

CYPRESS ENVIRONMENTAL AND LAND USE PLANNING

P.O. BOX 1844

APTOS CALIFORNIA
(831) 685-1007 kimt@cypressenv.com

January 4, 2016

Colleen Tsuchimoto, Planner/Project Manager
Planning Department
County of Santa Clara
70 West Hedding Street, East Wing, 7th floor
San José, CA 95110-1705

Subject: Cordoba Center Project in San Martín – Permit Application Submittal

Dear Ms. Tsuchimoto,

Introduction

On behalf of the South Valley Islamic Center, Inc. (SVIC), I am pleased to submit our Use Permit/ASA/Grading Permit/Cemetery Permit Application package to the County of Santa Clara. This letter includes a narrative project description as well as other information required for the application submittal. A complete listing of all materials submitted in the application package is provided at the end of this letter.

The project property is identified by the County Assessor as A.P.N. 779-06-002 (Attachment 1). The property deed (Attachment 2) and title report (Attachment 3) show this is a legally created parcel. The following County required forms have been completed and are submitted with this letter: A Property Information Sheet (Attachment 4); Project Information Form (Attachment 5); Environmental Information Form (Attachment 6) and Habitat Plan Coverage Screening Form (Attachment 7). Site photographs are included with Attachments 6 and 7 as required.

Project Description

The Cordoba Center project will be located on a 15.77-acre parcel, that is currently vacant and is zoned “A” (Agriculture) and “RR” (Rural Residential). It will provide a much-needed religious and cultural center for the Islamic community of the South Santa Clara Valley area. The project is intended to serve Muslim residents in the Morgan Hill, San Martín and Gilroy areas. The project objective is to provide an Islamic worship and cultural center for 300 local residents of the South Valley area. Project facilities have been designed to accommodate up to 300 people for maximum prayer attendance or special events that may occur 1–2 times/week; however, site use during other days will be substantially less. To achieve this objective the project will include the following:

- **Mosque:** A two-story 8,938 sq. ft. mosque that includes 3,779 net sq. ft. prayer hall, an entry hall, restrooms and two ablution rooms on the main floor. Separate men and women’s ablution rooms are provided in all mosques and are used for the washing of hands and feet

Environmental Planning and Analysis, Land Use Consulting and Permitting

before entry into the prayer hall. A second story mezzanine will contain an office, an observation/babysitting gallery, a mechanical room and a storage room.

- **Community Building:** A two-story 14,548 sq. ft. multi-use building that will include an event hall, kitchen, classrooms, conference room, office and rest rooms. The 4,470 sq. ft. event hall will be used for potlucks, formal dinners, wedding receptions and similar activities. The event hall has been sized for events held for up to 298 people.
- **Cemetery:** The western 3.55 acres of the site has been reserved for an Islamic cemetery. The cemetery will use flat grave markers (no tombstones projecting above ground surface) to minimize visibility of the hillside alteration to views from beyond the site. The cemetery area will be terraced to provide a level surface for the graves and adjoining gravel pedestrian paths. These flat terraces will be separated by vegetated slopes as shown on the project plans. Each grave will have a 7.5-foot by 3-foot submerged vault.
- **Maintenance Building:** A 2,390 sq. ft. maintenance building to serve the cemetery and the remainder of the site will house one backhoe, a pick-up truck and four to five golf cart like vehicles and normal landscape maintenance tools.
- **Caretaker's Dwelling:** A temporary caretaker's mobile home located at the entrance of the property will provide an on-site dwelling for the property caretaker and family. It will also provide needed security for the cemetery and other uses on the site. The mobile home will be replaced with a 3,380 sq. ft. single-family dwelling when additional funds become available.
- **Youth Camp:** An area of about 16,500 sq. ft.(0.38 acre) has been reserved for a seasonal youth camp on the ridge that will only operate during a portion of the summer months. The only permanent structures in this area will be two 390 sq. ft. bathhouses (one for boys and one for girls) and fourteen wood tent platforms. Canvas tents will be erected on the platforms when the camp is in session and removed at the end of the last session of the summer. Youth camp sessions would occur during 9 weeks/year.
- **Playfield and Playground:** A rubberized-surfaced playfield for informal sports games and an adjoining children's playground will be located near the community building for recreational use of congregation members.
- **Plaza:** A 15,000 sq. ft. plaza will be located between the community building and the mosque. The plaza will be surfaced with pervious concrete and include small landscape islands. It will provide a design and usage connection between the mosque and the community building.
- **Orchard:** A private fruit tree orchard will be planted in the 0.6-acre area along Monterey Road to create a moderate landscape barrier between the view and noise of road traffic and the sacred sanctuary space of the project site. The orchard will also provide a rural amenity characteristic of the agricultural history of the South Valley.
- **Site Infrastructure:** A 20-foot wide access road, a bioretention swale and a connecting retention pond both parallel to the access road, two parking lots, a 12-foot wide cemetery roadway, landscaping, and a sewage disposal system served by two drip system leach fields will serve the site. A total of 90 parking spaces will be provided in the lots. This number meets the County Code, Chapter 4.30 requirement of 1 space/every 4 worshipers plus spaces for mosque staff (1) and campground users (14).The parking space formula used for worshipers has also been used for the campground users. The 1—2 maintenance staff

employees will park in dedicated spaces at the maintenance building. Spaces provided at this building are not included in the 90 spaces of the two main parking lots.

The project uses and buildings are further described in the chart below. Project plans (Attachment 8) show locations of buildings and use areas. Site infrastructure and site uses are discussed under other subheadings below.

Currently, we estimate approximately 6,650 cubic yards of grading will be needed to construct facilities. Grading has been designed to balance cut and fill as much as possible to reduce the need to import or export of material. About 2,060 cubic yards of the total grading volume will be used to create a series of narrow terraces along the hillside in the cemetery area. Terraces will be constructed perpendicular to the slope in the same manner as previous terracing for agricultural cultivation of the slope.

Description of Proposed Buildings and Their Uses

Building or Use Area	Gross Floor Area* or Site Area	Use
Mosque	8,938 sq. ft.	Hall for religious worship, including daily prayers and Friday & Ramadan religious services. Weddings and funeral services will also occur in the mosque. It is located proximate to the cemetery to facilitate funeral services. The Iman’s office will also be located in this building.
Community Building and Plaza	Bldg: 14,531 sq. ft. Plaza: 15,000 sq ft.	Social and meeting events that are typically associated with mosque services, including monthly potluck dinners, banquets for religious festivals and weddings. Monthly SVIC Board meetings and youth Sunday school will also occur in this building. One school room may be used to care for infants and toddlers when their parents are at prayer services or social events in the community building.

Building or Use Area	Floor area or Site Area	Use
		A plaza located between the community building and the mosque will provide an outdoor space for informal outdoor gatherings during scheduled events in the community bldg. and after worship in the mosque.
Cemetery	3.55 acres	Burial of deceased members of the Islamic community. It will be primarily open space bisected by a service road. No buildings will occur in this area.
Maintenance Building	2,454 sq. ft	Storage for maintenance vehicles, including a backhoe for cemetery graves. A maintenance truck, 4--6 golf cart-like vehicles for landscape maintenance and hand tools will also be housed there. It is anticipated that a maximum of two maintenance employees will work out of this building.
Caretaker's Mobile Home (temporary) Caretaker's Dwelling (permanent)	MH: 1,500 sq. ft. Dwelling: 3,380 sq. ft.	Dwelling for the site caretaker and family. This will initially be a mobile home that will be replaced with a permanent dwelling when additional funds become available. It is located at the entrance to the site for security purposes.

Building or Use Area	Floor area or Site Area	Use
Youth Camp	A 16,500- sq. ft. area that will include a) Fourteen 12 ft. X 12 ft. platforms arranged in two separate groups; and b) Two bath house buildings @ 290 sq. ft./each. One for boys and one for girls.	The platforms will support temporary canvas tents used as accommodations for those attending 1-week summer youth camps during the summer. The bathhouses will provide toilet & shower facilities for attendees of youth camp. The camp is designed for a maximum of 52 people, including 4 adult chaperones. Campers will also use the entire project site (playfield, community bldg., etc.) during the day. No use of the 16,500 sq. ft.-camp area will occur during non-summer months.
Playfield & Playground	20,520 sq. ft.	Informal outdoor recreation for congregation members. No buildings will occur within this area.
Orchard	26,136 sq. ft.	A private fruit tree orchard that will be harvested annually by SVIC. This orchard will provide a landscape barrier between the project site and views of traffic and traffic noise occurring on Monterey Road in a manner that is conducive to a rural landscape.
West Parking Lot and Nearby Parking Areas (54 spaces)	A 50-vehicle space lot encompassing 20,490 sq. ft., including a nearby area for 4 handicapped spaces.	Parking for vehicles of people using the site. A nearby area more proximate to the entry of the mosque will provide 4 handicapped accessible spaces.

Building or Use Area	Floor area or Site Area	Use
East Parking Lot (35 spaces)	A 35-space lot, which includes 6 handicapped spaces, encompassing 17,970 sq. ft.	Parking for vehicles of people using the site. This lot will include 6 handicapped accessible spaces.
Total floor area of ground floor of buildings (aggregate building footprint)	26,697 sq. ft. (includes 2,934 sq. ft. colonnades)	-----
Total floor area of buildings (1 st and 2 nd stories)	32,964 sq. ft. (includes 2,934 sq. ft. colonnades)	-----

Need for the Project

The purpose of the project is to provide a central religious and cultural center for the multi-ethnic Muslim population that resides in South Santa Clara County. During the past fifteen years, the Muslim population of South County has increased, but no dedicated Islamic facilities are located in the area. Currently, local Muslim residents must travel to the South Bay Islamic Association (SBIA) mosque in downtown San José for the closest Islamic place of worship. The SBIA mosque is located approximately 20 miles from the northern edge of Morgan Hill. The closest Islamic cemetery is located in Livermore, about 60 miles away. Its location does not meet the needs of South County residents.

SVIC membership records show the South Valley Islamic community has grown from ten families in 1999 to about one-hundred families today. Most of this growth has occurred during the past ten years. As the average family size is 4 persons, there is currently about 400 members with the membership continuing to grow.

The Islamic faith does not allow food or beverages to be stored or consumed in any part of the mosque. Therefore, any events that include food, such as a wedding reception, must be held in a separate building. The project includes a community building, with an event hall and a kitchen, which is totally disconnected from the mosque to adhere to this religious practice.

Proposed Usage and Operational Plan

Cemetery

The cemetery will be owned and operated by SVIC. The applicant will enter into an agreement with the Habing Family Funeral Home of Gilroy (www.habingfamily.com) to open and close graves (Attachment 9). Each grave will have a concrete casing that stabilizes the walls of each grave. The graves will be oriented as shown on the project plans for religious reasons. Otherwise, cemetery details on the site plan are for illustrative purposes only. The number of graves will not exceed 1,200 graves/acre. Additional information about the planned cemetery operation, as required by County Code Section B6-7, is provided in Attachment 10. This information includes the current Board of Directors of SVIC, a financial statement and a cemetery endowment statement.

Use and Attendance

The projected normal attendance for regularly scheduled Friday prayer services will begin at 100 persons in the short term. This is projected to quickly increase to 300 people and the project is designed for this maximum level of attendance. Other site uses, including weddings and community potlucks, could also have up to 300 people in attendance. However, this would only occur on an occasional basis (typically a Saturday or Sunday) as occurs at most religious facilities. On the other hand, daily attendance at any single time during Monday through Thursday should be less than the Friday prayer attendance figures because scheduled prayer services do not occur on other days of the week, as is common with other faiths. (e.g. Christian church services are held on Sundays but members have access to the church other days of the week for other purposes.) People using the site will use more than one building or dedicated use area. For example, congregation members attending a Friday service at the mosque may move to the community building at the end of prayer services for both formal and informal social gatherings.

The site will be open to members 24 hours/day for personal worship; however most regularly scheduled activities, such as Friday services, Youth Sunday School, SVIC Board meetings and community potluck dinners will occur during 10:00 A.M. – 10:00 P.M. Similar to other religious institutions, these scheduled uses will not occur daily, but rather on a weekly or a less frequent basis. The youth camp would operate 24 hours/day during two or three 1-week sessions in the summer. However, camp attendees would be sleeping during nighttime hours. The youth camp is designed for a maximum of 52 attendees. Four or more attendees would be adult chaperones.

Site uses are described in more detail in Attachment 11. It shows that maximum attendance on most days will be 100 – 150 persons; and this level of use would typically occur 1–2 hours/day. This same

attachment also shows some uses may include as many as 500 people. However, these are special uses that will only occur 2–4 times/year.

Employees

The site will have 1–2 employees for maintenance purposes. An Imam, the religious leader of the congregation, will also be employed beginning in a part-time capacity. The Imam's office will be in the mosque. A caretaker's dwelling is proposed for site security purposes. It will initially be a mobile home that is planned for removal and replacement with a permanent caretaker's dwelling at a later date when additional funds are available.

Materials Stored and Used On-site

The maintenance building will house petroleum and small amounts of gasoline to lubricate engines and fuel the maintenance vehicles and equipment (e.g. weed eater). Some landscaping fertilizers may also be stored at the maintenance building. The kitchen in the community building will have cleaning supplies as necessary to maintain the kitchen according to commercial kitchen standards.

Grading and Soils

The first step in project implementation will be site grading. Some grading for the cemetery terracing and the cemetery/campground road will occur on slopes exceeding 30%. However, these steep slopes were artificially created in the past when terracing of the hillside was done to plant an orchard. The fact that project grading on steep slopes is confined to those that were artificially created slopes justify the granting of a Variance to allow grading on slopes exceeding 30%. Other areas of the site that have natural slopes exceeding 30% will not be altered by the project.

An explanation of how project grading conforms to Section C12-433 of the County Grading Ordinance is provided in Attachment 12. A County Supplemental Checklist for Grading, completed by the project civil engineer, is provided as Attachment 13.

Geology

A geologic report was prepared for the site in 2007 and was reviewed and accepted by County Planning staff at that time. A geologic report update letter is provided in Attachment 14. The report concludes site conditions have not significantly changed since the 2007 report.

Building Design and Architecture

The sizes of each proposed building are provided in the chart above. The net floor area (interior floor area) of the mosque prayer hall is designed for up to 300 people using an occupancy design factor of 10.5 sq. ft./person + 20%¹. This design factor recognizes Islam does not use pews or other seating

¹ Occupancy factor recommended by *Design Criteria for Mosques and Islamic Centers*, Kahera, Abdumalik and Anz, Architectural Press, Oxford 2007. This occupancy factor was reviewed and approved by County of Santa Clara

furniture in prayer halls; rather, parishioners kneel on the floor and, at times, bow forward in a prostrated fashion. The typical floor area needed for this use is 2.5 ft. X 4 feet/person. Other uses have been designed using occupancy factors from the California Building Code. The 8,938 sq. ft. mosque has an attached covered colonnade. When the floor area of the 1,060 sq. ft. colonnade is added to that of the mosque the combined floor area is 9,998 sq. ft.

The construction of buildings will be wood frame with cement plaster or stucco wall exterior. Roofing material will be terra cotta tile. The mosque and community building architecture will be reminiscent of California Mission style architecture. The two primary buildings have been designed with tall ceilings to both portray Mission architecture and provide a practical means for natural cooling inside the buildings.

The dominate ridge of the mosque roof is at a height of 28 ft.- 6 in. This allows a 6 ft. - 5 in. high dome to be set on the roof ridge while meeting the 35-ft. maximum building height standard for the zone district. The height of the dome is necessary to allow windows, for natural lighting, to be included around the drum² of each dome. Dome glazing will have uniform heights of 3 ft.- 2 in.. The mosque elevator shaft will be constructed as a dome tower for aesthetic purposes. The height of the top of the dome will be equal to that of the main dome on the roof ridge to create architectural symmetry.

To obtain symmetrical facades with the mosque, the height of the community building is 34 ft.- 4 in. This height is also practical for a two-story institutional building. It will allow a 9-foot ceiling height for lower floor rooms, an 8-foot height for upper floor rooms, a 3-foot interstitial space between floors and a 4:12 pitched roof. (Floor heights are measured at the wall where a pitched roof is lowest.)

Landscape Design and Architecture

The purpose of project landscaping is to create the atmosphere of a sanctuary and to moderate the visual appearance of project development from off-site views by using landscape materials that are reminiscent of a rural landscape of Santa Clara County. Landscape materials used at the orchard will be representative of the fruit tree agriculture that was prevalent in local agriculture in the 20th Century. All other site landscaping will be drought-tolerant species that are either native to Santa Clara County or native to other areas of the world with a Mediterranean climate. A completed Landscape Water Efficiency Checklist is provided as Attachment 15.

The main landscape design features will be:

- a) A rounded mound with an undulating height parallel to Monterey Road (mound heights = 2 ft. – 5.5 ft.);
- b) Fruit tree orchard as a backdrop to the mound;
- c) Retaining a grassland in the northern half of the site (ridge, cemetery and area between cemetery and orchard);
- d) Tree lined boulevard project access road;

Building and Planning staff in September 2015.

² A circular or polygonal wall supporting a dome of cupola.

- e) Native evergreen shrubbery to screen cemetery pathways on the south facing slope;
- f) Tree “islands” in and around the two parking lots and the plaza;
- g) Tree and shrubs associated with main buildings; and
- h) Emergent wetland plantings in the drainage swale.

This landscaping will retain a rural character on the site to the extent practical for this type of project. The mound could be extended northward along the entire project frontage if so desired by County decision-makers. The current design is limited to a lesser length due to the 150-foot riparian setback requirement.

Access, Fire Protection and Water Service

Vehicular Access

The primary access road will extend from Monterey Road to the west parking lot as shown on the site plan. This road will have two 10-foot wide travel lanes separated by a 5-foot wide landscape strip. This roadway will provide access to all parking lots and buildings on the site, except the campground bath houses. This roadway will be asphalt with a Class 2 baserock underlayment. There are no trees or other vertical obstructions along the road route that would affect vertical clearance. The street trees planned for the landscape strip can be routinely pruned to provide the required 10-foot vertical clearance.

A secondary access road, 12-feet in width, will traverse the length of the cemetery and extend from the terminus of the primary access road to one of two campground circles on the ridge. This road will also serve as an emergency access road to the ridge. ADA access will be provided to the campground using wheelchair carriers attached to golf cart-like vehicles that travel on this road. This method of ADA access is described in more detail in Attachment 15. As shown on the plans, the road will dead-end at a 64-foot diameter emergency truck turn-around area at one of the campground circles. The roadway will be an all-weather asphalt surface with a baserock underlayment. All roadways and the emergency turn-around area will be capable of supporting 65,000 pounds of weight. The turn-around will be located less than 150 feet from the bath houses and any tent on the ridge. There are no trees or other vertical obstructions along the road route that would affect vertical clearance. The landscaping proposed near the top of the cemetery can be routinely pruned to provide the required 10-foot vertical clearance.

Water Source and Hydrants

Water for fire protection and potable purposes will be procured from the West San Martín Water Works. A “will-serve” letter has been provided for the project. (See Attachment 17). A Well Information Questionnaire form has also been provided (Attachment 18). A new well may be constructed on the site for landscape irrigation. An abandoned well exists at the southeast corner of the site. It will be decommissioned according to County requirements. According to the West San Martín Water Works, the nearest water main is located in California Avenue about 135 feet from its intersection with Monterey Road. The project will extend this 8-inch diameter main to the project entrance on Monterey Road. Water pressure in existing main is 75 psi. This pressure will be adequate

to provide 1,200 gpm to the site. However, an on-site water storage tank will need to be provided to achieve the required fire flow of 1,500 gpm at 20 psi at the project site. The project includes two 5,000 gallon tanks located in the campground area for this purpose.

Infrastructure plans will include three lateral water lines branching from an extension of the W. San Martín Water Works water main. They are:

- One 4-inch diameter line dedicated for supplying the fire hydrants;
- One 4-inch diameter line dedicated for fire sprinkler systems in the buildings; and
- One 4-inch line dedicated for potable water in the buildings.

Three fire hydrants are proposed. Their locations are shown on the site plan. A verbal description of their locations are as follows:

- At the junction of driveway to the caretaker's dwelling and the project access road;
- At the west entry to the east parking lot directly south of the community building; and
- At the south edge of the circular roadway bulb southwest of the mosque.

These hydrant locations have been recommended by the County Fire Marshall.

Water Well

An abandoned water well exists on the property. It will be destroyed according to County Department of Environmental Health (DEH) regulations and replaced with a new water well for landscape irrigation purposes.

Sewage Disposal

The project will be served by two independent on-site wastewater treatment systems (OWTS). Each would be an alternative system using a drip system leachfield for wastewater dispersal. One OWTS would serve the caretaker's dwelling. This system includes a 1,500 gallon septic tank, adjoining treatment tank and pump chamber. A larger OWTS would serve the remaining uses on the site. The larger drip leachfield would serve the mosque, community building, maintenance building and the campground bath houses. Wastewater from the bath houses would first be discharged into a septic tank and then be conveyed to the main leach field via a closed transmission line. This design avoids constructing a third leach field at the top of the ridge, which would generate more excavation than is proposed. Wastewater from the other buildings will be discharged into a 20,000 gallon septic tank that releases liquid waste into a 20,000 gallon regulating tank that will release 4,500 gpd of effluent in a controlled fashion to the treatment tank for denitrification before being pumped to the leachfield.

The volume of maximum daily water flow is based on the projected maximum number of users times the estimated flow from the associated activity as specified in Table 3-2, *Wastewater Design Flow Guidelines, Multiunit and Non-residential Facilities* found in the County's Onsite System Manual. The campground area has two bath houses and will serve a total of no more than 52 people a day. The

camp area bathrooms represent a possible wastewater flow of 25 gallons a day per visitor for a total of 1,300 gallons. These buildings will only be used during the summer months. The maintenance building will have a maximum of two daily employees, who will use the restroom facilities located in this building. At 15 gallons per person per day, this represents a maximum daily wastewater flow of 30 gallons a day. Wastewater from the mosque and community building is based on a flow of 15 gallons/person/day, which was previously approved by DEH for this site. The smaller OWTS is designed for a wastewater flow of 450 gpd, which is the standard for a three bedroom home. The project plans show the design of the two OWT systems.

Percolation testing done on April 9, 2014 concluded that soils in the proposed dispersal fields for the two primary OWTSs meet the County's wastewater percolation rate standards. This testing was observed by County DEH staff. Test results were submitted to DEH immediately after testing. As requested by DEH staff, a supplemental hydrology report was prepared in lieu of winter water testing. The report, dated March 19, 2014, was prepared by Geoconsultants and submitted to DEH staff in March 2014.

Vehicle Washing and Linen Laundering

The information in this section responds to specific items in the County's Pre-Application letter dated August 22, 2014. Washing of vehicles will be limited to occasional washing of the vehicles stored in the maintenance building. This washing will occur inside the maintenance building. The project OWTS plan will provide a drain inlet in the floor of this building to capture wash water and convey it in a drain pipe that is connected to the larger OWTS. There will be no washing of heavy equipment.

There will not be any need for on-site laundering. Camp attendees will use sleeping bags for sleeping purposes that will be brought to the camp by each attendee. If SVIC supplies sleeping bags or linens for some camp participants, these sleeping bags will be laundered off-site. All kitchen linens will be laundered off-site at a commercial laundry facility. A Hazardous Waste Questionnaire is provided as part of Attachment 18.

Drainage

A preliminary drainage plan is provided as part of the civil engineering plans for the project (Attachment 8.b). Surface runoff will be directed to a bioretention swale and basin located at the southern edge of the property. These two interconnected facilities have been designed to maintain off-site drainage discharges at pre-development rates for up to a 10-year storm event. The drainage calculations and drainage report (Attachment 19) provide a more detailed explanation of the drainage plan and demonstrate how pre-development drainage discharge rates are maintained. A Clean Water Questionnaire has been completed and is provided in Attachment 20.

Conclusion

The project will provide a facility to meet important needs of Muslim residents in South Santa Clara County. It will also be a facility that could provide events serving other local residents beyond the

Muslim community. The proposed development includes new buildings and uses in a campus design. An important feature of the campus is that it has been designed to retain the rural character of the site. The site frontage will be planted in a fruit orchard reminiscent of Santa Clara Valley agriculture. Other landscaping will either retain the open grassland character of the site or screen buildings from off-site views. The cemetery, which will be landscaped as a native grassland, will not have any grave stones projecting above grade. The majority of the ridge, a prominent topographic feature, will be retained in open space. While the proposed campground will be located on the western end of the ridge, its remote location and minimal improvements will result in a use that will visually blend with the surrounding environment and not be easily visible from views beyond the site. The architecture of the project buildings will be California Mission style which is derived from a historic architectural style when California was a very rural environment.

We look forward to a timely processing of this application. Please contact me if you have any questions regarding the submitted materials.

Sincerely,

Kim Tschantz

Kim Tschantz, MSP, CEP

Attachments:

1. Assessor parcel map for the site
2. Property Deed
3. Title Report
4. Property Information Sheet
5. Project Information Form
6. Environmental Information Form, including photographs of the site (11 copies)
7. Habitat Conservation Plan Forms
 - a. Habitat Coverage Screening Form
 - b. Habitat Plan Application for Private Project, including photographs of the site
8. Project plans (15 copies of paper plans)
 - a. Architectural plans prepared by Daniel Silvernail, Architect
 - b. Grading and Drainage plans prepared by R.I. Engineering
 - c. Wastewater system plans prepared by Steven Hartsell, REHS
 - d. Landscape plans prepared by Drake Design Associates
 - e. Topographic Map prepared by Gary Carnes, LS
 - f. CD of all plans in portable document format (1 copy)
9. Letter from Habing Funeral Home
10. Cemetery Information, as required by County Code Section B6-7
11. Use Program
12. Justification for Project Grading – Code Section C12-433 findings
13. Supplemental Checklist for Grading Projects
14. Geology update letter, prepared by Steven Connelly, REG (2 copies)
15. Landscape Water Efficiency Checklist (3 copies)

16. Description of ADA access for the campground
17. Will-serve letter from West San Martín Water Works
18. Well Information and Hazardous Waste Questionnaire (2 copies)
19. Drainage calculations prepared by R.I. Engineering, dated October 23, 2014
20. Clean Water Questionnaire

cc: Sal Akhter, SVIC

Donald Solbelman and Kathryn Oehlschager, Downey Brand Law, LLP