of building permits for Market-Rate units in the development.
- C. **Inclusionary Housing Dispersal:** All Inclusionary Units shall be reasonably dispersed throughout the development project. For this project, the following unit

placement has been determined to be "reasonably dispersed":

- i. Design Permit plan set dated March 22, 2021, Sheet A.01:
- ii. Plan Types: Plan A (2 units)
Plan B (2 units)
Plan C (6 units)
- iii. Unit Locations: Building No's: 3, 4, 5, 6, 7, 8, 9, 10, 11, 12

D. **Inclusionary Housing Development Standards:** Inclusionary units shall be subject to the following development standards:

1. Location. Inclusionary 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 Inclusionary 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 Inclusionary unit.
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. If installation of an Air Conditioner is a standard feature for market rate units, then it is a standard for the Inclusionary units.
 - 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

E. **Timing of Construction:** Inclusionary units shall be constructed concurrently with the construction of market -rate units. For the 67-unit project with a 15 percent

inclusionary housing requirement (10 units), at least one inclusionary unit shall be constructed before or concurrently with every 7th market rate unit constructed. The last market rate unit to be completed in the project shall not receive a certificate of occupancy until the last inclusionary 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.

MANZANITA PARK

MORGAN HILL, CALIFORNIA
BY NORTH CORRIDOR INVESTORS, LLC
SB 330 APPLICATION
March 22, 2020



VICINITY MAP:



PROJECT DIRECTORY

OWNER/DEVELOPER:
NORTH CORRIDOR INVESTORS, LLC
385 WOODVIEW AVE., STE. 100 MORGAN HILL, CA 95037
(408) 779-5900
CONTACT: MJ FRANKEL

ARCHITECT:
DAHLIN
5865 OWENS DRIVE, PLEASANTON , CA 94588
(925)251-7200
CONTACT: JAIME MATHERON
JOB NUMBER: 297-081

CIVIL ENGINEER:
MH ENGINEERING CO.
16075 VINEYARD BLVD. MORGAN HILL, CA 95037
(408) 779-7381
CONTACT: HARRY SINGLA

LANDSCAPE ARCHITECT:
MICHAEL ARNONE + ASSOCIATES - LANDSCAPE ARCHITECTURE
3370 SAMUEL PL., SANTA CRUZ, CA 95062
(831) 462-4988
CONTACT: MICHAEL ARNONE

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PuSL2	PUBLIC STREET LIGHTING SITE PLAN
-	FOOTCANDLES CALCULATED AT GRADE

DATE 03-22-2021
JOB NO. 297.081



5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

DESIGN STANDARDS:

HIGHLIGHTED ITEMS ARE INCLUDED IN THIS PROJECT. SEE LANDSCAPE DRAWINGS FOR MORE INFORMATION

4. Orientation to an existing street
For residential buildings adjacent to a collector or arterial street, the primary entrance of homes (front door) is located along the street unless sound walls are installed (see "Sound Wall" section for requirements). (GP Policy CNF-11.18)

8. On-Site Recreational Amenities
The project has provided on-site recreational amenities to serve residences based on the following table:
16 - 50 units Tier 1:2 Tier 2:2
51-100 units Tier 1:2 Tier 2:2 Tier 3:1
101-150 units Tier 1:2 Tier 2:2 Tier 3:2
151 + units Tier 1:2 Tier 2:3 Tier 3:3
201 + units Tier 1:2 Tier 2:3 Tier 3:3

Tier 1 amenities:
Shuffleboard
Horseshoes
Bowling green with artificial turf
Picnic/barbecue area
Park benches
Passive water features (e.g. fountain)
Passive recreation area and/or gardens

Tier 2 amenities:
Cabana or shade trellis area
Two picnic/barbecue areas
Clubhouse
Volleyball court and/or Bocce ball court
Outdoor racquetball/handball tilt-up wall
Dog Park
Sauna and/or Jacuzzi
Community garden plots (minimum one forty-eight-square-foot plot per each ten dwelling units) with water service located in an area that will get a minimum of six hours of direct sun when trees mature
1/2 court basketball (one hoop)
Bridle paths
Bocce ball
Artificial turf putting green
Exercise structure or complex (age appropriate play equipment/minimum three activities; can be integrated in structure)

Tier 3 amenities:
• Softball field
• Sports court and/or 2 1/2-court basketball courts (two hoops)
• Restroom area
• 1/2 scale soccer field
• Exercise structure or complex (age appropriate play equipment/minimum five activities; can be integrated in structure)
• Jacuzzi and separate child wading pool
• Tennis court
• Recreation hall with exercise equipment and/or game equipment
• Exercise room
• Clubhouse w/ kitchen
• Swimming pool
(GP Policy- Housing element HE-4)

13. Useable Private and Common Open Space:
Each lot must include a private open space area, such as a private yard, porch, balcony, roof garden, or patio. Private open space must be contiguous to the unit it serves and accessible and visible from the living area of the unit. Private open space must be open air. Private open space cannot be covered by a roof by more than 50 percent of the area; however, balconies can have up to 100 percent ceiling coverage. The following private open space is required per unit type:

a. Single-family attached and detached units meeting the following average lot sizes shall provide useable open space as specified:

Average Lot Area (square feet)	1,440-1,920	1,920-2,999	3,000-4,356	4,357-6,999
Private Open Space	60 square feet per unit	150 square feet per unit	300 square feet per unit	350 square feet per unit
Common Open Space	140 square feet per unit	150 square feet per unit	175 square feet per unit	200 square feet per unit

b. Single-family detached (lots 7,000 square feet and over)- 500 square feet per unit (Private Open Space)

c. Multi-family residential – At least fifty percent of the units have at least 48 square feet per unit (Private Open Space). Fifteen percent of the site area shall be dedicated to common open space.

d. If On-site Recreational Amenities are not provided, private and common open space shall be increased by 25 percent.
Common open space shall be fully landscaped and accessible to all residents.
Private open space per unit may be reduced by up to 25 percent if off-set by the equivalent increase in common open space with amenities.
(GP Policy CNF-11.29)

42. Trash Enclosure, Solid Waste and Recyclable Materials:
Detailed enclosure plans are required for multi-family, new construction and alteration projects, and comply with the following:
a. The exterior materials and colors of the enclosure walls shall match the building walls.
b. Chain link fencing with or without wooden/plastic slats is prohibited.
c. Roofs shall be painted with rust-inhibitive paint.
d. Shall not obstruct on-site or off-site pedestrian or vehicle traffic movement.
If project requires a consolidated solid waste plan, the project shall comply with the enclosure and development guidelines specified by Recology South Valley. All trash enclosure areas must meet the following structural or treatment control Best Management Practices (BMP) requirements (individual single-family residences are exempt from these requirements):
a. Roof Required: Trash enclosure areas shall have an all-weather noncombustible solid roof to prevent rainwater from mixing with the enclosure's contents.
b. Walls Required: Trash enclosure shall have structural walls to prevent unauthorized off-site transport of trash.
c. Doors: Trash enclosure shall have door(s) which can be secured when closed.
d. 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.
e. 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.

ARCHITECTURAL SITE CALCULATIONS:

PLAN	Bed Count	Unit Count	Courtyard	Entry Porch	Deck	Total Private Open Space	Garage	Living Area	Total Living Area
		DU	SF	SF	SF	SF	SF	SF	SF
A	2	4	167	0	80	988	531	1,363	5,452
B	3 + Den	4	124	94	85	1,212	560	1,843	7,372
C	3 + Den	35	125	159	84	12,880	476	1,999	69,965
CX	3 + Den	12	130	168	99	4,764	476	2,052	24,624
D	3 + Den	8	222	70	73	2,920	514	2,036	16,288
DX	3 + Den	4	222	24	73	1,276	485	2,112	8,448
Total		67				24,040			132,149

OPEN SPACE CALCULATIONS:
PRIVATE OPEN SPACE REQUIRED: (MINIMUM 48 SQ. FT. PER UNIT X 50% OF UNITS)
PRIVATE OPEN SPACE PROVIDED: 254 - 397 PER UNIT (100% OF UNITS)

UNIT A	254 SQ. FT.
UNIT B	303 SQ. FT.
UNIT C	368 SQ. FT.
UNIT CX	397 SQ. FT.
UNIT D	365 SQ. FT.
UNIT DX	319 SQ. FT.

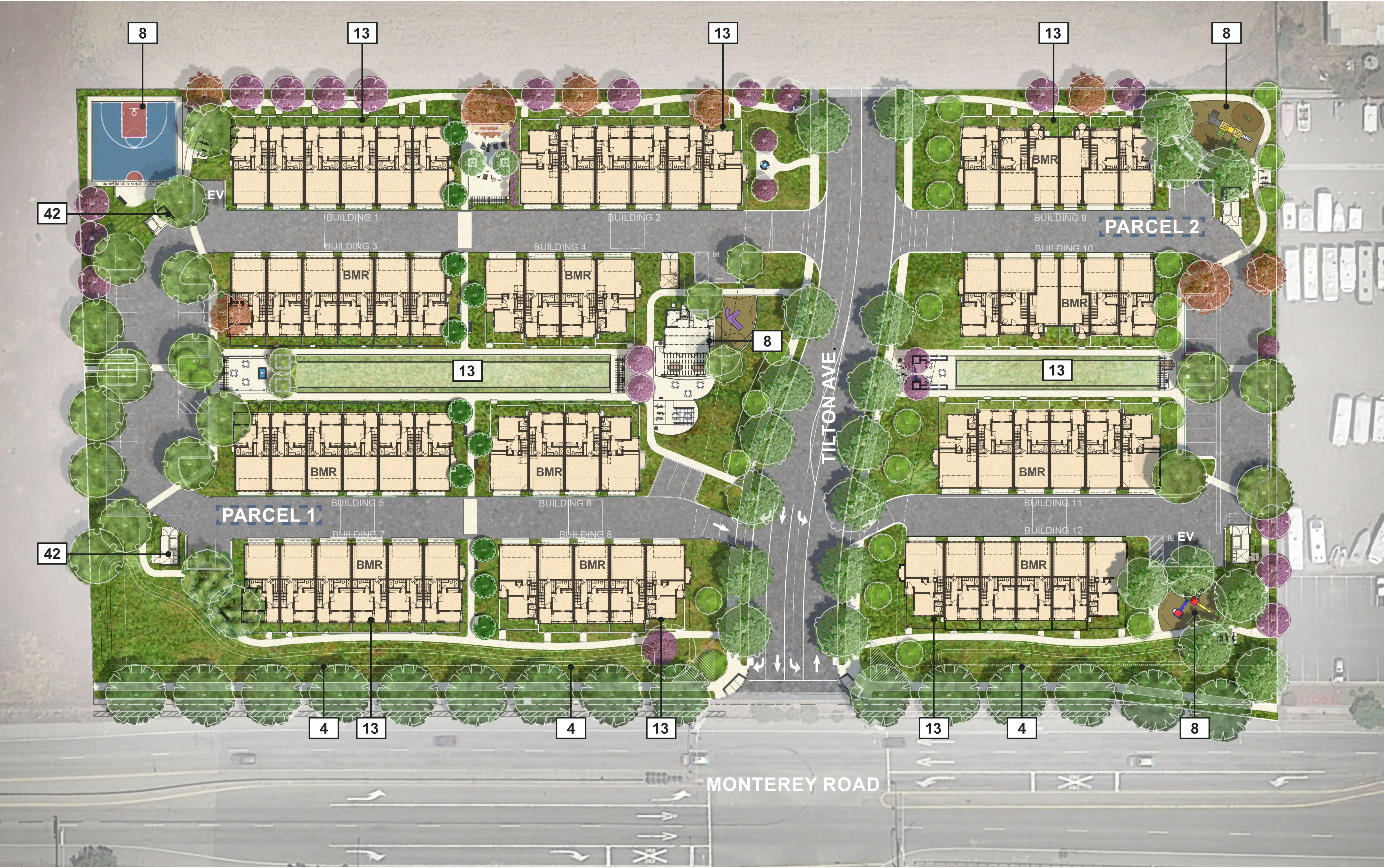
COMMON OPEN SPACE REQUIRED: 15% OF THE SITE AREA
COMMON OPEN SPACE PROVIDED: (PARCEL 1) 24,727 SQ. FT. / 135,581 SQ. FT = 18.2%
(PARCEL 2) 14,925 SQ. FT. / 76,968 SQ. FT = 19.4%

Standard	MU-F (Table 18.22-2)	Multi-Family Dev Standards (18.40.050)	PROVIDED	
			Parcel 1	Parcel 2
Site Requirements				
Min. Lot Area (SF)	6,000	6,000	135,581	76,968
Lot Area (Ac)			3.1	1.8
Average Lot Area / Unit (SF)			3,153	3,207
Min. Lot Width (Ft)	60	60	356	204
Min. Lot Depth (Ft)	100	85	349	349
Max. Building Coverage (% of Lot)	50%	60%	28%	28%
Building Coverage (SF)			37,428	21,451
Unit Count (DU)			43	24
Min. Density (DU/Ac)	7		13.8	13.6
Max. Density (DU/Ac)	24		13.8	13.6
Max. Height (Stories)	3		3	3
Max. Height (Ft) ¹	35' (45' with 10' roof element)		38' to top of roof ridge	38' to top of roof ridge

BMR UNITS: 10 TOTAL UNITS PROVIDED (LOCATIONS SHOWN ON SITE PLAN BELOW)

PARCEL 1: 6 UNITS PROVIDED
2 PLAN C UNITS (3 BEDROOM UNITS - 1,999 SF EACH)

PARCEL 2: 4 UNITS PROVIDED
2 PLAN A UNITS (2 BEDROOM UNITS - 1,363 SF EACH)
2 PLAN C UNITS (3 BEDROOM UNITS - 1,999 SF EACH)



MANZANITA PARK IN MORGAN HILL, CA
BY NORTH CORRIDOR INVESTORS, LLC

ARCHITECTURAL SITE PLAN



04816

DATE03-22-2021

JOB NO.297.081

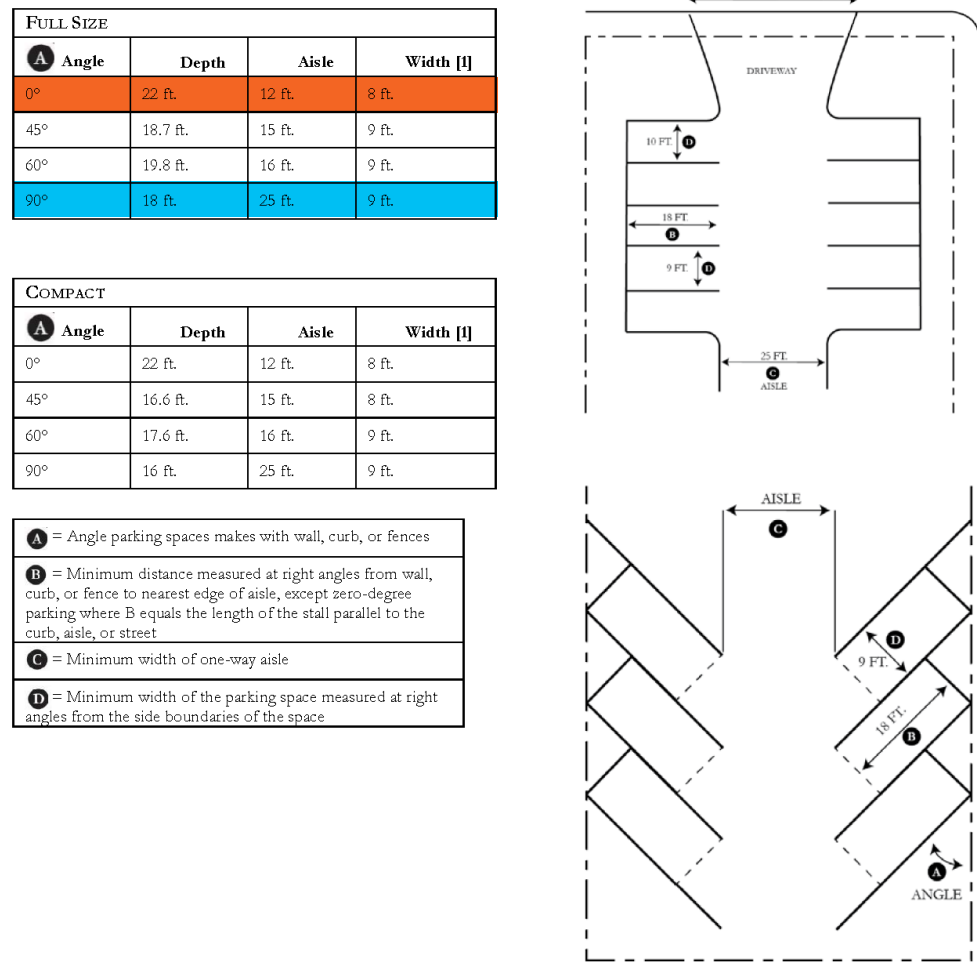
NORTH

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.01

- A. Conformance with City Standards. All parking spaces, lots, driveways and other improvements intended and used for vehicle parking and circulation shall comply with the design standards and standard details for construction as maintained by the city of Morgan Hill engineering division.
- B. Parking Space and Lot Dimensions.
- General. The dimensions of parking spaces, maneuvering aisles, and access ways within a parking lot shall conform to the city's official parking space standard specifications maintained by the engineering division and as shown in Figure 18.72-1. All required parking spaces shall be full size parking spaces. Alternatively, with the issuance of a design permit, up to thirty percent of the required parking spaces may be compact spaces.
 - Garage Spaces. All parking spaces within a structure shall be a minimum of ten feet in width and twenty feet in length.
 - Access to Spaces. All access to spaces in a parking lot shall be from the lot.
 - Driveway Width. The minimum required driveway with at the street entrance shall be as shown in Table 18.72-4.

10/15/2020 Morgan Hill, CA Code of Ordinances
Figure 18.72-1: Parking Lot Dimensions



Notes:

[1] Minimum ten-foot width for spaces with one or two sides adjacent to a landscaped area.

Table 18.72-4: Minimum Driveway Widths

Land Use Served by Driveway	Minimum Width at Street Entrance
Commercial Uses	
One-Way Driveway	25 ft.
Two-Way driveway	35 ft.
Residential Uses	
One-way Driveways	12 ft. at street entrance
Two-way Driveways	18 ft. at street entrance

5. Circulation Drive Aisle Width. Main circulation drive aisles within a shopping center or other commercial development shall be a minimum of thirty feet in width.
6. Stacking Area. All parking lots shall provide a minimum forty-foot stacking from the travel lane of the adjoining street.
- C. Surfacing.
- All parking spaces, maneuvering aisles, and access ways shall be paved with asphalt, concrete, or other all-weather surface.
 - Permeable paving materials, such as porous concrete/asphalt, open-jointed pavers, and turf grids, are a permitted surface material, subject to approval by the development services department.
- D. Tandem Parking Spaces. Tandem parking spaces are permitted for all residential land uses, provided that they comply with the following standards:
- Parking spaces in a tandem configuration shall be reserved for and assigned to a single dwelling unit. All required guest parking shall be provided as single, non-tandem parking spaces.

- Tandem parking spaces shall not block the use of the driveway to access other parking spaces located within the parking area.
 - Tandem parking spaces shall be used to accommodate passenger vehicles only.
- E. Forward Entrance and Exit. For parking areas adjacent to an arterial or collector roadway, sufficient maneuvering area shall be provided so that vehicles may enter and exit an abutting street in a forward direction.
- F. Parking Lifts. Required parking may be provided using elevator-like mechanical parking systems ("lifts") provided the lifts are located within an enclosed structure or otherwise screened from public view.
- G. Lighting.
- A parking area with six or more parking spaces shall include outdoor lighting that provides a minimum illumination of 1.0 foot-candles over the entire parking area.
 - Outdoor lighting as required above shall be provided during nighttime business hours.
 - All parking space area lighting shall be energy efficient and designed so that any glare or spillage is directed away from residential properties.
 - All fixtures shall be hooded and downward facing.
 - Parking structures shall provide indoor lighting as required by the California Building Code.
- H. Pedestrian Access.
- Parking lots with more than thirty parking spaces shall include a pedestrian walkway in compliance with ADA requirements.
 - 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 community development director.

- I. Screening. Parking lots of six spaces or more shall comply with the following screening standards:
- Location. Screening shall be provided along the perimeter of parking lots fronting a street or abutting a residential zoning district.
 - Height.
 - Screening adjacent to streets shall have a minimum height of three feet.
 - For parking lots within ten feet of a residential zoning district, screening shall have a minimum height of six feet.
 - Materials. Required screening may consist of one or more of the following materials:
 - Low-profile walls constructed of brick, stone, stucco or other durable and graffiti-proof coating material.
 - Evergreen plants that form an opaque screen.
 - An open fence combined with landscaping to form an opaque screen.
 - A berm landscaped with ground cover, shrubs, or trees.
 - Parking lots within ten feet of a residential zoning district shall be screened by a six-foot masonry wall.

J. Driveway Spacing.

- Driveways shall be setback from street intersections as shown in Table 18.72-5:

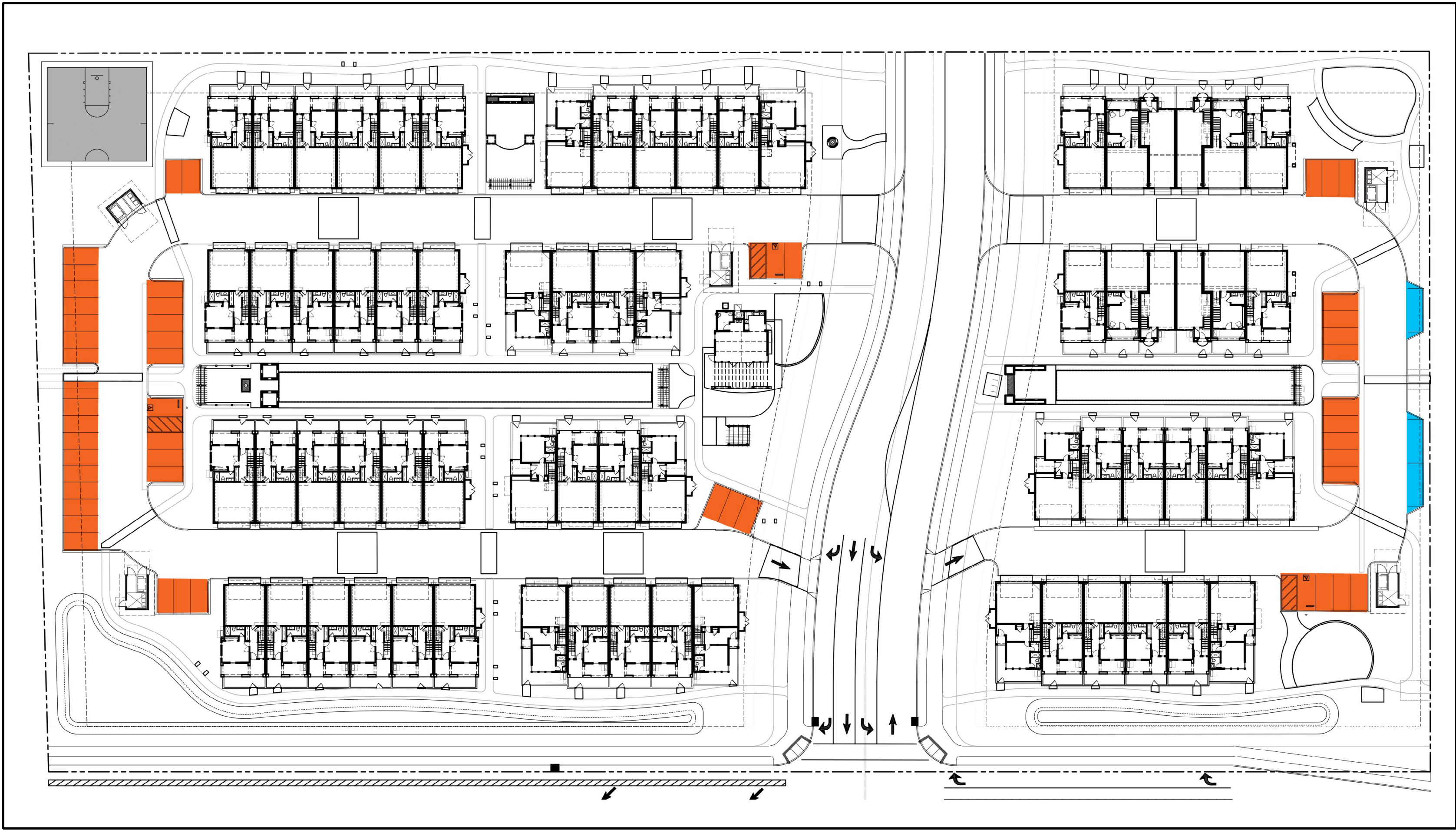
Table 18.72-5: Driveway Setbacks from Intersections

Use Served by Driveway	Minimum Distance from Intersection
Residential	10 ft.
Commercial	25 ft.
Industrial	30 ft.
Other Uses	As required by the City Engineer

- Setbacks shall be measured from corner radius or t feet, whichever is greater. The corner radius shall be the arc length measured between the linear distance of the adjoining street.

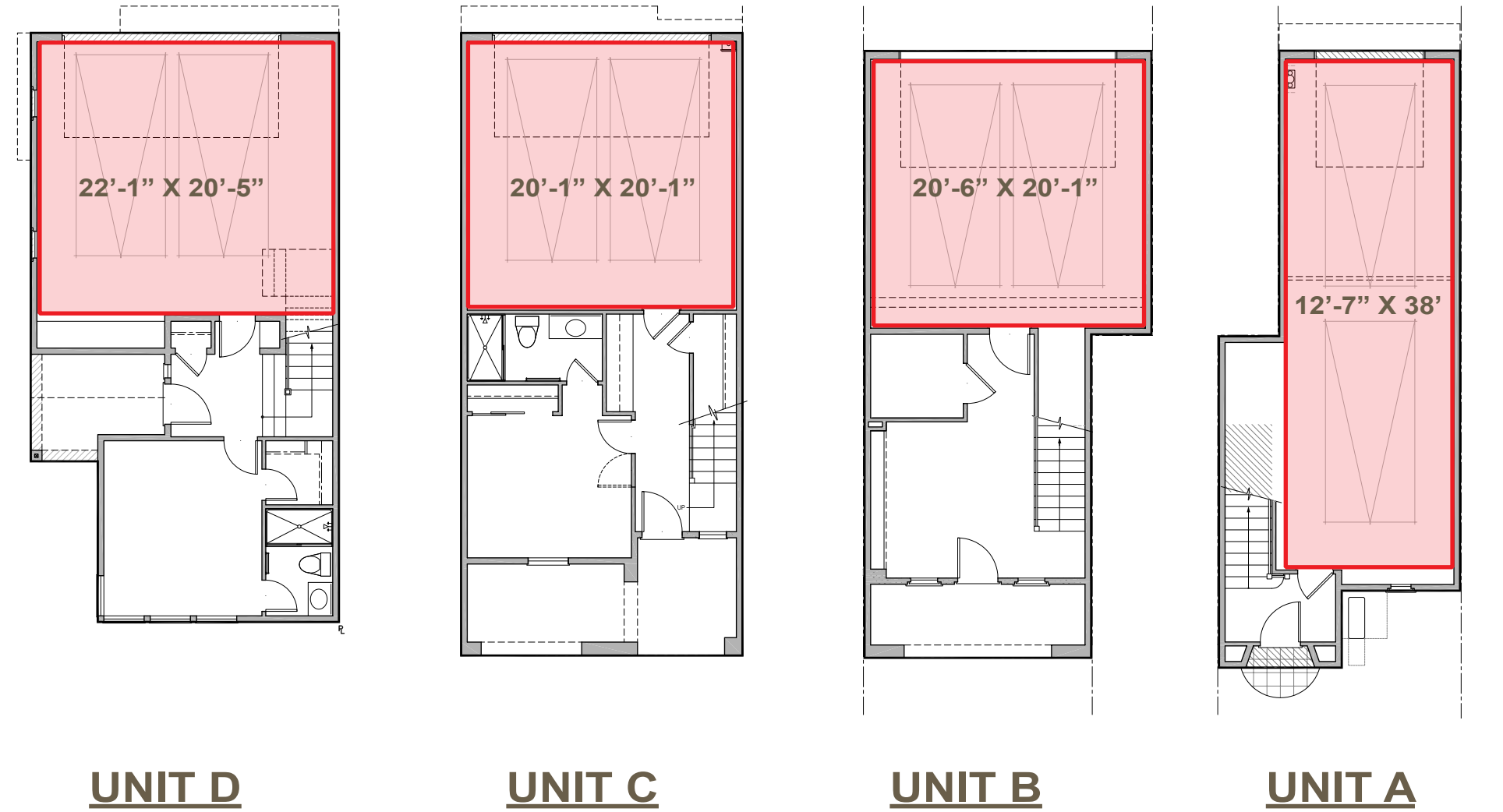
K. Adjustments to Parking Design and Development Standards. The Planning Commission may allow adjustments to parking design and development standards in this section through the approval of a Minor Exception as described in Chapter 18.108.070 (Minor Exceptions).

(Ord. No. 2277 N.S., § 5(Exh. A), 6-6-2018)



Parcel 1 Parking Summary			Required (Tables 18.72-2 & 18.72-3)			Provided	
Plan	Unit Count	Bedroom Count	Resident Parking / Unit	Resident Parking	Guest Parking	Garage Parking	Surface Parking
A	0	2	2	0.0	0.0	0	
B	0	3 + Den	2.5	0.0	0.0	0	
C	27	3 + Den	2.5	67.5	9.0	54	
CX	8	3 + Den	2.5	20.0	2.7	16	
D	6	3 + Den	2.5	15.0	2.0	12	
DX	2	3 + Den	2.5	5.0	0.7	4	
Sub-Total	43			107.5	14.3	86	36
Total				121.8		122	

Parcel 2 Parking Summary			Required (Tables 18.72-2 & 18.72-3)			Provided	
Plan	Unit Count	Bedroom Count	Resident Parking / Unit	Resident Parking	Guest Parking	Garage Parking	Surface Parking
A	4	2	2	8.0	1.3	8	
B	4	3 + Den	2.5	10.0	1.3	8	
C	8	3 + Den	2.5	20.0	2.7	16	
CX	4	3 + Den	2.5	10.0	1.3	8	
D	2	3 + Den	2.5	5.0	0.7	4	
DX	2	3 + Den	2.5	5.0	0.7	4	
Sub-Total	24			58.0	8.0	48	19
Total				66.0		67	



MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

PARKING COMPLIANCE

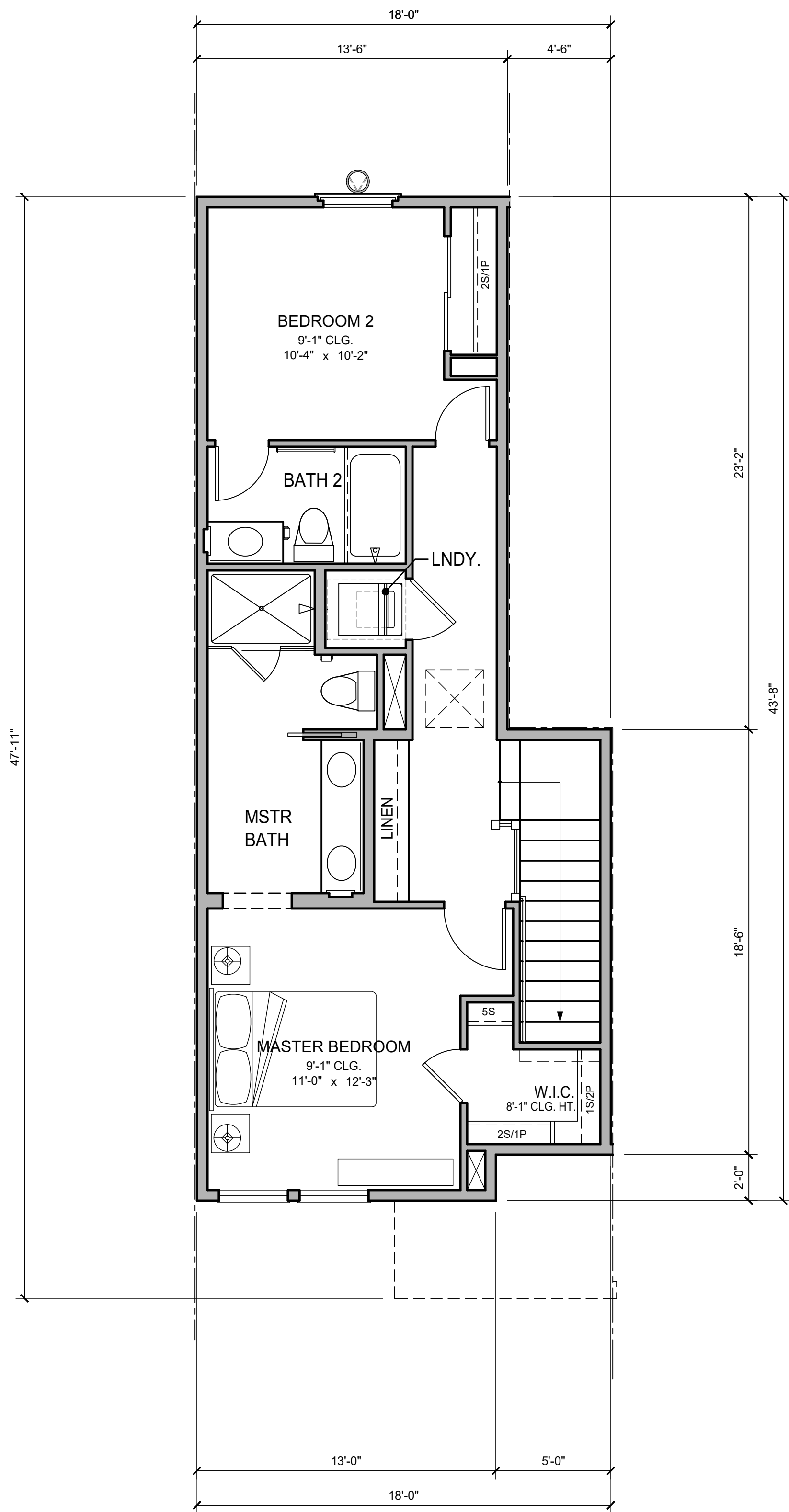


DATE 03-22-2021
JOB NO. 297.081

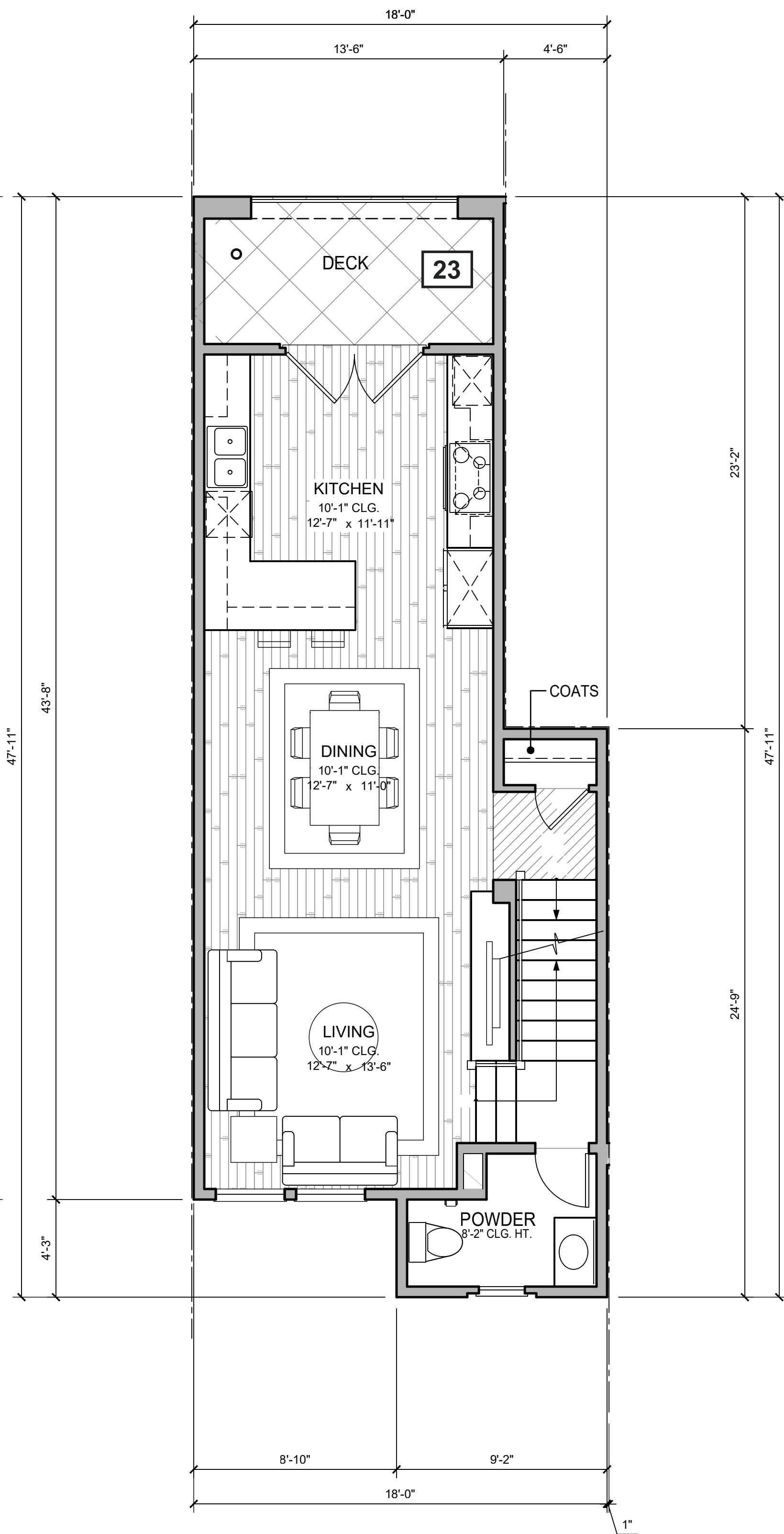
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200



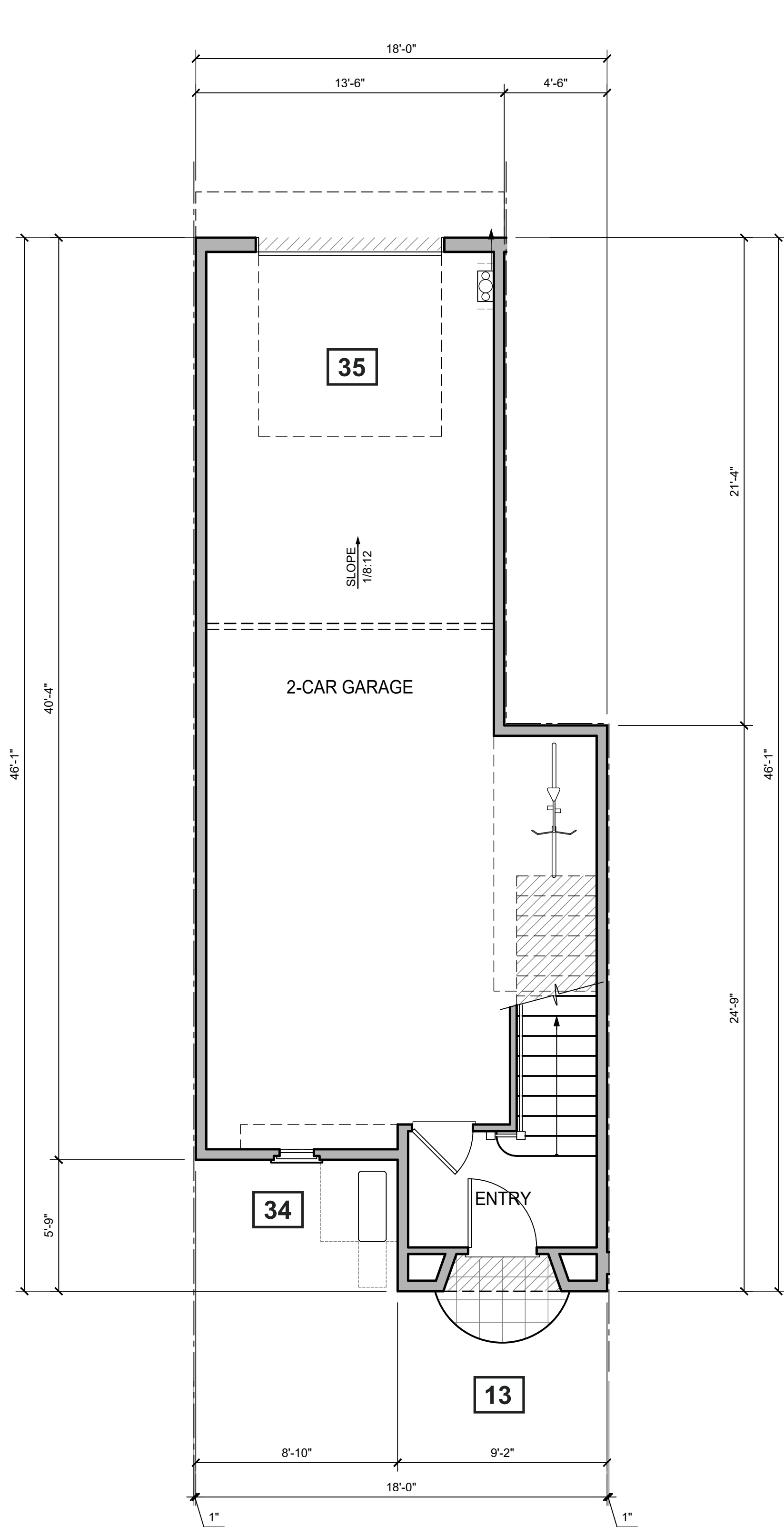
A.02



UNIT A: THIRD FLOOR PLAN



UNIT A: SECOND FLOOR PLAN



UNIT A: FIRST FLOOR PLAN

DESIGN STANDARDS:

#

13. Usable Private and Common Open Space:

Each lot must include a private open space area, such as a private yard, porch, balcony, roof garden, or patio. Private open space must be contiguous to the unit it serves and accessible and visible from the living area of the unit. Private open space must be open air. Private open space cannot be covered by a roof by more than 50 percent of the area; however, balconies can have up to 100 percent ceiling coverage. The following private open space is required per unit type:

a. Single-family attached and detached units meeting the following average lot sizes shall provide useable open space as specified:

Average Lot Area (square feet)

1,440-1,920

1,920-2,999

3,000-4,356

4,357-6,999

Private Open Space

60 square feet per unit

150 square feet per unit

300 square feet per unit

350 square feet per unit

Common Open Space

140 square feet per unit

150 square feet per unit

175 square feet per unit

200 square feet per unit

b. Single-family detached (lots 7,000 square feet and over)- 500 square feet per unit (Private Open Space)

c. Multi-family residential – At least fifty percent of the units have at least 48 square feet per unit (Private Open Space). Fifteen percent of the site area shall be dedicated to common open space.

d. If On-site Recreational Amenities are not provided, private and common open space shall be increased by 25 percent.
Common open space shall be fully landscaped and accessible to all residents.
Private open space per unit may be reduced by up to 25 percent if off-set by the equivalent increase in common open space with amenities.
(GP Policy CNF-11.29)

22. Front Porches:

50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet

23. Balconies:

25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet.

34. Equipment Screening:

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 ducting 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

35. Residential Parking Garage:

The project is designed to reduce the prominence of garage doors through one or more of the following strategies:

a. Locate the garage door behind the front porch and/or living space, relative to the front lot line;

b. Design the second floor to overhang beyond the garage door

c. Locate the garage to the side or rear of building rather than at the center; or

d. For garages with three or more non-landem parked cars, the area of the front wall(s) of garage(s) shall not be more than 25 percent of the cumulative exterior front walls of two story single family residential building; no more than 50 percent of the cumulative exterior front walls of a one story single-family residential building; and at least one front wall of the a three car garage must be separated from the remaining garage front wall by at least two feet. (GP Policy CNF-11.19)

UNIT A 2 BEDROOMS / 2 BATHS

FIRST FLOOR:	114 SQ. FT.
SECOND FLOOR:	634 SQ. FT.
THIRD FLOOR:	615 SQ. FT.
TOTAL:	1363 SQ. FT.
GARAGE:	569 SQ. FT.
PORCH:	-
DECK:	87 SQ. FT.
COURTYARD:	167 SQ. FT.
(TOTAL PRIVATE OPEN SPACE:	254 SQ. FT.)

0 4 8 16

DATE 03-22-2021
JOB NO. 297.081

DAHLIN

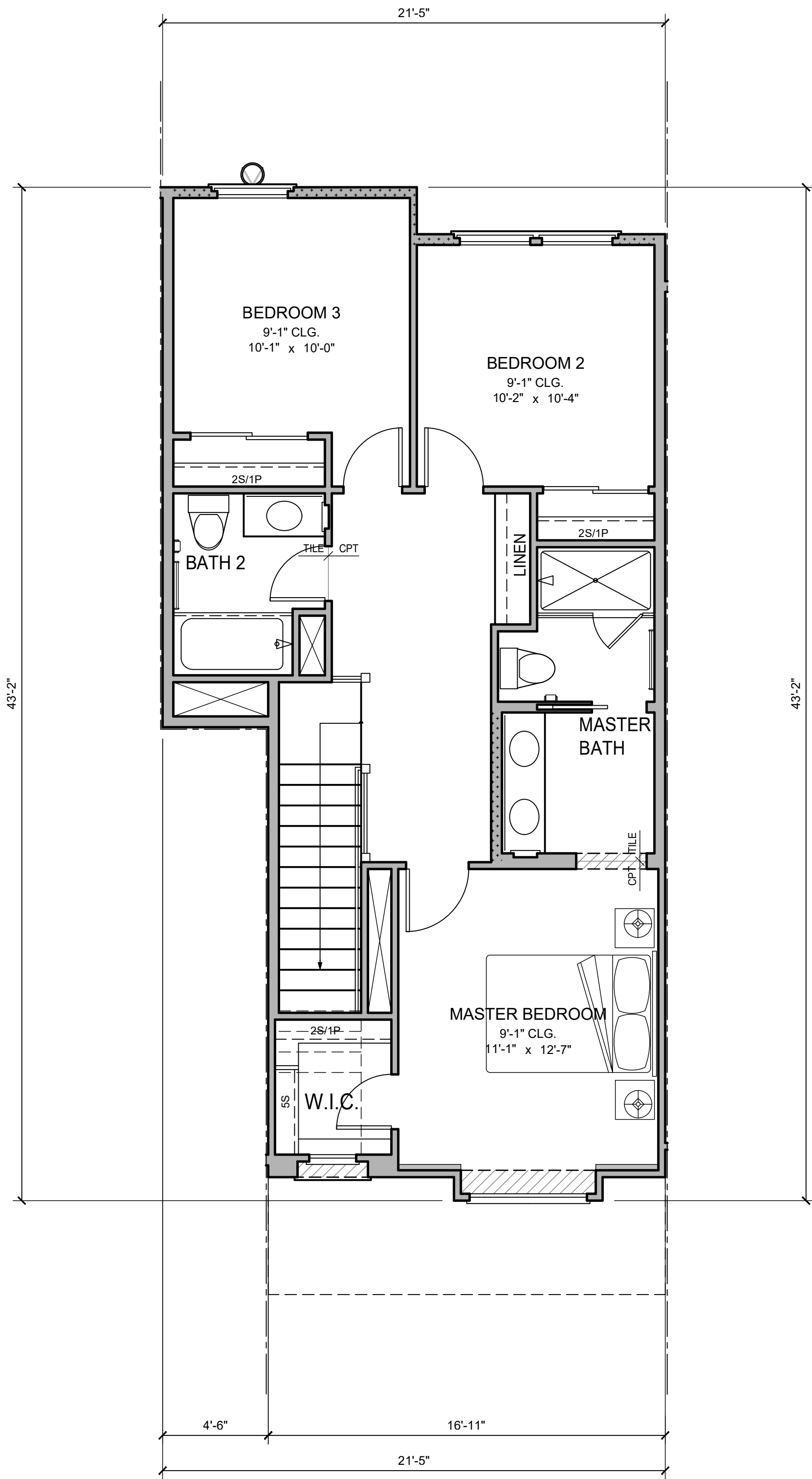
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.03

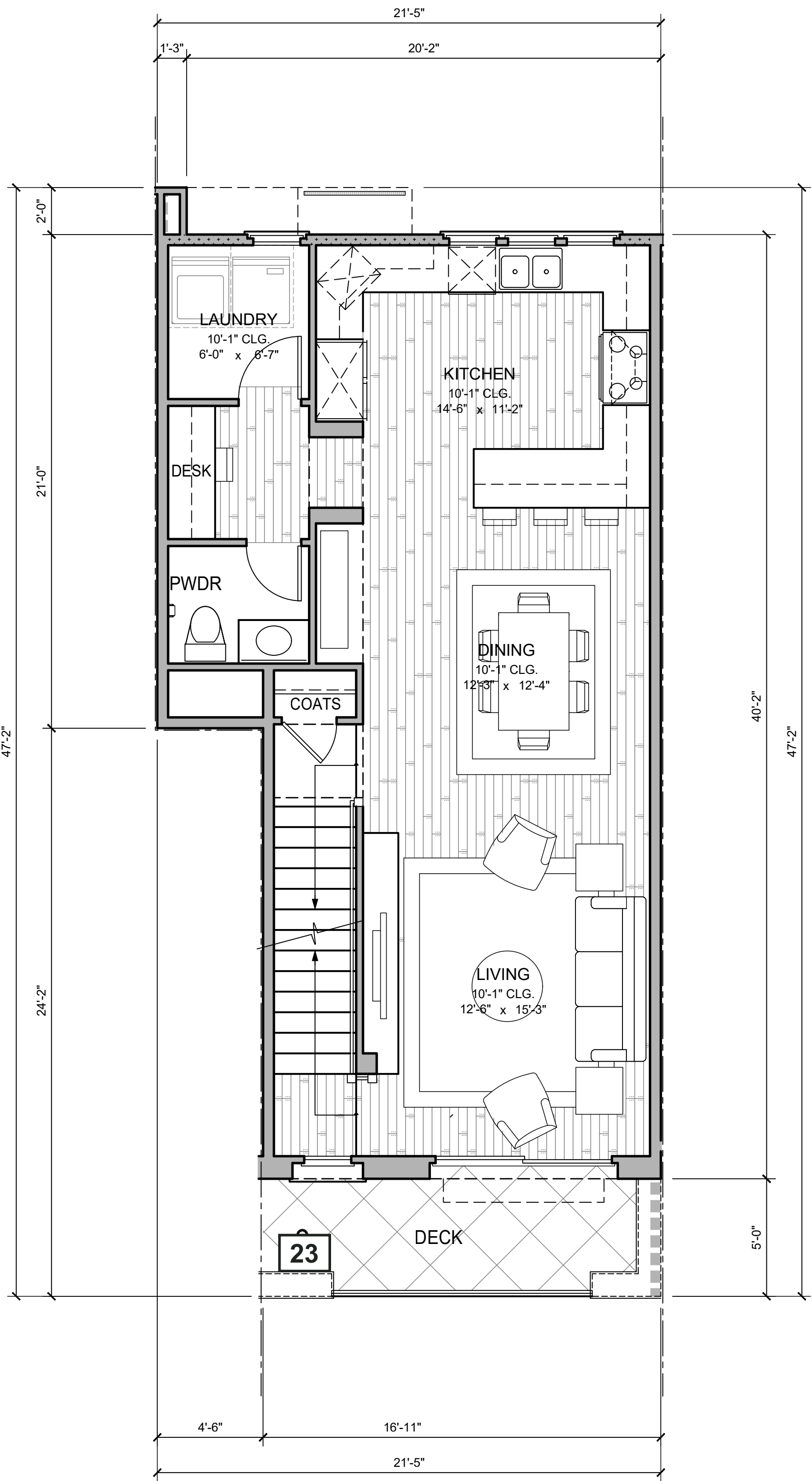
MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

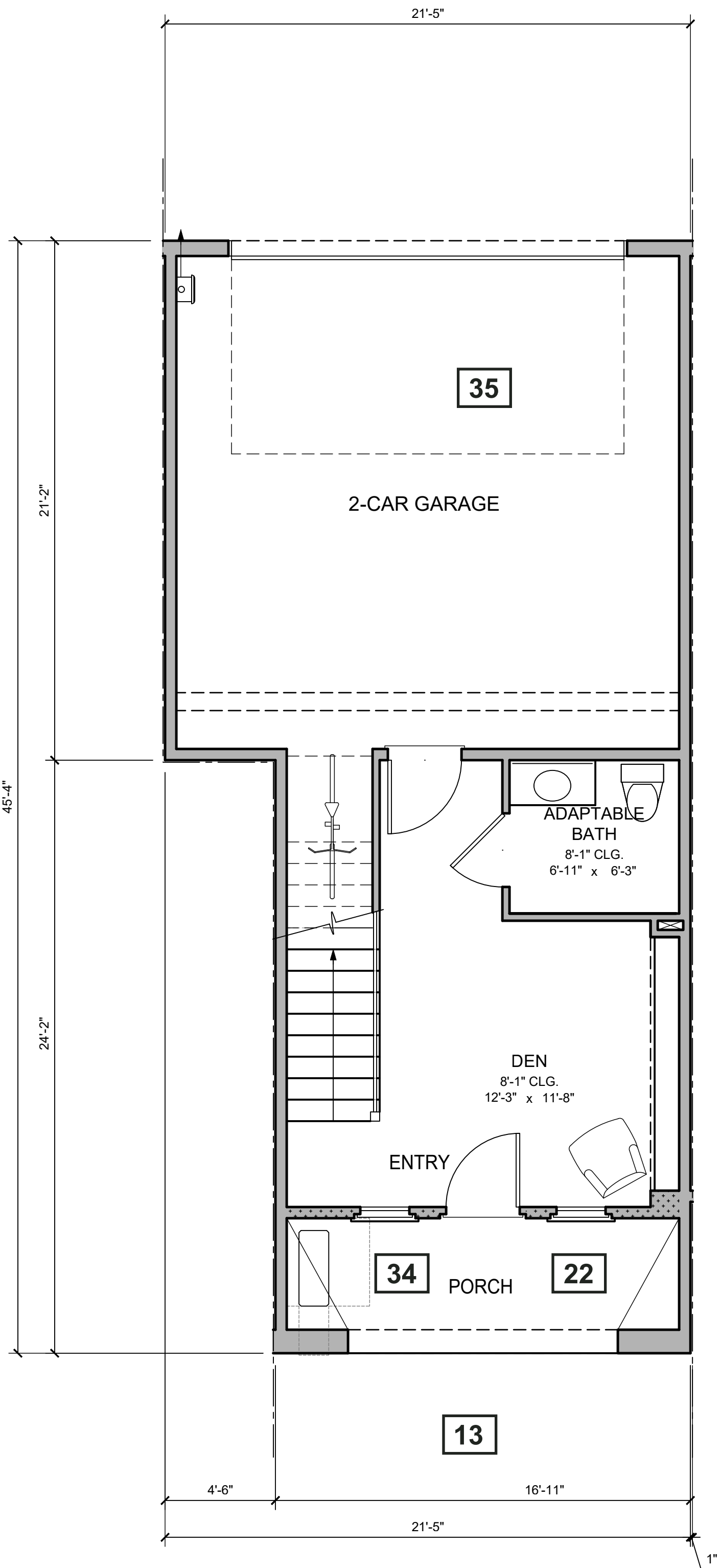
UNIT A: FLOOR PLANS



UNIT B: THIRD FLOOR PLAN



UNIT B: SECOND FLOOR PLAN



UNIT B: FIRST FLOOR PLAN

DESIGN STANDARDS:

#

13. Useable Private and Common Open Space:
Each lot must include a private open space area, such as a private yard, porch, balcony, roof garden, or patio. Private open space must be contiguous to the unit it serves and accessible and visible from the living area of the unit. Private open space must be open air. Private open space cannot be covered by a roof by more than 50 percent of the area; however, balconies can have up to 100 percent ceiling coverage. The following private open space is required per unit type:

a. Single-family attached and detached units meeting the following average lot sizes shall provide useable open space as specified:

Average Lot Area (square feet)	1,920-2,999	3,000-4,356	4,357-6,999
Private Open Space	60 square feet per unit	150 square feet per unit	300 square feet per unit
Common Open Space	140 square feet per unit	150 square feet per unit	175 square feet per unit

b. Single-family detached (lots 7,000 square feet and over)- 500 square feet per unit (Private Open Space)

c. Multi-family residential – At least fifty percent of the units have at least 48 square feet per unit (Private Open Space). Fifteen percent of the site area shall be dedicated to common open space.

d. If On-site Recreational Amenities are not provided, private and common open space shall be increased by 25 percent.
Common open space shall be fully landscaped and accessible to all residents.
Private open space per unit may be reduced by up to 25 percent if off-set by the equivalent increase in common open space with amenities.
(GP Policy CNF-11.29)

22. Front Porches:
50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet

23. Balconies:
25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet.

34. Equipment Screening:
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 ducting 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

35. Residential Parking Garage:
The project is designed to reduce the prominence of garage doors through one or more of the following strategies:
a. Locate the garage door behind the front porch and/or living space, relative to the front lot line;
b. Design the second floor to overhang beyond the garage door
c. Locate the garage to the side or rear of building rather than at the center; or
d. For garages with three or more non-tandem parked cars, the area of the front wall(s) of garage(s) shall not be more than 25 percent of the cumulative exterior front walls of two story single family residential building; no more than 50 percent of the cumulative exterior front walls of a one story single-family residential building; and at least one front wall of the a three car garage must be separated from the remaining garage front wall by at least two feet. (GP Policy CNF-11.19)

UNIT B	
3 BEDROOMS + DEN	
/ 2 FULL & 2 HALF BATHS	
FIRST FLOOR:	324 SQ. FT.
SECOND FLOOR:	774 SQ. FT.
THIRD FLOOR:	745 SQ. FT.
TOTAL:	1843 SQ. FT.
GARAGE:	446 SQ. FT.
PORCH:	94 SQ. FT.
DECK:	85 SQ. FT.
COURTYARD:	124 SQ. FT.
(TOTAL PRIVATE OPEN SPACE: 303 SQ. FT.)	

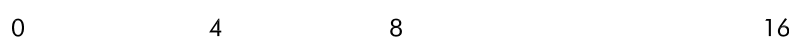
MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

UNIT B: FLOOR PLANS

DATE	03-22-2021
JOB NO.	297.081

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200



DAHLIN

A.04

DESIGN STANDARDS:

#

13. Useable Private and Common Open Space:

Each lot must include a private open space area, such as a private yard, porch, balcony, roof garden, or patio. Private open space must be contiguous to the unit it serves and accessible and visible from the living area of the unit. Private open space must be open air. Private open space cannot be covered by a roof by more than 50 percent of the area; however, balconies can have up to 100 percent ceiling coverage. The following private open space is required per unit type:

a. Single-family attached and detached units meeting the following average lot sizes shall provide useable open space as specified:

Average Lot Area (square feet)	1,440-1,920	1,920-2,999	3,000-4,356	4,357-6,999
Private Open Space	60 square feet per unit	150 square feet per unit	300 square feet per unit	350 square feet per unit
Common Open Space	140 square feet per unit	150 square feet per unit	175 square feet per unit	200 square feet per unit

b. Single-family detached (lots 7,000 square feet and over)- 500 square feet per unit (Private Open Space)

c. Multi-family residential – At least fifty percent of the units have at least 48 square feet per unit (Private Open Space). Fifteen percent of the site area shall be dedicated to common open space.

d. If On-site Recreational Amenities are not provided, private and common open space shall be increased by 25 percent.

Common open space shall be fully landscaped and accessible to all residents.

Private open space per unit may be reduced by up to 25 percent if off-set by the equivalent increase in common open space with amenities.

(GP Policy CNF-11.29)

22. Front Porches:

50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet

23. Balconies:

25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet.

34. Equipment Screening:

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 ducting 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

35. Residential Parking Garage:

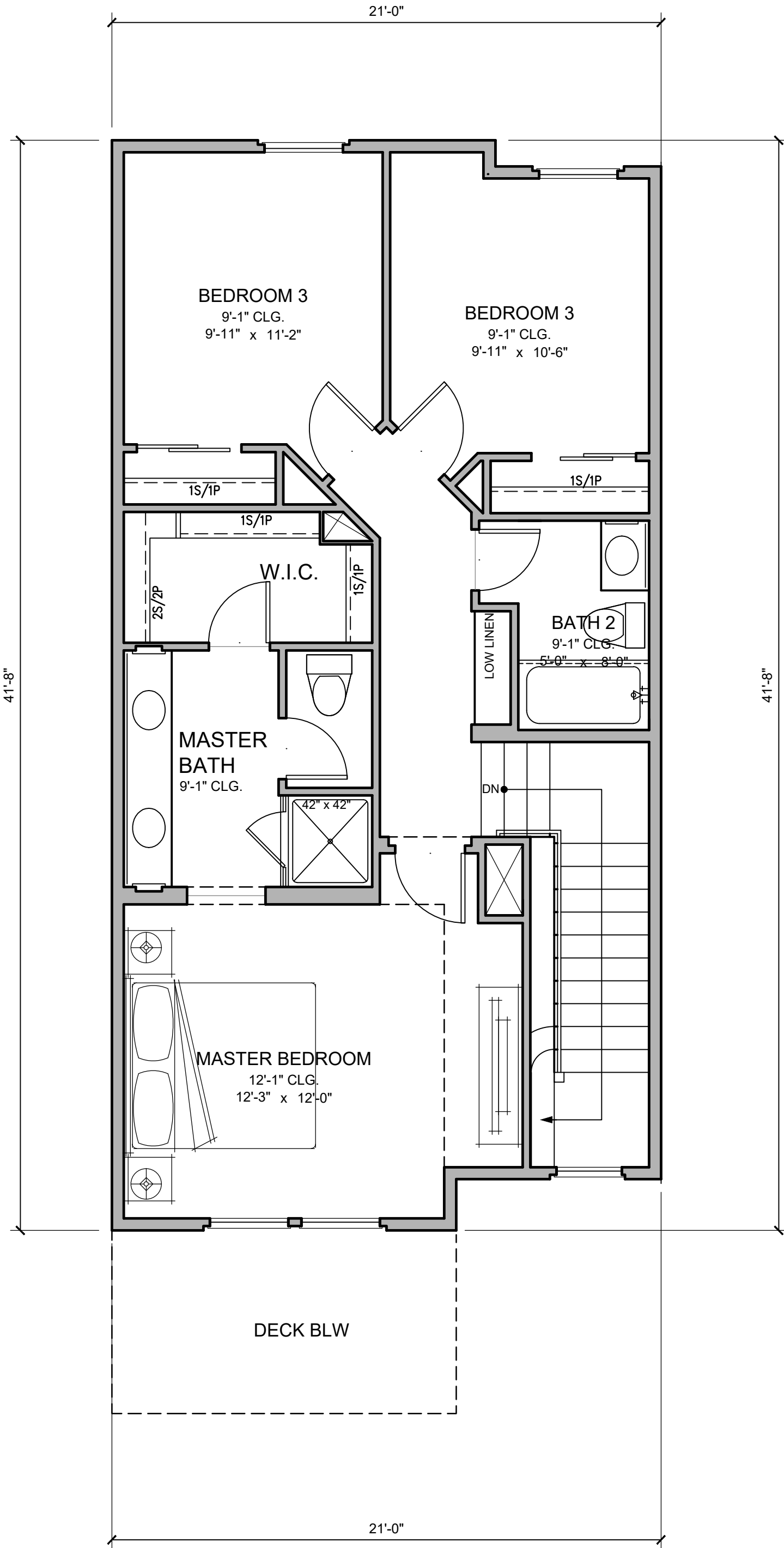
The project is designed to reduce the prominence of garage doors through one or more of the following strategies:

a. Locate the garage door behind the front porch and/or living space, relative to the front lot line;

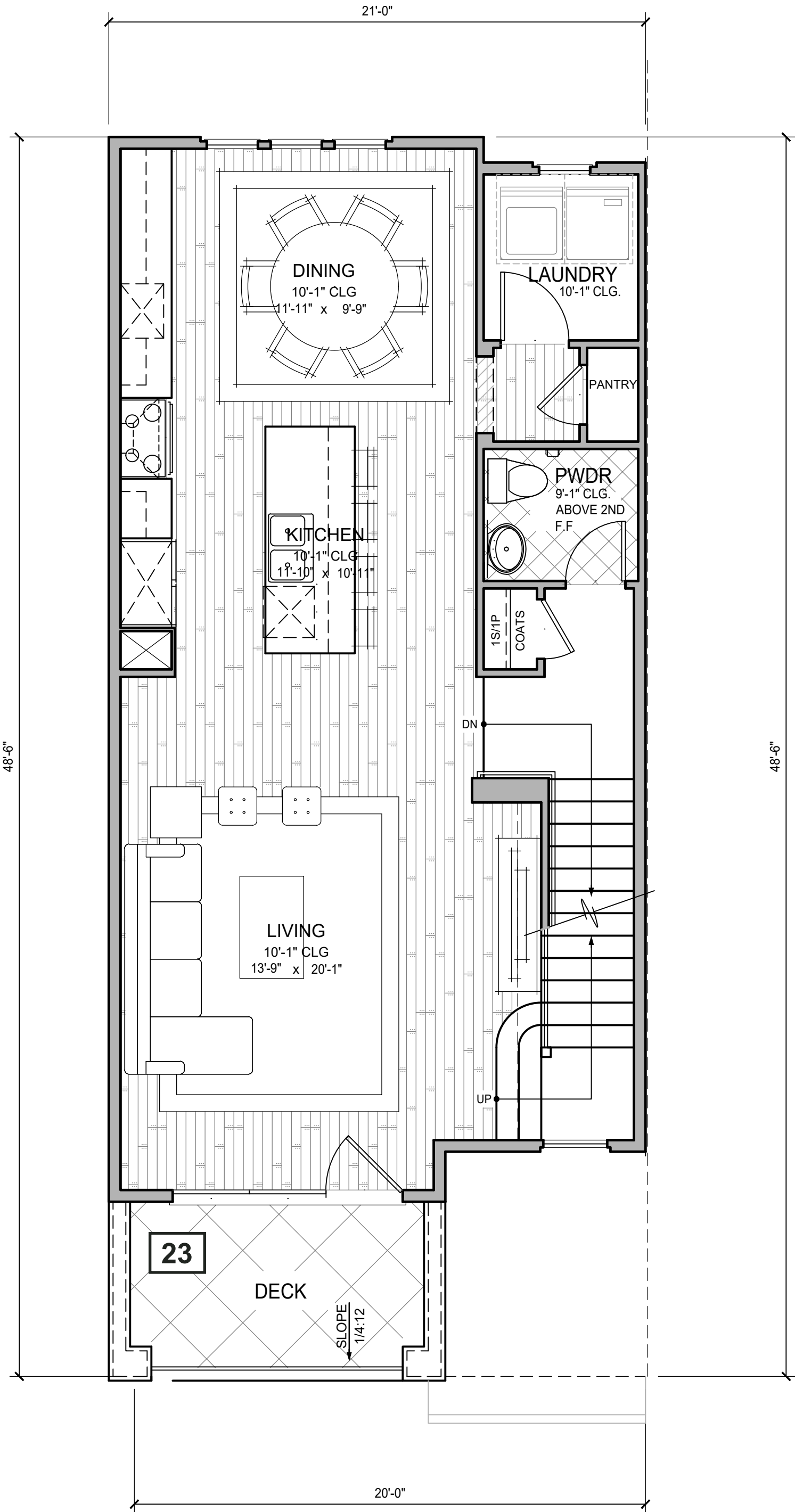
b. Design the second floor to overhang beyond the garage door

c. Locate the garage to the side or rear of building rather than at the center; or

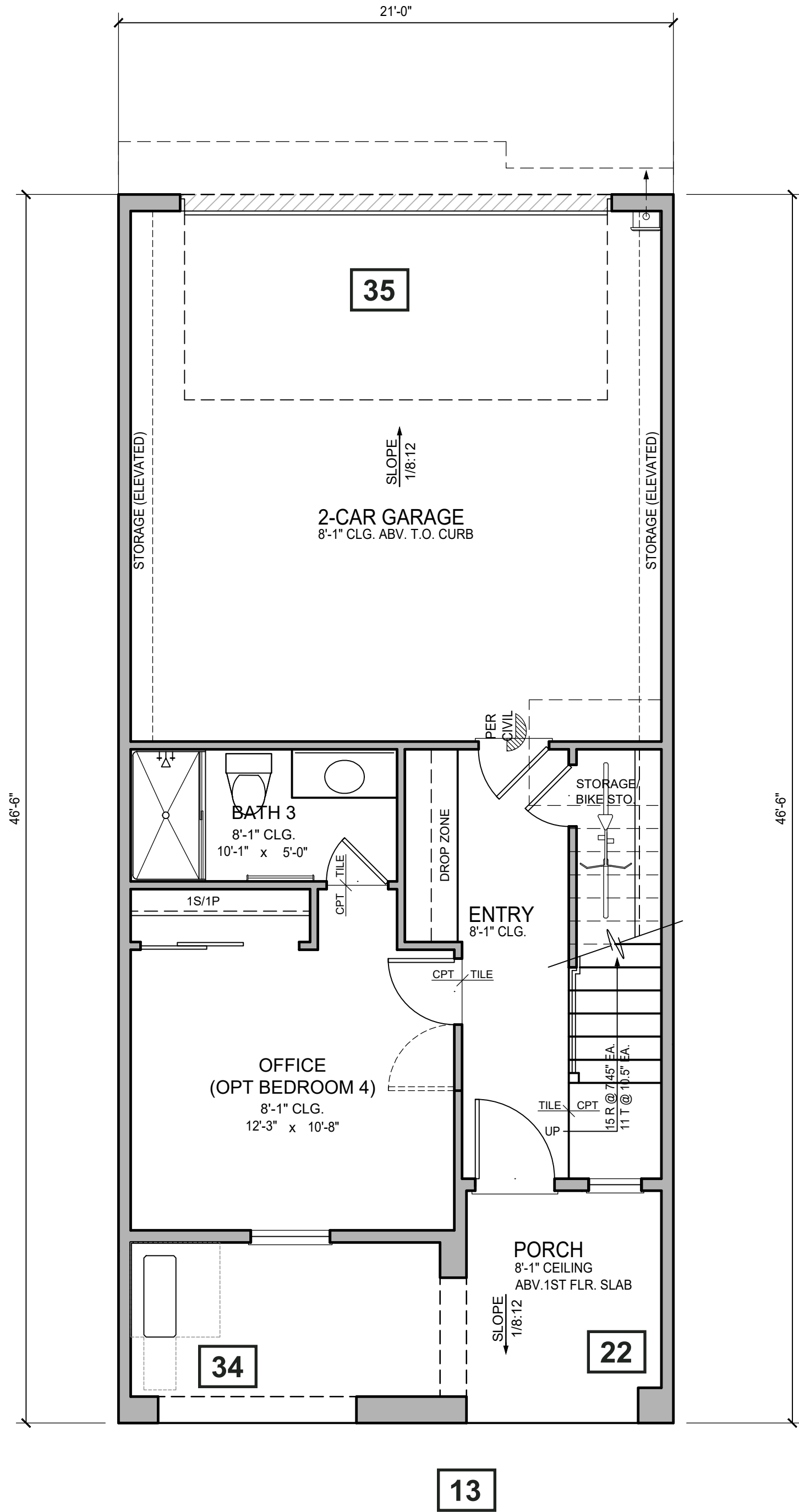
d. For garages with three or more non-tandem parked cars, the area of the front wall(s) of garage(s) shall not be more than 25 percent of the cumulative exterior front walls of two story single family residential building; no more than 50 percent of the cumulative exterior front walls of a one story single-family residential building; and at least one front wall of the a three car garage must be separated from the remaining garage front wall by at least two feet. (GP Policy CNF-11.19)



UNIT C: THIRD FLOOR PLAN



UNIT C: SECOND FLOOR PLAN



UNIT C: FIRST FLOOR PLAN

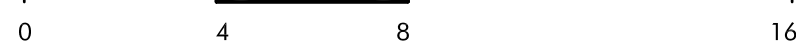
UNIT C
3 BEDROOMS + DEN (4 BEDROOM OPT)
/ 3.5 BATHS

FIRST FLOOR: 383 SQ. FT.
SECOND FLOOR: 853 SQ. FT.
THIRD FLOOR: 763 SQ. FT.

TOTAL: 1999 SQ. FT.

GARAGE: 435 SQ. FT.
PORCH: 159 SQ. FT.
DECK: 84 SQ. FT.

COURTYARD: 125 SQ. FT.
(TOTAL PRIVATE OPEN SPACE: 368 SQ. FT.)



DATE 03-22-2021
JOB NO. 297.081

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.05

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

UNIT C: FLOOR PLANS

DESIGN STANDARDS:

#

13. Useable Private and Common Open Space:

Each lot must include a private open space area, such as a private yard, porch, balcony, roof garden, or patio. Private open space must be contiguous to the unit it serves and accessible and visible from the living area of the unit. Private open space must be open air. Private open space cannot be covered by a roof by more than 50 percent of the area; however, balconies can have up to 100 percent ceiling coverage. The following private open space is required per unit type:

a. Single-family attached and detached units meeting the following average lot sizes shall provide useable open space as specified:

Average Lot Area (square feet)	1,440-1,920	1,920-2,999	3,000-4,356	4,357-6,999
Private Open Space	60 square feet per unit	150 square feet per unit	300 square feet per unit	350 square feet per unit
Common Open Space	140 square feet per unit	150 square feet per unit	175 square feet per unit	200 square feet per unit

b. Single-family detached (lots 7,000 square feet and over)- 500 square feet per unit (Private Open Space)

c. Multi-family residential – At least fifty percent of the units have at least 48 square feet per unit (Private Open Space). Fifteen percent of the site area shall be dedicated to common open space.

d. If On-site Recreational Amenities are not provided, private and common open space shall be increased by 25 percent.

Common open space shall be fully landscaped and accessible to all residents.

Private open space per unit may be reduced by up to 25 percent if off-set by the equivalent increase in common open space with amenities.

(GP Policy CNF-11.29)

22. Front Porches:

50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet

23. Balconies:

25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet.

34. Equipment Screening:

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 ducting 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

35. Residential Parking Garage:

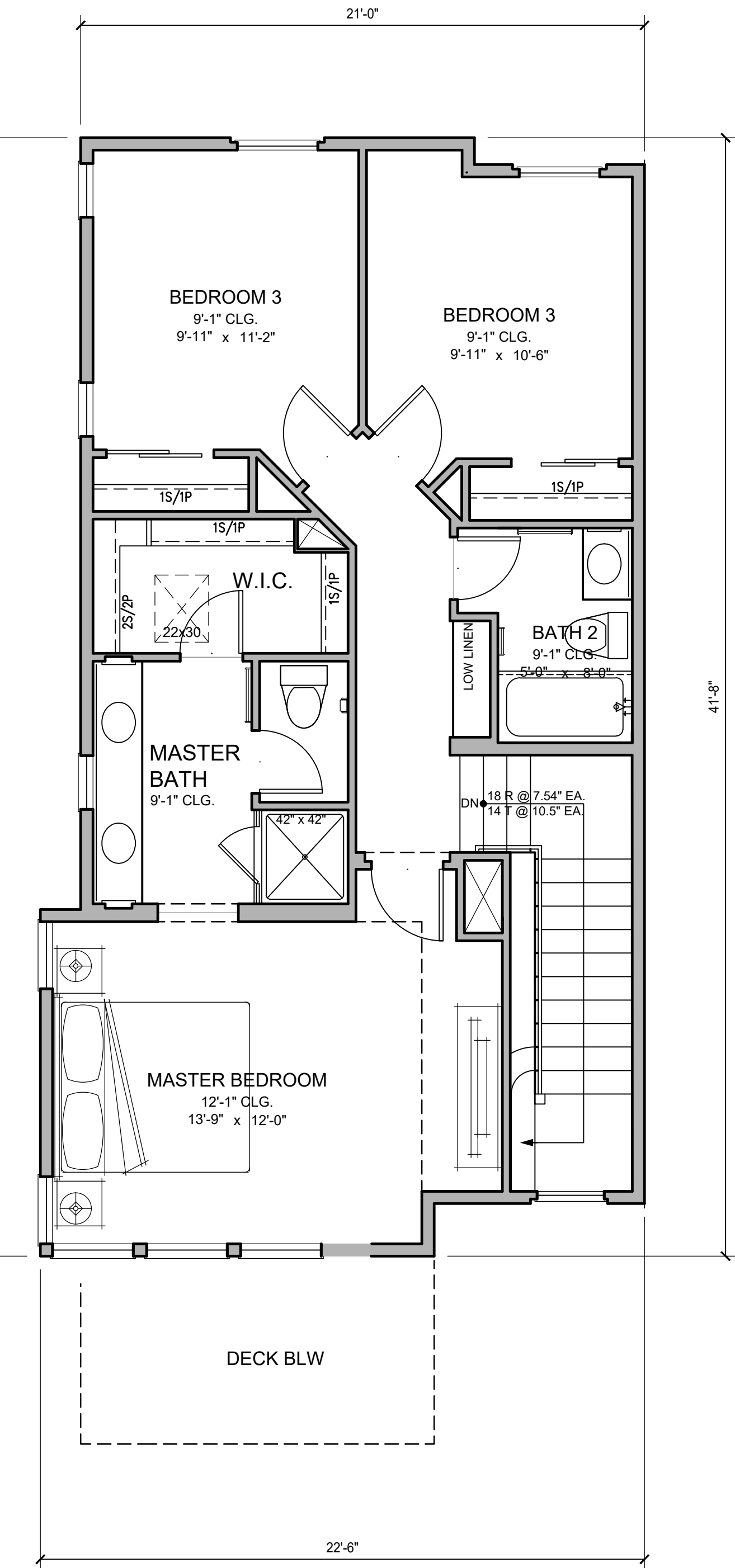
The project is designed to reduce the prominence of garage doors through one or more of the following strategies:

a. Locate the garage door behind the front porch and/or living space, relative to the front lot line;

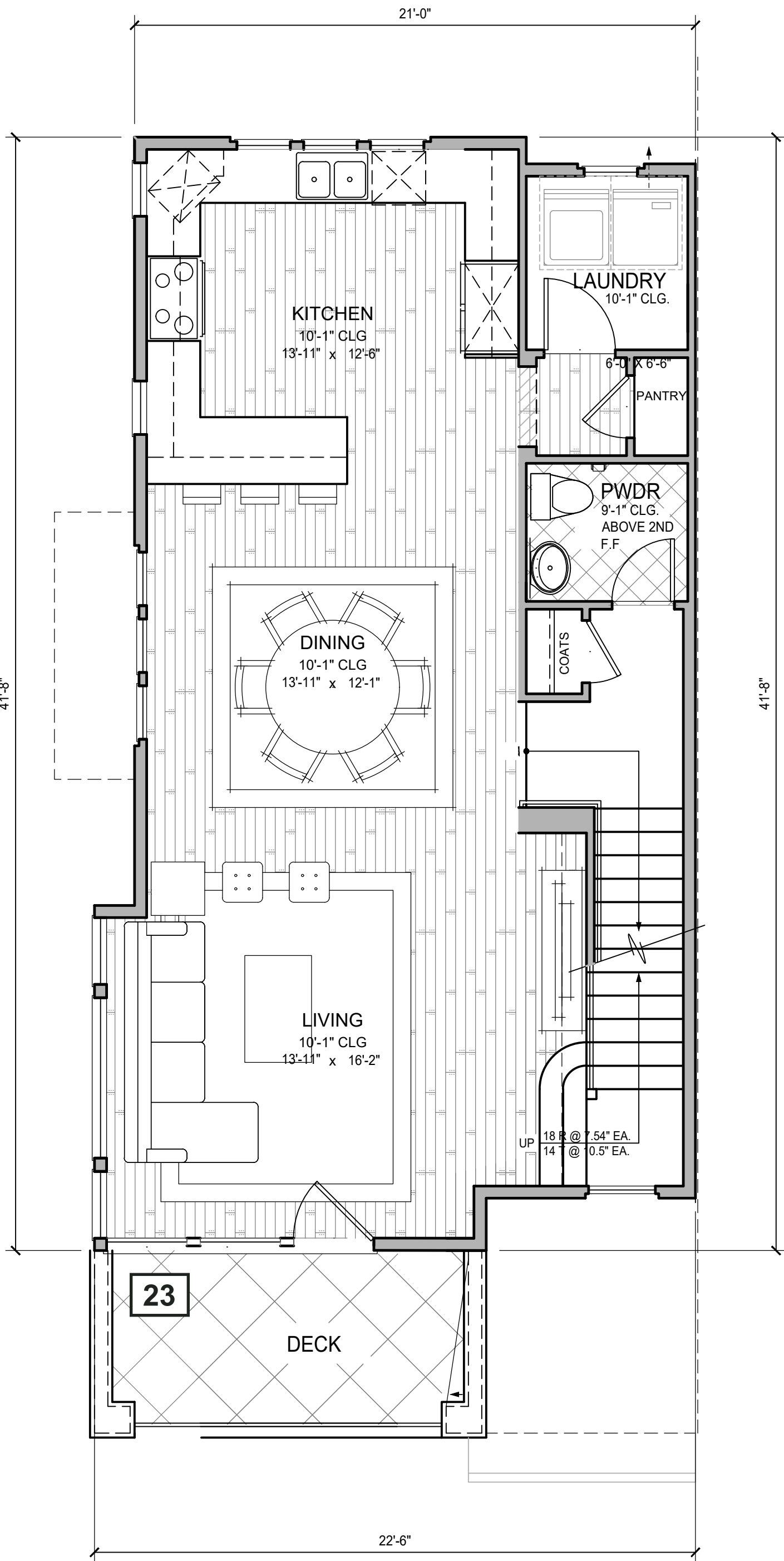
b. Design the second floor to overhang beyond the garage door

c. Locate the garage to the side or rear of building rather than at the center; or

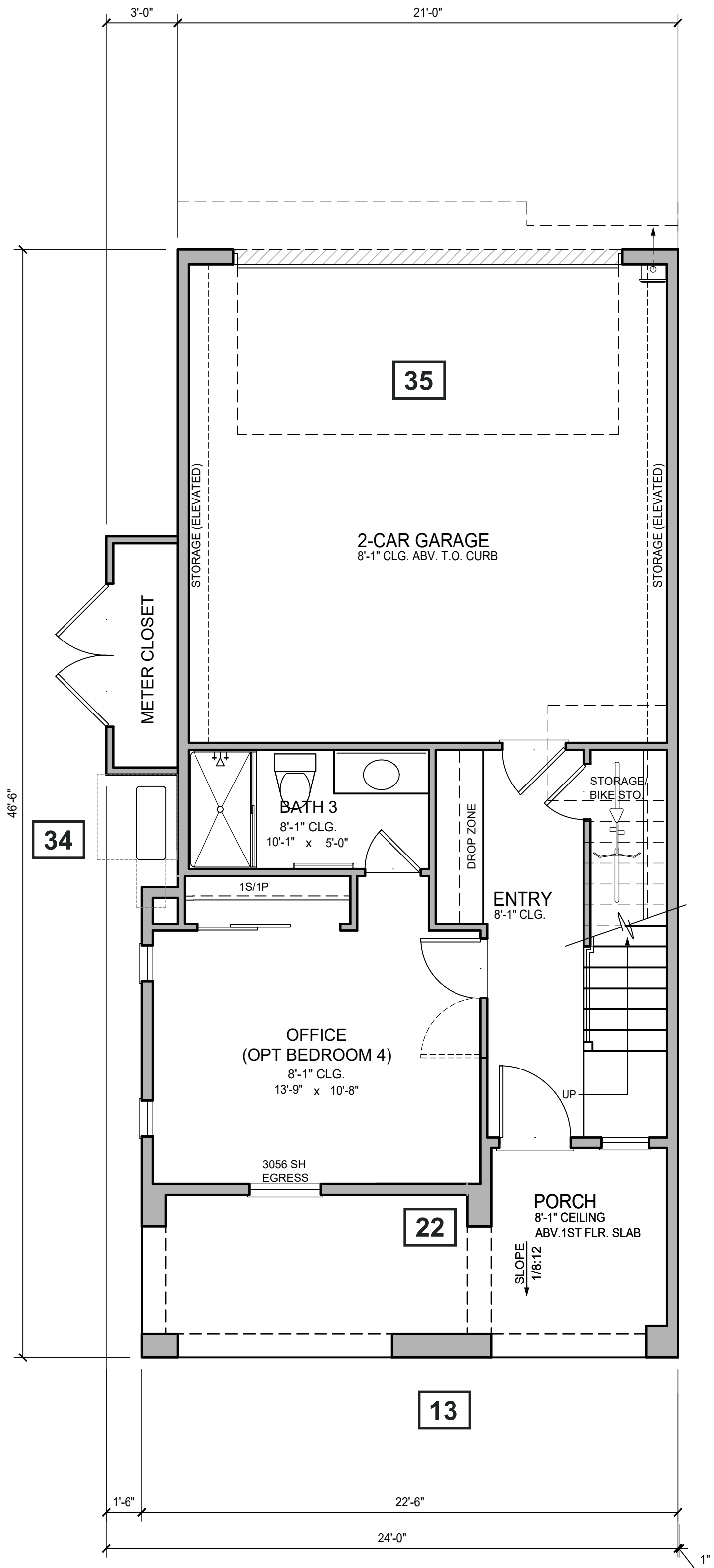
d. For garages with three or more non-tandem parked cars, the area of the front wall(s) of garage(s) shall not be more than 25 percent of the cumulative exterior front walls of two story single family residential building; no more than 50 percent of the cumulative exterior front walls of a one story single-family residential building; and at least one front wall of the a three car garage must be separated from the remaining garage front wall by at least two feet. (GP Policy CNF-11.19)



UNIT C-X: THIRD FLOOR PLAN



UNIT C-X: SECOND FLOOR PLAN



UNIT C-X: FIRST FLOOR PLAN

UNIT CX
3 BEDROOMS + DEN (4 BEDROOM OPT)
/ 3.5 BATHS

FIRST FLOOR: 397 SQ. FT.
SECOND FLOOR: 873 SQ. FT.
THIRD FLOOR: 782 SQ. FT.

TOTAL: 2052 SQ. FT.

GARAGE: 441 SQ. FT.
PORCH: 168 SQ. FT.
DECK: 99 SQ. FT.

COURTYARD: 130 SQ. FT.
(TOTAL PRIVATE OPEN SPACE: 397 SQ. FT.)

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

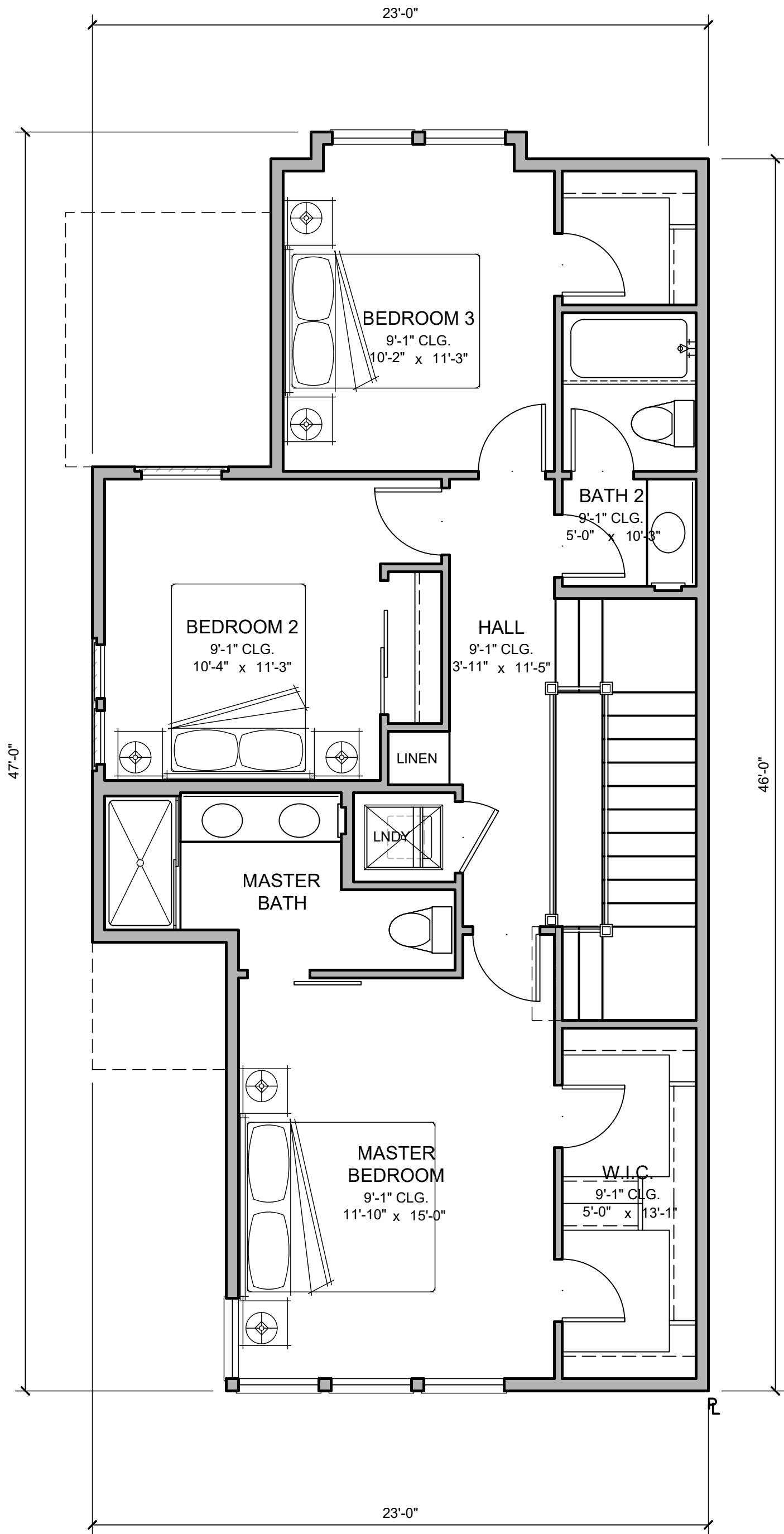
UNIT CX: FLOOR PLANS

DAHLIN

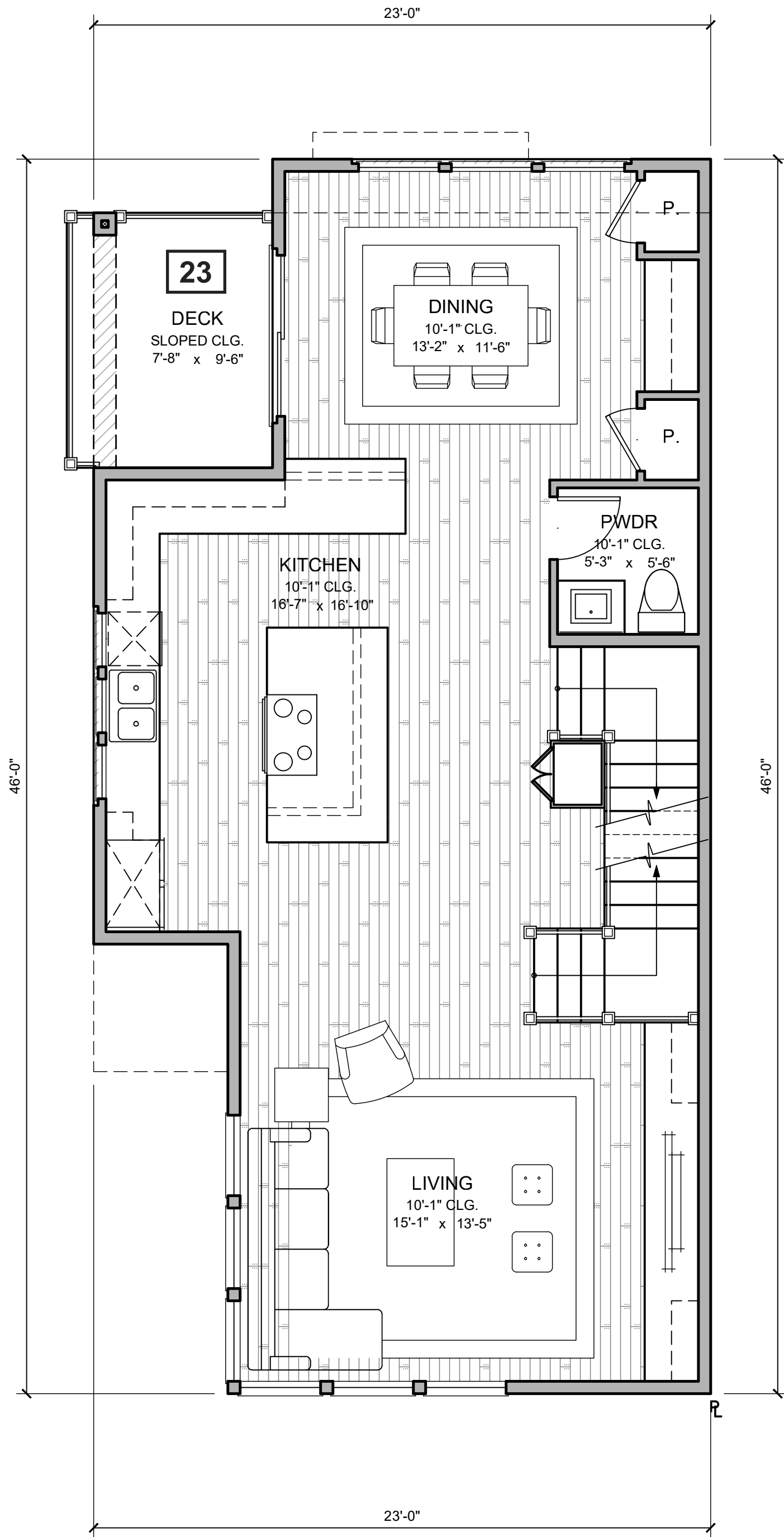
DATE 03-22-2021
JOB NO. 297.081

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

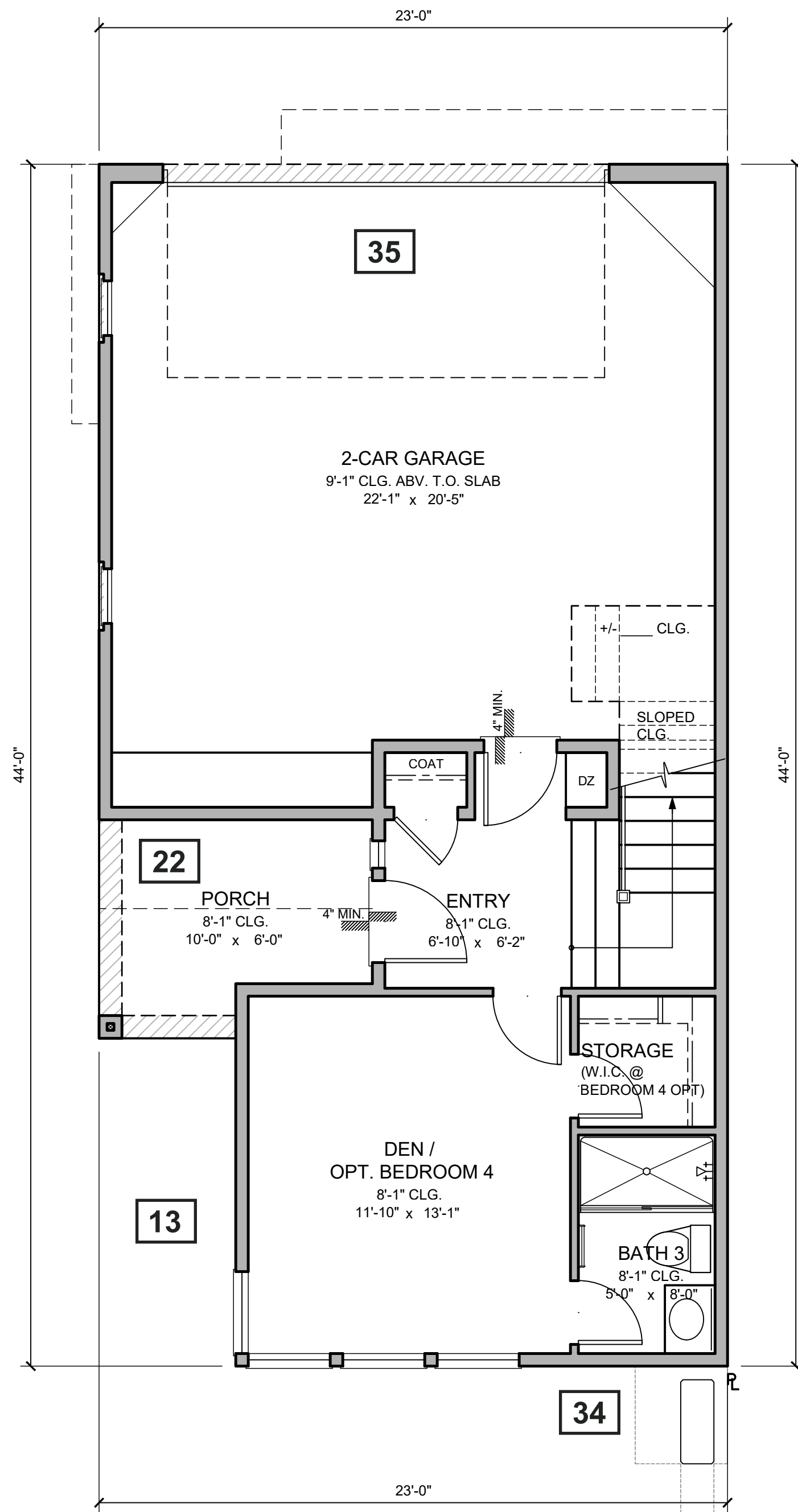
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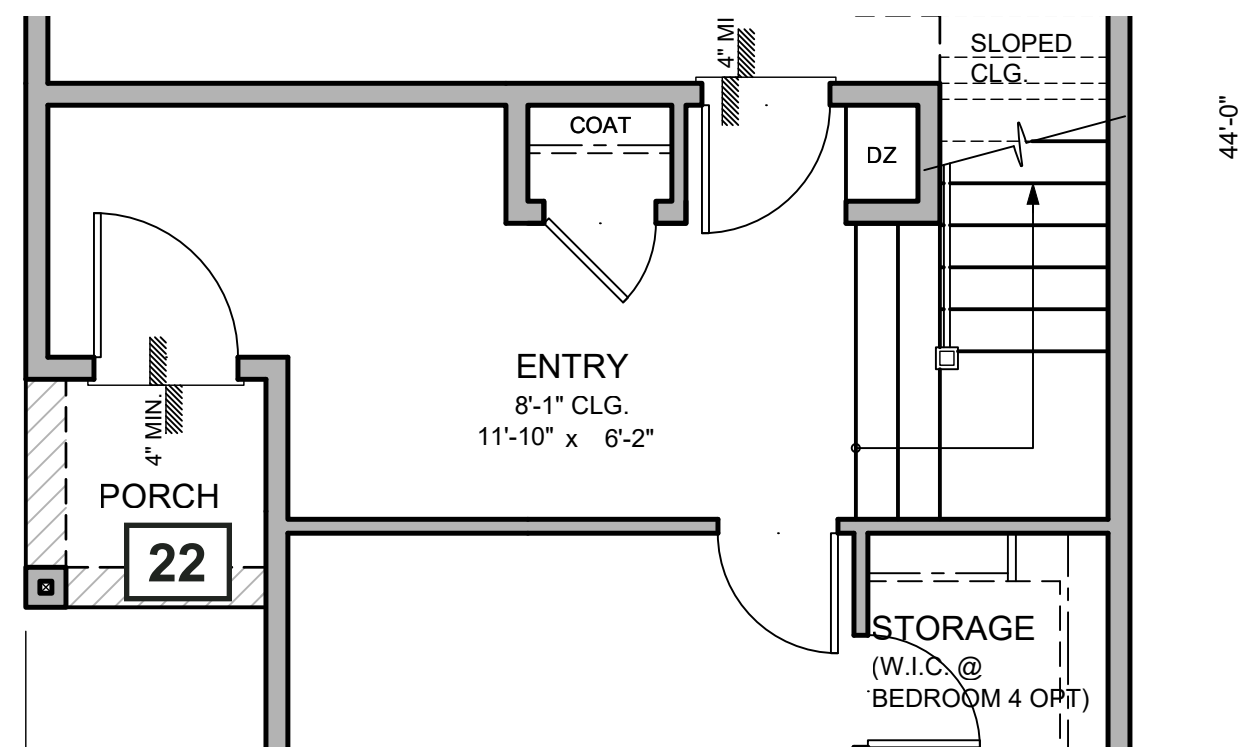
UNIT D: THIRD FLOOR PLAN



UNIT D: SECOND FLOOR PLAN



UNIT D: FIRST FLOOR PLAN



UNIT D-X: PARTIAL FIRST FLOOR PLAN

DESIGN STANDARDS:

#

13. Useable Private and Common Open Space:

Each lot must include a private open space area, such as a private yard, porch, balcony, roof garden, or patio. Private open space must be contiguous to the unit it serves and accessible and visible from the living area of the unit. Private open space must be open air. Private open space cannot be covered by a roof by more than 50 percent of the area; however, balconies can have up to 100 percent ceiling coverage. The following private open space is required per unit type:

a. Single-family attached and detached units meeting the following average lot sizes shall provide useable open space as specified:

Average Lot Area (square feet)	1,440-1,920	1,920-2,999	3,000-4,356	4,357-6,999
Private Open Space	60 square feet per unit	150 square feet per unit	300 square feet per unit	350 square feet per unit
Common Open Space	140 square feet per unit	150 square feet per unit	175 square feet per unit	200 square feet per unit

b. Single-family detached (lots 7,000 square feet and over)- 500 square feet per unit (Private Open Space)

c. Multi-family residential – At least fifty percent of the units have at least 48 square feet per unit (Private Open Space). Fifteen percent of the site area shall be dedicated to common open space.

d. If On-site Recreational Amenities are not provided, private and common open space shall be increased by 25 percent.
Common open space shall be fully landscaped and accessible to all residents.
Private open space per unit may be reduced by up to 25 percent if off-set by the equivalent increase in common open space with amenities.
(GP Policy CNF-11.29)

22. Front Porches:

50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet

23. Balconies:

25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet.

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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 preventers, irrigation control valves, electrical transformers, pull boxes, and all ducting 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

35. Residential Parking Garage:

The project is designed to reduce the prominence of garage doors through one or more of the following strategies:

a. Locate the garage door behind the front porch and/or living space, relative to the front lot line;

b. Design the second floor to overhang beyond the garage door

c. Locate the garage to the side or rear of building rather than at the center; or

d. For garages with three or more non-tandem parked cars, the area of the front wall(s) of garage(s) shall not be more than 25 percent of the cumulative exterior front walls of two story single family residential building; no more than 50 percent of the cumulative exterior front walls of a one story single-family residential building; and at least one front wall of the a three car garage must be separated from the remaining garage front wall by at least two feet. (GP Policy CNF-11.19)

UNIT D 3 BEDROOMS + DEN (4 BEDROOM OPT) / 3.5 BATHS

FIRST FLOOR:	321 SQ. FT.
SECOND FLOOR:	898 SQ. FT.
THIRD FLOOR:	817 SQ. FT.

TOTAL: 2036 SQ. FT.

GARAGE:	514 SQ. FT.
PORCH:	70 SQ. FT.
DECK:	73 SQ. FT.

COURTYARD:	222 SQ. FT.
TOTAL OPEN SPACE:	365 SQ. FT.

UNIT D-X 3 BEDROOMS + DEN (4 BEDROOM OPT) / 3.5 BATHS

FIRST FLOOR:	397 SQ. FT.
SECOND FLOOR:	898 SQ. FT.
THIRD FLOOR:	817 SQ. FT.

TOTAL: 2112 SQ. FT.

GARAGE:	485 SQ. FT.
PORCH:	24 SQ. FT.
DECK:	73 SQ. FT.

COURTYARD:	222 SQ. FT.
TOTAL OPEN SPACE:	319 SQ. FT.

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

UNIT D: FLOOR PLANS

DAHLIN

DATE	03-22-2021
JOB NO.	297.081

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.07

DESIGN STANDARDS:

#

13. Useable Private and Common Open Space:
Each lot must include a private open space area, such as a private yard, porch, balcony, roof garden, or patio. Private open space must be contiguous to the unit it serves and accessible and visible from the living area of the unit. Private open space must be open air. Private open space cannot be covered by a roof by more than 50 percent of the area, however, balconies can have up to 100 percent ceiling coverage. The following private open space is required per unit type:

a. Single-family attached and detached units meeting the following average lot sizes shall provide useable open space as specified:

Average Lot Area (square feet)	1,440-1,920	1,920-2,999	3,000-4,356	4,357-6,999
Private Open Space	60 square feet per unit	150 square feet per unit	300 square feet per unit	350 square feet per unit
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b. Single-family detached (lots 7,000 square feet and over)- 500 square feet per unit (Private Open Space)

c. Multi-family residential – At least fifty percent of the units have at least 48 square feet per unit (Private Open Space). Fifteen percent of the site area shall be dedicated to common open space.

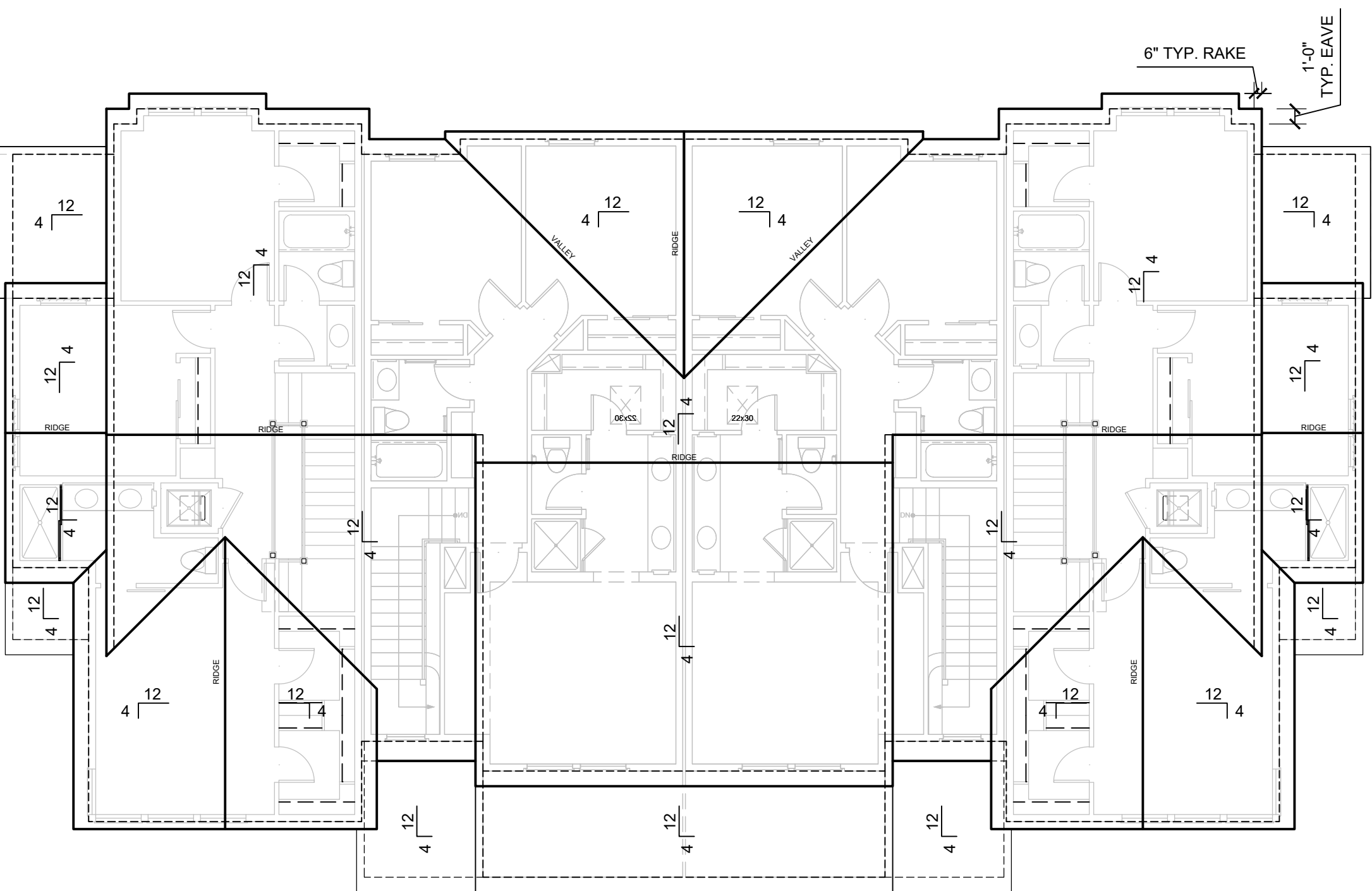
d. If On-site Recreational Amenities are not provided, private and common open space shall be increased by 25 percent.
Common open space shall be fully landscaped and accessible to all residents.
Private open space per unit may be reduced by up to 25 percent if off-set by the equivalent increase in common open space with amenities.
(GP Policy CNF-11.29)

22. Front Porches:
50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet

23. Balconies:
25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet.

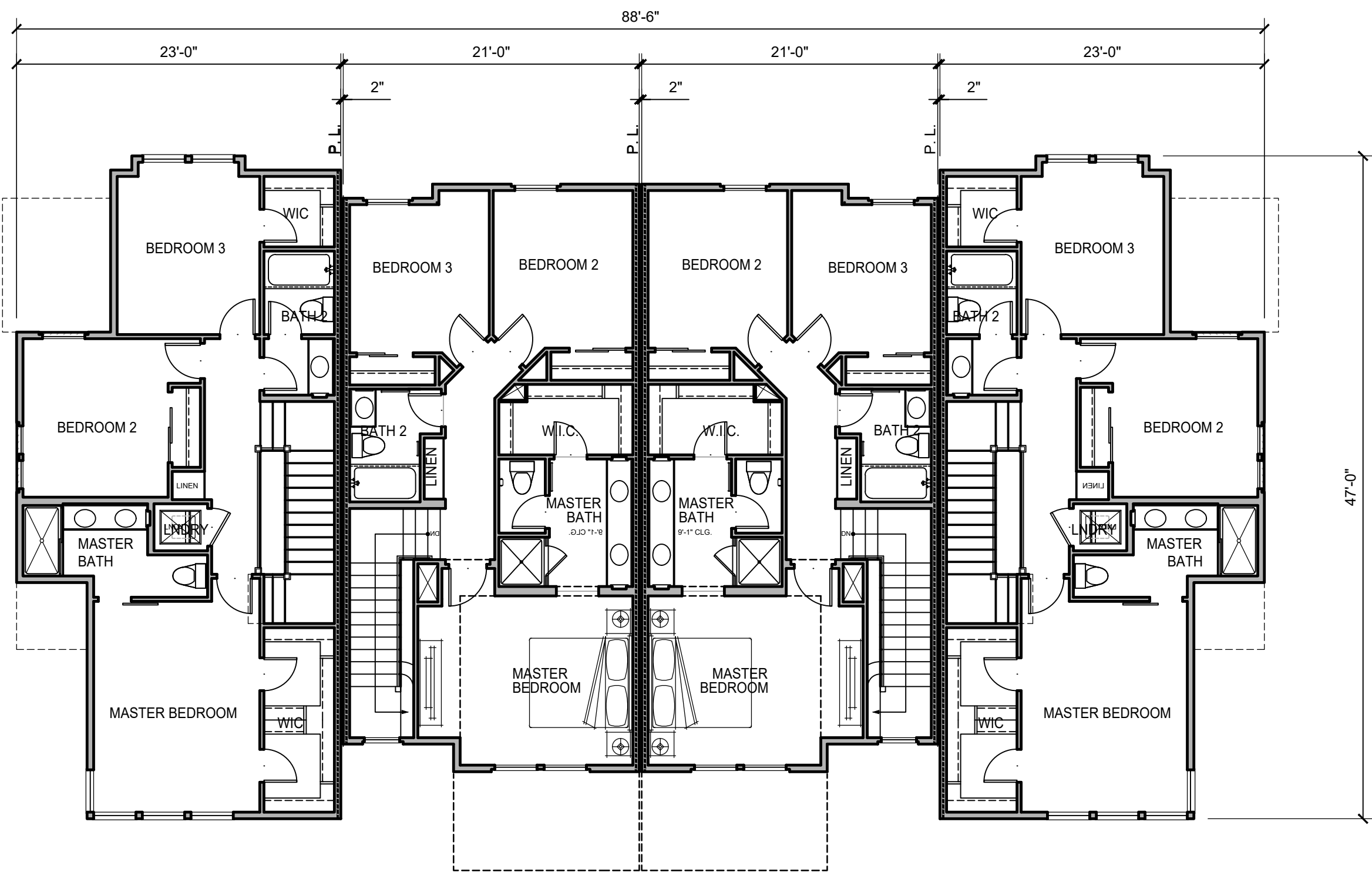
34. Equipment Screening:
All exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings so as not to be visible from the public-right-of-way, common areas, or contained within an enclosed structure. Equipment to be screened includes, but is not limited 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 ducting 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

35. Residential Parking Garage:
The project is designed to reduce the prominence of garage doors through one or more of the following strategies:
a. Locate the garage door behind the front porch and/or living space, relative to the front lot line;
b. Design the second floor to overhang beyond the garage door
c. Locate the garage to the side or rear of building rather than at the center; or
d. For garages with three or more non-landem parked cars, the area of the front wall(s) of garage(s) shall not be more than 25 percent of the cumulative exterior front walls of two story single family residential building; no more than 50 percent of the cumulative exterior front walls of a one story single-family residential building; and at least one front wall of the a three car garage must be separated from the remaining garage front wall by at least two feet. (GP Policy CNF-11.19)



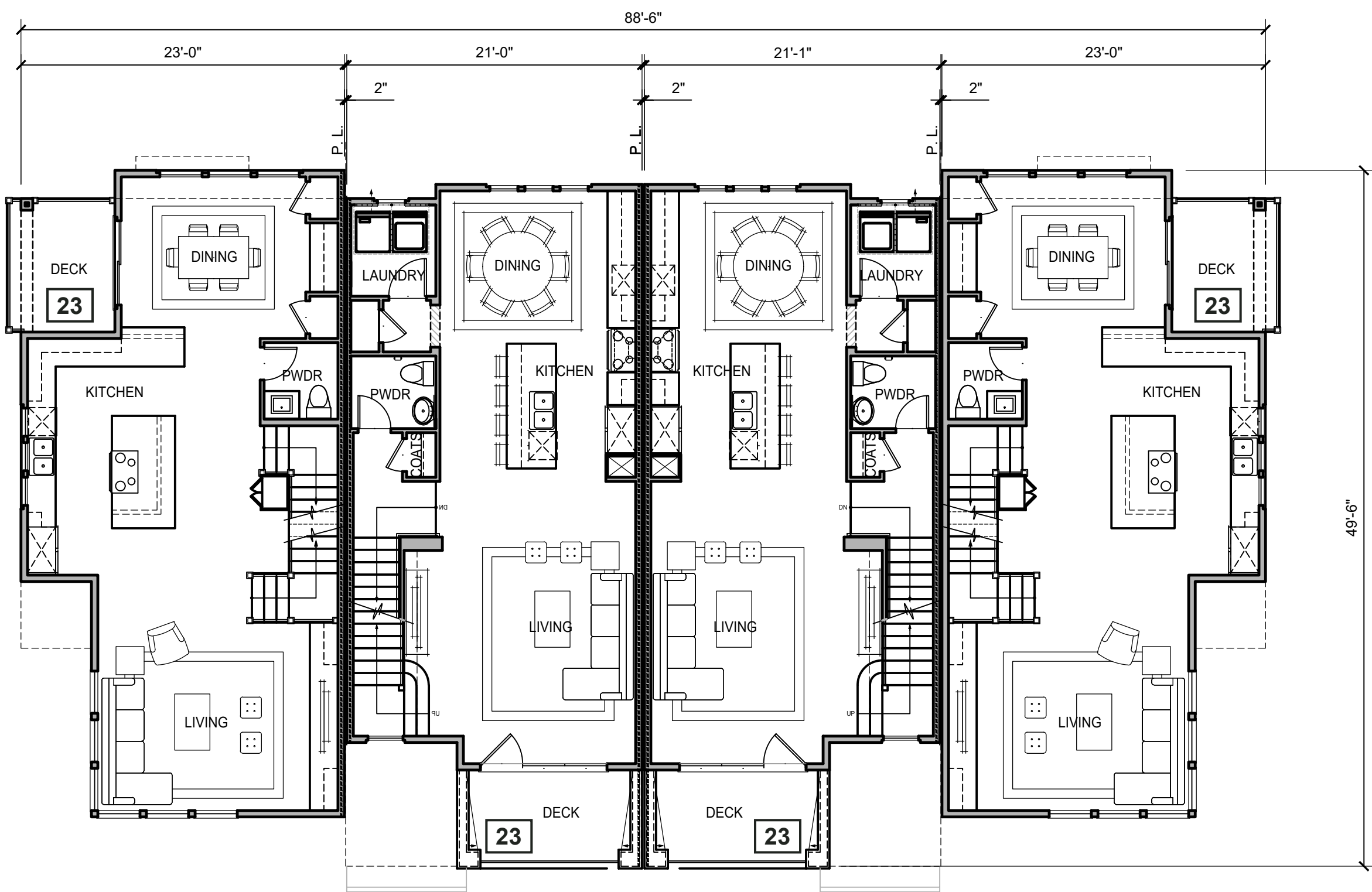
UNIT DUNIT CUNIT CUNIT D

4-PLEX: ROOF PLAN



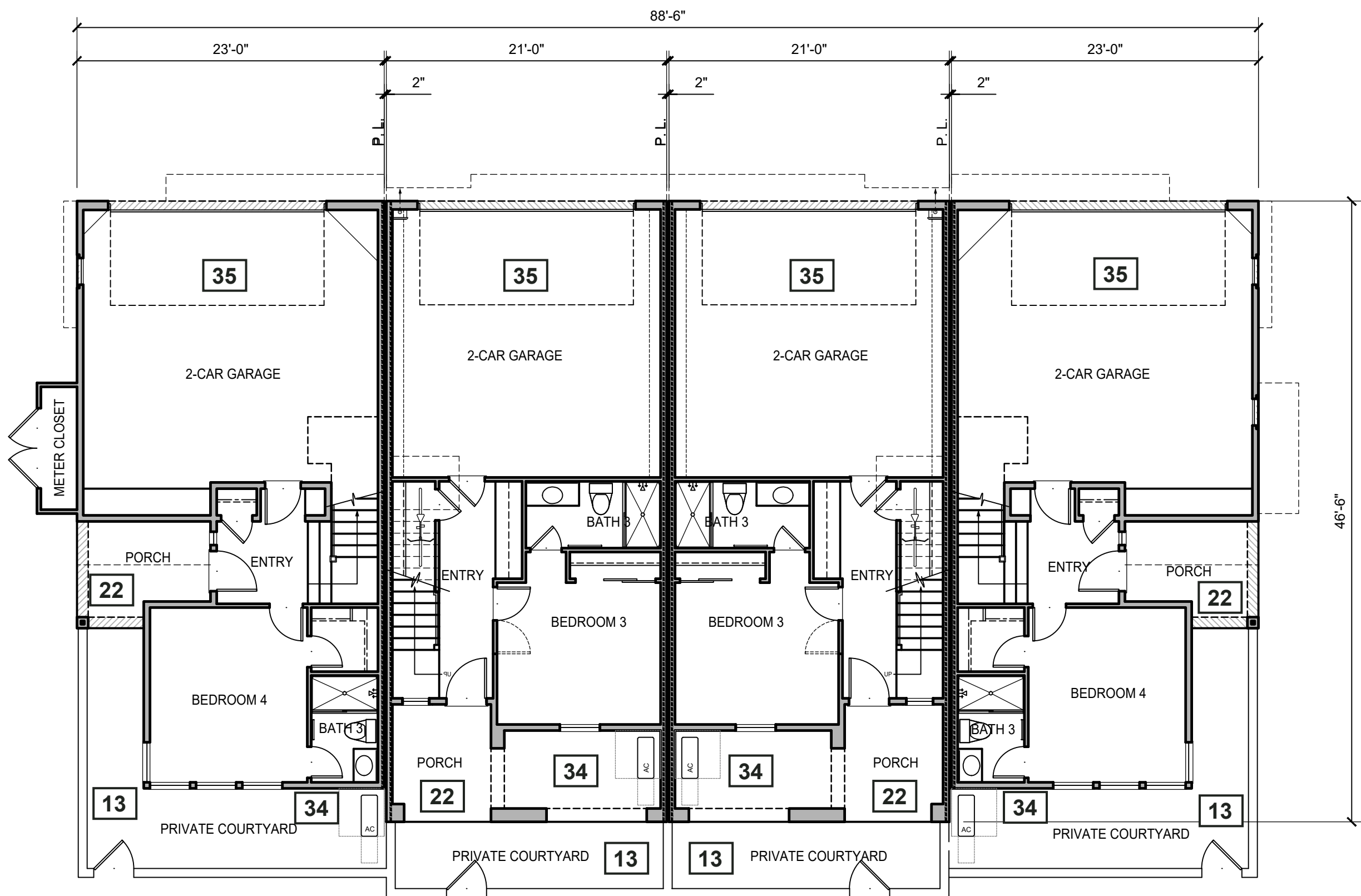
UNIT DUNIT CUNIT CUNIT D

4-PLEX: THIRD FLOOR PLAN



UNIT DUNIT CUNIT CUNIT D

4-PLEX: SECOND FLOOR PLAN



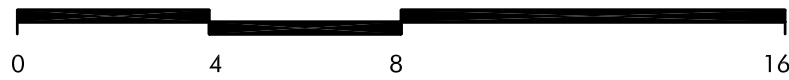
UNIT DUNIT CUNIT CUNIT D

4-PLEX: FIRST FLOOR PLAN

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

4-PLEX: FLOOR PLANS



DATE 03-22-2021
JOB NO. 297.081

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.08



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

DESIGN STANDARDS:

22. Front Porches: 50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet. 23. Balconies: 25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet. 24. Fences: All fences and walls designed for screening purposes shall be of solid material. Chain link or chain link with slats is not permitted. 25. 360 Degree Architecture: The project includes two of the following details: Windows, shutters, awnings, bay windows, trellis features, texture variations, stone, brick or other material enhancements. All facades (sides and rear) must have the level of detail, and materials (GP Policy CNF-11.16) 26. Exterior Treatments and Materials: At least two materials shall be used on any building facade, in addition to glazing and railings. Any one material must comprise at least 20% of any building facade, excluding windows and railings. A change in material must be offset by a minimum of six inches in depth. Exterior finish materials should be chosen and applied to not appear artificial as in the case of brick veneer applied on a single building face so that it is obviously ¼ inch thick when viewed from the side, or in the case of a trellis made of 2 inch x 2 inch or 2 inch x 4 inch members. Veneers are required to turn corners, avoiding exposed edges.	27. Roof Line Variation for three or more units: Roofs have been designed to incorporate a minimum of two varying roof heights or types (hip, gable, shed, flat, etc.) 28. Height and Project Massing: Project design minimizes bulk of the buildings by limiting building length, or designing buildings with the following special features to break up building bulk, including: a. Changes in roof form and height; and, b. Major full-height recesses (At least 10 feet deep for multi-family projects and three feet deep for single-family attached projects) along the length of the building that successfully break the building into smaller discrete masses. (General Plan Policy CNF 11.22) 29. Separate Structures-Attached Projects: Large projects shall be divided into separate structures. The maximum number of units per structure is as follows: a. Single-family Attached: 7 units maximum per structure (General Plan Policy CNF 11.22) 100 percent affordable projects are exempt from this requirement 30. Building Colors The project has provided a sample color palette of complimentary colors compatible with surrounding neighborhood. The number of colors appearing on any building exterior is limited to no more than four colors or tones of the same color, including trim and accent colors. The use of fluorescent or neon colors is prohibited.	31. Window Design: The window recesses, trim and other window elements have been designed to be substantial in depth to create shadows. The project incorporates at least one of the following window features throughout the project: a. Minimum depth of at least 1 1/2 inches from glass to exterior of trim; b. Minimum depth of at least six inches from glass to wall edge around windows if there is no trim (this is only appropriate for certain architectural styles such as Spanish Revival or Modern); or, c. Decorative trim elements that add detail and articulation, such as window surrounds with at least a two-inch depth. They must be designed as an integral part of the design. 32. Glazing: Mirrored glass is prohibited in order to minimize off-site glare and maximize transparency. 33. Exterior Lighting and Illumination: Wall-mounted lights or bollards shall be provided for security purposes. Lights shall be directed down and shielded to avoid glare impacts. The project has demonstrated compliance by submittal of a photometric plan and fixture details. 34. Equipment Screening: 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 ducting 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	36. Garage Door Design: The garage doors proposed within the project feature windows or other architectural design features consistent with the main dwelling, approved by the Development Services Director or designee 39. Multi Family Roof Form: The roof element of the multi-family project is designed such that no more than two side-by-side units are covered by one unarticulated roof. Articulation may be accomplished by changing roof height, offsets, and direction of slope, and by introducing elements such as dormers, towers, or parapets. Other alternative design approaches that achieve the same goal of breaking down building masses into small individual units may also be acceptable, for example shifting the units in section and varying the design treatment for individual units. (GP Policy CNF-11.22) 40. Massing for three story buildings or taller: Buildings three stories or taller shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries. Major breaks shall be a minimum of 30 inches deep and four feet wide and extend the full height of the building. 41. Distinct material changes for three story buildings or taller: Buildings three stories or taller must provide a ground floor elevation that is distinctive from the upper stories by providing a material change between the first floor and upper floors along at least 75% of the building façade with frontage upon a street, adjacent public park or public open space.
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SEE SHEET A.42 FOR COLOR AND MATERIAL BOARDS

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

4-PLEX: ELEVATIONS



DATE	03-22-2021
JOB NO.	297.081

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.09



UNIT D

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



UNIT D

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

DESIGN STANDARDS:

22. Front Porches: 50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet.
23. Balconies: 25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet.
24. Fences: All fences and walls designed for screening purposes shall be of solid material. Chain link or chain link with slats is not permitted.
25. 360 Degree Architecture: The project includes two of the following details: Windows, shutters, awnings, bay windows, trellis features, texture variations, stone, brick or other material enhancements. All facades (sides and rear) must have the level of detail, and materials (GP Policy CNF-11.16)
26. Exterior Treatments and Materials: At least two materials shall be used on any building facade, in addition to glazing and railings. Any one material must comprise at least 20% of any building facade, excluding windows and railings. A change in material must be offset by a minimum of six inches in depth. Exterior finish materials should be chosen and applied to not appear artificial as in the case of brick veneer applied on a single building face so that it is obviously ¼ inch thick when viewed from the side, or in the case of a trellis made of 2 inch x 2 inch or 2 inch x 4 inch members. Veneers are required to turn corners, avoiding exposed edges.

27. Roof Line Variation for three or more units: Roofs have been designed to incorporate a minimum of two varying roof heights or types (hip, gable, shed, flat, etc.)
28. Height and Project Massing: Project design minimizes bulk of the buildings by limiting building length, or designing buildings with the following special features to break up building bulk, including: a. Changes in roof form and height; and, b. Major full-height recesses (At least 10 feet deep for multi-family projects and three feet deep for single-family attached projects) along the length of the building that successfully break the building into smaller discrete masses. (General Plan Policy CNF 11.22)
29. Separate Structures-Attached Projects: Large projects shall be divided into separate structures. The maximum number of units per structure is as follows: a. Single-family Attached: 7 units maximum per structure (General Plan Policy CNF 11.22) 100 percent affordable projects are exempt from this requirement
30. Building Colors The project has provided a sample color palette of complimentary colors compatible with surrounding neighborhood. The number of colors appearing on any building exterior is limited to no more than four colors or tones of the same color, including trim and accent colors. The use of fluorescent or neon colors is prohibited.

31. Window Design: The window recesses, trim and other window elements have been designed to be substantial in depth to create shadows. The project incorporates at least one of the following window features throughout the project: a. Minimum depth of at least 1 1/2 inches from glass to exterior of trim; b. Minimum depth of at least six inches from glass to wall edge around windows if there is no trim (this is only appropriate for certain architectural styles such as Spanish Revival or Modern); or, c. Decorative trim elements that add detail and articulation, such as window surrounds with at least a two-inch depth. They must be designed as an integral part of the design.
32. Glazing: Mirrored glass is prohibited in order to minimize off-site glare and maximize transparency.
33. Exterior Lighting and Illumination: Wall-mounted lights or bollards shall be provided for security purposes. Lights shall be directed down and shielded to avoid glare impacts. The project has demonstrated compliance by submittal of a photometric plan and fixture details.
34. Equipment Screening: 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 ducting 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

36. Garage Door Design: The garage doors proposed within the project feature windows or other architectural design features consistent with the main dwelling, approved by the Development Services Director or designee
39. Multi Family Roof Form: The roof element of the multi-family project is designed such that no more than two side-by-side units are covered by one unarticulated roof. Articulation may be accomplished by changing roof height, offsets, and direction of slope, and by introducing elements such as dormers, towers, or parapets. Other alternative design approaches that achieve the same goal of breaking down building masses into small individual units may also be acceptable, for example shifting the units in section and varying the design treatment for individual units. (GP Policy CNF-11.22)
40. Massing for three story buildings or taller: Buildings three stories or taller shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries. Major breaks shall be a minimum of 30 inches deep and four feet wide and extend the full height of the building.
41. Distinct material changes for three story buildings or taller: Buildings three stories or taller must provide a ground floor elevation that is distinctive from the upper stories by providing a material change between the first floor and upper floors along at least 75% of the building facade with frontage upon a street, adjacent public park or public open space.

SEE SHEET A.42 FOR COLOR AND MATERIAL BOARDS

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

4-PLEX: ELEVATIONS



0	4	8	16
DATE	03-22-2021		
JOB NO.	297.081		

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.10



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

DESIGN STANDARDS:

22. Front Porches: 50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet. 23. Balconies: 25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet. 24. Fences: All fences and walls designed for screening purposes shall be of solid material. Chain link or chain link with slats is not permitted. 25. 360 Degree Architecture: The project includes two of the following details: Windows, shutters, awnings, bay windows, trellis features, texture variations, stone, brick or other material enhancements. All facades (sides and rear) must have the level of detail, and materials (GP Policy CNF-11.16) 26. Exterior Treatments and Materials: At least two materials shall be used on any building facade, in addition to glazing and railings. 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Major full-height recesses (At least 10 feet deep for multi-family projects and three feet deep for single-family attached projects) along the length of the building that successfully break the building into smaller discrete masses. (General Plan Policy CNF 11.22) 29. Separate Structures-Attached Projects: Large projects shall be divided into separate structures. The maximum number of units per structure is as follows: a. Single-family Attached: 7 units maximum per structure (General Plan Policy CNF 11.22) 100 percent affordable projects are exempt from this requirement 30. Building Colors The project has provided a sample color palette of complementary colors compatible with surrounding neighborhood. The number of colors appearing on any building exterior is limited to no more than four colors or tones of the same color, including trim and accent colors. The use of fluorescent or neon colors is prohibited.	31. Window Design: The window recesses, trim and other window elements have been designed to be substantial in depth to create shadows. The project incorporates at least one of the following window features throughout the project: a. Minimum depth of at least 1 1/2 inches from glass to exterior of trim; b. Minimum depth of at least six inches from glass to wall edge around windows if there is no trim (this is only appropriate for certain architectural styles such as Spanish Revival or Modern); or, c. Decorative trim elements that add detail and articulation, such as window surrounds with at least a two-inch depth. They must be designed as an integral part of the design. 32. Glazing: Mirrored glass is prohibited in order to minimize off-site glare and maximize transparency. 33. Exterior Lighting and Illumination: Wall-mounted lights or bollards shall be provided for security purposes. Lights shall be directed down and shielded to avoid glare impacts. 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SEE SHEET A.42 FOR COLOR AND MATERIAL BOARDS

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

4-PLEX: ELEVATIONS



DATE	03-22-2021
JOB NO.	297.081

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.11

DESIGN STANDARDS:

#

13. Useable Private and Common Open Space:
Each lot must include a private open space area, such as a private yard, porch, balcony, roof garden, or patio. Private open space must be contiguous to the unit it serves and accessible and visible from the living area of the unit. Private open space must be open air. Private open space cannot be covered by a roof by more than 50 percent of the area, however, balconies can have up to 100 percent ceiling coverage. The following private open space is required per unit type:

a. Single-family attached and detached units meeting the following average lot sizes shall provide useable open space as specified:

Average Lot Area (square feet)	1,440-1,920	1,920-2,999	3,000-4,356	4,357-6,999
Private Open Space	60 square feet per unit	150 square feet per unit	300 square feet per unit	350 square feet per unit
Common Open Space	140 square feet per unit	150 square feet per unit	175 square feet per unit	200 square feet per unit

b. Single-family detached (lots 7,000 square feet and over)- 500 square feet per unit (Private Open Space)

c. Multi-family residential – At least fifty percent of the units have at least 48 square feet per unit (Private Open Space). Fifteen percent of the site area shall be dedicated to common open space.

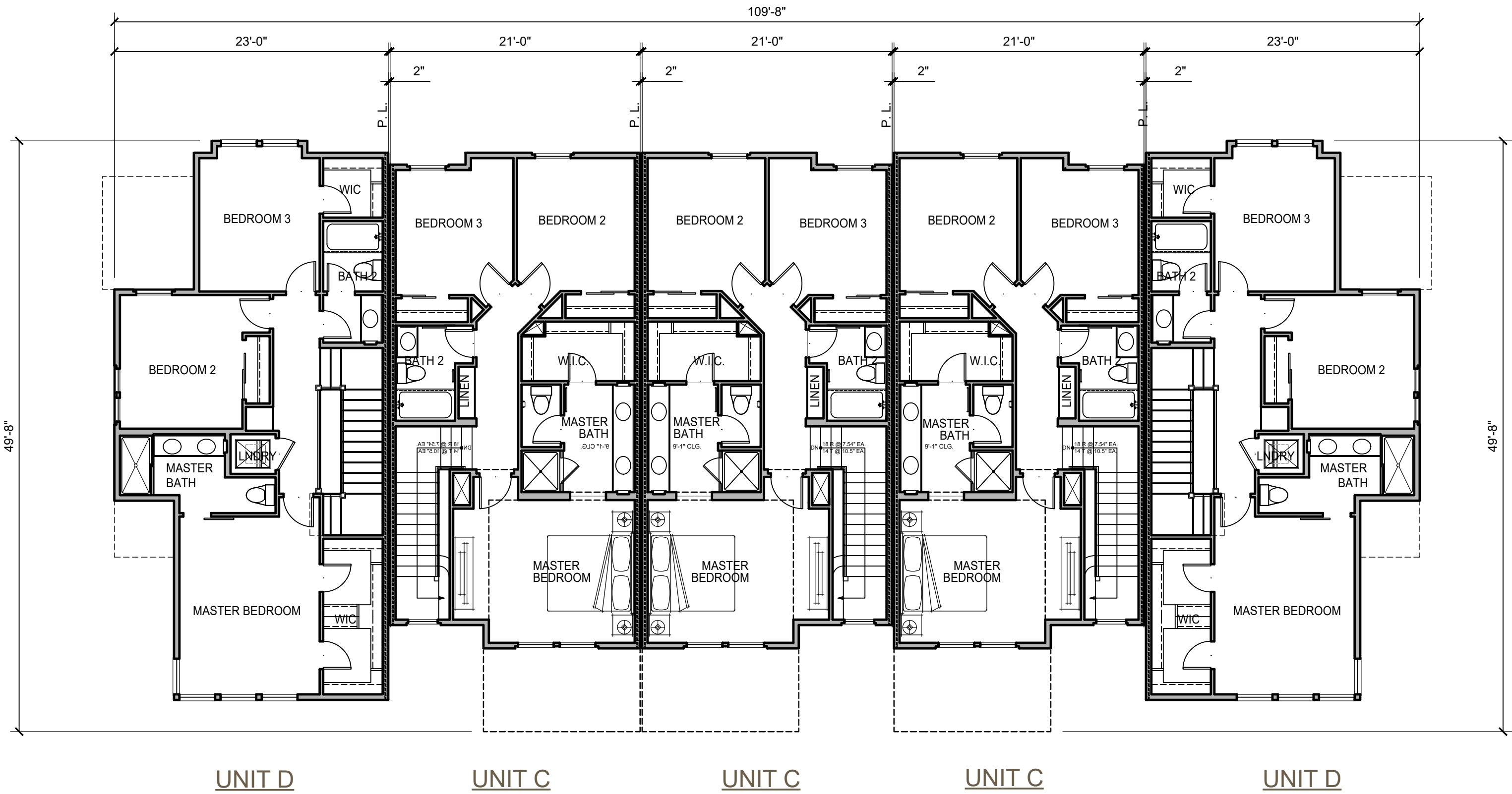
d. If On-site Recreational Amenities are not provided, private and common open space shall be increased by 25 percent.
Common open space shall be fully landscaped and accessible to all residents.
Private open space per unit may be reduced by up to 25 percent if off-set by the equivalent increase in common open space with amenities.
(GP Policy CNF-11.29)

22. Front Porches:
50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet

23. Balconies:
25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet.

34. Equipment Screening:
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 ducting 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

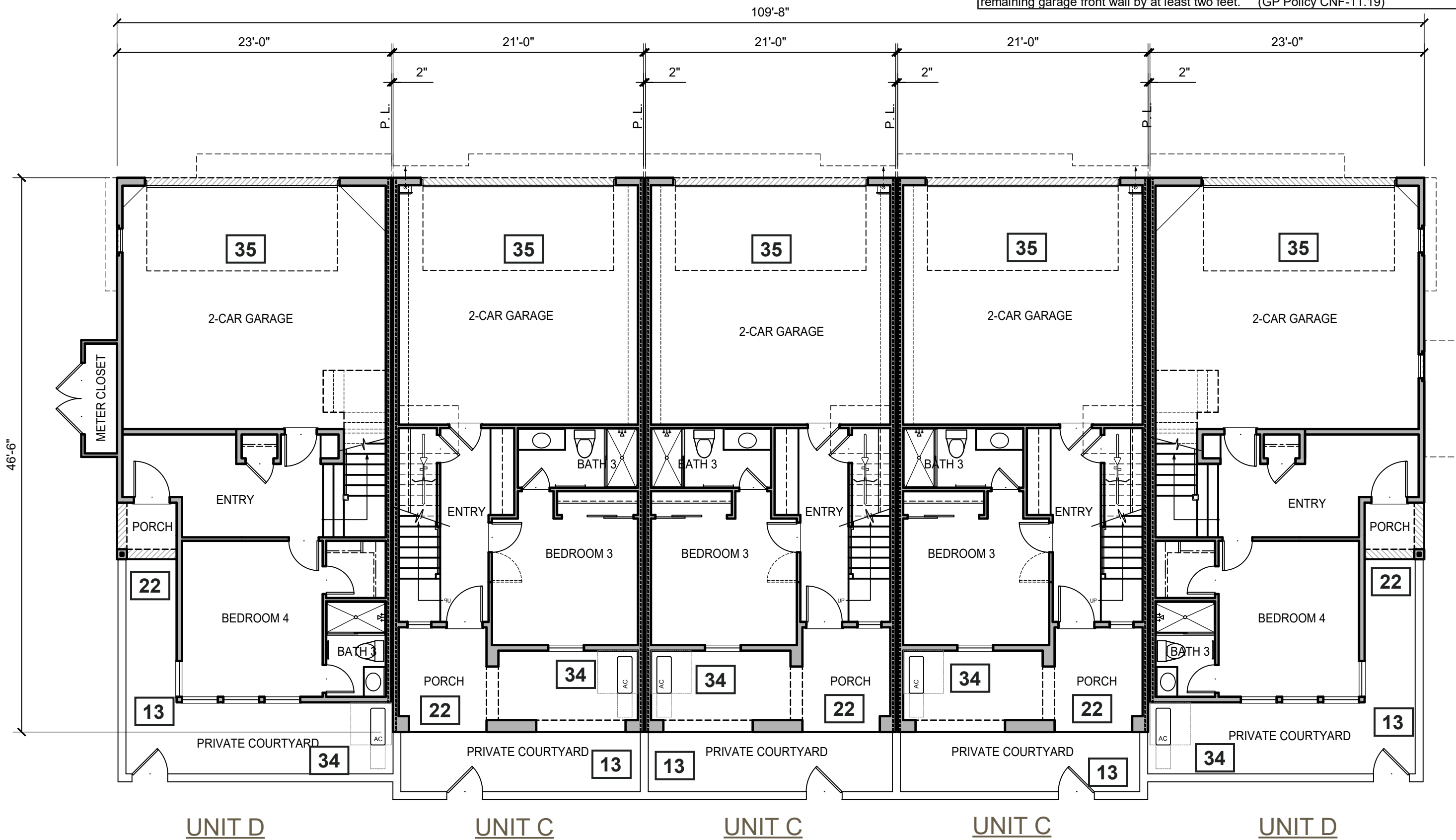
35. Residential Parking Garage:
The project is designed to reduce the prominence of garage doors through one or more of the following strategies:
a. Locate the garage door behind the front porch and/or living space, relative to the front lot line;
b. Design the second floor to overhang beyond the garage door
c. Locate the garage to the side or rear of building rather than at the center; or
d. For garages with three or more non-tandem parked cars, the area of the front wall(s) of garage(s) shall not be more than 25 percent of the cumulative exterior front walls of two story single family residential building; no more than 50 percent of the cumulative exterior front walls of a one story single-family residential building; and at least one front wall of the a three car garage must be separated from the remaining garage front wall by at least two feet. (GP Policy CNF-11.19)



5-PLEX: THIRD FLOOR PLAN



5-PLEX: SECOND FLOOR PLAN

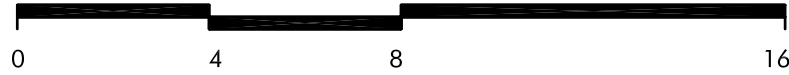


5-PLEX: FIRST FLOOR PLAN

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

5-PLEX: FLOOR PLANS



DATE 03-22-2021
JOB NO. 297.081

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.12

DESIGN STANDARDS:

#

13. Useable Private and Common Open Space:

Each lot must include a private open space area, such as a private yard, porch, balcony, roof garden, or patio. Private open space must be contiguous to the unit it serves and accessible and visible from the living area of the unit. Private open space must be open air. Private open space cannot be covered by a roof by more than 50 percent of the area, however, balconies can have up to 100 percent ceiling coverage. The following private open space is required per unit type:

a. Single-family attached and detached units meeting the following average lot sizes shall provide useable open space as specified:

Average Lot Area (square feet)	1,440-1,920	1,920-2,999	3,000-4,356	4,357-6,999
Private Open Space	60 square feet per unit	150 square feet per unit	300 square feet per unit	350 square feet per unit
Common Open Space	140 square feet per unit	150 square feet per unit	175 square feet per unit	200 square feet per unit

b. Single-family detached (lots 7,000 square feet and over)- 500 square feet per unit (Private Open Space)

c. Multi-family residential – At least fifty percent of the units have at least 48 square feet per unit (Private Open Space). Fifteen percent of the site area shall be dedicated to common open space.

d. If On-site Recreational Amenities are not provided, private and common open space shall be increased by 25 percent.

Common open space shall be fully landscaped and accessible to all residents.

Private open space per unit may be reduced by up to 25 percent if off-set by the equivalent increase in common open space with amenities.

(GP Policy CNF-11.29)

22. Front Porches:

50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet

23. Balconies:

25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet.

34. Equipment Screening:

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 ducting 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

35. Residential Parking Garage:

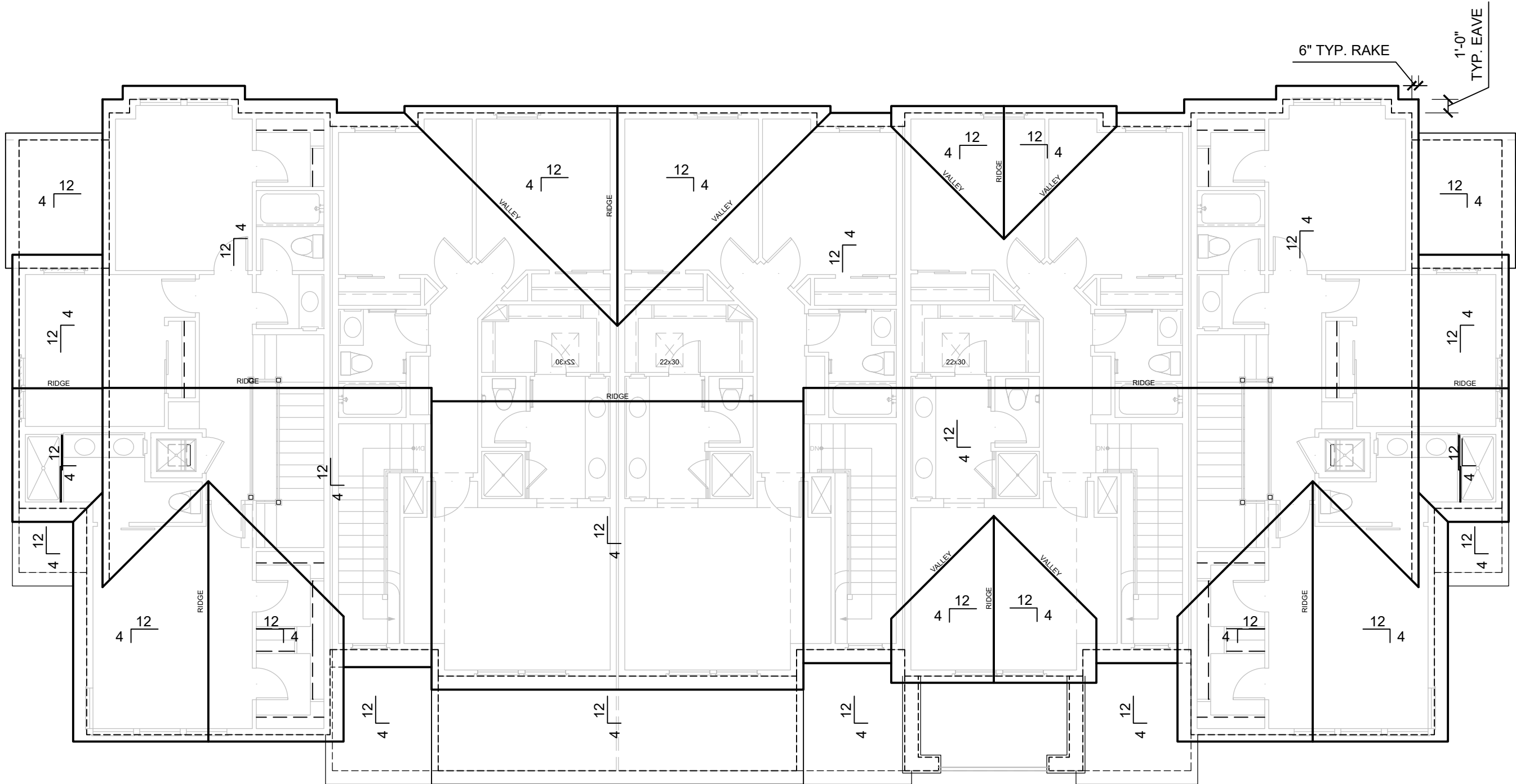
The project is designed to reduce the prominence of garage doors through one or more of the following strategies:

a. Locate the garage door behind the front porch and/or living space, relative to the front lot line;

b. Design the second floor to overhang beyond the garage door

c. Locate the garage to the side or rear of building rather than at the center; or

d. For garages with three or more non-tandem parked cars, the area of the front wall(s) of garage(s) shall not be more than 25 percent of the cumulative exterior front walls of two story single family residential building; no more than 50 percent of the cumulative exterior front walls of a one story single-family residential building; and at least one front wall of the a three car garage must be separated from the remaining garage front wall by at least two feet. (GP Policy CNF-11.19)



UNIT D

UNIT C

UNIT C

UNIT C

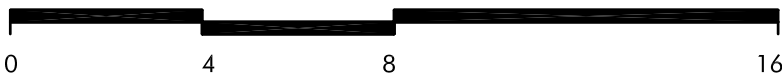
UNIT D

5-PLEX: ROOF PLAN

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

5-PLEX: ROOF PLANS



DATE 03-22-2021
JOB NO. 297.081

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.13



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

DESIGN STANDARDS:

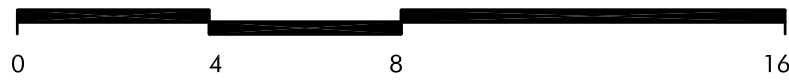
22. Front Porches: 50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet	27. Roof Line Variation for three or more units: Roofs have been designed to incorporate a minimum of two varying roof heights or types (hip, gable, shed, flat, etc.)	31. Window Design: The window recesses, trim and other window elements have been designed to be substantial in depth to create shadows. The project incorporates at least one of the following window features throughout the project: a. Minimum depth of at least 1 1/2 inches from glass to exterior of trim; b. Minimum depth of at least six inches from glass to wall edge around windows if there is no trim (this is only appropriate for certain architectural styles such as Spanish Revival or Modern); or, c. Decorative trim elements that add detail and articulation, such as window surrounds with at least a two-inch depth. They must be designed as an integral part of the design.	36. Garage Door Design: The garage doors proposed within the project feature windows or other architectural design features consistent with the main dwelling, approved by the Development Services Director or designee
23. Balconies: 25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet.	28. Height and Project Massing: Project design minimizes bulk of the buildings by limiting building length, or designing buildings with the following special features to break up building bulk, including: a. Changes in roof form and height; and, b. Major full-height recesses (At least 10 feet deep for multi-family projects and three feet deep for single-family attached projects) along the length of the building that successfully break the building into smaller discrete masses. (General Plan Policy CNF 11.22)	32. Glazing: Mirrored glass is prohibited in order to minimize off-site glare and maximize transparency.	39. Multi Family Roof Form: The roof element of the multi-family project is designed such that no more than two side-by-side units are covered by one unarticulated roof. Articulation may be accomplished by changing roof height, offsets, and direction of slope, and by introducing elements such as dormers, towers, or parapets. Other alternative design approaches that achieve the same goal of breaking down building masses into small individual units may also be acceptable, for example shifting the units in section and varying the design treatment for individual units. (GP Policy CNF-11.22)
24. Fences: All fences and walls designed for screening purposes shall be of solid material. Chain link or chain link with slats is not permitted.	29. Separate Structures-Attached Projects: Large projects shall be divided into separate structures. The maximum number of units per structure is as follows: a. Single-family Attached: 7 units maximum per structure (General Plan Policy CNF 11.22) 100 percent affordable projects are exempt from this requirement	33. Exterior Lighting and Illumination: Wall-mounted lights or bollards shall be provided for security purposes. Lights shall be directed down and shielded to avoid glare impacts. The project has demonstrated compliance by submittal of a photometric plan and fixture details.	40. Massing for three story buildings or taller: Buildings three stories or taller shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries. Major breaks shall be a minimum of 30 inches deep and four feet wide and extend the full height of the building.
25. 360 Degree Architecture: The project includes two of the following details: Windows, shutters, awnings, bay windows, trellis features, texture variations, stone, brick or other material enhancements. All facades (sides and rear) must have the level of detail, and materials (GP Policy CNF-11.16)	30. Building Colors The project has provided a sample color palette of complimentary colors compatible with surrounding neighborhood. The number of colors appearing on any building exterior is limited to no more than four colors or tones of the same color, including trim and accent colors. The use of fluorescent or neon colors is prohibited.	34. Equipment Screening: 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 ducting 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	41. Distinct material changes for three story buildings or taller: Buildings three stories or taller must provide a ground floor elevation that is distinctive from the upper stories by providing a material change between the first floor and upper floors along at least 75% of the building façade with frontage upon a street, adjacent public park or public open space.
26. Exterior Treatments and Materials: At least two materials shall be used on any building facade, in addition to glazing and railings. Any one material must comprise at least 20% of any building facade, excluding windows and railings. A change in material must be offset by a minimum of six inches in depth. Exterior finish materials should be chosen and applied to not appear artificial as in the case of brick veneer applied on a single building face so that it is obviously ¼ inch thick when viewed from the side, or in the case of a trellis made of 2 inch x 2 inch or 2 inch x 4 inch members. Veneers are required to turn corners, avoiding exposed edges.			

SEE SHEET A.42 FOR COLOR AND MATERIAL BOARDS

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

5-PLEX: ELEVATIONS

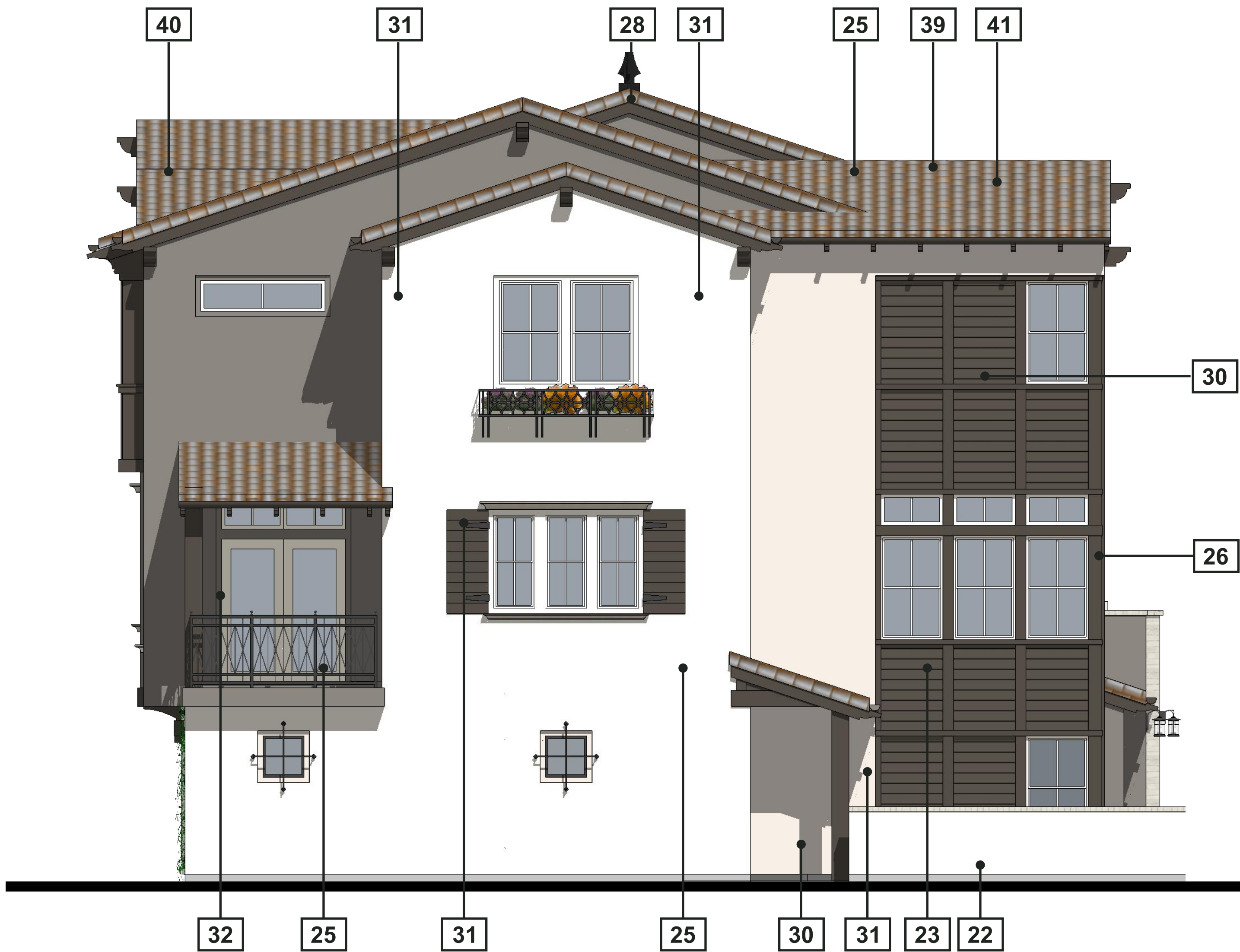


DATE 03-22-2021
JOB NO. 297.081

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.14



UNIT D

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



UNIT D

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

DESIGN STANDARDS:

22. Front Porches: 50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet.
23. Balconies: 25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet.
24. Fences: All fences and walls designed for screening purposes shall be of solid material. Chain link or chain link with slats is not permitted.
25. 360 Degree Architecture: The project includes two of the following details: Windows, shutters, awnings, bay windows, trellis features, texture variations, stone, brick or other material enhancements. All facades (sides and rear) must have the level of detail, and materials (GP Policy CNF-11.16)
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27. Roof Line Variation for three or more units: Roofs have been designed to incorporate a minimum of two varying roof heights or types (hip, gable, shed, flat, etc.)
28. Height and Project Massing: Project design minimizes bulk of the buildings by limiting building length, or designing buildings with the following special features to break up building bulk, including: a. Changes in roof form and height; and, b. Major full-height recesses (At least 10 feet deep for multi-family projects and three feet deep for single-family attached projects) along the length of the building that successfully break the building into smaller discrete masses. (General Plan Policy CNF 11.22)
29. Separate Structures-Attached Projects: Large projects shall be divided into separate structures. The maximum number of units per structure is as follows: a. Single-family Attached: 7 units maximum per structure (General Plan Policy CNF 11.22) 100 percent affordable projects are exempt from this requirement
30. Building Colors The project has provided a sample color palette of complimentary colors compatible with surrounding neighborhood. The number of colors appearing on any building exterior is limited to no more than four colors or tones of the same color, including trim and accent colors. The use of fluorescent or neon colors is prohibited.

31. Window Design: The window recesses, trim and other window elements have been designed to be substantial in depth to create shadows. The project incorporates at least one of the following window features throughout the project: a. Minimum depth of at least 1 1/2 inches from glass to exterior of trim; b. Minimum depth of at least six inches from glass to wall edge around windows if there is no trim (this is only appropriate for certain architectural styles such as Spanish Revival or Modern); or, c. Decorative trim elements that add detail and articulation, such as window surrounds with at least a two-inch depth. They must be designed as an integral part of the design.
32. Glazing: Mirrored glass is prohibited in order to minimize off-site glare and maximize transparency.
33. Exterior Lighting and Illumination: Wall-mounted lights or bollards shall be provided for security purposes. Lights shall be directed down and shielded to avoid glare impacts. The project has demonstrated compliance by submittal of a photometric plan and fixture details.
34. Equipment Screening: 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 ducting 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

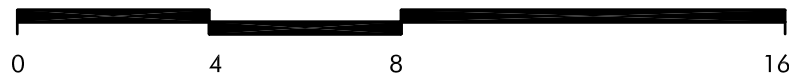
36. Garage Door Design: The garage doors proposed within the project feature windows or other architectural design features consistent with the main dwelling, approved by the Development Services Director or designee
39. Multi Family Roof Form: The roof element of the multi-family project is designed such that no more than two side-by-side units are covered by one unarticulated roof. Articulation may be accomplished by changing roof height, offsets, and direction of slope, and by introducing elements such as dormers, towers, or parapets. Other alternative design approaches that achieve the same goal of breaking down building masses into small individual units may also be acceptable, for example shifting the units in section and varying the design treatment for individual units. (GP Policy CNF-11.22)
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41. Distinct material changes for three story buildings or taller: Buildings three stories or taller must provide a ground floor elevation that is distinctive from the upper stories by providing a material change between the first floor and upper floors along at least 75% of the building facade with frontage upon a street, adjacent public park or public open space.

SEE SHEET A.42 FOR COLOR AND MATERIAL BOARDS

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

5-PLEX: ELEVATIONS



DATE 03-22-2021
JOB NO. 297.081

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.15



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

DESIGN STANDARDS:

22. Front Porches: 50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet. 23. Balconies: 25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet. 24. Fences: All fences and walls designed for screening purposes shall be of solid material. Chain link or chain link with slats is not permitted. 25. 360 Degree Architecture: The project includes two of the following details: Windows, shutters, awnings, bay windows, trellis features, texture variations, stone, brick or other material enhancements. All facades (sides and rear) must have the level of detail, and materials (GP Policy CNF-11.16) 26. Exterior Treatments and Materials: At least two materials shall be used on any building facade, in addition to glazing and railings. 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Major full-height recesses (At least 10 feet deep for multi-family projects and three feet deep for single-family attached projects) along the length of the building that successfully break the building into smaller discrete masses. (General Plan Policy CNF 11.22) 29. Separate Structures-Attached Projects: Large projects shall be divided into separate structures. The maximum number of units per structure is as follows: a. Single-family Attached: 7 units maximum per structure (General Plan Policy CNF 11.22) 100 percent affordable projects are exempt from this requirement 30. Building Colors The project has provided a sample color palette of complementary colors compatible with surrounding neighborhood. The number of colors appearing on any building exterior is limited to no more than four colors or tones of the same color, including trim and accent colors. The use of fluorescent or neon colors is prohibited.	31. Window Design: The window recesses, trim and other window elements have been designed to be substantial in depth to create shadows. The project incorporates at least one of the following window features throughout the project: a. Minimum depth of at least 1 1/2 inches from glass to exterior of trim; b. Minimum depth of at least six inches from glass to wall edge around windows if there is no trim (this is only appropriate for certain architectural styles such as Spanish Revival or Modern); or, c. Decorative trim elements that add detail and articulation, such as window surrounds with at least a two-inch depth. They must be designed as an integral part of the design. 32. Glazing: Mirrored glass is prohibited in order to minimize off-site glare and maximize transparency. 33. Exterior Lighting and Illumination: Wall-mounted lights or bollards shall be provided for security purposes. Lights shall be directed down and shielded to avoid glare impacts. 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Massing for three story buildings or taller: Buildings three stories or taller shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries. Major breaks shall be a minimum of 30 inches deep and four feet wide and extend the full height of the building. 41. Distinct material changes for three story buildings or taller: Buildings three stories or taller must provide a ground floor elevation that is distinctive from the upper stories by providing a material change between the first floor and upper floors along at least 75% of the building façade with frontage upon a street, adjacent public park or public open space.
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SEE SHEET A.42 FOR COLOR AND MATERIAL BOARDS

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

5-PLEX: ELEVATIONS



DATE	03-22-2021
JOB NO.	297.081

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.16

DESIGN STANDARDS:

#

13. Useable Private and Common Open Space:
Each lot must include a private open space area, such as a private yard, porch, balcony, roof garden, or patio. Private open space must be contiguous to the unit it serves and accessible and visible from the living area of the unit. Private open space must be open air. Private open space cannot be covered by a roof by more than 50 percent of the area; however, balconies can have up to 100 percent ceiling coverage. The following private open space is required per unit type:

a. Single-family attached and detached units meeting the following average lot sizes shall provide useable open space as specified:

Average Lot Area (square feet)	1,440-1,920	1,920-2,999	3,000-4,356	4,357-6,999
Private Open Space	60 square feet per unit	150 square feet per unit	300 square feet per unit	350 square feet per unit
Common Open Space	140 square feet per unit	150 square feet per unit	175 square feet per unit	200 square feet per unit

b. Single-family detached (lots 7,000 square feet and over)- 500 square feet per unit (Private Open Space)

c. Multi-family residential – At least fifty percent of the units have at least 48 square feet per unit (Private Open Space). Fifteen percent of the site area shall be dedicated to common open space.

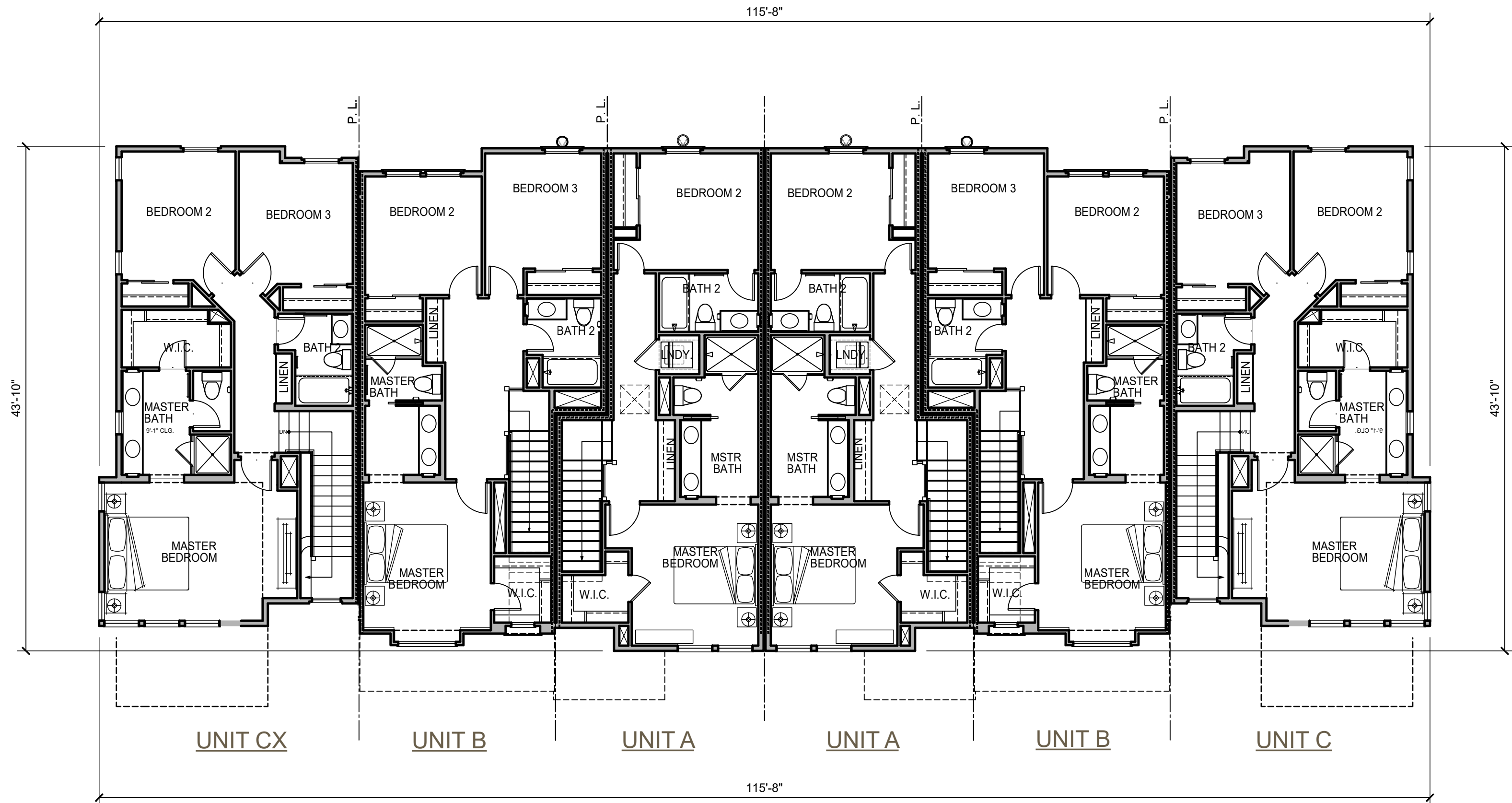
d. If On-site Recreational Amenities are not provided, private and common open space shall be increased by 25 percent.
Common open space shall be fully landscaped and accessible to all residents.
Private open space per unit may be reduced by up to 25 percent if off-set by the equivalent increase in common open space with amenities.
(GP Policy CNF-11.29)

22. Front Porches:
50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet

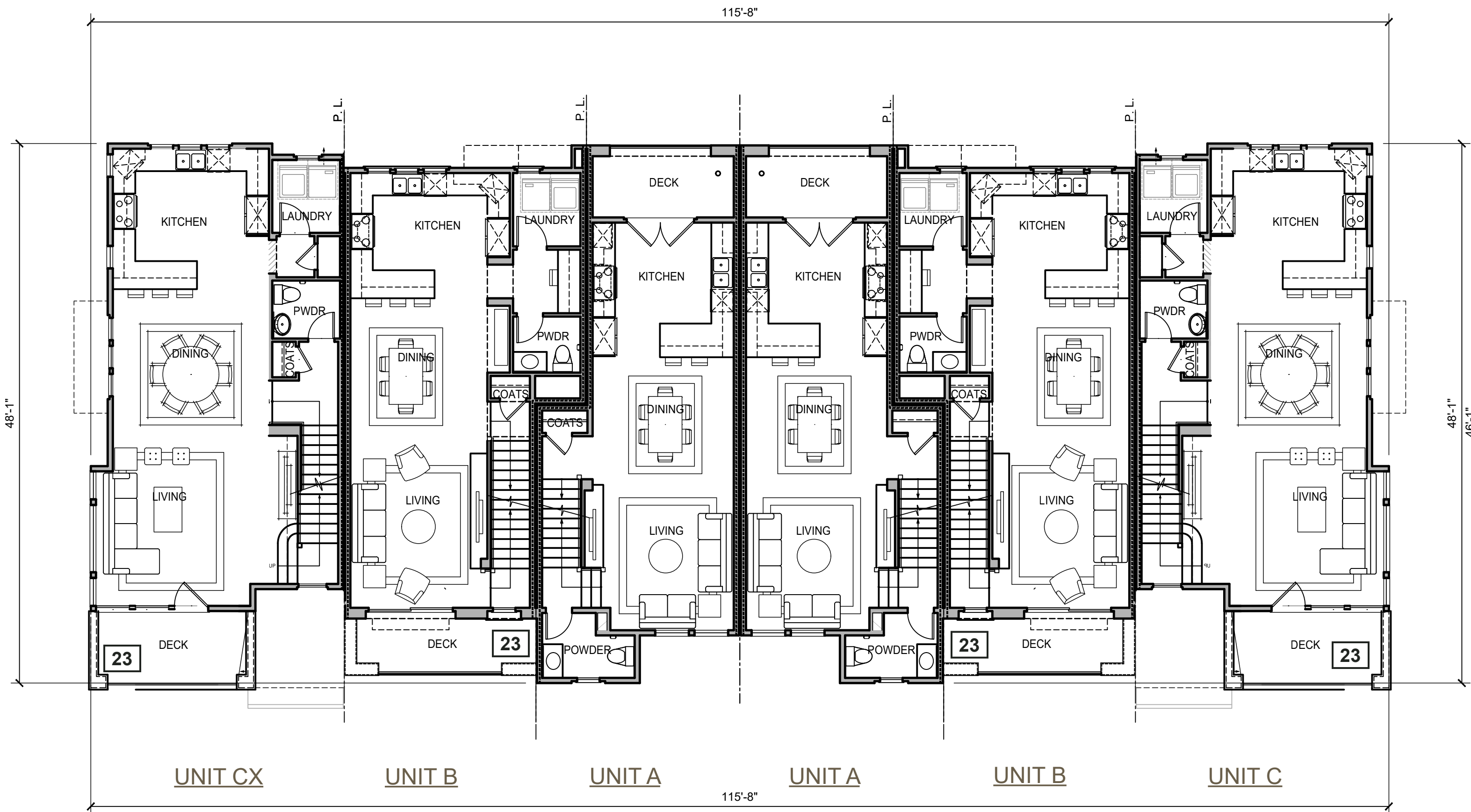
23. Balconies:
25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet.

34. Equipment Screening:
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 ducting 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

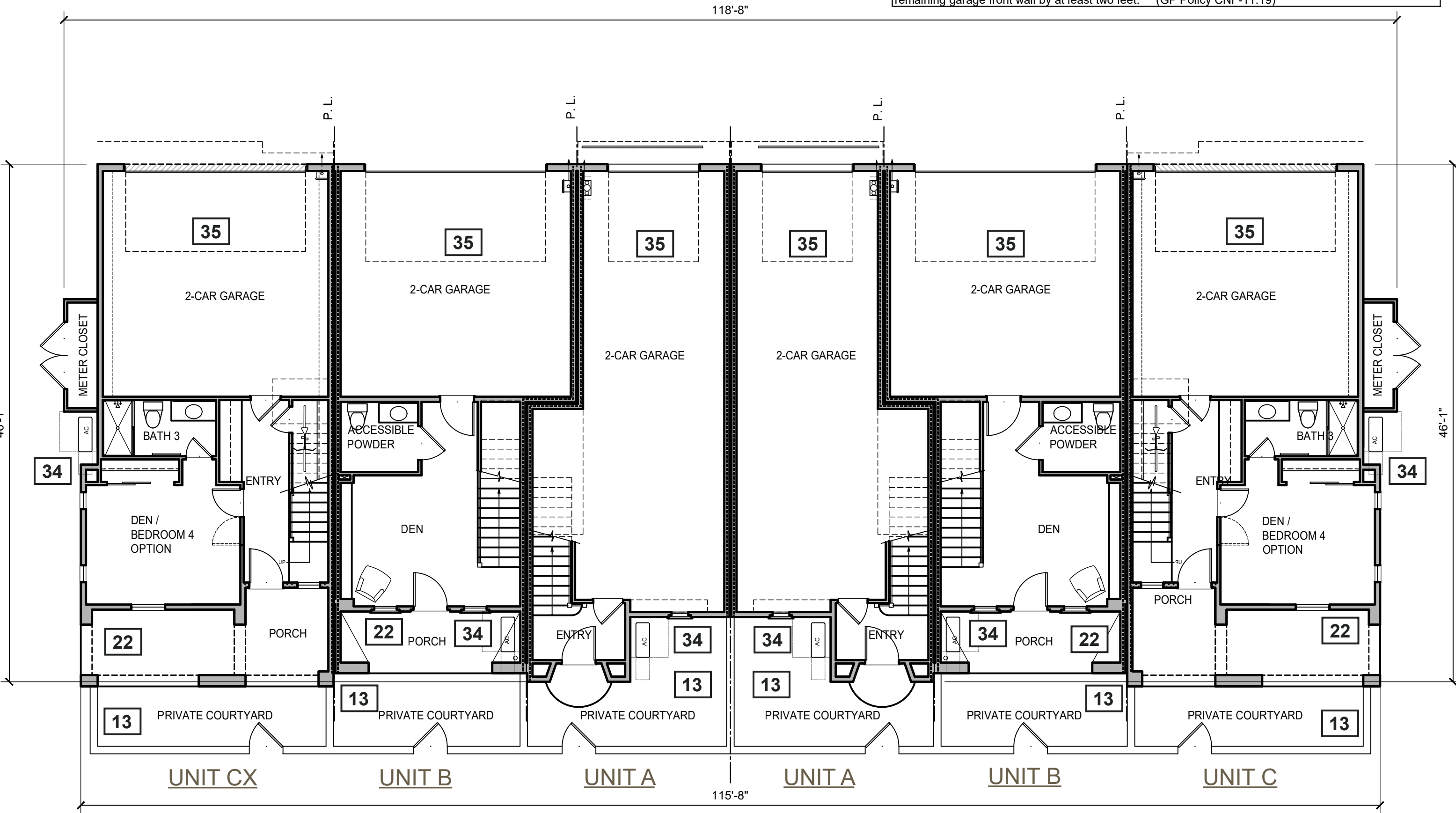
35. Residential Parking Garage:
The project is designed to reduce the prominence of garage doors through one or more of the following strategies:
a. Locate the garage door behind the front porch and/or living space, relative to the front lot line;
b. Design the second floor to overhang beyond the garage door
c. Locate the garage to the side or rear of building rather than at the center; or
d. For garages with three or more non-landem parked cars, the area of the front wall(s) of garage(s) shall not be more than 25 percent of the cumulative exterior front walls of two story single family residential building; no more than 50 percent of the cumulative exterior front walls of a one story single-family residential building; and at least one front wall of the a three car garage must be separated from the remaining garage front wall by at least two feet. (GP Policy CNF-11.19)



6-plex_1: THIRD FLOOR PLAN



6-plex_1: SECOND FLOOR PLAN

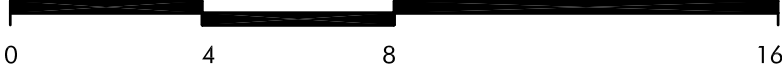


6-plex_1: FIRST FLOOR PLAN

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

6-plex_1: FLOOR PLANS



DATE 03-22-2021
JOB NO. 297.081

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.17

DESIGN STANDARDS:

#

13. Useable Private and Common Open Space:

Each lot must include a private open space area, such as a private yard, porch, balcony, roof garden, or patio. Private open space must be contiguous to the unit it serves and accessible and visible from the living area of the unit. Private open space must be open air. Private open space cannot be covered by a roof by more than 50 percent of the area, however, balconies can have up to 100 percent ceiling coverage. The following private open space is required per unit type:

a. Single-family attached and detached units meeting the following average lot sizes shall provide useable open space as specified:

Average Lot Area (square feet)	1,440-1,920	1,920-2,999	3,000-4,356	4,357-6,999
Private Open Space	60 square feet per unit	150 square feet per unit	300 square feet per unit	350 square feet per unit
Common Open Space	140 square feet per unit	150 square feet per unit	175 square feet per unit	200 square feet per unit

b. Single-family detached (lots 7,000 square feet and over)- 500 square feet per unit (Private Open Space)

c. Multi-family residential – At least fifty percent of the units have at least 48 square feet per unit (Private Open Space). Fifteen percent of the site area shall be dedicated to common open space.

d. If On-site Recreational Amenities are not provided, private and common open space shall be increased by 25 percent.

Common open space shall be fully landscaped and accessible to all residents.

Private open space per unit may be reduced by up to 25 percent if off-set by the equivalent increase in common open space with amenities.

(GP Policy CNF-11.29)

22. Front Porches:

50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet

23. Balconies:

25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet.

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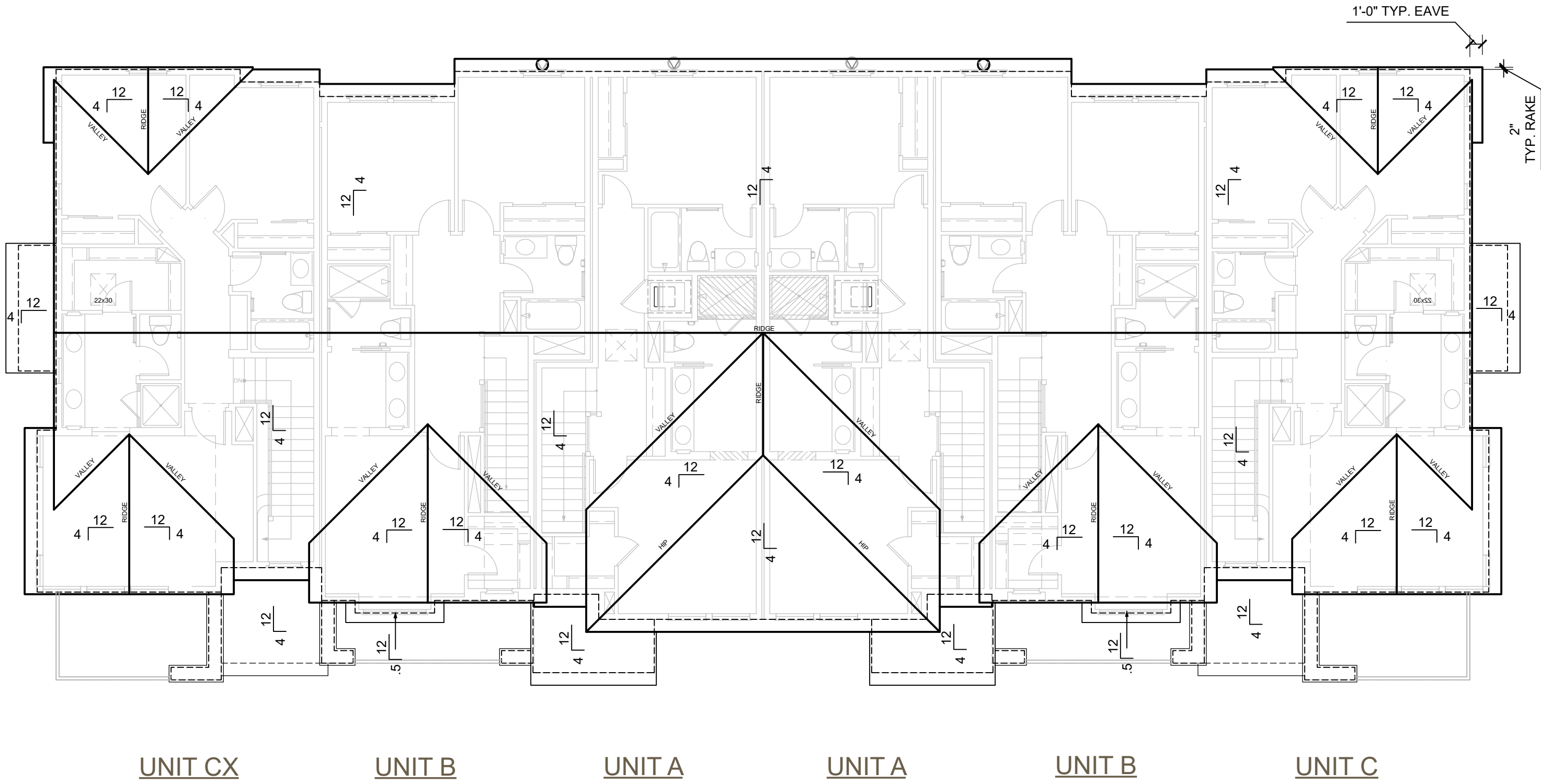
The project is designed to reduce the prominence of garage doors through one or more of the following strategies:

a. Locate the garage door behind the front porch and/or living space, relative to the front lot line;

b. Design the second floor to overhang beyond the garage door

c. Locate the garage to the side or rear of building rather than at the center; or

d. For garages with three or more non-landem parked cars, the area of the front wall(s) of garage(s) shall not be more than 25 percent of the cumulative exterior front walls of two story single family residential building; no more than 50 percent of the cumulative exterior front walls of a one story single-family residential building; and at least one front wall of the a three car garage must be separated from the remaining garage front wall by at least two feet. (GP Policy CNF-11.19)

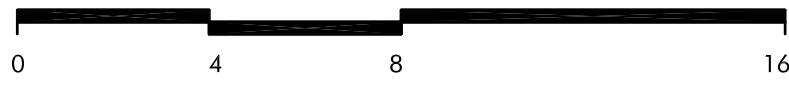


6-PLEX_1: ROOF PLAN

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

6-PLEX_1: ROOF PLANS



DATE 03-22-2021
JOB NO. 297.081

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.18



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

DESIGN STANDARDS:

22. Front Porches: 50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet. 23. Balconies: 25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet. 24. Fences: All fences and walls designed for screening purposes shall be of solid material. Chain link or chain link with slats is not permitted. 25. 360 Degree Architecture: The project includes two of the following details: Windows, shutters, awnings, bay windows, trellis features, texture variations, stone, brick or other material enhancements. All facades (sides and rear) must have the level of detail, and materials (GP Policy CNF-11.16) 26. Exterior Treatments and Materials: At least two materials shall be used on any building facade, in addition to glazing and railings. 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Massing for three story buildings or taller: Buildings three stories or taller shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries. Major breaks shall be a minimum of 30 inches deep and four feet wide and extend the full height of the building. 41. Distinct material changes for three story buildings or taller: Buildings three stories or taller must provide a ground floor elevation that is distinctive from the upper stories by providing a material change between the first floor and upper floors along at least 75% of the building façade with frontage upon a street, adjacent public park or public open space.
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SEE SHEET A.42 FOR COLOR AND MATERIAL BOARDS

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

6-PLEX_1: ELEVATIONS



DATE	03-22-2021
JOB NO.	297.081

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.19



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

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

DESIGN STANDARDS:

22. Front Porches: 50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet.	27. Roof Line Variation for three or more units: Roofs have been designed to incorporate a minimum of two varying roof heights or types (hip, gable, shed, flat, etc.)	31. Window Design: The window recesses, trim and other window elements have been designed to be substantial in depth to create shadows. The project incorporates at least one of the following window features throughout the project: a. Minimum depth of at least 1 1/2 inches from glass to exterior of trim; b. Minimum depth of at least six inches from glass to wall edge around windows if there is no trim (this is only appropriate for certain architectural styles such as Spanish Revival or Modern); or, c. Decorative trim elements that add detail and articulation, such as window surrounds with at least a two-inch depth. They must be designed as an integral part of the design.	36. Garage Door Design: The garage doors proposed within the project feature windows or other architectural design features consistent with the main dwelling, approved by the Development Services Director or designee.
23. Balconies: 25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet.	28. Height and Project Massing: Project design minimizes bulk of the buildings by limiting building length, or designing buildings with the following special features to break up building bulk, including: a. Changes in roof form and height; and, b. Major full-height recesses (At least 10 feet deep for multi-family projects and three feet deep for single-family attached projects) along the length of the building that successfully break the building into smaller discrete masses. (General Plan Policy CNF 11.22)	33. Exterior Lighting and Illumination: Wall-mounted lights or bollards shall be provided for security purposes. Lights shall be directed down and shielded to avoid glare impacts. The project has demonstrated compliance by submittal of a photometric plan and fixture details.	39. Multi Family Roof Form: The roof element of the multi-family project is designed such that no more than two side-by-side units are covered by one unarticulated roof. Articulation may be accomplished by changing roof height, offsets, and direction of slope, and by introducing elements such as dormers, towers, or parapets. Other alternative design approaches that achieve the same goal of breaking down building masses into small individual units may also be acceptable, for example shifting the units in section and varying the design treatment for individual units. (GP Policy CNF-11.22)
24. Fences: All fences and walls designed for screening purposes shall be of solid material. Chain link or chain link with slats is not permitted.	29. Separate Structures-Attached Projects: Large projects shall be divided into separate structures. The maximum number of units per structure is as follows: a. Single-family Attached: 7 units maximum per structure (General Plan Policy CNF 11.22) 100 percent affordable projects are exempt from this requirement	32. Glazing: Mirrored glass is prohibited in order to minimize off-site glare and maximize transparency.	40. Massing for three story buildings or taller: Buildings three stories or taller shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries. Major breaks shall be a minimum of 30 inches deep and four feet wide and extend the full height of the building.
25. 360 Degree Architecture: The project includes two of the following details: Windows, shutters, awnings, bay windows, trellis features, texture variations, stone, brick or other material enhancements. All facades (sides and rear) must have the level of detail, and materials (GP Policy CNF-11.16)	30. Building Colors The project has provided a sample color palette of complimentary colors compatible with surrounding neighborhood. The number of colors appearing on any building exterior is limited to no more than four colors or tones of the same color, including trim and accent colors. The use of fluorescent or neon colors is prohibited.	34. Equipment Screening: 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 ducting 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	41. Distinct material changes for three story buildings or taller: Buildings three stories or taller must provide a ground floor elevation that is distinctive from the upper stories by providing a material change between the first floor and upper floors along at least 75% of the building facade with frontage upon a street, adjacent public park or public open space.
26. Exterior Treatments and Materials: At least two materials shall be used on any building facade, in addition to glazing and railings. Any one material must comprise at least 20% of any building facade, excluding windows and railings. A change in material must be offset by a minimum of six inches in depth. Exterior finish materials should be chosen and applied to not appear artificial as in the case of brick veneer applied on a single building face so that it is obviously 1/4 inch thick when viewed from the side, or in the case of a trellis made of 2 inch x 2 inch or 2 inch x 4 inch members. Veneers are required to turn corners, avoiding exposed edges.			

SEE SHEET A.42 FOR COLOR AND MATERIAL BOARDS

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

6-PLEX_1: ELEVATIONS



DATE	03-22-2021
JOB NO.	297.081

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.20



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

DESIGN STANDARDS:

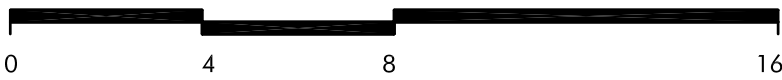
22. Front Porches: 50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet. 23. Balconies: 25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet. 24. Fences: All fences and walls designed for screening purposes shall be of solid material. Chain link or chain link with slats is not permitted. 25. 360 Degree Architecture: The project includes two of the following details: Windows, shutters, awnings, bay windows, trellis features, texture variations, stone, brick or other material enhancements. All facades (sides and rear) must have the level of detail, and materials (GP Policy CNF-11.16) 26. Exterior Treatments and Materials: At least two materials shall be used on any building facade, in addition to glazing and railings. 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Major full-height recesses (At least 10 feet deep for multi-family projects and three feet deep for single-family attached projects) along the length of the building that successfully break the building into smaller discrete masses. (General Plan Policy CNF 11.22) 29. Separate Structures-Attached Projects: Large projects shall be divided into separate structures. The maximum number of units per structure is as follows: a. Single-family Attached: 7 units maximum per structure (General Plan Policy CNF 11.22) 100 percent affordable projects are exempt from this requirement 30. Building Colors The project has provided a sample color palette of complementary colors compatible with surrounding neighborhood. The number of colors appearing on any building exterior is limited to no more than four colors or tones of the same color, including trim and accent colors. The use of fluorescent or neon colors is prohibited.	31. 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SEE SHEET A.42 FOR COLOR AND MATERIAL BOARDS

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

6-PLEX_1: ELEVATIONS



DATE 03-22-2021
JOB NO. 297.081

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.21

DESIGN STANDARDS:

#

13. Useable Private and Common Open Space:
Each lot must include a private open space area, such as a private yard, porch, balcony, roof garden, or patio. Private open space must be contiguous to the unit it serves and accessible and visible from the living area of the unit. Private open space must be open air. Private open space cannot be covered by a roof by more than 50 percent of the area, however, balconies can have up to 100 percent ceiling coverage. The following private open space is required per unit type:

a. Single-family attached and detached units meeting the following average lot sizes shall provide useable open space as specified:

Average Lot Area (square feet)	1,440-1,920	1,920-2,999	3,000-4,356	4,357-6,999
Private Open Space	60 square feet per unit	150 square feet per unit	300 square feet per unit	350 square feet per unit
Common Open Space	140 square feet per unit	150 square feet per unit	175 square feet per unit	200 square feet per unit

b. Single-family detached (lots 7,000 square feet and over)- 500 square feet per unit (Private Open Space)

c. Multi-family residential – At least fifty percent of the units have at least 48 square feet per unit (Private Open Space). Fifteen percent of the site area shall be dedicated to common open space.

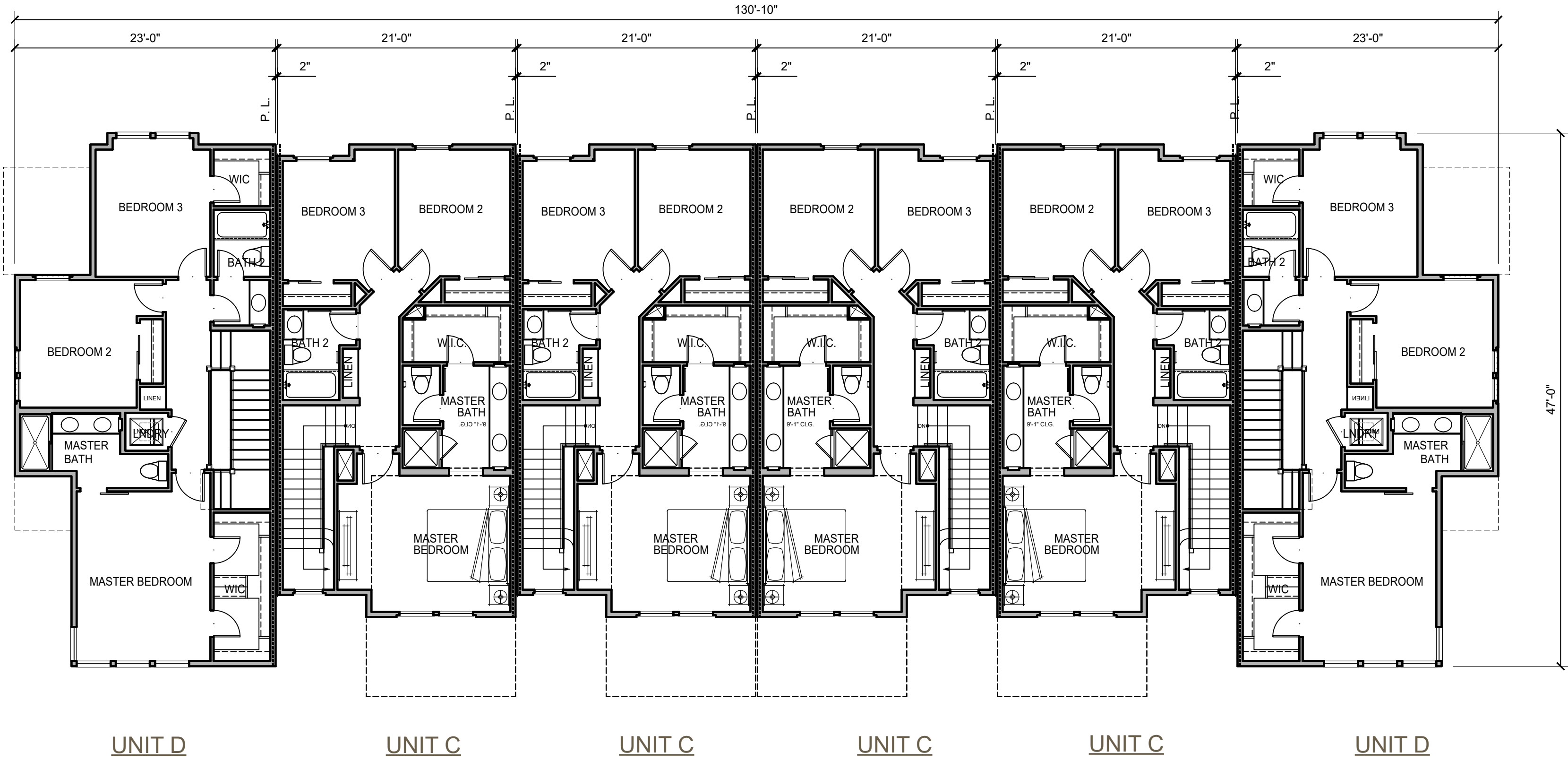
d. If On-site Recreational Amenities are not provided, private and common open space shall be increased by 25 percent.
Common open space shall be fully landscaped and accessible to all residents.
Private open space per unit may be reduced by up to 25 percent if off-set by the equivalent increase in common open space with amenities.
(GP Policy CNF-11.29)

22. Front Porches:
50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet

23. Balconies:
25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet.

34. Equipment Screening:
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 ducting 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

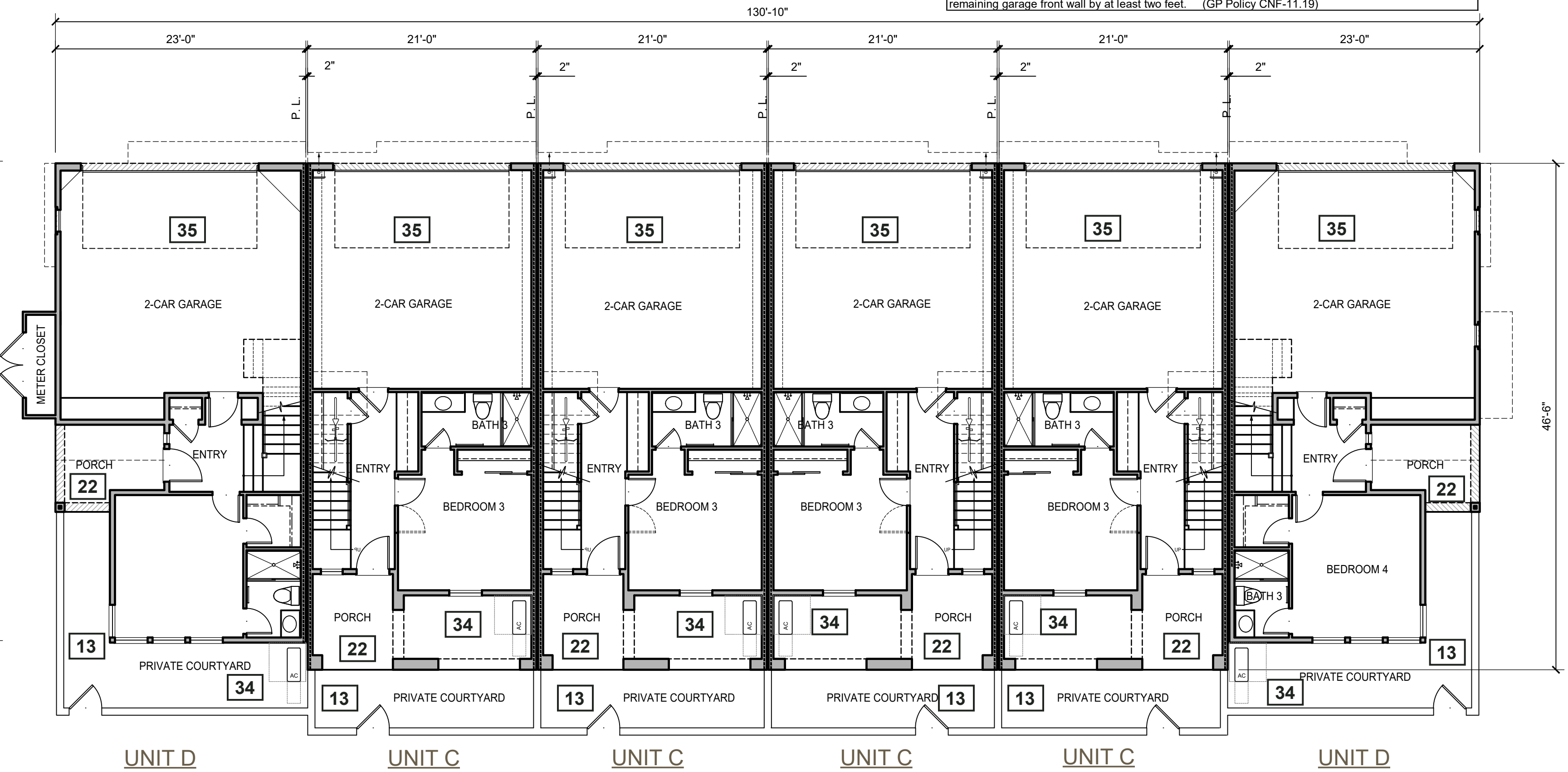
35. Residential Parking Garage:
The project is designed to reduce the prominence of garage doors through one or more of the following strategies:
a. Locate the garage door behind the front porch and/or living space, relative to the front lot line;
b. Design the second floor to overhang beyond the garage door
c. Locate the garage to the side or rear of building rather than at the center; or
d. For garages with three or more non-tandem parked cars, the area of the front wall(s) of garage(s) shall not be more than 25 percent of the cumulative exterior front walls of two story single family residential building; no more than 50 percent of the cumulative exterior front walls of a one story single-family residential building; and at least one front wall of the a three car garage must be separated from the remaining garage front wall by at least two feet. (GP Policy CNF-11.19)



6-PLEX_2: THIRD FLOOR PLAN



6-PLEX_2: SECOND FLOOR PLAN

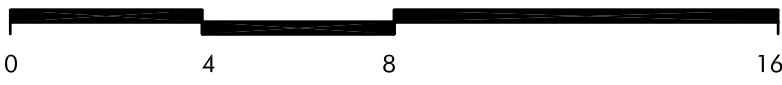


6-PLEX_2: FIRST FLOOR PLAN

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

6-PLEX_2: FLOOR PLANS



DATE 03-22-2021
JOB NO. 297.081

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.22

DESIGN STANDARDS:

#

13. Useable Private and Common Open Space:

Each lot must include a private open space area, such as a private yard, porch, balcony, roof garden, or patio. Private open space must be contiguous to the unit it serves and accessible and visible from the living area of the unit. Private open space must be open air. Private open space cannot be covered by a roof by more than 50 percent of the area; however, balconies can have up to 100 percent ceiling coverage. The following private open space is required per unit type:

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b. Single-family detached (lots 7,000 square feet and over)- 500 square feet per unit (Private Open Space)

c. Multi-family residential – At least fifty percent of the units have at least 48 square feet per unit (Private Open Space). Fifteen percent of the site area shall be dedicated to common open space.

d. If On-site Recreational Amenities are not provided, private and common open space shall be increased by 25 percent.

Common open space shall be fully landscaped and accessible to all residents.

Private open space per unit may be reduced by up to 25 percent if off-set by the equivalent increase in common open space with amenities.

(GP Policy CNF-11.29)

22. Front Porches:

50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet

23. Balconies:

25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet.

34. Equipment Screening:

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 ducting 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

35. Residential Parking Garage:

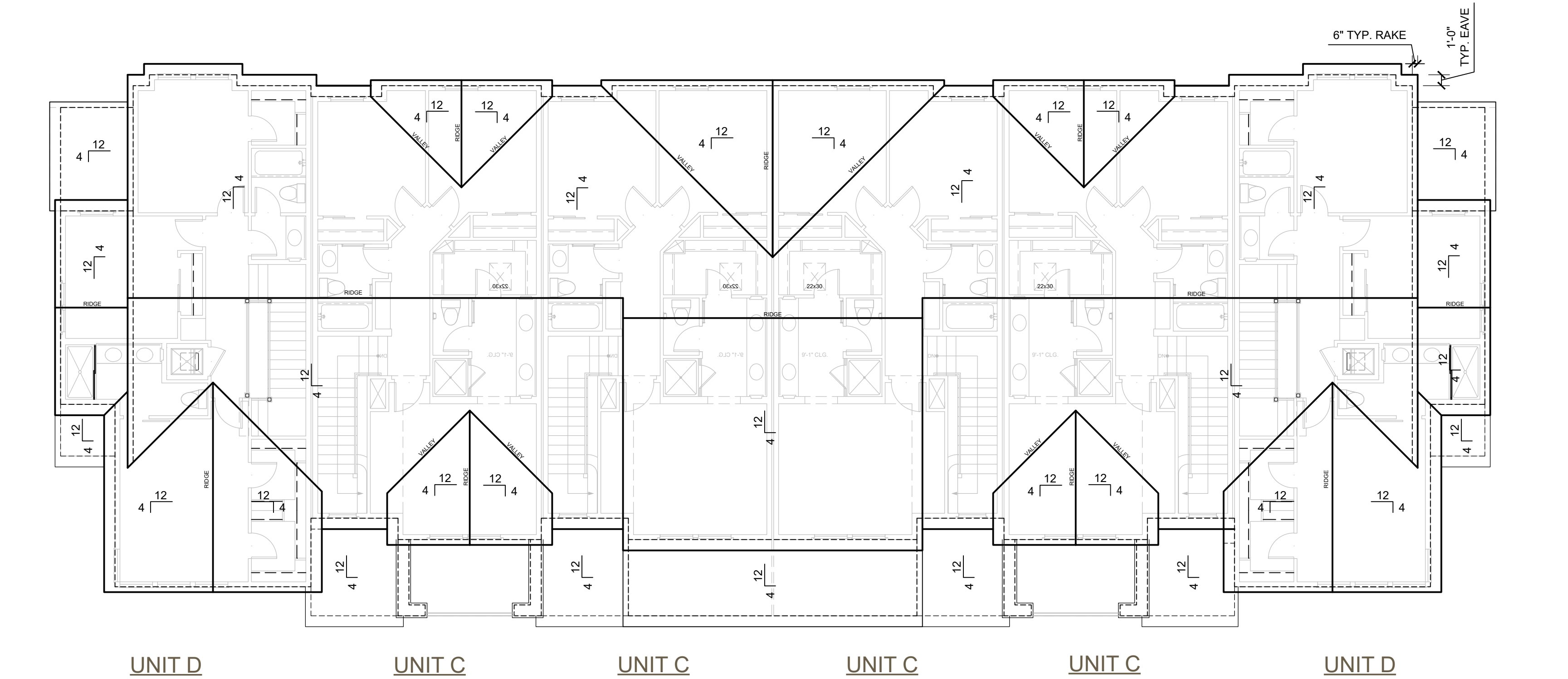
The project is designed to reduce the prominence of garage doors through one or more of the following strategies:

a. Locate the garage door behind the front porch and/or living space, relative to the front lot line;

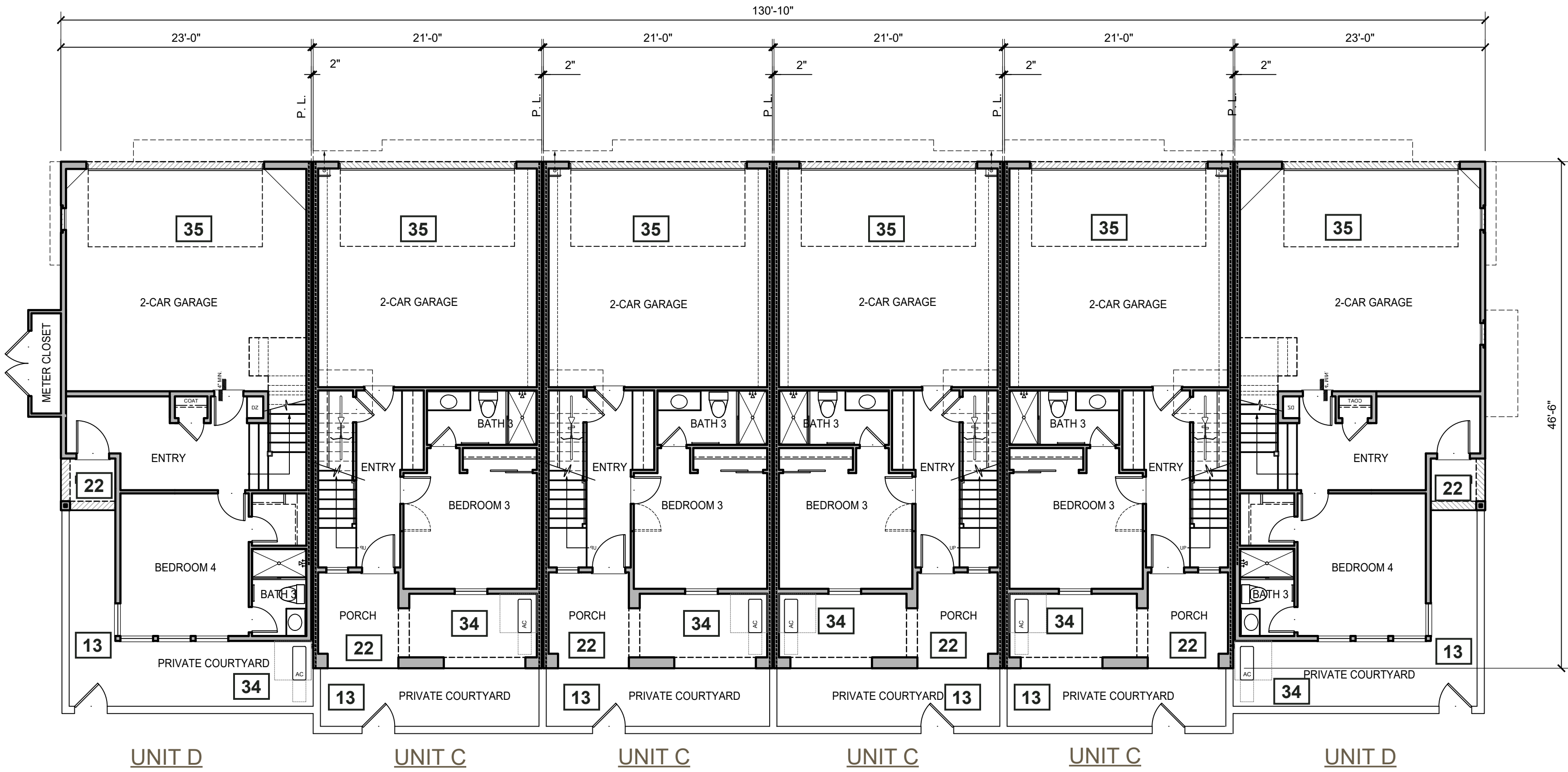
b. Design the second floor to overhang beyond the garage door

c. Locate the garage to the side or rear of building rather than at the center; or

d. For garages with three or more non-tandem parked cars, the area of the front wall(s) of garage(s) shall not be more than 25 percent of the cumulative exterior front walls of two story single family residential building; no more than 50 percent of the cumulative exterior front walls of a one story single-family residential building; and at least one front wall of the a three car garage must be separated from the remaining garage front wall by at least two feet. (GP Policy CNF-11.19)



6-plex_2: ROOF PLAN



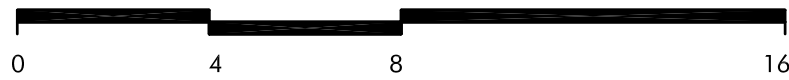
6-plex_2-X - FIRST FLOOR PLAN

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

6-plex_2: ROOF PLANS

6-plex_2-X: FLOOR PLAN



DATE 03-22-2021
JOB NO. 297.081

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.23





UNIT D

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



UNIT D

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

DESIGN STANDARDS:

22. Front Porches: 50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet
23. Balconies: 25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet.
24. Fences: All fences and walls designed for screening purposes shall be of solid material. Chain link or chain link with slats is not permitted.
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26. Exterior Treatments and Materials: At least two materials shall be used on any building facade, in addition to glazing and railings. Any one material must comprise at least 20% of any building facade, excluding windows and railings. A change in material must be offset by a minimum of six inches in depth. Exterior finish materials should be chosen and applied to not appear artificial as in the case of brick veneer applied on a single building face so that it is obviously ¼ inch thick when viewed from the side, or in the case of a trellis made of 2 inch x 2 inch or 2 inch x 4 inch members. Veneers are required to turn corners, avoiding exposed edges.

27. Roof Line Variation for three or more units: Roofs have been designed to incorporate a minimum of two varying roof heights or types (hip, gable, shed, flat, etc.)
28. Height and Project Massing: Project design minimizes bulk of the buildings by limiting building length, or designing buildings with the following special features to break up building bulk, including: a. Changes in roof form and height; and, b. Major full-height recesses (At least 10 feet deep for multi-family projects and three feet deep for single-family attached projects) along the length of the building that successfully break the building into smaller discrete masses. (General Plan Policy CNF 11.22)
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31. Window Design: The window recesses, trim and other window elements have been designed to be substantial in depth to create shadows. The project incorporates at least one of the following window features throughout the project: a. Minimum depth of at least 1 1/2 inches from glass to exterior of trim; b. Minimum depth of at least six inches from glass to wall edge around windows if there is no trim (this is only appropriate for certain architectural styles such as Spanish Revival or Modern); or, c. Decorative trim elements that add detail and articulation, such as window surrounds with at least a two-inch depth. They must be designed as an integral part of the design.
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SEE SHEET A.42 FOR COLOR AND MATERIAL BOARDS

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

6-PLEX_2: ELEVATIONS



DATE	03-22-2021
JOB NO.	297.081

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.25



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

DESIGN STANDARDS:

22. Front Porches: 50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet. 23. Balconies: 25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet. 24. Fences: All fences and walls designed for screening purposes shall be of solid material. Chain link or chain link with slats is not permitted. 25. 360 Degree Architecture: The project includes two of the following details: Windows, shutters, awnings, bay windows, trellis features, texture variations, stone, brick or other material enhancements. All facades (sides and rear) must have the level of detail, and materials (GP Policy CNF-11.16) 26. Exterior Treatments and Materials: At least two materials shall be used on any building facade, in addition to glazing and railings. Any one material must comprise at least 20% of any building facade, excluding windows and railings. A change in material must be offset by a minimum of six inches in depth. Exterior finish materials should be chosen and applied to not appear artificial as in the case of brick veneer applied on a single building face so that it is obviously ¼ inch thick when viewed from the side, or in the case of a trellis made of 2 inch x 2 inch or 2 inch x 4 inch members. Veneers are required to turn corners, avoiding exposed edges.	27. Roof Line Variation for three or more units: Roofs have been designed to incorporate a minimum of two varying roof heights or types (hip, gable, shed, flat, etc.) 28. Height and Project Massing: Project design minimizes bulk of the buildings by limiting building length, or designing buildings with the following special features to break up building bulk, including: a. Changes in roof form and height; and, b. Major full-height recesses (At least 10 feet deep for multi-family projects and three feet deep for single-family attached projects) along the length of the building that successfully break the building into smaller discrete masses. (General Plan Policy CNF 11.22) 29. Separate Structures-Attached Projects: Large projects shall be divided into separate structures. The maximum number of units per structure is as follows: a. Single-family Attached: 7 units maximum per structure (General Plan Policy CNF 11.22) 100 percent affordable projects are exempt from this requirement 30. Building Colors The project has provided a sample color palette of complementary colors compatible with surrounding neighborhood. The number of colors appearing on any building exterior is limited to no more than four colors or tones of the same color, including trim and accent colors. The use of fluorescent or neon colors is prohibited.	31. Window Design: The window recesses, trim and other window elements have been designed to be substantial in depth to create shadows. The project incorporates at least one of the following window features throughout the project: a. Minimum depth of at least 1 1/2 inches from glass to exterior of trim; b. Minimum depth of at least six inches from glass to wall edge around windows if there is no trim (this is only appropriate for certain architectural styles such as Spanish Revival or Modern); or, c. Decorative trim elements that add detail and articulation, such as window surrounds with at least a two-inch depth. They must be designed as an integral part of the design. 32. Glazing: Mirrored glass is prohibited in order to minimize off-site glare and maximize transparency. 33. Exterior Lighting and Illumination: Wall-mounted lights or bollards shall be provided for security purposes. Lights shall be directed down and shielded to avoid glare impacts. The project has demonstrated compliance by submittal of a photometric plan and fixture details. 34. Equipment Screening: 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 ducting 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	36. Garage Door Design: The garage doors proposed within the project feature windows or other architectural design features consistent with the main dwelling, approved by the Development Services Director or designee 39. Multi Family Roof Form: The roof element of the multi-family project is designed such that no more than two side-by-side units are covered by one unarticulated roof. Articulation may be accomplished by changing roof height, offsets, and direction of slope, and by introducing elements such as dormers, towers, or parapets. Other alternative design approaches that achieve the same goal of breaking down building masses into small individual units may also be acceptable, for example shifting the units in section and varying the design treatment for individual units. (GP Policy CNF-11.22) 40. Massing for three story buildings or taller: Buildings three stories or taller shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries. Major breaks shall be a minimum of 30 inches deep and four feet wide and extend the full height of the building. 41. Distinct material changes for three story buildings or taller: Buildings three stories or taller must provide a ground floor elevation that is distinctive from the upper stories by providing a material change between the first floor and upper floors along at least 75% of the building façade with frontage upon a street, adjacent public park or public open space.
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SEE SHEET A.42 FOR COLOR AND MATERIAL BOARDS

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

6-PLEX_2: ELEVATIONS



DATE	03-22-2021
JOB NO.	297.081

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.26

DESIGN STANDARDS:

#

13. Useable Private and Common Open Space:
Each lot must include a private open space area, such as a private yard, porch, balcony, roof garden, or patio. Private open space must be contiguous to the unit it serves and accessible and visible from the living area of the unit. Private open space must be open air. Private open space cannot be covered by a roof by more than 50 percent of the area, however, balconies can have up to 100 percent ceiling coverage. The following private open space is required per unit type:

a. Single-family attached and detached units meeting the following average lot sizes shall provide useable open space as specified:

Average Lot Area (square feet)	1,440-1,920	1,920-2,999	3,000-4,356	4,357-6,999
Private Open Space	60 square feet per unit	150 square feet per unit	300 square feet per unit	350 square feet per unit
Common Open Space	140 square feet per unit	150 square feet per unit	175 square feet per unit	200 square feet per unit

b. Single-family detached (lots 7,000 square feet and over)- 500 square feet per unit (Private Open Space)

c. Multi-family residential – At least fifty percent of the units have at least 48 square feet per unit (Private Open Space). Fifteen percent of the site area shall be dedicated to common open space.

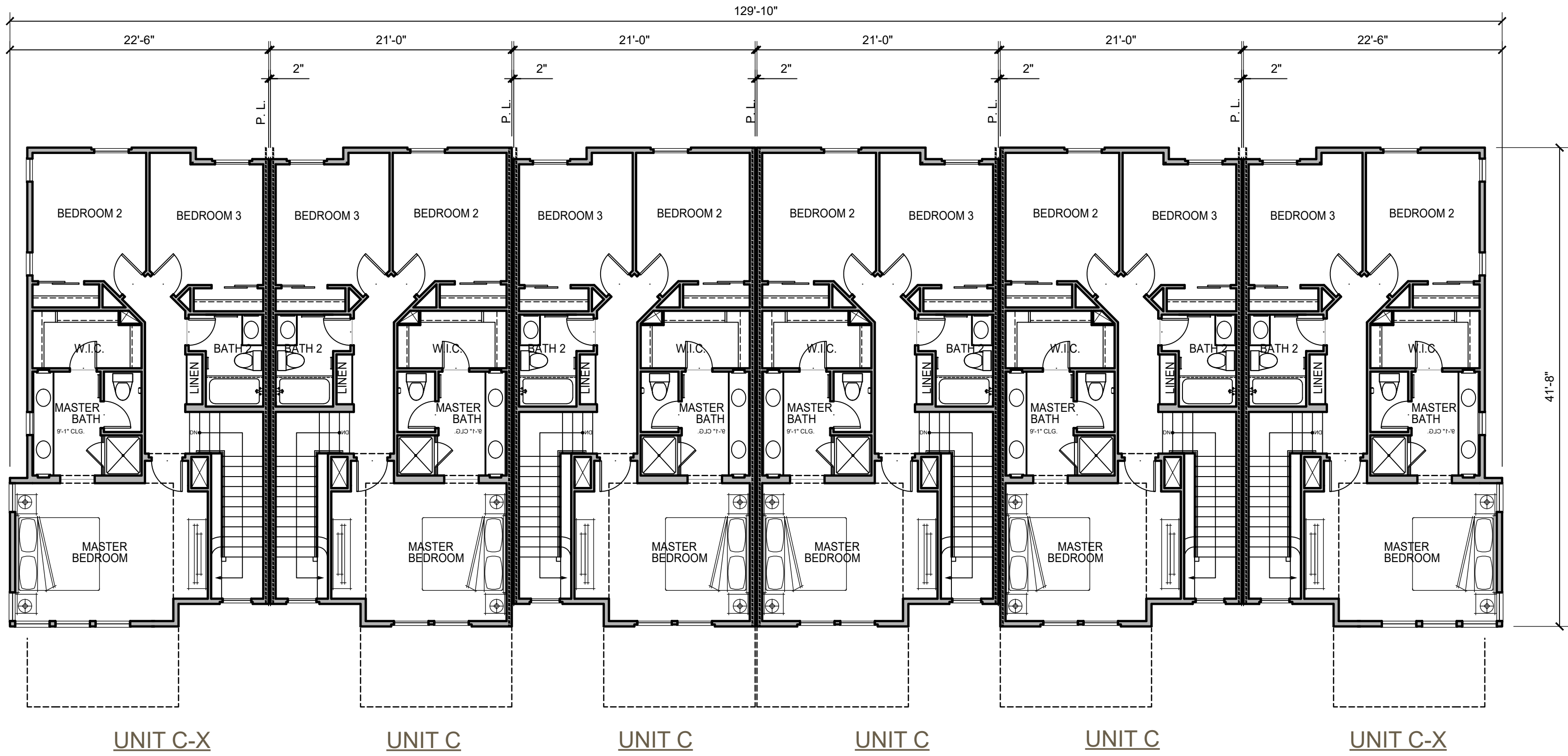
d. If On-site Recreational Amenities are not provided, private and common open space shall be increased by 25 percent.
Common open space shall be fully landscaped and accessible to all residents.
Private open space per unit may be reduced by up to 25 percent if off-set by the equivalent increase in common open space with amenities.
(GP Policy CNF-11.29)

22. Front Porches:
50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet

23. Balconies:
25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet.

34. Equipment Screening:
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 ducting 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

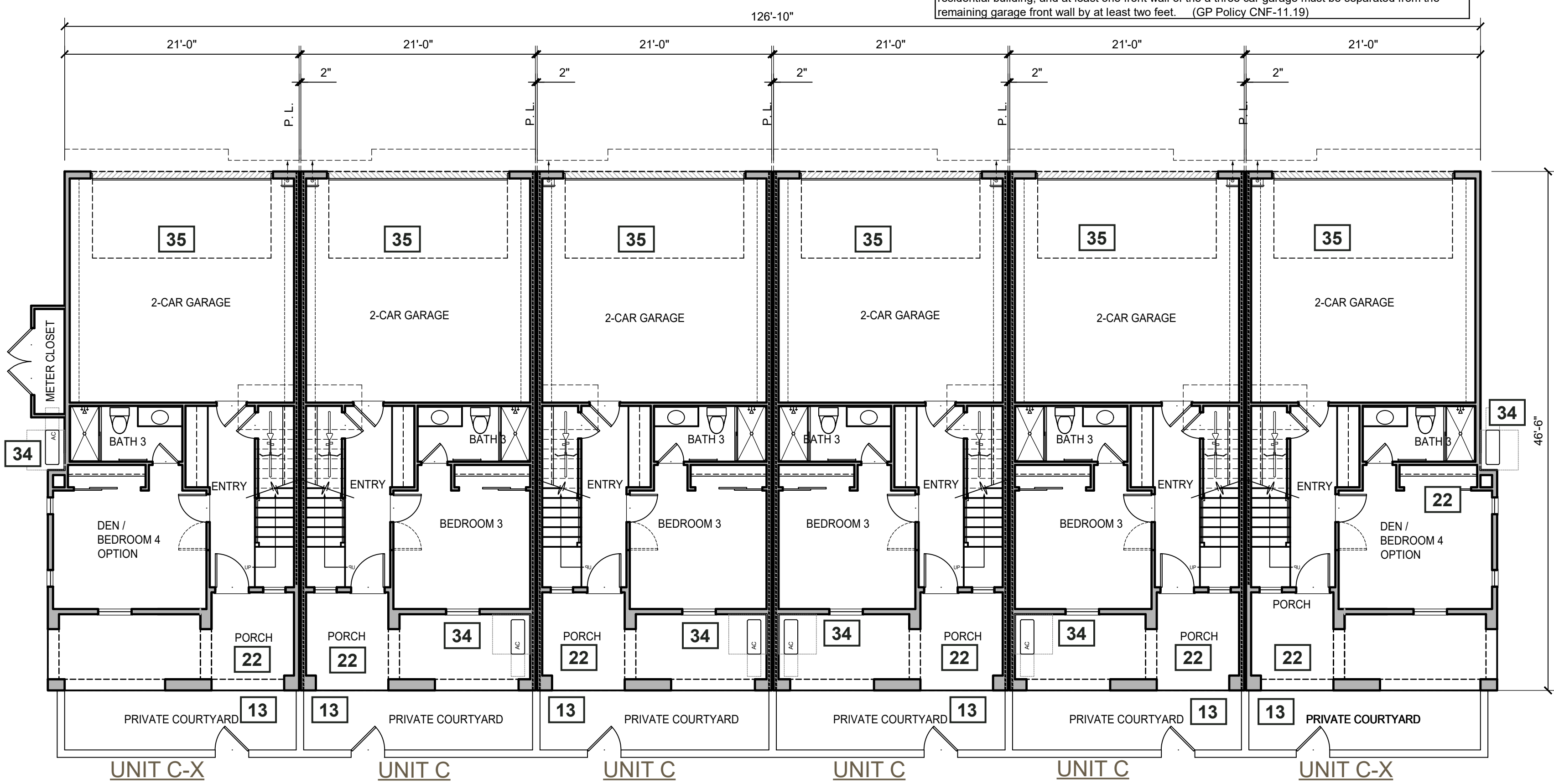
35. Residential Parking Garage:
The project is designed to reduce the prominence of garage doors through one or more of the following strategies:
a. Locate the garage door behind the front porch and/or living space, relative to the front lot line;
b. Design the second floor to overhang beyond the garage door
c. Locate the garage to the side or rear of building rather than at the center; or
d. For garages with three or more non-tandem parked cars, the area of the front wall(s) of garage(s) shall not be more than 25 percent of the cumulative exterior front walls of two story single family residential building; no more than 50 percent of the cumulative exterior front walls of a one story single-family residential building; and at least one front wall of the three car garage must be separated from the remaining garage front wall by at least two feet. (GP Policy CNF-11.19)



6-PLEX_3: THIRD FLOOR PLAN



6-PLEX_3: SECOND FLOOR PLAN

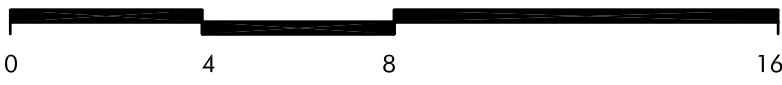


6-PLEX_3: FIRST FLOOR PLAN

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

6-PLEX_3: FLOOR PLANS



DATE 03-22-2021
JOB NO. 297.081

DAH LIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.27

DESIGN STANDARDS:

#

13. Useable Private and Common Open Space:

Each lot must include a private open space area, such as a private yard, porch, balcony, roof garden, or patio. Private open space must be contiguous to the unit it serves and accessible and visible from the living area of the unit. Private open space must be open air. Private open space cannot be covered by a roof by more than 50 percent of the area, however, balconies can have up to 100 percent ceiling coverage. The following private open space is required per unit type:

a. Single-family attached and detached units meeting the following average lot sizes shall provide useable open space as specified:

Average Lot Area (square feet)	1,440-1,920	1,920-2,999	3,000-4,356	4,357-6,999
Private Open Space	60 square feet per unit	150 square feet per unit	300 square feet per unit	350 square feet per unit
Common Open Space	140 square feet per unit	150 square feet per unit	175 square feet per unit	200 square feet per unit

b. Single-family detached (lots 7,000 square feet and over)- 500 square feet per unit (Private Open Space)

c. Multi-family residential – At least fifty percent of the units have at least 48 square feet per unit (Private Open Space). Fifteen percent of the site area shall be dedicated to common open space.

d. If On-site Recreational Amenities are not provided, private and common open space shall be increased by 25 percent.

Common open space shall be fully landscaped and accessible to all residents.

Private open space per unit may be reduced by up to 25 percent if off-set by the equivalent increase in common open space with amenities.

(GP Policy CNF-11.29)

22. Front Porches:

50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet

23. Balconies:

25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet.

34. Equipment Screening:

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 ducting 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

35. Residential Parking Garage:

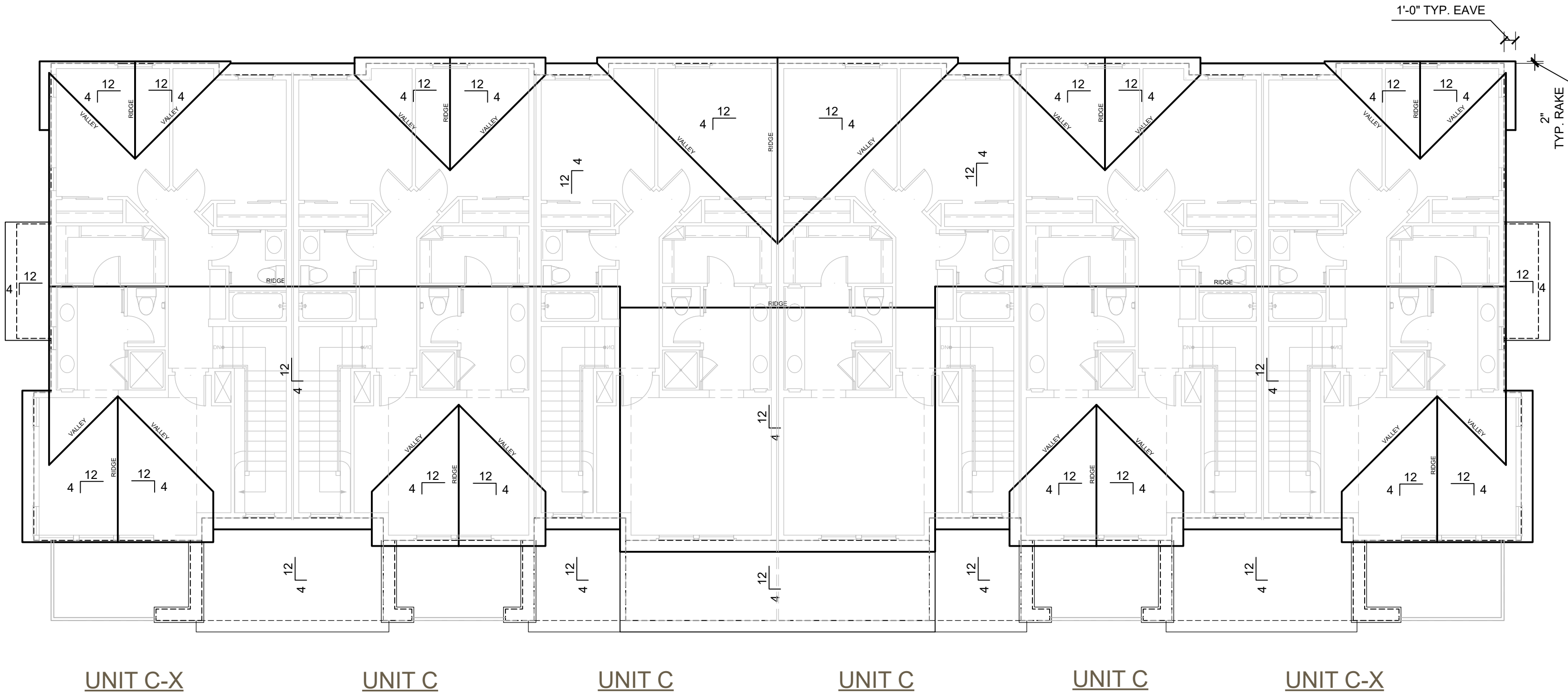
The project is designed to reduce the prominence of garage doors through one or more of the following strategies:

a. Locate the garage door behind the front porch and/or living space, relative to the front lot line;

b. Design the second floor to overhang beyond the garage door

c. Locate the garage to the side or rear of building rather than at the center; or

d. For garages with three or more non-tandem parked cars, the area of the front wall(s) of garage(s) shall not be more than 25 percent of the cumulative exterior front walls of two story single family residential building; no more than 50 percent of the cumulative exterior front walls of a one story single-family residential building; and at least one front wall of the a three car garage must be separated from the remaining garage front wall by at least two feet. (GP Policy CNF-11.19)



6-PLEX_1: ROOF PLAN

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

6-PLEX_3: ROOF PLANS

0	4	8	16
DATE	03-22-2021		
JOB NO.	297.081		

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.28



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

DESIGN STANDARDS:

22. Front Porches: 50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet. 23. Balconies: 25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet. 24. Fences: All fences and walls designed for screening purposes shall be of solid material. Chain link or chain link with slats is not permitted. 25. 360 Degree Architecture: The project includes two of the following details: Windows, shutters, awnings, bay windows, trellis features, texture variations, stone, brick or other material enhancements. All facades (sides and rear) must have the level of detail, and materials (GP Policy CNF-11.16) 26. Exterior Treatments and Materials: At least two materials shall be used on any building facade, in addition to glazing and railings. Any one material must comprise at least 20% of any building facade, excluding windows and railings. A change in material must be offset by a minimum of six inches in depth. Exterior finish materials should be chosen and applied to not appear artificial as in the case of brick veneer applied on a single building face so that it is obviously ¼ inch thick when viewed from the side, or in the case of a trellis made of 2 inch x 2 inch or 2 inch x 4 inch members. Veneers are required to turn corners, avoiding exposed edges.	27. Roof Line Variation for three or more units: Roofs have been designed to incorporate a minimum of two varying roof heights or types (hip, gable, shed, flat, etc.) 28. Height and Project Massing: Project design minimizes bulk of the buildings by limiting building length, or designing buildings with the following special features to break up building bulk, including: a. Changes in roof form and height; and, b. Major full-height recesses (At least 10 feet deep for multi-family projects and three feet deep for single-family attached projects) along the length of the building that successfully break the building into smaller discrete masses. (General Plan Policy CNF 11.22) 29. Separate Structures-Attached Projects: Large projects shall be divided into separate structures. The maximum number of units per structure is as follows: a. Single-family Attached: 7 units maximum per structure (General Plan Policy CNF 11.22) 100 percent affordable projects are exempt from this requirement 30. Building Colors The project has provided a sample color palette of complimentary colors compatible with surrounding neighborhood. The number of colors appearing on any building exterior is limited to no more than four colors or tones of the same color, including trim and accent colors. The use of fluorescent or neon colors is prohibited.	31. Window Design: The window recesses, trim and other window elements have been designed to be substantial in depth to create shadows. The project incorporates at least one of the following window features throughout the project: a. Minimum depth of at least 1 1/2 inches from glass to exterior of trim; b. Minimum depth of at least six inches from glass to wall edge around windows if there is no trim (this is only appropriate for certain architectural styles such as Spanish Revival or Modern); or, c. Decorative trim elements that add detail and articulation, such as window surrounds with at least a two-inch depth. They must be designed as an integral part of the design. 32. Glazing: Mirrored glass is prohibited in order to minimize off-site glare and maximize transparency. 33. Exterior Lighting and Illumination: Wall-mounted lights or bollards shall be provided for security purposes. Lights shall be directed down and shielded to avoid glare impacts. 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Garage Door Design: The garage doors proposed within the project feature windows or other architectural design features consistent with the main dwelling, approved by the Development Services Director or designee 39. Multi Family Roof Form: The roof element of the multi-family project is designed such that no more than two side-by-side units are covered by one unarticulated roof. Articulation may be accomplished by changing roof height, offsets, and direction of slope, and by introducing elements such as dormers, towers, or parapets. Other alternative design approaches that achieve the same goal of breaking down building masses into small individual units may also be acceptable, for example shifting the units in section and varying the design treatment for individual units. (GP Policy CNF-11.22) 40. Massing for three story buildings or taller: Buildings three stories or taller shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries. Major breaks shall be a minimum of 30 inches deep and four feet wide and extend the full height of the building. 41. Distinct material changes for three story buildings or taller: Buildings three stories or taller must provide a ground floor elevation that is distinctive from the upper stories by providing a material change between the first floor and upper floors along at least 75% of the building façade with frontage upon a street, adjacent public park or public open space.
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SEE SHEET A.42 FOR COLOR AND MATERIAL BOARDS

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

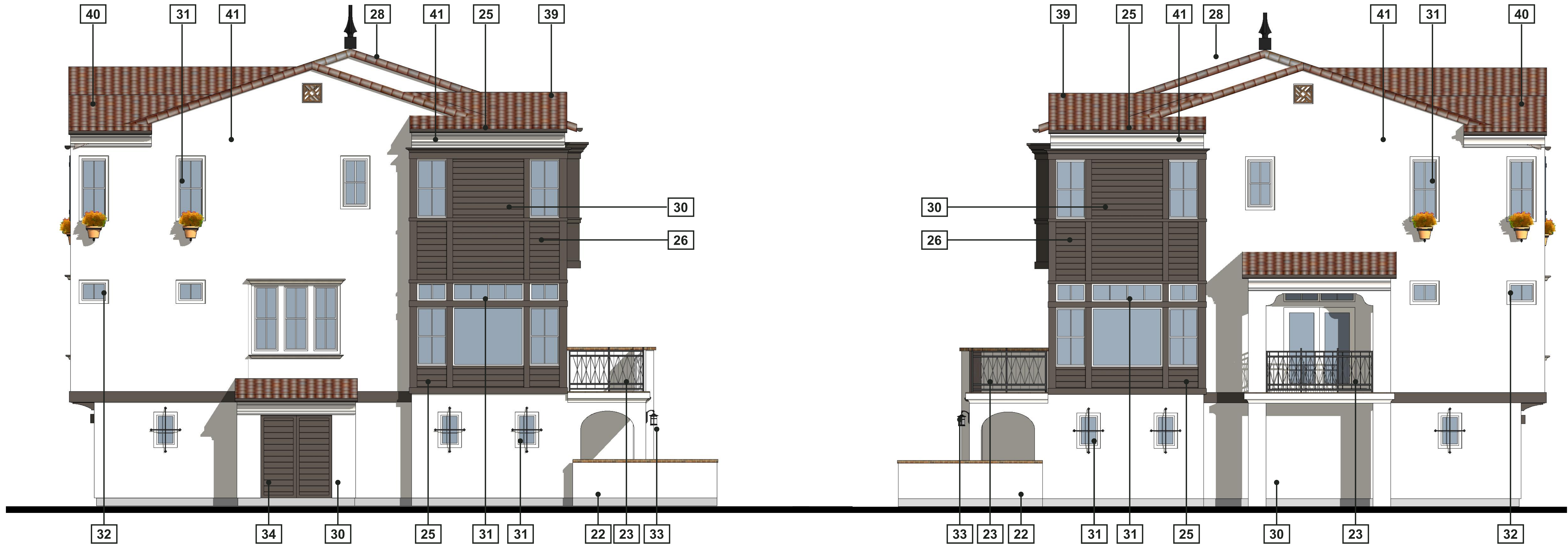
6-PLEX_3: ELEVATIONS



DATE	03-22-2021
JOB NO.	297.081

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.29



UNIT CX

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

UNIT CX

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

DESIGN STANDARDS:

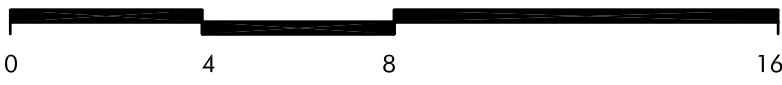
22. Front Porches: 50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet. 23. Balconies: 25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet. 24. Fences: All fences and walls designed for screening purposes shall be of solid material. Chain link or chain link with slats is not permitted. 25. 360 Degree Architecture: The project includes two of the following details: Windows, shutters, awnings, bay windows, trellis features, texture variations, stone, brick or other material enhancements. All facades (sides and rear) must have the level of detail, and materials (GP Policy CNF-11.16) 26. Exterior Treatments and Materials: At least two materials shall be used on any building facade, in addition to glazing and railings. 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SEE SHEET A.42 FOR COLOR AND MATERIAL BOARDS

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

6-PLEX_3: ELEVATIONS



DATE 03-22-2021
JOB NO. 297.081

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.30



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

DESIGN STANDARDS:

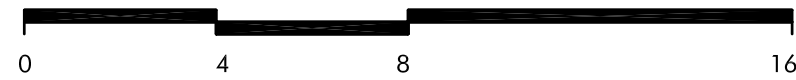
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SEE SHEET A.42 FOR COLOR AND MATERIAL BOARDS

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

6-PLEX_3: ELEVATIONS



DATE 03-22-2021
JOB NO. 297.081

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.31

#

The project has provided on-site recreational amenities to serve residents based on the following table:

16 - 50 units	Tier 1,2	Tier 2,2		
51-100 units	Tier 1,2	Tier 2,2	Tier 3,1	
101-150 units	Tier 1,2	Tier 2,2	Tier 3,2	
151+ units	Tier 1,2	Tier 2,3	Tier 3,3	
201+ units	Tier 1,2	Tier 2,3	Tier 3,3	

Tier 1 amenities:

- Shuffleboard
- Horseshoes
- Bowling green with artificial turf
- Picnic/barbecue area
- Park benches
- Passive water features (e.g. fountain)
- Passive recreation area and/or gardens

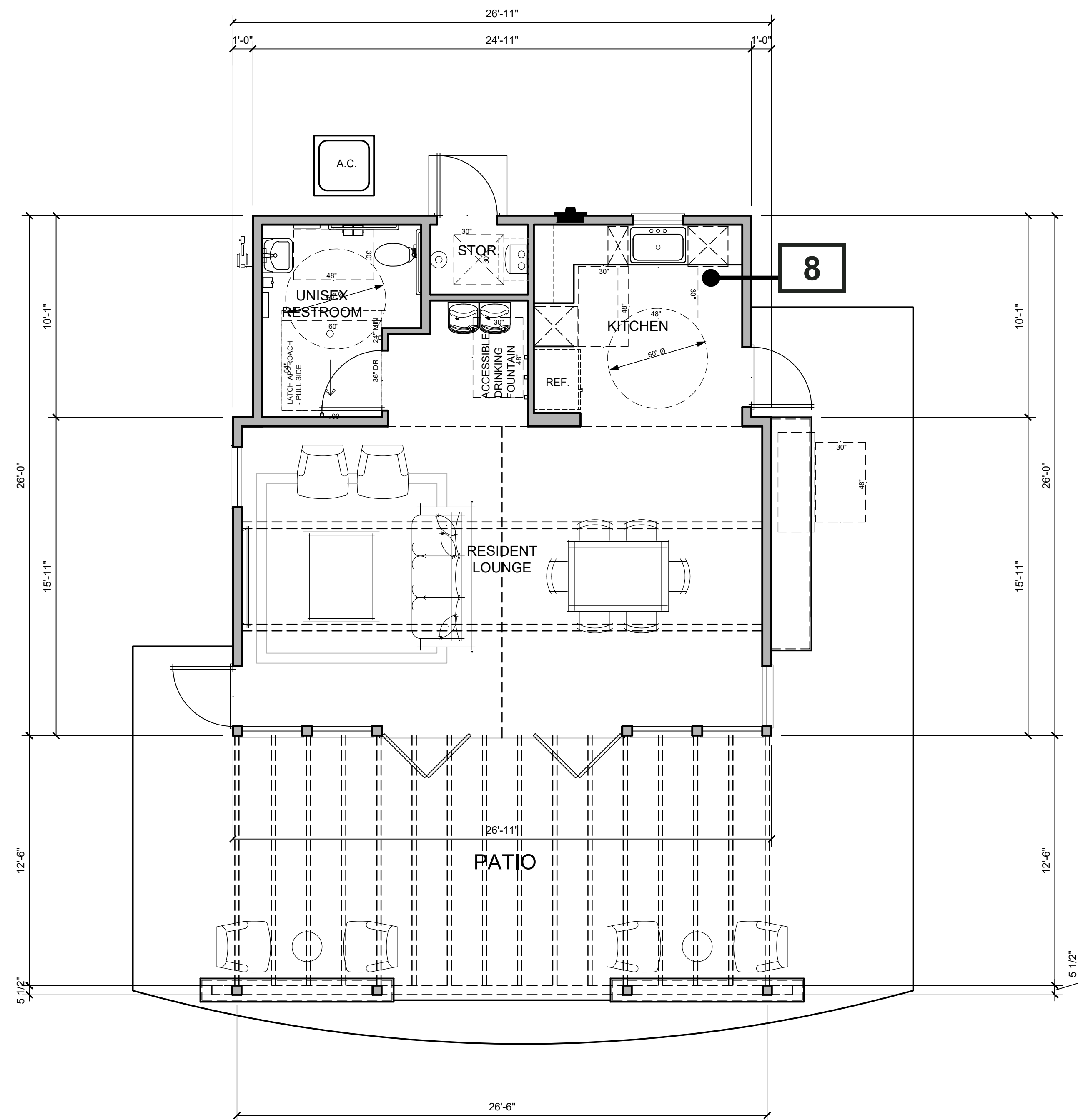
Tier 2 amenities:

- Cabana or shade trellis area
- Two picnic/barbecue areas
- Clubhouse
- Volleyball court and/or Bocce ball court
- Outdoor racquetball/handball tilt-up wall
- Dog Park
- Sauna and/or Jacuzzi
- Community garden plots (minimum one forty-eight-square-foot plot per each ten dwelling units) with water service located in an area that will get a minimum of six hours of direct sun when trees mature
- % court basketball (one hoop)
- Bride paths
- Bocce ball
- Artificial turf putting green
- Exercise structure or complex (age appropriate play equipment/minimum three activities; can be integrated in structure)

Tier 3 amenities:

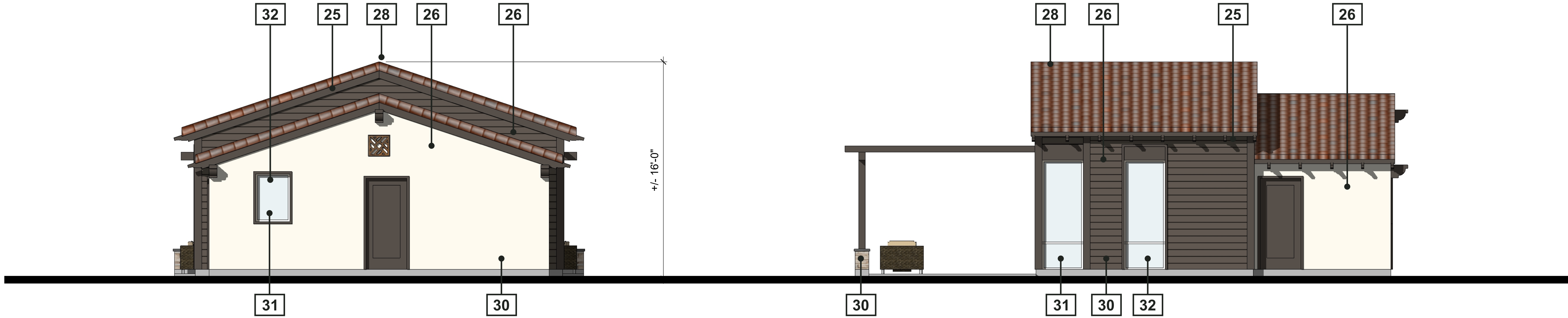
- Softball field
- Sports court and/or 2 1/2-court basketball courts (two hoops)
- Restroom area
- 1/2 scale soccer field
- Exercise structure or complex (age appropriate play equipment/minimum five activities; can be integrated in structure)
- Jacuzzi and separate child wading pool
- Tennis court
- Recreation hall with exercise equipment and/or game equipment
- Exercise room
- Clubhouse w/ kitchen
- Swimming pool

(GP Policy- Housing element HE-4)



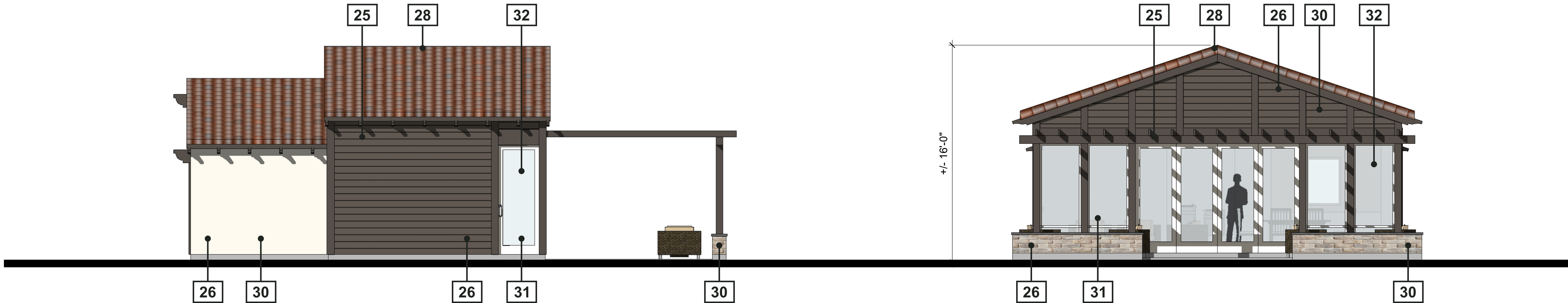
#8: REC BUILDING - FLOOR PLAN

SQUARE FOOTAGE SUMMARY	
RESTROOM	67.5 SQ. FT.
KITCHEN	105.0 SQ. FT.
STORAGE	19.3 SQ. FT.
VESTSIBULE	40.9 SQ. FT.
LOUNGE	390.0 SQ. FT.
TOTAL NET:	622.7 SQ. FT.
TOTAL GROSS:	679.7 SQ. FT.



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

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



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

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

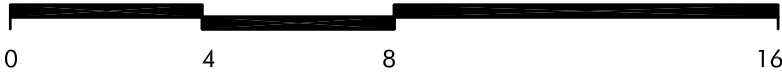
DESIGN STANDARDS:

#	
25. 360 Degree Architecture:	The project includes two of the following details: Windows, shutters, awnings, bay windows, trellis features, texture variations, stone, brick or other material enhancements. All facades (sides and rear) must have the level of detail, and materials (GP Policy CNF-11.16).
26. Exterior Treatments and Materials:	At least two materials shall be used on any building facade, in addition to glazing and railings. Any one material must comprise at least 20% of any building facade, excluding windows and railings. A change in material must be offset by a minimum of six inches in depth. Exterior finish materials should be chosen and applied to not appear artificial as in the case of brick veneer applied on a single building face so that it is obviously ¼ inch thick when viewed from the side, or in the case of a trellis made of 2 inch x 2 inch or 2 inch x 4 inch members. Veneers are required to turn corners, avoiding exposed edges.
28. Height and Project Massing:	Project design minimizes bulk of the buildings by limiting building length, or designing buildings with the following special features to break up building bulk, including: a. Changes in roof form and height; and, b. Major full-height recesses (At least 10 feet deep for multi-family projects and three feet deep for single-family attached projects) along the length of the building that successfully break the building into smaller discrete masses. (General Plan Policy CNF 11.22)
30. Building Colors	The project has provided a sample color palette of complimentary colors compatible with surrounding neighborhood. The number of colors appearing on any building exterior is limited to no more than four colors or tones of the same color, including trim and accent colors. The use of fluorescent or neon colors is prohibited.
31. Window Design:	The window recesses, trim and other window elements have been designed to be substantial in depth to create shadows. The project incorporates at least one of the following window features throughout the project: a. Minimum depth of at least 1 1/2 inches from glass to exterior of trim; b. Minimum depth of at least six inches from glass to wall edge around windows if there is no trim (this is only appropriate for certain architectural styles such as Spanish Revival or Modern); or, c. Decorative trim elements that add detail and articulation, such as window surrounds with at least a two-inch depth. They must be designed as an integral part of the design.
32. Glazing:	Mirrored glass is prohibited in order to minimize off-site glare and maximize transparency.

SEE SHEET A.42 FOR COLOR AND MATERIAL BOARDS

MANZANITA PARK IN MORGAN HILL, CA
BY NORTH CORRIDOR INVESTORS, LLC

REC BUILDING - ELEVATIONS

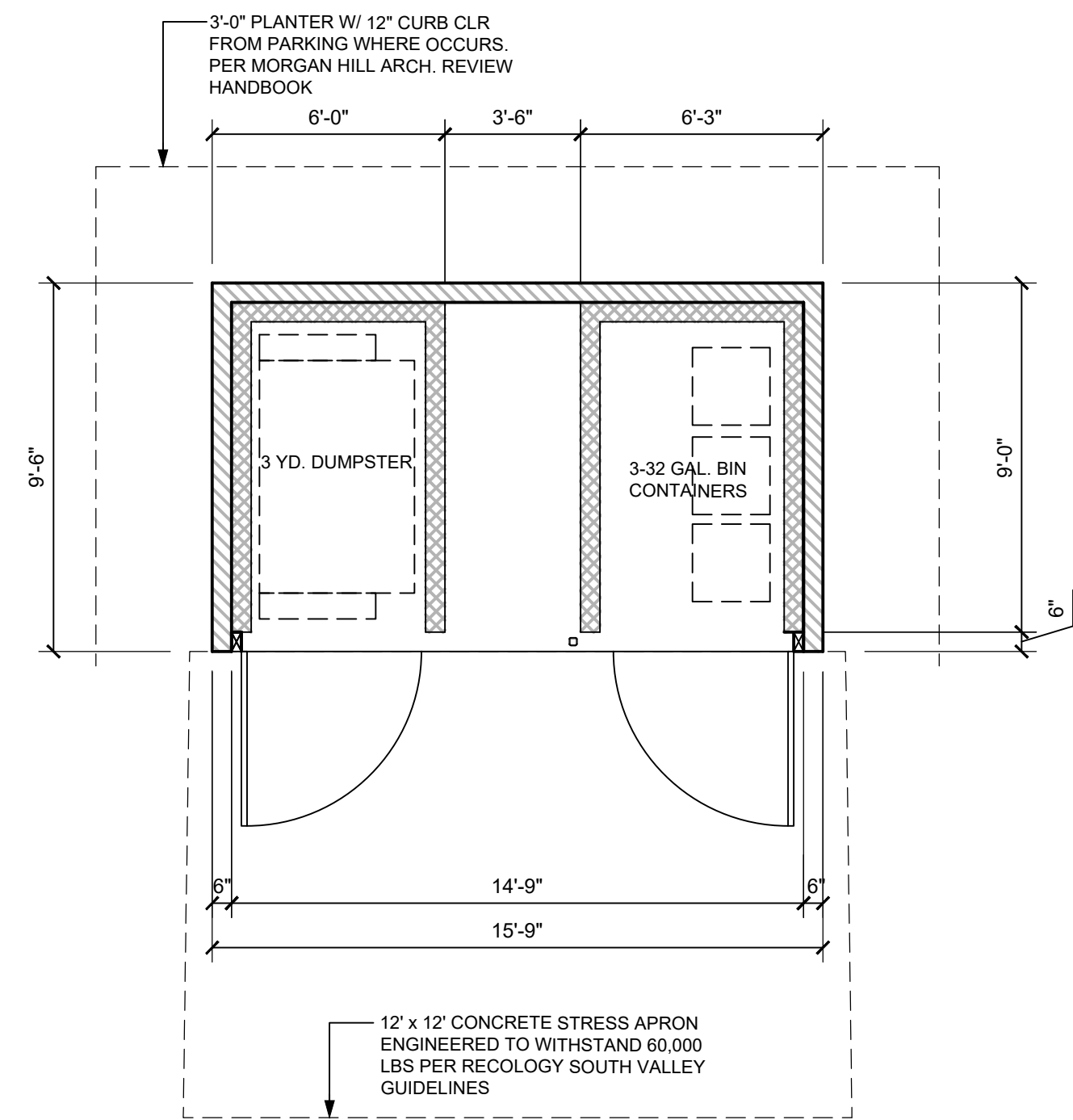
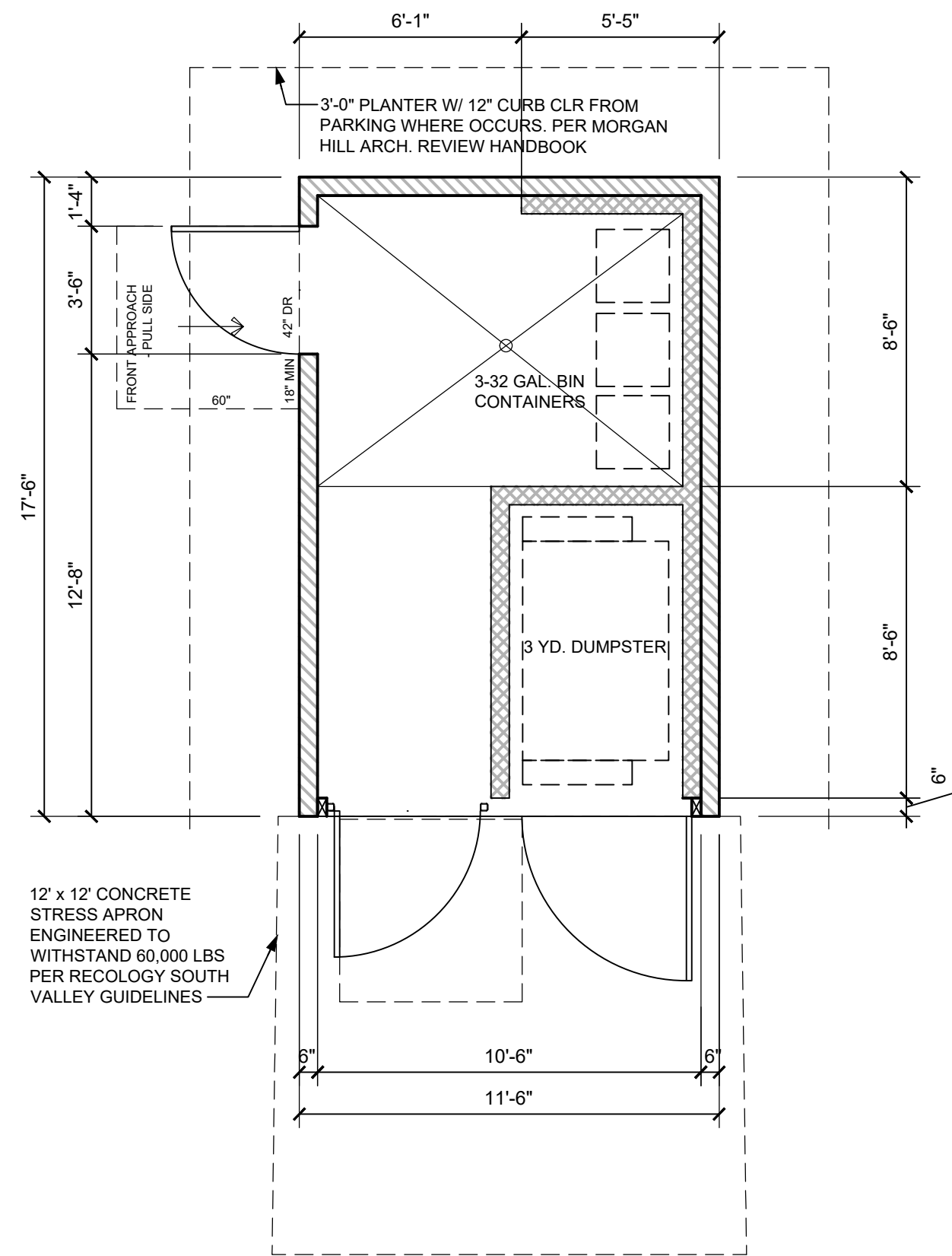


DATE 03-22-2021
JOB NO. 297.081

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

DAHLIN

A.33



*SEE SHEET **A.42** FOR COLOR AND MATERIAL BOARDS*

MANZANITA PARK IN MORGAN HILL, CA
BY NORTH CORRIDOR INVESTORS, LLC

TRASH ENCLOSURES



0 4 8 16	
DATE	03-22-2021
JOB NO.	297.081
5865 Owens Drive Pleasanton, CA 94588 925-251-7200	
A.34	

LIGHTING FIXTURE CUT SHEET



Callaway 14 1/2" High Bronze LED Outdoor Wall Light

The Callaway collection of outdoor lighting offers a modern update on traditional lantern-style fixtures. This outdoor wall light comes in a rustic bronze finish steel frame, with clear seeded glass for a charming rain-flecked look. An energy-efficient LED module is built directly into the design, providing bright lighting for your entryway, porch, or patio space.

Update your porch or patio with this energy-efficient LED outdoor wall light in rustic bronze.

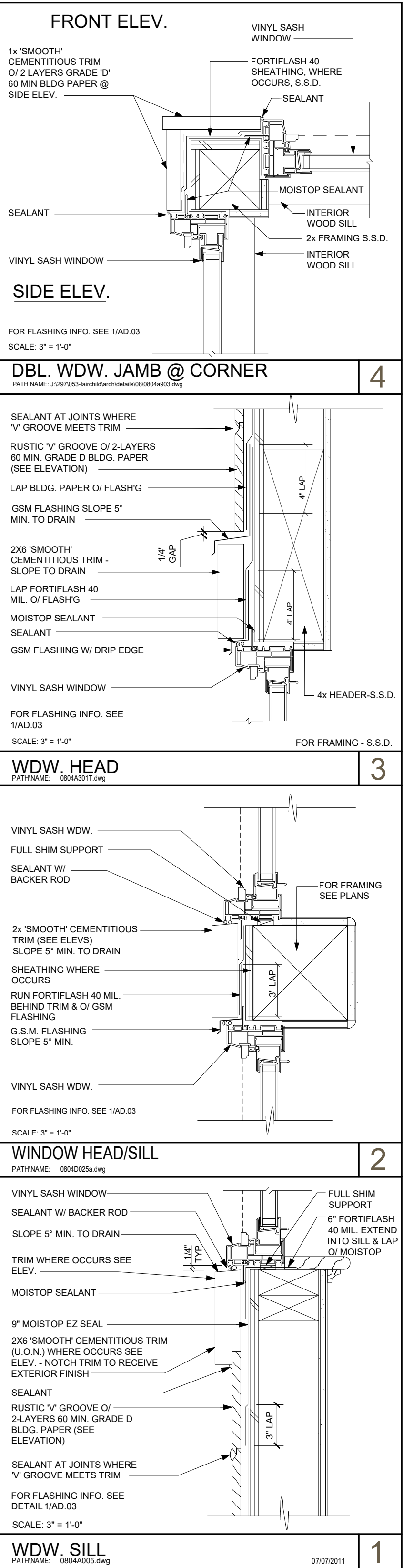
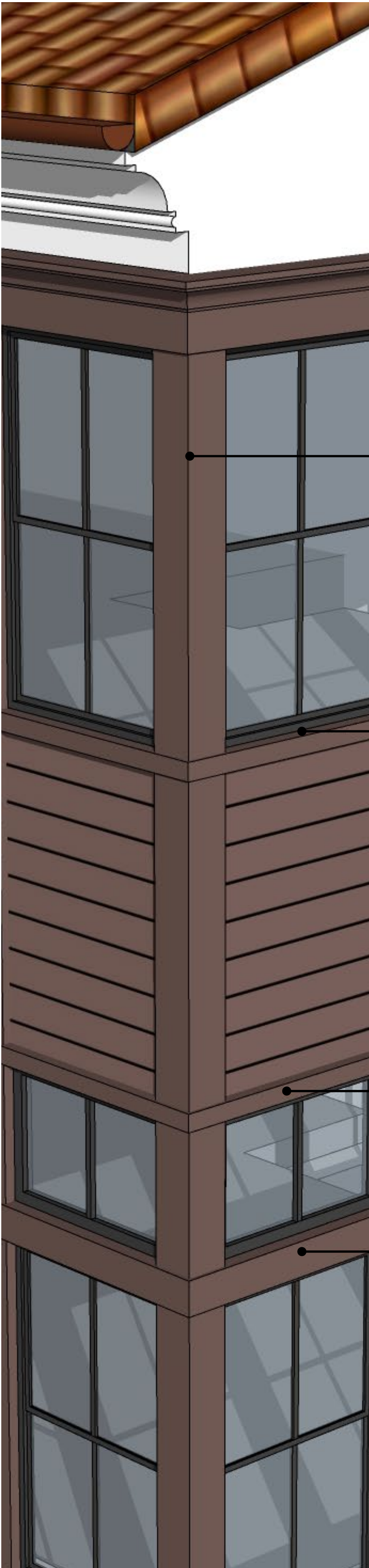
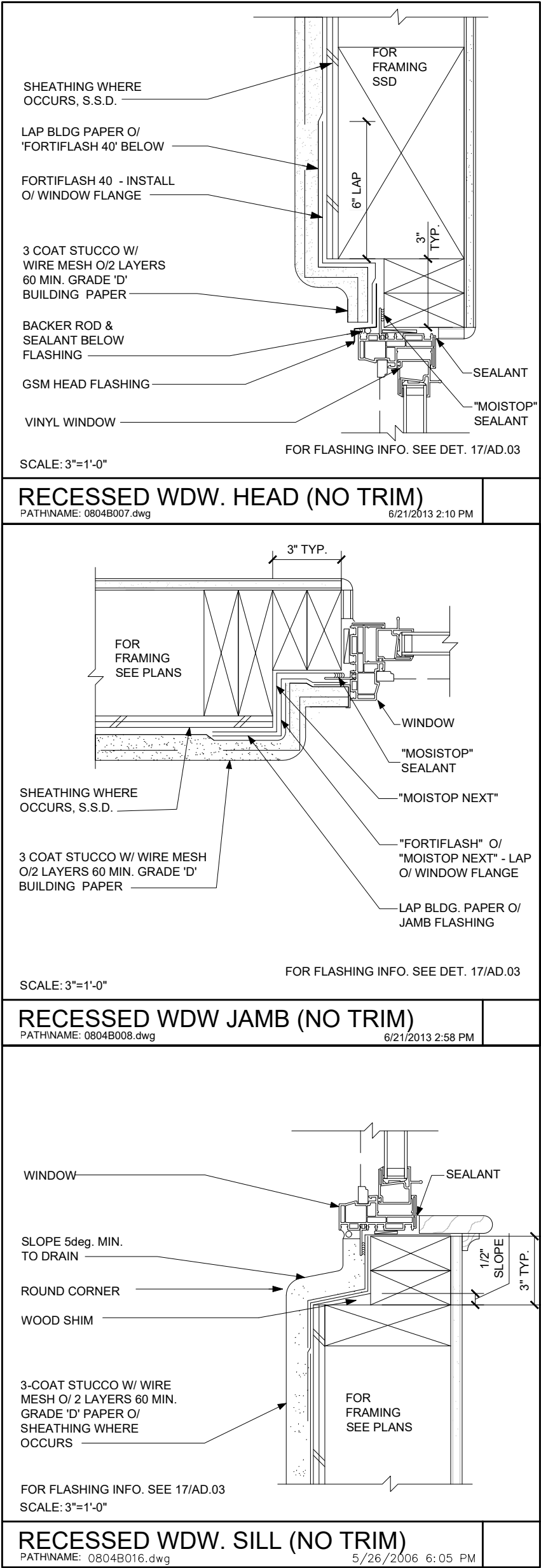
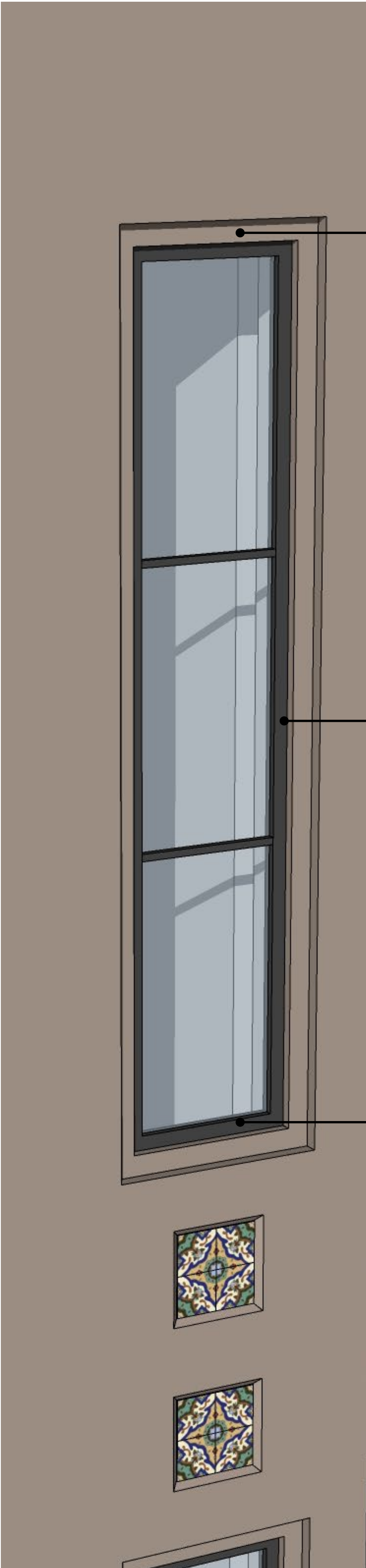


SIZE

- 14 1/2" high x 8 1/2" wide.
- Extends 10 3/4" from the wall.
- Rectangular backplate is 6" high x 4 1/2" wide x 3/4" deep.
- Weighs 4.4 lbs.

DETAILS

- Built-in 14 watt LED module: 1120 lumens, comparable to a 75 watt incandescent. 2700K color temperature. 80 CRI.
- Outdoor wall light from the Callaway collection by Franklin Iron Works. Wet location outdoor rated.
- Rustic bronze finish over steel construction. Clear seeded glass.
- A mission design outdoor wall light.
- Country - cottage style.



MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

SAMPLE DETAILS



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A.35



CONTEXTUAL STREETSCAPE ALONG MONTEREY RD.



PARTIAL ENLARGED CONTEXTUAL STREETSCAPE FROM MONTEREY RD. - PARCEL 1



PARTIAL ENLARGED CONTEXTUAL STREETSCAPE FROM MONTEREY RD. - PARCEL 2



MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

SITE PERSPECTIVE



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A.37



MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

SITE PERSPECTIVE



DATE 03-22-2021
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A.38



MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

SITE PERSPECTIVE



DATE 03-22-2021
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A.39



MANZANITA PARK IN MORGAN HILL, CA

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SITE PERSPECTIVE



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A.40



MANZANITA PARK IN MORGAN HILL, CA

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SITE PERSPECTIVE



DATE 03-22-2021
JOB NO. 297.081

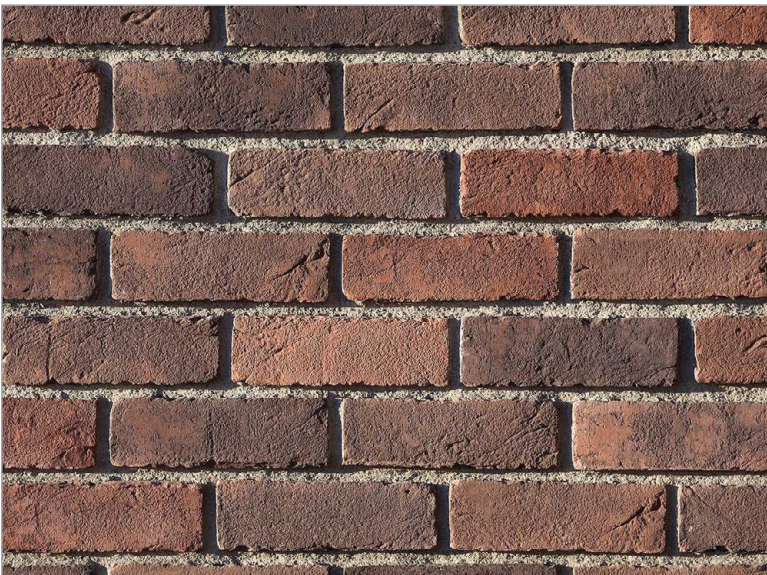
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.41

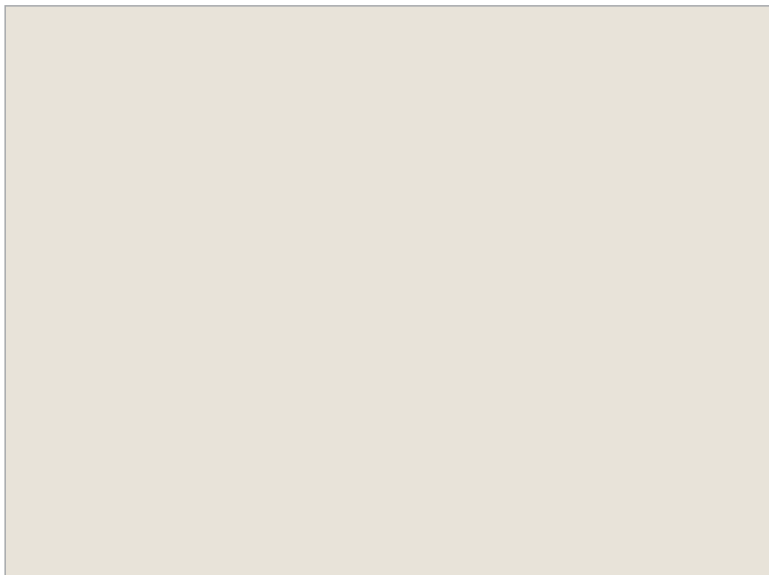
BUILDING
COLOR SCHEME 1



ROOF MATERIAL
CONCRETE MALIBU TILE
Corona Del Mar Blend
Eagle Roofing



ACCENT BRICK
LOW WALL CAP
TundraBrick - Hartford
Eldorado Stone



BODY COLOR 1
BODY STUCCO / LOW WALLS
Pearly White SW 7009
Sherwin Williams



BODY COLOR 2
STUCCO
Elephant Ear SW 9168
Sherwin Williams



BODY COLOR 3
STUCCO
Garret Gray SW 6075
Sherwin Williams

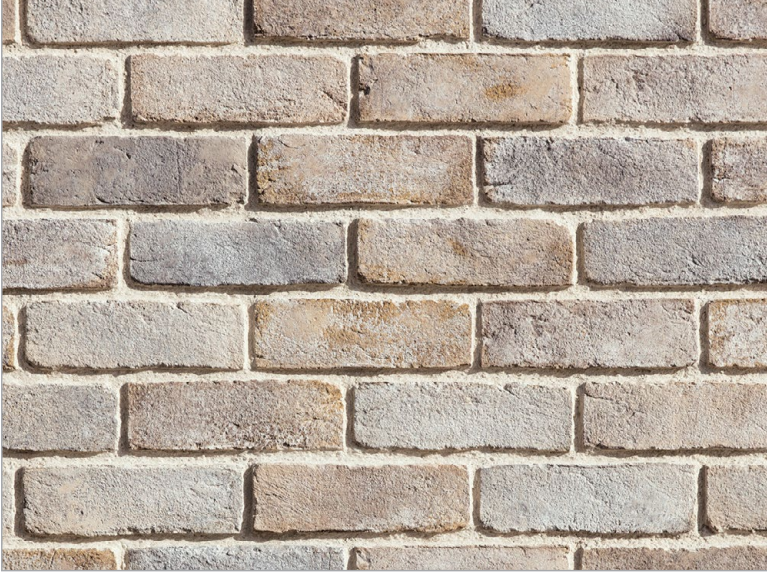


TRIM/ACCENT COLOR
WOOD TRIM / PANELING
Black Fox SW 7020
Sherwin Williams

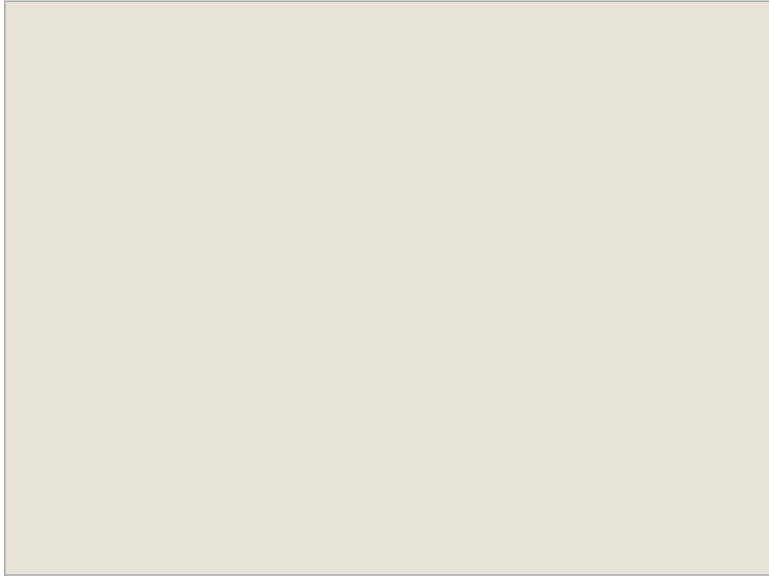
BUILDING
COLOR SCHEME 2



ROOF MATERIAL
CONCRETE MALIBU TILE
Brown Range
Eagle Roofing



ACCENT BRICK
BODY / LOW WALL CAP
TundraBrick - Latigo
Eldorado Stone



BODY COLOR 1
BODY STUCCO / LOW WALLS
Pearly White SW 7009
Sherwin Williams



BODY COLOR 2
STUCCO
Twilight Gray SW 0054
Sherwin Williams



BODY COLOR 3
STUCCO
Folkstone SW 6005
Sherwin Williams



TRIM/ACCENT COLOR
WOOD TRIM / PANELING
Darkroom SW 7083
Sherwin Williams

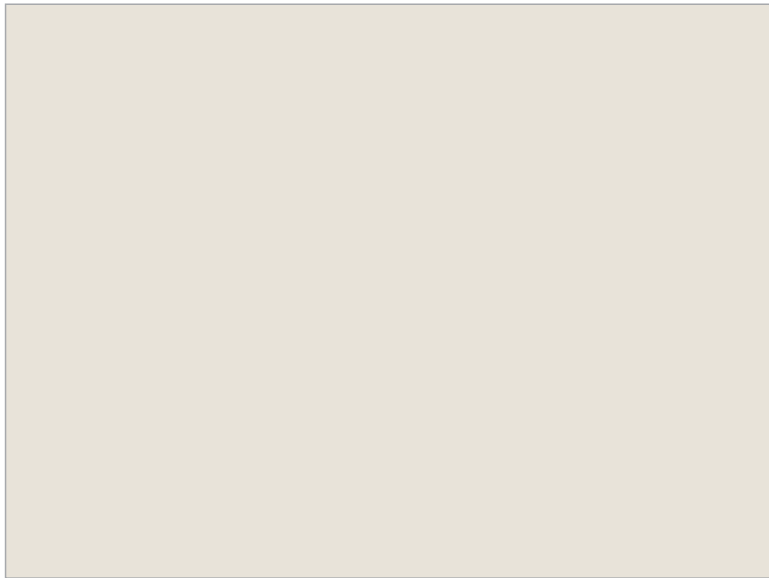
BUILDING
COLOR SCHEME 3



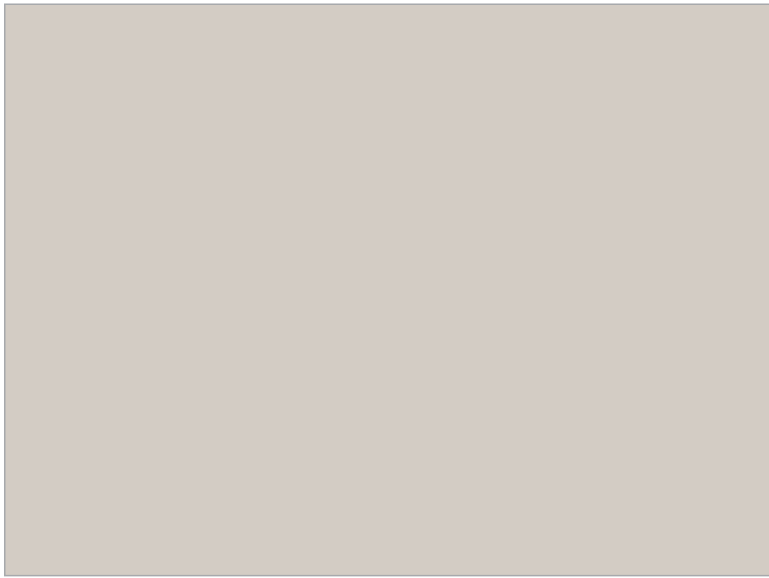
ROOF MATERIAL
CONCRETE MALIBU TILE
King's Canyon Blend
Eagle Roofing



ACCENT BRICK
BODY / LOW WALL CAP
TundraBrick - Chalk Dust
Eldorado Stone



BODY COLOR 1
BODY STUCCO / LOW WALLS
Pearly White SW 7009
Sherwin Williams



BODY COLOR 2
STUCCO
Pediment SW 7634
Sherwin Williams

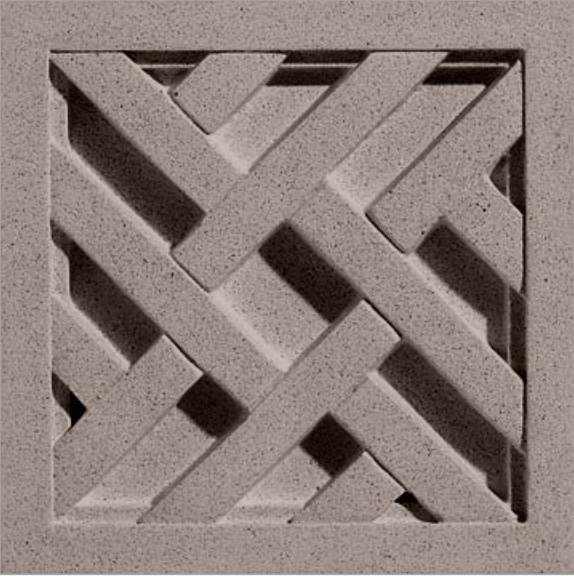


BODY COLOR 3
STUCCO
Gauntlet Gray SW 7019
Sherwin Williams



TRIM/ACCENT COLOR
WOOD TRIM / PANELING
Sealskin SW 7675
Sherwin Williams

ACCENTS FOR
ALL SCHEMES



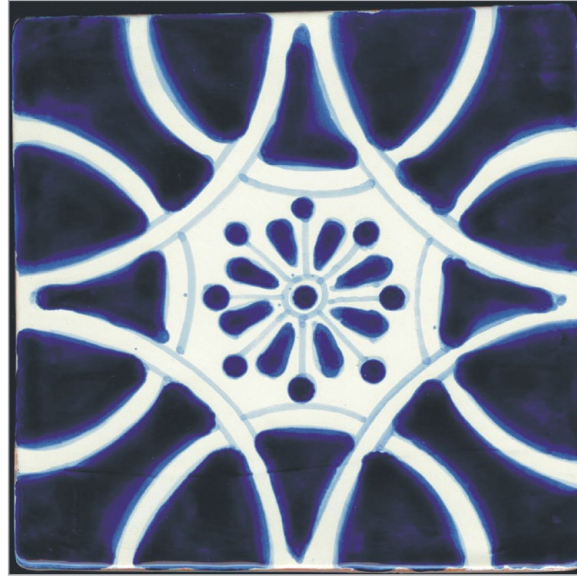
ACCENT MEDALLION
CAST STONE
Lattice Medallion - Terrain Taupe
Pineapple Grove Designs



ACCENT
CERAMIC TILE
Classic 15 design (6" x 6")
Latin Accents (or equal)



ACCENT
CERAMIC TILE
Classic 26 design (6" x 6")
Latin Accents (or equal)



ACCENT
CERAMIC TILE
Colonial 1 design (6" x 6")
Latin Accents (or equal)



ACCENT COLOR
FRONT DOOR
Indigo Batik SW 7602
Sherwin Williams



ACCENT COLOR
FRONT DOOR
Jasper SW 6216
Sherwin Williams



ACCENT COLOR
FRONT DOOR
Perle Noir SW 9154
Sherwin Williams

MANZANITA PARK IN MORGAN HILL, CA

BY NORTH CORRIDOR INVESTORS, LLC

COLORS AND MATERIALS



DATE 03-22-2021
JOB NO. 297.081

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.42



Development Services Department
17575 Peak Ave
Morgan Hill, CA 95037-4128
TEL: (408) 779-7271
FAX: (408) 779-3117
www.morganhill.ca.gov

Development Design and Development Standards Checklist for Housing Development Projects

These requirements and the checklist implement requirements of Senate Bill (SB) 330 Housing Crisis Act of 2019 (Government Code Section 65589.5) and shall remain in effect until SB 330 is rescinded or extended.

All housing development projects must complete the Residential Development Design and Development Standard Checklist (below) demonstrating compliance with the City of Morgan Hill adopted Standards.

Applicant's Name North Corridor Investors LLC

Ph # 408-779-5900 Fax # 408-779-3840

Address 385 Woodview Ave., #100 City Morgan Hill

Zip 95037 Email MFrankel@DividendHomes.com / ROliver@DividendHomes.com

1. Identify the specific location of the proposed housing development project:
 - (A) List all parcel numbers: 725-01-018
 - (B) A legal description is attached. MF (Initials)
 - (C) Site address, if applicable, is: NA (East Side of Monterey Ave., Opposite Tilton Ave.)
 - (D) Cross streets, if applicable: Tilton Ave.
2. List the existing uses on the project site and identify major physical alterations to the property on which the project is to be located. Attach additional pages if necessary.

Vacant Land. Topography is flat, soils are stable, and the site has no cultural aspects.
3. Attached is a site plan showing the location on the property, elevations, showing design, color, and material, and the massing, height, and approximate square footage, of each building that is to be occupied. MF (Initials)

CONTINUED ON NEXT PAGE

Residential Development Design and Development Standards Checklist

Housing Development Projects

Page 2 of 7

4. Identify the proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning ordinance. Attach additional pages if necessary.

67 residential units proposed within the City's Mixed Use Flex zoning district.

5. List the proposed number of parking spaces. 184
List the number of spaces that will include EV charging stations. 2

6. Identify any proposed point sources of air or water pollutants. Attach additional pages if necessary.

None other than those commonly generated by normal construction activity.

7. Identify any species of special concern known to occur on the property. Attach additional pages if necessary.

None.

8. Identify whether a portion of the property is located within any of the following:

(A) A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178.	YES ☐ NO ☒
(B) Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).	YES ☐ NO ☒
(C) A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code.	YES ☐ NO ☒
(D) A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as	YES ☒

determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency.	NO ☐
(E) A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.	YES ☐ NO ☒
(F) A stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code.	YES ☐ NO ☒

9. List any historic or cultural resources known to exist on the property. Attach additional pages if necessary.

None. There are no structures on the property (therefore no historic significance) and the site has been determined of no cultural significance.

10. Identify the number of proposed below market rate units and their affordability levels. Attach additional pages if necessary.

10 below market rate units at the Moderate affordability level (120% AMI for Santa Clara County).

11. The number of bonus units and any incentives, concessions, waivers, or parking reductions requested pursuant to Section 65915. Attach additional pages if necessary.

1. The Project qualifies for a density bonus, as it provides more than 10% of the Project's units at a price affordable to moderate income households.(Gov. Code, § 65915, subd.(b)(1)(D).) Therefore, Applicant is entitled to request one concession or incentive for the Project, (§ 65915, subd.(d)(2)(A).) so as to alleviate any development standard which would generate a cost reduction in providing the affordable units.

12. Are you requesting any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a tentative map, or a condominium map?

☒ YES Identify type of map being sought:

✓ ☐ Parcel Map

✓ ☐ Final Map

✓ ☐ Condominium Map

✓ ☐ Other: Vesting Tentative Map

☐ NO approvals are being sought under the Subdivision Map Act

13. The applicant owns the property, or consent from the property owner to submit the application is attached. MF (Initials)

14. Identify the number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied.

None / No Structures on property

15. Attached is a site map showing a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code and an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands, or

The property is not subject to a streambed alteration agreement. MF (Initials)

16. Identify the location of any recorded public easement, such as easements for storm drains, water lines, and other public rights of way. Attach additional pages if necessary.

No easements currently exist on the property.

CONTINUED ON NEXT PAGE

RESIDENTIAL DEVELOPMENT ACKNOWLEDGEMENT

I Martin Frankel hereby certify that the statements furnished in this application are true and correct. I have reviewed the [Residential Development Design and Development Standards](#) adopted by City Council Resolution No. 19-065 and have verified compliance with the adopted City Standards:

Applicant Signature: Martin Frankel Digitally signed by Martin Frankel
Date: 2020.08.27 14:43:37 -07'00' Date: 6/25/2020

Residential Development Design and Development Standards Checklist

Standard Requirement	Sheet or Document location where information can be found	Comments (by Applicant)	Submittal compliance (Office Use Only)		
			Yes	No	N/A
1. Inclusionary Housing and Below Market Rate Program	A.01	FOR ALL COMMENTS/ RESPONSES, PLEASE REFER TO 'EXHIBIT A' ATTACHED AT THE END OF THIS FORM.	☒	☐	☐
2. Accessory Dwelling Unit (ADU) Requirements	NA		☐	☐	☒
3. Zoning Compliance	A.01		☒	☐	☐
4. Orientation to an existing Street	A.01		☒	☐	☐
5. Intersection Sight Distance/Clear Vision Triangle	L-1.0, L-2.2, L-2.3 / (Curb) Civil Sheet 5		☒	☐	☐
6. Sound Walls	NA		☐	☐	☒
7. Agricultural Buffer	Civil Sheet 2 of 5		☒	☐	☐
8. On-site Recreation Amenities	L-1.0		☒	☐	☐
9. Water Conservation in Landscaping	L-3.0 through L3.5	Water efficiency checklist also included	☒	☐	☐
10. Landscaping Plan	L 1.0 through L-3.5		☒	☐	☐
11. Wildland-Urban Interface Fire Area	NA	Not in Area	☐	☐	☒
12. Trees	NA	No trees on this project site	☐	☐	☒
13. Useable Private and Common Open Space	A0.2, A0.3, A0.4, A0.5, A0.6	& A.01 for Common Open Space	☒	☐	☐
14. Required On-site Parking Spaces	Civil Sheet 1		☐	☐	☐
15. Parking Design and Development Standards	Civil Sheet 1		☐	☐	☐
16. Parking Lot Layout	Civil Sheet 1		☐	☐	☐

Residential Development Design and Development Standards Checklist
Housing Development Projects
Page 6 of 7

17. Bicycle Parking and Storage	L-1.0 for bike parking locations	A0.2 - A0.6	garages	☒	☐	☐
18. Exterior Parking Lot Lighting	Photometric plan			☒	☐	☐
19. Parking Area Landscaping	L-2.1 through L-2.3			☒	☐	☐
20. Pedestrian Access	Civil Sheet 1			☒	☐	☐
21. Electric Vehicle Charging Stations	A.01	2 Spaces		☒	☐	☐
22. Front Porches	A0.2, A0.3, A0.4, A0.5, A0.6			☒	☐	☐
23. Balconies	A0.2, A0.3, A0.4, A0.5, A0.6			☒	☐	☐
24. Fences	L-1.1			☒	☐	☐
25. 360 Degree Architecture	A.08-A.10 / A.013-A.15 / A.18-A.20 / A.23-A.25			☒	☐	☐
26. Exterior Treatments and Materials	A.08-A.10 / A.013-A.15 / A.18-A.20 / A.23-A.25			☒	☐	☐
27. Roof Line Variation for three or more units	A.08-A.10 / A.013-A.15 / A.18-A.20 / A.23-A.25			☒	☐	☐
28. Height and Project Massing	A.08-A.10 / A.013-A.15 / A.18-A.20 / A.23-A.25			☒	☐	☐
29. Separate Structures-Attached Projects	A.01			☒	☐	☐
30. Building Colors	A.36, & A.30 through A.35			☒	☐	☐
31. Window Design	A29			☒	☐	☐
32. Glazing	NA	No mirrors in project.		☐	☐	☒
33. Exterior Lighting and Illumination	Photometric Plan			☒	☐	☐
34. Equipment Screening	A.28, L-2.1 through L-2.3			☒	☐	☐
35. Residential Parking Garages	A.01			☒	☐	☐
36. Garage Door Design	A.10, A.15, A.20, A.25			☒	☐	☐
37. Driveway/Vehicle Pavement	NA	Not detached SF		☐	☐	☒
38. Pavement Design	L-1.0			☒	☐	☐
39. Multi-family Roof Form	A.08-A.10/A.013-A.15/A.18-A.20/A.23-A.25			☒	☐	☐
40. Massing for three story buildings or taller	A.08-A.10/A.013-A.15/A.18-A.20/A.23-A.25			☒	☐	☐
41. Distinct material changes for three story buildings or taller	A.08-A.10/A.013-A.15 / A.18-A.20/A.23-A.25			☒	☐	☐
42. Trash Enclosure, Solid Waste and Recyclable Materials	A.28 / Civil Sheet 6			☒	☐	☐
43. Arterial Design and Landscaping	NA (No walls on arterial streets)			☐	☐	☒
44. Street Improvements	Civil Sheet 1 though 4			☐	☐	☐

Residential Development Design and Development Standards Checklist
Housing Development Projects
Page 7 of 7

45. Utility Location and Easement	Preliminary Utility Plan			☒	☐	☐
46. Undergrounding Utilities	Preliminary Utility Plan &	Broadband Installation Plan		☒	☐	☐
47. Meter Location	Civil Sheet 6 & Preliminary	Utility Plan		☒	☐	☐
48. Stream Channel and Riparian Setbacks	NA			☐	☐	☒
49. Landscaping-Parkway/Park Strip Design	Civil Sheet 3, L-2.0	-L-2.6 & L-3.0-L-3.4		☒	☐	☐
50. Projects abutting developed land	Civil Sheets 1 through 6			☒	☐	☐
51. Project abutting undeveloped land	Civil Sheets 1 through 6			☒	☐	☐
52. Off-street bicycle and pedestrian connections	Civil Sheets 1 through 6			☒	☐	☐
53. Complete Streets	Civil Sheets 1 through 6			☒	☐	☐
54. Bicycle and pedestrian improvements (Multi-family projects)	L-1.0			☒	☐	☐
55. Internal pedestrian connections	Civil Sheet 1 & Landscape	L-1.0, L-2.0 through 2.3		☒	☐	☐
56. Continuous Sidewalks	Civil Sheet 1 & Landscape	L-1.0, L-2.0 through 2.3		☒	☐	☐
57. Water Infrastructure	Prelim. Utility Plan	on Civil Sheet 6		☒	☐	☐
58. Wastewater Infrastructure	Prelim. Utility Plan	on Civil Sheet 6		☒	☐	☐
59. Storm Drainage Infrastructure	Civil Sheet 3 & 5	Prelim. Stormwater Doc. Attached		☒	☐	☐
60. Storm Water Infrastructure	Civil Sheet 5	Prelim. Stormwater Doc. Attached		☒	☐	☐
61. Floodplain Development	NA (no creek in vicinity)			☐	☐	☒
62. Broadband Connectivity	Broadband Conduit Installation Plan	In "Supporting Docs" File		☒	☐	☐

City of Morgan Hill Residential Development Design and Development Standards

Project Name: Manzanita Park		
Owner: Dividend		
Architect: DAHLIN		
Civil & Survey: MH Engineering		
Dry Utility Consultant: Giacalone Electric		
Landscape Architect (LSA): Michael Arnone		
Date: 8/27/2020		
		NARRATIVE / RESPONSE
DESIGN AND DEVELOPMENT STANDARD		
A. Development Services Requirements		
Affordable Housing and Accessory Dwelling Units		
1 Inclusionary Housing and Below Market Rate Program		Per the City's Inclusionary Housing Ordinance, Section 14.04.040 A., 15% of all units in Residential Projects be Inclusionary Units available at Affordable Rents or Affordable Sales Prices. Per Section 14.04.040 C., Affordable Sales Prices applicable are those for Moderate-Income Households, Area median income (AM) Santa Clara County (14,04,040 24.). As such applicant intends to provide 10 BMR homes at the 120% AMI moderate level and pay a fraction in lieu fee of .05 (67 homes * 15% = 10.05 units). Sheet A.01
The project complies with Chapter 14.04 "Inclusionary Housing" which requires at least fifteen percent of all units in resident projects be inclusionary units that shall be made available at affordable rents or affordable sales prices as established in Chapter 14.04. The inclusionary units shall be approved, and construction of the inclusionary units shall be completed not later than the times prescribed in Section 14.04.050 of the Morgan Hill Municipal Code, unless an alternative requirement is approved pursuant to Section 14.04.070 of the Morgan Hill Municipal Code. (GP Policy HE-1nr).		
Projects with two or more units shall demonstrate compliance by providing the following:		
- For-Sale Projects in Downtown Specific Plan (DTSP) area: Designate 10 percent of the dwelling units at affordable sales prices to moderate-income households		
- For-Sale Projects Outside DTSP area: Designate 15 percent of the dwelling units at affordable sales prices to moderate-income households		
- Rental Projects in DTSP area: Designate 10 percent of the dwelling units at affordable rents by low-income and very low-income households. At least one-half of required units to be offered to very low-income household		
- Rental Projects Outside the DTSP area: Designate 15 percent of the dwelling units at affordable rents by low-income and very low-income households. At least one-half of required units to be offered to very low-income household		
The applicant shall provide details regarding the number of inclusionary units, the level(s) of affordability, the location and type of inclusionary units, and timing of construction of inclusionary units in relation to the construction of the market-rate units contained in the development.		
If proposing to satisfy the requirement by an alternative means of compliance, Sufficient information and documentation are provided as required by Section 14.04.070.		
Proposal of in-lieu fee payment is subject to approval by City Council.		
Accessory Dwelling Unit (ADU) Requirements		NA
If the project includes ADU's, the project shall comply with Chapter 18.84 Accessory Dwelling Units of the Morgan Hill Municipal Code.		
Site Planning		
2 Zoning Compliance		See sheet A.01 for Zoning compliance table
Project complies with the applicable zoning district standards:		
a. Residential Estate Districts (RE-10, RE-2.5, RE-1). Refer to Table 18.16-2 of the Morgan Hill Municipal Code.		
b. Residential Detached Low and Medium Density Districts (RDL-20,000, RDL-12,000, RDM-9,000, RDM-7,000). Refer to Table 18.16-3 of the Morgan Hill Municipal Code.		
c. Residential Detached High Density District Development (RDH-4,500). Refer to Table 18.16-4 of the Morgan Hill Municipal Code.		
d. Residential Attached Low Density Districts (RAL-3,500, RAL-3,000) Refer to Table 18.18-2 of the Morgan Hill Municipal Code.		
- Alternative Standards also available. Refer to Table 18.40-2.		
e. Residential Attached Medium Density (RAM). Refer to Table 18.18-3 of the Morgan Hill Municipal Code.		
- Alternative Standards also available. Refer to Table 18.40-2.		
f. Residential Attached High Density (RAH). Refer to Table 18.18-3 of the Morgan Hill Municipal Code.		
g. For projects that include residential units within the Mix Use Neighborhood (MU-N) and Mixed Use Flex (MU-F) Districts, refer to Table 18.22-2 of the Morgan Hill Municipal Code		
h. For project that include residential units within the Downtown Specific Plan refer to the development standards provided within the Downtown Specific Plan.		
i. Whenever a requirement of an overlay zone or combining district conflicts with a requirement of the underlying base zone, the overlay zone or combining district requirement shall control.		
Orientation to an existing street		See sheet A.01. There are three buildings that face Monterey Road, and all front doors in the those buildings face the street.
For residential buildings adjacent to a collector or arterial street, the primary entrance of homes (front door) is located along the street unless sound walls are installed (see "Sound Wall" section for requirements). (GP Policy CNF-11.1)		
Intersection Sight Distance/Clear Vision Triangle		LS: the intersection site distance/clear vision triangle has been added to the landscape plans on sheet L-1 and L-2.3. plants have been revised to comply with height limitation.
For projects located adjacent to pedestrian crossings or street intersections, a "Clear Vision Triangle" (see figure below) provided to comply with the City's Municipal Code Section 18.92.080, Intersection Sight Distance. This triangular area ensures that drivers, bicyclists and pedestrians have clearer views of crossing traffic, which improves intersection safety for all parties.		Civil: there are no constraints present in the horizontal alignment for required sight distance at this intersection. Vertical alignment around both curb returns is fairly flat with less than 12 inches of grade differential. Top elevations are annotated on civil plan sheet 5 of 5.
No structure, vehicle, object or landscaping over three feet in height may be placed within a clear vision triangle. Trees pruned at least eight feet above the established grade of the curb so as to provide clear view by motor vehicle drivers are permitted within a clear vision triangle. The areas subject to these standards are those portions of the Clear Vision Triangle areas located on private property outside the public right-of-way.		
Where the required front and side yards for a project measure less than 25 feet when combined, the distance of each of the two sides of the clear vision triangle along the property lines will be 15 feet		
The City Engineer or designee may approve alternative clear vision triangles under circumstances where the above requirements cannot be met.		
Sound Walls		Homes on Monterey Road front the street and no soundwall have been designed in on the project site.
An Acoustical Analysis shall be provided to demonstrate need for noise impact mitigation. Site planning and design techniques shall be utilized to minimize the use of sound walls. Sound wall is allowed if required to meet noise standards and applicant has demonstrated that other forms of mitigation are not available as described herein.		
Application demonstrates that other forms of mitigation such as installation of earth berms; increasing the distance between the noise source and the receiver; intervening placement of non-sensitive structures such as parking lots, utility areas, and garages to shield noise sensitive areas; orientating buildings to shield outdoor spaces from the noise sources; and minimizing noise at its source; are not available.		
If a sound wall is allowed, the maximum height of the sound wall shall be eight feet. Dimension shall be as determined in the acoustical analysis. Residential projects adjacent to the freeway shall meet the criteria as described in SSI-9.3 of the General Plan. The sound wall must be landscaped for aesthetic purposes and to prevent graffiti and vandalism. (GP Policy CNF-8.14, SSI-8.9, 9.2, 9.3, 9.4, 9.6, and 9.7)		
Agriculture Buffer		A 100' open space easement has been proposed on the Tentative Map to provide the requisite agriculture buffer to the north. This easement has been indicated on civil Sheet 2 of 5.
If the project is located adjacent to an active agricultural use, an open space easement has been provided to buffer between the active agricultural use that are adjacent to the proposed project and new development. The size and configuration of the buffer is a minimum of 100 feet between the active agriculture use and the nearest new structure as measured from the property line. (GP Policy NRE-4.9)		
On-Site Recreational Amenities		See sheet A.01 for tier categories. The specific amenities that are included in the project are highlighted in green. See sheet L-1.0 for the locations of each amenity
The project has provided on-site recreational amenities to serve residences based on the following table		
16 - 50 units Tier 1: 2 Tier 2: 2		
51-100 units Tier 1: 2 Tier 2: 2 Tier 3: 1		Tier 1: 2 Required
101-150 units Tier 1: 2 Tier 2: 2 Tier 3: 2		Meditation Garden - Sheet: L-1.0
151 + units Tier 1: 2 Tier 2: 3 Tier 3: 3		Passive Water Feature - Sheet: L-1.0
201 + units Tier 1: 2 Tier 2: 3 Tier 3: 3		Park Benches (x7): - Sheet: L-1.0
Tier 1 amenities:		
Shuffleboard		
Horseshoes		
Bowling green with artificial turf		Tier 2: 2 Required
Picnic/barbeque area		Shade/Trellis Area (x5) - Sheet: L-1.0
Park benches		Dog Park - Sheet: L-1.0
Passive water features (e.g. fountain)		2 BBQ Islands - Sheet: L-1.0
Passive recreation area and/or garden:		Basketball Half Court - Sheet: L-1.0

Tier 2 amenities: Cabana or shade trellis area Two picnic/barbeque areas Clubhouse Volleyball court and/or Bocce ball court Outdoor racquetball/handball tilt-up wall Dog Park Sauna and/or Jacuzzi Community garden plots (minimum one forty-eight-square-foot plot per each ten dwelling units) with water service located in an area that will get a minimum of six hours of direct sun when trees mature ½ court basketball (one hoop) Bridle paths Bocce ball Artificial turf putting green Exercise structure or complex (age appropriate play equipment/minimum three activities; can be integrated in structure) Tier 3 amenities: • Softball field • Sports court and/or 2 1/2-court basketball courts (two hoops) • Restroom area • ½ scale soccer field • Exercise structure or complex (age appropriate play equipment/minimum five activities; can be integrated in structure) • Jacuzzi and separate child wading pool • Tennis court • Recreation hall with exercise equipment and/or game equipment • Exercise room • Clubhouse w/ kitchen • Swimming pool (GP Policy- Housing element HE-4) Water Conservation in Landscaping The project has provided landscape and irrigation plans demonstrating compliance with Morgan Hill Municipal Code Chapt 18.148 (Water Conservation in Landscaping). (GP Policies NRE-6.6 and NRE-7.3)	Tier 3: 1 Required Clubhouse with Kitchen - Sheet: L-1.0																
Landscaping Plan: The Project is required to provide detailed landscape plans in compliance with Section 18.64.040 (Landscape Plan requirement of the Morgan Hill Municipal Code. Landscape plans must demonstrate compliance with Section 18.64.060 (General landscape requirements) of the Morgan Hill Municipal Code. Pursuant to Morgan Hill Municipal Code section 18.64.050: a. All required front and street side setback areas, excluding areas required for access to the property, shall be landscaped and maintained. b. Landscaping may consist of any combination of living plants, such as trees, shrubs and grass or related natural features, such as rock, stone, or mulch. Decorative hardscape featuring pervious materials is permitted within required landscaping areas. For projects with a proposed stormwater treatment facility(ies), the Landscaping Plan includes appropriate landscaping for all bioretention and other vegetated stormwater treatment facility(ies). For plant guidance, check the Central Coast Low Impact Development Initiative (LIDI) website at https://www.centralcoastlidi.org/landscape.php For projects adjacent to streams, the Landscaping Plan shows the use of locally native plants for all landscaping or revegetation adjacent to a stream and within a riparian area to comply with the City's adopted Santa Clara Valley Water Resource Protection Collaborative's "Guidelines and Standards for Land Use Near Streams." A copy of the guidelines and standards can be found at https://www.valleywater.org/contractors/doing-businesses-with-the-district/permitsfor-working-on-district-land-or-easement/guidelines-and-standards-for-land-use-near-streams.	Irrigation plans have been provided which comply with the City of Morgan Hill's Landscape Water Efficient Checklist and Water Conservation in Landscaping guidelines. See Sheets L-3.0 through L-3.5 & Water Efficiency Checklist Detailed landscape plans are provided L-1.0 through L-3.5 to comply with city requirements. Front and street side setback areas have been landscaped. Suitable plants have been selected for bio retention basins.																
Wildland-Urban Interface Fire Area: New developments and projects proposed within a locally adopted Wildland-Urban Interface Fire Area shall include a plan for the protection of the community from any unreasonable risks associated with the effects of wildland and urban fire. The plan shall be based upon a site-specific wildfire risk assessment that includes considerations of location, topographic aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, building ignition and fire-resistance factors, fire protection systems and equipment, defensible space and vegetation management, evacuation routes, peak load water supply requirements, and minimum road widths, as those items relate to identified fire hazards and reviewed and approved by the Fire Marshal. Trees: The project has identified all trees to be removed on the project landscape plan and/or grading plan, has proposed a two-to-one ratio of replacement trees, and has applied for the required Tree Removal Permit in accordance with Chapter 12.32 (Restrictions on Removal of Significant Trees) of the Morgan Hill Municipal Code Useable Private and Common Open Space: Each lot must include a private open space area, such as a private yard, porch, balcony, roof garden, or patio. Private open space must be contiguous to the unit it serves and accessible and visible from the living area of the unit. Private open space must be open air. Private open space cannot be covered by a roof by more than 50 percent of the area; however, balconies can have up to 100 percent ceiling coverage. The following private open space is required per unit type: a. Single-family attached and detached units meeting the following average lot sizes shall provide useable open space as specified: Average Lot Area (square feet) <table><tr><td>1,440-1,920</td><td>1,920-2,999</td><td>3,000-4,356</td><td>4,357-6,999</td></tr><tr><td>Private Open Space</td><td>60 square feet per unit</td><td>150 square feet per unit</td><td>300 square feet per unit</td></tr><tr><td>Common Open Space</td><td>140 square feet per unit</td><td>150 square feet per unit</td><td>175 square feet per unit</td></tr><tr><td>Open Space</td><td>150 square feet per unit</td><td>175 square feet per unit</td><td>200 square feet per unit</td></tr></table> b. Single-family detached (lots 7,000 square feet and over)- 500 square feet per unit (Private Open Space) c. Multi-family residential – At least fifty percent of the units have at least 48 square feet per unit (Private Open Space). Fifteen percent of the site area shall be dedicated to common open space. d. If On-site Recreational Amenities are not provided, private and common open space shall be increased by 25 percent. Common open space shall be fully landscaped and accessible to all residents. Private open space per unit may be reduced by up to 25 percent if off-set by the equivalent increase in common open space with amenities. (GP Policy CNF-11.29)	1,440-1,920	1,920-2,999	3,000-4,356	4,357-6,999	Private Open Space	60 square feet per unit	150 square feet per unit	300 square feet per unit	Common Open Space	140 square feet per unit	150 square feet per unit	175 square feet per unit	Open Space	150 square feet per unit	175 square feet per unit	200 square feet per unit	N/A - This project is not in a Wildland-Urban Interface Fire Area Our ground topographic survey indicates no trees on this property. All of the units (100%) meet the multi-family residential requirement of 48 sq. ft. per unit of Private Open Space. The private open space for each unit type is shown on sheets A0.2, A0.3, A0.4, A0.5, A0.6. The provided Private Open Space area in porches and decks per unit ranges from 87-280 sq. ft. The Common Open Space provided exceeds the requirement of fifteen percent of the site area (18% for Parcel 1, and 19% for Parcel sheet A.01 for Common Open Space area.
1,440-1,920	1,920-2,999	3,000-4,356	4,357-6,999														
Private Open Space	60 square feet per unit	150 square feet per unit	300 square feet per unit														
Common Open Space	140 square feet per unit	150 square feet per unit	175 square feet per unit														
Open Space	150 square feet per unit	175 square feet per unit	200 square feet per unit														
Parking Improvements																	
14 Required On-site Parking Spaces: The project complies with the parking requirements specified in Section 18.72.030 of the Morgan Hill Municipal Code.	All applicable parking requirement standards have been complied to. Parking Summary is indicated on Civil sheet 1 of 5.																
15 Parking Design and Development Standards: The project complies with the parking design and development standards specified in Section 18.72.060 of the Morgan Hill Municipal Code.	All applicable parking standards have been complied to. Typical parking space dimensions, required number ADA stalls and minimum drive aisle widths are shown on Civil sheet 1 of 5.																
16 Parking Lot Layout: For multi-family projects, the parking for the project is dispersed throughout the project in smaller segmented parking areas, rather than the creation of a large parking lot. Parking is located interior to or at the back of the site where it is not visible to the street.	This parking standard has been adhered to for layout of parking dispersal throughout the project. See Civil sheet 1 of 5.																
17 Bicycle Parking and Storage: All multi-family developments of five units or more are required to provide bicycle parking in compliance with Section 18.72.080 of the Morgan Hill Municipal Code.	Short Term bicycle spaces: 15 short term bike spaces are provided. 10% of the 50 required vehicle surface spaces would be 5 bicycle spaces, so the requirement is exceeded. See sheet L-1.0 for bike parking local (See bike symbol in Amenities Schedule) Long-term bike spaces are provided in every unit (67 spaces). (1 space per 5 units is required, so the requirement is exceeded. See sheets A0.2, A0.3, A0.4, A0.5, A0.6. for spaces located in each unit garage.																
18 Exterior Parking Lot Lighting: For projects with more than six parking spaces, detailed lighting information is provided in compliance with Section 18.72.060.G of the Morgan Hill Municipal Code. Lights shall use cut-off shields and be downward directed.	See Attached Photometric Plans																
19 Parking Area Landscaping: Projects with six or more parking spaces must demonstrate compliance with the parking lot screening and parking lot landscaping requirements specified in Sections 18.72.060.I (Parking design) and 18.72.070 (Parking lot landscaping) of the Morgan Hill Municipal Code.	Planting has been provided adjacent to and across from all parking areas where space is available. Plant height allows for car doors to open and car occupants to easily exit vehicle See Sheets L-2.1 through L-2.3																
20 Pedestrian Access:	The requisite walkway connecting parking throughout the project is indicated on Civil sheet 1 of 5 and engineering																

	Parking lots with more than thirty parking spaces shall include a pedestrian walkway in compliance with ADA requirements specified in Section 18.72.060.H of the Morgan Hill Municipal Code.	to comply with ADA standards.
21	Electric Vehicle Charging Stations: Parking lots with more than twenty-five parking spaces shall incorporate electric vehicle charging stations in compliance with Section 18.72.040.C of the Morgan Hill Municipal Code.	Proposed electric vehicle charging stations within surface parking areas are shown on sheet A.01. Two EV spaces are required based on 50 surface parking spaces. Two EV spaces are provided.
Architectural Design Features		
22	Front Porches: 50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet	Over 50% Of the homes have front porches with a minimum dimension of 5'x6'. See sheets A0.2, A0.3, A0.5, A0.6.
23	Balconies: 25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet.	Over 25% of the homes include a deck with a minimum size of 6'x4'. See See sheets A0.2, A0.3, A0.4, A0.5, A0.6.
24	Fences: All fences and walls designed for screening purposes shall be of solid material. Chain link or chain link with slats is not permitted.	Perimeter fencing is solid wood fence, see fence detail on sheet L-1.1. Dog park fence is open for visibility circulation.
25	360 Degree Architecture: The project includes two of the following details: Windows, shutters, awnings, bay windows, trellis features, texture variation stone, brick or other material enhancements. All facades (sides and rear) must have the level of detail, and materials (GP Policy CNF-11.16)	All elevations of the project feature windows and texture variations in materials and colors including the side and rear elevations. See sheets A.08 - A.10 / A.013 - A.15 / A.18 - A.20 / A.23 - A.25
26	Exterior Treatments and Materials: At least two materials shall be used on any building facade, in addition to glazing and railings. Any one material must comprise at least 20% of any building facade, excluding windows and railings. A change in material must be offset by a minimum of six inches in depth. Exterior finish materials should be chosen and applied to not appear artificial as in the case of brick veneer applied on a single building face so that it is obviously 1/4 inch thick when viewed from the side, or in the case of a trellis made of 2 inch x 2 inch or 2 inch x 4 inch members. Veneers are required to turn corners, avoiding exposed edges	In Addition to glazing and railings, 2 materials are used on every facade and material transitions are treated with offsets between the materials that compliment the elevation style. Stone veneers turn corners where used, avoiding artificial. See sheets A.08 - A.10 / A.013 - A.15 / A.18 - A.20 / A.23 - A.25
27	Roof Line Variation for three or more units: Roofs have been designed to incorporate a minimum of two varying roof heights or types (hip, gable, shed, flat, etc.)	Varying roof heights are used on each building. See sheets A.08 - A.10 / A.013 - A.15 / A.18 - A.20 / A.23
28	Height and Project Massing: Project design minimizes bulk of the buildings by limiting building length, or designing buildings with the following special features to break up building bulk, including a. Changes in roof form and height; and, b. Major full-height recesses (At least 10 feet deep for multi-family projects and three feet deep for single-family attached projects) along the length of the building that successfully break the building into smaller discrete masses. (General Plan Policy CNF 11.22)	The attached units are differentiated using recesses and offsets and two-story porch elements to break up massing of the buildings. See sheets A.08 - A.10 / A.013 - A.15 / A.18 - A.20 / A.23 - A.25
29	Separate Structures-Attached Projects: Large projects shall be divided into separate structures. The maximum number of units per structure is as follows: a. Single-family Attached: 7 units maximum per structure (General Plan Policy CNF 11.22) 100 percent affordable projects are exempt from this requirement	The townhouses are designed as 4-plexes, 5-plexes, and 6-plexes. They do not to exceed 6 units per structure. See Sheet A.01
30	Building Colors The project has provided a sample color palette of complimentary colors compatible with surrounding neighborhood. The number of colors appearing on any building exterior is limited to no more than four colors or tones of the same color, including trim and accent colors. The use of fluorescent or neon colors is prohibited.	The Color Palette of the project, provides a cohesive range of colors that compliment each other. The color palette includes neutral tones with accent colors, as appropriate for the Spanish style of architecture. See Color and Materials on Sheet A.35 as well as renderings of exterior elevations on A.30 through A.35
31	Window Design: The window recesses, trim and other window elements have been designed to be substantial in depth to create shadows. The project incorporates at least one of the following window features throughout the project a. Minimum depth of at least 1 1/2 inches from glass to exterior of trim; b. Minimum depth of at least six inches from glass to wall edge around windows if there is no trim (this is only appropriate for certain architectural styles such as Spanish Revival or Modern); or c. Decorative trim elements that add detail and articulation, such as window surrounds with at least a two-inch depth. They must be designed as an integral part of the design	Window details are provided on sheet A.29 to show the typical recessed window condition at stucco walls and wood trim for windows at walls with wood paneling. The windows at stucco finish are recessed to create shadows and are at a depth that compliments the elevation style. The Windows at lap siding and wood paneling have cementitious trim surrounds that create shadows and depth.
32	Glazing: Mirrored glass is prohibited in order to minimize off-site glare and maximize transparency.	Noted. Mirrored glass has not been used in this project.
33	Exterior Lighting and Illumination: Wall-mounted lights or bollards shall be provided for security purposes. Lights shall be directed down and shielded to avoid glare impacts. The project has demonstrated compliance by submittal of a photometric plan and fixture detail.	Street and Bollard lights have been selected to comply with this measure. See sheet A.29 for the wall-mounted lighting fixture as well as Photometric Design included for additional detail.
34	Equipment Screening: 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 preventers, irrigation control valves, electrical transformers, pull boxes, and all ducting 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	Trash enclosures are heavily screened with shrubs and vines. Backflow preventers are screened with 2-3 shrubs. See Sheets L-2.1 through L-2.3, & A.28
35	Residential Parking Garage: The project is designed to reduce the prominence of garage doors through one or more of the following strategies: a. Locate the garage door behind the front porch and/or living space, relative to the front lot line; b. Design the second floor to overhang beyond the garage door c. Locate the garage to the side or rear of building rather than at the center; or d. For garages with three or more non-tandem parked cars, the area of the front wall(s) of garage(s) shall not be more than 2 percent of the cumulative exterior front walls of two story single family residential building; no more than 50 percent of the cumulative exterior front walls of a one story single-family residential building; and at least one front wall of the a three car garage must be separated from the remaining garage front wall by at least two feet. (GP Policy CNF-11.19)	The garages for the Townhouses are located in the rear of the building/units. See Sheet A.01
36	Garage Door Design: The garage doors proposed within the project feature windows or other architectural design features consistent with the main dwelling, approved by the Development Services Director or designee.	The garage doors proposed within the project feature windows and other architectural design features consistent with the Elevation Style of the main dwelling. See Sheets: A.10, A.15, A.20, A.25.
37	Driveway/Vehicle Pavement: For detached single-family projects, paved areas and hard surface for vehicle access and parking does not occupy more than 50 percent of the front and street-side setback area.	Standard is not applicable to this project.
38	Pavement Design: The project has incorporated decorative, pervious paving into paved and landscaped areas by 10 percent to reduce the visual impact of paved surfaces. Decorative paving includes: brick, stamped colored concrete, stone blocks or pavers, interlocking colored pavers, grasscrete, and other comparable materials. Priority locations for decorative paving may include the following a. The first 20 feet of the driveway closest to the street; b. A four-foot wide pedestrian path along the length of the driveway, if no sidewalk is provided; c. Parking maneuvering areas; d. Parking aprons; and e. Parking areas or fire turnarounds that can also occasionally function as outdoor courtyards.	This requirement of 10% decorative pavement within private drive isles has been complied to as shown on Landscape Plans sheet L1.0. Private asphalt drive isles and parking is computed at 41,907 sf and 5,230sf are proposed.
39	Multi Family Roof Form: The roof element of the multi-family project is designed such that no more than two side-by-side units are covered by or unarticulated roof. Articulation may be accomplished by changing roof height, offsets, and direction of slope, and by introducing elements such as dormers, towers, or parapets. Other alternative design approaches that achieve the same goal of breaking down building masses into small individual units may also be acceptable, for example shifting the units in section and varying design treatment for individual units. (GP Policy CNF-11.22)	Roof elements and staggering of unit walls achieve create distinct unit massing. See sheets A.08 - A.10 / A.15 / A.18 - A.20 / A.23 - A.25
40	Massing for three story buildings or taller: Buildings three stories or taller shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building elements. Major breaks shall be a minimum of 30 inches deep and four feet wide and extend the full height of the building.	The 3-story Townhomes have massing breaks at each unit, by varying front porch depths and second floor setbacks that help break up the large street facade. See sheets A.08 - A.10 / A.013 - A.15 / A.18 - A.20 / A.23 - A.25
41	Distinct material changes for three story buildings or taller: Buildings three stories or taller must provide a ground floor elevation that is distinctive from the upper stories by providing a material change between the first floor and upper floors along at least 75% of the building facade with frontage upon a street, adjacent public park or public open space.	At least 75% of the building facade with frontage upon a street, adjacent public park or public open space Townhomes have distinct material changes to the upper floors to break up the massing and enhance the elevation. There is wood paneling or wood bay windows at the third floors to provide a variety of materials along the frontage. See sheets A.08 - A.10 / A.013 - A.15 / A.18 - A.20 / A.23 - A.25
42	Trash Enclosure, Solid Waste and Recyclable Materials: Detailed enclosure plans are required for multi-family, new construction and alteration projects, and comply with the following:	See sheet A.28 for Trash Enclosures. The design is consistent with the building styles, colors, and materials. Floor plan diagrams of the trash enclosures including bins consistent with the City's standards are shown on sheet A.28

a. The exterior materials and colors of the enclosure walls shall match the building walls. b. Chain link fencing with or without wooden/plastic slats is prohibited. c. Roofs shall be painted with rust-inhibitive paint. d. Shall not obstruct on-site or off-site pedestrian or vehicle traffic movement. If project requires a consolidated solid waste plan, the project shall comply with the enclosure and development guidelines specified by Recology South Valley. All trash enclosure areas must meet the following structural or treatment control Best Management Practices (BMP) requirements (individual single-family residences are exempt from these requirements) a. Roof Required: Trash enclosure areas shall have an all-weather noncombustible solid roof to prevent rainwater from mixing with the enclosure's contents. b. Walls Required: Trash enclosure shall have structural walls to prevent unauthorized off-site transport of trash. c. Doors: Trash enclosure shall have door(s) which can be secured when closed. d. 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. e. 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	
B. Engineering-Land Development Requirements	
Site Planning	
43 Arterial Design and Landscaping Development adjacent to arterial streets is designed without fences or walls (unless required for sound mitigation as determined by an Acoustical Analysis) or landscape designed wall not exceeding three feet in height. (GP Policy TR-3.20) Development adjacent to arterial streets with existing median without landscaping provides the required landscaping in the median. The median improvements will be subject to City reimbursement in the form of credits against the Traffic Impact Fees due from the project. The project shall be reimbursed the actual consultant fees, review fees, permit fees, and construction costs of construction the median improvements. Refer to the City's Median Design Guidelines. (GP Policy CNF-8.10)	No walls or fences adjacent to the arterial street are being used.
44 Street Improvements New public and private streets serving the project are designed to be consistent with the General Plan Transportation Element as well as the Street Standard Details in the City's Standard Details. Minor variations and exceptions to the standards are subject to the approval of the City Engineer. The project installs and dedicates 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	Horizontal alignment, ultimate right of width of Tilton Avenue extension through the development and its intersection with Monterey Road has been prepared at the direction by the City Engineer. Placement of onsite parking at Tilton Avenue, private shared drive access has also been reviewed and preliminarily approved by Scott Public and private street improvements shall meet all applicable City and Fire Department standards. Civil Sheets 1 through 6
45 Utility Location and Easement: New utility transformers are installed underground unless precluded by physical limitations of the project site. Utility locations do not interfere with the viability of tree maturity, function of stormwater treatment facilities, or use of open space. A Public Service Easement (P.S.E.) with a minimum width of 10' is provided adjacent to all public rights-of-way for public and private utilities (including gas, electric, telephone and cable communications conduits or duct bank). All public utilities for sewer, storm, or water within the project are within a public right-of-way or within a P.S.E. granted to the City and within a minimum width of twenty (20) feet. Exceptions to the easement width are subject to the approval of the City Engineer. For individual water, sewer or storm mains, the pipe is located in the centerline of the P.S.E. A plat and legal description of the P.S.E., prepared by a licensed professional land surveyor or engineer in the State of California, are provided.	It is our intent to comply with this requirement of placing all transformers and secondary utility structures underground. Public service easement of 10' width is proposed along both sides of Tilton Avenue right of way, however, evaluated that 5' width should be adequate along Monterey Highway. Impact of right of way is significant to major roadway, therefore any added width to the P.S.E. will conflict with the placement of storm water storage facilities. See "Prelim. Utility Design" Plans.
46 Underground Utilities: All new utility distribution and service connections are placed underground. This standard does not apply to aerial power transmission lines. 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.	It is our intent to comply with this requirement for all new transmission lines to be placed underground. The existing overhead line (telephone & TV cable) fronting Monterey Highway. It is our intent to comply with this standard to underground this overhead facility along the project frontage. "Broadband Conduit Installation" Plans
47 Meter Location: Water meters shall be located within City right-of-way or within a recorded Public Service Easement (P.S.E). Each unit within a multi-family development shall be required to have a separate water service connection and city meter unless private sub-meters are installed for each unit by the developer. All single-family residential units shall be required to have a separate water service connection and city meter.	Project intends to propose a separate cluster of water meters for each building complex within public service easement along Tilton Avenue frontage and run one inch private services to each condominium unit under common Driveways. See Civil Sheet 6 / Preliminary Utility Plan
48 Stream Channel and Riparian Setbacks: If the project is located adjacent to a Category 1 or Category 2 stream (as verified by a biologist, hydrologist or other qualified professional) and the required setbacks have been identified on the project plans. (GP Policy NRE-5.f) ***TABLE*** All stream channels and riparian setbacks have been identified on the Site Development Plans. Documentation shall be provided by a biologist, hydrologist or other qualified professional identifying the Category of the waterbody and the required setbacks. The project is also in substantial conformance with the adopted User's Manual of Guidelines and Standards for Land Use Near Streams (a Manual of Tools, Standards, and Procedures to Protect Streams and Streamside Resources in Santa Clara County). A copy of the manual can be viewed at https://www.valleywater.org/contractors/doing-businesses-with-the-district/permits-for-working-on-district-land-or-easement/guidelines-and-standards-for-land-use-near-stream	N/A. Project is not located near a stream.
49 Landscaping -Parkway/Park Strip Design: A minimum 5-foot wide planted parkway (measured from face of curb) with irrigation system shall be provided between the street and sidewalk. Parkway shall be planted with street trees identified within the City of Morgan Hill Master Street Tree Plan. For parkways within a public right-of-way, the City Engineer or designee shall select the species from the applicable planting zone list of the Master Street Tree Plan.	Public street sections indicated on Civil plan sheet 3 of 5, we have indicated 5' wide landscape planter between curb and sidewalk along both Tilton Avenue extension and Monterey Road widening. Project shall comply with irrigation requirements and City's tree species selection criteria.
Pedestrian, Bicycle and Transit Improvements	
50 Projects abutting developed land: The project aligns and connects streets intersecting the project boundary with all adjoining streets. (GP Policy CNF-11.5)	Tilton Avenue extension alignment across Monterey Highway has been reviewed and preliminarily approved by City Engineer. There are no other streets surrounding this property to connect to. See Civil Sheets 1 through 5
51 Projects abutting undeveloped land: The project extends streets to the adjoining undeveloped land to provide access to undeveloped land in the event of its future development. (GP Policy CNF-11.5) The project has provided a public access easement in private streets for sidewalks, trails, greenways, and other pedestrian and bicycle facilities.	Project shall stub out Tilton Avenue extension at the easterly property line for future extension to the east through adjoining properties to connect to Burnett Avenue. See Civil Sheets 1 through 5
52 Off-street bicycle and pedestrian connections: The project has provided off-street bicycle and pedestrian connections in accordance with the Bikeways, Trails, Parks and Recreation Master Plan, as well as General Plan Policy CNF-11.5 Outside Connections and General Plan Policy CNF-11.6 Open Space Connections. Connections must be established and maintained through a public access easement, dedication or other similar method to guarantee it remains accessible to the general public. Off-street bicycle and pedestrian accessways are at least 15 feet wide, have no horizontal obstructions, and have a minimum of 9 feet-6 inches high vertical clearance. For off-street bicycle and pedestrian accessways that also serve as emergency vehicle accesses or utility corridors, the minimum accessway width and vertical clearance is subject to approval by the City's designated Fire Marshal. If the off-street bicycle and pedestrian accessway remains in private ownership, recordation of a maintenance agreement is required prior to acceptance of the street improvements. All easements and dedications will be required as Conditions of Approval.	There are no existing offsite bikeways or pathways adjacent to this property for the development to connect to. However, project has proposed northbound buffered bike lane along the Monterey Road frontage. We have made provision for pedestrian connectivity at two locations to adjoining commercial site to the south and east connection to the future development to the north. See Civil Sheets 1 through 5
53 Complete Streets: The project incorporates design elements from three different categories of "Complete Street Design Elements" (shall provide a minimum of two design elements from categories a to e below) that meet the needs of multiple users, including motorists, bicyclists, pedestrians, transit users, and persons of different physical capabilities. (GP Policy CNF-11.) NOTE: These standards apply to projects with new public streets, new private streets and/or private drives and for projects required to perform major changes to existing public or private streets Complete Street Design Elements a. Pedestrian infrastructure such as sidewalks; traditional and raised crosswalks; median crossing islands; Americans with Disabilities Act of 1990 compliant facilities including audible cues for people with low vision, pushbuttons reachable by people in wheelchairs, and curb cuts; and curb extensions subject to approval by the City Engineer or designee b. Traffic calming measures to lower speeds of automobiles and define the edges of automobile travel lanes, including a road diet, center medians, traffic circles, narrow travel lanes, bulbouts, shorter corner radii, elimination of free-flow right-turn lanes, angled and face-out parking subject to approval by the City Engineer or designee. c. Bicycle accommodations, such as protected or dedicated bicycle lanes, neighborhood greenways, wide paved shoulders, a bicycle parking subject to approval by the City Engineer or designee.	Project will meet three street design elements: a) Standard detached sidewalks along Monterey Road and Tilton Avenue. Monterey Road easterly sidewalk will connect to existing stub out to the south. b) Tilton Avenue intersection geometrics with Monterey Road has utilized reduced radii (20') curb returns with access to the north and south side of the development near the intersection is designed with egress only per direction by the City Engineer. These provisions will produce traffic calming at this location. c) Project proposed northbound buffered bike lane along the Monterey Road frontage. These proposals are indicated on sheets 1 & 3.

	d. Public transit accommodations, such as bus pullouts, transit signal priority, bus shelters, and dedicated bus lanes. Refer to the Santa Clara Valley Transportation Authority (VTA) Bus Stop and Passenger Facilities Standards for the design and placement of bus-related facilities and amenities. Transit improvements within the public right-of-way are subject to approval by the City Engineer or designee. e. Green Streets, the natural systems approach (incorporates vegetation and/or permeable pavements) to enhance pedestrian safety, reduce stormwater flow and improve water quality. Green Streets are designed to capture rainwater at its source. Green Street improvements subject to approval by the City Engineer or designee.	
54	Bicycle and pedestrian improvements (Multi-family projects) The project incorporates two or more enhanced bicycle and pedestrian improvements such as bicycle storage facilities, traffic calming measures, intersection crossings, and wayfinding signage. (GP Goals TR-8 and TR-9)	Project will provide onsite bike storage facilities to store up to 30 total bikes. See Landscape plans sheet. Also, traffic calming elements are incorporated into the street design as follows: Standard detached sidewalk along Monterey Road and Tilton Avenue. Monterey Road easterly sidewalk will connect to existing stub on south.
55	Internal Pedestrian Connections: The project provides pedestrian connections from all entrances to common open space, recreation facilities, and other project amenities.	Pedestrian connections are provided throughout the site to parking and public street sidewalks along Monterey Road and Tilton Avenue. Sheet Civil Sheet 1 of 5 & Landscape Sheets L-1.0, L-2.0 through 2.3
56	Continuous Sidewalks: The project provides continuous sidewalks along both sides of the street frontage(s). (GP Policy CNF-11.9) The project shall demonstrate compliance with Chapter 17.34 – Standards for Residential and Private Streets of the Morgan Hill Municipal Code by providing detached sidewalks and park strips, as required for primary residential streets, secondary residential streets and cul-de-sacs.	Continuous detached sidewalks are provided along the project frontage on Monterey Road and both sides Avenue extension. Sheet Civil Sheet 1 of 5 & Landscape Sheets L-1.0, L-2.0 through 2.3
Municipal Infrastructure		
57	Water Infrastructure: The project provides local water distribution lines to serve the proposed project and designed in accordance with accepted engineering principles and shall conform to the City's Design Standards and Standard Detail: All unused existing water services stubbed to the property shall be abandoned at the water main pursuant to city standards. Note: For corner parcels, where existing water services are stubbed to the property along both street frontages; the water services along the secondary street shall be utilized and the remaining unused existing water services shall be abandoned at water main pursuant to city standards. The project proposes water infrastructure improvements consistent with the City's Water System Master Plan, approved by the City Engineer or designee.	See prelim. utility plan sheets. Civil Sheet 6.
58	Wastewater Infrastructure: A sufficient wastewater collection system is provided to serve the proposed project and designed in accordance with accepted engineering principles and shall conform to the City's Design Standards and Standard Detail: All unused existing sewer laterals stubbed to the property shall be abandoned at the sewer main per city standards. Note: For corner parcels, where existing sewer laterals are stubbed to the property along both street frontages; the sewer lateral(s) along the secondary street shall be utilized and the remaining unused existing sewer lateral(s) shall be abandoned at the sewer main per city standards. The project proposes wastewater infrastructure improvements consistent with the City's Sewer System Master Plan, approved by the City Engineer or designee. (GP Policy NRE-8.4)	See prelim. utility plan sheets. Civil Sheet 6.
59	Storm Drainage Infrastructure: A sufficient storm drainage collection system is provided to serve the project and designed to be capable of handling a 10-year storm without local flooding. On-site detention facilities shall be designed to a 25-year storm capacity. Streets shall be designed to carry a 100-year storm. (GP Policies SSI-16.2 and SSI-16.3) The project proposes storm drainage infrastructure improvements consistent with the City's Storm Drainage Master Plan. The project has demonstrated compliance by providing a complete storm drainage study showing amount of run-off and existing and proposed drainage structure capacities reviewed and approved by the City Engineer or designee.	Preliminary LID analysis and permanent SCM design has been prepared for compliance to this standard. storm water infrastructure design is indicated on Civil sheets 3 and 5. See also Preliminary Stormwater Design provided with the application.
60	Storm Water Infrastructure: If the project is creating and/or replacing 2,500 square feet or more of impervious surface, project complies 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. A copy of the guidance manual can be obtained through the following link: https://www.morganhill.ca.gov/DocumentCenter/View/12671/Storm-Water-Management-GuidanceManual?bidId=. The project has demonstrated compliance by providing a Stormwater Runoff Management Plan/Report, Stormwater Control Plan sheet, and all applicable stormwater performance certifications pursuant to the Stormwater Management Guidance Manual and reviewed and approved by the City Engineer or designee. (GP Policies SSI-16.2 and SSI-16.3)	Preliminary LID analysis and permanent SCM design has been prepared for compliance to this standard. storm water infrastructure design is indicated on Civil sheets 3 and 5. See also Preliminary Stormwater Design provided with the application.
61	Floodplain Development: If the project is located within an area identified as Special Flood Hazard Areas or Floodway areas as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs), the project is subject to the floodplain management regulations specified in Chapter 15.80 (Flood Damage Prevention) of the Morgan Hill Municipal Code. The project has provided the required development review information for Floodplain Administrator review. (GP Policies SSI-5.1, 5.2, 5.3, 5.6, 5.7 and 5.8) The Floodplain Administrator has reviewed the required development review information and has determined that the project complies with Chapter 15.80 of the Morgan Hill Municipal Code If the project includes the placement of fill, a flood study is submitted for review and City acceptance. Project is required to file the appropriate conditional/final FEMA Letter of Map Revision (CLOMR/LOMR or CLOMR-F/LOMR-F) as required by the results of the flood study.	NA. There is no creek in the vicinity of this site.
62	Broadband Connectivity: The project provides the following broadband connectivity to the project: - Broadband conduit installed in the public right-of-way to serve the project - Broadband conduit from the public right-of-way to each home or occupied building in the project. - Pre-install indoor conduit, wiring and other necessary infrastructure so that broadband service may be provided to each unit. (GP Action Items SSI-18.A and SSI-18.B)	A conceptual Broadband Conduit Installation Plan has been prepared to meet this requirement.

March 3, 2022

VIA Email

Gina Paolini
City of Morgan Hill
Development Services Department-Planning Division
17575 Peak Avenue
Morgan Hill, CA 95037

RE: Manzanita Park : Zoning Clarification

Dear Ms. Paolini:

The Property referred to as Manzanita Park, is zoned based on the Block level Master Plan Map, Ordinance 2297. The Property is located within the Block labeled as Exhibit A.

This document indicates that Residential Development Standards Zoning code Section 18.40.050, Multi Housing Type and PD Master plan is to be used. See below for table of requirements & compliance. This information is also documented on drawing sheet A.01.

Per Table 18.40.050, Max Building Height is to be determined by the Base Zoning District.
Base Zoning District is MU-F.

Per 18.22.040 Development Standards:
Max. Building Height is 35ft,
footnote 3: 45ft permitted with a minimum of 10ft devoted to a roof element.

Per 18.56.020- Height, setback and lot coverage exceptions, Table 18.56-1:

A. Projections Allowed By-Right. Table 18.56-1 identifies building features which may project above the maximum permitted building height in the applicable zoning district. These projections are permitted by-right, with no discretionary permit required.

B. Height Exceptions Allowed with Minor Exception. The community development director may allow buildings to exceed the maximum permitted height in the applicable zoning district by up to ten percent with the approval of a minor exception. See Section 18.108.070 (Minor Exception).
(Ord. No. 2277 N.S., § 5(Exh. A), 6-6-2018)

35 ft. Ht. limit X 10% = 38.5 ft.

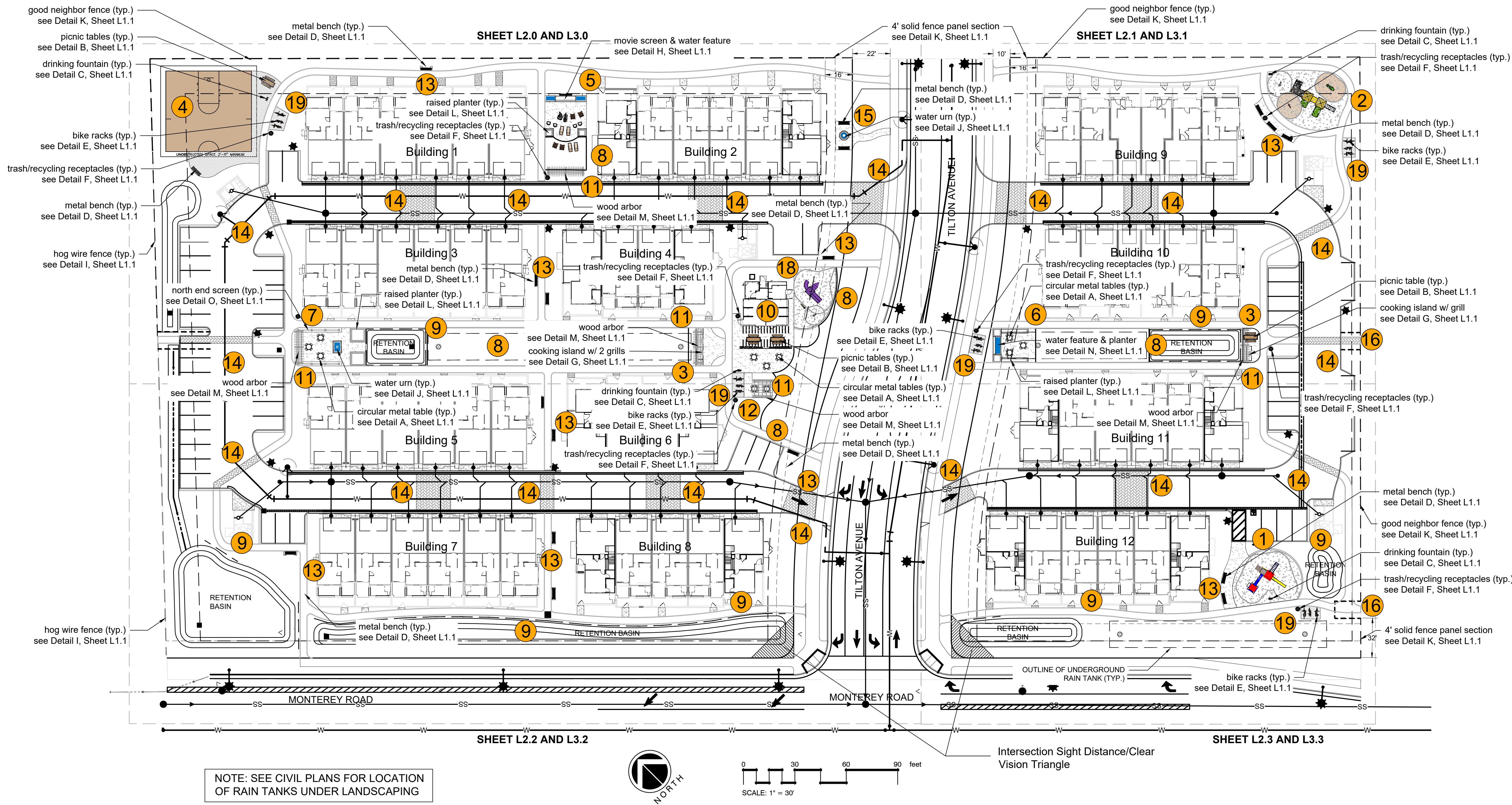
Not all of our buildings can meet the height exception of 18.56.020, and therefore our buildings will be designed with a roof element, likely a spire or coupola to create at least 10ft. of roof element from eave to highest element, and be less than 45ft total height. (Our actual building heights before the 10ft element would range from 37'-1", 38'-5-3/4", 38'-7", and 39'-7-1/2").

Zoning Compliance Summary				
Standard	Multi-Family Dev Standards (18.40.050)	PROVIDED		Compliance
		Parcel 1	Parcel 2	
Site Requirements				
Min. Lot Area (SF)	6,000	135,581	76,968	Yes
Min. Lot Width (Ft)	60	356	204	Yes
Min. Lot Depth (Ft)	85	349	349	Yes
Max. Building Coverage (% of Lot)	60%	28%	28%	Yes
Building Coverage (SF)		37,428	21,451	
Unit Count (DU)		43	24	
Floor Area Ratio (Max)	NA	-	-	-
Max. Height (Ft) Per Base Zoning District: MU-F 18.22.040, 18.56.020	see 18.22.040 & 18.56.020	35	35	
Max Height (Ft) per 18.56.020: up to +10% w/ approval		38.5	38.5	
18.22.040 Footnote 3:	45' max with 10' roof element			
				Yes

Sincerely,

Leilani Gnall-Gregory
Associate, Sr. Project Manager

Attachments Ordinance No. 2297



AMENITY LOCATION AND DESCRIPTION

- | | |
|--|---|
| 1. tot lot for 6-12 year olds with seating area | 10. community building with seating area and arbor (Tier 3) |
| 2. tot lot for 2 - 6 year olds with seating area | 11. shade structure (Tier 2) |
| 3. two BBQ Islands w/ drop in electric grill(s) (Tier 2) | 12. game table w/ shade structure (Tier 2) |
| 4. basketball half court w/ picnic table and bench (Tier 2) | 13. bench nodes @ paseo, trail and tot lots (Tier 1) |
| 5. outdoor movie screen/water element w/ seating area | 14. enhanced paving for crosswalks and access streets |
| 6. water element or electric fireplace with seating area | 15. meditation garden w/ water element (Tier 1) |
| 7. water element with seating area (Tier 1) | 16. easement for future public access to commercial use |
| 8. open play lawn | 17. not used |
| 9. hog wire fence (36" high) at bio retention basins (as needed) | 18. tot lot w/ play lawn |
| | 19. bike parking |

AMENITIES SCHEDULE

SYMBOL	DESCRIPTION	QTY	manufacturer	color/finish	size	model #
	SITESCAPES TALL GRASS 6\" BENCH w/ back	18	SITESCAPES	bronze powder coat	26\" x 34\" x 72\"	TG1-1000
	SITESCAPES TALL GRASS 4\" DIAMETER TABLE	11	SITESCAPES	bronze powder coat	4\" DIAMETER	TG6-3120
	MEMPHIS GRILLS 28\" DROP IN ELECTRIC GRILL	3	MEMPHIS GRILLS	stainless steel	28\"	VGB0001S
	HAWS FOUNTAIN DRINKING FOUNTAIN	4	HAWS	bronze mist powder coat	n/a	3500
	SITESCAPES NEW YORK 8\" PICNIC TABLE	4	SITESCAPES	bronze powder coat	8'	NY6-2500-ADA
	SITESCAPES CIRCLE BIKE RACK	15	SITESCAPES	stainless steel	40"	CR2-02-SM-SF
	SITESCAPES TALL GRASS RECEPTACLE	9	SITESCAPES	bronze powder coat finish	32 gallon	TG2-3001



Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

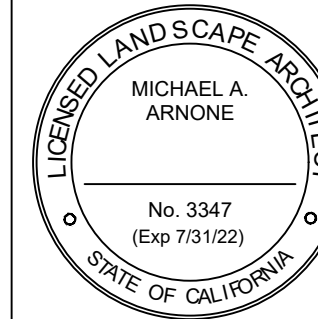
MANZANITA PARK
NORTH CORRIDOR INVESTORS, LLC
MONTEREY ROAD MORGAN HILL, CA

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OWNER SHALL ASSUME RESPONSIBILITY FOR COMPLIANCE WITH ALL EASEMENTS, SETBACK REQUIREMENTS AND PROPERTY LINES. OWNER SHALL ACQUIRE ALL NECESSARY PERMITS REQUIRED TO PERFORM WORK SHOWN ON PLANS. BASE INFORMATION HAS BEEN PROVIDED BY THE OWNER. MICHAEL ARNONE LANDSCAPE ARCHITECTURE ASSUMES NO LIABILITY FOR THE ACCURACY OF SAID PROPERTY LINE BOUNDARIES, FENCE LINES OR PROPERTY CORNERS.

REVISIONS



LANDSCAPE AMENITIES BUILDINGS 1-4

JOB NO. 201836

SCALE 1" = 30' - 0"

DRAWN MA SHEET

CHECK JC/MA

DATE 2.22.21

L-1.0

SHEET 1 OF 15

A **circular metal table**
not to scale

Technical drawing of a metal bench, showing three views: TOP VIEW, FRONT VIEW, and RIGHT SIDE VIEW. The drawing includes dimensions and callouts for assembly points.

- TOP VIEW:** Shows the bench from above. The width is 25.16. The label "TOP VIEW" is centered below the view.
- FRONT VIEW:** Shows the bench from the front. The total height is 37.12. The height of the seat area is 17. The width is 72. The label "FRONT VIEW" is centered below the view.
- RIGHT SIDE VIEW:** Shows the bench from the right side. The label "RIGHT SIDE VIEW" is centered below the view.
- Callouts:**
 - Callout 1 points to the seat area in the RIGHT SIDE VIEW.
 - Callout 2 points to the backrest area in the FRONT VIEW.
 - Callout 3 points to the leg area in the RIGHT SIDE VIEW.
- Dimensions:**
 - 25.16 (Width)
 - 37.12 (Total Height)
 - 17 (Seat Height)
 - 72 (Width)
- Assembly Note:** Anchor Bolts (Customer Supplied)
- Label:** metal bench
- Scale:** not to scale

TOP VIEW

Ø 25"
Ø 16"

FRONT VIEW

44 1/2"
35 1/4"

BOTTOM VIEW

12 1/8"

trash/recycling receptacle

not to scale

1. Backing - 1/16" Aluminum Sheet
2. Support Bars - 1 x 3/4" Steel Bar For Lid - Ø 24" x 0.75" Wall Steel Lid Attached to Bracket with Stainless Steel Aircraft Cast Dome - Ø 16" x 105" Wall Steel Dome
3. Surface Mount Flange - 1/4" x 1/2" Stainless Steel Flange with 9/16" Mounting Hole
4. Flange Mounting Hole - 9/16" x 4-5" Stainless Steel Anchor Bolt (Customer Supply)
5. 36 Gallon Rapid Tote Line with Handles Included

with Bronze powder coat finish

B metal picnic table
not to scale

as shown with Bronze powder coat finish

		Hawco		1455 KLEPPLE LANE SPRING, INDIANA 46031 (773) 358-4132 FAX (773) 358-7424 E-MAIL: HAIRC@HAWCO.COM WEB SITE: WWW.HAWCO.COM	
MODEL(S) 3500/3500D		0000070744.D 15			

with Bronze Mist powder coat finish

as shown with Bronze powder coat finish

as shown with stainless steel finish

ledger stone (style and color to be selected)
 concrete counter top (color to be selected)
 smooth finish concrete (color to be selected)
 drop-in gas grill

side view
 6'-0" (total height)
 4'-0" (counter height)
 2'-10" (depth)

front view
 1'-0" (overhang)
 1'-0" (overhang)
 6'-0" (total height)
 4'-0" (counter height)
 1'-3" (planter height)
 3'-7" (cabinet width)
 14'-7" (total width)
 stainless steel cabinet doors

cooking island
 scale 1/4" = 1' - 0"

Technical drawing of a movie screen and water feature, showing front and side views with dimensions and material specifications.

Front View Dimensions:

- Top concrete cap: 19"
- Left side concrete cap: 2'-4"
- Distance between water jets: 2'
- Distance from left cap to first water jet: 6'-1"
- Distance between water jets: 11'-7"
- Distance from last water jet to right cap: 10"

Side View Dimensions:

- Height of screen: 8'-4"
- Height of water feature: 4'-6"
- Distance from screen to water feature: 1'-6"
- Distance from water feature to right cap: 3'-6"

Material Specifications:

- concrete cap (color to be selected)
- smooth finish concrete (with accent color to be selected)
- smooth finish concrete (color to be selected)
- outdoor roll up movie screen
- front view
- water jet nozzle
- ledger stone (style and color to be selected)
- side view
- recessed space for screen

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

Diagram illustrating the construction of a hog wire enclosure. The structure is rectangular, measuring 3'-6" in height and 6' o.c. (on center) in width. The enclosure is built using 2 x 4" redwood framing, including the bottom stringer and 1" redwood framing on both sides. The wire mesh is galvanized hog wire with 4" grid spacing. The enclosure is supported by 4 x 4" redwood posts in concrete footing.

Labels:

- 2 x 4" redwood cap
- galvanized hog wire
- 4" grid spacing
- 4 x 4" redwood post in concrete footing
- 1" redwood framing both sides
- 2 x 4" redwood bottom stringer

Dimensions:

- Height: 3'-6"
- Width: 6' o.c.

Instructions:

- use 42" high along north property line
- use 36" high along bio retention basins where needed

Hog Wire Fence

scale 1/4" = 1' - 0"

(K) ————— **good neighbor fence**
scale 1/4" = 1' - 0"

(L) typical raised planter
scale 1/2" = 1' - 0"

The drawing consists of two views: a side view on the left and a front view on the right.

Side View: Shows a cross-section of the arbor. The top width is 6' with a 5' span between the posts. The base width is 4' with an 18" o.c. spacing between the posts. The height of the posts is 8'-0". The base is a reinforced concrete footing (typ.) with a height of 30" and a width of 24". A Simpson CB66 galv. column base @ ea. post (typ.) is shown at the base of the posts.

Front View: Shows the elevation of the arbor. The total width is 22'-0". The posts are 6 x 8" Doug. Fir, 8'-0" high. The beams are 4 x 8" Doug. Fir. The joists are 3 x 6" Doug. Fir, top joist, and 3 x 8" notched Doug. Fir joist. The spacing between the posts is 6'-3" o.c. The height of the top rail is 8" o.c. The base is a reinforced concrete footing (typ.) with a height of 30" and a width of 24". A Simpson CB66 galv. column base @ ea. post (typ.) is shown at the base of the posts.

Labels and Dimensions:

- 6'
- 5'
- 18" o.c.
- 4'
- 8'-0"
- 30"
- 24"
- side view
- Simpson CB66 galv. column base @ ea. post (typ.)
- reinforced concrete footing (typ.) see structural engineer's drawings
- 22'-0"
- 8" o.c.
- 3"
- 4 x 8" Doug. Fir beam
- 6 x 8" Doug. Fir post
- 3 x 6" Doug. Fir top joist
- 3 x 8" notched Doug. Fir joist
- 6'-3" o.c.
- front view

typical arbor elevation

scale 1/4" = 1' - 0"

○ north end screen elevation
scale 1/4" = 1' - 0"

The image contains two technical drawings of fence styles, labeled J and K.

Style J: water urn
 This drawing shows a cross-section of a fence. It features a concrete cap on top, a water sphere in the center, and a ledger stone at the base. Dimensions include a height of 1'-9" and a width of 4'-6". Labels indicate that the concrete cap, water sphere, and ledger stone are to be selected by color and style. A scale of 1/2" = 1' - 0" is provided.

Style K: good neighbor fence
 This drawing shows a cross-section of a fence with a 2x10 kick plate at the base. It includes a concrete cap and a water sphere. Dimensions include a height of 7'-2" and a width of 7'-2". A label indicates that 4 solid panels should be used where noted on plans. A scale of 1/4" = 1' - 0" is provided.

The drawings show a water feature and planter elevation. The front view (left) shows a structure with a fountain spout, a 2'-6" wide arched top, and a 4'-8" wide base. The side view (right) shows a 6' high structure with a 1'-4" wide top, a 2'-6" wide base, and a 15'-8" long planter section. Callouts indicate materials: smooth finish concrete (color to be selected), fountain spout, concrete cap (color to be selected), and ledger stone (style and color to be selected). A north arrow and scale of 1/4" = 1' - 0" are provided.

front view

water feature and planter elevation

side view

scale 1/4" = 1' - 0"



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MONTEREY ROAD MORGAN HILL, CA

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REVISIONS



SITE FURNISHINGS

JOB NO. 201836

SCALE as noted

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DATE 2.22.21

SHEET

L-1.1

SHEET 2 OF 15



MANZANITA PARK
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REVISIONS



PLANTING PLAN
BUILDINGS 1-4

JOB NO. 201836

SCALE 1/16" = 1' - 0"

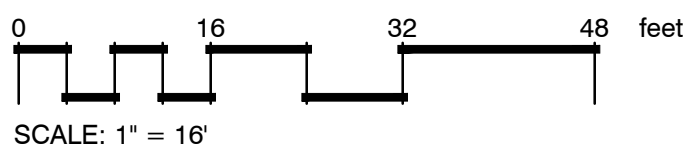
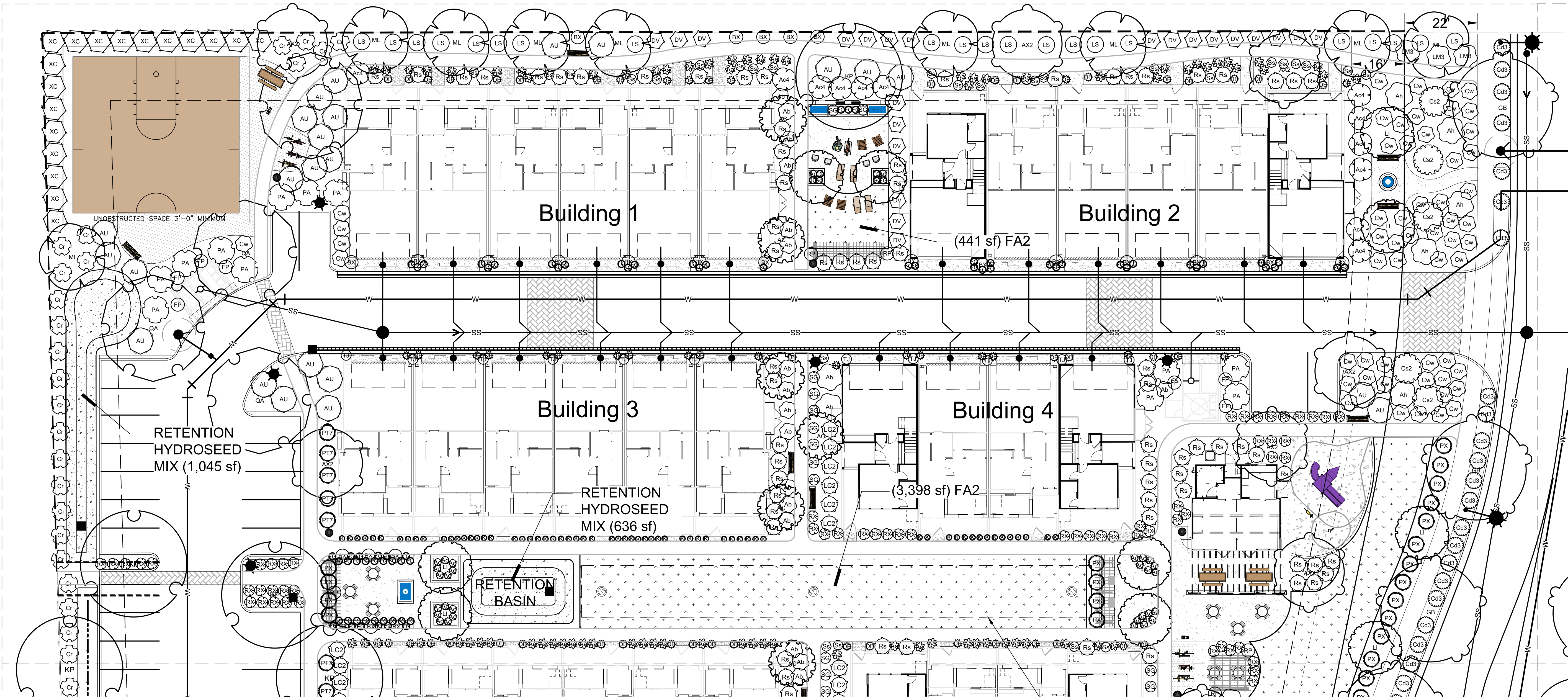
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DATE 2.22.21

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SHEET 3 OF 15



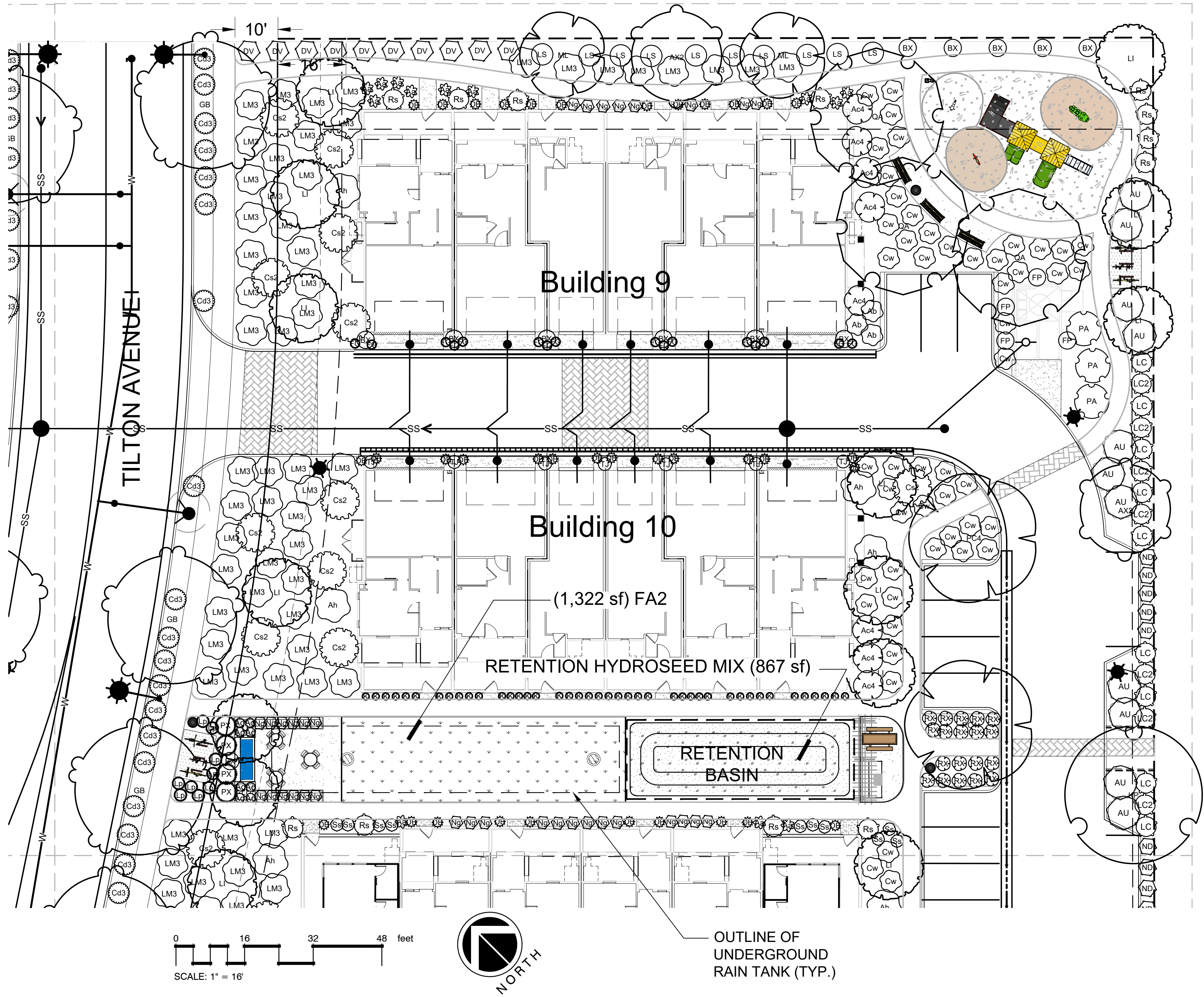
NOTE: SEE CIVIL PLANS FOR LOCATION OF RAIN TANKS UNDER LANDSCAPING

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
AC	Acer circinatum / Vine Maple	24" box	11
AX2	Arbutus x 'Marina' / Arbutus Standard	24" box	10
CS	Celtis sinensis / Chinese Hackberry	24" box	15
GB	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	24" box	12
KP	Koeleruteria paniculata / Golden Rain Tree	24" box	10
LI	Lagerstroemia indica / Crape Myrtle	24" box	30
ML	Melaleuca linariifolia / Flaxleaf Paperbark	24" box	14
PC4	Pistacia chinensis 'Red Push' / Red Push Chinese Pistache	24" box	3
QA	Quercus agrifolia / Coast Live Oak	24" box	15
SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
Ab	Abelia x grandiflora 'Confetti' / Variegated Abelia	5 gal	46
Ag	Achillea x 'Sassy Summer Sangria' / Sassy Summer Sangria Yarrow	1 GAL	65
Ac4	Arbutus unedo 'Compacta' / Dwarf Strawberry Tree	5 gal	26
Ah	Arctostaphylos densiflora 'Howard McMinn' / Howard McMinn Manzanita	5 gal	33
AE	Arctostaphylos edmundsii 'Carmel Sur' / Carmel Sur Manzanita	5 gal	105
AU	Arctostaphylos uva-ursi 'Emerald Carpet' / Emerald Carpet Manzanita	5 gal	84
Aa	Asparagus densiflorus 'Sprenger' / Sprenger Asparagus	5 gal	89
Cd3	Ceanothus maritimus 'Frosty Dawn' / Maritime Ceanothus	5 gal	68
Cs2	Ceanothus x 'Sierra Blue' / Sierra Blue Ceanothus	5 gal	36
Cr	Cistus ladanifer 'Blanche' / Crimson-Spot Rockrose	5 gal	54
Cw	Cistus x hybridus / White Rockrose	5 gal	166
DB	Dietes bicolor / Fortnight Lily	1 gal	138
DV	Dodonaea viscosa 'Purpurea' / Purple Leafed Hopseed Bush	5 gal	32
LM3	Lantana montevidensis 'Yellow' / Trailing Lantana	5 gal	123
LS	Leptospermum scoparium 'Ruby Glow' / Red New Zealand Tea Tree	5 gal	79
LC	Loropetalum chinense / Green Loropetalum	5 gal	19
LC2	Loropetalum chinense rubrum 'Burgundy' / Burgundy Loropetalum	5 gal	50

OUTLINE OF UNDERGROUND RAIN TANK (TYP.)

ND	Nandina domestica / Heavenly Bamboo	5 gal	14	
Ng	Nandina domestica 'Gulf Stream' TM / Gulf Stream Heavenly Bamboo	5 gal	33	
PA	Plumbago auriculata / Blue Plumbago	5 gal	25	
Rs	Rhaphiolepis indica 'Springtime' TM / Springtime Indian Hawthorne	5 gal	105	
RX	Rosa x 'Flower Carpet White' / Rose	1 gal	132	
SG	Salvia greggii 'Hot Lips' / Autumn Sage	5 gal	34	
Ss	Salvia spathacea / Hummingbird Sage	1 gal	39	
XC	Xylosma congestum / Shiny Xylosma	5 gal	26	
<u>GRASSES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>QTY</u>	
FG	Festuca glauca 'Elijah Blue' / Blue Fescue	1 gal	146	
K	Koeleria glauca / Large Blue Hair Grass	1 gal	124	
Lp	Lomandra longifolia Platinum Beauty / Variegated Mat Rush	1 GAL	43	
PT7	Phormium tenax 'Wings of Gold' / New Zealand Flax	5 gal	23	
PX	Phormium x 'Sunset' / New Zealand Flax	5 gal	30	
<u>VINES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>QTY</u>	
BX	Bougainvillea x 'San Diego Red' / Bougainvillea	15 gal	56	
FP	Ficus pumila / Creeping Fig	5 gal	19	
RP	Rosa polyantha 'Cecile Brunner' / Cecile Brunner Rose	15 gal	5	
TJ	Trachelospermum jasminoides / Star Jasmine Trellis	15 gal	38	
<u>GROUND COVERS</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	<u>QTY</u>
FA2	Festuca arundinacea 'Medallion' / Tall Fescue	sod		7,584 sf
	<u>RETENTION HYDROSEED MIX</u>			10,872 sf
	Mix of sedges and rushes			2,718 sf
	Carex barberae / Santa Barbara Sedge			2,718 sf
	Carex divisa / Berkeley Sedge			2,718 sf
	Juncus occidentalis / Western Rush			2,718 sf
	Juncus patens / California Gray Rush			2,718 sf



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY	
AC	Acer circinatum / Vine Maple	24" box	11	
AX2	Arbutus x 'Marina' / Arbutus Standard	24" box	10	
CS	Celtis sinensis / Chinese Hackberry	24" box	15	
GB	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	24" box	12	
KP	Koelreuteria paniculata / Golden Rain Tree	24" box	10	
LI	Lagerstroemia indica / Crape Myrtle	24" box	30	
ML	Melaleuca linariifolia / Flaxleaf Paperbark	24" box	14	
PC4	Pistacia chinensis 'Red Push' / Red Push Chinese Pistache	24" box	3	
QA	Quercus agrifolia / Coast Live Oak	24" box	15	
SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY	
Ab	Abelia x grandiflora 'Confetti' / Variegated Abelia	5 gal	46	
Ag	Achillea x 'Sassy Summer Sangria' / Sassy Summer Sangria Yarrow	1 GAL	65	
Ac4	Arbutus unedo 'Compacta' / Dwarf Strawberry Tree	5 gal	26	
Ah	Arctostaphylos densiflora 'Howard McMinn' / Howard McMinn Manzanita	5 gal	33	
AE	Arctostaphylos edmundsii 'Carmel Sur' / Carmel Sur Manzanita	5 gal	105	
AU	Arctostaphylos uva-ursi 'Emerald Carpet' / Emerald Carpet Manzanita	5 gal	84	
Aa	Asparagus densiflorus 'Sprengerii' / Sprenger Asparagus	5 gal	89	
Cd3	Ceanothus maritimus 'Frosty Dawn' / Maritime Ceanothus	5 gal	68	
Cs2	Ceanothus x 'Sierra Blue' / Sierra Blue Ceanothus	5 gal	36	
Cr	Cistus ladanifer 'Blanche' / Crimson-Spot Rockrose	5 gal	54	
Cw	Cistus x hybridus / White Rockrose	5 gal	166	
DB	Dietes bicolor / Fortnight Lily	1 gal	138	
DV	Dodonaea viscosa 'Purpurea' / Purple Leafed Hopseed Bush	5 gal	32	
LM3	Lantana montevidensis 'Yellow' / Trailing Lantana	5 gal	123	
LS	Leptospermum scoparium 'Ruby Glow' / Red New Zealand Tea Tree	5 gal	79	
LC	Loropetalum chinense / Green Loropetalum	5 gal	19	
LC2	Loropetalum chinense rubrum 'Burgundy' / Burgundy Loropetalum	5 gal	50	
ND	Nandina domestica / Heavenly Bamboo	5 gal	14	
Ng	Nandina domestica 'Gulf Stream' TM / Gulf Stream Heavenly Bamboo	5 gal	33	
PA	Plumbago auriculata / Blue Plumbago	5 gal	25	
Rs	Raphiolepis indica 'Springtime' TM / Springtime Indian Hawthorne	5 gal	105	
RX	Rosa x 'Flower Carpet White' / Rose	1 gal	132	
SG	Salvia greggii 'Hot Lips' / Autumn Sage	5 gal	34	
Ss	Salvia spathacea / Hummingbird Sage	1 gal	39	
XC	Xylosma congestum / Shiny Xylosma	5 gal	26	
GRASSES	BOTANICAL / COMMON NAME	CONT	QTY	
FG	Festuca glauca 'Elijah Blue' / Blue Fescue	1 gal	146	
K	Koeleria glauca / Large Blue Hair Grass	1 gal	124	
Lp	Lomandra longifolia Platinum Beauty / Variegated Mat Rush	1 GAL	43	
PT7	Phormium tenax 'Wings of Gold' / New Zealand Flax	5 gal	23	
PX	Phormium x 'Sunset' / New Zealand Flax	5 gal	30	
VINES	BOTANICAL / COMMON NAME	CONT	QTY	
BX	Bougainvillea x 'San Diego Red' / Bougainvillea	15 gal	56	
FP	Ficus pumila / Creeping Fig	5 gal	19	
RP	Rosa polyantha 'Cecile Brunner' / Cecile Brunner Rose	15 gal	5	
TJ	Trachelospermum jasminoides / Star Jasmine Trellis	15 gal	38	
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
FA2	Festuca arundinacea 'Medallion' / Tall Fescue	sod		7,584 sf
	RETENTION HYDROSEED MIX			10,872 sf
	Mix of sedges and rushes			
	Carex barberae / Santa Barbara Sedge			2,718 sf
	Carex divulsa / Berkeley Sedge			2,718 sf
	Juncus occidentalis / Western Rush			2,718 sf
	Juncus patens / California Gray Rush			2,718 sf



MANZANITA PARK
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MONTEREY ROAD MORGAN HILL, CA

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REVISIONS



PLANTING PLAN
BUILDINGS 9 & 10

JOB NO. 201836

SCALE 1/16" = 1' - 0"

DRAWN MA SHEET

CHECK JC/MA

DATE 2.22.21 L-2.1

SHEET 4 OF 15



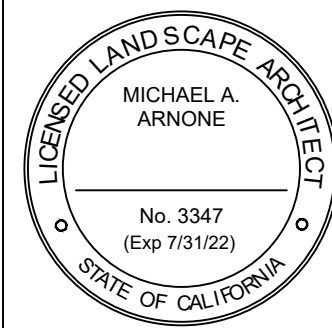
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REVISIONS



PLANTING PLAN BUILDINGS 5 - 8

JOB NO. 201836

SCALE 1/16" = 1' - 0"

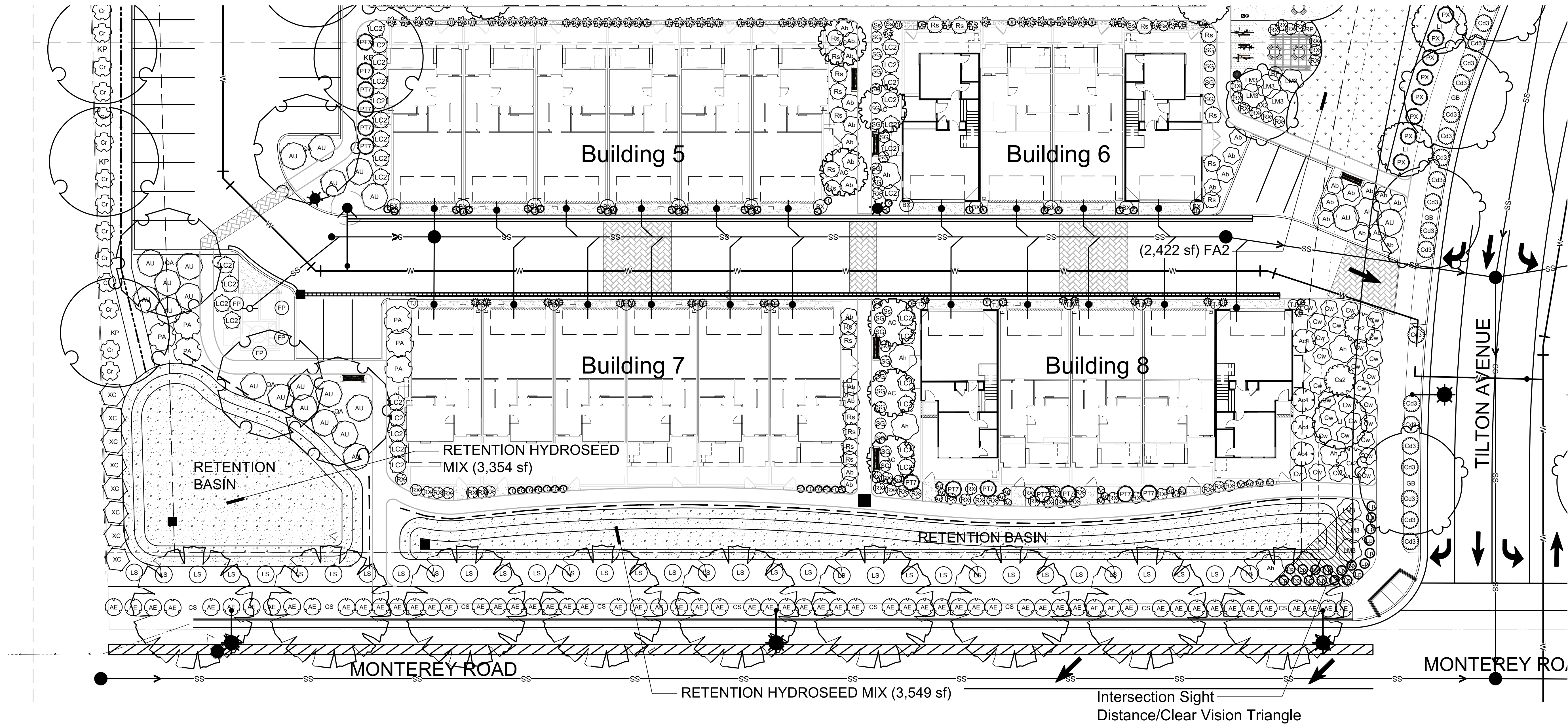
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DATE 2.22.21

L-2.2

SHEET 5 OF 15



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
AC	Acer circinatum / Vine Maple	24" box	11
AX2	Arbutus x 'Marina' / Arbutus Standard	24" box	10
CS	Celtis sinensis / Chinese Hackberry	24" box	15
GB	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	24" box	12
KP	Koelreuteria paniculata / Golden Rain Tree	24" box	10
LI	Lagerstroemia indica / Crape Myrtle	24" box	30
ML	Melaleuca linarifolia / Flaxleaf Paperbark	24" box	14
PC4	Pistacia chinensis 'Red Push' / Red Push Chinese Pistache	24" box	3
QA	Quercus agrifolia / Coast Live Oak	24" box	15
SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
Ab	Abelia x grandiflora 'Confetti' / Variegated Abelia	5 gal	46
Ag	Achillea x 'Sassy Summer Sangria' / Sassy Summer Sangria Yarrow	1 GAL	65
Ac4	Arbutus unedo 'Compacta' / Dwarf Strawberry Tree	5 gal	26
Ah	Arctostaphylos densiflora 'Howard McMinn' / Howard McMinn Manzanita	5 gal	33
AE	Arctostaphylos edmundsii 'Carmel Sur' / Carmel Sur Manzanita	5 gal	105
AU	Arctostaphylos uva-ursi 'Emerald Carpet' / Emerald Carpet Manzanita	5 gal	84
Aa	Asparagus densiflorus 'Sprengeri' / Sprenger Asparagus	5 gal	89
Cd3	Ceanothus maritimus 'Frosty Dawn' / Maritime Ceanothus	5 gal	68
Cs2	Ceanothus x 'Sierra Blue' / Sierra Blue Ceanothus	5 gal	36
Cr	Cistus ladanifer 'Blanche' / Crimson-Spot Rockrose	5 gal	54
Cw	Cistus x hybridus / White Rockrose	5 gal	166
DB	Diets bicolor / Fortnight Lily	1 gal	138
DV	Dodonaea viscosa 'Purpurea' / Purple Leafed Hopseed Bush	5 gal	32
LM3	Lantana montevidensis 'Yellow' / Trailing Lantana	5 gal	123
LS	Leptospermum scoparium 'Ruby Glow' / Red New Zealand Tea Tree	5 gal	79

LC	Loropetalum chinense / Green Loropetalum	5 gal	19	
LC2	Loropetalum chinense rubrum 'Burgundy' / Burgundy Loropetalum	5 gal	50	
ND	Nandina domestica / Heavenly Bamboo	5 gal	14	
Ng	Nandina domestica 'Gulf Stream' TM / Gulf Stream Heavenly Bamboo	5 gal	33	
PA	Plumbago auriculata / Blue Plumbago	5 gal	25	
Rs	Rhaphiolepis indica 'Springtime' TM / Springtime Indian Hawthorne	5 gal	105	
RX	Rosa x 'Flower Carpet White' / Rose	1 gal	132	
SG	Salvia greggii 'Hot Lips' / Autumn Sage	5 gal	34	
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PX	Phormium x 'Sunset' / New Zealand Flax	5 gal	30	
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GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
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	RETENTION HYDROSEED MIX			10,872 sf
	Mix of sedges and rushes			2,718 sf
	Carex barberae / Santa Barbara Sedge			2,718 sf
	Carex divisa / Berkeley Sedge			2,718 sf
	Juncus occidentalis / Western Rush			2,718 sf
	Juncus patens / California Gray Rush			2,718 sf

NOTE: SEE CIVIL PLANS FOR LOCATION OF RAIN TANKS UNDER LANDSCAPING



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REVISIONS



PLANTING PLAN
BUILDINGS 11 & 12

JOB NO. 201836

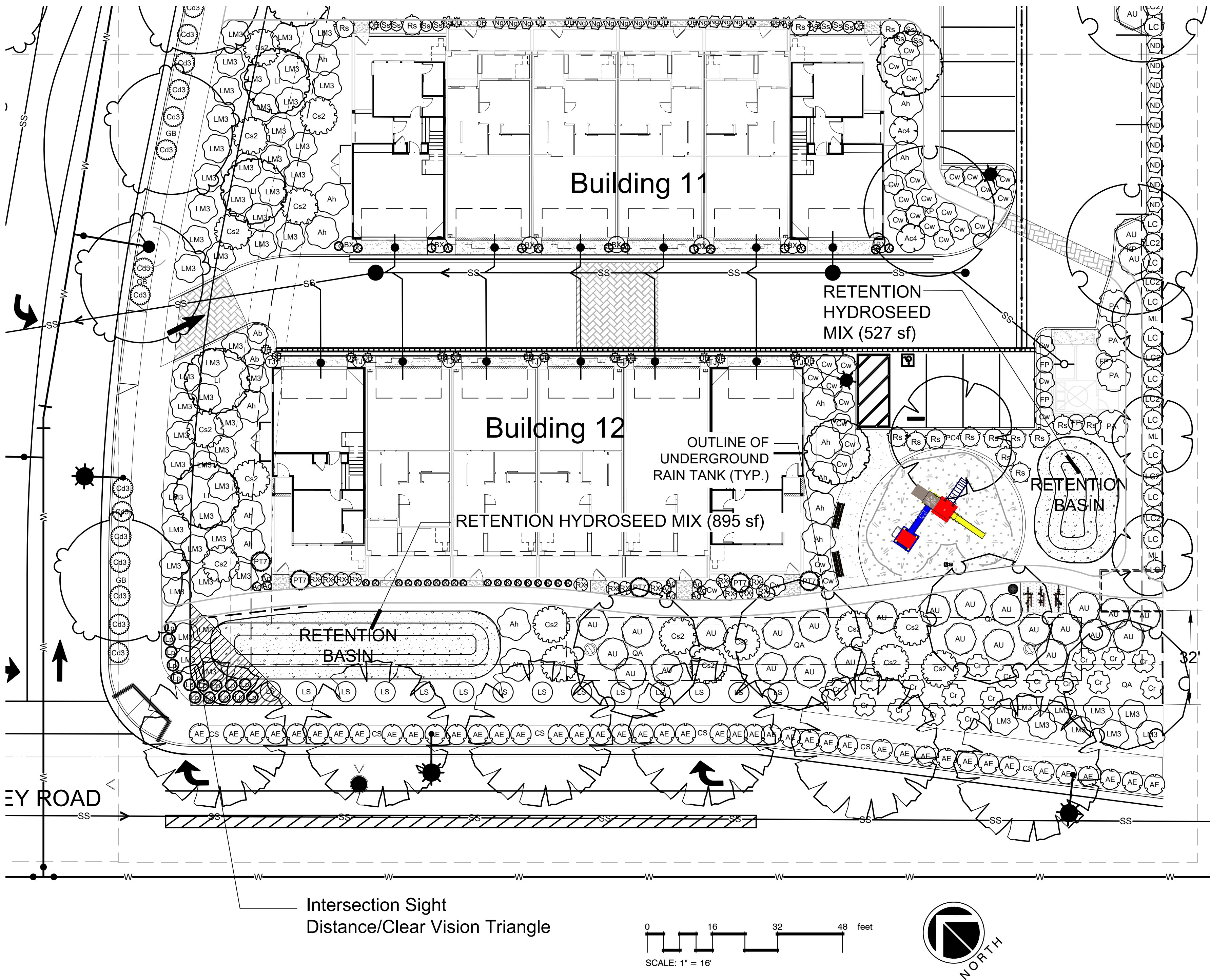
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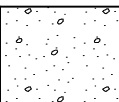
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DATE 2.22.21 L-2.3

SHEET 6 OF 15



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY	
AC	Acer circinatum / Vine Maple	24" box	11	
AX2	Arbutus x 'Marina' / Arbutus Standard	24" box	10	
CS	Celtis sinensis / Chinese Hackberry	24" box	15	
GB	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	24" box	12	
KP	Koelreuteria paniculata / Golden Rain Tree	24" box	10	
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SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY	
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Ag	Achillea x 'Sassy Summer Sangria' / Sassy Summer Sangria Yarrow	1 GAL	65	
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PA	Plumbago auriculata / Blue Plumbago	5 gal	25	
Rs	Rhaphiolepis indica 'Springtime' TM / Springtime Indian Hawthorne	5 gal	105	
RX	Rosa x 'Flower Carpet White' / Rose	1 gal	132	
SG	Salvia greggii 'Hot Lips' / Autumn Sage	5 gal	34	
Ss	Salvia spathacea / Hummingbird Sage	1 gal	39	
XC	Xylosma congestum / Shiny Xylosma	5 gal	26	
GRASSES	BOTANICAL / COMMON NAME	CONT	QTY	
FG	Festuca glauca 'Elijah Blue' / Blue Fescue	1 gal	146	
K	Koeleria glauca / Large Blue Hair Grass	1 gal	124	
Lp	Lomandra longifolia Platinum Beauty / Variegated Mat Rush	1 GAL	43	
PT7	Phormium tenax 'Wings of Gold' / New Zealand Flax	5 gal	23	
PX	Phormium x 'Sunset' / New Zealand Flax	5 gal	30	
VINES	BOTANICAL / COMMON NAME	CONT	QTY	
BX	Bougainvillea x 'San Diego Red' / Bougainvillea	15 gal	56	
FP	Ficus pumila / Creeping Fig	5 gal	19	
RP	Rosa polyantha 'Cecile Brunner' / Cecile Brunner Rose	15 gal	5	
TJ	Trachelospermum jasminoides / Star Jasmine Trellis	15 gal	38	
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
FA2	Festuca arundinacea 'Medallion' / Tall Fescue	sod		7,584 sf
				RETENTION HYDROSEED MIX
Mix of sedges and rushes				10,872 sf
Carex barbaeae / Santa Barbara Sedge				2,718 sf
Carex divulsa / Berkeley Sedge				2,718 sf
Juncus occidentalis / Western Rush				2,718 sf
Juncus patens / California Gray Rush				2,718 sf



Acer circinatum / Vine Maple

TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT
AC	Acer circinatum / Vine Maple	24" box
AX2	Arbutus x `Marina` / Arbutus Standard	24" box
CS	Celtis sinensis / Chinese Hackberry	24" box
GB	Ginkgo biloba `Autumn Gold` TM / Autumn Gold Maidenhair Tree	24" box
KP	Koelreuteria paniculata / Golden Rain Tree	24" box
LI	Lagerstroemia indica / Crape Myrtle	24" box
ML	Melaleuca linariifolia / Flaxleaf Paperbark	24" box
PC4	Pistacia chinensis `Red Push` / Red Push Chinese Pistache	24" box
QA	Quercus agrifolia / Coast Live Oak	24" box



Arbutus x `Marina` / Arbutus Standard



Celtis sinensis / Chinese Hackberry



Ginkgo biloba `Autumn Gold` TM
Autumn Gold Maidenhair Tree



Koelreuteria paniculata / Golden Rain Tree



Lagerstroemia indica / Crape Myrtle



Laurus nobilis `Saratoga` / Sweet Bay



Pistacia chinensis 'Red Push' / Red Push Chinese Pistache



Quercus agrifolia / Coast Live Oak



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REVISIONS



TREE IMAGES

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DATE 2.22.21

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SHEET 7 OF 15

PRIVACY HEDGE



MEDIUM SHRUBS



LARGE ORNAMENTAL GRASSES



UTILITY SCREENING SHRUBS



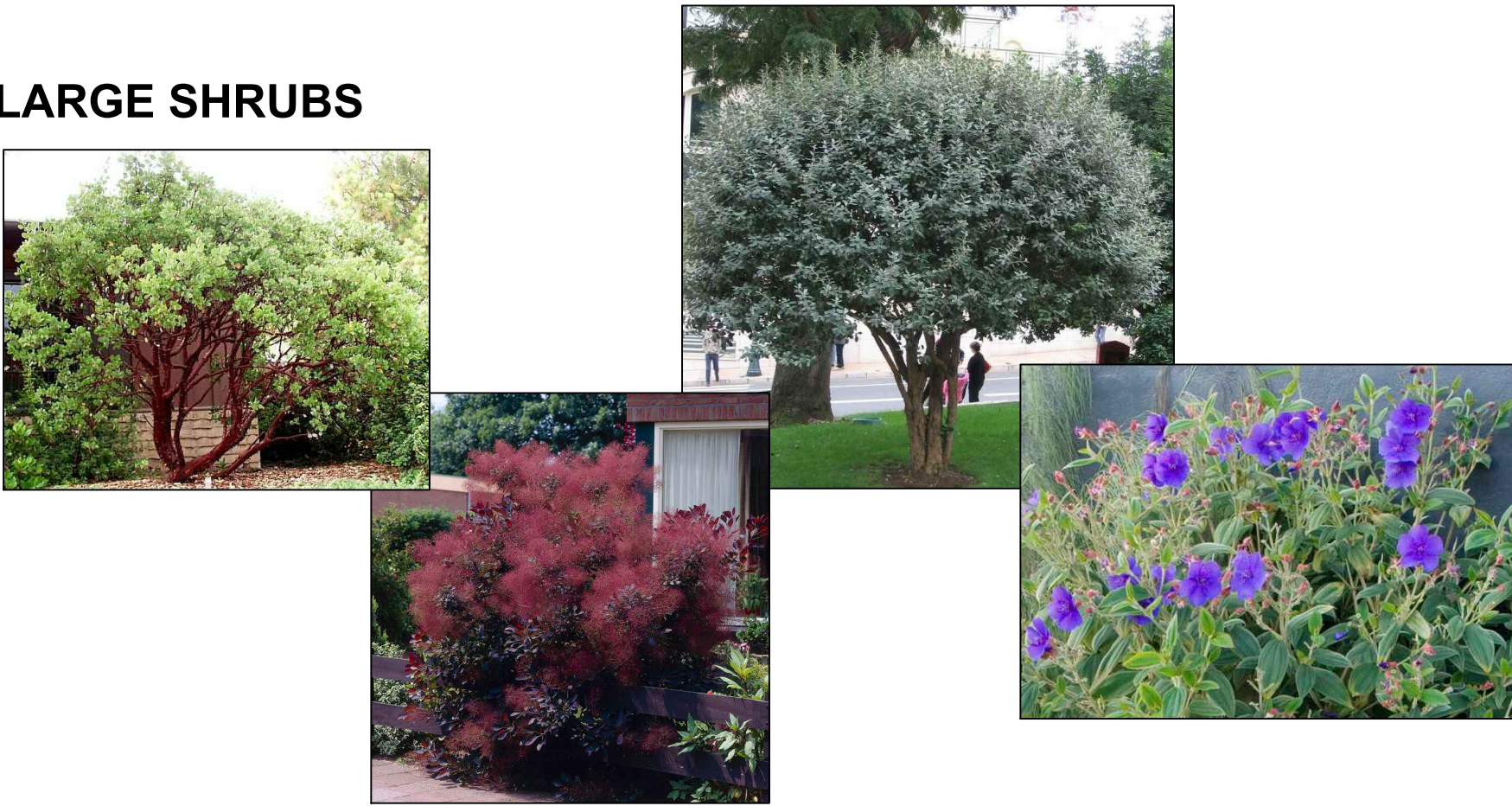
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
AC	Acer circinatum / Vine Maple
AX2	Arbutus x 'Marina' / Arbutus Standard
CS	Celtis sinensis / Chinese Hackberry
GB	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree
KP	Koelreuteria paniculata / Golden Rain Tree
LI	Lagerstroemia indica / Crape Myrtle
ML	Melaleuca linariifolia / Flaxleaf Paperbark
PC4	Pistacia chinensis 'Red Push' / Red Push Chinese Pistache
QA	Quercus agrifolia / Coast Live Oak
SHRUBS	BOTANICAL / COMMON NAME
Ab	Abelia x grandiflora 'Confetti' / Variegated Abelia
Ag	Achillea x 'Sassy Summer Sangria' / Sassy Summer Sangria Yarrow
Ac4	Arbutus unedo 'Compacta' / Dwarf Strawberry Tree
Ah	Arctostaphylos densiflora 'Howard McMinn' / Howard McMinn Manzanita
AE	Arctostaphylos edmundsii 'Carmel Sur' / Carmel Sur Manzanita
AU	Arctostaphylos uva-ursi 'Emerald Carpet' / Emerald Carpet Manzanita
Aa	Asparagus densiflorus 'Sprengeri' / Sprenger Asparagus
Cd3	Ceanothus maritimus 'Frosty Dawn' / Maritime Ceanothus
Cs2	Ceanothus x 'Sierra Blue' / Sierra Blue Ceanothus
Cr	Cistus ladanifer 'Blanche' / Crimson-Spot Rockrose
Cw	Cistus x hybridus / White Rockrose
DB	Dietes bicolor / Fortnight Lily
DV	Dodonaea viscosa 'Purpurea' / Purple Leafed Hopseed Bush
LM3	Lantana montevidensis 'Yellow' / Trailing Lantana
LS	Leptospermum scoparium 'Ruby Glow' / Red New Zealand Tea Tree
LC	Loropetalum chinense / Green Loropetalum
LC2	Loropetalum chinense rubrum 'Burgundy' / Burgundy Loropetalum
ND	Nandina domestica / Heavenly Bamboo
Ng	Nandina domestica 'Gulf Stream' TM / Gulf Stream Heavenly Bamboo
PA	Plumbago auriculata / Blue Plumbago
Rs	Rhaphiolepis indica 'Springtime' TM / Springtime Indian Hawthorne
RX	Rosa x 'Flower Carpet White' / Rose
SG	Salvia greggii 'Hot Lips' / Autumn Sage
Ss	Salvia spathacea / Hummingbird Sage
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TJ	Trachelospermum jasminoides / Star Jasmine Trellis
GROUND COVERS	BOTANICAL / COMMON NAME
FA2	Festuca arundinacea 'Medallion' / Tall Fescue
	RETENTION HYDROSEED MIX Mix of sedges and rushes Carex barbinervis / Santa Barbara Sedge Carex divulsa / Berkeley Sedge Juncus occidentalis / Western Rush Juncus patens / California Gray Rush

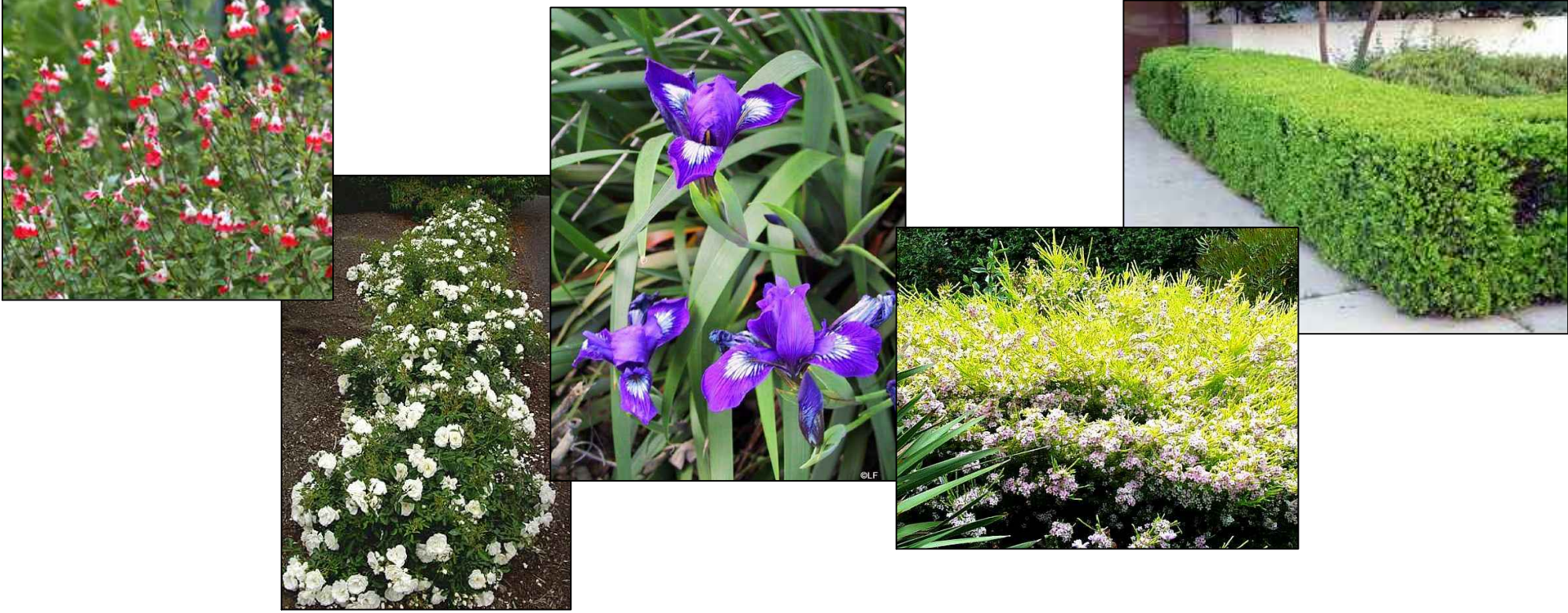
LOW SPREADING SHRUBS



LARGE SHRUBS



SMALL SHRUBS



SMALL ORNAMENTAL GRASSES



VINES



RETENTION BASIN



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REVISIONS



MASTER PLANT LIST & IMAGES

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SHEET 8 OF 15



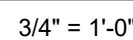
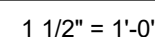
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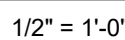
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SHEET 9 OF 15

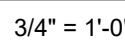
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$$1'' = 1'-0''$$


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REVISIONS



IRRIGATION PLAN BUILDINGS 1-4

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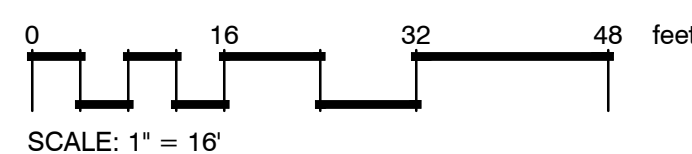
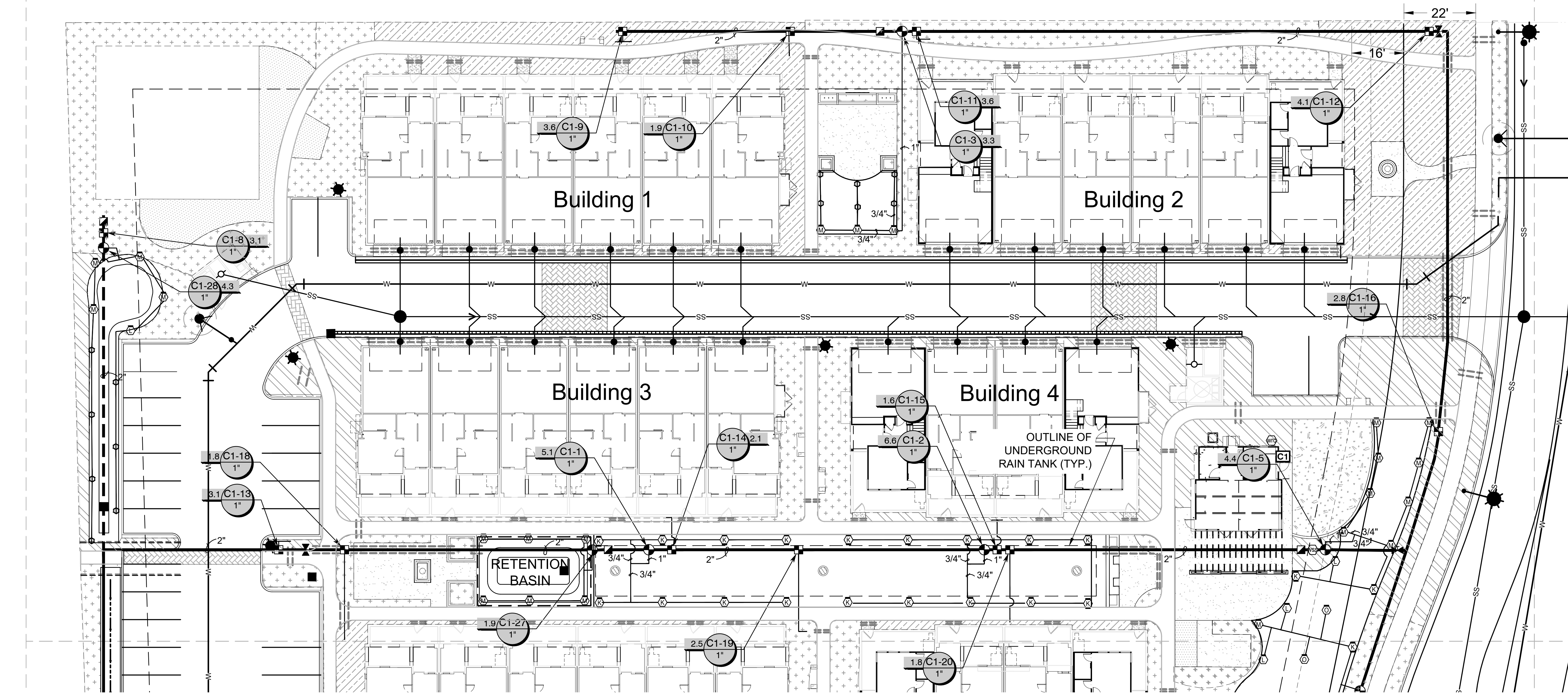
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DATE 2.22.21 L-3.0

SHEET 10 OF 15



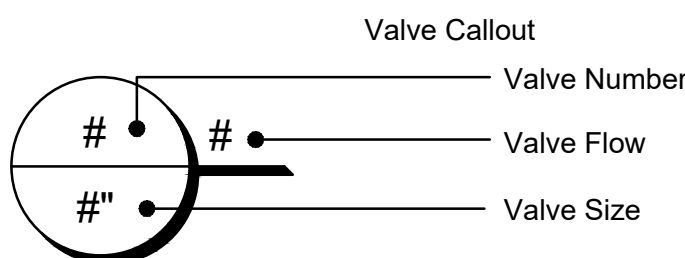
NOTE: SEE CIVIL PLANS FOR LOCATION OF RAIN TANKS UNDER LANDSCAPING

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Hunter MP1000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	76	40
	Hunter MP2000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	33	40
	Hunter MP3000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.	6	40
	Hunter MP800SR PROS-06-PRS40-CV Turf Rotator, 6.0" pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. ADJ=Orange and Gray (arc 90-210), 360=Lime Green and Gray (arc 360)	15	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICZ-101-25 Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.	30
	Area to Receive Drip Emitters Rain Bird XB-PC (2) Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet.	56,238 s.f.
Emitter Notes: 0.5 GPH emitters (2 assigned to each 1 gal plant) 1.0 GPH emitters (2 assigned to each 5 gal plant) 2.0 GPH emitters (4 assigned to each 15 gal plant)		

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter PGV-101-MM 1" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Male x Male (NPT Thread) Inlet/Outlet. Globe Configuration, With Flow Control.	13
	Rain Bird 44-LRC 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	8
	HIT (Rain-Pro) BVS PVC Ball Valve, Slip Socket Connection, 1/2" (1.27cm) - 4" (10.16cm), same size as pipe.	5
	Febco 825Y 2" Reduced Pressure Backflow Preventer	2
	Hunter HCC-1600-SS 16 Station Outdoor Wi-Fi enabled, full-functioning controller with touchscreen & one ICM-800 Module. Commercial Use. Stainless Steel Cabinet.	1
	Hunter HCC-3200-SS 32 Station Outdoor Wi-Fi enabled, full-functioning controller with touchscreen & three ICM-800 Module. Commercial Use. Stainless Steel Cabinet.	1
	Hunter WR-CLIK Rain Sensor, install within 1000 ft of controller, in line of sight. 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted.	2
	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.	2
	meter	1
	meter	1
	Irrigation Lateral Line: PVC Class 315 SDR	3,000 l.f.
	Irrigation Mainline: PVC Schedule 40	2,640 l.f.
	Pipe Sleeve: CPVC Schedule 80	2,000 l.f.





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REVISIONS



IRRIGATION PLAN BUILDINGS 9 & 10

JOB NO. 201836

SCALE 1/16" = 1' - 0"

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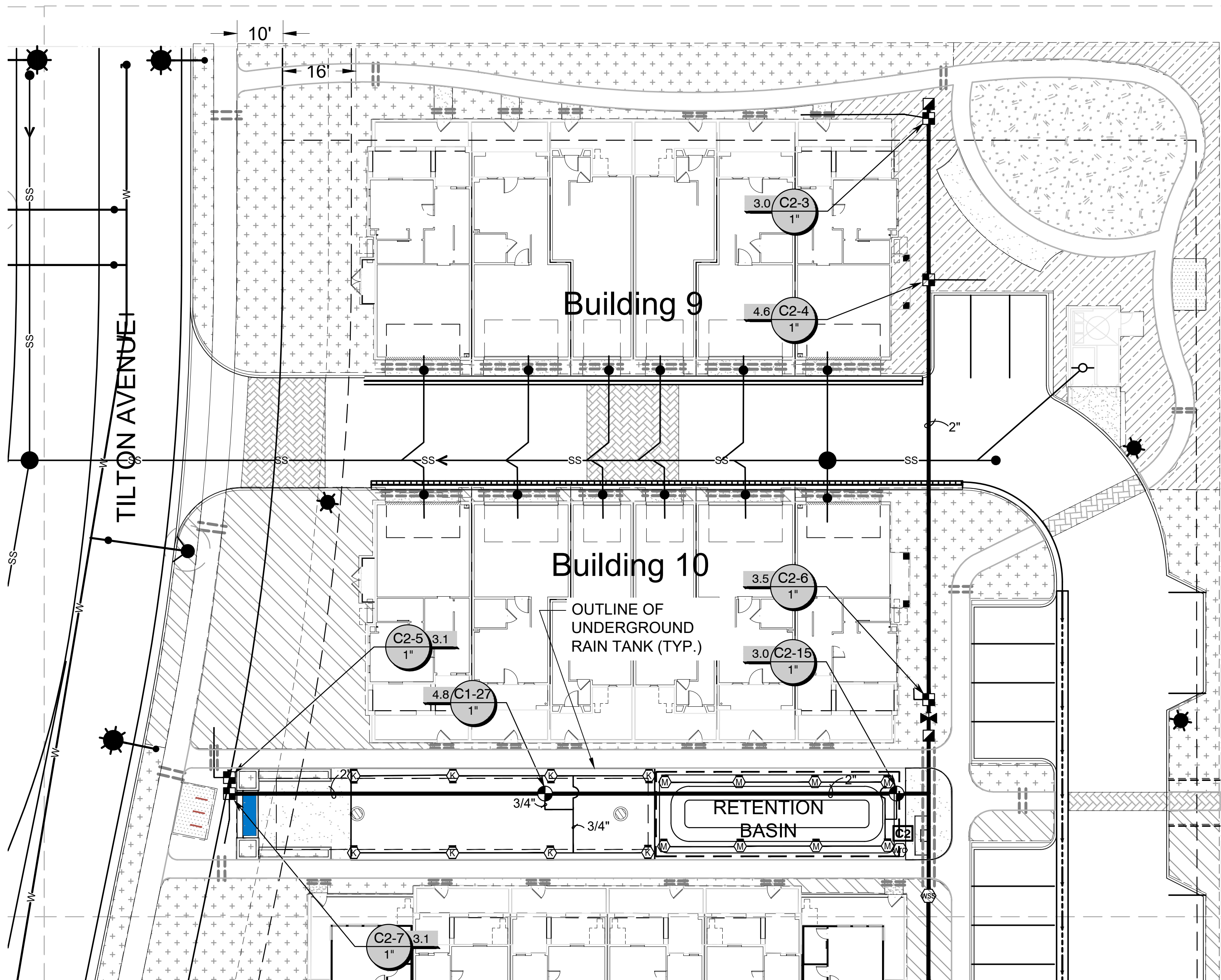
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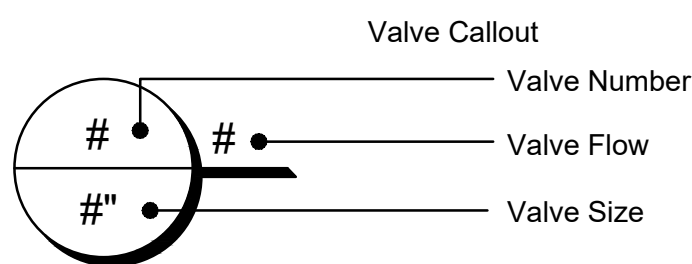
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SHEET 11 OF 15



NOTE: SEE CIVIL PLANS FOR LOCATION OF RAIN TANKS UNDER LANDSCAPING



IRRIGATION NOTES

- Contractor shall notify U.S.A. (Underground Service Alert) at 811, prior to start of any excavation or trenching.
- Contractor shall review all plans and documents pertaining to the project prior to the start of work to coordinate work with other trades. Contractor shall install irrigation system in accordance with all local codes and ordinances.
- Water service for irrigation will be taken from the new landscape irrigation meter. Verify location of meter in field prior to start of work. Contractor shall tee off the service line and install the mainline, remote control valves, drip valve assemblies, quick coupler valves, and drip tubing as shown.
- Contractor shall install a manual shutoff valve at location shown for maintenance and repair.
- Overhead spray valves have been designed to operate at a maximum of 10 gallons per minute at 40 p. s. i.. Drip valves have been designed to operate at a maximum of 5 gallons per minute at 20 p. s. i.. Irrigation contractor shall verify a static pressure of at least 75 p.s.i. at the point of connection prior to the installation of the irrigation system. Should the p.s.i. or the g.p.m. be insufficient to operate either system, contractor shall notify landscape architect and request review of design. Extra stations are available on both of the controllers if needed.
- Contractor shall install two wall mount controllers to be located at a power source to be provide. Controller 1 is in the garage or each home as shown. Contractor shall verify location of power and coordinate the controller located on the side of the community building. Controller 2 is located on the arbor near building 11.
- All electrical connections for the controller shall be installed by a licensed electrical contractor. All work shall comply with the most current standards and codes at the time of installation.
- The Wireless solar sync rain sensors should be mounted as per manufacturer's instructions in an open area. The soil moisture sensors shall be installed as per manufacturer's instructions in a planting area adjacent to the irrigation mainline.
- Irrigation design is diagrammatic. Mainline, valves, laterals and other irrigation equipment may be shown outside of planting beds for graphic clarity. All irrigation equipment shall be located in adjacent planting beds.
- Irrigation pipe depths: Mainlines under paving shall have 24" cover over pipes. Lateral lines under paving shall have 18" cover over pipes. Sleeves shall be located as per plan. Mainlines in planting beds shall have 12" of cover over pipes. Laterals in planting beds shall have 12" cover over pipes.
- Lateral lines (non pressure lines) sizing guidelines shall be as follows: 3/4" O.D. - 0 to 10 GPM; 1" O.D. - 11 to 15 GPM; 1 1/4" O.D. - 16 to 25 GPM; 1 1/2" O.D. 26 to 30 GPM; 2" O.D. 31 to 55 GPM. Refer to Irrigation Legend and plan sheets for further data.
- Control wires shall be 14 gauge UF direct burial wire. Use red for control wire and white for common wire. Contractor shall run one spare common and one spare control wire to each of the end valves. All low voltage wire connections shall be made only at remote control boxes. All connections shall be made with a 2' coil of wire for service. Connections shall be made with RainBird 'Snap-Tite' connectors or equal.
- Contractor shall determine the number and location of emitters based on the plant counts and actual plant locations in the field. Contractor shall adjust all drip distribution tubing to effectively irrigate all plant material.
- Contractor shall provide a minimum of one drip end cap assembly per drip zone for ease of flushing system.
- All mainline shall be 2" Sch. 40 PVC. All laterals shall be 3/4" Class 315 PVC unless noted as 1".

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Hunter MP1000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	76	40
	Hunter MP2000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	33	40
	Hunter MP3000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.	6	40
	Hunter MP800SR PROS-06-PRS40-CV Turf Rotator, 6.0" pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. ADJ=Orange and Gray (arc 90-210), 360=Lime Green and Gray (arc 360)	15	40
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Hunter ICZ-101-25 Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.	30	
	Area to Receive Drip Emitters Rain Bird XB-PC (2) Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet. Emitter Notes: 0.5 GPH emitters (2 assigned to each 1 gal plant) 1.0 GPH emitters (2 assigned to each 5 gal plant) 2.0 GPH emitters (4 assigned to each 15 gal plant)	56,238 s.f.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Hunter PGV-101-MM 1" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Male x Male (NPT Thread) Inlet/Outlet. Globe Configuration, With Flow Control.	13	
	Rain Bird 44-LRC 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	8	
	HIT (Rain-Pro) BVS PVC Ball Valve, Slip Socket Connection, 1/2" (1.27cm) - 4" (10.16cm), same size as pipe.	5	
	Febco 825Y 2" Reduced Pressure Backflow Preventer	2	
	Hunter HCC-1600-SS 16 Station Outdoor Wi-Fi enabled, full-functioning controller with touchscreen & one ICM-800 Module. Commercial Use. Stainless Steel Cabinet.	1	
	Hunter HCC-3200-SS 32 Station Outdoor/Wi-Fi enabled, full-functioning controller with touchscreen & three ICM-800 Module. Commercial Use. Stainless Steel Cabinet.	1	
	Hunter WR-CLIK Rain Sensor, install within 1000 ft of controller, in line of sight. 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted.	2	
	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.	2	
	meter	1	
	meter	1	
	Irrigation Lateral Line: PVC Class 315 SDR	3,000 l.f.	
	Irrigation Mainline: PVC Schedule 40	2,640 l.f.	
	Pipe Sleeve: CPVC Schedule 80	2,000 l.f.	



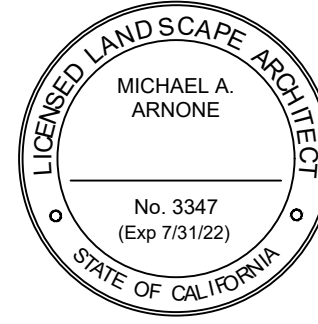
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REVISIONS



IRRIGATION PLAN BUILDINGS 5 - 8

JOB NO. 201836

SCALE 1/16" = 1' - 0"

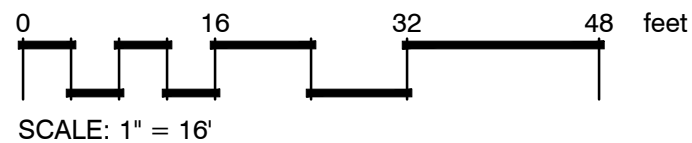
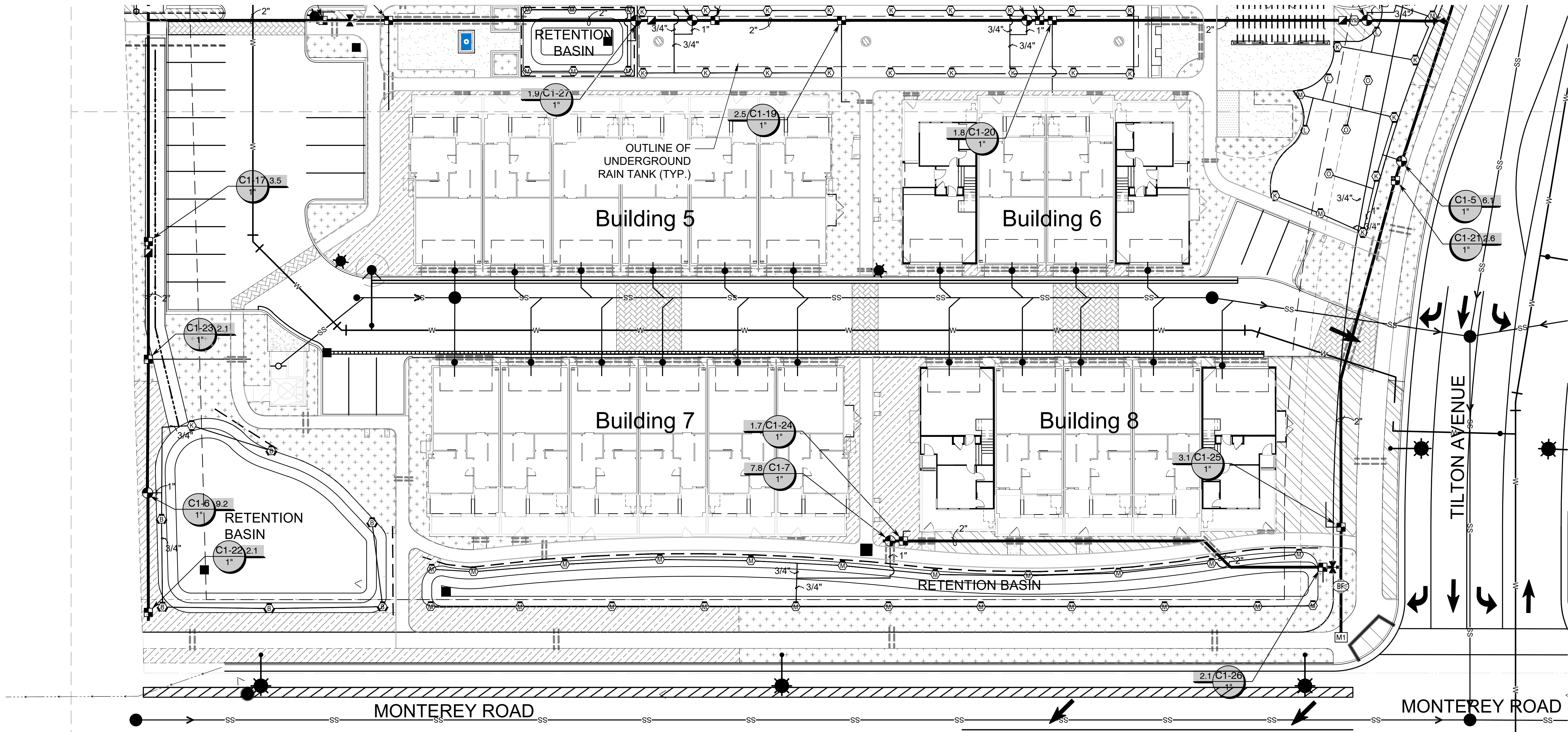
DRAWN MA SHEET

CHECK JC/MA

DATE 2.22.21

L-3.2

SHEET 12 OF 15



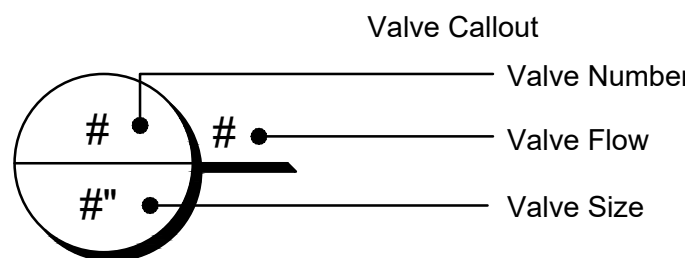
NOTE: SEE CIVIL PLANS FOR LOCATION OF RAIN TANKS UNDER LANDSCAPING

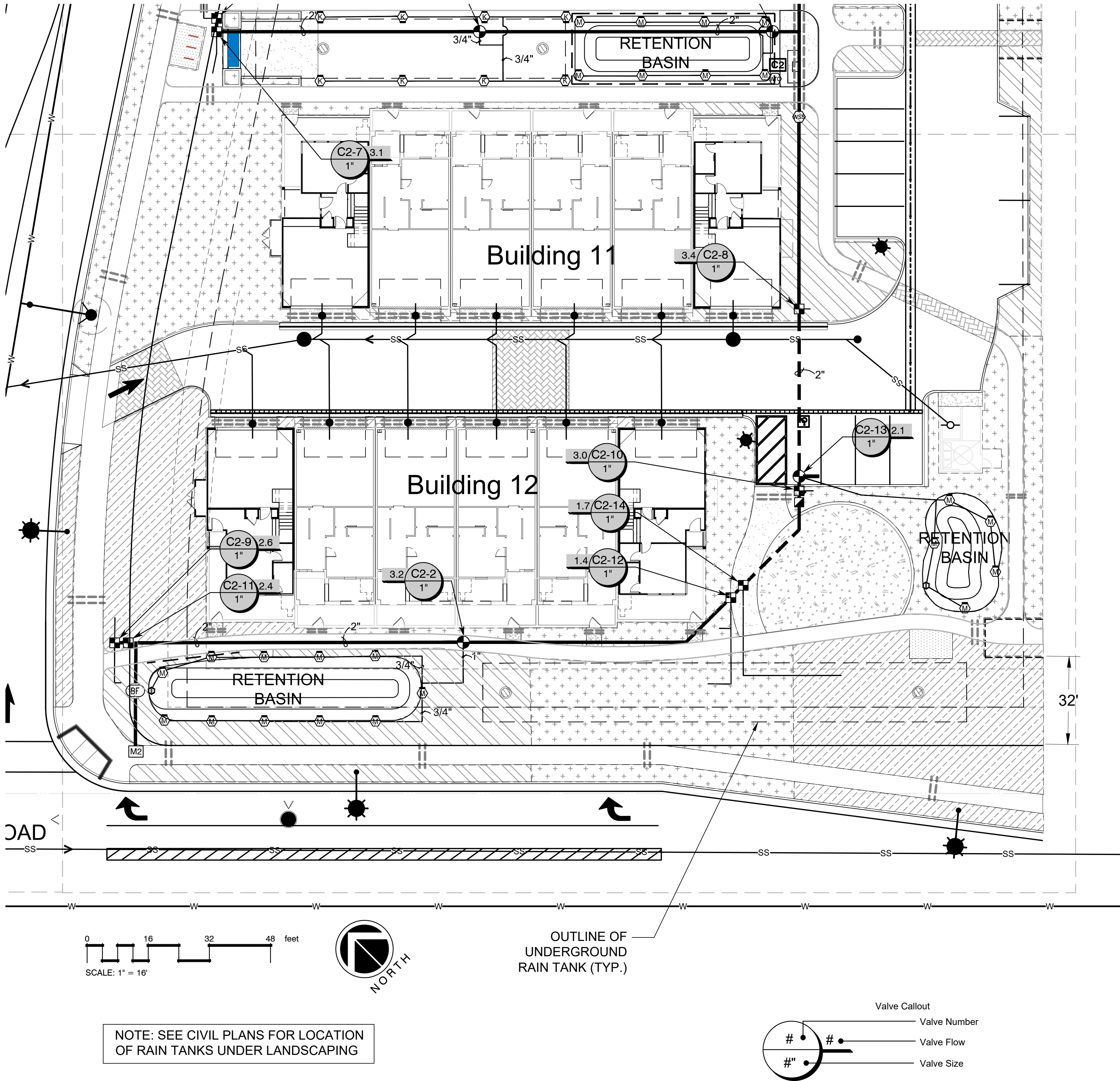
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Hunter MP1000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	76	40
	Hunter MP2000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	33	40
	Hunter MP3000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.	6	40
	Hunter MP800SR PROS-06-PRS40-CV Turf Rotator, 6.0" pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. ADJ=Orange and Gray (arc 90-210), 360=Lime Green and Gray (arc 360)	15	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICZ-101-25 Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.	30
	Area to Receive Drip Emitters Rain Bird XB-PC (2) Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet. Emitter Notes: 0.5 GPH emitters (2 assigned to each 1 gal plant) 1.0 GPH emitters (2 assigned to each 5 gal plant) 2.0 GPH emitters (4 assigned to each 15 gal plant)	56,238 s.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter PGV-101-MM 1" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Male x Male (NPT Thread) Inlet/Outlet. Globe Configuration, With Flow Control.	13
	Rain Bird 44-LRC 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	8
	HIT (Rain-Pro) BVS PVC Ball Valve, Slip Socket Connection, 1/2" (1.27cm) - 4" (10.16cm), same size as pipe.	5
	Febco 825Y 2" Reduced Pressure Backflow Preventer	2
	Hunter HCC-1600-SS 16 Station Outdoor Wi-Fi enabled, full-functioning controller with touchscreen & one ICM-800 Module. Commercial Use. Stainless Steel Cabinet.	1
	Hunter HCC-3200-SS 32 Station Outdoor Wi-Fi enabled, full-functioning controller with touchscreen & three ICM-800 Module. Commercial Use. Stainless Steel Cabinet.	1
	Hunter WR-CLIK Rain Sensor, install within 1000 ft of controller, in line of sight. 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted.	2
	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.	2
	meter	1
	meter	1
	Irrigation Lateral Line: PVC Class 315 SDR	3,000 l.f.
	Irrigation Mainline: PVC Schedule 40	2,640 l.f.
	Pipe Sleeve: CPVC Schedule 80	2,000 l.f.





IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Hunter MP1000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	76	40
	Hunter MP2000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	33	40
	Hunter MP3000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.	6	40
	Hunter MP800SR PROS-06-PRS40-CV Turf Rotator, 6.0" pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. ADJ=Orange and Gray (arc 90-210), 360=Lime Green and Gray (arc 360)	15	40
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Hunter ICZ-101-25 Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.	30	
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SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
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	HIT (Rain-Pro) BVS PVC Ball Valve, Slip Socket Connection, 1/2" (1.27cm) - 4" (10.16cm), same size as pipe.	5	
	Febco 825Y 2" Reduced Pressure Backflow Preventer	2	
	Hunter HCC-1600-SS 16 Station Outdoor Wi-Fi enabled, full-functioning controller with touchscreen & one ICM-800 Module. Commercial Use. Stainless Steel Cabinet.	1	
	Hunter HCC-3200-SS 32 Station OutdoorWi-Fi enabled, full-functioning controller with touchscreen & three ICM-800 Module. Commercial Use. Stainless Steel Cabinet.	1	
	Hunter WR-CLIK Rain Sensor, install within 1000 ft of controller, in line of sight. 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted.	2	
	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.	2	
	meter	1	
	meter	1	
	Irrigation Lateral Line: PVC Class 315 SDR	3,000 l.f.	
	Irrigation Mainline: PVC Schedule 40	2,640 l.f.	
	Pipe Sleeve: CPVC Schedule 80	2,000 l.f.	



MANZANITA PARK
NORTH CORRIDOR INVESTORS, LLC
MONTEREY ROAD MORGAN HILL, CA

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REVISIONS



IRRIGATION PLAN
BUILDINGS 11 & 12

JOB NO. 201836
SCALE 1/16" = 1' - 0"
DRAWN MA SHEET
CHECK JC/MA
DATE 2.22.21 L-3.3

SHEET 13 OF 15



Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

MANZANITA PARK
NORTH CORRIDOR INVESTORS, LLC
MONTEREY ROAD MORGAN HILL, CA

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REVISIONS



IRRIGATION DETAILS

JOB NO. 201836

SCALE AS NOTED

DRAWN MA

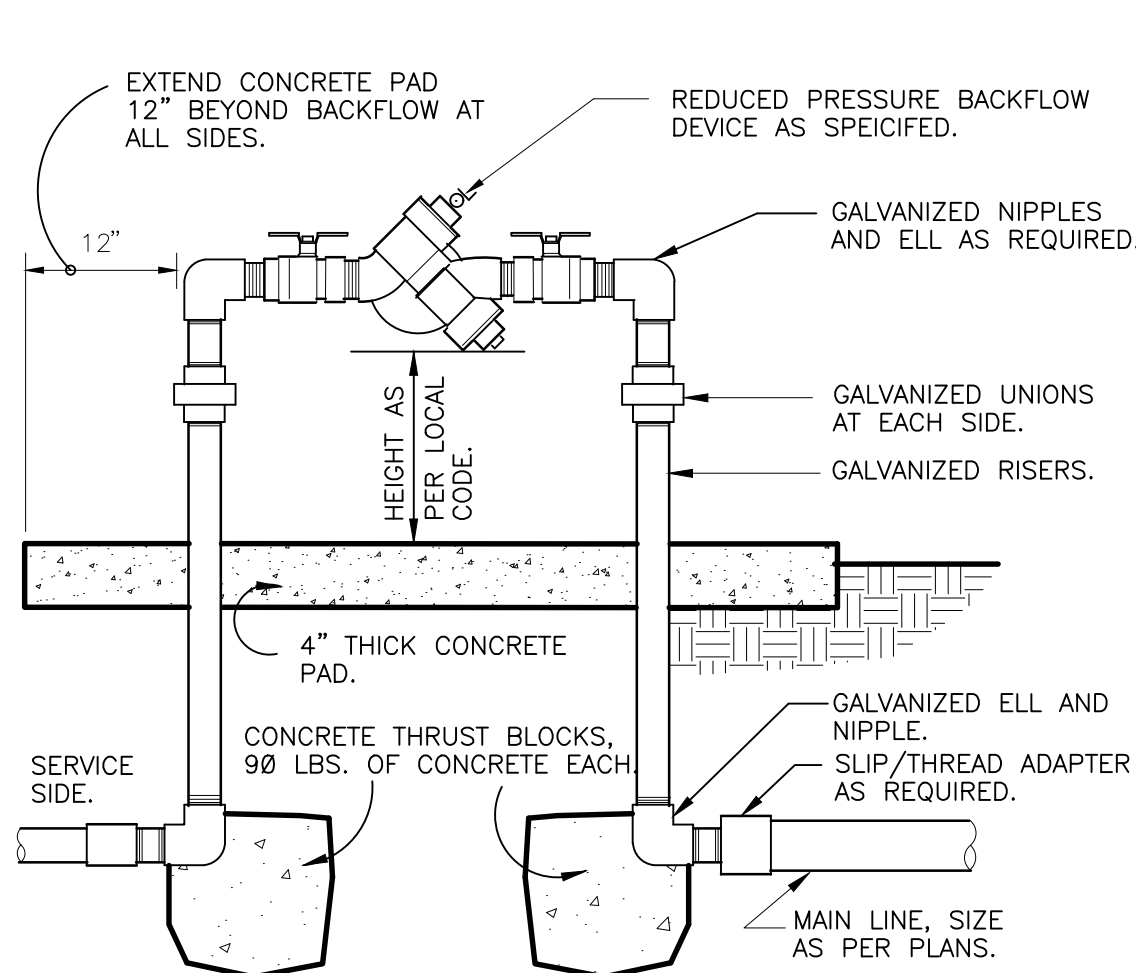
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DATE 2.22.21

L-3.4

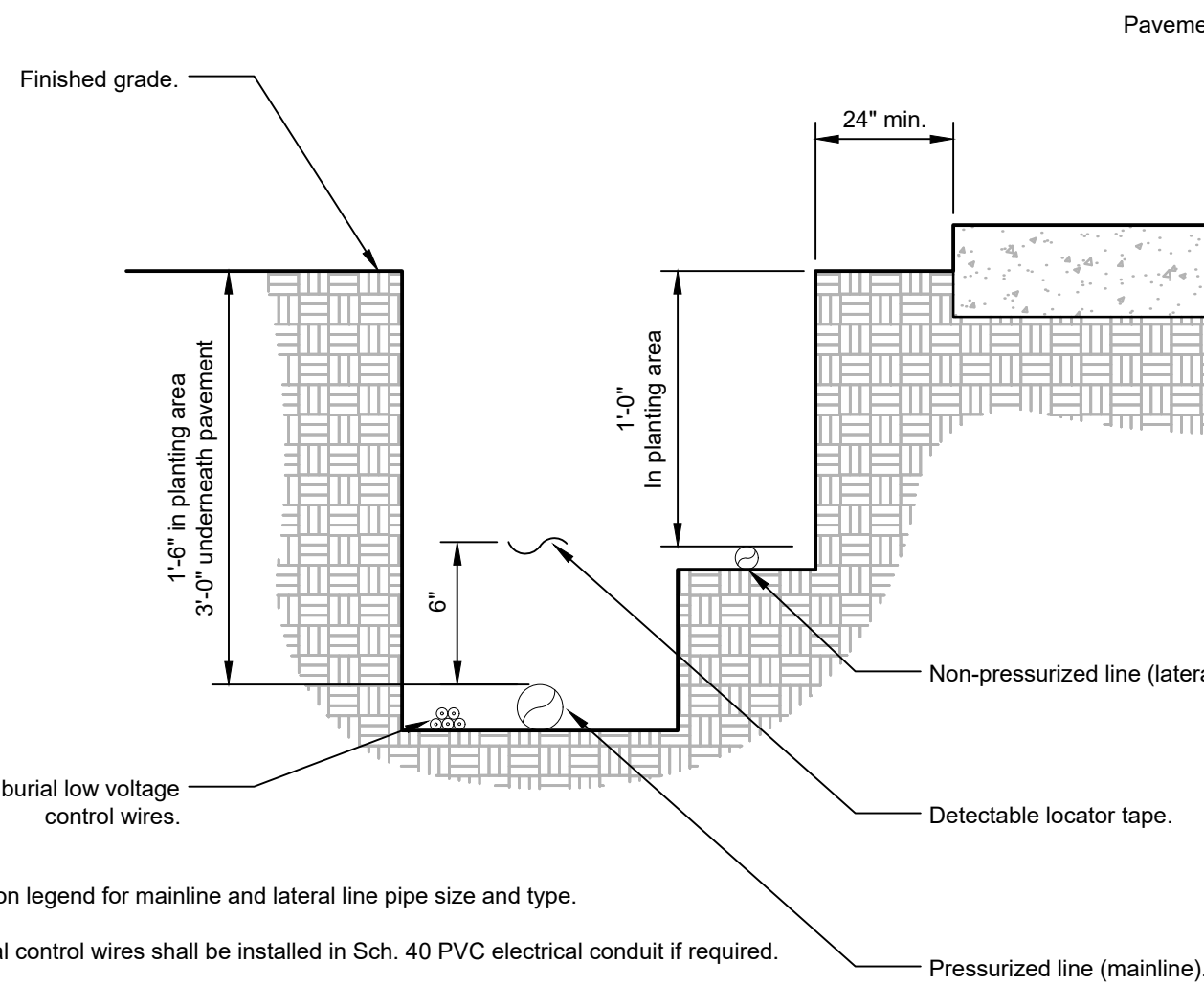
SHEET 14 OF 15



1 REDUCED PRESSURE BACKFLOW

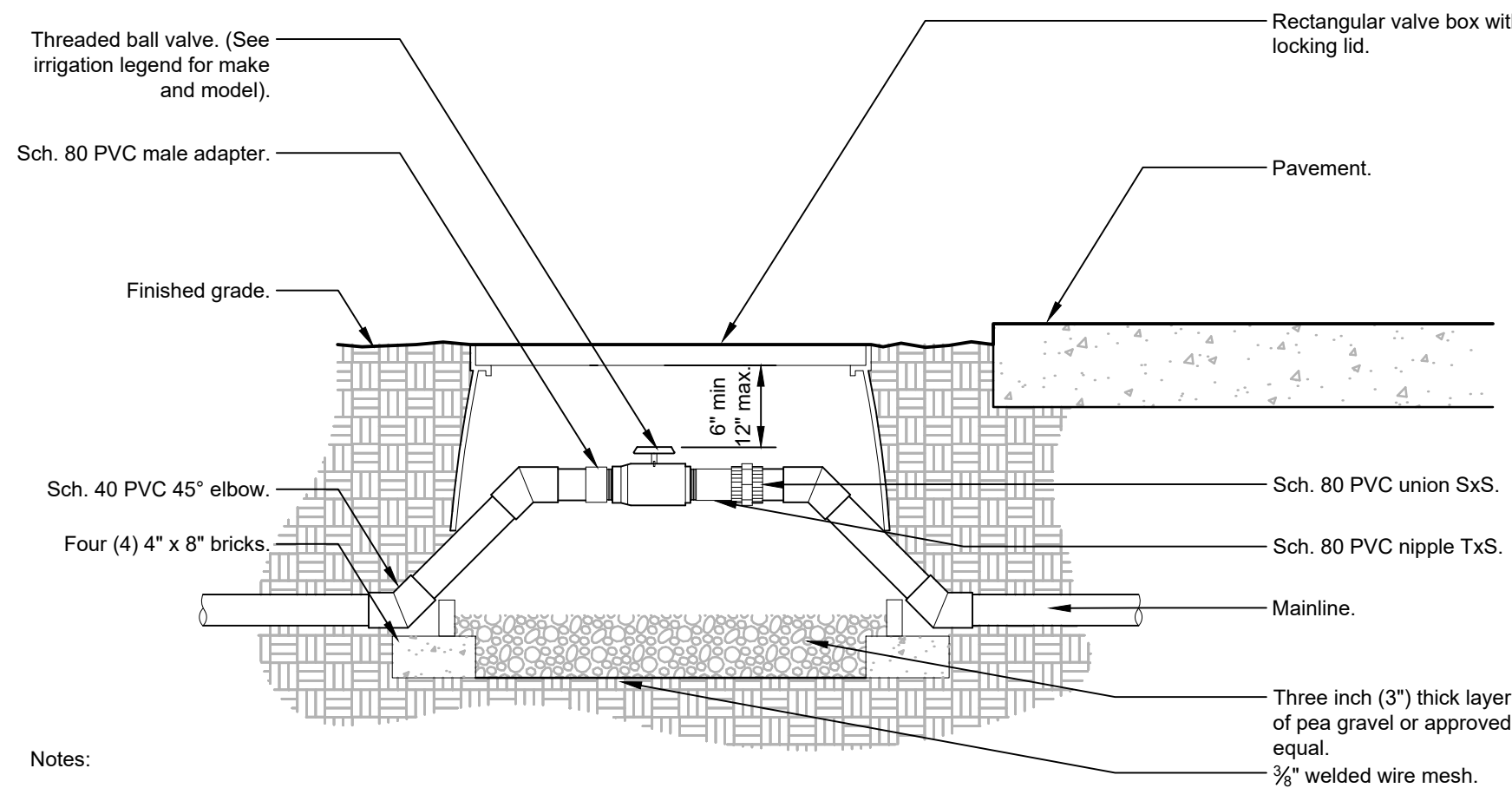
1 1/2" = 1'-0"

FX-IR-FX-BACK-04



2 IRRIGATION TRENCHING

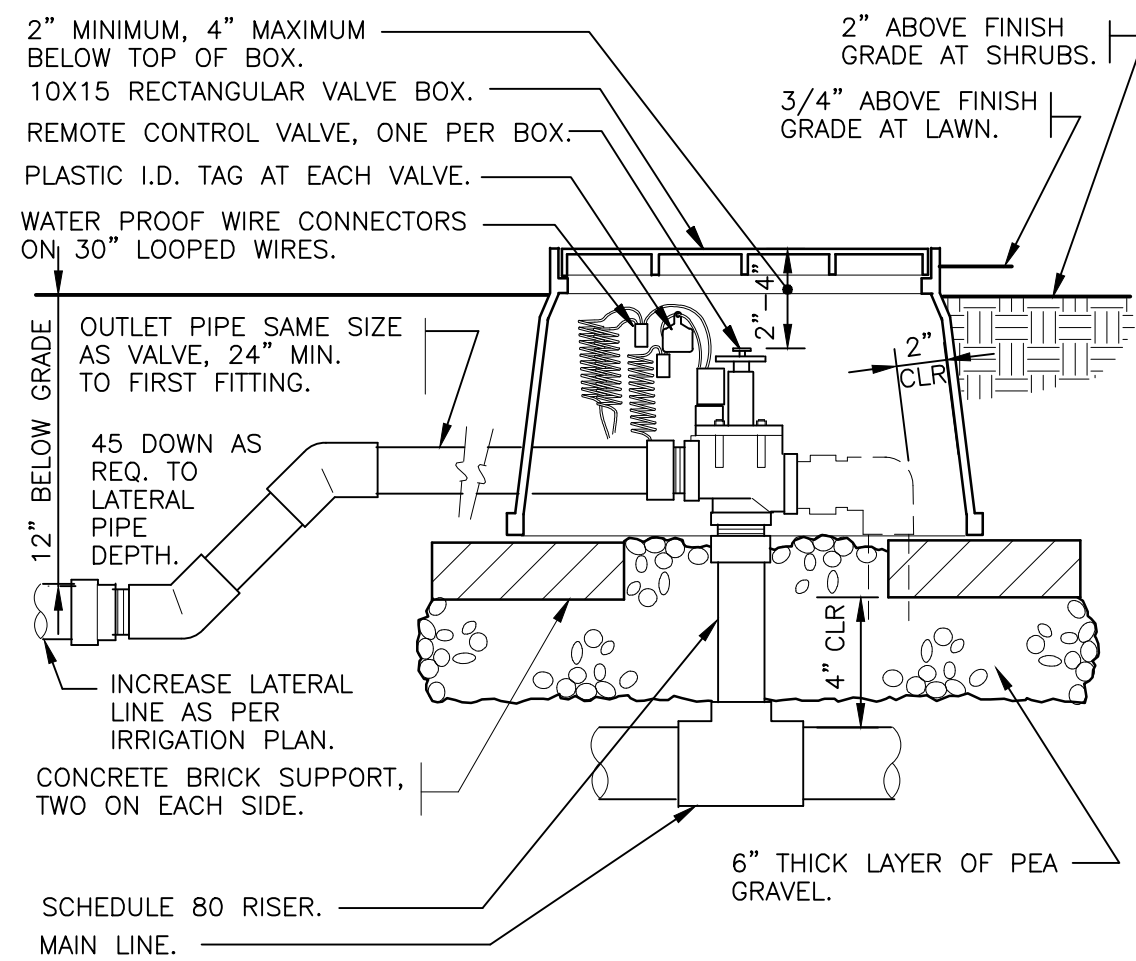
1 1/2" = 1'-0"



3 BALL VALVE - 3" AND SMALLER

1 1/2" = 1'-0"

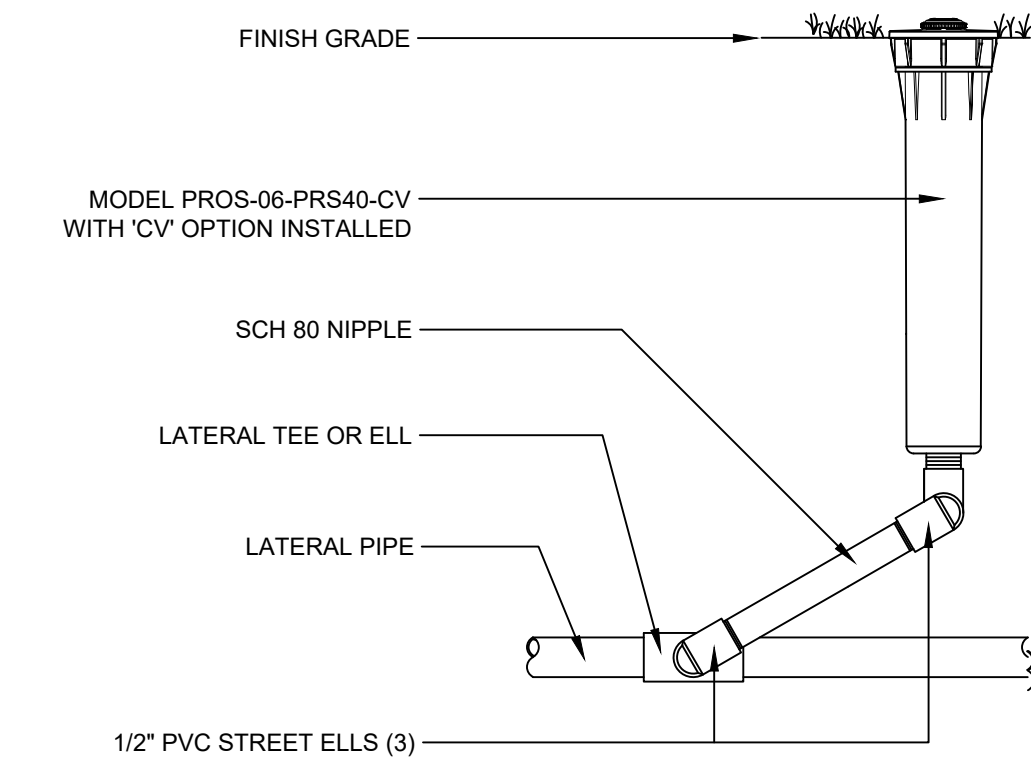
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4 ELECTRIC REMOTE CONTROL VALVE

1 1/2" = 1'-0"

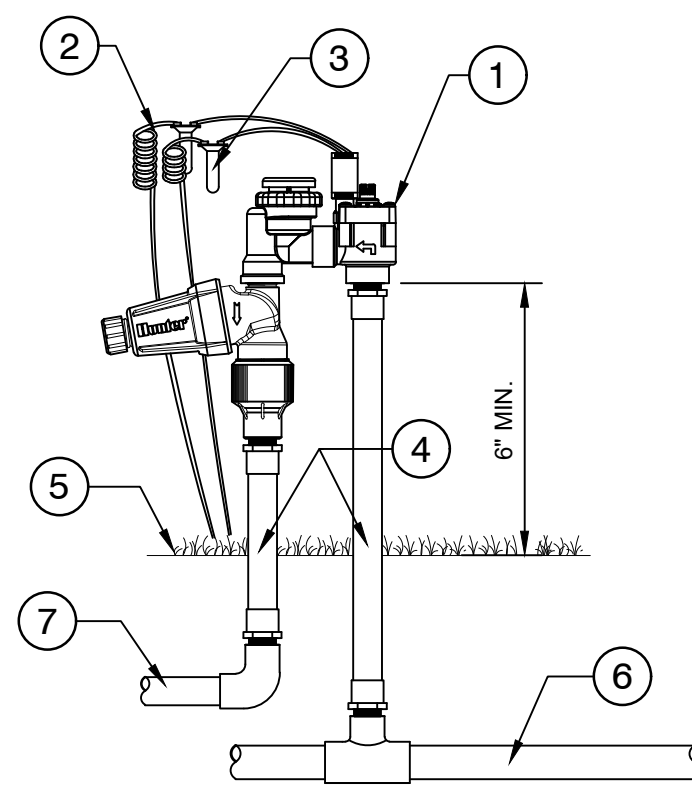
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5 PROS-06-PRS40-CV MP ROTATOR SPRINKLER (1)

3" = 1'-0"

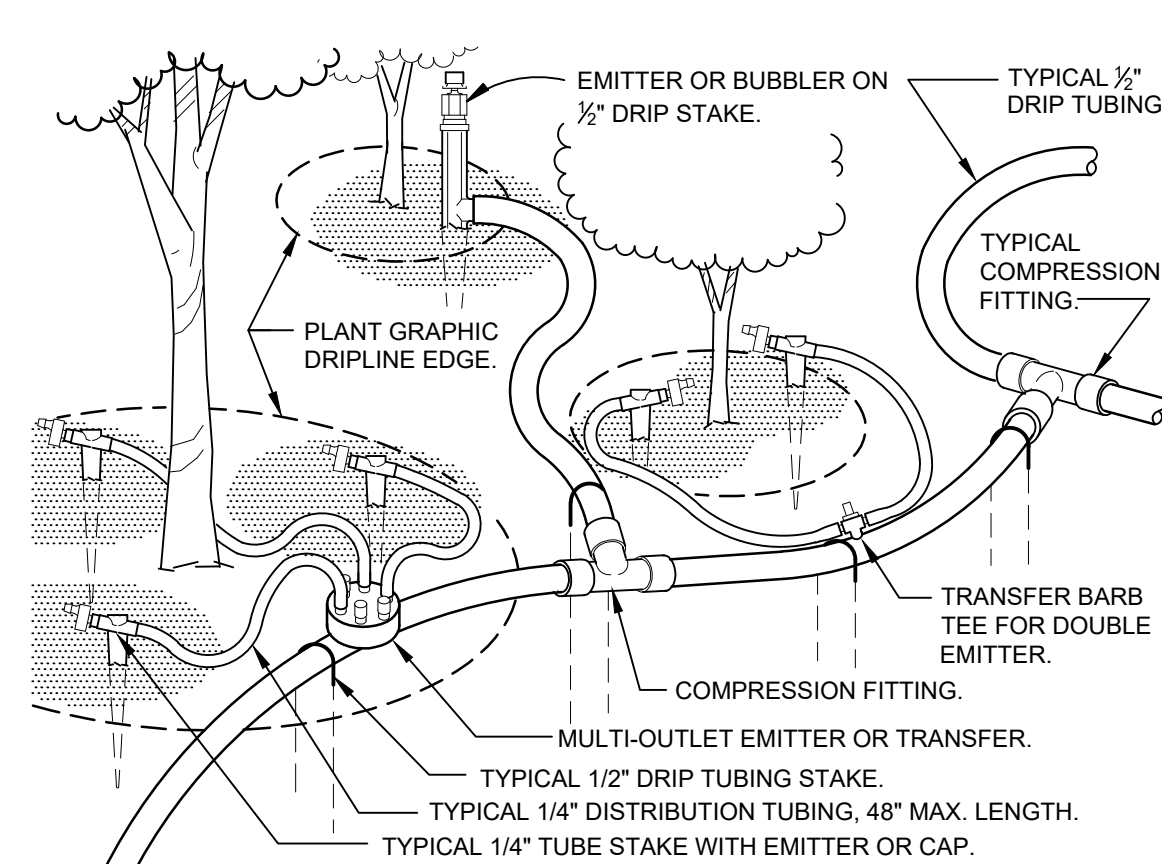
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6 ACZ-075-3 DRIP ZONE KIT

1 1/2" = 1'-0"

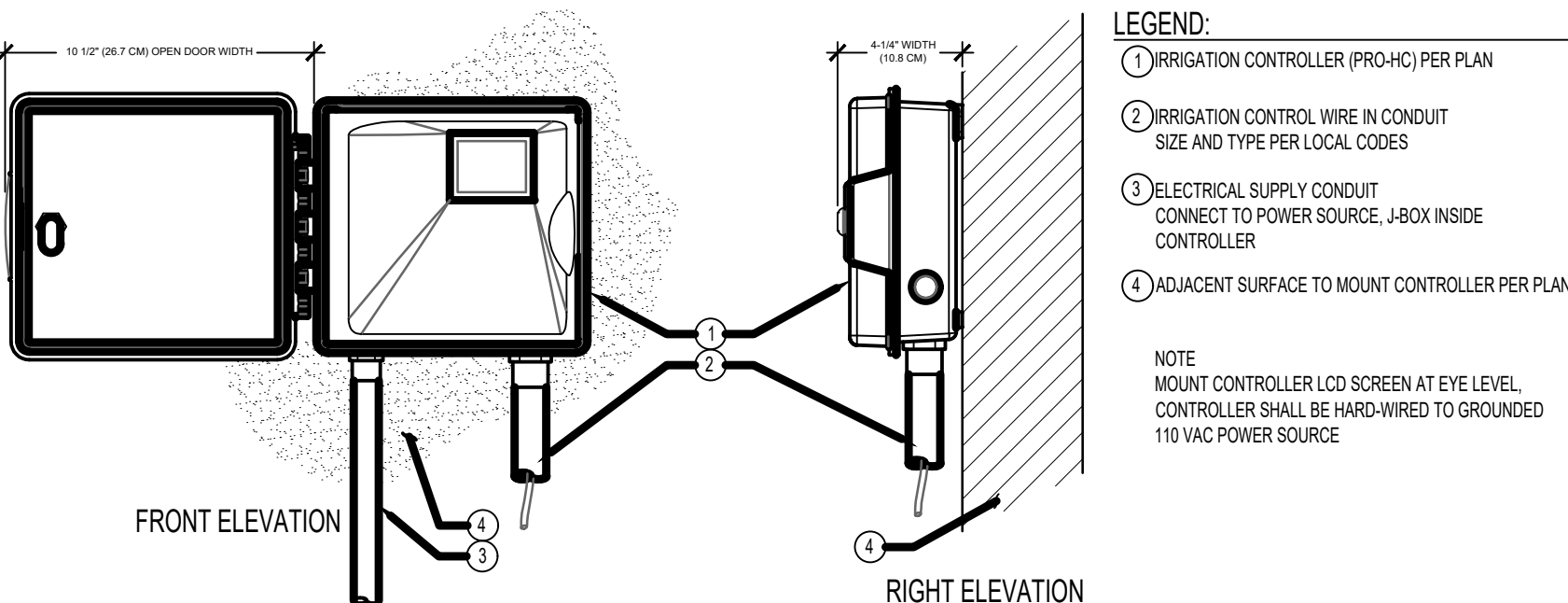
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7 TYPICAL DRIP TUBING

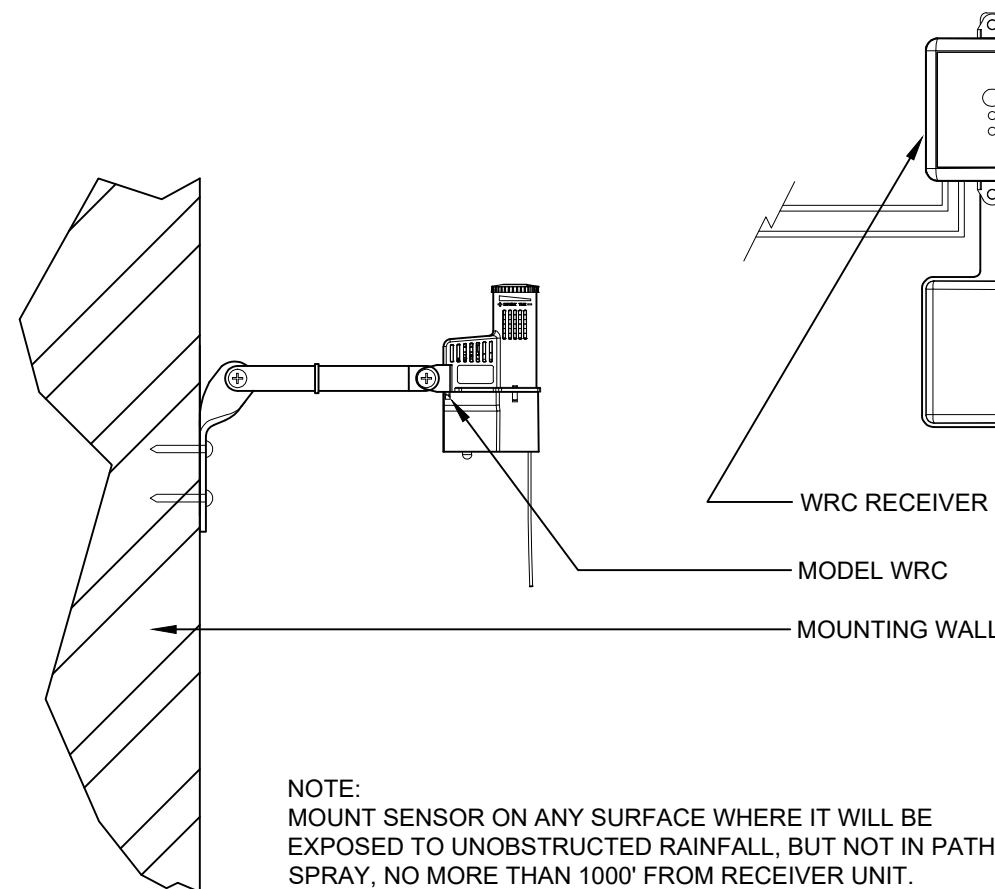
1 1/2" = 1'-0"

FX-IR-FX-DRIP-01



8 IRRIGATION CONTROLLER (PRO-HC)

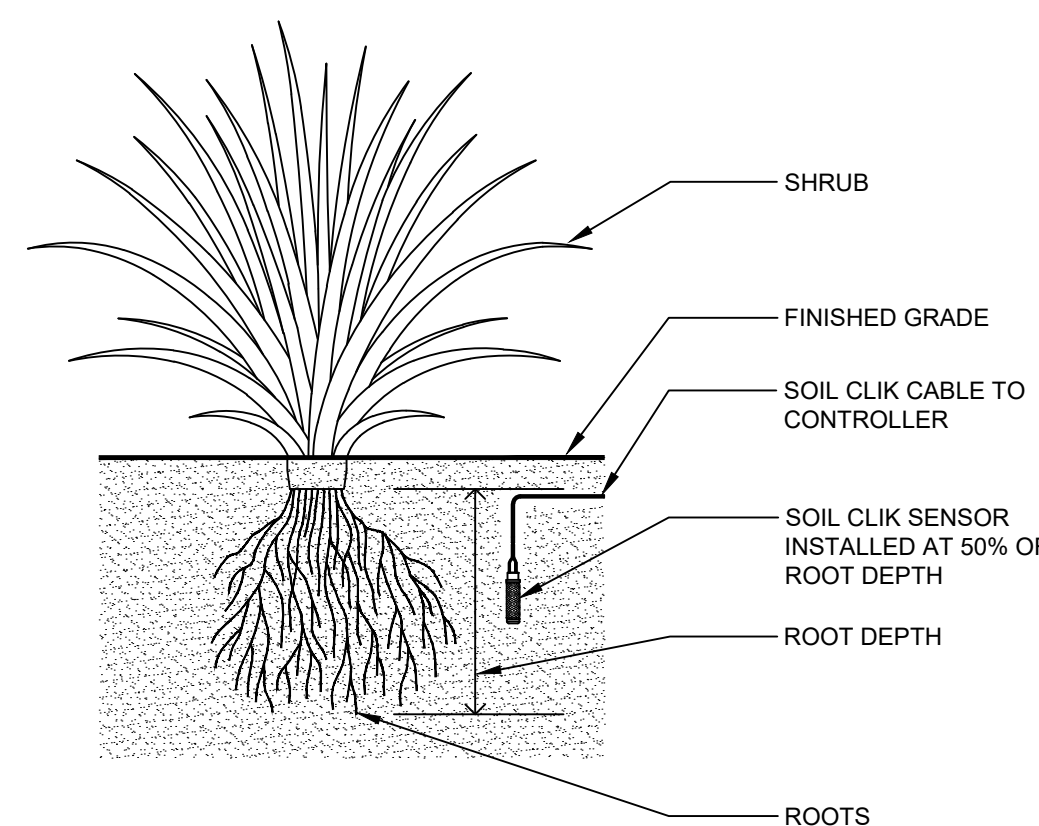
NOT TO SCALE



9 WIRELESS RAIN-CLICK

3" = 1'-0"

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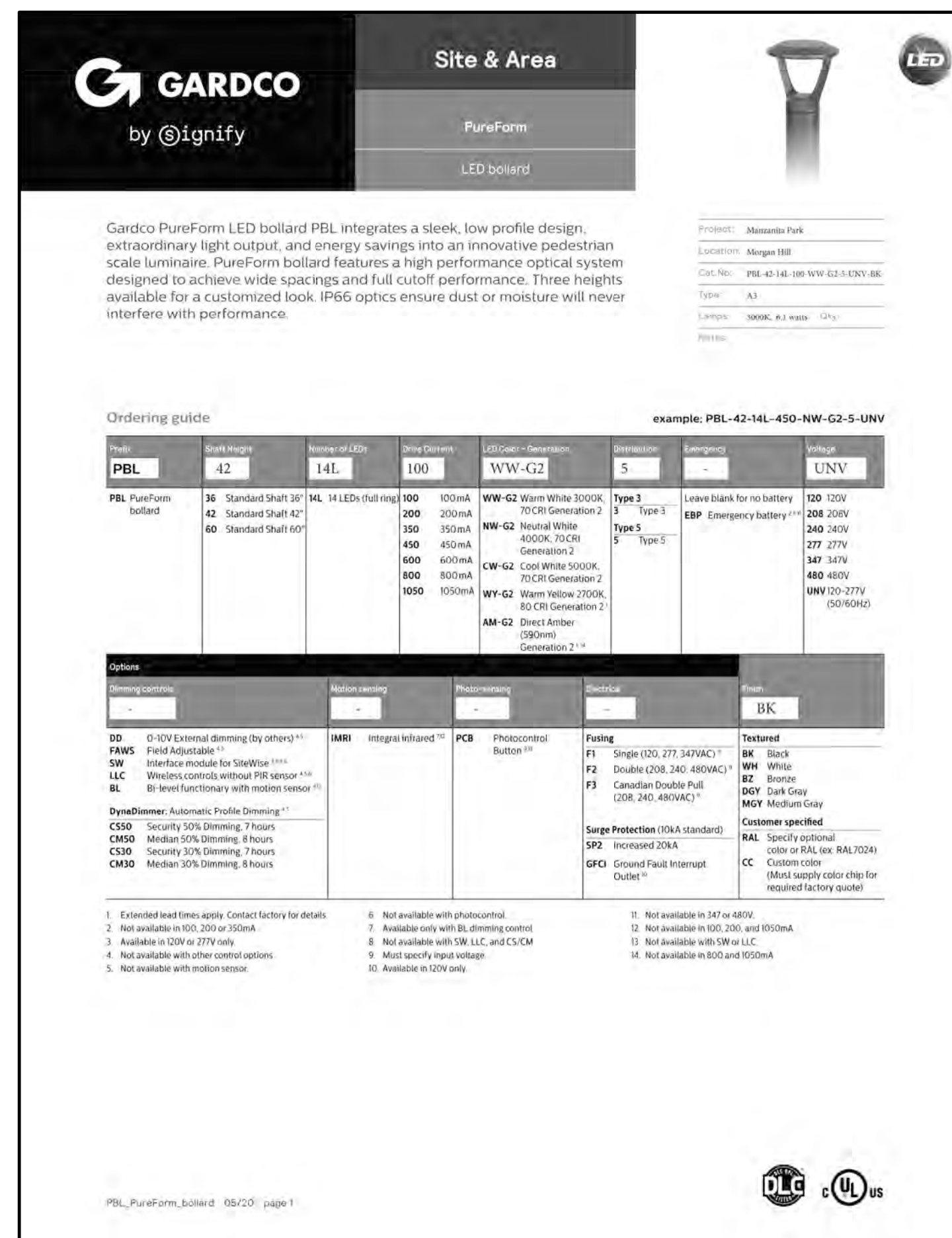
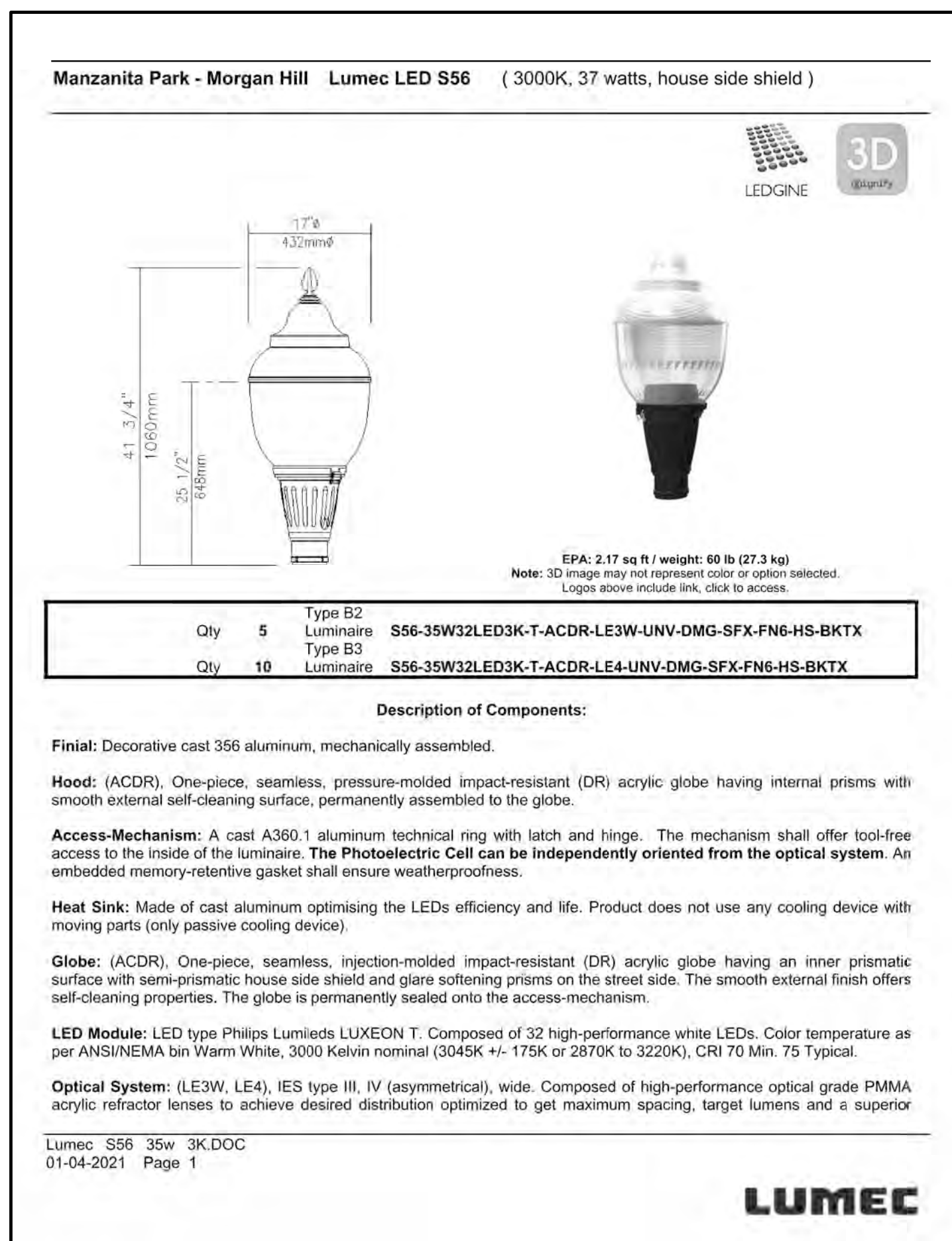
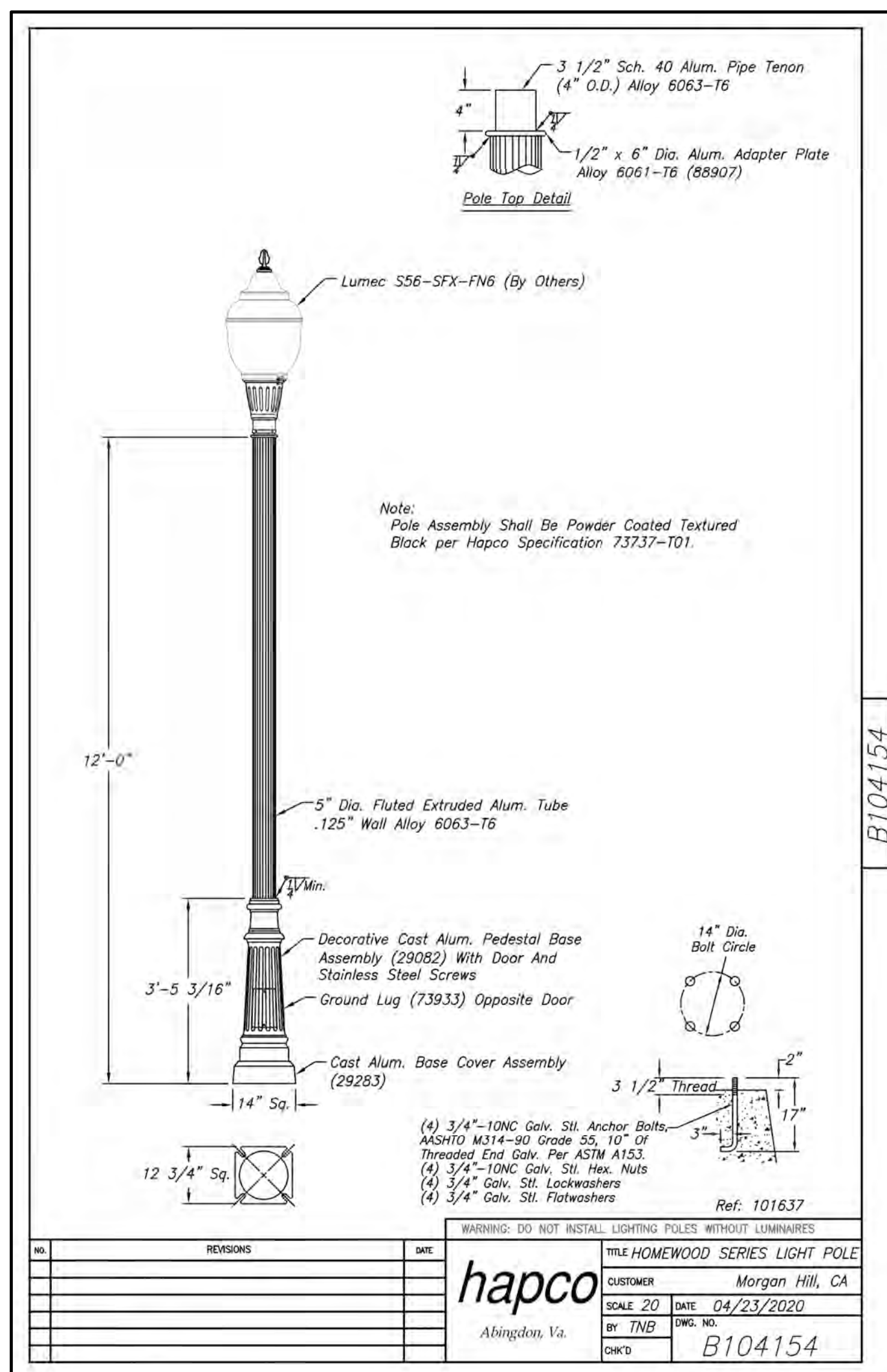


10 SOIL CLICK SENSOR INSTALLED IN SHRUB AREA

NOT TO SCALE

FX-IR-HUNT-SENS-09

MANZANITA PARK - TILTON AVENUE - PRIVATE STREET LIGHTING

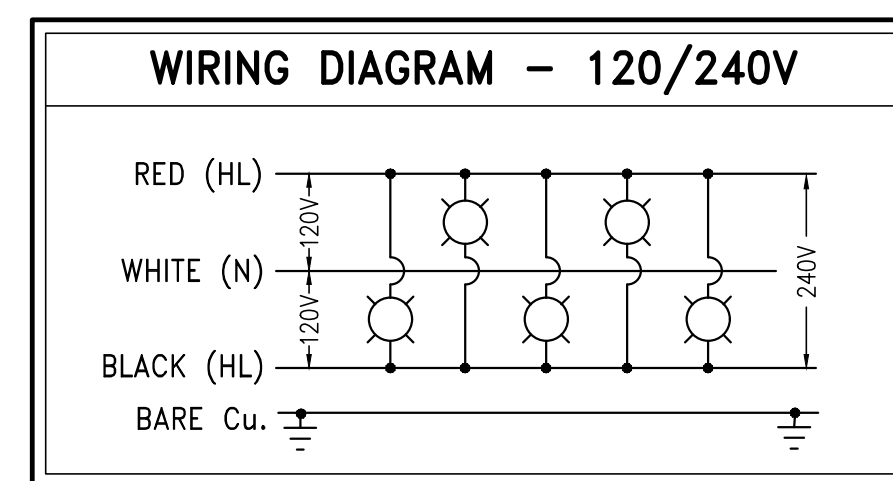
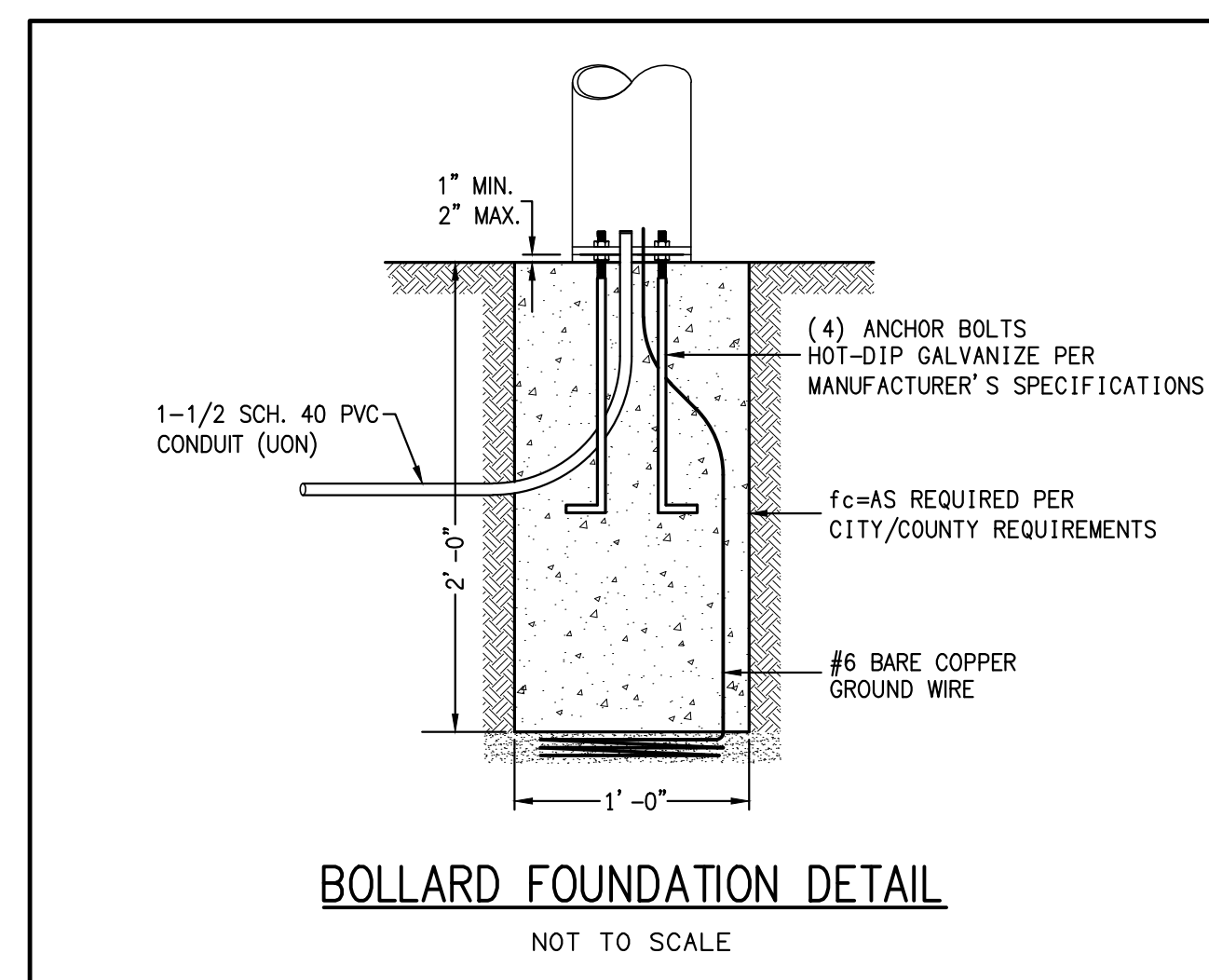
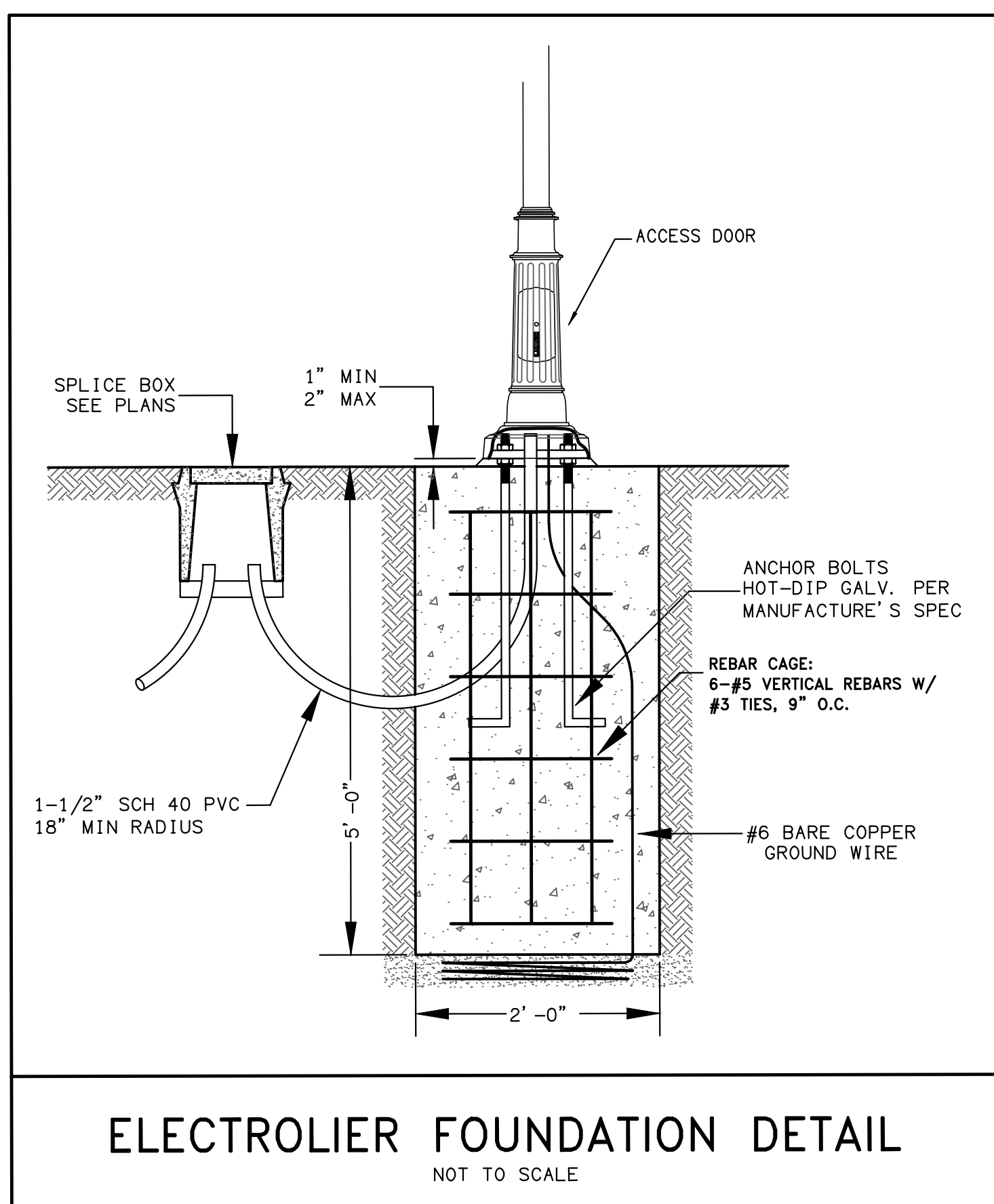


PRIVATE LIGHTING CONTRACTORS NOTES

1. CONDUIT AND FITTINGS: ALL CONDUIT AND FITTINGS SHALL BE U.L. APPROVED, UNLESS OTHERWISE NOTED OR REQUIRED. S PROVIDE PULL ROPE IN ALL EMPTY CONDUITS.
2. CONDUIT DEPTH: 24" UNDER SIDEWALK; 24" UNDER PLANTER STRIP; 30" UNDER PAVEMENT.
3. CABLE: CABLE SHALL BE U.L. LISTED, TYPE THW OR THWN WITH MINIMUM OF 3/64" (46 MIL) POLYVINYL CHLORIDE INSULATION, UNLESS OTHERWISE NOTED. U.L. LISTED 600 VOLT, NO. 10 IN POLE MAY BE USED.
4. SPLICE BOXES: SPLICE BOXES SHALL NOT BE MORE THAN 200 FEET APART ON LONG RUNS. (PER CALTRANS DETAIL ES-8A).
5. FUSES: EACH STREET LIGHT SHALL BE FUSED WITH WATERPROOF IN-LINE FUSE HOLDERS (BUSHMAN HEB SERIES) AT EACH ADJACENT SPLICE BOX WITH 5 AMP FUSE.
6. SPLICING: ALL SPLICES SHALL BE MADE IN LIGHT BOXES ONLY. SPLICES SHALL BE IN ACCORDANCE WITH CALTRANS STANDARD METHOD 'B'. (PER CALTRANS DETAIL ES-13A).

PRIVATE LIGHTING GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE STATE FIRE MARSHALL, FEDERAL AND ALL APPLICABLE CITY, COUNTY, STATE AND LOCAL UTILITY COMPANY REGULATIONS; N.E.C., AND THE LATEST APPROVED STANDARDS OF I.E.E.E., A.S.A, N.E.M.A., U.L. AND OSHA WHERE APPLICABLE. NOTHING IN THESE PLANS OR SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE ABOVE. ALSO, ALL SECTIONS OF STATE OF CALIFORNIA PUC G.O. 95 SHALL APPLY.
2. MATERIALS FURNISHED UNDER THIS SECTION OF THESE SPECIFICATIONS FOR WHICH UL STANDARDS HAVE BEEN ESTABLISHED SHALL BE LISTED AND BEAR THE LABEL OF UNDERWRITER'S LABORATORIES, INC.
3. WHERE REQUIREMENTS OF APPLICABLE CODES AND STANDARDS CONFLICT WITH THE DRAWINGS OR THESE SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
4. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT FIRST NOTIFYING & OBTAINING APPROVAL FROM CITY/COUNTY AGENCY & GIALONONE DESIGN SERVICES, INC.
5. CONTRACTOR TO INSTALL CIRCUIT GROUNDING AND GROUND WIRE IN CONDUIT PER N.E.C. STANDARDS AND LOCAL GOVERNING AGENCIES REQUIREMENTS.
6. A LIST OF ALL MATERIALS & SUPPLIERS SHOULD BE PROVIDED TO AUTHORITY HAVING JURISDICTION FOR APPROVAL.
7. GROUNDING & BONDING SHALL PROPERLY INTERCONNECT ALL METAL PARTS OF THE SYSTEM.
8. ALL CONNECTIONS SHALL BE SECURED WITH LOCK NUTS AND INSULATED BUSHINGS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING A COMPLETE OPERATING SYSTEM.
10. GIALONONE DESIGN SERVICES, INC. ASSUMES NO RESPONSIBILITY FOR ANY VARIANCE BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. CONTRACTOR SHOULD REVIEW PROJECT SITE PRIOR TO SUBMITTING ITS BID.
11. ANY CHANGES OR MODIFICATIONS TO PROPOSED LIGHT LOCATIONS SHALL BE APPROVED, IN WRITING, BY THE CITY/COUNTY AGENCY PRIOR TO INSTALLATION.
12. AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE STREET LIGHT ADMINISTRATION DEPT. OF THE CITY/COUNTY PRIOR TO ACCEPTANCE OF THE PRIVATE LIGHTING SYSTEM.



PUBLIC/PRIVATE LIGHTING: PRIVATE

PG&E RATE SCHEDULE: METER

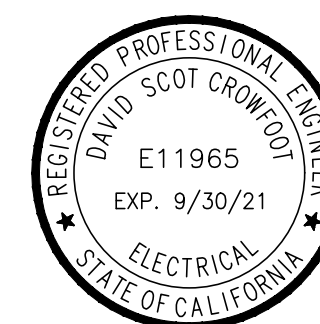
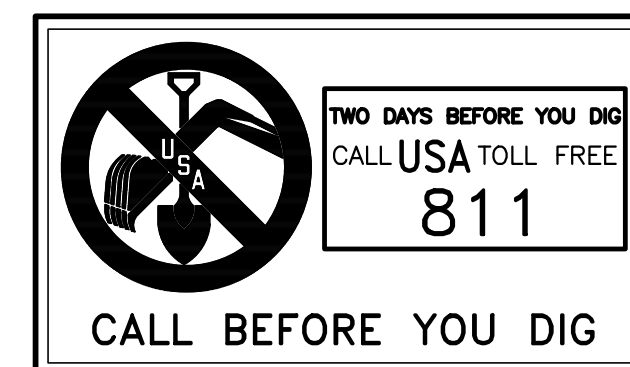
INSTALL IN JOINT TRENCH: _____

INSTALL IN SEPARATE TRENCH: ✓

CITY PERMIT REQUIRED: ✓

CAUTION:
CONTACT U.S.A. (811) (2) FULL WORKING DAYS PRIOR
TO STARTING WORK IF EXISTING UTILITIES CONFLICT WITH
POLE LOCATION, FIELD ADJUST TO CLEAR EXISTING
UTILITIES A MINIMUM OF 3'-0".

*NOTE: CONTRACTOR TO VERIFY ALL QUANTITIES AND SPECIFICATIONS PRIOR TO ORDERING.										
HOUSE SIDE SHIELD	LUMINAIRE SCHEDULE									
	TYPE	LUMINAIRE	DIST.	MTG. HT.	ARM	POLE HT.	COLOR	MATERIAL	QUANTITY	
	YES	B2 ✱ POST TOP LIGHT	35W, 32LED, 240V	TYPE LE3W	15'-6.4"	-	12'-0"	BLACK	ALUMINUM	5
	YES	B3 ✱ POST TOP LIGHT	35W, 32LED, 240V	TYPE LE4	15'-6.4"	-	12'-0"	TEXTURED	ALUMINUM	10
	NO	A4 ✱ LED BOLLARD	6.1W, 14LED, 240V	TYPE 5	3'-6"	-	-	BLACK	ALUMINUM	87



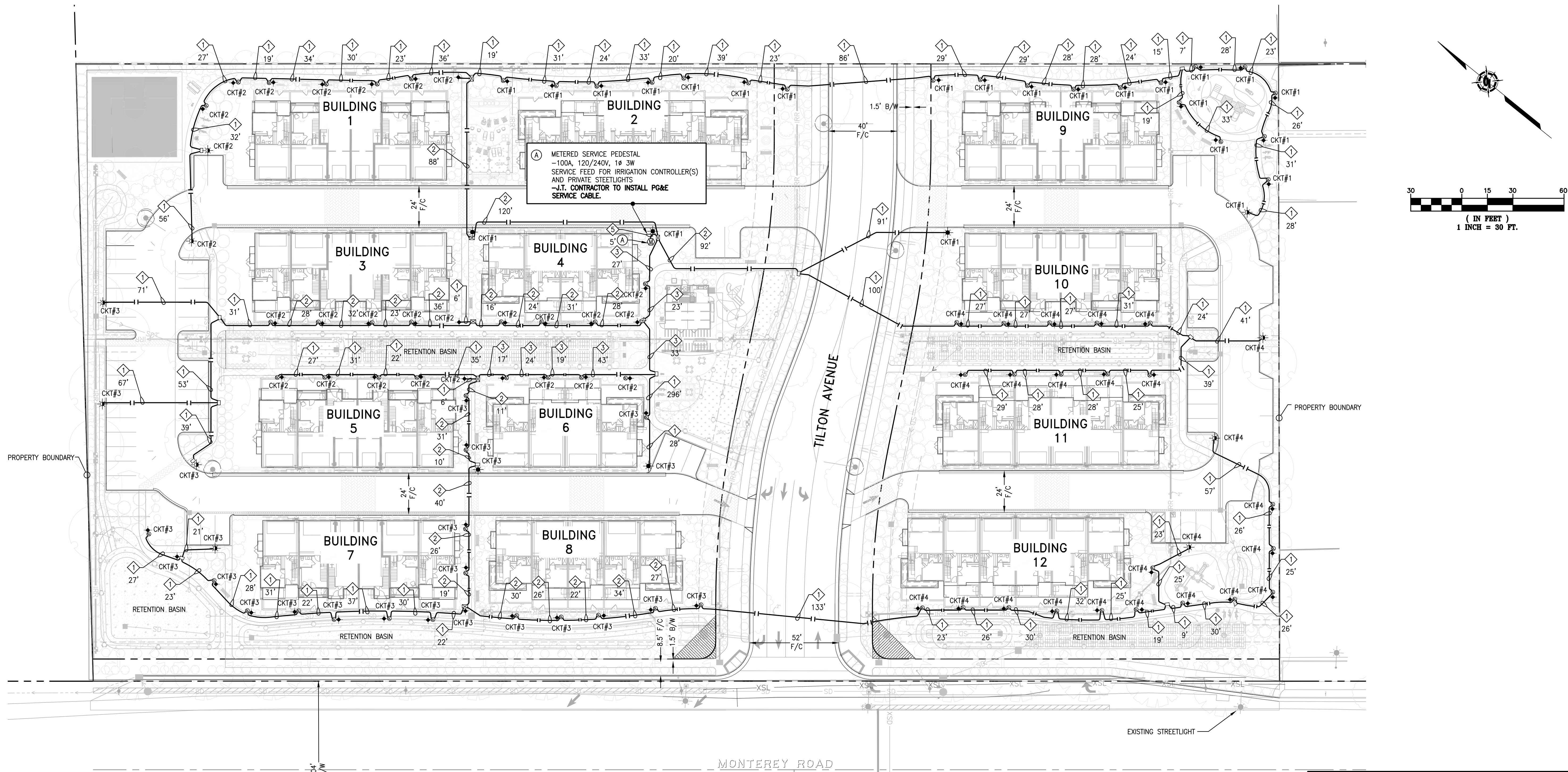
PRIVATE STREET LIGHTING TITLE SHEET

NORTH CORRIDOR INVESTORS, LLC.
MANZANITA PARK
TILTON AVENUE

MORGAN HILL

CALIFORNIA

PROJECT MANAGER: B. FULLINGTON
DRAWN BY: CCP
CHECKED BY: D. CROWFOOT, P.E.
SCALE: AS SHOWN
JOB NUMBER: 20-133
DATE LAST MODIFIED: 03-23-21
SHEET PrSL
OF 2 SHEETS



30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

REVISIONS

SYMBOL DATE

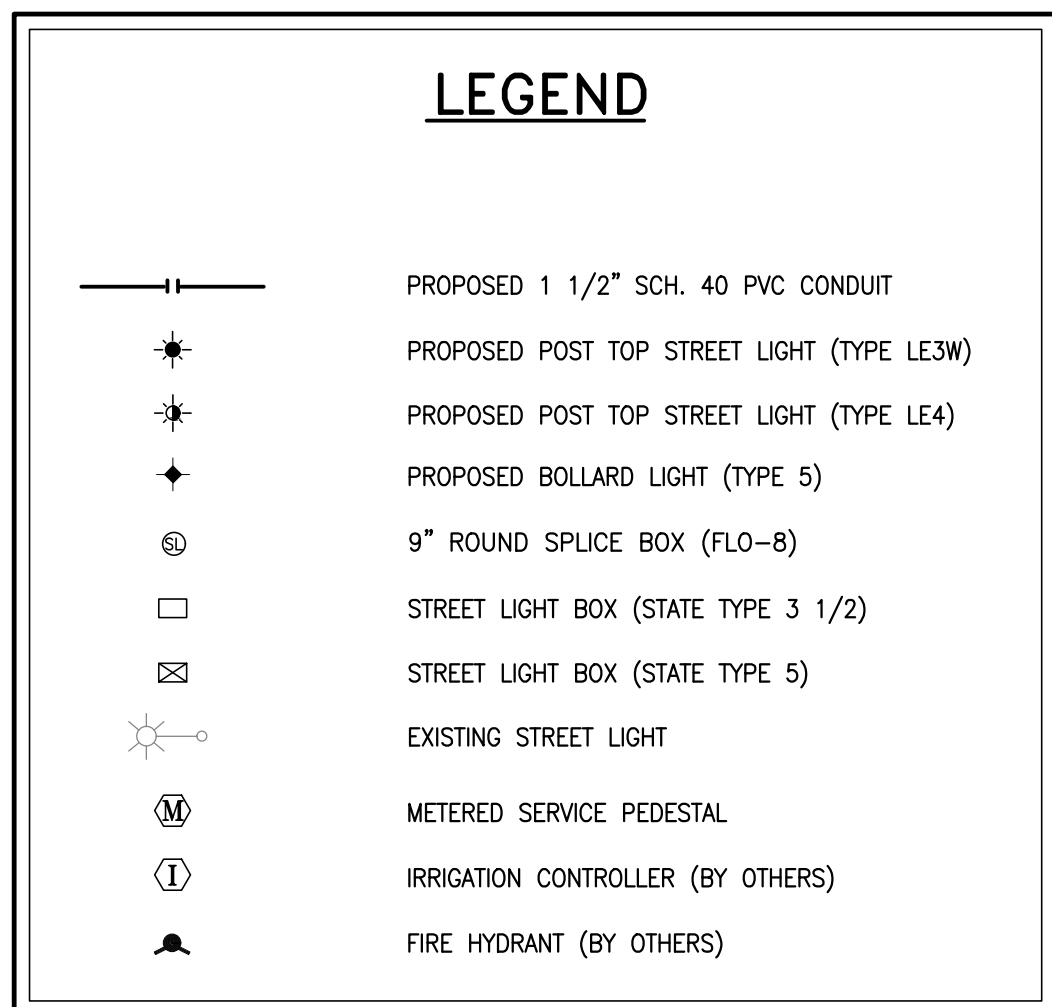
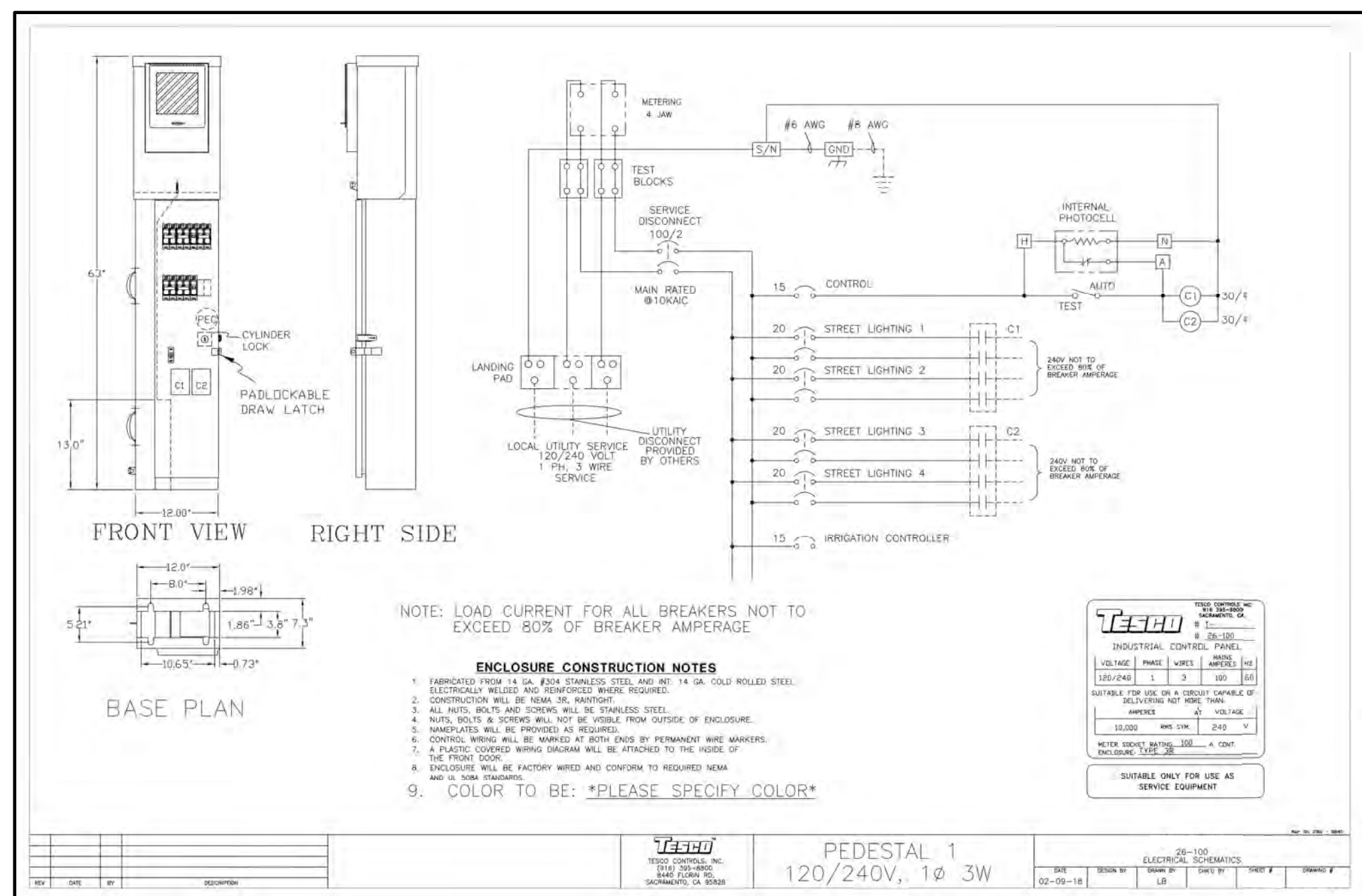
GIACALONE
DESIGN SERVICES, INC.
5820 STONERIDGE HILL RD., #345 | PLEASANTON, CA 94588
925.467.1740 | WWW.GIACALONEDSIGN.COM

PRIVATE STREET LIGHT SITE PLAN

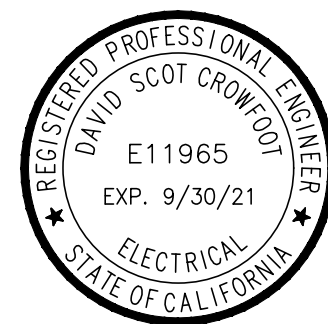
NORTH CORRIDOR INVESTORS, LLC.
MANZANITA PARK
TILTON AVENUE

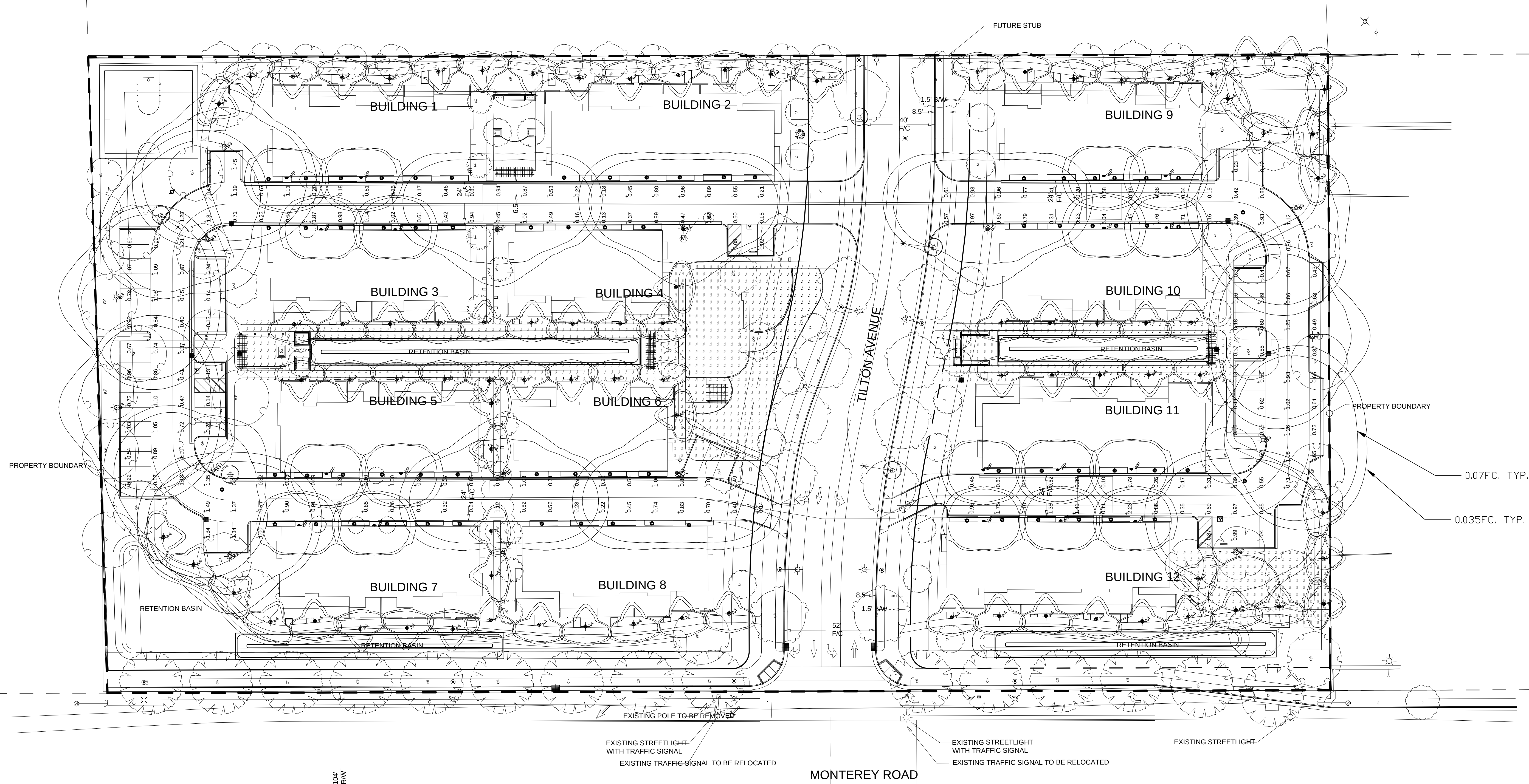
MORGAN HILL CALIFORNIA

PROJECT MANAGER:
B. FULLINGTON
DRAWN BY:
CCP
CHECKED BY:
D. CROWFOOT, P.E.
SCALE:
1"=30'
JOB NUMBER:
20-133
DATE LAST MODIFIED:
03-23-21
SHEET
PrSL2
OF 2 SHEETS



CAUTION:
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Luminaire Schedule - LED										
Project: MANZANITA PARK - MORGAN HILL										
Symbol	Qty	Label	Arrangement	Lum. Watts	Lum. Lumens	LLF	LLD	LDD	UDF	Description
	87	A4	SINGLE	6.1	492	0.900	0.900	1.000	1.000	GARCOO PBL-36-14L-100-NW-G2-3-UNV
	5	B2	SINGLE	35	2691	0.900	0.900	1.000	1.000	LUMEC S56-35W32LED3K-T-LE3W-HS-12' POLE
	10	B3	SINGLE	35	2851	0.900	0.900	1.000	1.000	LUMEC S56-35W32LED3K-T-LE4-HS-12' POLE
	18	WP	SINGLE	13	1247	0.900	0.900	1.000	1.000	WILLIAMS VWMH-L10-740-EDD-INV-UNV @ 8'

Filename

PBL-14L-100-NW-G2-3-UNV.IES
SSx-35W32LED3K-T-LE3W-HS.IES
SSx-35W32LED3K-T-LE4-HS.IES
VWMH-L10-740.IES

Calculation Summary									
Project: MANZANITA PARK - MORGAN HILL									
Description	CalcType	Units	Grid Z	Avg	Max	Min	Avg/Min	Max/Min	
ALLEYS DRIVES AND PARKING AREAS	Illuminance	Fc	0	0.70	5.04	0.02	35.00	252.00	
TYPICAL CENTRAL PATHWAYS	Illuminance	Fc	0	0.79	9.54	0.00	N.A.	N.A.	
TYPICAL REAR OF BUILDING PATHWAYS	Illuminance	Fc	0	1.82	9.09	0.09	20.22	101.00	

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP, RATINGS, FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

**Associated Lighting Representatives, Inc.**



ASSOCIATED LIGHTING REPRESENTATIVES, INC
7777 PARDEE LANE
P.O. BOX 2265
OAKLAND, CA 94621
PHONE: (510) 638-0158 - FAX (510) 638-2908

REPORT FOR: GIACALONE DESIGN SERVICES
BY: APPLICATIONS ENGINEERING; RAMON ZAPATA
SALES REPRESENTATIVE: ALR; JOHN BENSON



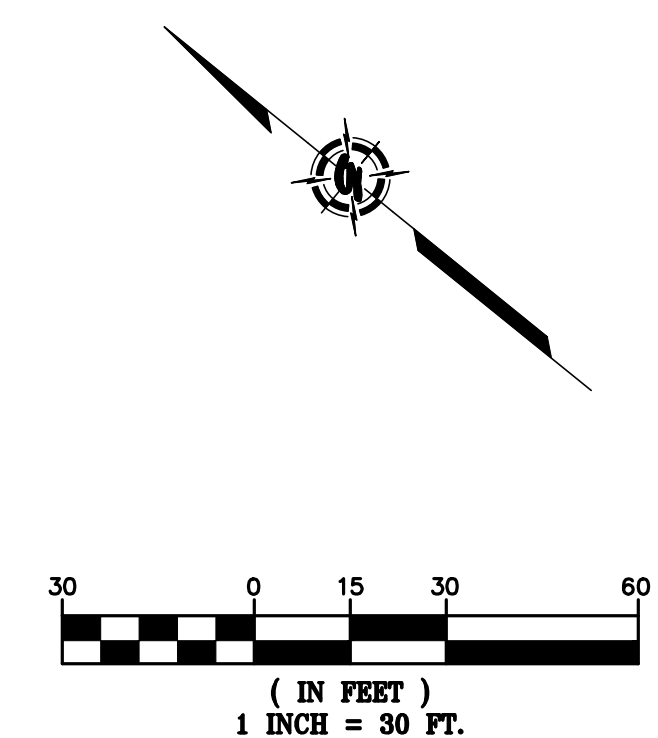
AGI32 VERSION 19.14
AGI (C) 2020 LIGHTING ANALYSTS, INC.
10268 W. CENTENNIAL ROAD, SUITE 202
LITTLETON, CO 80127

PROJECT DESCRIPTION

MANZANITA PARK
CITY OF MORGAN HILL

DRAWING NO. / INPUT FILE
18170BEN-R1.DWG / 18170BEN-R1.A32

SCALE	SHEET	DATE	REV
1" = 30'	1 OF 1	12.18.2020	1



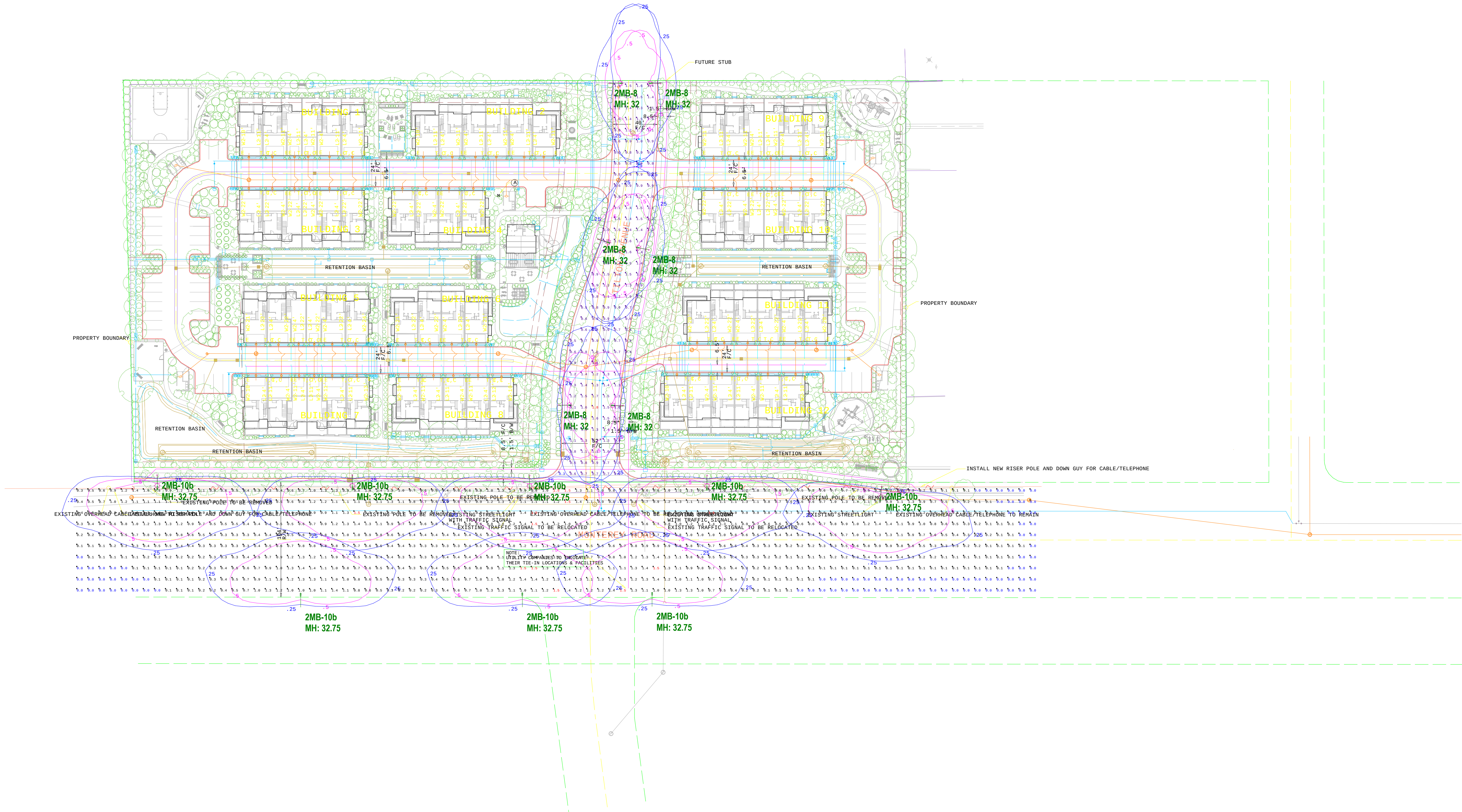
SHEET
PuSL2
OF 2 SHEETS

Luminaire Schedule								
Symbol	Arm	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	8	6	2MB-8	SINGLE	1.000	4725	53	STR-LWY-2MB-HT-03-E-UL-SV-525-40K-R-UTL w/XA-XSLBLSXX
	10	8	2MB-10b	SINGLE	1.000	7839	86	STR-LWY-2MB-HT-05-E-UL-SV-525-40K-R-UTL w/XA-XSLBLSXX

Calculation Summary (Footcandles calculated using predicted lumen values @ 50K hrs of operation)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Monterey	Fc	0.64	1.5	0.0	N.A.	N.A.
Tilton	Fc	1.08	1.8	0.3	3.60	6.00

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***

POLES & TENONS BY OTHER
Contractor to verify mounting and voltage prior to placing order.





A COMPANY OF **IDEAL INDUSTRIES, INC.**

9201 Washington Ave, Racine, WI 53406 <https://creelighting.com> - (800) 236-6800

Illumination results shown on this lighting design are based on project parameters provided to Cree Lighting used inconjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.

Project Name: Tilton & Monterey-Morgan Hill, Morgan CA

SR-42599

||

Footcandles calculated at grade

||

Filename: 200713FC1BAFR1.AGI.AGI

Date: 8/6/2020

Layout By: Ben Foster

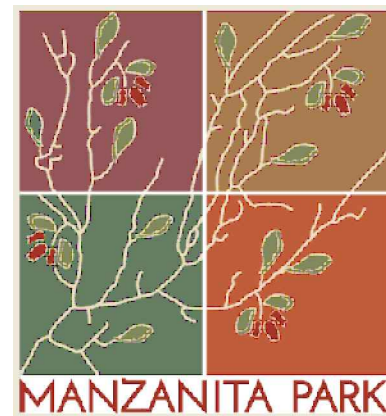
Scale 1" = 50'

0100200

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L:\Projects\Harry\2114149 TM Dividend Manzanita Park-Tentative Map\DWG\2114149 SD+-Site Development Plan.dwg - 03/10/2021 8:26am - Plotted 03/10/2021 8:26am by Harry

manzanita park site development plan



applicant:
NORTH CORRIDOR INVESTORS, LLC
385 WOODVIEW AVENUE
MORGAN HILL, CA 95037
(408) 779-5900

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

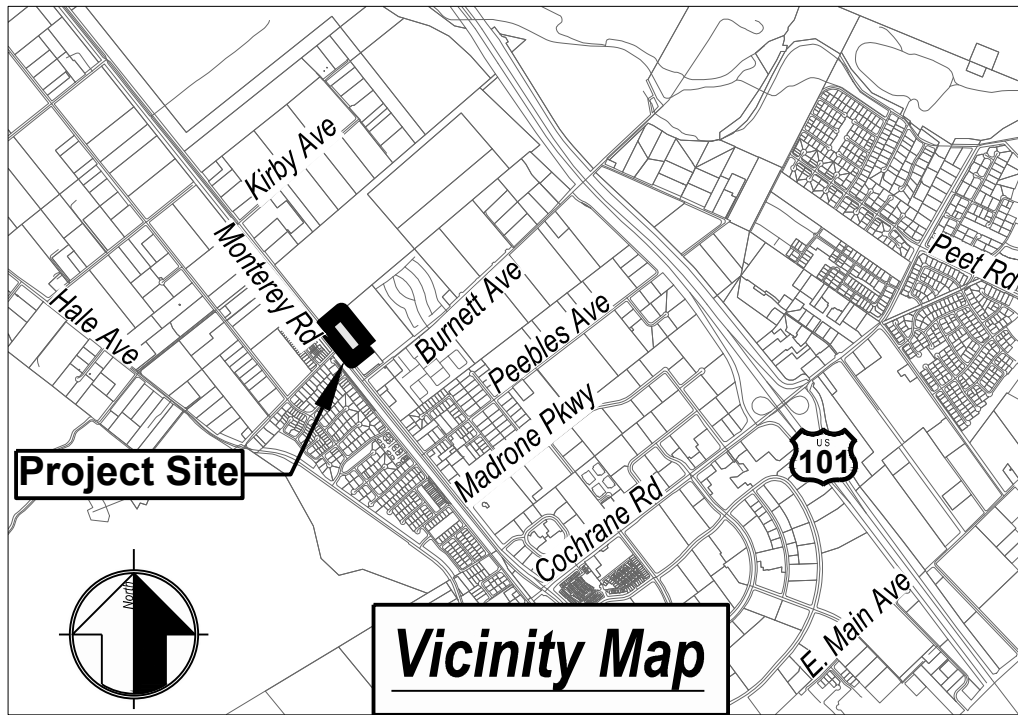
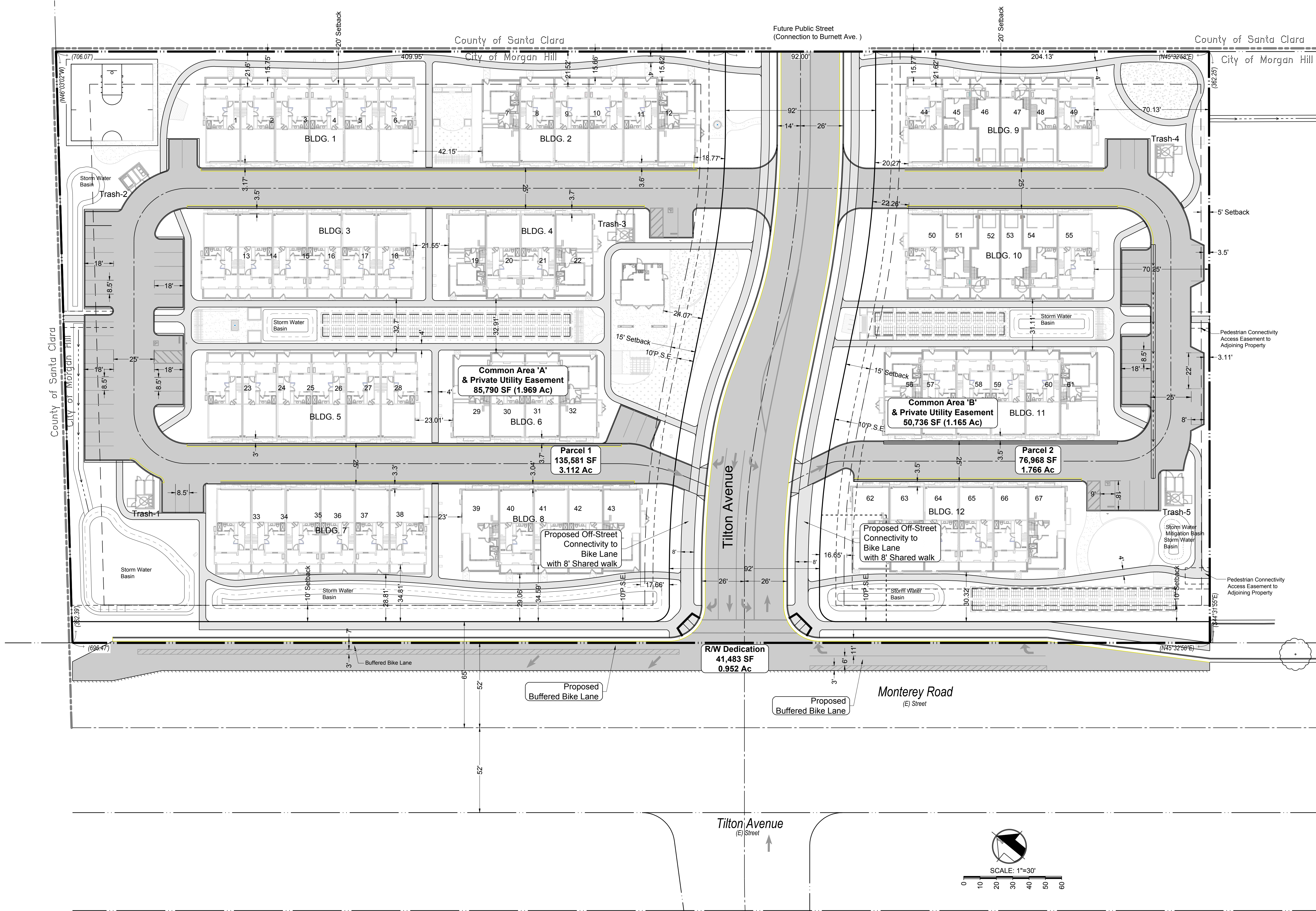
MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Sheet

1

of 06
218149

DATE: 03/2021 DRAWN: RS CHECKED: HS



building coverage calcs:

TOTAL PROJECT AREA	5.8318 ACRES
PUBLIC RIGHT-OF WAY AREA	0.9523 ACRES
PROJECT NET AREA:	4.8795 ACRES
PRIVATE STREET COVERAGE:	1.0000 ACRES
BUILDING COVERAGE:	1.7000 ACRES
WALKWAY COVERAGE:	0.3200 ACRES
%BUILDING COVERAGE:	34.84%

density calcs:

TOTAL PROJECT AREA:	5.8318 ACRES
SITE NET AREA	4.8795 ACRES
NO. UNITS ALLOWED:	67 UNITS
NO. UNITS PROPOSED:	67 UNITS
OPEN SPACE AREA:	2.6160 ACRES

notes:

ASSESSOR'S PARCEL NO:	725-01-018
PRESENT USE:	VACANT
PROPOSED USE:	RESIDENTIAL
PRESENT ZONING:	PUD-559
PROPOSED ZONING:	MU-F
SANITARY SEWER:	CITY OF MORGAN HILL
GAS AND ELECTRIC:	PG&E
WATER:	CITY OF MORGAN HILL
TELEPHONE:	VERIZON
EXISTING IMPROVEMENTS:	AS SHOWN
GENERAL PLAN:	MIXED USE FLEX (7-24 DU/AC)

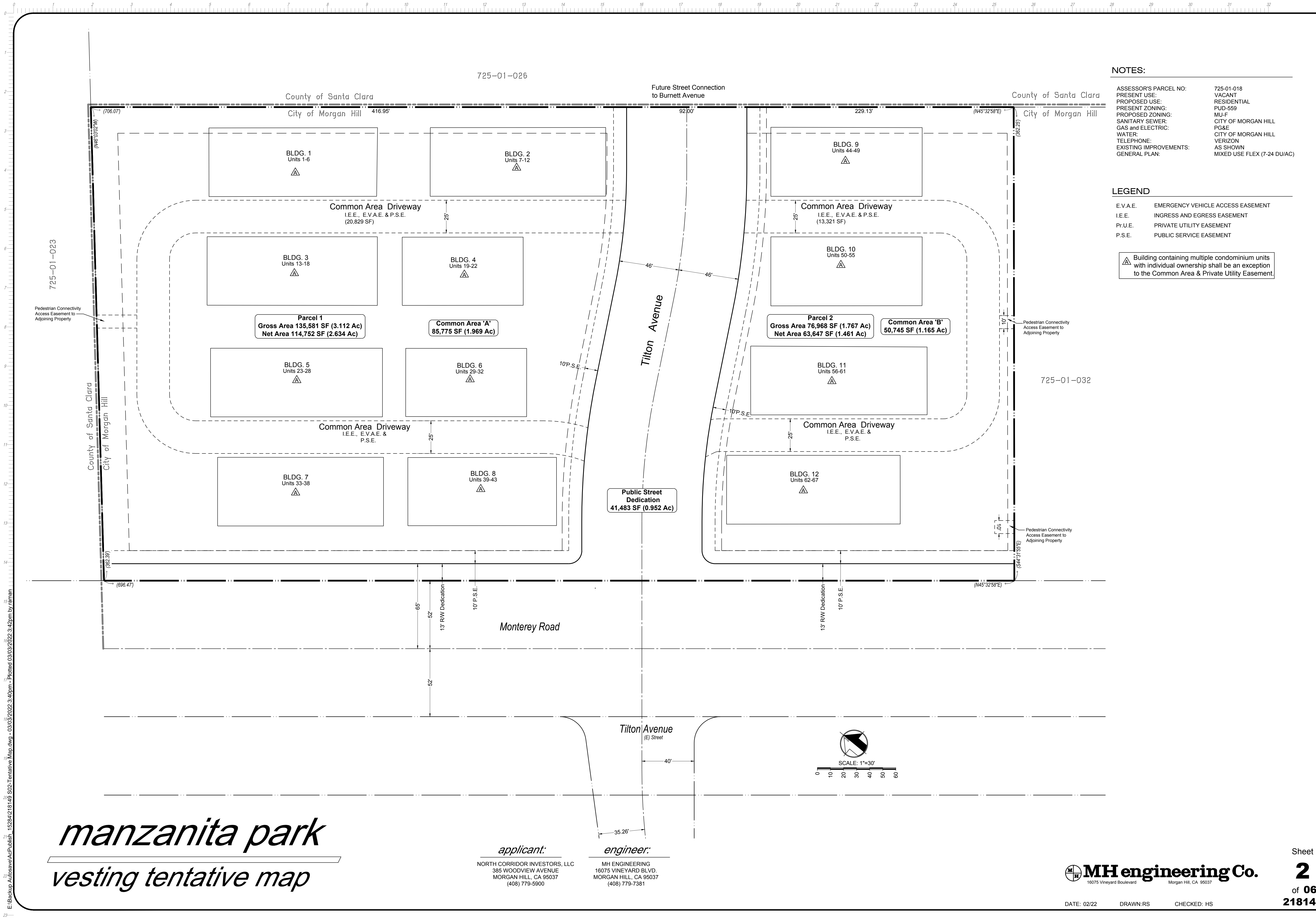
building setbacks

(REFER ALSO TO PD PLAN)

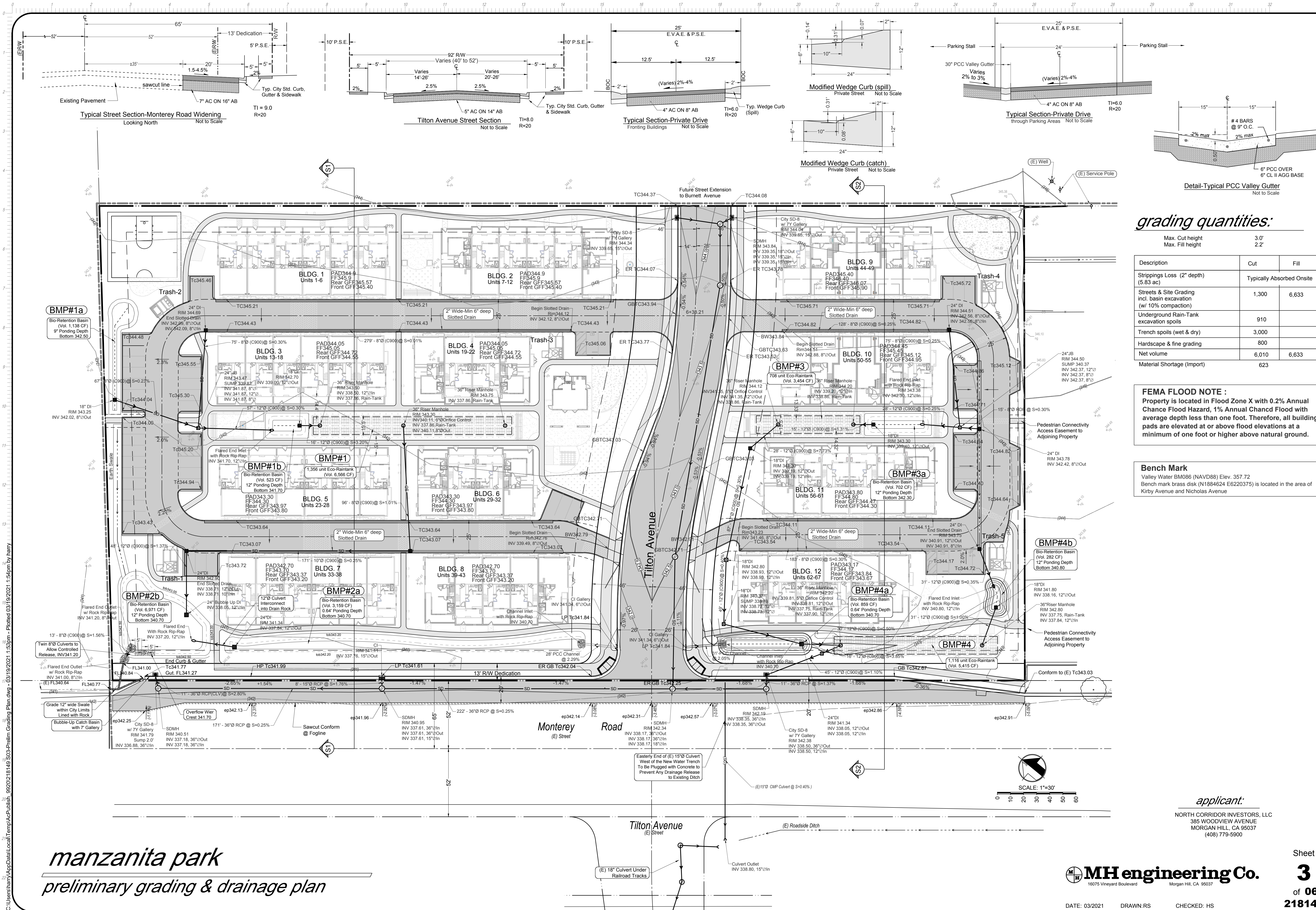
FRONT	15' MINIMUM
SIDE	5' MINIMUM
REAR	20' MINIMUM

Parcel 1 Parking Summary			Required (Tables 18.72-2 & 18.72-3)			Provided	
Plan	Unit Count	Bedroom Count	Resident Parking / Unit	Resident Parking	Guest Parking	Garage Parking	Surface Parking
A	0	2	2	0.0	0.0	0	
B	0	3 + Den	2.5	0.0	0.0	0	
C	27	3 + Den	2.5	67.5	9.0	54	
CX	8	3 + Den	2.5	20.0	2.7	16	
D	6	4	2.5	15.0	2.0	12	
DX	2	4	2.5	5.0	0.7	4	
Sub-Total	43			107.5	14.3	86	36
Total				121.8		122	

Parcel 2 Parking Summary			Required (Tables 18.72-2 & 18.72-3)			Provided	
Plan	Unit Count	Bedroom Count	Resident Parking / Unit	Resident Parking	Guest Parking	Garage Parking	Surface Parking
A	4	2	2	8.0	1.3	8	
B	4	3 + Den	2.5	10.0	1.3	8	
C	8	3 + Den	2.5	20.0	2.7	16	
CX	4	3 + Den	2.5	10.0	1.3	8	
D	2	4	2.5	5.0	0.7	4	
DX	2	4	2.5	5.0	0.7	4	
Sub-Total	24			58.0	8.0	48	19
Total				66.0		67	



E:\Backup\Autosave\AcPublish - 15284218149_S02-Tentative Map.dwg - 03/03/2022 3:40pm - Plotted 03/03/2022 3:42pm by rman



manzanita park
preliminary grading & drainage plan

grading quantities:

	Max. Cut height	3.0'
	Max. Fill height	2.2'
Description	Cut	Fill
Strippings Loss (2" depth) (5.83 ac)	Typically Absorbed Onsite	
Streets & Site Grading incl. basin excavation (w/ 10% compaction)	1,300	6,633
Underground Rain-Tank excavation spoils	910	
Trench spoils (wet & dry)	3,000	
Hardscape & fine grading	800	
Net volume	6,010	6,633
Material Shortage (Import)	623	

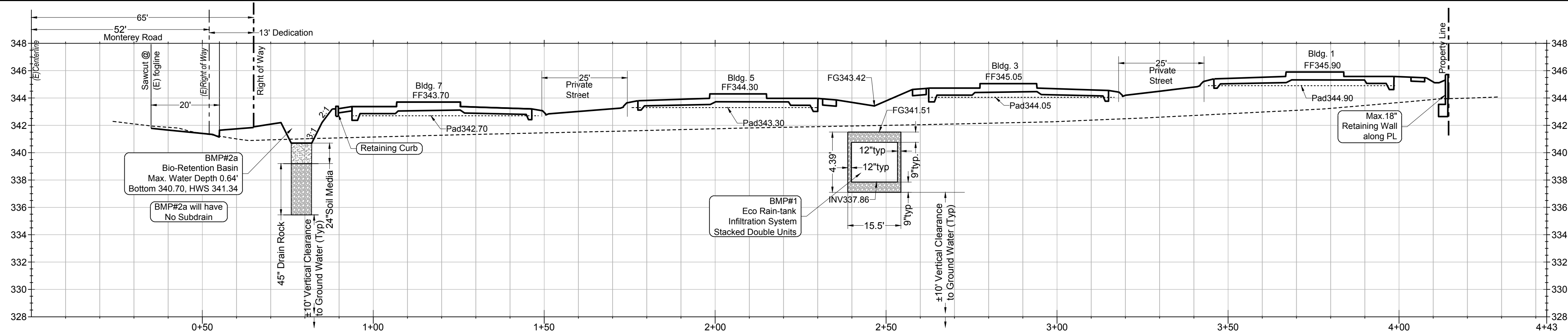
FEMA FLOOD NOTE :
Property is located in Flood Zone X with 0.2% Annual Chance Flood Hazard, 1% Annual Chanced Flood with average depth less than one foot. Therefore, all building pads are elevated at or above flood elevations at a minimum of one foot or higher above natural ground.

Bench Mark
Valley Water BM086 (NAVD83) Elev. 357.72
Bench mark brass disk (N1894624 E6220375) is located in the area of Kirby Avenue and Nicholas Avenue

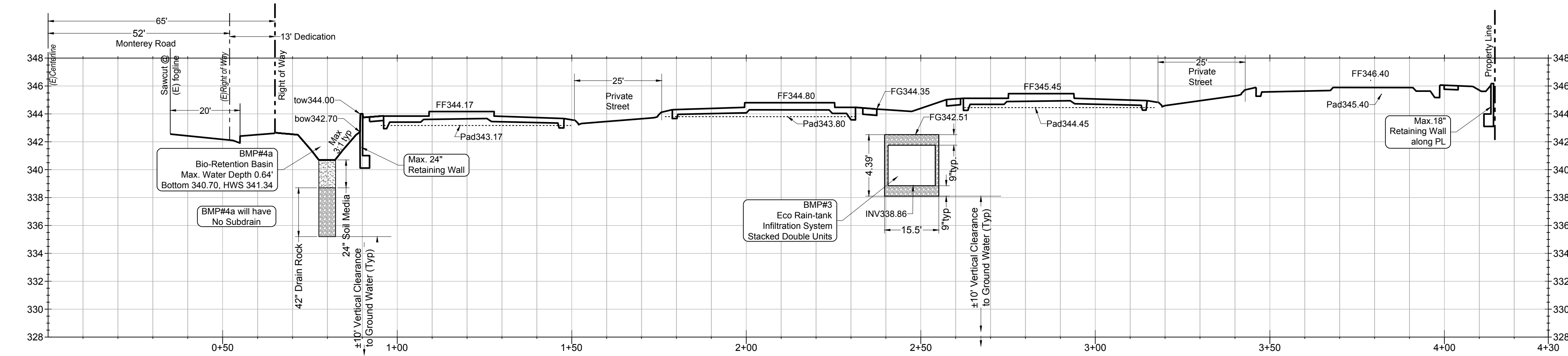
applicant:
NORTH CORRIDOR INVESTORS, LLC
385 WOODVIEW AVENUE
MORGAN HILL, CA 95037
(408) 779-5900

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

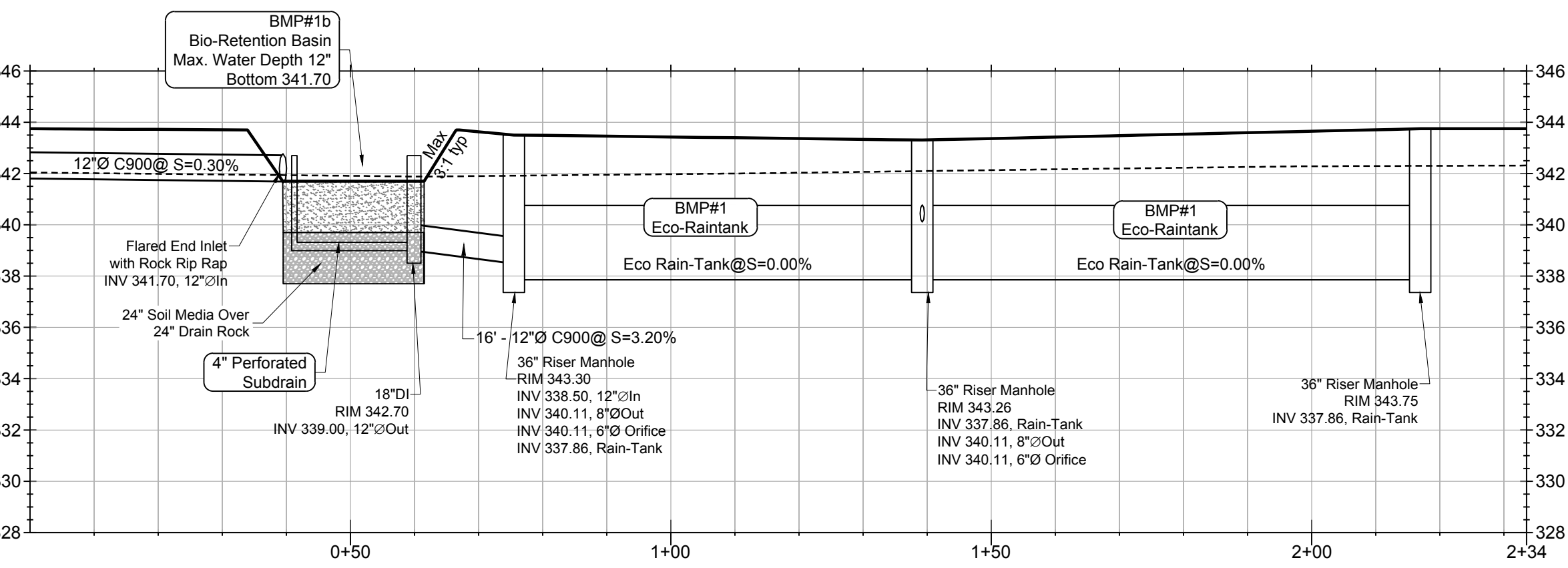
C:\Users\harry\AppData\Local\Temp\AcPublish_9920218149\504-Prelim Grading Sections & BMP Details.dwg - 03/19/2021 2:42pm - Plotted 03/19/2021 2:45pm by harry



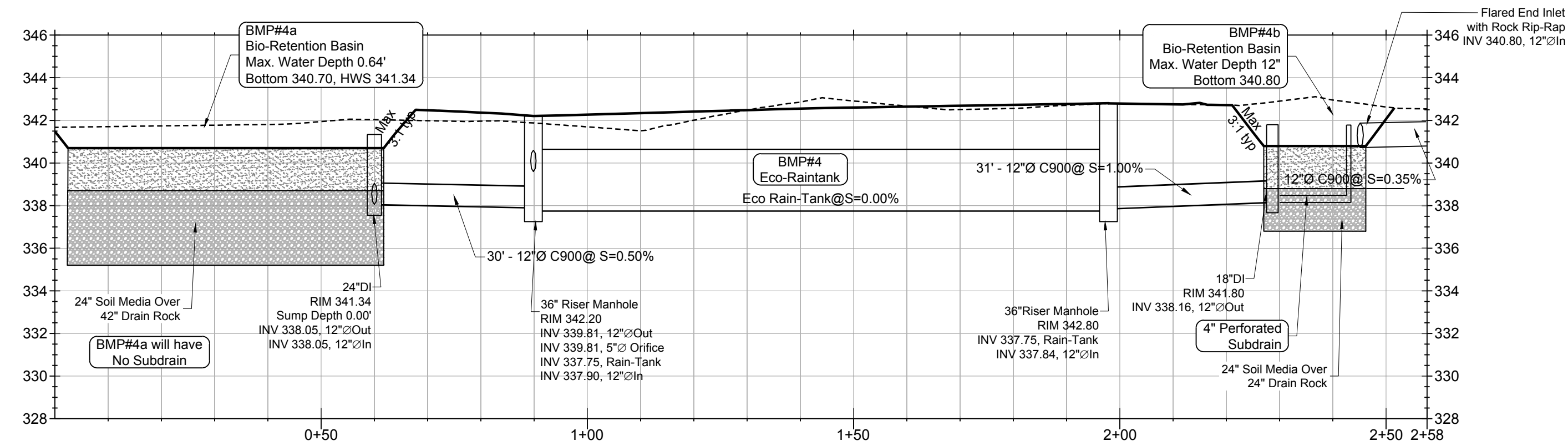
PROFILE: Grading Section S1
SCALE H: 1"=20' SCALE V: 1"=5'



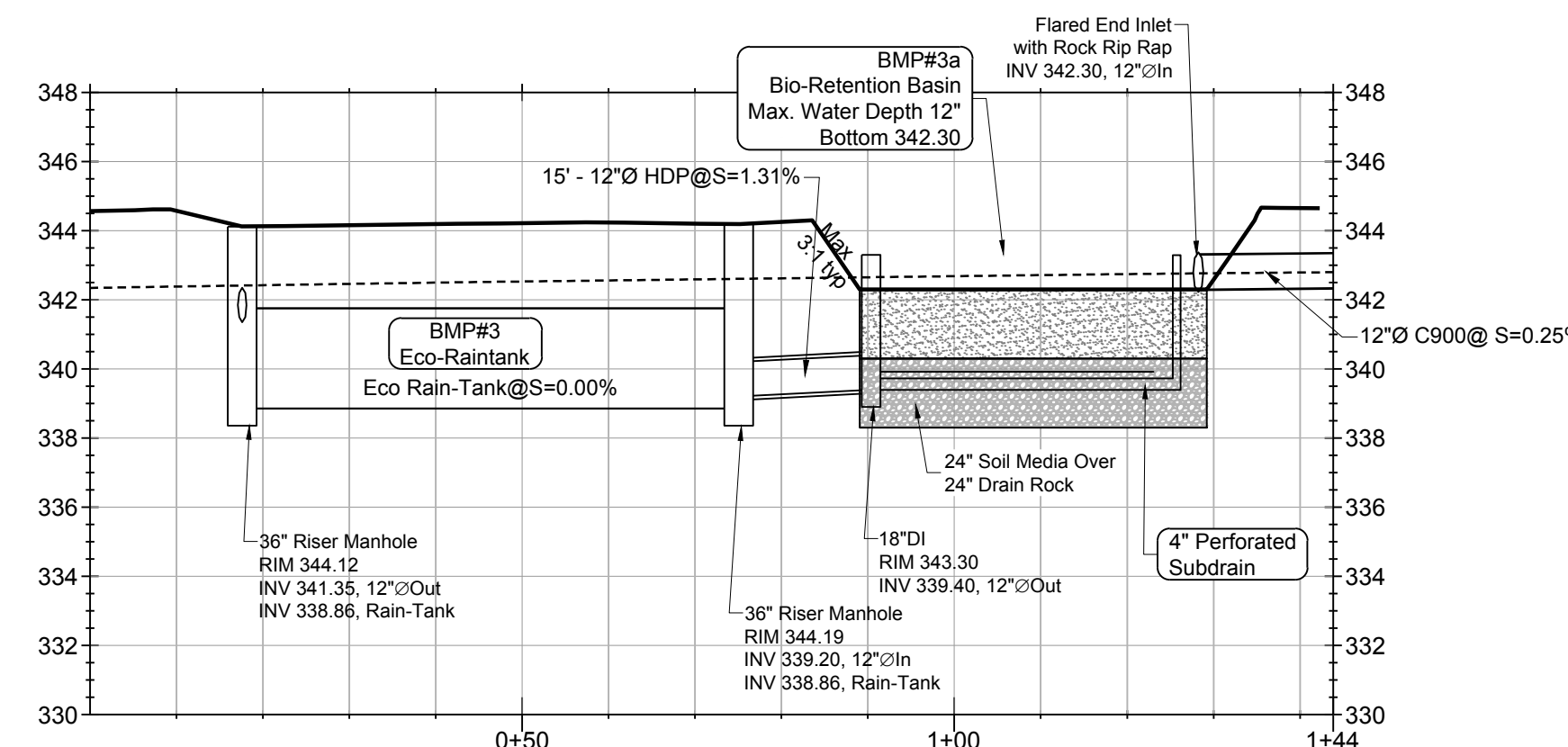
PROFILE: Grading Section S2
SCALE H: 1"=20' SCALE V: 1"=5'



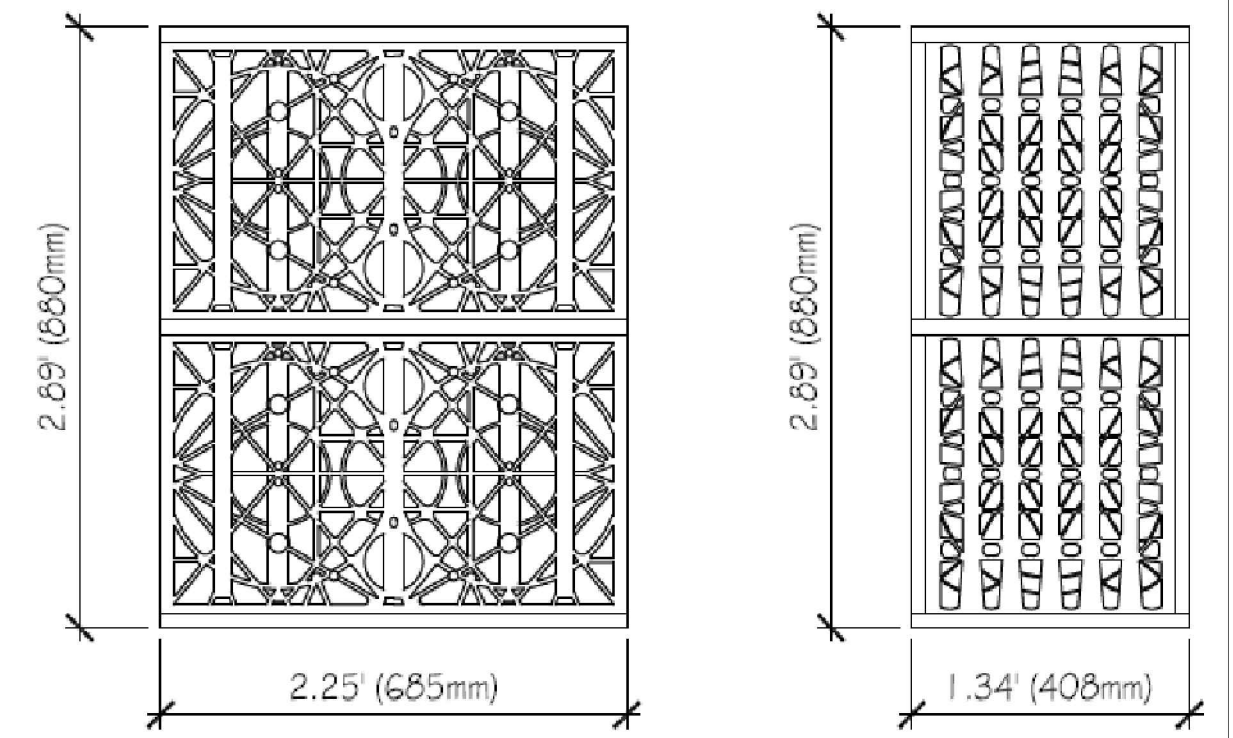
PROFILE: Grading Section thru BMP#1b & #1
SCALE H: 1"=20' SCALE V: 1"=5'



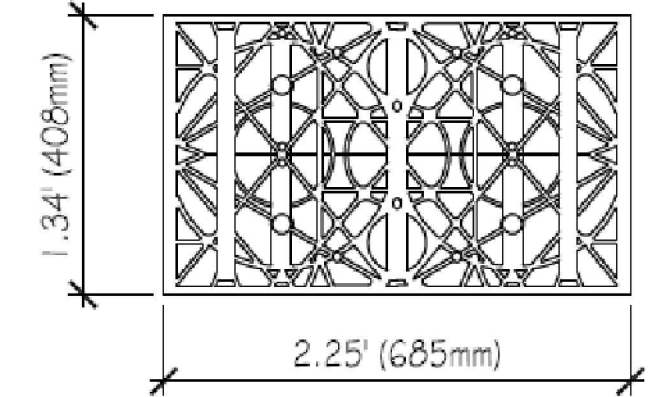
PROFILE: Grading Section thru BMP#4a #4 & #4b
SCALE H: 1"=20' SCALE V: 1"=5'



PROFILE: Grading Section thru BMP#3 & 3a
SCALE H: 1"=20' SCALE V: 1"=5'



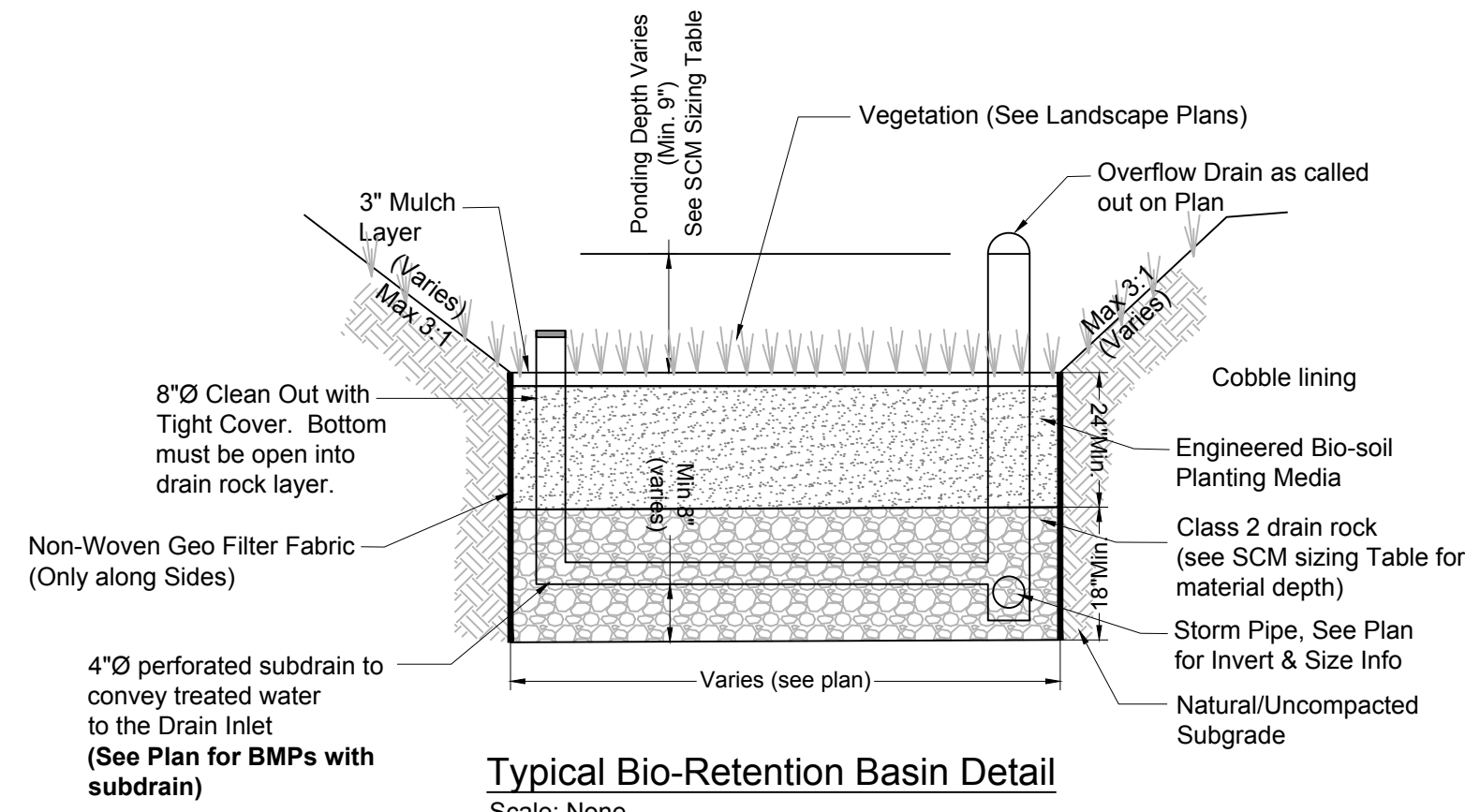
Front View Side View



Top View

ER-505 EcoRain Double Tank Details

Scale: None



Typical Bio-Retention Basin Detail

Scale: None

manzanita park
grading sections & BMP details

applicant:

NORTH CORRIDOR INVESTORS, LLC
385 WOODVIEW AVENUE
MORGAN HILL, CA 95037
(408) 779-5900

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

DATE: 03/2021 DRAWN: RS CHECKED: HS

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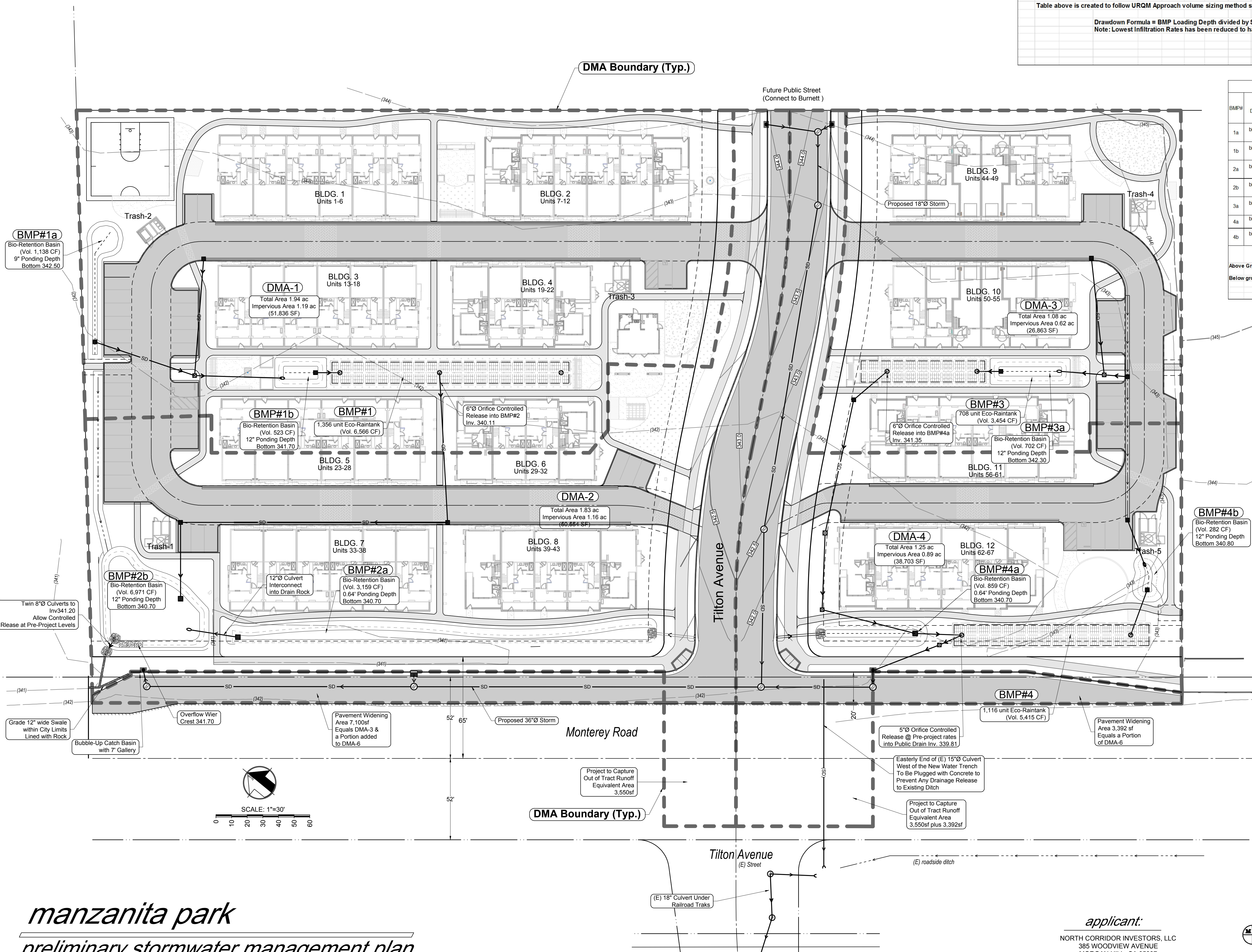
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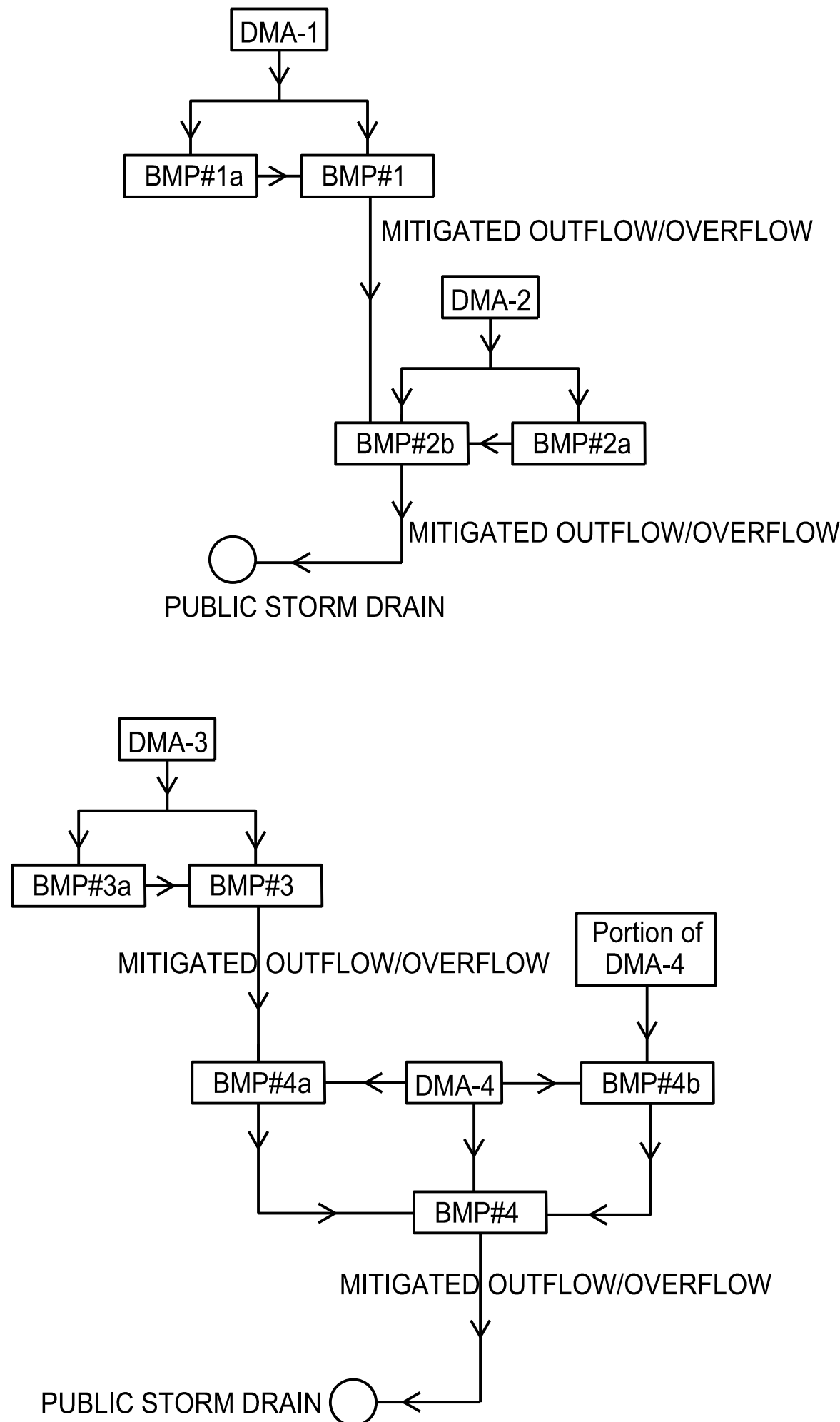
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manzanita park
preliminary stormwater management plan



C3 Calculations for Region 2 (SF Bay)														
Manzanita Park														
DMA	STEP 1 total Area	STEP 2a Imper. (AC)	STEP 2b Imper. Ratio (i)	STEP 3 Cw	STEP 5 Map gage	P6	STEP 6 P6 site	STEP 7 a	STEP 8 P6	STEP 9 Volume (ac-ft)	C3 Vol. Req #	BMP ID	Total Vol Proposed #	BMP Loading Depth (in)
1	1.94	1.19	0.613	0.419	19.5	0.760	0.818	1.963	0.674	0.109	4,744	#1	6,566	36.0
2	1.83	1.16	0.633	0.435	19.5	0.760	0.818	1.963	0.699	0.107	4,649	#2a&2b	10,130	49.8
3	1.08	0.62	0.574	0.390	19.5	0.760	0.818	1.963	0.626	0.056	2,454	#3	3,454	38.9
4	1.25	0.89	0.712	0.505	19.5	0.760	0.818	1.963	0.812	0.085	3,684	#4	5,415	31.3
											Total	Total	25,565	
Table above is created to follow URQM Approach volume sizing method steps shown below (Section II.A.)														
Drawdown Formula = BMP Loading Depth divided by Soil Infiltration Rate Note: Lowest infiltration rates has been reduced to half by applying Factor of Safety 2.0)														
BMP Description #1 (1,356) Unit Eco Rain-Tank #2a & 2b Bio-Retention Basin #3 (708) Unit Eco Rain-Tank #4 (1,116) Unit Eco Rain-Tank Total Volume 29,069 f3 Pre-Treatment Bio-basin (#1a, 1b, 3a, 4a & 4b) Volume = 3,504 f3														

"Manzanita Park" Bio-Retention Basin Sizing Table									
BMP#	SCM Description	SCM Top Surface Area (sf)	SCM Bottom Surface Area (sf)	SCM above Volume (cf)	Ponding Depth (in)	Bio Soil Media depth (in)	Drain Rock depth (in)	SCM below Volume (cf)	SCM Total Volume provided (cf)
1a	bio-retention basin	1,017	452	551	9.0	24	24	588	1,138
1b	bio-retention basin	388	183	286	12.0	24	24	238	523
2a	bio-retention basin	2,147	1,047	1,065	8.0	24	45	2,094	3,159
2b	bio-retention basin	2,826	2,223	2,525	12.0	24	45	4,446	6,971
3a	bio-retention basin	540	240	390	12.0	24	24	312	702
4a	bio-retention basin	715	278	331	8.0	24	42	528	859
4b	bio-retention basin	251	87	169	12.0	24	24	113	282
Above Ground Volume = ponding depth (top surface area+bottom surface area) 1/2 Below Ground Volume=bottom surface area (soil media depth 0.25+drain rock depth 0.40)									



applicant:

NORTH CORRIDOR INVESTORS, LLC
385 WOODVIEW AVENUE
MORGAN HILL, CA 95037
(408) 779-5900

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

DATE: 03/2021 DRAWN: RS CHECKED: HS

Sheet

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218149

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manzanita park

preliminary utility plan

applicant:
NORTH CORRIDOR INVESTORS, LLC
385 WOODVIEW AVENUE
MORGAN HILL, CA 95037
(408) 779-5900

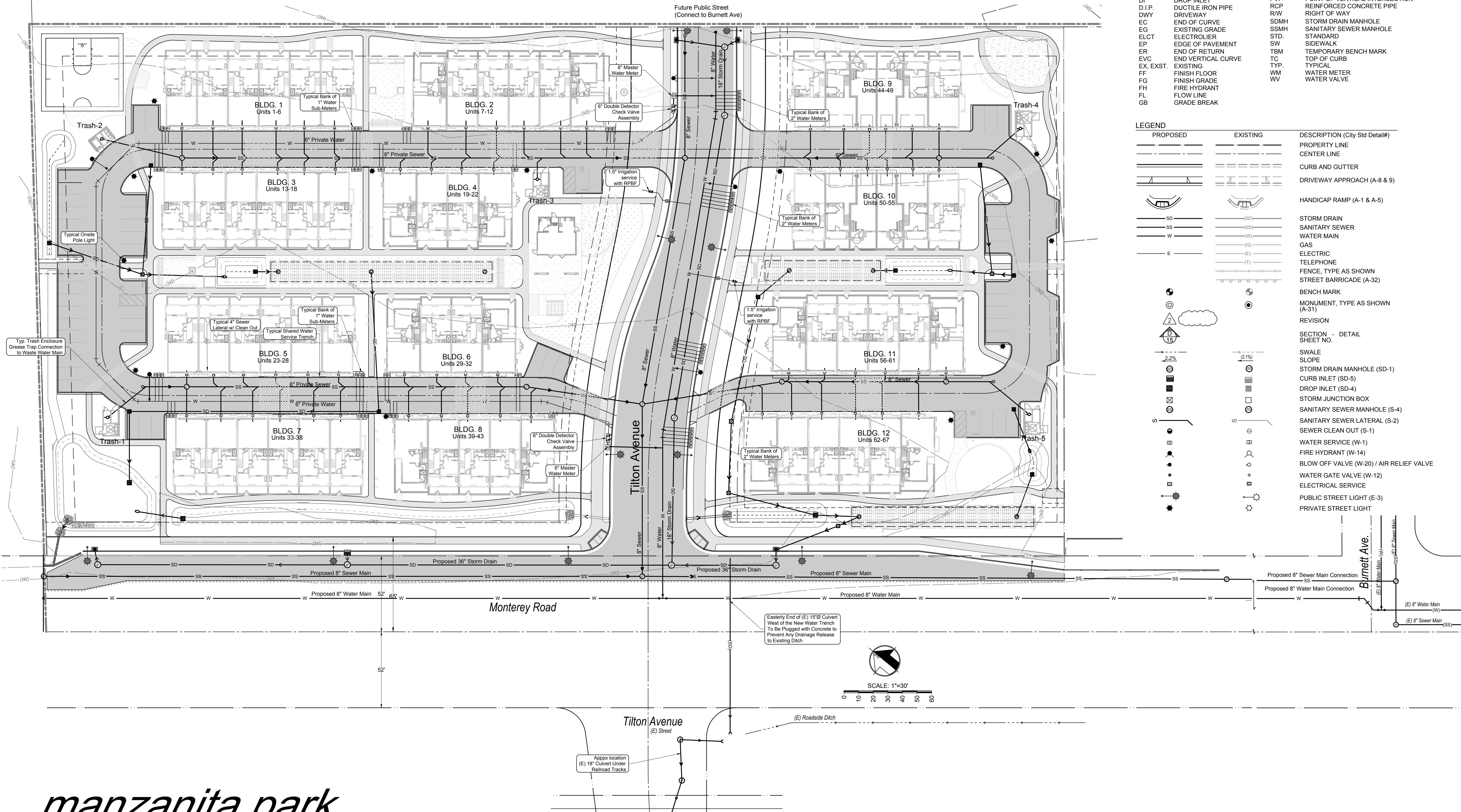
MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

DATE: 03/2021 DRAWN: RS CHECKED: HS

Sheet
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of **06**
218149

ABBREVIATIONS:			
AC	ASPHALT CONCRETE	GV	GATE VALVE
BC	BEGINNING OF CURVE	HP	HIGH POINT
BFE	BASE FLOOD ELEVATION	INV.	INVERT
BLDG	BUILDING	JP	JOINT POLE
BVC	BEG. VERTICAL CURVE	LP	LOW POINT
BW	BACK OF SIDEWALK	MAX.	MAXIMUM
CB	CATCH BASIN	MIN.	MINIMUM
CI	CURB INLET	NG	NATURAL GROUND
C	CENTERLINE	PB	PULL BOX
CL D/W	CENTERLINE OF DRIVEWAY	PL	PROPERTY LINE
CMP	CORRUGATED METAL PIPE	P.S.E.	PUBLIC SERVICE EASEMENT
CO	CLEAN OUT	P.S.D.E.	PRIVATE STORM DRAIN EASEMENT
DI	DROP INLET	PVI	POINT OF VERTICAL INTERSECTION
D.I.P.	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
DWY	DRIVEWAY	R/W	RIGHT OF WAY
EC	END OF CURVE	SDMH	STORM DRAIN MANHOLE
EG	EXISTING GRADE	SSMH	SANITARY SEWER MANHOLE
ELCT	ELECTROLIER	STD.	STANDARD
EP	EDGE OF PAVEMENT	SW	SIDEWALK
ER	END OF RETURN	TBM	TEMPORARY BENCH MARK
EVC	END VERTICAL CURVE	TC	TOP OF CURB
EX, EXST.	EXISTING	TYP.	TYPICAL
FF	FINISH FLOOR	WM	WATER METER
FG	FINISH GRADE	WV	WATER VALVE
FH	FIRE HYDRANT		
FL	FLOW LINE		
GB	GRADE BREAK		

LEGEND		DESCRIPTION (City Std Detail#)
PROPOSED	EXISTING	
		PROPERTY LINE
		CENTER LINE
		CURB AND GUTTER
		DRIVEWAY APPROACH (A-8 & 9)
		HANDICAP RAMP (A-1 & A-5)
		STORM DRAIN
		SANITARY SEWER
		WATER MAIN
		GAS
		ELECTRIC
		TELEPHONE
		FENCE, TYPE AS SHOWN
		STREET BARRICADE (A-32)
		BENCH MARK
		MONUMENT, TYPE AS SHOWN (A-31)
		REVISION
		SECTION - DETAIL
		SHEET NO.
		SWALE
		SLOPE
		STORM DRAIN MANHOLE (SD-1)
		CURB INLET (SD-5)
		DROP INLET (SD-4)
		STORM JUNCTION BOX
		SANITARY SEWER MANHOLE (S-4)
		SANITARY SEWER LATERAL (S-2)
		SEWER CLEAN OUT (S-1)
		WATER SERVICE (W-1)
		FIRE HYDRANT (W-14)
		BLOW OFF VALVE (W-20) / AIR RELIEF VALVE
		WATER GATE VALVE (W-12)
		ELECTRICAL SERVICE
		PUBLIC STREET LIGHT (E-3)
		PRIVATE STREET LIGHT





PLANNING DIVISION

17575 Peak Avenue Morgan Hill CA 95037 (408) 778-6480 Fax (408) 779-7236
Website Address: www.morgan-hill.ca.gov

MITIGATED NEGATIVE DECLARATION

I. DESCRIPTION OF PROJECT:

Date: February 18, 2022

Application #s: SR2020-0027/EA2020-0020

APN: 726-36-059

Project Title: Manzanita Park Project

Project Location: East of the Monterey Road/Tilton Avenue Intersection
Morgan Hill, CA 95037

Project Proponent: North Corridor Investors LLC
385 Woodview Avenue, Suite 100
Morgan Hill, CA 95037

Project Description: The proposed project consists of a residential condominium development, comprised of 67 units spread across 12, three-story buildings. The project's 12 buildings would be arranged in four-plex, five-plex, and six-plex configurations. In addition, the project would include improvements to both Monterey Road and Tilton Avenue, on-site parking, associated utilities improvements, landscaping, and open space areas. The project requires City approval of a Vesting Tentative Map.

The proposed project would require the following City approvals:

- Vesting Tentative Map; and
- Design Review.

II. DETERMINATION

In accordance with the City of Morgan Hill procedures for compliance with the California Environmental Quality Act (CEQA), the City has completed an Initial Study to determine whether the proposed project may have a significant adverse effect on the environment. On the basis of that study, the City makes the following determination:

- Although the project, as proposed, could have had a significant effect on the environment, there will not be a significant effect in this case because mitigation measures will be included in the project, and, therefore, this **MITIGATED NEGATIVE DECLARATION** has been prepared.

III. MITIGATION AND AVOIDANCE MEASURES

A. Biological Resources

IV-1(a). If construction activities associated with the proposed project are to be conducted during the breeding season (i.e., February 1 through August 31), a preconstruction nesting bird survey shall be conducted. The survey shall be performed by a qualified biologist no more than three days prior to the initiation of work, and shall encompass the project site as well as visual inspection of trees within 500 feet of the site to identify active nests. If nesting or breeding activity is not observed, further action is not required and work may proceed without restrictions. All survey results shall be submitted to the City of Morgan Hill Development Services Department prior to the start of construction.

If construction activities are to be conducted outside of the breeding season (i.e., September 1 through January 31), preconstruction surveys for nesting migratory birds are not necessary.

IV-1(b). If any active nests are located within the study area, an appropriate buffer zone shall be established around the nests, as determined by the project biologist. The biologist shall mark the buffer zone with construction tape or pin flags and maintain the buffer zone until the end of breeding season or the young have successfully fledged. Buffer zones are typically between 100 feet and 250 feet for migratory bird nests and between 250 feet and 500 feet for a raptor nest. If active nests are found within the study area, a qualified biologist shall monitor nests daily for a minimum of five days during construction to evaluate potential nesting disturbance by construction activities. If construction activities cause the nesting bird(s) to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then an exclusionary buffer shall be increased, as determined by the qualified biologist, such that activities are far enough from the nest to stop the agitated behavior. The exclusionary buffer shall remain in place until the chicks have fledged or as otherwise determined by a qualified biologist.

B. Geology and Soils

VII-1 Prior to approval of any grading and building permits, the project Civil Engineer shall show on the project plans that the project design adheres to all engineering recommendations provided in the site-specific Geotechnical Investigation prepared for the proposed project by Quantum Geotechnical, Inc. The project plans shall include, but not be limited to, engineering recommendations related to utility trenches, as well as grading, surface and subsurface drainage, bio-filtration facilities, foundations, miscellaneous concrete flatwork, retaining walls, pavement areas, and project review and construction monitoring. Proof of compliance with all recommendations specified in the Geotechnical Investigation shall be subject to review and approval by the City Engineer, Chief Building Official, and a qualified geotechnical engineer.

C. Noise

XIII-1 During project construction, the project contractor shall ensure that to the maximum extent feasible, the following measures are incorporated into the project construction operations:

- *Noise-generating construction activities shall be limited to the hours identified in Municipal Code Section 8.28.040(D).*
- *The project shall utilize temporary construction noise control measures including the use of temporary noise barriers, or other appropriate measures as mitigation for noise generated during construction of projects.*
- *All noise-producing project equipment and vehicles using internal-combustion engines shall be equipped with manufacturers-recommended mufflers and be maintained in good working condition.*
- *All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a federal, state, or local agency shall comply with such regulations while in the course of project activity.*
- *Electrically powered equipment shall be used instead of pneumatic or internal-combustion-powered equipment, where feasible.*
- *Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors.*
- *Project area and site access road speed limits shall be established and enforced during the construction period.*
- *Nearby residences shall be notified of construction schedules so that arrangements can be made, if desired, to limit their exposure to short-term increases in ambient noise levels.*

The aforementioned criteria shall be included in the project improvement plans submitted by the applicant/developer for review and approval to the City of Morgan Hill Development Services Department, prior to issuance of grading permits. Exceptions to allow expanded construction activities shall be reviewed on a case-by-case basis as determined by the City Engineer.

D. Transportation

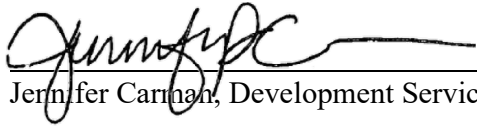
XVII-1 Prior to initiation of construction activities, the project applicant shall prepare a Construction Traffic Control Plan for review and approval by the City of Morgan Hill Department of Engineering and Utilities. The plan shall include the following:

- *A project staging plan to maximize on-site storage of construction materials and equipment;*
- *A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak hours; lane closure proceedings; signs, cones and other warning devices for drivers; and designation of construction access routes;*
- *Provisions for maintaining adequate emergency access to the project site;*
- *Permitted construction hours;*
- *Designated locations for construction staging areas;*
- *Identification of parking areas for construction employees, site visitors, and inspectors, including on-site locations; and*
- *Provisions for street sweeping to remove construction-related debris on public streets.*

A copy of the Construction Traffic Control Plan shall be submitted to local emergency response agencies, and the agencies shall be notified at least 14 days prior to the commencement of construction that would partially or fully obstruct roadways.

III. FINDING

The City of Morgan Hill hereby finds that the proposed project could have a significant effect on the environment; however, there would not be a significant effect in this case because mitigation measures summarized above and described in the initial study will reduce the impacts to a less-than-significant level.



Jennifer Carman, Development Services Director

2/18/22

Date

**MITIGATION MONITORING AND REPORTING PROGRAM
MANZANITA PARK
MORGAN HILL, CALIFORNIA**

Prepared for the:



Community Development Department
17575 Peak Avenue
Morgan Hill, CA 95037
408.778.6480

Prepared by:

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March 2022

MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

The City of Morgan Hill, as Lead Agency under the California Environmental Quality Act (CEQA) and State CEQA Guidelines, has prepared the Final Mitigated Negative Declaration (MND) for the Manzanita Park Project (proposed project). When a lead agency makes findings on significant effects identified in an MND, it must also adopt a program for reporting or monitoring mitigation measures that were adopted or made conditions of project approval (Public Resources Code [PRC] Section 21081.6[a]; State CEQA Guidelines Sections 15091[d], 15097).

This document represents the mitigation monitoring and reporting program (MMRP) prepared by the City of Morgan Hill for the proposed project. This MMRP includes all measures required to reduce potentially significant environmental impacts to a less-than-significant level. In addition, the MMRP identifies the timing of implementation; the agency responsible for implementing the mitigation; and the agency responsible for monitoring the mitigation. The mitigation measures, timing, and responsibility are summarized in Table 1, and the full text of the mitigation measures follows. The implementation and monitoring of the mitigation measures, in conjunction with the implementation of the City's Standard Measures required for such projects, will ensure the reduction of potentially significant environmental effects to less-than-significant levels.

This MMRP has been prepared by the City of Morgan Hill, with technical assistance from Raney Planning & Management, Inc., an environmental consulting firm. Questions should be directed to Gina Paolini, Principal Planner, at the City of Morgan Hill.

Contact Information:

City of Morgan Hill
Community Development Department
17575 Peak Avenue
Morgan Hill, CA 95037
408.778.6480

TABLE 1. MITIGATION MONITORING AND REPORTING PROGRAM – SUMMARY OF MITIGATION MEASURES

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility¹	Timing of Implementation
Prior to Construction			
BIO-1 (IV-1a): If construction activities associated with the proposed project are to be conducted during the breeding season (i.e., February 1 through August 31), a preconstruction nesting bird survey shall be conducted. The survey shall be performed by a qualified biologist no more than three days prior to the initiation of work, and shall encompass the project site as well as visual inspection of trees within 500 feet of the site to identify active nests. If nesting or breeding activity is not observed, further action is not required and work may proceed without restrictions. All survey results shall be submitted to the City of Morgan Hill Development Services Department prior to the start of construction. If construction activities are to be conducted outside of the breeding season (i.e., September 1 through January 31), preconstruction surveys for nesting migratory birds are not necessary.	Project Applicant with a Qualified Biologist	City of Morgan Hill Development Services Department	If construction is proposed during the breeding season (February 1 through August 31), surveys shall be conducted no more than three days prior to the start of construction.
BIO-2 (IV-1b): If any active nests are located within the study area, an appropriate buffer zone shall be established around the nests, as determined by the project biologist. The biologist shall mark the buffer zone with construction tape or pin flags and maintain the buffer zone until the end of breeding season or the young have successfully fledged. Buffer zones are typically between 100 feet and 250 feet for migratory bird nests and between 250 feet and 500 feet for a raptor nest. If active nests are found within the study area, a qualified biologist shall monitor nests daily for a minimum of five days during construction to evaluate potential nesting disturbance by construction activities. If construction activities cause the nesting bird(s) to vocalize, make defensive flights at intruders,	Project Applicant with a Qualified Biologist	City of Morgan Hill Development Services Department	If any active nests are located within the study area during the preconstruction nesting bird survey.

TABLE 1. MITIGATION MONITORING AND REPORTING PROGRAM – SUMMARY OF MITIGATION MEASURES

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility¹	Timing of Implementation
get up from a brooding position, or fly off the nest, then an exclusionary buffer shall be increased, as determined by the qualified biologist, such that activities are far enough from the nest to stop the agitated behavior. The exclusionary buffer shall remain in place until the chicks have fledged or as otherwise determined by a qualified biologist.			
GEO-1 (VII-1): Prior to approval of any grading and building permits, the project Civil Engineer shall show on the project plans that the project design adheres to all engineering recommendations provided in the site-specific Geotechnical Investigation prepared for the proposed project by Quantum Geotechnical, Inc. The project plans shall include, but not be limited to, engineering recommendations related to utility trenches, as well as grading, surface and subsurface drainage, bio-filtration facilities, foundations, miscellaneous concrete flatwork, retaining walls, pavement areas, and project review and construction monitoring. Proof of compliance with all recommendations specified in the Geotechnical Investigation shall be subject to review and approval by the City Engineer, Chief Building Official, and a qualified geotechnical engineer.	Project Applicant with a Civil Engineer	City of Morgan Hill Development Services Department City Engineer Chief Building Official Qualified Geotechnical Engineer	Prior to approval of grading and building permits.
TRA-1 (XVII-1): Prior to initiation of construction activities, the project applicant shall prepare a Construction Traffic Control Plan for review and approval by the City of Morgan Hill Department of Engineering and Utilities. The plan shall include the following: • A project staging plan to maximize on-site storage of construction materials and equipment; • A set of comprehensive traffic control measures, including scheduling of major	Project Applicant with Construction Contractor	City of Morgan Hill Department of Engineering and Utilities	Prior to initiation of construction activities.

TABLE 1. MITIGATION MONITORING AND REPORTING PROGRAM – SUMMARY OF MITIGATION MEASURES

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility¹	Timing of Implementation
truck trips and deliveries to avoid peak hours; lane closure proceedings; signs, cones and other warning devices for drivers; and designation of construction access routes; • Provisions for maintaining adequate emergency access to the project site; • Permitted construction hours; • Designated locations for construction staging areas; • Identification of parking areas for construction employees, site visitors, and inspectors, including on-site locations; and • Provisions for street sweeping to remove construction-related debris on public streets.			
A copy of the Construction Traffic Control Plan shall be submitted to local emergency response agencies, and the agencies shall be notified at least 14 days prior to the commencement of construction that would partially or fully obstruct roadways.			
During Construction			
NOI-1 (XIII-1): During project construction, the project contractor shall ensure that to the maximum extent feasible, the following measures are incorporated into the project construction operations: • Noise-generating construction activities shall be limited to the hours identified in Municipal Code Section 8.28.040(D). • The project shall utilize temporary construction noise control measures including the use of temporary noise barriers, or other appropriate measures as mitigation for noise generated during construction of projects. • All noise-producing project equipment and	Project Applicant with Construction Contractor	City of Morgan Hill Development Services Department	Included in improvement plans prior to issuance of grading permits, and implemented during construction.

TABLE 1. MITIGATION MONITORING AND REPORTING PROGRAM – SUMMARY OF MITIGATION MEASURES

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility ¹	Timing of Implementation
vehicles using internal-combustion engines shall be equipped with manufacturers-recommended mufflers and be maintained in good working condition. • All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a federal, state, or local agency shall comply with such regulations while in the course of project activity. • Electrically powered equipment shall be used instead of pneumatic or internal-combustion-powered equipment, where feasible. • Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors. • Project area and site access road speed limits shall be established and enforced during the construction period. • Nearby residences shall be notified of construction schedules so that arrangements can be made, if desired, to limit their exposure to short-term increases in ambient noise levels. The aforementioned criteria shall be included in the project improvement plans submitted by the applicant/developer for review and approval to the City of Morgan Hill Development Services Department, prior to issuance of grading permits. Exceptions to allow expanded construction activities shall be reviewed on a case-by-case basis as determined by the City Engineer.			
¹ The City of Morgan Hill may hire a qualified contractor to conduct mitigation monitoring.			

BIOLOGICAL RESOURCES

The project's construction-related activities, including vegetation removal and ground disturbance, could have potentially significant effects on protected bird species. Implementation of the following measures would reduce the potentially significant impact to a less-than-significant level.

MM BIO-1: If construction activities associated with the proposed project are to be conducted during the breeding season (i.e., February 1 through August 31), a preconstruction nesting bird survey shall be conducted. The survey shall be performed by a qualified biologist no more than three days prior to the initiation of work, and shall encompass the project site as well as visual inspection of trees within 500 feet of the site to identify active nests. If nesting or breeding activity is not observed, further action is not required and work may proceed without restrictions. All survey results shall be submitted to the City of Morgan Hill Development Services Department prior to the start of construction.

If construction activities are to be conducted outside of the breeding season (i.e., September 1 through January 31), preconstruction surveys for nesting migratory birds are not necessary.

MM BIO-2: If any active nests are located within the study area, an appropriate buffer zone shall be established around the nests, as determined by the project biologist. The biologist shall mark the buffer zone with construction tape or pin flags and maintain the buffer zone until the end of breeding season or the young have successfully fledged. Buffer zones are typically between 100 feet and 250 feet for migratory bird nests and between 250 feet and 500 feet for a raptor nest. If active nests are found within the study area, a qualified biologist shall monitor nests daily for a minimum of five days during construction to evaluate potential nesting disturbance by construction activities. If construction activities cause the nesting bird(s) to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then an exclusionary buffer shall be increased, as determined by the qualified biologist, such that activities are far enough from the nest to stop the agitated behavior. The exclusionary buffer shall remain in place until the chicks have fledged or as otherwise determined by a qualified biologist.

GEOLOGY AND SOILS

Inclusion of project-specific recommendations included in the Geotechnical Investigation prepared for the proposed project would be necessary to ensure that substantial impacts related to geology and soils do not occur. Implementation of the following measure would reduce the potentially significant impact to a less-than-significant level.

MM GEO-1: Prior to approval of any grading and building permits, the project Civil Engineer shall show on the project plans that the project design adheres to all engineering recommendations provided in the site-specific Geotechnical Investigation prepared for the proposed project by Quantum Geotechnical, Inc. The project plans shall include, but not be limited to, engineering recommendations related to utility trenches, as well as grading, surface and subsurface drainage, bio-filtration facilities, foundations, miscellaneous concrete flatwork, retaining walls, pavement

areas, and project review and construction monitoring. Proof of compliance with all recommendations specified in the Geotechnical Investigation shall be subject to review and approval by the City Engineer, Chief Building Official, and a qualified geotechnical engineer.

NOISE

The proposed project would result in a temporary increase in ambient noise levels in the project vicinity during construction. Implementation of the following measure would reduce the potentially significant impact to a less-than-significant level.

MM NOI-1: Noise-generating During project construction, the project contractor shall ensure that to the maximum extent feasible, the following measures are incorporated into the project construction operations:

- Noise-generating construction activities shall be limited to the hours identified in Municipal Code Section 8.28.040(D).
- The project shall utilize temporary construction noise control measures including the use of temporary noise barriers, or other appropriate measures as mitigation for noise generated during construction of projects.
- All noise-producing project equipment and vehicles using internal-combustion engines shall be equipped with manufacturers-recommended mufflers and be maintained in good working condition.
- All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a federal, state, or local agency shall comply with such regulations while in the course of project activity.
- Electrically powered equipment shall be used instead of pneumatic or internal-combustion-powered equipment, where feasible.
- Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors.
- Project area and site access road speed limits shall be established and enforced during the construction period.
- Nearby residences shall be notified of construction schedules so that arrangements can be made, if desired, to limit their exposure to short-term increases in ambient noise levels.

The aforementioned criteria shall be included in the project improvement plans submitted by the applicant/developer for review and approval to the City of Morgan Hill Development Services Department, prior to issuance of grading permits. Exceptions to allow expanded construction activities shall be reviewed on a case-by-case basis as determined by the City Engineer.

TRANSPORTATION

During construction of the proposed project, the possibility exists for potential impacts to occur, including disruptions to the transportation network near the project site. Implementation of the following measure would reduce the potentially significant impact to a less-than-significant level.

MM TRA-1: Prior to initiation of construction activities, the project applicant shall prepare a Construction Traffic Control Plan for review and approval by the City of Morgan Hill Department of Engineering and Utilities. The plan shall include the following:

- A project staging plan to maximize on-site storage of construction materials and equipment;
- A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak hours; lane closure proceedings; signs, cones and other warning devices for drivers; and designation of construction access routes;
- Provisions for maintaining adequate emergency access to the project site;
- Permitted construction hours;
- Designated locations for construction staging areas;
- Identification of parking areas for construction employees, site visitors, and inspectors, including on-site locations; and
- Provisions for street sweeping to remove construction-related debris on public streets.

A copy of the Construction Traffic Control Plan shall be submitted to local emergency response agencies, and the agencies shall be notified at least 14 days prior to the commencement of construction that would partially or fully obstruct roadways.

FINDING

The City of Morgan Hill Development Services Director hereby finds that the proposed project could have a significant effect on the environment; however, there would not be a significant effect in this case because mitigation measures summarized above and described in the MND are included in the project.

Jennifer Carman
Development Services Director

Date: _____