



17575 Peak Avenue Morgan Hill CA 95037

APPROVAL CERTIFICATE NO. 21-009

PROJECT: Administrative Subdivision, SD2021-0002: Campoli - Squires

PROJECT DESCRIPTION/LOCATION: A request for a subdivision map and environmental assessment to subdivide a .74-acre residential lot into two residential lots (Parcel A .328-acres, Parcel B .449-acres). The property identified by Assessor Parcel Number 764-24-005, is located at 185 Campoli Drive (Carmine Squires, Owner).

RECITALS

1. On February 2, 2021 the Community Development Department received a parcel map application for the division of a 0.74-acre parcel into residential lots (Parcel A .328-acres, Parcel B .449-acres). The property identified by Assessor Parcel Number 764-24-005, is located at 185 Campoli Drive.
2. Said application was deemed complete for processing and was considered by the Development Review Committee (DRC) at its regular meeting of February 10, 2021, at which time the Committee recommended conditional approval of administrative subdivision application, SD2021-0002: Campoli - Squires.
3. The subdivision map was publicly noticed by mailing to property owners within 300 feet of the project, an ad in the newspaper, and the site was posted for the administrative hearing.
4. Comments received from the public and from the applicant, along with exhibits and drawings and other materials have been considered in the review process;

FINDINGS

- SECTION 1.** The proposed project, together with its provisions for its design and improvements, is consistent with the Zoning Ordinance and the General Plan in that the new lots meet the density and minimum dimensions identified within the Residential Detached Medium (RDM) land use and zoning designations.
- SECTION 2.** The proposed project will not result in a violation of the requirements established by the Regional Water Quality Control Board.
- SECTION 3.** The proposed parcel map is categorically exempt from the California Environmental Quality Act under Section 15315 - Minor Land Divisions.

SECTION 4. The tentative parcel map intitled "Tentative Parcel Map for Carmine Squires" submitted by Carnes & Ekparian, Inc. on 9/21/2021 complies with the parcel map requirements set forth under Title 17 of the Morgan Hill Municipal Code.

SECTION 5. Pursuant to the authority set forth under Section 17.24.060 of the Morgan Hill Municipal Code, the Community Development Director hereby approves the project application subject to the attached conditions of approval outlined in Exhibit A.

APPROVED THIS 28th DAY OF OCTOBER.



Jennifer Carman, Development Services Director

11-1-21

Date

AFFIDAVIT

I, Carmine Squires, applicant, hereby agree to accept and abide by the terms and conditions specified in this approval certificate.

Carmine Squires
Carmine Squires (Nov 17, 2021 17:21 PST)

11-17-2021
Date

**EXHIBIT A
CONDITIONS OF APPROVAL**

- A. The Tentative Parcel Map approval granted under this Approval Certificate shall remain in effect for two years from approval date. 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 Community Development Department prior to the expiration date.
- B. **Parcel Map:** The project's parcel map (4 lots or less) 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)**
1. **Right-of-way Dedication:** The project shall re-dedicate the existing street right-of-way easement in fee on Mustard Avenue on the parcel map.
 2. **Project-Specific Flood Study:** The parcel map shall include the following language for Parcel "A": "Prior to any building development of Parcel "A", the property owner of Parcel "A" shall complete a site-specific floodplain development study that requires review and approval by Valley Water and the City of Morgan Hill."
- C. **Parcel Map Recordation:** Prior to Parcel Map recordation with the Santa Clara County Clerk-Recorder's Office, the developer shall complete all proposed on-site improvements that are shown on the approved Tentative Map and pay the following fees, which include but are not limited to:
1. The abandonment of the existing septic system and leach field on Parcel "B" in accordance with the County Department of Environmental Health and City's Building Division requirements.
 2. The installation of a new 4" sanitary sewer lateral for Parcel "B" to connect to an existing sewer lateral stub on the Mustard Avenue frontage in accordance with City Standards.
 3. The demolition and removal of all structures that are on Parcel "A" in accordance with City Building Department requirements.
 4. **Sewer Impact Fees:** The project shall pay sewer impact fees for the existing residential dwelling's (on Parcel "B") new sanitary sewer lateral connection. 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.
 5. **Parkland Dedication/Parkland Fee In-Lieu:** This project is subject to the Parkland Dedication and Parkland Fee In-Lieu requirements **(MHMC 17.28)**. The developer shall pay fees, in-lieu of parkland dedication, at the time of filing of the project's parcel map to meet the parkland obligation. The project's parkland obligation will be calculated using the formula shown in MHMC Section 17.28.060.
- D. **Flood:** The project site is currently shown in Flood Zone D on the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Maps. Flood Zone D is an unstudied area where flood hazards are undetermined, but flooding is possible. A Hydraulic Study was prepared by Schaaf & Wheeler dated 2/19/19 for a nearby proposed subdivision, Tract No. 10523, located at the southwest corner of Old Monterey

Road and Mustard Avenue. The study showed that the Campoli project site is located within the 100-year floodplain of the Fisher Creek watershed and would be designated as an area within Flood Zone AE.

1. At building permit stage for the future development of Parcel "A", the project shall comply with the following floodplain requirements:
 - a. Submit a biologist verification of the top of bank and riparian habitat status for Fisher Creek. No on-site improvement work shall be allowed within the 35' top of bank setback.
 - b. Submit a Flood Study, performed by a registered professional engineer, to demonstrate that any proposed development on Parcel "A" will be designed to mitigate for increased runoff during the 10-year, 25-year and 100-year events to ensure the frequency of flooding or the lateral extent of flooding is not increased on Fisher Creek.
 - c. Submit the Flood Study and project plans to Valley Water for review and approval, and pay Valley Water's review fee.
 - d. Elevate the lowest floor of the new residential building one foot above the base flood elevation shown on the 2019 Schaaf & Wheeler Hydraulic Study or the project's required Flood Study or Valley Water's determined base flood elevation, whichever is the highest.
 - e. Submit an Elevation Certificate (FEMA Form 086-0-33) for each proposed structure, based on construction drawings. Consequently, an Elevation Certificate based on finished construction is required for each built structure prior to building final/occupancy.
 - f. Building support utility systems such as HVAC, electrical, plumbing, air conditioning equipment, including ductwork, and other service facilities shall be elevated one foot above the applicable base flood elevation.
 - g. For enclosed areas below the base flood elevation (except basements) used solely for parking, storage or building access such as a crawlspace, attached garage or detached garage, provide vent openings. The design must either be certified by a registered professional engineer or meet the following requirements:
 - (a) Provide vent openings on at least two exterior walls of each enclosure to automatically equalize the lateral pressure of the floodwaters. The bottom of each opening shall be no higher than twelve inches above the exterior adjacent grade. Provide a minimum of two vent openings having a total net area of not less than one square inch per one square foot of enclosed area.

E. Guidelines and Standards for Land Use Near Streams: The project shall 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/permits-for-working-on-district-land-or-easement/guidelines-and-standards-for-land-use-near-streams>."

F. Site SWPPP Inspections and Compliance: Due to the site's proximity to Fisher Creek, the developer shall pay the City fees related to Stormwater Water Pollution Prevention (SWPPP) inspections for the proposed on-site work to ensure compliance with the project's Erosion Control Plan, Construction Best Management Practices, and City SWPPP requirements for construction sites.

G. Impact Fees & Fee Increase:

1. The developer shall pay sewer impact fees for the proposed sanitary sewer lateral connection from the existing residential dwelling on Parcel "B".
2. 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)**
 - a. 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.

LAND DEVELOPMENT ENGINEERING - STANDARD CONDITIONS

I. GENERAL

- A. **Final Map:** The applicant shall have a Final Map prepared by a registered engineer (licensed prior to 01/01/1982: registration number 33,965 or lower) or licensed land surveyor delineating all parcels and easements created. There shall be concurrence in writing by PG & E, Telephone, Cable TV and any other affected agencies to all improvements and easements which are applicable to them. The number and locations of monuments shall be set as required by the City Engineer. **(MHMC 17.20.200 A; 17.20.290; 17.24.010)**
- B. **Public and Private Improvements:** The applicant shall cause the construction of all public and private improvements in accordance with the latest City Standard Drawings and Specifications. **(MHMC 12.02.090 A; 17.32.010 A)**
- C. **Encroachment Permits:** Obtain necessary encroachment permits from:
 - City of Morgan Hill
 - Santa Clara Valley Water District (SCVWD) – if applicableand provide guarantee covering off-site improvements. **(MHMC 12.08.040 A; 12.08.090)**

II. STREET IMPROVEMENTS

- A. **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)**

III. SANITARY SEWER SYSTEM

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

IV. STORM DRAIN SYSTEM

- A. **Storm Drainage Study:** A complete storm drainage study of the proposed development must be submitted showing amount of run-off, and existing and proposed drainage structure capacities. This study shall be subject to review and approval by the City Engineer. All needed improvements will be made by the applicant. No overloading of the existing system will be permitted. **(MHMC 17.32.020 B; 17.32.090; CMH Design Standards and Standard Details for Construction)**
- B. **Storm Drainage General Requirements:** Prior to issuance of a grading permit, the applicant shall submit Water Pollution Control Drawings (WPCD) for Sediment and Erosion Control to the satisfaction of the City Engineer. **(CMH Design Standards and Standard Details for Construction)**

V. OTHER CONDITIONS

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

VI. NPDES STORMWATER MANAGEMENT DEVELOPMENT STANDARDS

- A. **Stormwater Post Construction Requirements (PCRs):** Project shall comply with the California Regional Water Quality Control Board Central Coast Region Resolution No. R3-2013-0032 as documented by the **Stormwater Management Guidance Manual for Low Impact Development and Post-Construction Requirements** (developed from Resolution No. R-2013-0032 Attachment 1 and 2 at: http://www.waterboards.ca.gov/centralcoast/water_issues/programs/stormwater/docs/lid/lid_hydromod_charette_index.shtml). A copy of the Guidance Manual can be obtained from the City's Land Development Engineering webpage. Project shall meet the applicable Post-Construction Requirements:
1. Performance Requirement 1: Site Design and Runoff Reduction
 2. Performance Requirement 2: Water Quality Treatment
 3. Performance Requirement 3: Runoff Retention
 4. Performance Requirement 4: Peak Management






City of morgan Hill Approval Certificate for Campoli Squires

Final Audit Report

2021-11-18

Created:	2021-11-16
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"City of morgan Hill Approval Certificate for Campoli Squires" History

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