

# **Appendix B**

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## **Notice of Preparation and Comments**

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 4  
P.O. BOX 23660  
OAKLAND, CA 94623-0660  
PHONE (510) 286-5528  
FAX (510) 286-5559  
TTY 711  
www.dot.ca.gov



*Serious Drought.  
Help save water!*

January 23, 2017

04-SCL-2016-00098  
SCL101884  
SCL/101/PM 12.46  
SCH# 2016122022

Mr. Jim Reilly  
Department of Planning and Development  
County of Santa Clara  
70 West Hedding Street  
San Jose, CA 95110

Dear Mr. Reilly:

**The Cordoba Center – Notice of Preparation**

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced project. In tandem with the Metropolitan Transportation Commission's (MTC) Sustainable Communities Strategy (SCS), Caltrans new mission signals a modernization of our approach to evaluating and mitigating impacts to the State Transportation Network (STN). Caltrans Strategic Management Plan aims to reduce vehicle miles traveled (VMT) by tripling bicycle and doubling both pedestrian and transit travel by 2020. Our comments are based on the Notice of Preparation (NOP).

***Project Understanding***

The proposed project is located approximately one mile northwest of the US 101/E. San Martin Avenue intersection with one proposed driveway on Monterey Road, just north of the Monterey Road/California Avenue intersection. It is a Project Type 5 Rural Fringe Development or Undeveloped Land (Caltrans *Smart Mobility 2010: A Call to Action for the New Decade*, Place Type 5b. Rural Settlements and Agricultural Lands).

The project is intended to provide an Islamic worship and cultural center for Muslim residents in the southern portion of the Santa Clara Valley. Project facilities would include a mosque, multi-use community building, a cemetery, an area for youth summer camps, and additional supportive and ancillary structures. Events and regularly-scheduled activities would generally occur between 10:00 a.m. and 10:00 p.m., and would be concentrated on Fridays, Saturday, and Sundays. However, the site would be open to members for personal worship at all times.

The project would include the following key elements:

- Mosque: a two-story, approximately 9,000 sq. ft. hall for religious worship.
- Community Building: a two-story, approximately 14,500 sq. ft. multi-use building that would include an event hall, kitchen, classrooms, conference room, office, and restrooms.
- Community Plaza: 15,000 sq. ft. in size.
- Cemetery: located on 3.55 acres on the western side of the site.
- Maintenance Building: a 2,500 sq. ft. building for storage of maintenance vehicles.
- Caretaker's Dwelling.
- Youth Camp: approximately 0.4 acres for a seasonal youth camp. Permanent structures would include two 390 sq. ft. restroom facilities and 14 wooden tent platforms.
- Playfield and Playground.
- Orchard: to create a barrier between the sanctuary space and the road, as well as provide a rural amenity consistent with the character of the area.
- Site Infrastructure: bioretention swale and connected retention pond to slow stormwater runoff, a sewage disposal field served by two independent drip system leach fields, and a well for landscape irrigation.

### ***Lead Agency***

As the lead agency, the County of Santa Clara (County) is responsible for all project mitigation, including any needed improvements to the STN and for VMT reduction. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

### ***Travel Demand Analysis***

Please submit a travel demand analysis that provides VMT resulting from the proposed project. With the enactment of Senate Bill (SB) 743, Caltrans is focusing on transportation infrastructure that supports smart growth and efficient development to ensure alignment with State policies through the use of efficient development patterns, innovative travel demand reduction strategies, multimodal improvements, and VMT as the primary transportation impact metric. For projects reviewed under the California Environmental Quality Act (CEQA), Caltrans uses VMT as the metric for evaluating transportation impacts and mitigation. Please ensure that the travel demand analysis includes:

1. Vicinity maps, regional location map, and a site plan clearly showing project access in relation to nearby roadways and key destinations. Ingress and egress for all project components should be clearly identified. Clearly identify the State right-of-way (ROW). Project driveways, the STN and local roads, intersections and interchanges, pedestrian and bicycle routes, car/bike parking, and transit routes and facilities should be mapped.
2. A VMT analysis pursuant to the Office of Planning and Research's Draft Guidelines. Projects that result in automobile VMT per capita greater than 15% below existing (i.e. baseline) values for similar land use types may indicate a significant impact.



3. Mitigation for increasing VMT should be identified and mitigated in a manner that does not further raise VMT. Mitigation may include contributions to the Santa Clara Valley Transportation Authority's (VTA) voluntary contribution program, and should support the use of transit and active transportation modes. Potential mitigation measures that include the requirements of other agencies such as Caltrans are fully enforceable through permit conditions, agreements, or other legally-binding instruments under the control of the County.
4. Schematic illustrations of walking, biking and auto traffic conditions at the project site and study area roadways, trip distribution percentages and volumes as well as intersection geometrics (i.e., lane configurations for AM and PM peak periods). Operational concerns for all road users that may increase the potential for future collisions should be identified and fully mitigated in a manner that does not further raise VMT.
5. The project's primary and secondary effects on pedestrians, bicycles, disabled travelers and transit performance should be evaluated, including countermeasures and trade-offs resulting from mitigating VMT increases. Access to pedestrians, bicycle, and transit facilities must be maintained.

#### ***Vehicle Trip Reduction***

To reduce VMT the project should include:

- Shuttle service to and from the nearby San Martin and Morgan Hill Stations.
- Ten percent vehicle parking reduction.
- Transit and trip planning resources.
- Carpool and clean-fuel incentives, such as dedicated parking spaces.
- Secured bicycle storage facilities.
- Bicycles to access nearby destinations.
- Showers, changing rooms and clothing lockers.
- Fix-it bicycle repair station(s).
- Transportation and commute information kiosk.
- A transportation coordinator.
- Decreased headway times and improved way-finding on bus lines by working with the VTA to provide a better connection between the project, the San Martin Station, and regional destinations.

Transportation Demand Management (TDM) programs should be documented with annual monitoring reports by an onsite TDM coordinator to demonstrate effectiveness. These smart growth approaches are consistent with the MTC's Regional Transportation Plan (RTP)/SCS goals and would meet Caltrans Strategic Management Plan. Reducing parking supply can encourage active forms of transportation, reduce regional VMT, and lessen future transportation impacts on US 101 and other nearby State facilities.



### ***Transportation Impact Fees***

Please identify project-generated traffic and estimate the costs of public transportation improvements necessitated by the proposed project; viable funding sources such as development, transportation impact fees, and the VTA's voluntary contribution program should also be identified. We encourage a sufficient allocation of fair share contributions toward multi-modal and regional transit improvements to fully mitigate cumulative impacts to regional transportation. We also strongly support measures to increase sustainable mode shares, thereby reducing VMT.

### ***Traffic Control Plan***

A Caltrans-approved Traffic Control Plan (TCP) is required to avoid project-related impacts to the STN, if it is anticipated that vehicular, bicycle, and pedestrian traffic will be impacted during the construction of the proposed project requiring traffic restrictions and detours. The TCP must also comply with the requirements of corresponding jurisdictions.

In addition, pedestrian access through the construction zone must be in accordance with the Americans with Disabilities Act (ADA) regulations (see Caltrans *Temporary Pedestrian Facilities Handbook* for maintaining pedestrian access and meeting ADA requirements during construction at:

[www.dot.ca.gov/hq/construc/safety/Temporary\\_Pedestrian\\_Facilities\\_Handbook.pdf](http://www.dot.ca.gov/hq/construc/safety/Temporary_Pedestrian_Facilities_Handbook.pdf)) (see also Caltrans Traffic Operations Policy Directive 11-01 "Accommodating Bicyclists in Temporary Traffic Control Zones" at: [www.dot.ca.gov/trafficops/policy/11-01.pdf](http://www.dot.ca.gov/trafficops/policy/11-01.pdf)). All curb ramps and pedestrian facilities located within the limits of the project are required to be brought up to current ADA standards as part of this project.

For further TCP assistance, please contact the Caltrans District 4 Office of Traffic Management Operations at (510) 286-4579. Further traffic management information is available at the following website: [www.dot.ca.gov/hq/traffops/trafmgmt/tmp\\_lcs/index.htm](http://www.dot.ca.gov/hq/traffops/trafmgmt/tmp_lcs/index.htm).

### ***Bridges, Trestles, Culverts and Other Structures in Riparian Environments***

Some project level activities may affect riparian flow patterns upstream of bridges, trestles, culverts or other structures for which Caltrans holds responsibility. Please ensure your project level environmental documents include hydrological studies to determine whether such impacts will occur, and to identify appropriate mitigation measures.

### ***Habitat Restoration and Management***

Project level activities related to habitat restoration and management should be done in coordination with local and regional Habitat Conservation Plans, and with Caltrans where our programs share stewardship responsibilities for habitats, species and/or migration routes.

Mr. Jim Reilly/County of Santa Clara  
January 23, 2017  
Page 5

Should you have any questions regarding this letter, please contact Brian Ashurst at (510) 286-5505 or [brian.ashurst@dot.ca.gov](mailto:brian.ashurst@dot.ca.gov).

Sincerely,



PATRICIA MAURICE  
District Branch Chief  
Local Development - Intergovernmental Review

c: Scott Morgan, State Clearinghouse – electronic copy  
Robert Swierk, VTA – electronic copy

**DEPARTMENT OF TRANSPORTATION**

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Mr. Jim Reilly/County of Santa Clara  
January 23, 2017  
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Sincerely,



PATRICIA MAURICE  
District Branch Chief  
Local Development - Intergovernmental Review

c: Scott Morgan, State Clearinghouse – electronic copy  
Robert Swierk, VTA – electronic copy

January 18, 2012

To County of Santa Clara County Dept of Planning and Development  
Attn: Jim Reilly  
County Gov. Center

From Carol Neal  
15600 Foothill Ave. Morgan Hill, CA 95037  
Phone 408-774-7133

Regarding: San Martin Cordoba Center mosque.

To whom it may concern:

- 1) What must be asked — why have this large complex ~~at~~ at this location?
- No water
  - No sewer
  - No local control and limited input. ~~control~~ Control to the County.
  - traffic on roads
  - Remote area — away for local ~~scene~~ security. THERE IS REASON FOR CONCERN.
  - Land available in downtown Morgan Hill.

2) Special consideration given to the applicant because of the claim of prejudice. THIS WAS USED before and is completely unwarranted. This is a form of bribery.

Sincerely  
Carol Neal

P.S. My computer is down — so had to write.  
Sorry.

2017 JAN 20 AM 10:44

RECEIVED  
PLANNING DEPT.

COUNTY OF SANTA CLARA

**From:** Philip Coop  
**To:** [Reilly, Jim](#)  
**Subject:** File 2145 - Cordoba Center and File 2229 Patel RV Park  
**Date:** Wednesday, February 15, 2017 6:15:31 PM

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Jim,

I would like more information on the EIR, especially the traffic studies that are being performed for both projects. I have noticed what I believe are traffic monitors on Monterey, which seemed to have started during the holidays so I hope that is considered when taking the dates and times of traffic, but have not seen any such cases for studies on California Ave. Also would to know if there are plans to study impact of traffic from Santa Theresa to Watsonville road as a bypass, especially during heavy rains when Watsonville Road becomes flooded?

As a resident on California Ave I would like to emphasize the importance of not only amount of traffic, but also speed of the traffic that travels from Santa Theresa to Monterey and the danger of turning north on Monterey and as well as the dangers of turning west on California Ave anytime after 3p with the speed and traffic on Monterey making it difficult to even slow down. What are the plans for signals and additional stop sign studies on California as well as noise and pollution levels of added cars moving and idling based on these additions?

I would also like information on how the county will mitigate the drainage on California Ave, currently backed up and eroding the street in many locations with added buildings and parking lots? Residence in San Martin already face numerous incidents of pollution and contamination into our water sources, recently with the sewage spill into Llagas Creek, we need to understand the complete picture on how all these projects will add to these existing issues we are facing and how the county will mitigate these issues while fixing the ones we already have.

Sincerely

Philip Coop

San Martin, California



**From:** Jeanine Croft  
**To:** [Reilly, Jim](#); [Napier, Michele](#)  
**Subject:** NOP for the EIR for the Cordoba Center Project  
**Date:** Wednesday, February 15, 2017 12:55:06 PM

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February 14, 2017  
County of Santa Clara  
Department of Planning and Development  
County Government Center  
70 W. Hedding Street  
San Jose, California 95110  
RE: EIR for the Cordoba Center Project  
To Whom It May Concern:

We live kitty corner to the proposed Cordoba project on Colony. We are sure you are receiving several letters, so I will not ramble. We are extremely concerned regarding the environmental aspects and impact regarding the Cordoba Center. The following are my main points of concern:

<!--[if !supportLists]-->1. Cemetery of any size: With the Llagas creek so close and the runoff of the hill which comes down and across the street and across our field, we are extremely concerned about the contamination of our ground water and the Llagas creek. We have a well and are sent information by the Santa Clara Valley Water District throughout the year regarding taking care of runoff and how to be careful so our ground water is not contaminated. We hope it is a requirement of the Environmental Impact Report to have a full and complete evaluation by the Water District with all aspects of runoff from rain, the fact that the lot in question and adjoining lot flood regularly and flow onto other properties all down California across the street to the field and all down Harding, points to the fact that this affects all of the west side of San Martin.

<!--[if !supportLists]-->2. Speed reduction lane: When going home from Morgan Hill, I slow down to turn right on California Avenue. Traffic is moving so fast on Monterey Rd, cars are barreling up behind us as we try to slow to make the turn. Colony is not a well maintained road by the County and is not suitable for increased traffic. Please make sure that a comprehensive traffic impact report is completed including the surrounding surface streets that might be relied upon as turning left at California and Monterey is already a treacherous endeavor.

<!--[if !supportLists]-->3. Light Pollution: One of the great things about living in the country is that you can see the stars. We are extremely concerned about having a facility right across the way that will require lights 24 hours a day. This is a more rural area and I want to preserve our way of life which includes the quiet, dark nights, to see the stars, etc.

These are just a few of the main concerns I have regarding the Cordoba project. This project as outlined is too big for our community. Please stop the over growth and help us maintain the rural atmosphere that we love so much. This project belongs within city limits so they can rely on already in place city services.

Sincerely,

Donnie and Jeanine Croft  
13805 Colony Avenue  
San Martin, CA 95046

**From:** Donald Harley  
**To:** [Reilly, Jim; rob.eastwood@pin.sccgov.org](mailto:rob.eastwood@pin.sccgov.org)  
**Cc:** [Karen Harley](#); [Michael Brookman](#)  
**Subject:** Comment Submittal for NOP for EIR for Cordoba Center Project  
**Date:** Wednesday, February 15, 2017 3:19:10 PM

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Dear County of Santa Clara Department of Planning and Development  
Attention: Jim Reilly, Rob Eastwood

I am a resident of San Martin (14080 Water Ave off of California St.) Please accept this comment regarding the potential for increasing impacts over time as a result of the quantity of burials in the cemetery. The quantity of bodies buried in the cemetery will go from zero to maximum capacity over some unknown period of time; and as this quantity increases there will be increased visitation to the graves by family members of the deceased. I have not seen any case studies, investigations or analyses of the growth in impacts to the community as a result of the rate of burials and total quantity of burials in the cemetery as the cemetery is utilized over time. Please include this potential source of impacts in the scope of investigations and analyses conducted as part of the Environmental Impact Report for the Cordoba Center Project and quantify these long term impacts to the community. Also, to soften the impact of these impacts, should there be an upper limit to the number of burials allowed in any calendar year to ensure that this cemetery doesn't become an attractant to an influx of population that would be incurred from unlimited rate of burials in the cemetery.

Sincerely,

Donald G Harley  
PO Box 24  
San Martin, CA 95046

**From:** DIANE KELLY  
**To:** [Reilly, Jim](#); [Napier, Michele](#)  
**Subject:** Cordoba Center Project  
**Date:** Wednesday, February 15, 2017 10:49:13 PM

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County of Santa Clara  
Department of Planning and Development  
ATT: Jim Reilly  
County Government Center  
70 West Hedding Street  
San Jose, CA 95110

Dear Mr. Reilly and Ms. Napier

I am contacting you because I do not understand how you can consider approving the Cordoba Plan. I live on Harding Street not more than a block from California Street so your decision directly affects me and my family and our way of life. I am concerned about the possible water contamination and overuse, I am concerned about the increased traffic and how it will change our rural lifestyle, and I am also concerned about the increased noise and night lights that will directly affect our life.

I believe this project will adversely affect the quality of our water and the quantity of our ground water because of the size of the project and because of the hill where it would be built. We are certain to have more drought years and this extra draw on our ground water would surely stress it. Also, I am very concerned about having a cemetery in a residential neighborhood. I just don't understand how this can be allowed- and at the top of the hill - where decomposing bodies will filter down into our water supply at the bottom of the hill. Combine that with the increased septic use and we have polluted water. Have you seen the standing water in the field at the corner of Harding and California? This is water draining off that hill - soaking down into the land surrounding our supply of water and this happens every winter drought year or not.

It amazes me that as we are zoned RR we have very strict rules to protect our area from overbuilding and then the county can just bypass these laws and allow this overbuilding for the neighborhood. The increased traffic will be a safety hazard for our residents and will directly affect our lives. Nothing about this project improves the lives of the residents in the surrounding neighborhoods. It seems just common sense for this type of project to be located in a more central part of a larger town that already has the necessary infrastructure in place to handle the increase sewage, water requirements,, traffic, noise and lights. If the board considering this project actually cared about the people in the surrounding neighborhoods they would not allow this project to go forward. None or very few of the people who will be using the facilities of this project on a daily basis will actually live in the surrounding area. Shouldn't this project be something that would benefit the local area?

Regards,

Diane Kelly



San Martin resident

**From:** usinet.dperu  
**To:** [Reilly, Jim](#)  
**Subject:** Cordoba Center  
**Date:** Sunday, January 22, 2017 7:12:16 PM

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Good Morning Mr. Reilly,

I wanted to thank you for keeping us up to date on this project that seems inevitable. This may seem selfish, but my concern is for the neighbors bordering the property. These are neighbors who live there because it is rural and reasonably quiet. I see this coming, people blocking the Ludwig's driveway, the noise. Nothing has been said or printed about a speaker blaring out the call to prayer other people experience near established mosques, and I wonder if this will also be a part of what's coming.

No doubt the landscape of San Martin is changing, but do we have to fill in every available bit of acreage with buildings, pavement, noise, and people? That particular area would make a beautiful county park, please don't continue to allow businesses (like Bracco's Trucking) and other public interests to further pollute and destroy a lifestyle many of us in San Martin cherish.

Thank you for your time,

Dawn Peru

**From:** drosemont  
**To:** [Reilly, Jim](#)  
**Cc:** [Wasserman, Mike](#)  
**Subject:** Cordoba Center Project in San Martin  
**Date:** Saturday, January 21, 2017 3:03:04 PM

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Dear Mr. Jim Reilly,

Regarding: -Project to be located on a 15.8-acre site fronting on Monterey Road just north of California Avenue, San Martin (14065 Monterey Road, APN: 779-06-002.

-Proposed religious and cultural institution (Cordoba Center) would include a mosque, a community building for education, recreation and assembly, an ancillary graveyard, and summer youth camp. Facilities have been designed to accommodate up to 300 persons for scheduled religious services with greater anticipated capacity for occasional special events)

**\*\* At the SMNA Town Hall meeting last week, Dawn Cameron (Roads & Airports Dept) confirmed that San Martin is in a 'Flood Plain'. Given this fact, a cemetery in San Martin appears to be unsafe and unacceptable for environments reasons.**

The following issues MUST be addressed:

- **TRAFFIC STUDIES:** Flow Management, Signal Need Study, Turning Lanes (especially due to Monterey Rd blind-curve just south of the bridge), School Zoning

- **ENVIRONMENTAL:** Water Protection/Contamination ie: Neighboring Creek, Shallow Water Table, Flood Zone, especially pertaining to cemetery.\*\*

- **NOISE STUDIES:** How will acceptable decibels (dB) & Sound Pressure with amplifiers be determined for relationship between frequency & level? What can/cannot be broadcast in the public sphere?\*\*\* The county should establish and enforce the 'No Amplified Noise Ordinance (*before 10am or after 10pm*), for the Village of San Martin.

\*\*\* I respect tolerance towards all religions, but there should be a stricter law on noise pollution binding all. I personally believe all religions in good spirit, should shun excessive noise pollution. Loudspeakers were not invented before 1861, yet Prophet Mohammed, Hindu saints, Guru Nanak Dev and Christian Missionaries preached religion without the help of loudspeakers. I personally, do not want ANY amplified noise before 10am and 10pm, and have made personal requests of this to the county throughout the many years.

Also, the impact on traffic in this very rural area is very negative. The town of San Martin is made up basically of farmland. There are many generational "homesteads" located adjacent to this proposed project. Please reconsider the environmental impact on this quiet, sleepy, beautiful rural town and surrounding area including the towns of Morgan Hill and Gilroy.

I appreciate your attention and dedication to the health and welfare of your constituents. Please reply as soon as possible. Thank you!

Donna Rosemont  
Morgan Hill, CA 95037

**From:** Georgina Bugeja  
**To:** [Reilly, Jim](#)  
**Subject:** Impact of the proposed Córdoba project  
**Date:** Friday, February 3, 2017 11:16:51 PM

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Dear Mr. Riley,

I have been a San Martin resident for the past 20 years. Myself, husband and children commute daily to Sunnyvale for Work and school utilizing Monterey Hwy to bypass the already backed up traffic starting at 7:00 am on the 101. To impact the Monterey Hwy with the additional traffic flow of the Córdoba project, will land lock all of the residents that provide the tax base for the existing roads, (that our already under duress). San Martin is not designed for such expansion of daily traffic and this will impact all of the residents.

In the past 10 years the traffic has increase 10 fold and to burden our commutes to and from work is unreasonable for our rural town.

I ask that the council re evaluate such unnecessary congestion, which is already reached its capacity of reasonable travel.

I thank you for consideration and hope our council can see that balance is necessary to thrive as a rural community.

Best regards,

Georgina Spatola

11035 New Avenue property B

Gilroy, ca 95020

408-887-3618.

Sent from my iPhone



February 13, 2017

County of Santa Clara  
Department of Planning and Development  
Attn: Jim Reilly  
County Government Center  
70 West Hedding Street  
San Jose, CA 95110

Ref: File 2145 - Cordoba Center and File 2229 - Patel RV Park

Dear Mr. Reilly,

We wish to list a number of points for consideration in the Notice of Preparation in advance of the compilation of the Environmental Impact Report for the above listed projects.

Since the two projects are located along the same Monterey Rd. frontage (between the Llagas Creek Bridge to the North and California Avenue to the South) and share a common property line, we kindly request that these projects be considered in unison. We realize that the status of the Patel RV Park is currently undetermined, however, the cumulative impact of both projects are of a size and scope that effect a very specific, concentrated area of San Martin.

Points for Consideration:

**1. Vehicle entrance and exit from the properties.**

Since the vehicle entrance to the Cordoba project is a short distance south of a right-hand curve, and the Llagas Creek bridge acts as a vision barrier around this bend, a speed reduction lane for both properties is of paramount importance. In addition, left turns from the properties to north bound Monterey Rd. should not be allowed since the visual distance to safely cross Monterey Rd. is severely limited. Auto speeds along this section of Monterey Rd. are often in excess of the posted 50mph. In addition, the California Ave./Monterey Rd. intersection needs to be thoroughly studied to handle an increase of various types vehicular traffic from both properties. Should California Ave. be widened to Colony Ave? Requiring the installation of a signal light at the intersection of Monterey Rd. and California Ave. should be considered.

**2. Story Poles**

Since both projects involve multiple structures of various heights, the use of "story poles" to comprehend the visual impact and structural density on the properties is requested. All structures for both projects should be outlined including structures for the care taker and the "camp area" in the NW corner of the Cordoba property.

**3. Riparian zone, septic systems, storm water run-off and water usage**

Installing multiple commercial sized septic systems on a concentrated area, and the effects of the entire riparian zone, requires thorough study. The proximity of the Cordoba septic system to the Llagas Creek and the elevated location of the leach lines are bordering on the minimum separation distance from the creek. Note: the creek is at elevated levels due to the current seasonal run-off. The rain water run-off from both projects has always been a concern for decades. The historic trend is for both properties to drain in a south-westerly direction into the three adjoining properties on the west side of

both projects. Pooling occurs at the NW corner of California and Colony Aves. even after rainfall in drier years. The run-off then continues to eventually pool at a 12" culvert running under California Ave. Photos and videos are available that show this run-off in the current season as well as the past multiple drought years. Projected water usage of both properties needs to be critically analyzed. Will both properties be serviced from their own independent wells? The addition of literally multiple hundreds of individuals in a concentrated area and their respective annual water usage will severely tax a centralized aquifer.

**4. Cemetery**

The addition of a concentrated burial area, and the effects on area run-off and ground water, lends added concern since all adjoining properties utilize wells. The addition of the cemetery effectively condemns the property in perpetuity. The ablation facility on the property is near a residential well. Photos are available of standing water at the perc test site in the recent drought years. What is the expected burial rate? Once the cemetery is full – what happens? What does the State require vs the County in terms of cemetery construction and monitoring? Does State Law usurp County Law concerning cemetery requirements? Does the cemetery require a separate EIR? What are the implications of the Cordoba Center approval without the approval of a cemetery? Does the property owner know that the City of San Jose has approved a new non-denominational cemetery, yet undeveloped, in the remote hills near Cinnabar Hills Golf Course? This is a much more fitting location for a cemetery rather than on a major thorough fare of the South County regardless of the rural residential "country" setting.

**5. Lighting and noise abatement**

The addition of these projects to the properties will have net add effect of increased night lighting and a net add of noise to the community. What methods for light containment and noise abatement will be employed to diminish the impact on neighboring properties? Will exterior lighting be used on the structures at the camp site on the plateau of the hill?

**6. Overall lack of infrastructure**

The lack of supporting infrastructure for both projects at this concentrated location is of concern. Local municipalities to the north and south are better suited to support the resource requirements of these projects.

We appreciate your thorough consideration of our concerns regarding the impact of two large projects on a concentrated area of San Martin.

Sincerely,

Martin Groen  
On behalf of the RJ Groen Trust

2-3-2017

Notice of Preparation  
Cordoba Center

File # 2145-16P-16A-16G

APN: 779-66-002

RECEIVED  
PLANNING OFFICE  
2017 FEB -8 AM 9:50  
COUNTY OF SANTA CLARA

Mr: Reilly-

My major concern for the approval of this project center around the increased size, the increased traffic and parking issues, the water contamination from the cemetery and the lack of answers for these issues - In the last approval process nothing I addressed as a concern was ever answered and I was told "Forget it lady this is a done deal." I will try again to get my points across but expectations are low - Please prove me wrong -

Concerns:

1. The increased physical size is annoying - Per the "Frequently



asked question sheet from 2012 does not support the current project - Why should we believe this version when they previously said "all single story buildings, no traditional domes and minarets - The buildings were to be nondescript and blend in - Under ambient, they will no longer "blend in" - The # of attendees has increased significantly + will impact traffic in the area - Many additional buildings have been added - "Size Matters" and this project is too large for our community -

2. I have included the comparison of #'s for counts from last proposal. The increase is significant - Where are the increased #'s coming from and how will traffic + parking be affected -

3) Parking - In the previous application "people per car" varied depending on the count



were as low as 2.5 which is more reasonable than the proposed 4 per car. When 4 per car is used we are still short spaces. Where will people park. The curve on Monterey is blind and is an accident waiting to happen if the cars line-up at the entrance.

4. There is a significant <sup>expense</sup> in the # of events and the times they will happen. This will disrupt our lives all day long every day.

5. What is the approval process for the cemetery and who will do it? Last time this project was active I tried to find this out. No one knew how this would be done. The last answer I received was "To be honest with you no one here has approved a cemetery so we don't know how it will happen."

I am requesting specific details on this process -

6. I would like an answer on a exploration of the reason the Green Cemetery meeting was cancelled - Is it true that the "Green Cemetery" Group did not feel this was an appropriate place for a cemetery - Be specific

7. I would like a detailed explanation of what <sup>will</sup> the Gilroy funeral home will play in funeral - When I called and requested this information from them they really had no details - The Corbado order in the presentation that was made in Morgan Hill made it sound as if they would be very involved - The home has a very good reputation in Gilroy and I feel they were being used by center - I want facts!



8. Will the center still be served by the local water company or will they drill wells - I am concerned with the increase in use of ground water in times of drought -

9. There is another project next to the Cordeiro Center for an RV park - This has many issues that are similar with Cordeiro with traffic + parking - How will the combined impact on the community be factored together - Be specific -

10. Be specific about the noise levels that will be experienced in our very quiet community -

11. Will Percolation tests be done since we have finally had significant rain totals?



Please try not to ignore  
our concerns this time -  
The 2 proposed projects can  
significantly change our  
lives and tranquility that  
many of us sought 30-40-50  
years ago when we moved  
here - We do not have the  
roads, water, parking to  
support these projects -  
If you have questions  
please contact me:

Garen Harley  
kharley@sbcglobal.net  
408-683-0628-

Please acknowledge receipt  
by email -

2012

# The Cordoba Center Project – Frequently Asked Questions

now  
9000 why?

now  
14,500 - why

## What does the Cordoba Center project entails?

The project as proposed consists of a 5,000 sq ft Mosque, a 2,800 sq ft Multi-purpose hall and a Muslim cemetery. There is no "school" proposed in the project although as with many Churches, there will be Sunday religious classes offered for adults and children. All buildings are single storey, nondescript, ranch style structures in the character of a rural setting. No traditional domes and minarets are proposed for the project. All structures are placed at a lower ground level and heavily landscaped to blend in with the surrounding. Many area homes in comparison are far larger in size and are usually built quite conspicuously on hilltops.

## How will the project affect the ambience of the area?

The rural pastoral ambience is precisely why we sought this land for our project. It is perfect for a house of worship, quiet and tranquil, away for urban distractions. We want to preserve and enhance its beauty. That is why we have devoted less than 2% percent of the total area for the buildings. The rest 98%+ is open space with its natural habitat and topography. Not many of the surrounding properties, residential or commercial, could match this ratio.

So many buildings added

## Does this project serve the local population?

Yes, this project serves the Muslim residents of South County, much like the nearby Vu Uu Temple serves the Buddhists of South County and the Bridge at San Martin Church serves its Christian constituents. There are numerous business in San Martin and along Monterey Road which may also serve the local residents but depend primarily on patrons from outside the area. Cordevalle country club is a very relevant example. Currently the nearest Mosque is in San Jose and the nearest Muslim cemetery is in Livermore, quite a distance from San Martin.

## Is the project site subject to flooding or high ground water table?

No. Most people mistake the lot at the corner of Monterey Road and California Avenue to be the project site. That is not correct; our project is on the adjacent hillside lot to the north, next to Llagas Creek. Only a very small sliver of this lot at its northeast corner is in the FEMA flood zone. That area is far from any proposed improvements on site and farthest from the area designated for the cemetery. We have conducted a 15-year statistical hydro-geologic study of the immediate area, taken subsurface sonar readings from nearby wells and also physically dug up the ground on the property at its shallowest location during the middle of rainy season. All test data has shown the water table at 17-25 feet below surface. That is the worst case condition for the entire lot. Given the topography of the property, if any part of it were to flood, Monterey Road would be under several feet of water.





# The Cordoba Center Project – Frequently Asked Questions

## Will the project add to the noise and traffic in the neighborhood?

This is a house of worship and requires tranquility. We have no loud music or events that have amplified sound. Vast majority of our services and events will have 50 or fewer attendees. Traffic studies conducted for this project resulted in minimal to no impact on area traffic. There is probably more traffic generated from Boccardo Family Living Center, the Lions Club or the Christmas Tree Farm/Pumpkin Patch than from the Cordoba Center.

*The numbers are now 100, 300-500 people?*

## Why were previous project not allowed by the County on this property?

Again, people are misidentifying the property. No projects have been submitted to the County for the subject property in at least 30 years, perhaps even more. There may have been projects planned for the neighboring lot to the south of the Cordoba Center site but according to County records that lot suffers from high water table and has repeatedly failed percolations tests for a septic system.

## Did the Cordoba Center Site pass percolation tests for a septic system?

Yes. A series of percolation tests were performed on site in fall of 2006, some of which did not meet the County criteria. Subsequently alternate holes were bored and tested at a slightly higher ground in November 2006 and all of those met the County criteria. The current leach field was designed at a location that resulted in best percolation results. All tests were conducted by late Michael Batz, a well known licensed consultant. Results were monitored and ratified onsite by a County Environmental Health Inspector. The County Environmental Health Dept has the results of all percolation test data for this site.

*Are new tests done now with rain?*

## What are the effects of cemetery on local ground water sources?

According to independent studies conducted by Geoconsultants, that were reviewed and accepted by the County Environmental Health Dept., there are minimal to no risks to the area ground water sources from the proposed cemetery. The State Regional Water Quality Board also performed its independent review of the project and concluded that there will be no adverse effects of the proposed cemetery to the ground water sources. The project exceeds, by as much as 100%, County and State standards for separation of leach fields and cemeteries from ground water sources.

Muslim burials do not involve embalming; no chemicals or ornate coffins are used. Bodies are washed (off site) with clean water, shrouded in white cloth and then placed directly into the grave. In some instances bodies may be placed in basic, biodegradable cardboard coffins. Similarly, no above ground crypts, monuments, tombstones or visible artifacts are used either. In fact, the proposed cemetery follows the guidelines established by the Green Burial Council ([www.greenburialcouncil.org](http://www.greenburialcouncil.org)) for ecologically safe burial grounds, reducing carbon emissions, conserving natural resources, and preserving habitat.

## For more information please contact:

Mr. Bakri Musa: bakrimusa@gmail.com (408) 842-1511  
Mr. Hamdy Abbass: hamdy@pacbell.net (831) 524-1743  
Ms. Kamila Kraba: kkraba@yahoo.com (408) 354-3118



## The Cordoba Center - Summary Use Chart (updated: 10-6-2011)

### Prayer Hall (Mosque):

Events	Expected # of people	Hours	Days
Weekly "Jummah" Prayers	50 Persons Max	1:30PM - 2:30PM	Fridays
Nightly "Traweeh" Prayers during the Muslim month of Ramadan only.	30 Persons Max	9:30PM - 11:00PM	7 days a week for one month. This year it will be from 8/1 - 8/30. Next year it will be ~10 days earlier and so on.
Annual Eid Prayer Services	150 Persons Max	8:00AM - 9:00AM	Twice per year (see below)
Sunday School for children	30 Persons Max	11:00AM - 1:00PM	Sundays. School is closed during Summer break.
Other religious services such as Baptisms, Weddings & Funerals	150 Persons Max	Varies between 1:00PM and 6:00PM depending on event	4-6 times per year. Usually on weekends except for funerals.

Multi-Purpose Hall (outside seating -- with appropriate permits -- shall be arranged for events that exceed hall capacity):

Event	Expected # of People	Hours	Days
Annual Muslim Festivals: a) Eid Al-Fitr Banquet b) Eid Al-Adha Banquet	150 Persons Max	9:00AM - 11:00AM	Varies per lunar calendar. a) Day after end of Ramadan. b) ~40 days after Ramadan.
Monthly Potluck Dinner	50 Persons Max	7:00PM - 10:00PM	1 <sup>st</sup> Saturday of each month (Except during Ramadan).
Weekend dinners during the month of Ramadan	70 Persons Max	6:00PM - 8:00PM	Every Saturday & Sunday during Ramadan.
Annual "Open House" Community event	150-200 Persons Max	5:00PM - 9:30PM	Either Saturday or Sunday. Dates vary from year to year.
Community Soup Kitchen	150 Persons Max	5:30PM - 7:30PM	One Sunday every quarter.
Other occasional social and/or educational events	150 Persons Max	6:00PM - 9:30PM	4-6 times per year. Either Saturdays or Sundays.

### Youth Retreat (mainly outdoor events):

Event	Expected # of People	Hours	Days
Educational and personal development programs	150 Persons Max	9:00AM - 6:00PM	June- Aug, 1-2 events/month Sep-May, 3-4 weekend events

# Cordoba Center Use Program

List of Anticipated Activities (Last Updated: 12/29/2015)

EVENTS	ATTENDANCE	HOURS	DURATION	FREQUENCY	COMMENTS
<b>Religious Events</b>					
Dawn "Fajr" Prayers	100	6:00am - 7:00am	½ h	Daily	Not everyone shows up at the same time
Mid-Afternoon "Duhr" Prayers	150	12:30am - 2:00pm	½ h	Daily	Not everyone shows up at the same time
Late-Afternoon "Asr" Prayers	150	3:30pm - 5:30pm	½ h	Daily	Not everyone shows up at the same time
Sunset "Maghrib" Prayers	200	5:30pm - 8:30pm	½ h	Daily	Not everyone shows up at the same time
Night "Isha" Prayers	200	7:30pm - 11:00pm	½ h	Daily	Not everyone shows up at the same time
Friday "Jummah" Prayers	300	12:30pm - 2:30pm	1 h	Once a week on Fridays	Replaces mid-afternoon prayers on Fridays.
Annual "Eid" Prayers	500	8:00am - 12:00pm	4 h	Twice a year	Prayer is followed by "Eid" banquet.
Funeral Prayer	300	1:00pm - 4:00pm	1 h	Varies	Only occurs for funerals. Not a regularly scheduled event.
Youth Sunday Classes (K-8)	100	11:00am - 2:00pm	2 h	Once a week on Sundays.	Does not occur during summer & winter breaks.
<b>Social &amp; Community Events</b>					
Mawlid Al-Nabi Banquet	300	5:00pm - 10:00pm	3 h	Once a year	On a weekend.
Community Potluck Dinner	200	6:00pm - 11:00pm	3 h	Once a month (except during Ramadan)	On a weekend.
Community "Ifar" Dinner	300	5:00pm - 11:00pm	3 h	Once a week (during Ramadan only)	On Saturdays, 4 times / year
Community Picnics	500	11:00am - 5:00pm	5 h	Twice a year	Weekend outdoor event. (will never occur during other scheduled events)
Weddings	300	5:00pm - 11:00pm	4 h	4-6 times a year	On a weekend. Not a regularly scheduled event.
Youth Camp & Retreat	50	24 hr/day	5-7 days	Weekends and weekdays during summer break	Campground: 46 girls/boys. + 4 adult chaperones.
Onsite Caretaker	5	24 hr/day	365 days		Caretaker family residence

**From:** Joe Cambareri  
**To:** [Reilly, Jim](#); [Napier, Michele](#)  
**Subject:** NOP for EIR Córdoba  
**Date:** Wednesday, February 15, 2017 10:47:29 AM

---

All points contained here are a basis for a fair argument and I request all be included in draft EIR.  
Flooding flows southwest where proposed cemetery is  
Analysis for turning lane and traffic.  
Night time lighting affecting wildlife  
Amplified noise with events  
Air quality analysis

This development belongs in urban area.  
Please abide by the San Martin integrated design plan!

Joe Cambareri  
13820 colony Ave  
San Martin CA 95046  
408-316-0603

**From:** Janette Nogosek  
**To:** [Reilly, Jim](#)  
**Subject:** Cordoba Center  
**Date:** Monday, January 23, 2017 9:31:33 AM

---

Hello Mr. Reilly~

I, again, would like to voice my opinion on the Cordoba Center being considered for San Martin.

I do not feel that San Martin or South County is an appropriate place for a religious center of this size, whether it is a Mosque or for any other religion.

Why would want an extra 300-500 people in our small area every weekend that have no interest or value in our community? Not to mention the increase in traffic on our already crowded infrastructure that no one is considering with all the new building anyway?

I wish the committee would seriously consider the wants and needs of our small community in this matter. Most everyone I speak to feels the same way about building this center, it is not wanted or needed for South County.

Thank you, again~

Janette Dass



**From:** John English  
**To:** [Napier, Michele](#)  
**Cc:** [Reilly, Jim](#); [Shoe, Bill](#); [Eastwood, Rob](#)  
**Subject:** Cordoba EIR and SMPAC  
**Date:** Tuesday, January 17, 2017 10:38:38 AM

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Would it not be appropriate to give SMPAC and Planning Commission the opportunity to provide input to the Notice of Preparation for Cordoba and get public comment?

John English  
408 607 3117

**From:** Lynn MPET  
**To:** [Reilly, Jim](#)  
**Subject:** comment for south valley islamic community  
**Date:** Wednesday, February 8, 2017 10:35:18 AM

---

Hi, Jim:

To County of Santa Clara Department of Planning and Development,

We believe the environmental impacts of the Cordoba Center Project are harmful and of no benefit to the County and surrounding area. Construction spill off to the Llagas Creek and disruption of farmland will disturb local residences. We are not in support of the construction and fruition of such a project.

Sincerely,

Kenny

WB& LYNN LLC

**From:** Katy Escobedo  
**To:** [Reilly, Jim](#)  
**Subject:** Cordoba Center  
**Date:** Saturday, January 21, 2017 11:26:27 AM

---

Concerns: major traffic on Santa Teresa to get to the center. My backyard faces Santa Teresa and I would need tall privacy and noise control devices. Trees or privacy fence.

Another concern is the loud calling for prayer. It would echo and interfere with my needed quiet time and resting time.

Thank you  
Katy Escobedo

Sent from my iPhone

**From:** Karen Gebura  
**To:** [Reilly, Jim](#)  
**Subject:** Comments on proposal for Cordoba Center in San Martin  
**Date:** Monday, January 23, 2017 3:45:34 PM

---

Dear Jim,

As a homeowner who lives in the vicinity of the proposed Cordoba Center and cemetery I have a number of concerns about the environmental impact of this proposed project. Many have expressed concern about the traffic congestion this project will create in the area and I also am concerned about this. The roads are already in terrible shape with potholes everywhere and there are sometimes long waits at traffic lights, especially on weekends when people are traveling on Watsonville or Santa Theresa to get to the coast, and back. (sometimes bumper to bumper) We are a quiet peaceful neighborhood and I fear this facility would exacerbate the problems that are already occurring and forever change that.

Another concern I have has to do with the potential public health and safety issues created by this project. Anyone who has heard Bay Area news in the last few weeks is well aware of the flooding we have had in this neighborhood due to the proximity to Llagas Creek and Lake and the consistent Flash Flood Warnings. It would seem very unwise to be planning a major facility in an area prone to serious flooding and particularly one with a graveyard. As everyone knows we are on an aquifer here. How is a vast area of decaying bodies going to impact our groundwater, especially as I understand the Muslim practice is to not embalm bodies and to place them directly into the ground? What kind of liability will the cities of Morgan Hill and San Martin have to take on if there are health hazards that occur as a result of this, and how will those costs be passed on to the taxpayers in these towns? What is the proposal for clean up if there is a health hazard discovered and how much will that cost? Before this project is considered for approval this is research that should be done and I have not seen any information to indicate that this is being considered. If there is, the public should be made aware of this. I sincerely hope the fear of appearing "politically incorrect" is not superseding the concern for the health and safety of our families, citizens, and wildlife or the financial burdens that may be placed upon residents because of the facility.

Having our beautiful hills turned into the blight and eyesore of a cemetery will also bring our property values down. Right now the trail along Llagas Creek to the Lake is extensively used by local citizens and visitors for recreation, biking, and relaxation. This project would disturb the peace of the area, especially if there are loudspeakers coming from the mosque that issue a call to prayer at frequent times of the day and night. (As is standard practice at many mosques) Would there be any ordinance put in place to prevent this practice and how would it be enforced? The potential noise pollution even if there aren't the loudspeakers will destroy the tranquility of the area which is what draws people to buy homes here and why many residents left the noise and bustle of other cities like San Jose, etc.

I'm not sure why the goal of this group is to build in a quiet residential area when it would seem much more practical to go somewhere



closer to the freeway, where there is more industry in place, (so not as much objection to noise and disruption), there are roads designed to handle the traffic coming on and off the freeway, and residents will not be continually annoyed with the group for disturbing the peace.

I believe all of these factors have the potential to lower property values for homeowners in the area and raise our already sky-high taxes to provide support for the infrastructure for the facility or any potential problems or hazards that occur because of it. This is decidedly not fair for local homeowners and taxpayers.

Thank you for your consideration of my concerns,  
Karen Gebura





San Martin  
Neighborhood  
Alliance

*“Together We Make A Difference”*

---

P.O. Box 886 ● San Martin, CA 95046  
[info@smneighbor.org](mailto:info@smneighbor.org) ● [www.smneighbor.org](http://www.smneighbor.org)

DATE: January 20<sup>th</sup>, 2017

TO: Supervisor Mike Wasserman – District 1  
Kirk Girard – Director of Planning & Development  
Rob Eastwood – Planning Manager  
Jim Reily – Project Manager  
Michael Rossi – County Council

FROM: SMNA Board of Directors

RE: **NOTICE OF PEPARATION FOR THE CORDOBA CENTER PROJECT**

The San Martin Neighborhood Alliance (SMNA) Board is making a formal request and appeal to the Santa Clara County Planning Department to **POSTPONE the Notice of Preparation (NOP) deadline for the Cordoba Center Project**, until such time as the San Martin Planning Advisory Committee (SMPAC) has been given the opportunity to formally provide comment.

On December 9<sup>th</sup>, 2016 the NOP for the Cordoba Center Project was sent out by the County to all “Interested Parties”. Upon receiving this notification I; on behalf of the SMNA Board, sent an email request to Jim Reily, & cc’d to Rob Eastwood & Bill Shoe, which included the following:

*Will this item be on **SMPAC’s January 2017 agenda**? If not, this is a request for it be added to the January 2017 SMPAC agenda for discussion purposes.*

*Would you please provide me with the list of Agency’s the Notice of Preparation was submitted to for comment?*

The SMPAC meeting for December was cancelled by the County and said that there was no project for SMPAC to discuss. SMPAC’s January agenda currently does not include the NOP. Additionally, only 4 names of agencies who received the NOP were provided to SMNA. The SMPAC meeting is scheduled for Wednesday, January 25<sup>th</sup>, 2017 with is AFTER the NOP comment period and the County Notice of NOP states:

***Comments on the NOP should be provided to the County at the earliest possible date, but no later than 5:00 pm on January 23, 2017.***



The SMNA Board is of the opinion that the community voice to the County, i.e. SMPAC should be given the opportunity to formally solicit comments on the NOP and give feedback regarding the EIR preparation for the Cordoba Center Project.

SMNA is therefore requesting:

- 1) The NOP for the Cordoba Center Project be a SMPAC agenda item.
- 2) That the NOP comment deadline be changed/extended until such time that would allow SMPAC to formally comment on the NOP for the San Martin Community.

Being that the NOP was sent out on December 9<sup>th</sup>, 2016 and the comment period deadline is scheduled for January 23<sup>rd</sup>, 2017 that is merely 29 business days, due to weekends and County holidays. At a minimum the NOP deadline should be changed to 45 BUSINESS DAYS. Ideally, the NOP should go to SMPAC in February which would allow them to legally discuss and comment.

SMNA is greatly concerned that the County is unaware of the sincere public interest regarding this project in the San Martin Community. We are requesting transparency and accountability of the County, as a project of this magnitude should be treated with all additional tools available to the Planning & Development Department, such as the SMPAC board which was created by the Board of Supervisors to SPECIFICALLY BE THE RECOMMENDING BODY FOR SAN MARTIN PLANNING PROJECTS.

It is SMNA's request that this item be postponed to an alternative date. Thank you for taking our request into serious consideration.

Sincerely,



Trina Hineser – SMNA President



cc: SMNA Membership  
SMPAC Board



February 9 Via Email : [chris.ellsbury@rda.sccgov.org](mailto:chris.ellsbury@rda.sccgov.org); [dawn.cameron@rda.sccgov.org](mailto:dawn.cameron@rda.sccgov.org);  
[rene.vargas@rda.sccgov.org](mailto:rene.vargas@rda.sccgov.org); [Sadegh.Sadeghi@rda/sccgov.org](mailto:Sadegh.Sadeghi@rda/sccgov.org); [jim.reilly@pln.sccgov.org](mailto:jim.reilly@pln.sccgov.org);  
[kirk.girard@plnsccgov.org](mailto:kirk.girard@plnsccgov.org)

February 10 Via Hand Delivery

Signed February 9, 2017

Mr. Chris Ellsbury  
1505 Shallenberger Road  
San Jose, CA 95131

Ms. Dawn Cameron, Deputy Director of the Infrastructure Development Division  
101 Skyport Drive  
San Jose, CA 95110

Rene Vargas, South Yard Maintenance Supervisor  
13600 Murphy Avenue  
San Martin, CA 95046

Sadegh Sadeghi, Senior Traffic Civil Engineer  
1505 Schallenberger Road  
San Jose, CA 95131

Re: Notice of Preparation for the Cordoba Center Project  
Dated 12/9/2017  
File Number 2145-16P-16a-16G  
Santa Clara County Assessors' Parcel Number 779-06-002  
***Comment Period Closes February 15, 2017***

Dear Madams and Sirs,

Please find enclosed the above referenced *Notice of Preparation* (NOP).

Note: The **period of comment was extended to February 15, 2017** by the County of Santa Clara on January 25, 2017.

Enclosed Public Documents are:

- Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the Cordoba Center Project  
Comment Deadline Extension to February 15, 2017 – page 1
- Architectural Site Plan: Preliminary Drawing - page 2
- Cordoba Project Site Google Maps – page 3
- Endangered Llagas Creek Map – page 4  
Source: EPA MyWATERS Mapper
- Llagas Creek Watershed – page 5
- Chicago Title Profile Report, APN 779-06-002-01 – page 6-8  
Use Code: Timberland, Forest, Trees (Agricultural)  
Zoning RR-5A

- Chicago Title Profile Report, APN 779-06-003 – page 9-10  
Use Code: Orchard (fruit; nut)  
Zoning RR-5A
- County of Santa Clara Notice of Preparation of an Environmental Impact Report for the Cordoba Center Project (Dated: December 9, 2016) –page 11-17  
Project Applicant: South Valley Islamic Center  
File Number: 2145-16P-16A-16G
- Project Location Maps – page 15-17  
Source: Ascent Environmental 2016

As a San Martin resident, and on behalf of the community, I am asking you to please review the applicants' NOP and make comments, requirements, permit conditions, and propose alternates, etc.

A project of this size will compound the already numerous service deficiencies and increase the service inadequacies that exist in the San Martin community as discussed in detail below. The county currently does not have resources to support infrastructure that San Martin currently has. We ask that you recommend that this project be relocated within a city urban service area, or where urban services are available.

As noted by the email sent out by City of Morgan Hill, and cited below, San Martin has had raw sewage spill into Llagas Creek (an endangered waterway), onto roads, and into resident's properties. This rural community has no curbs, or storm drainage to prevent from such occurrences. Residents of San Martin have no sewage system to protect residents from flooding due to Morgan Hill discharge. Each residence is responsible containing and treating their own sewage through private septic systems which are constructed and maintained by each land owner.

*From: Maureen Tobin [mailto:Maureen.Tobin@morganhill.ca.gov]  
Sent: Tuesday, February 07, 2017 5:07 PM  
To: [info@sanmartinneighbor.org](mailto:info@sanmartinneighbor.org)  
Subject: Status of wastewater line through San Martin during storm today, 2/7/17*

*Good evening.*

*The City of Morgan Hill wanted to share the following information about the wastewater line that passes through San Martin in relation to today's storm.*

*Our wastewater team has been diligently monitoring the wastewater system during this current storm, as they always do. As the storm intensified today, a crew proactively came out to the Harding Avenue site, which we know to be a problem area. The crew mobilized pumps, vacuum trucks and a bypass. This allowed us to pump the sewage from the Harding Avenue site to the next manhole which had capacity. The area around the Harding Avenue site was contained by our team and no release of sewage occurred to surface water or the environment. The situation has now been mitigated and the rain has decreased. Our crews are no longer on site, but we will continue to monitor and we have our resources on standby.*

*Please be assured that managing our wastewater system is always a top priority, most especially during rain storms. As has been suggested in earlier communications today, we are committed to improving our communication regarding these type of situations with our San Martin neighbors. Any assistance that the San Martin Neighborhood Alliance can*

*provide will be sincerely appreciated.*

*Please feel free to reach out to me at anytime.*

Maureen Tobin  
Communications and Engagement Manager  
City of Morgan Hill  
17575 Peak Avenue  
Morgan Hill, CA 95037  
408.310.4706 (O) 408.406.4076 (C)

On January 19, 2017, at the Quarterly Meeting of the San Martin Neighborhood Alliance (SMNA), Ms. Dawn Cameron --Deputy Director of the Infrastructure Development Division, Mr. Rene Vargas – South Yard Maintenance Supervisor and Sadegh Sadeghi – Senior Traffic Civil Engineer of the Santa Clara Roads and Airports, addressed local public concerns, and voiced the following points:

- Cities have the better suited infrastructure, whereas, additional traffic is managed by lights and metering, and city police are able to enforce code.
- 230 miles of the 630 total miles in the unincorporated area of Santa Clara County are in the San Martin area. That is over one-third of the roads under your care are in our area, while the other two-thirds are spread out and on the edges of cities or uninhabited lands.
- Although we have over one-third of the roads, one-third of maintenance budget is not allocated to our area.
- It was explained that issues of flooding are noted and attempts of control are made, but there is not adequate budget to provide remediation for flooding areas.
- Your department is aware of the problems but do not have the budget or personnel to fix permanently.
- Recent Bond Funding is for pavement refinishing, and Grant/Bond money cannot be reallocated to our flooding and failing road problems.

At the same SMNA Meeting, Sargent Burke of the California Highway Patrol (CHP) added;

- Their office is not at full capacity because of budget cuts, staffing issues, and lack of officers
- They have excessive truck traffic on surface and residential streets, both North and South bound, with trucks that are avoiding the scales. Trucks are not adhering to the defined truck routes
- Generally trucks avoid the scales, as they are not completely compliant; meaning either the truck and/or driver is not operating under all the laws governing them. Common issues are;
  - Overweight
  - Not properly licensed or NO license
  - Not properly insured
  - Trucks not safe or in good working order
- Highway 101 traffic (North and South bound), are exiting the freeway during heavy traffic. During Rush hour/commuter traffic Monterey Hwy/Road becomes congested, backed up and even stopped. This condition is exacerbated on Friday afternoon with weekend traffic, headed to Monterey and the valley.
- It is not feasible at this time to keep heavy trucks, nor personal cars, off of the unincorporated county roads which are not designed to have the additional and heavy weight traffic.
- Highway traffic and truck traffic are causing damage to our roads that are not designed for this use.
- Budget limitations make it impossible to currently maintain the roads for the designed use let alone the additional use from Highway and truck traffic now using our surface streets.
- There are not adequate patrol officers (sheriff or CHP) to enforce the codes presently.



- Diverted traffic is not simply commuter traffic. Highway 101 is the major freeway from Silicon Valley to the Monterey Peninsula. Tourist, weekend destination, surface street and highway traffic is severe, especially on Fridays. It begins early and lasting into the evening.

The project is a proposed campus, in a rural area, with no services.

It is irresponsible of the County to consider ANY project that would add any additional traffic to an already strained area with budget and traffic impactation problems, coupled with the inability to enforce current health and safety, and traffic codes and regulations.

Before consideration of any project, of this magnitude, the below concerns must be addressed, and fully remediated to prevent any impact on the community, already struggling from minimal provided services, which are not sufficient for the current area or population.

Funding for all remediation and future accommodations should be set aside prior to the issuance of any building permits.

As recently noted by staff of your office, the office of the CHP and the City of Morgan Hill, current infrastructure (or lack thereof), code enforcement officers, road workers, sheriff officers, CHP officers cannot adequately enforce codes, regulations and even laws for our San Martin area.

The agencies are only able respond to some reports and complaints, and do not have the budget or personnel to enforce or police. In short, our community is responsible for policing itself.

Specific Project concerns;

- All site work, inclusive but not limited to, grading, paving, culverts, water/storm drains, drainage must be engineered, to include infrastructure for the project property, in addition to the adjoining parcel to the South. These properties have the same geographical and geological profiles, vegetation, and are located at the same location (at the intersection of California and Monterey). Therefore under CEQA guidelines, both properties should be considered as a whole.
- This work should include complete remediation, inclusive of but not limited to, the streets, outlying areas and residences along;
  - Monterey Road/Monterey Hwy
  - California Avenue
  - Colony Avenue
  - Harding Avenue
  - Roosevelt Avenue
  - San Martin Avenue
  - Santa Teresa Avenue
- Off ramps or modification of existing off ramps from Both San Martin/Hwy 101 and Tennant/101 to Monterey Hwy.
- A turnout lane .75 mi. North of Llagas creek be made inclusive of widening the bridge
- Mitigation plan is needed to prevent increased traffic from traveling through California Ave, from Santa Teresa, and from Monterey Rd. thru California Ave to Santa Teresa Ave.
- At a community outreach meeting, the applicant, an institution, stated the main congregation of people will be on Friday afternoon. Current traffic at this time is;

- Congested PG&E facilities. Traffic studies should include the additional traffic of adding two grades to our only school institution in the San Martin area. This additional traffic needs to be included in all studies
- When approaching the project from the North, traveling South, the entrance and slow-down area is immediately after a blind curve which is frequently backed up to a stop.

It is irresponsible to approve, and thrust a large project of this magnitude into this community, already besieged from insufficient resources and services (not enough to police to enforce or provide safety), with inadequate resources to prevent raw sewage from neighboring city of Morgan Hill, from contaminating San Martin roads and residents.

Violations of codes, regulations, and laws are being allowed. Adding an oversized development to benefit a few hundred, while adversely affecting and impacting thousands in the South County community, would further jeopardize our quality of life, and in some cases, make matters worse and possibly irreversible.

I believe that my concerns, as well as those of many San Martin residents, are basis for a fair argument. Therefore, the County is obligated to provide an adequate reply prior to and/or included in the Draft EIR.

By copy of this letter, I am requesting the County to include these concerns in the Draft EIR.

Sincerely,



Connie Ludewig,  
San Martin Resident

CC:

Mr. Jim Reilly-County of Santa Clara Planning  
Cordoba Project Planner  
Michelle Napier

**COMMENT DEADLINE EXTENSION**  
**NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT**  
**FOR THE CORDOBA CENTER PROJECT**

Date: January 25, 2017  
Project Applicant: South Valley Islamic Community  
File Number: 2145-16P-16A-16G  
Assessor's Parcel Number: 779-06-002

This notice is to advise that the County has extended the deadline for providing comments on the scope and content of the environmental information to be included in the Environmental Impact Report to February 15, 2017. The Notice of Preparation was previously issued on December 9, 2016 and can be downloaded from the Planning and Development web site under "Current Development Projects" at <https://www.sccgov.org/sites/dpd/Pages/DPD.aspx>. Please address comments to:

County of Santa Clara Department of Planning and Development  
Attention: Jim Reilly  
County Government Center  
70 West Hedding Street, San Jose, CA 95110  
Email: [jim.reilly@pln.sccgov.org](mailto:jim.reilly@pln.sccgov.org)






### LEGEND

- ① Cemetery
- ② Mosque of The Cordoba Center
- ③ Community Building
- ④ Community Plaza
- ⑤ Fountain of the Community
- ⑥ Fountains of Memory
- ⑦ Landscapes Item
- ⑧ Utility Service Area
- ⑨ Drop Off Area
- ⑩ Maintenance Building
- ⑪ Proposed Public Sidewalk
- ⑫ Site Accessible Path
- ⑬ Public Vehicular Access
- ⑭ Bicyclist Access
- ⑮ Bicyclist Signage
- ⑯ Bicyclist Greenway
- ⑰ Cemetery Overlook Final Ball
- ⑱ Major Freeway Turnaround
- ⑲ Path to Attention Road (junction)
- ⑳ Hiking Trail
- ㉑ Orchard
- ㉒ Solid Waste Service Area
- ㉓ Wastewater Treatment Area
- ㉔ Sakefah Court
- ㉕ Volleyball Court
- ㉖ Playground
- ㉗ Interpretation Station
- ㉘ Interpretation & Recreation View
- ㉙ Parking Lot A
- ㉚ Parking Lot B
- ㉛ Cemetery Pasture
- ㉜ Wastewater Flow/entry System
- ㉝ Water Storage Tanks
- ㉞ Remade
- ㉟ Girl's Tent Camp
- ㊱ Girl's Bathroom
- ㊲ Boy's Tent Camp
- ㊳ Boy's Bathroom
- ㊴ Fire Hydrant
- ㊵ HVAC Unit
- ㊶ Bicycle Rack

### REGULATING LINES

- (A) Property line  
(B) Boundary line  
(C) Riparian boundary line  
(D) Axis of the Ordinance  
(E) Axis of feature  
(F) Axis of the QRS

### MATERIALS KEY

-  CONCRETE  
 ASPHALT OR CONCRETE SURFACING  
 ASPHALT OR CONCRETE  
 OPEN GRADED (PERMEABLE) ASPHALT OR CONC  
 TURF BLOCK  
 SANDWICH CONCRETE  
 PERMEABLE PAVING  
 ALL WEATHER ATHLETIC SURFACING

### PARKING TABULATION

Type	No. of Spaces
Standard Parking:	78
Accessible spaces:	12
<b>TOTAL:</b>	<b>90</b>









### EPA MyWATERS Mapper

**RED - Endangered Llagas Creek**

**GREEN - Protected Wetlands**



# LLAGAS CREEK WATERSHED

## Llagas Creek Watershed

Size: 58 square miles, plus major tributary watersheds of West Branch Llagas Creek (15 sq mi), West Little Llagas Creek (7 sq mi), East Little Llagas Creek (18 sq mi), and Princevalle Channel (3 sq mi), for a total of 101 square miles.

Origin: The crest of the Santa Cruz Mountains.

Includes: Chesbro Reservoir, Llagas Creek, Baldy Ryan Creek, Twin Falls Creek, Edson Canyon, Cañada Garcia, Machado Creek, Hayes Creek, Heron Creek, Paradise Creek, Tilton Creek, Skillet Creek, Panther Creek, Live Oak Creek, Alamas Creek, Jones Creek, San Ysidro Creek, parts of the cities of Morgan Hill and Gilroy, and the farms and ranches of southern Santa Clara Valley

End: Confluence with the Pajaro River

Fun Fact: Llagas Creek is one of two major creeks in Santa Clara County that flows south to Monterey Bay via the Pajaro River.

Pollutants and Impairments: Chloride, chlorpyrifos, fecal coliform, low dissolved oxygen, nutrients, pH, sedimentation, sodium, temperature, total dissolved solids (TDS), and turbidity in Llagas Creek. Mercury in Chesbro Reservoir.

Source: Watching Our Watersheds interactive map layers <http://www.valleywater.org/WOW.aspx>



## Property Overview

Chicago Title 

**Primary Owner:** INDIAN MUSLIM RELIEF CHARITIES; SOUTH VALLEY ISLAMIC CENTER

**Secondary Owner:**

**Mail Address:** 849 INDEPENDENCE AVE # A  
MOUNTAIN VIEW, CA 94043-2301

**Site Address:** 14045 MONTEREY HWY  
SAN MARTIN, CA 95046-9227

**APN:** 779-06-002 01

**Housing Tract Number:**

**Lot Number:**

**Legal Description:** Legal Brief Description: CITY:UNINCORPORATED  
City / Muni / Twp: UNINCORPORATED

## Property Details

<b>Bedrooms:</b> 0	<b>Year Built:</b>	<b>Square Feet:</b>
<b>Bathrooms:</b> 0	<b>Garage:</b>	<b>Lot Size:</b> 15.77 AC
<b>Total Rooms:</b>	<b>Fireplace:</b>	<b>Number of Units:</b> 0
<b> zoning:</b> RR-5A	<b>Pool:</b>	<b>Use Code:</b> Timberland, Forest, Trees (Agricultural)
<b>No of Stories:</b>		
<b>Building Style:</b>		

## Sale Information

<b>Transfer Date:</b> 03/15/2013	<b>Seller:</b> SOUTH COUNTY PARTNERS LLC, ; CENCON INVEST LLC,
<b>Transfer Value:</b> \$1,099,750.00	<b>Document#:</b> 22134952 <b>Cost/Sq Feet:</b>
<b>Title Company:</b> OLD REPUBLIC TITLE COMPANY	

## Assessment and Taxes

<b>Assessed Value:</b> \$1,127,071.00	<b>Percent Improvement:</b> 0.00%	<b>Homeowner Exemption:</b>
<b>Land Value:</b> \$1,127,071.00	<b>Tax Amount:</b> \$13,300.90	<b>Tax Rate Area:</b> 87-002
<b>Improvement Value:</b> \$0.00	<b>Tax Account ID:</b>	<b>Tax Status:</b> Current
<b>Market Improvement Value:</b>	<b>Market Land Value:</b>	<b>Market Value:</b>
<b>Tax Year:</b> 2015		

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## Property History

Chicago Title 

**INDIAN MUSLIM RELIEF CHARITIES; SOUTH VALLEY ISLAMIC CENTER**  
**14045 MONTEREY HWY, SAN MARTIN, CA 95046-9227**  
**APN: 779-06-002 01 SANTA CLARA COUNTY**

### Prior Transfer - 03/15/2013

<b>Recording Date:</b>	03/15/2013	<b>Document#:</b>	22134952
<b>Price:</b>	\$1,099,750.00	<b>Document Type:</b>	Grant Deed
<b>First TD:</b>	\$0.00	<b>Type of Sale:</b>	Full Amount on Deed
<b>Lender Name:</b>			
<b>Buyer Name:</b>	INDIAN MUSLIM RELIEF CHARITIES, ; SOUTH VALLEY ISLAMIC CENTER,		<b>Buyer Vesting:</b> N/A
<b>Seller Name:</b>	SOUTH COUNTY PARTNERS LLC, ; CENCON INVEST LLC,		
<b>Legal Description:</b>	<b>Lot Number:</b> 42 <b>Subdivision:</b> LION RANCH <b>Map Ref:</b> MAP P PG46-50 <b>City / Muni / Twp:</b> UNINCORPORATED		

### Prior Transfer - 07/01/2008

<b>Recording Date:</b>	07/01/2008	<b>Document#:</b>	19903698
<b>Price:</b>	\$1,800,000.00	<b>Document Type:</b>	Grant Deed
<b>First TD:</b>	\$1,200,000.00	<b>Type of Sale:</b>	Full-Computed from Transfer Tax
<b>First TD Doc:</b>	19903699		
<b>Lender Name:</b>	CONNIE YU		
<b>Buyer Name:</b>	SOUTH COUNTY PARTNERS LLC, ; CENCON INVEST LLC,		<b>Buyer Vesting:</b> N/A
<b>Seller Name:</b>	YU, CONNIE		
<b>Legal Description:</b>	<b>Lot Number:</b> 42 <b>Subdivision:</b> MAP OF THE LION RANCH <b>Map Ref:</b> MAP P PG46-50 <b>Legal Brief Description:</b> LION RANCH COMPANYS SUB ORIGINAL LION & BUCKLEY TRACT RANCHO SAN FRANCISCO DE LAS LLAGAS <b>City / Muni / Twp:</b> UNINCORPORATED		

### Prior Transfer - 07/01/2008

<b>Recording Date:</b>	07/01/2008	<b>Document#:</b>	19903697
<b>Price:</b>	\$0.00	<b>Document Type:</b>	Quit Claim Deed
<b>First TD:</b>	\$0.00	<b>Type of Sale:</b>	Non-Arms Length Transfer
<b>Lender Name:</b>			
<b>Buyer Name:</b>	YU, CONNIE		<b>Buyer Vesting:</b> N/A
<b>Seller Name:</b>	SVIC,		
<b>Legal Description:</b>	<b>Lot Number:</b> 42 <b>Subdivision:</b> MAP OF THE LION RANCH <b>Map Ref:</b> MAP P PG46-50 <b>Legal Brief Description:</b> LION RANCH COMPANYS SUB ORIGINAL LION & BUCKLEY TRACT RANCHO SAN FRANCISCO DE LAS LLAGAS <b>City / Muni / Twp:</b> UNINCORPORATED		

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## Property History

Chicago Title 

### Prior Transfer - 07/18/2000

<b>Recording Date:</b>	07/18/2000	<b>Document#:</b>	<u>15317315</u>
<b>Price:</b>	\$1,200,000.00	<b>Document Type:</b>	Grant Deed
<b>First TD:</b>	\$400,000.00	<b>Type of Sale:</b>	Full-Computed from Transfer Tax
<b>First TD Doc:</b>	<u>15317316</u>		
<b>Lender Name:</b>	FRANK M MATSUMOTO		
<b>Buyer Name:</b>	FREDERICO ENTERPRISES I LLC,	<b>Buyer Vesting:</b>	N/A
<b>Seller Name:</b>	, MATSUMOTO FRANK M AND SHIZUKO; , MATSUMOTO JOHN AND EDITH		
<b>Legal Description:</b>	<b>Lot Number:</b> 42 <b>Subdivision:</b> LION RANCH <b>Map Ref:</b> MAP P PG46-50 <b>City / Muni / Twp:</b> UNINCORPORATED		

### Prior Transfer - 06/26/1997

<b>Recording Date:</b>	06/26/1997	<b>Document#:</b>	<u>13754708</u>
<b>Price:</b>	\$0.00	<b>Document Type:</b>	Intrafamily Transfer or Dissolution
<b>First TD:</b>	\$0.00	<b>Type of Sale:</b>	
<b>Lender Name:</b>			
<b>Buyer Name:</b>	MATSUMOTO, FRANK M; MATSUMOTO, SHIZUKO	<b>Buyer Vesting:</b>	Community Property(Marital Community)
<b>Seller Name:</b>	, MATSUMOTO TOM & HELEN; MATSUMOTO, ROY		
<b>Legal Description:</b>	<b>Lot Number:</b> 42 <b>Subdivision:</b> MAP OF THE LION RANCH <b>Map Ref:</b> MAP P PG46-50 <b>City / Muni / Twp:</b> SAN MARTIN		

PAGE 8 of 17





## Property Overview

Chicago Title 

**Primary Owner:** PATEL, RAMESH V; PATEL, PARESH B

**Secondary Owner:**

**Mail Address:** 1655 EL CAMINO REAL  
SANTA CLARA, CA 95050-4158

**Site Address:**  
SAN MARTIN, CA 95046

**APN:** 779-06-003

**Housing Tract Number:**

**Lot Number:**

**Legal Description:** Legal Brief Description: CITY:UNINCORPORATED  
City / Muni / Twp: UNINCORPORATED

### Property Details

<b>Bedrooms:</b> 0	<b>Year Built:</b>	<b>Square Feet:</b>
<b>Bathrooms:</b> 0	<b>Garage:</b>	<b>Lot Size:</b> 13.8 AC
<b>Total Rooms:</b>	<b>Fireplace:</b>	<b>Number of Units:</b> 0
<b>Zoning:</b> RR-5A	<b>Pool:</b>	<b>Use Code:</b> Orchard (fruit; nut)
<b>No of Stories:</b>		
<b>Building Style:</b>		

### Sale Information

<b>Transfer Date:</b> 04/02/2015	<b>Seller:</b> FREDERICO ENTERPRISES I LLC,
<b>Transfer Value:</b> \$760,000.00	<b>Document#:</b> <u>22903741</u> <b>Cost/Sq Feet:</b>
<b>Title Company:</b> CORNERSTONE TITLE COMPANY	

### Assessment and Taxes

<b>Assessed Value:</b> \$1,125,000.00	<b>Percent Improvement:</b> 0.00%	<b>Homeowner Exemption:</b>
<b>Land Value:</b> \$1,125,000.00	<b>Tax Amount:</b> \$13,270.50	<b>Tax Rate Area:</b> 87-002
<b>Improvement Value:</b> \$0.00	<b>Tax Account ID:</b>	<b>Tax Status:</b> Current
<b>Market Improvement Value:</b>	<b>Market Land Value:</b>	<b>Market Value:</b>
<b>Tax Year:</b> 2015		



## Property History

Chicago Title 

**PATEL, RAMESH V; PATEL, PARESH B**  
**, SAN MARTIN, CA 95046**  
**APN: 779-06-003 SANTA CLARA COUNTY**

### Prior Transfer - 04/02/2015

<b>Recording Date:</b>	04/02/2015	<b>Document#:</b>	<u>22903741</u>
<b>Price:</b>	\$760,000.00	<b>Document Type:</b>	Grant Deed
<b>First TD:</b>	\$0.00	<b>Type of Sale:</b>	Sales Price Rounded from Tax
<b>Lender Name:</b>			
<b>Buyer Name:</b>	PATEL, RAMESH V; PATEL, PARESH B	<b>Buyer Vesting:</b>	Tenants in Common
<b>Seller Name:</b>	FREDERICO ENTERPRISES I LLC,		
<b>Legal Description:</b>	<b>Lot Number:</b> 42 <b>Subdivision:</b> MAP OF THE LION RANCH <b>Map Ref:</b> MAP P PG46-50 <b>City / Muni / Twp:</b> UNINCORPORATED		

### Mortgage Record - 09/20/2007

<b>Recording Date:</b>	09/20/2007	<b>Document#:</b>	<u>19591568</u>
<b>Loan Amount:</b>	\$1,125,000.00	<b>Loan Type:</b>	Unknown
<b>TD Due Date:</b>		<b>Type of Financing:</b>	
<b>Lender Name:</b>	RABOBANK NA		
<b>Lender Type:</b>	Bank	<b>Borrowers Name:</b>	FREDERICO ENTERPRISES I LLC,; LUSAMERICA FOODS INC,
<b>Vesting:</b>	N/A		
<b>Legal Description:</b>	<b>Lot Number:</b> 42 <b>Subdivision:</b> THE LION RANCH		

### Mortgage Record - 01/15/2004

<b>Recording Date:</b>	01/15/2004	<b>Document#:</b>	<u>17572779</u>
<b>Loan Amount:</b>	\$1,125,000.00	<b>Loan Type:</b>	Unknown
<b>TD Due Date:</b>		<b>Type of Financing:</b>	VAR
<b>Lender Name:</b>	COMMUNITY BANK OF CENTRAL CALIFORNIA		
<b>Lender Type:</b>	*N	<b>Borrowers Name:</b>	FREDERICO ENTERPRISES I LLC,
<b>Vesting:</b>	N/A		
<b>Legal Description:</b>	<b>Lot Number:</b> 42 <b>Subdivision:</b> LION RANCH <b>Legal Brief Description:</b> PORTION LOT42 <b>City / Muni / Twp:</b> UNINCORPORATED		

## County of Santa Clara

Department of Planning and Development  
Planning Office

County Government Center, East Wing, 7th Floor  
70 West Hedding Street  
San Jose, California 95110-1705  
(408) 299-5770 FAX (408) 288-9198  
www.sccplanning.org



### NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE CORDOBA CENTER PROJECT

Date: December 9, 2016  
Project Applicant: South Valley Islamic Center  
File Number: 2145-16P-16A-16G  
Assessor's Parcel Number: 779-06-002

As the Lead Agency, the County of Santa Clara will prepare an Environmental Impact Report (EIR) for the Cordoba Center. The proposed project is intended to provide a central religious and cultural center for the multi-ethnic Muslim population in Southern Santa Clara County. The project would be located in the unincorporated community of San Martin on a 16-acre undeveloped parcel. Project facilities would include a two-story, approximately 9,000 square foot (sq. ft.) mosque; a two-story, approximately 14,500 sq. ft. multi-use building; a 4-acre Islamic cemetery; a 1/3-acre campground; and additional supportive and ancillary structures.

The County is soliciting guidance from your agency on the scope and content of the environmental information to be included in the EIR that is relevant to your area of interest, or to your agency's statutory responsibilities in connection with the proposed project. The project description summary and probable environmental effects that will be analyzed in the EIR are attached.

In accordance with the California Environmental Quality Act (CEQA), comments on the Notice of Preparation (NOP) must be received within 45 days of receipt of this notice. Written and/or email comments on the NOP should be provided to the County at the earliest possible date, but must be received by 5 p.m. on January 23, 2017. Agencies that will need to consider the final EIR when deciding whether to issue permits or other approvals for the project should provide the name of a contact person. Please address comments to:

County of Santa Clara  
Department of Planning and Development  
Attention: Jim Reilly  
County Government Center  
70 West Hedding Street, San Jose, CA 95110  
Phone: (408) 299-5799  
Email: jim.reilly@pln.sccgov.org

Prepared by:

*David M. Roden*

Approved by:

*Maura Sinden*

Board of Supervisors: Mike Wasserman, Cindy Chavez, Dave Cortese, Ken Yeager, S. Joseph Simitian  
County Executive: Jeffrey V. Smith



## INTRODUCTION

The purpose of an Environmental Impact Report (EIR) is to inform decision-makers and the general public of the environmental effects of a proposed project that an agency may implement or approve. The EIR process is intended to provide information sufficient to (a) evaluate a proposed project and the potential for significant impacts on the environment, (b) to examine methods of reducing adverse impacts, and (c) to consider alternatives to the project. In accordance with the requirements of CEQA, the EIR for the Cordoba Center Project will include the following:

- ▲ A project description;
- ▲ A description of existing environmental setting, potential project-level and cumulative environmental impacts, and mitigation measures;
- ▲ Alternatives to the proposed project; and
- ▲ CEQA-required environmental findings, including (a) significant environmental effects that cannot be avoided if the project is implemented; (b) significant irreversible and irretrievable commitments of resources; (c) growth-inducing impacts; and (d) effects found not to be significant.

## PROJECT LOCATION

The project would be located west of Highway 101 between the communities of Morgan Hill and San Martin in southern Santa Clara County (Exhibit 1). The 15.8-acre site (APN: 779-06-002) fronts Monterey Road, just north of the intersection with California Avenue (14065 Monterey Road). The northern boundary of the site parallels Llagas Creek, the parcel south of the site is actively farmed, and land uses to the west consist of rural residences and associated farming practices. The industrial land uses east of Monterey Road are separated from the site by the railroad tracks that parallel the eastern side of Monterey Road. Exhibit 2 identifies the property with respect to other land uses in the vicinity.

The site is within the San Martin Planning Area. The County General Plan designates the site Rural Residential. The eastern half of the site is zoned A1 (General Use) and is part of San Martin Industrial Use Permit Area; the western half of the site is zoned RR (Rural Residential).

## PROJECT DESCRIPTION

The proposed Cordoba Center project is intended to provide an Islamic worship and cultural center for Muslim residents in the southern portion of the Santa Clara Valley. As described further below and illustrated in Exhibit 3, project facilities would include a mosque, multi-use community building, a cemetery, an area for youth summer camps, and additional supportive and ancillary structures. There are currently approximately 400 members of the South Valley Islamic community. Based on this estimate, maximum attendance at weekly religious and cultural events, such as Friday Prayers, to be held at the proposed Cordoba Center is generally anticipated to be 300 individuals per event; although events that occur twice a year, such as the Eid prayers and associated banquets as well as occasional community picnics and other events, could include as many as 500 attendees. Typical attendance of daily dawn, mid-day, and late afternoon prayers would be 100 to 150 individuals over the course of each event. Events and regularly-scheduled activities would generally occur between 10:00 a.m. and 10:00 p.m., and would be concentrated on Fridays, Saturday, and Sundays. However, the site would be open to members for personal worship at all times.

The project would include the following key elements:

**Mosque:** a two-story, approximately 9,000 sq. ft. hall for religious worship. Building architecture would be California Mission style, with stucco exterior and terra cotta tile roof, and would include two domes (a main



dome set on the roof ridge and a second dome that would house the elevator). Maximum height of the building would be 35 feet at the domes.

**Community Building:** a two-story, approximately 14,500 sq. ft. multi-use building that would include an event hall, kitchen, classrooms, conference room, office, and restrooms. Building architecture would be California Mission style, with stucco exterior and terra cotta tile roof.

**Community Plaza:** a 15,000 sq. ft. plaza that would be located between the mosque and the community building. The plaza would be surfaced with pervious concrete and include small landscape islands.

**Cemetery:** located on 3.55 acres on the western side of the site. The cemetery area would be terraced to provide a level surface for the graves and adjoining gravel pedestrian paths, and would be landscaped to resemble native grasslands. Each grave would be marked by a flat marker that does not project above grade. The maximum density of graves would be 1,200 graves per acre.

**Maintenance Building:** a 2,500 sq. ft. building for storage of maintenance vehicles.

**Caretaker's Dwelling:** a caretaker's dwelling, to be located near the site entrance, would initially include a mobile home that would eventually be replaced with a permanent residence.

**Youth Camp:** approximately 0.4 acres of the site on the ridgeline above the cemetery that would be used for a seasonal youth camp. Permanent structures would include two 390 sq. ft. restroom facilities and 14 wooden tent platforms (canvas tents would be erected on the platforms only when camp is in session).

**Playfield and Playground:** an approximately 0.5-acre rubberized-surface playfield and an adjoining children's playground that would be located near the community building.

**Orchard:** fruit trees planted on a 0.6-acre area along Monterey Road to create a barrier between the sanctuary space and the road, as well as provide a rural amenity consistent with the character of the area.

**Site infrastructure:** bioretention swale and connected retention pond to slow stormwater runoff, a sewage disposal field served by two independent drip system leach fields, and a well for landscape irrigation (an existing, onsite well would be decommissioned). Water for fire protection and potable purposes would be procured from the West San Martin Water Works. The project would construct up to 125 parking spaces.

## POTENTIAL ENVIRONMENTAL IMPACTS

The EIR will include a discussion of the environmental setting/baseline for the proposed project, a summary of applicable regulations (federal, state, regional, and local), and an analysis of the potential impacts of the project. Mitigation will be recommended to reduce or eliminate project impacts, where feasible. The specific potential environmental impacts evaluated in detail in the EIR will be determined based on evaluation of the proposed project using an Initial Study environmental checklist (to be included in the Draft EIR) and on the comments received on this NOP. At this time, it is anticipated that the EIR will focus on the following topics.

**Aesthetics.** The significance of changes to public views of the project site and changes to the character of the project site as seen from public roadways in the vicinity. Light and glare impacts will also be evaluated.

**Tribal and Other Cultural Resources.** Any tribal or other cultural resources that are known or have the potential to occur on the project site will be assessed, and the potential impacts that may occur to known and unanticipated resources as a result of project implementation will be evaluated.

**Hydrology and Water Quality.** The potential impacts of implementation of the proposed project with respect to modification of existing drainage patterns, decreased water quality, runoff, and flooding will be evaluated, as well as potential groundwater quality effects associated with the proposed leach fields, which are included as part of the proposed onsite wastewater treatment system, and the proposed cemetery. A firm

specializing in groundwater studies will evaluate the effects of the proposed wastewater treatment facilities and cemetery in a technical memorandum that will be used to support the EIR's analysis of potential impacts to groundwater quality.

**Noise.** Existing noise and vibration conditions on the project site and the nearby vicinity will be described, including information on the location of existing sensitive receptors and major noise sources, ambient noise levels, and natural factors that relate to the attenuation thereof. Construction-related noise and ground vibration will be analyzed using published reference noise and vibration levels for typical construction equipment. The project's potential to generate operations-related noise increases associated with special events and increased traffic will also be evaluated to determine whether noise standards could be exceeded.

**Transportation and Circulation.** The EIR will include the results of a site access and circulation assessment regarding the safe and efficient circulation of vehicles, bicycles, and pedestrians around the project site and on the roadways adjacent to the project site.

**Utilities and Energy.** Potential future demand from the proposed project will be compared to estimates of existing use on the site and regional planning documents to determine if the project would result in significant increases in demand for water, water treatment, natural gas, and electricity.

In addition to the evaluation of potential impacts, the following analyses will be included in the EIR.

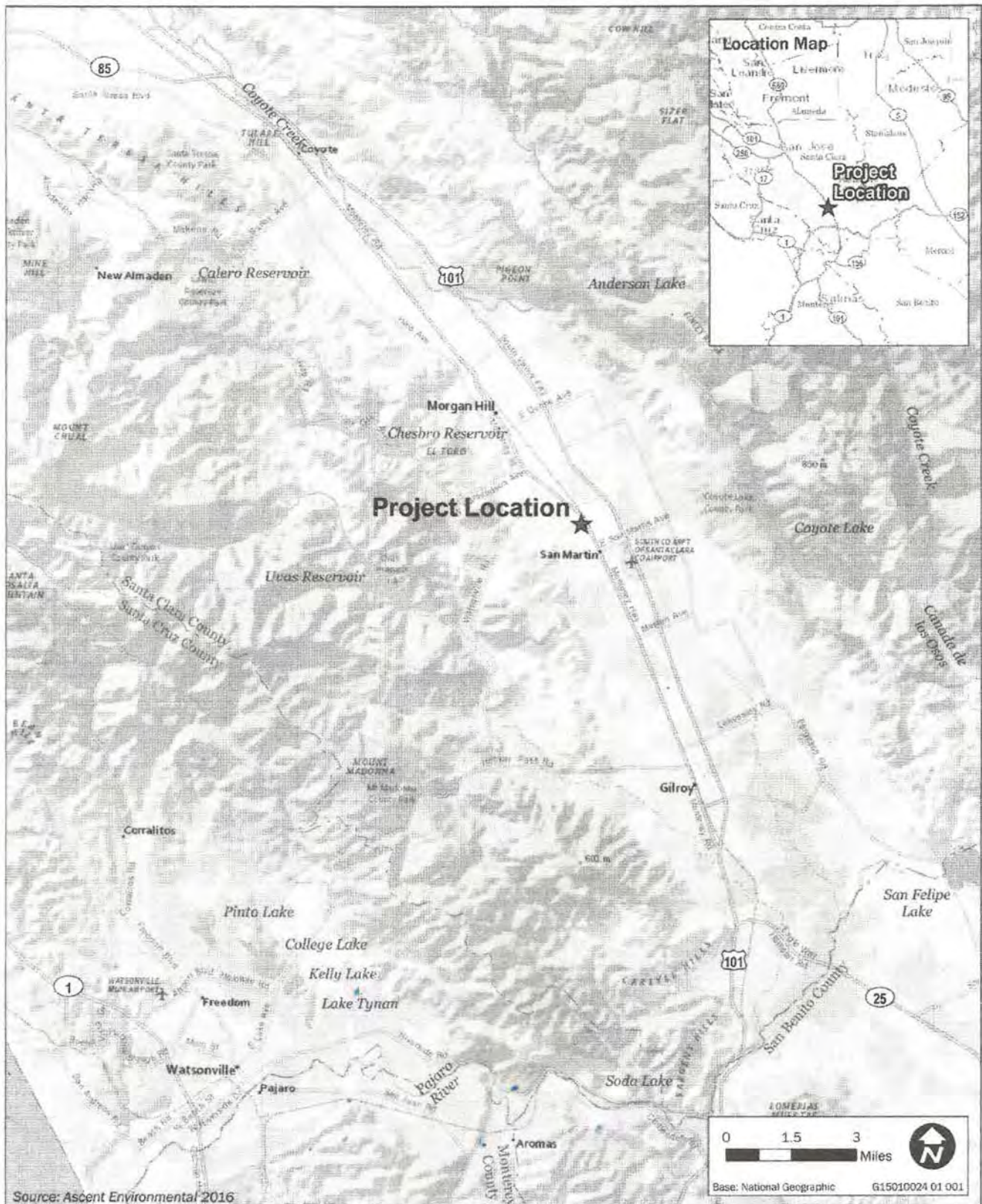
**Cumulative Impacts.** This section of the EIR will discuss, issue by issue, the potential for the proposed project, when combined with other development identified in the cumulative setting, to either result in new, or contribute to existing, cumulatively considerable adverse effects on the environment.

**Alternatives.** CEQA requires that an EIR describe a range of reasonable alternatives to a project (or project location) that feasibly attain most of the objectives, but could avoid or reduce at least one environmental impact (see CEQA Guidelines Section 15126.6).

**Growth Inducement.** This section will qualitatively evaluate the project's potential to induce growth and any subsequent environmental impacts that would occur (pursuant to CEQA Guidelines Section 15126[d]).

**Rural Resources Impact Study.** The Santa Clara County Planning Office employs a tool called the Rural Resources Impact Study to demonstrate compliance with Zoning Ordinance Section 2.20.090 with respect to impacts associated with six issue areas specific to preserving rural resources: aesthetics, open space and habitat, agricultural production, watersheds, traffic, and noise. Completion of the Rural Resources Impact Study is required for projects (such as the proposed project) that exceed identified size thresholds.





**Exhibit 1**

**Project Location**





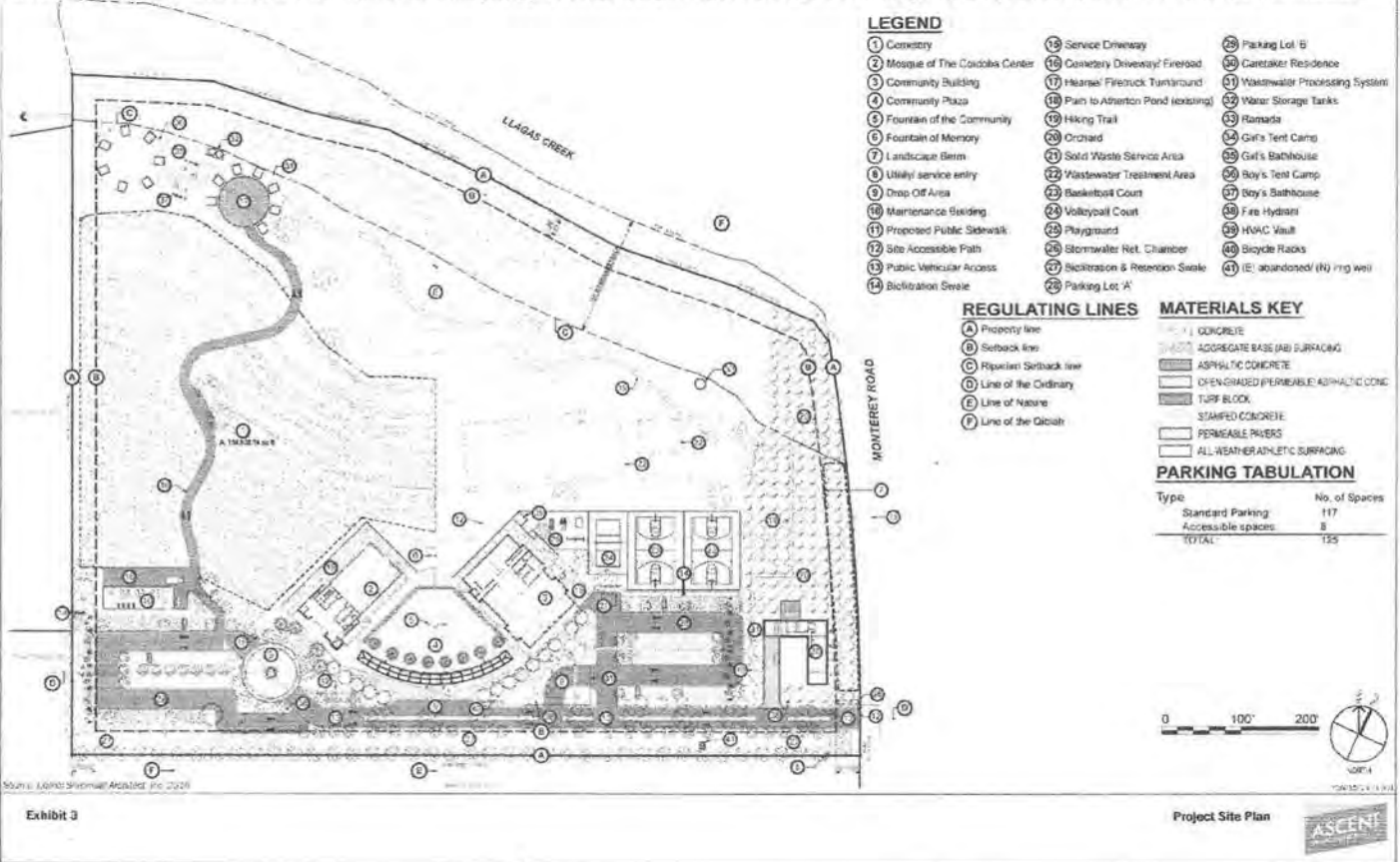


**Exhibit 2**

**Project Vicinity**



These Drawings are instruments of Service created for a particular project and are the property of the Client. They are not to be used for any other project without the express written permission of the Architect. No part may be reproduced in any form or medium without the express written permission of the Architect.



February 10 Via Email     [jim.reilly@pln.sccgov.org](mailto:jim.reilly@pln.sccgov.org); [kirk.girard@plnsccgov.org](mailto:kirk.girard@plnsccgov.org) [Michele.napier@pln.sccgov.org](mailto:Michele.napier@pln.sccgov.org)

February 10 Via Hand Delivery    Signed February 9, 2017

Regional Water Quality Control Board  
San Francisco Bay Region  
CEQA Coordinator  
1515 Clay Street, Suite 1400  
Oakland, CA 94612

Regional Water Quality Control Board  
Central Coast Region 3  
ATT: Dominic Roques or Designated Person  
895 Aerovista Place, Suite 101  
San Luis Obispo, CA 93401-7906

State Water Resources Control Board  
Division of Water Quality  
Frank Roddy or Designated Person  
1001 "I" Street  
Sacramento, CA 95812-4025

State Water Resources Control Board  
Division of Drinking Water  
ATT: Cindy Forbes or Designated Person  
1001 I Street, 24<sup>th</sup> Floor  
Sacramento, CA 95814

Central Valley Flood Protection Board  
3310 El Camino Avenue, Suite LL60  
Sacramento, CA 95821

Office of Statewide Health Planning  
& Development (OSHDP)  
ATT: Duane Borba or Designated Person  
400 R Street, Suite 200  
Sacramento, CA 95814

Department of Environmental Health  
Ms. Martha Wien  
1555 Berger Drive, Bldg #2  
Suite 300  
San Jose, CA 95112

Santa Clara Valley Water District  
Mr. Michael Martin  
5750 Almaden Expressway  
San Jose, CA 95118



Re: Notice of Preparation for the Cordoba Center Project  
Dated 12/9/2017  
File Number 2145-16P-16a-16G  
Santa Clara County Assessors' Parcel Number 779-06-002  
***Comment Period Closes February 15, 2017***

Dear Madams and Sirs,

Please find enclosed the above referenced ***Notice of Preparation (NOP)***, specifically regarding the **San Martin flood zone concerns**.

Note: The **period of comment was extended to February 15, 2017** by the County of Santa Clara on January 25, 2017.

**The FEMA map (enclosed) notes the floodway zone AE is from 301-306 feet wide. The Cordoba Site Plan notes only 150 feet of riparian area, and does not contain flooding, or comprehensively account for standing water in areas with poor drainage or high groundwater.**

The proposed Cordoba project is located in the unique area of the village of San Martin, next to Endangered Llagas Creek. It borders the parcel to the South, located at the same location (intersection of California and Monterey). These adjoining properties share the same geographical and geological profiles, vegetation.

**Specific Project Concerns:**

- Parcel #APN: 779-06-002-01 shares the property line with parcel #APN: 779-06-003. Both are zoned RR-5A, and share property lines with neighboring homeowners' wells (the sole source for residential water--drinking, cooking, bathing, etc). Therefore under CEQA guidelines, both properties should be considered as a whole when conducting the EIR
- Santa Clara County Cordoba Center - ***Site Plan Septic System- Sheet 1 of 10, Delta I revision of 4/15/16***
  - Weekly Day Visitors: 1924 The notes on sheet 1, does not appear to include the two story community center ***Sheet 10 of 10*** which includes three classrooms, a multi-purpose area, administration office, conference room, community hall, atrium, kitchen, community hall annex and four restrooms for a total of 10,664.26 square feet.
  - Santa Clara County Cordoba Center - ***Site Plan Septic System- Sheet 10 of 10, Delta I revision of 4/15/16 (enclosed)***

Historically, the two adjoining parcels (corner of California Ave and Monterey Rd) have flooded California Ave to Harding Avenue.

- There are protected wetlands Northwest of the site.
- A great amount of land is currently absorbing rainfall, recharging an Historical aquafer. Santa Clara County does not have the budget to remedy the flooding issues they currently have in the San Martin area.
- The proposed project extends up to the riparian setback, at approximately 2/3 of the North site.

In 1980, the Santa Clara County Board of Supervisors established a special land use policy in the general plan; and in 1995 it was adopted into the ***San Martin Integrated Design Plan***. It specifically addresses the areas of San

Martin (because of the uniqueness of this rural community, and proximity of creeks, tributaries, waterways, lowlands, etc.), that do not have direct access to the flood protection systems as follows:

- *“The County’s standards and Policies Manual states that development of these areas should not be authorized until it is demonstrated by the applicant’s engineer that it can be adequately drained, that it will not cause problems to nearby property, that it is not subject to significant damage from the 1% flood, and that the on-site drainage will be controlled in such a manner as not to increase the downstream peak flow or cause a hazard or public nuisance.”*
- *“The problems of flooding that affect San Martin are a result not only of problems in Llagas Creek but also due to problems associated with local drainage.”*
- *“In Santa Clara County, local drainage is under the jurisdiction of the Cities and the County, while larger creeks are under jurisdiction of the Santa Clara Valley Water District (SCVWD).”*

I request that this project be relocated:

- To a location where water is not provided by wells or a to a private water company dependent upon wells.
- To a location where infrastructure surrounds the property, to ensure that proper drainage can occur without putting additional burden on a community, dependent upon the County to maintain. Otherwise, where a municipality or other form of formal services are available..

As a concerned San Martin resident, and on behalf of the community, I am asking you to please review the applicants’ NOP and make comments, requirements, permit conditions, and propose an alternate site, etc.

A project of this size will compound the already numerous service deficiencies and increase the service inadequacies that exist in the San Martin community as discussed in detail below. The county currently does not have resources to support infrastructure that San Martin currently has. I ask that you recommend that this project be relocated within a city urban service area, or where urban services are available.

As noted by the email sent out by City of Morgan Hill, and cited below, San Martin has had raw sewage spill into Llagas Creek (an endangered waterway), onto roads, and into resident’s properties. This rural community has no curbs, or storm drainage to prevent from such occurrences. Residents of San Martin have no sewage system to protect residents from flooding due to Morgan Hill discharge. Each residence is responsible containing and treating their own sewage through private septic systems which are constructed and maintained by each land owner.

*From: Maureen Tobin [mailto:[Maureen.Tobin@morganhill.ca.gov](mailto:Maureen.Tobin@morganhill.ca.gov)]  
Sent: Tuesday, February 07, 2017 5:07 PM  
To: [info@sanmartinneighbor.org](mailto:info@sanmartinneighbor.org)  
Subject: Status of wastewater line through San Martin during storm today, 2/7/17*

*Good evening.*

*The City of Morgan Hill wanted to share the following information about the wastewater line that passes through San Martin in relation to today's storm.*

*Our wastewater team has been diligently monitoring the wastewater system*

*during this current storm, as they always do. As the storm intensified today, a crew proactively came out to the Harding Avenue site, which we know to be a problem area. The crew mobilized pumps, vacuum trucks and a bypass. This allowed us to pump the sewage from the Harding Avenue site to the next manhole which had capacity. The area around the Harding Avenue site was contained by our team and no release of sewage occurred to surface water or the environment. The situation has now been mitigated and the rain has decreased. Our crews are no longer on site, but we will continue to monitor and we have our resources on standby.*

*Please be assured that managing our wastewater system is always a top priority, most especially during rain storms. As has been suggested in earlier communications today, we are committed to improving our communication regarding these type of situations with our San Martin neighbors. Any assistance that the San Martin Neighborhood Alliance can provide will be sincerely appreciated.*

*Please feel free to reach out to me at anytime.*

*Maureen Tobin  
Communications and Engagement Manager  
City of Morgan Hill  
17575 Peak Avenue  
Morgan Hill, CA 95037  
408.310.4706 (O) 408.406.4076 (C)*

It is irresponsible of the County to consider ANY new project that could add flooding to an already strained area, when the county cannot contain current/manage current flood conditions sewage spillage from Morgan Hill (the adjacent city to the North). These are not new issues; these issues have existed in some cases, in excess of 50 years.

Before consideration of any project, of this magnitude, the below concerns must be addressed, and fully remediated to prevent any impact on the community, already struggling from minimal provided services, which are not sufficient for the current area or population.

Funding for all remediation and future accommodations should be set aside prior to the issuance of any building permits.

It is irresponsible to approve, and thrust a large project of this magnitude into this community, already besieged from insufficient resources and services (not enough to police to enforce or provide safety), with inadequate resources to prevent raw sewage from neighboring city of Morgan Hill, from contaminating San Martin roads and residents.

Violations of codes, regulations, and laws are being allowed. Adding an oversized development to benefit a few hundred, while adversely affecting and impacting thousands in the South County community, would further jeopardize our quality of life, and in some cases, make matters worse and possibly irreversible.

I believe that my concerns, as well as those of many San Martin residents, are basis for a fair argument. Therefore, the County is obligated to provide an adequate reply prior to and/or included in the Draft EIR.



By copy of this letter, I am requesting the County to include these concerns in the Draft EIR.

Sincerely,



Connie Ludewig,  
San Martin Resident

CC:

Mr. Jim Reilly-County of Santa Clara Planning Cordoba Project Planner  
Kirk Gerard – County of Santa Clara Planning  
Michelle Napier

ENCL:

- Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the Cordoba Center Project  
Comment Deadline Extension to February 15, 2017 – page 1
- Architectural Site Plan: Preliminary Drawing - page 2
- Cordoba Project Site Google Maps – page 3
- Endangered Llagas Creek Map – page 4  
Source: EPA MyWATERS Mapper
- Llagas Creek Watershed – page 5
- Chicago Title Profile Report, APN 779-06-002-01 – page 6-8  
Use Code: Timberland, Forest, Trees (Agricultural)  
Zoning RR-5A
- Chicago Title Profile Report, APN 779-06-003 – page 9-10  
Use Code: Orchard (fruit; nut)  
Zoning RR-5A
- County of Santa Clara Notice of Preparation of an Environmental Impact Report for the Cordoba Center  
Project (Dated: December 9, 2016) –page 11-17
- FEMA flood map
- ***Site Plan Septic System- Sheet 1 of 10, Delta I revision of 4/15/16***
- ***Site Plan Septic System- Sheet 10 of 10, Delta I revision of 4/15/16***

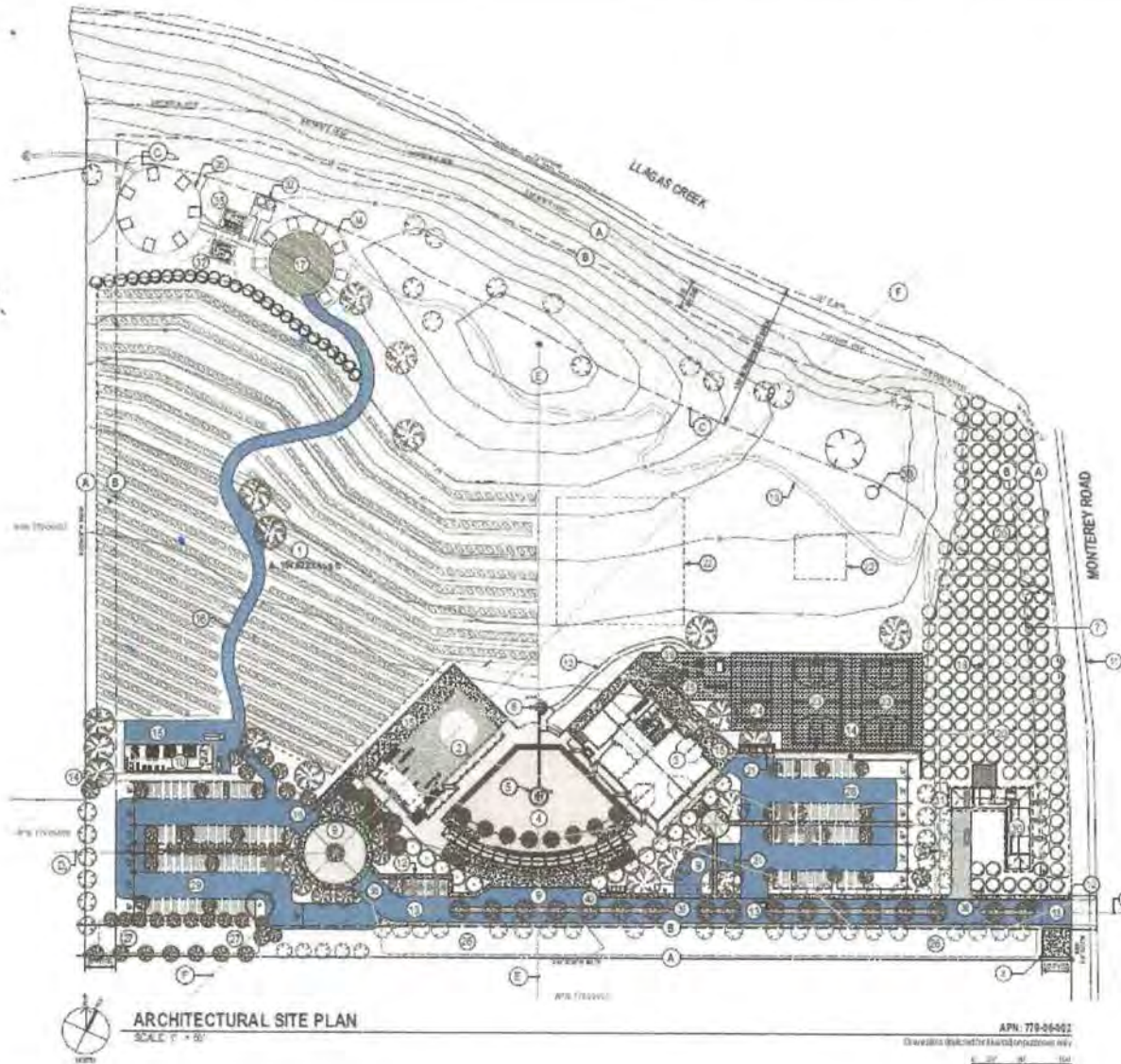
**COMMENT DEADLINE EXTENSION**  
**NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT**  
**FOR THE CORDOBA CENTER PROJECT**

Date: January 25, 2017  
Project Applicant: South Valley Islamic Community  
File Number: 2145-16P-16A-16G  
Assessor's Parcel Number: 779-06-002

This notice is to advise that the County has extended the deadline for providing comments on the scope and content of the environmental information to be included in the Environmental Impact Report to February 15, 2017. The Notice of Preparation was previously issued on December 9, 2016 and can be downloaded from the Planning and Development web site under "Current Development Projects" at <https://www.sccgov.org/sites/dpd/Pages/DPD.aspx>. Please address comments to:

County of Santa Clara Department of Planning and Development  
Attention: Jim Reilly  
County Government Center  
70 West Hedding Street, San Jose, CA 95110  
Email: [jim.reilly@pln.sccgov.org](mailto:jim.reilly@pln.sccgov.org)

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# LEGEND

- 1 Cemetery
- 2 Mosque of the Cordoba Center
- 3 Community Building
- 4 Community Plaza
- 5 Fountain of the Community
- 6 Fountain of Memory
- 7 Landscape Item
- 8 Utility Service Entry
- 9 On-site Area
- 10 Maintenance Building
- 11 Proposed Public Sidewalk
- 12 Site Accessible Path
- 13 Public Vehicle Access
- 14 Bldg. Access
- 15 Service Driveway
- 16 Cemetery Driveway / Private
- 17 Memorial Plaque / Monument
- 18 Earth Retention Wall (existing)
- 19 Hiking Trail
- 20 Orchard
- 21 Solid Waste Service Area
- 22 Wastewater Treatment Area
- 23 Basketball Court
- 24 Volleyball Court
- 25 Playground
- 26 Basketball Backboard
- 27 Basketball & Recreation Area
- 28 Parking Lot A
- 29 Parking Lot B
- 30 Cemetery Residence
- 31 Wastewater Potable Water System
- 32 Water Storage Tank
- 33 Ramada
- 34 Girl's Tent Camp
- 35 Girl's Bathroom
- 36 Boy's Tent Camp
- 37 Boy's Bathroom
- 38 Fire Hydrant
- 39 HVAC Unit
- 40 Drydock Area

## REGULATING LINES

- A Property line
- B Setback line
- C Riparian Setback line
- D Axis of the Cemetery
- E Axis of the Nature
- F Axis of the Garden

## MATERIALS KEY

- CONCRETE
- ADORNED CONCRETE BASE (RECURRING)
- ASPHALTIC CONCRETE
- UPGRADED PERMISSIBLE ASPHALT CONC.
- TURF BLOCK
- SHIMMED CONCRETE
- PERMISSIBLE WALKWAY
- ALLOWED ASPHALT SURFACING

## PARKING TABULATION

Type	No. of Spaces
Standard Parking	79
Accessible spaces	12
TOTAL	91

<p>APPROVALS</p> <p>DATE: 10/10/10</p> <p>BY: [Signature]</p>	
<p>THE CORDOBA CENTER</p> <p>ARCHITECT: [Signature]</p>	
<p>SK1.1</p>	

PRELIMINARY DRAWINGS - REVIEW PURPOSES ONLY









### EPA MyWATERS Mapper

**RED - Endangered Llagas Creek**

**GREEN - Protected Wetlands**

# LLAGAS CREEK WATERSHED

## Llagas Creek Watershed

Size: 58 square miles, plus major tributary watersheds of West Branch Llagas Creek (15 sq mi), West Little Llagas Creek (7 sq mi), East Little Llagas Creek (18 sq mi), and Princevalle Channel (3 sq mi), for a total of 101 square miles.

Origin: The crest of the Santa Cruz Mountains.

Includes: Chesbro Reservoir, Llagas Creek, Baldy Ryan Creek, Twin Falls Creek, Edson Canyon, Cañada Garcia, Machado Creek, Hayes Creek, Heron Creek, Paradise Creek, Tilton Creek, Skillet Creek, Panther Creek, Live Oak Creek, Alantias Creek, Jones Creek, San Ysidro Creek, parts of the cities of Morgan Hill and Gilroy, and the farms and ranches of southern Santa Clara Valley

End: Confluence with the Pajaro River

Fun Fact: Llagas Creek is one of two major creeks in Santa Clara County that flows south to Monterey Bay via the Pajaro River.

Pollutants and Impairments: Chloride, chlorpyrifos, fecal coliform, low dissolved oxygen, nutrients, pH, sedimentation, sodium, temperature, total dissolved solids (TDS), and turbidity in Llagas Creek. Mercury in Chesbro Reservoir.

Source: Watching Our Watersheds interactive map layers <http://www.valleywater.org/WOW.aspx>





## Property Overview

Chicago Title 

**Primary Owner:** INDIAN MUSLIM RELIEF CHARITIES; SOUTH VALLEY ISLAMIC CENTER

**Secondary Owner:**

**Mail Address:** 849 INDEPENDENCE AVE # A  
MOUNTAIN VIEW, CA 94043-2301

**Site Address:** 14045 MONTEREY HWY  
SAN MARTIN, CA 95046-9227

**APN:** 779-06-002 01

**Housing Tract Number:**

**Lot Number:**

**Legal Description:** Legal Brief Description: CITY:UNINCORPORATED  
City / Muni / Twp: UNINCORPORATED

## Property Details

<b>Bedrooms:</b> 0	<b>Year Built:</b>	<b>Square Feet:</b>
<b>Bathrooms:</b> 0	<b>Garage:</b>	<b>Lot Size:</b> 15.77 AC
<b>Total Rooms:</b>	<b>Fireplace:</b>	<b>Number of Units:</b> 0
<b> zoning:</b> RR-5A	<b>Pool:</b>	<b>Use Code:</b> Timberland, Forest, Trees (Agricultural)
<b>No of Stories:</b>		
<b>Building Style:</b>		

## Sale Information

**Transfer Date:** 03/15/2013      **Seller:** SOUTH COUNTY PARTNERS LLC, ; CENCON INVEST LLC,  
**Transfer Value:** \$1,099,750.00      **Document#:** 22134952      **Cost/Sq Feet:**  
**Title Company:** OLD REPUBLIC TITLE COMPANY

## Assessment and Taxes

<b>Assessed Value:</b> \$1,127,071.00	<b>Percent Improvement:</b> 0.00%	<b>Homeowner Exemption:</b>
<b>Land Value:</b> \$1,127,071.00	<b>Tax Amount:</b> \$13,300.90	<b>Tax Rate Area:</b> 87-002
<b>Improvement Value:</b> \$0.00	<b>Tax Account ID:</b>	<b>Tax Status:</b> Current
<b>Market Improvement Value:</b>	<b>Market Land Value:</b>	<b>Market Value:</b>
<b>Tax Year:</b> 2015		

PAGE 6 OF 17



## Property History

Chicago Title 

**INDIAN MUSLIM RELIEF CHARITIES; SOUTH VALLEY ISLAMIC CENTER**  
**14045 MONTEREY HWY, SAN MARTIN, CA 95046-9227**  
**APN: 779-06-002 01 SANTA CLARA COUNTY**

### Prior Transfer - 03/15/2013

<b>Recording Date:</b>	03/15/2013	<b>Document#:</b>	<u>22134952</u>
<b>Price:</b>	\$1,099,750.00	<b>Document Type:</b>	Grant Deed
<b>First TD:</b>	\$0.00	<b>Type of Sale:</b>	Full Amount on Deed
<b>Lender Name:</b>			
<b>Buyer Name:</b>	INDIAN MUSLIM RELIEF CHARITIES, ; SOUTH VALLEY ISLAMIC CENTER,	<b>Buyer Vesting:</b>	N/A
<b>Seller Name:</b>	SOUTH COUNTY PARTNERS LLC, ; CENCON INVEST LLC,		
<b>Legal Description:</b>	<b>Lot Number:</b> 42 <b>Subdivision:</b> LION RANCH <b>Map Ref:</b> MAP P PG46-50 <b>City / Muni / Twp:</b> UNINCORPORATED		

### Prior Transfer - 07/01/2008

<b>Recording Date:</b>	07/01/2008	<b>Document#:</b>	<u>19903698</u>
<b>Price:</b>	\$1,800,000.00	<b>Document Type:</b>	Grant Deed
<b>First TD:</b>	\$1,200,000.00	<b>Type of Sale:</b>	Full-Computed from Transfer Tax
<b>First TD Doc:</b>	<u>19903699</u>		
<b>Lender Name:</b>	CONNIE YU		
<b>Buyer Name:</b>	SOUTH COUNTY PARTNERS LLC, ; CENCON INVEST LLC,	<b>Buyer Vesting:</b>	N/A
<b>Seller Name:</b>	YU, CONNIE		
<b>Legal Description:</b>	<b>Lot Number:</b> 42 <b>Subdivision:</b> MAP OF THE LION RANCH <b>Map Ref:</b> MAP P PG46-50 <b>Legal Brief Description:</b> LION RANCH COMPANYS SUB ORIGINAL LION & BUCKLEY TRACT RANCHO SAN FRANCISCO DE LAS LLAGAS <b>City / Muni / Twp:</b> UNINCORPORATED		

### Prior Transfer - 07/01/2008

<b>Recording Date:</b>	07/01/2008	<b>Document#:</b>	<u>19903697</u>
<b>Price:</b>	\$0.00	<b>Document Type:</b>	Quit Claim Deed
<b>First TD:</b>	\$0.00	<b>Type of Sale:</b>	Non-Arms Length Transfer
<b>Lender Name:</b>			
<b>Buyer Name:</b>	YU, CONNIE	<b>Buyer Vesting:</b>	N/A
<b>Seller Name:</b>	SVIC,		
<b>Legal Description:</b>	<b>Lot Number:</b> 42 <b>Subdivision:</b> MAP OF THE LION RANCH <b>Map Ref:</b> MAP P PG46-50 <b>Legal Brief Description:</b> LION RANCH COMPANYS SUB ORIGINAL LION & BUCKLEY TRACT RANCHO SAN FRANCISCO DE LAS LLAGAS <b>City / Muni / Twp:</b> UNINCORPORATED		

PAGE 7 of 17



## Property History

Chicago Title 

### Prior Transfer - 07/18/2000

<b>Recording Date:</b>	07/18/2000	<b>Document#:</b>	<u>15317315</u>
<b>Price:</b>	\$1,200,000.00	<b>Document Type:</b>	Grant Deed
<b>First TD:</b>	\$400,000.00	<b>Type of Sale:</b>	Full-Computed from Transfer Tax
<b>First TD Doc:</b>	<u>15317316</u>		
<b>Lender Name:</b>	FRANK M MATSUMOTO		
<b>Buyer Name:</b>	FREDERICO ENTERPRISES I LLC,	<b>Buyer Vesting:</b>	N/A
<b>Seller Name:</b>	, MATSUMOTO FRANK M AND SHIZUKO; , MATSUMOTO JOHN AND EDITH		
<b>Legal Description:</b>	<b>Lot Number:</b> 42 <b>Subdivision:</b> LION RANCH <b>Map Ref:</b> MAP P PG46-50 <b>City / Muni / Twp:</b> UNINCORPORATED		

### Prior Transfer - 06/26/1997


<b>Recording Date:</b>	06/26/1997	<b>Document#:</b>	<u>13754708</u>
<b>Price:</b>	\$0.00	<b>Document Type:</b>	Intrafamily Transfer or Dissolution
<b>First TD:</b>	\$0.00	<b>Type of Sale:</b>	
<b>Lender Name:</b>			
<b>Buyer Name:</b>	MATSUMOTO, FRANK M; MATSUMOTO, SHIZUKO	<b>Buyer Vesting:</b>	Community Property(Marital Community)
<b>Seller Name:</b>	, MATSUMOTO TOM & HELEN; MATSUMOTO, ROY		
<b>Legal Description:</b>	<b>Lot Number:</b> 42 <b>Subdivision:</b> MAP OF THE LION RANCH <b>Map Ref:</b> MAP P PG46-50 <b>City / Muni / Twp:</b> SAN MARTIN		

PAGE 8 of 17





## Property Overview

Chicago Title 

**Primary Owner:** PATEL, RAMESH V; PATEL, PARESH B

**Secondary Owner:**

**Mail Address:** 1655 EL CAMINO REAL  
SANTA CLARA, CA 95050-4158

**Site Address:**  
SAN MARTIN, CA 95046

**APN:** 779-06-003

**Housing Tract Number:**

**Lot Number:**

**Legal Description:** Legal Brief Description: CITY:UNINCORPORATED  
City / Muni / Twp: UNINCORPORATED

### Property Details

<b>Bedrooms:</b> 0	<b>Year Built:</b>	<b>Square Feet:</b>
<b>Bathrooms:</b> 0	<b>Garage:</b>	<b>Lot Size:</b> 13.8 AC
<b>Total Rooms:</b>	<b>Fireplace:</b>	<b>Number of Units:</b> 0
<b>Zoning:</b> RR-5A	<b>Pool:</b>	<b>Use Code:</b> Orchard (fruit; nut)
<b>No of Stories:</b>		
<b>Building Style:</b>		

### Sale Information

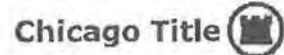
<b>Transfer Date:</b> 04/02/2015	<b>Seller:</b> FREDERICO ENTERPRISES I LLC,
<b>Transfer Value:</b> \$760,000.00	<b>Document#:</b> <u>22903741</u> <b>Cost/Sq Feet:</b>
<b>Title Company:</b> CORNERSTONE TITLE COMPANY	

### Assessment and Taxes

<b>Assessed Value:</b> \$1,125,000.00	<b>Percent Improvement:</b> 0.00%	<b>Homeowner Exemption:</b>
<b>Land Value:</b> \$1,125,000.00	<b>Tax Amount:</b> \$13,270.50	<b>Tax Rate Area:</b> 87-002
<b>Improvement Value:</b> \$0.00	<b>Tax Account ID:</b>	<b>Tax Status:</b> Current
<b>Market Improvement Value:</b>	<b>Market Land Value:</b>	<b>Market Value:</b>
<b>Tax Year:</b> 2015		



### Property History



PATEL, RAMESH V; PATEL, PARESH B  
 , SAN MARTIN, CA 95046  
 APN: 779-06-003 SANTA CLARA COUNTY

Prior Transfer - 04/02/2015

<b>Recording Date:</b>	04/02/2015	<b>Document#:</b>	<u>22903741</u>
<b>Price:</b>	\$760,000.00	<b>Document Type:</b>	Grant Deed
<b>First TD:</b>	\$0.00	<b>Type of Sale:</b>	Sales Price Rounded from Tax
<b>Lender Name:</b>			
<b>Buyer Name:</b>	PATEL, RAMESH V; PATEL, PARESH B	<b>Buyer Vesting:</b>	Tenants in Common
<b>Seller Name:</b>	FREDERICO ENTERPRISES I LLC,		
<b>Legal Description:</b>	<b>Lot Number:</b> 42 <b>Subdivision:</b> MAP OF THE LION RANCH <b>Map Ref:</b> MAP P PG46-50 <b>City / Muni / Twp:</b> UNINCORPORATED		

## Mortgage Record - 09/20/2007

<b>Recording Date:</b>	09/20/2007	<b>Document#:</b>	<u>19591568</u>
<b>Loan Amount:</b>	\$1,125,000.00	<b>Loan Type:</b>	Unknown
<b>TD Due Date:</b>		<b>Type of Financing:</b>	
<b>Lender Name:</b>	RABOBANK NA		
<b>Lender Type:</b>	Bank	<b>Borrowers Name:</b>	FREDERICO ENTERPRISES I LLC,; LUSAMERICA FOODS INC,
<b>Vesting:</b>	N/A		
<b>Legal Description:</b>	<b>Lot Number:</b> 42 <b>Subdivision:</b> THE LION RANCH		

## Mortgage Record - 01/15/2004

<b>Recording Date:</b>	01/15/2004	<b>Document#:</b>	<u>17572779</u>
<b>Loan Amount:</b>	\$1,125,000.00	<b>Loan Type:</b>	Unknown
<b>TD Due Date:</b>		<b>Type of Financing:</b>	VAR
<b>Lender Name:</b>	COMMUNITY BANK OF CENTRAL CALIFORNIA		
<b>Lender Type:</b>	*N	<b>Borrowers Name:</b>	FREDERICO ENTERPRISES I LLC,
<b>Vesting:</b>	N/A		
<b>Legal Description:</b>	<b>Lot Number:</b> 42 <b>Subdivision:</b> LION RANCH <b>Legal Brief Description:</b> PORTION LOT42 <b>City / Muni / Twp:</b> UNINCORPORATED		

## County of Santa Clara

Department of Planning and Development  
Planning Office

County Government Center, East Wing, 7th Floor  
70 West Hedding Street  
San Jose, California 95110-1705  
(408) 299-5770 FAX (408) 288-9198  
www.sccplanning.org



### NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE CORDOBA CENTER PROJECT

Date: December 9, 2016  
Project Applicant: South Valley Islamic Center  
File Number: 2145-16P-16A-16G  
Assessor's Parcel Number: 779-06-002

As the Lead Agency, the County of Santa Clara will prepare an Environmental Impact Report (EIR) for the Cordoba Center. The proposed project is intended to provide a central religious and cultural center for the multi-ethnic Muslim population in Southern Santa Clara County. The project would be located in the unincorporated community of San Martin on a 16-acre undeveloped parcel. Project facilities would include a two-story, approximately 9,000 square foot (sq. ft.) mosque; a two-story, approximately 14,500 sq. ft. multi-use building; a 4-acre Islamic cemetery; a 1/3-acre campground; and additional supportive and ancillary structures.

The County is soliciting guidance from your agency on the scope and content of the environmental information to be included in the EIR that is relevant to your area of interest, or to your agency's statutory responsibilities in connection with the proposed project. The project description summary and probable environmental effects that will be analyzed in the EIR are attached.

In accordance with the California Environmental Quality Act (CEQA), comments on the Notice of Preparation (NOP) must be received within 45 days of receipt of this notice. Written and/or email comments on the NOP should be provided to the County at the earliest possible date, but must be received by 5 p.m. on January 23, 2017. Agencies that will need to consider the final EIR when deciding whether to issue permits or other approvals for the project should provide the name of a contact person. Please address comments to:

County of Santa Clara  
Department of Planning and Development  
Attention: Jim Reilly  
County Government Center  
70 West Hedding Street, San Jose, CA 95110  
Phone: (408) 299-5799  
Email: jim.reilly@pln.sccgov.org

Prepared by:

David M. Rader

Approved by:

Maura Simitian

Board of Supervisors: Mike Wasserman, Cindy Chavez, Dave Cortese, Ken Yeager, S. Joseph Simitian  
County Executive: Jeffrey V. Smith



## INTRODUCTION

The purpose of an Environmental Impact Report (EIR) is to inform decision-makers and the general public of the environmental effects of a proposed project that an agency may implement or approve. The EIR process is intended to provide information sufficient to (a) evaluate a proposed project and the potential for significant impacts on the environment, (b) to examine methods of reducing adverse impacts, and (c) to consider alternatives to the project. In accordance with the requirements of CEQA, the EIR for the Cordoba Center Project will include the following:

- ▲ A project description;
- ▲ A description of existing environmental setting, potential project-level and cumulative environmental impacts, and mitigation measures;
- ▲ Alternatives to the proposed project; and
- ▲ CEQA-required environmental findings, including (a) significant environmental effects that cannot be avoided if the project is implemented; (b) significant irreversible and irretrievable commitments of resources; (c) growth-inducing impacts; and (d) effects found not to be significant.

## PROJECT LOCATION

The project would be located west of Highway 101 between the communities of Morgan Hill and San Martin in southern Santa Clara County (Exhibit 1). The 15.8-acre site (APN: 779-06-002) fronts Monterey Road, just north of the intersection with California Avenue (14065 Monterey Road). The northern boundary of the site parallels Llagas Creek, the parcel south of the site is actively farmed, and land uses to the west consist of rural residences and associated farming practices. The industrial land uses east of Monterey Road are separated from the site by the railroad tracks that parallel the eastern side of Monterey Road. Exhibit 2 identifies the property with respect to other land uses in the vicinity.

The site is within the San Martin Planning Area. The County General Plan designates the site Rural Residential. The eastern half of the site is zoned A1 (General Use) and is part of San Martin Industrial Use Permit Area; the western half of the site is zoned RR (Rural Residential).

## PROJECT DESCRIPTION

The proposed Cordoba Center project is intended to provide an Islamic worship and cultural center for Muslim residents in the southern portion of the Santa Clara Valley. As described further below and illustrated in Exhibit 3, project facilities would include a mosque, multi-use community building, a cemetery, an area for youth summer camps, and additional supportive and ancillary structures. There are currently approximately 400 members of the South Valley Islamic community. Based on this estimate, maximum attendance at weekly religious and cultural events, such as Friday Prayers, to be held at the proposed Cordoba Center is generally anticipated to be 300 individuals per event; although events that occur twice a year, such as the Eid prayers and associated banquets as well as occasional community picnics and other events, could include as many as 500 attendees. Typical attendance of daily dawn, mid-day, and late afternoon prayers would be 100 to 150 individuals over the course of each event. Events and regularly-scheduled activities would generally occur between 10:00 a.m. and 10:00 p.m., and would be concentrated on Fridays, Saturday, and Sundays. However, the site would be open to members for personal worship at all times.

The project would include the following key elements:

**Mosque:** a two-story, approximately 9,000 sq. ft. hall for religious worship. Building architecture would be California Mission style, with stucco exterior and terra cotta tile roof, and would include two domes (a main

dome set on the roof ridge and a second dome that would house the elevator). Maximum height of the building would be 35 feet at the domes.

**Community Building:** a two-story, approximately 14,500 sq. ft. multi-use building that would include an event hall, kitchen, classrooms, conference room, office, and restrooms. Building architecture would be California Mission style, with stucco exterior and terra cotta tile roof.

**Community Plaza:** a 15,000 sq. ft. plaza that would be located between the mosque and the community building. The plaza would be surfaced with pervious concrete and include small landscape islands.

**Cemetery:** located on 3.55 acres on the western side of the site. The cemetery area would be terraced to provide a level surface for the graves and adjoining gravel pedestrian paths, and would be landscaped to resemble native grasslands. Each grave would be marked by a flat marker that does not project above grade. The maximum density of graves would be 1,200 graves per acre.

**Maintenance Building:** a 2,500 sq. ft. building for storage of maintenance vehicles.

**Caretaker's Dwelling:** a caretaker's dwelling, to be located near the site entrance, would initially include a mobile home that would eventually be replaced with a permanent residence.

**Youth Camp:** approximately 0.4 acres of the site on the ridgeline above the cemetery that would be used for a seasonal youth camp. Permanent structures would include two 390 sq. ft. restroom facilities and 14 wooden tent platforms (canvas tents would be erected on the platforms only when camp is in session).

**Playfield and Playground:** an approximately 0.5-acre rubberized-surface playfield and an adjoining children's playground that would be located near the community building.

**Orchard:** fruit trees planted on a 0.6-acre area along Monterey Road to create a barrier between the sanctuary space and the road, as well as provide a rural amenity consistent with the character of the area.

**Site Infrastructure:** bioretention swale and connected retention pond to slow stormwater runoff, a sewage disposal field served by two independent drip system leach fields, and a well for landscape irrigation (an existing, onsite well would be decommissioned). Water for fire protection and potable purposes would be procured from the West San Martin Water Works. The project would construct up to 125 parking spaces.

## POTENTIAL ENVIRONMENTAL IMPACTS

The EIR will include a discussion of the environmental setting/baseline for the proposed project, a summary of applicable regulations (federal, state, regional, and local), and an analysis of the potential impacts of the project. Mitigation will be recommended to reduce or eliminate project impacts, where feasible. The specific potential environmental impacts evaluated in detail in the EIR will be determined based on evaluation of the proposed project using an Initial Study environmental checklist (to be included in the Draft EIR) and on the comments received on this NOP. At this time, it is anticipated that the EIR will focus on the following topics.

**Aesthetics.** The significance of changes to public views of the project site and changes to the character of the project site as seen from public roadways in the vicinity. Light and glare impacts will also be evaluated.

**Tribal and Other Cultural Resources.** Any tribal or other cultural resources that are known or have the potential to occur on the project site will be assessed, and the potential impacts that may occur to known and unanticipated resources as a result of project implementation will be evaluated.

**Hydrology and Water Quality.** The potential impacts of implementation of the proposed project with respect to modification of existing drainage patterns, decreased water quality, runoff, and flooding will be evaluated, as well as potential groundwater quality effects associated with the proposed leach fields, which are included as part of the proposed onsite wastewater treatment system, and the proposed cemetery. A firm



specializing in groundwater studies will evaluate the effects of the proposed wastewater treatment facilities and cemetery in a technical memorandum that will be used to support the EIR's analysis of potential impacts to groundwater quality.

**Noise.** Existing noise and vibration conditions on the project site and the nearby vicinity will be described, including information on the location of existing sensitive receptors and major noise sources, ambient noise levels, and natural factors that relate to the attenuation thereof. Construction-related noise and ground vibration will be analyzed using published reference noise and vibration levels for typical construction equipment. The project's potential to generate operations-related noise increases associated with special events and increased traffic will also be evaluated to determine whether noise standards could be exceeded.

**Transportation and Circulation.** The EIR will include the results of a site access and circulation assessment regarding the safe and efficient circulation of vehicles, bicycles, and pedestrians around the project site and on the roadways adjacent to the project site.

**Utilities and Energy.** Potential future demand from the proposed project will be compared to estimates of existing use on the site and regional planning documents to determine if the project would result in significant increases in demand for water, water treatment, natural gas, and electricity.

In addition to the evaluation of potential impacts, the following analyses will be included in the EIR.

**Cumulative Impacts.** This section of the EIR will discuss, issue by issue, the potential for the proposed project, when combined with other development identified in the cumulative setting, to either result in new, or contribute to existing, cumulatively considerable adverse effects on the environment.

**Alternatives.** CEQA requires that an EIR describe a range of reasonable alternatives to a project (or project location) that feasibly attain most of the objectives, but could avoid or reduce at least one environmental impact (see CEQA Guidelines Section 15126.6).

**Growth Inducement.** This section will qualitatively evaluate the project's potential to induce growth and any subsequent environmental impacts that would occur (pursuant to CEQA Guidelines Section 15126[d]).

**Rural Resources Impact Study.** The Santa Clara County Planning Office employs a tool called the Rural Resources Impact Study to demonstrate compliance with Zoning Ordinance Section 2.20.090 with respect to impacts associated with six issue areas specific to preserving rural resources: aesthetics, open space and habitat, agricultural production, watersheds, traffic, and noise. Completion of the Rural Resources Impact Study is required for projects (such as the proposed project) that exceed identified size thresholds.



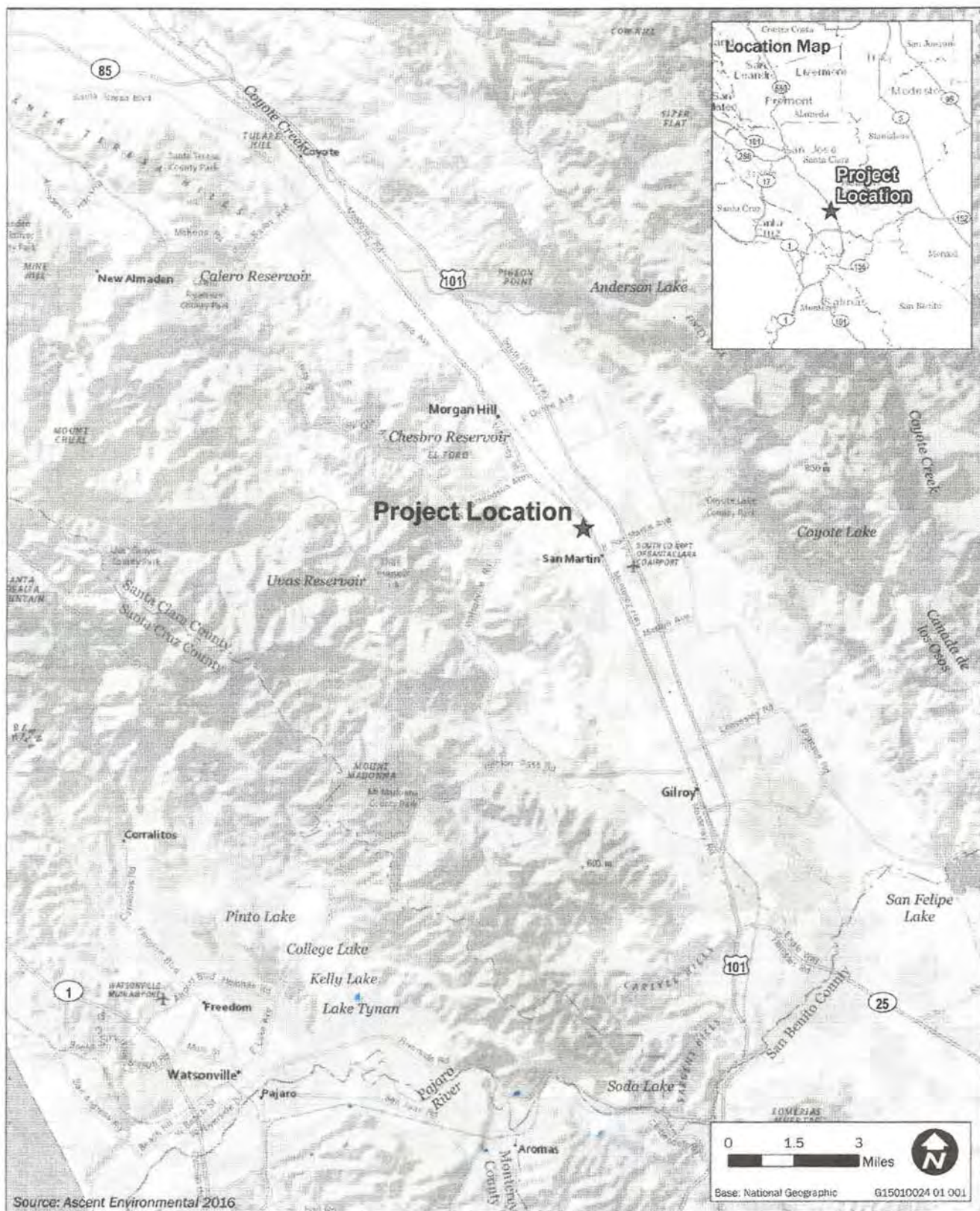


Exhibit 1

Project Location



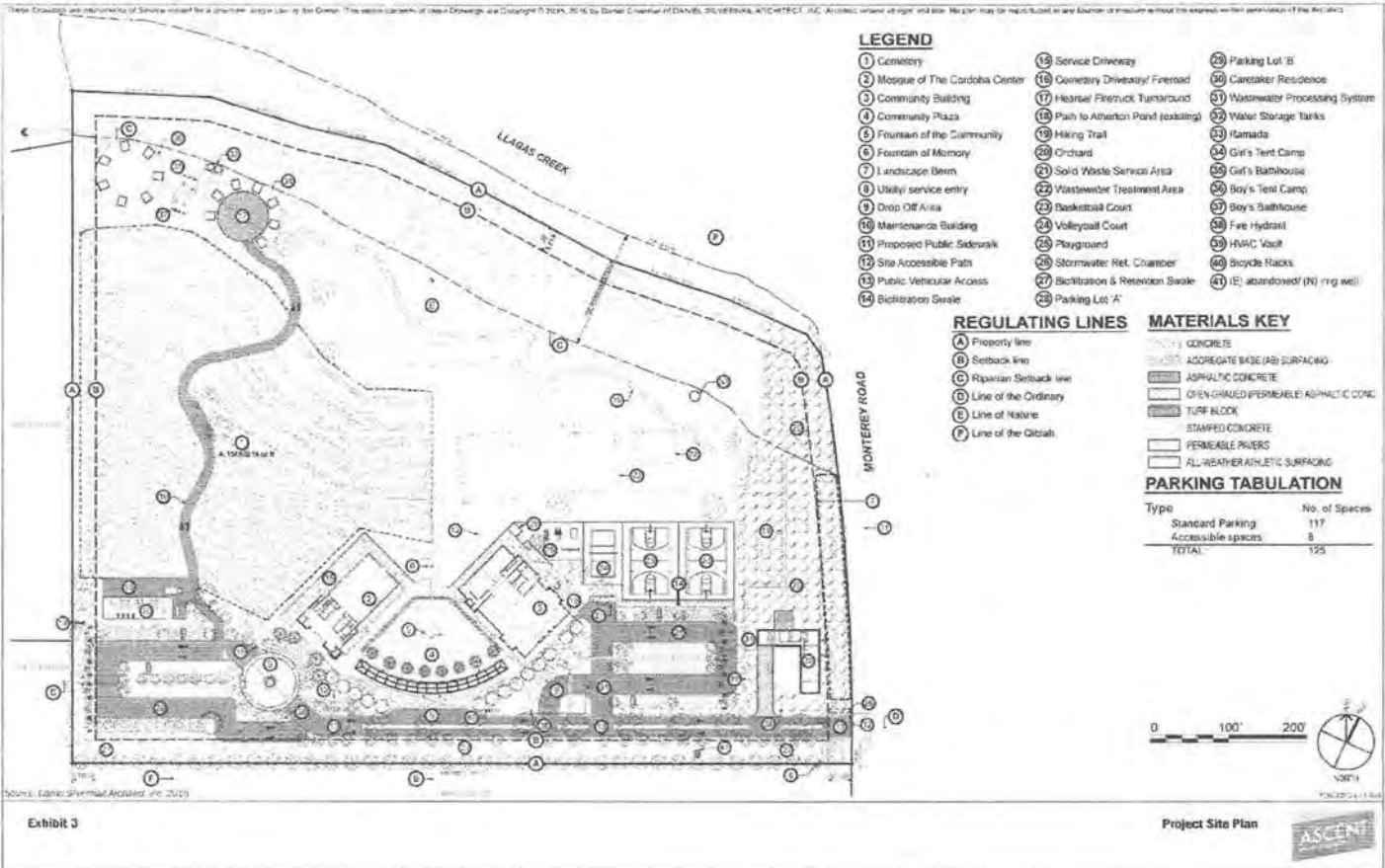


**Exhibit 2**

**Project Vicinity**













**From:** Lisa Voss  
**To:** [Reilly, Jim](#)  
**Subject:** Objection to RV Patel Park and Cordoba Center  
**Date:** Monday, January 16, 2017 8:54:59 PM

---

County of Santa Clara County Department of Planning and Development  
Attention: Jim Reilly  
County Government Center  
70 West Hedding Street, San Jose, CA 95110

Dear Mr. Reilly,

As a resident of San Martin, I am writing to object to these two construction projects: the RV Park and the Cordoba Center. I would like to be clear, the Islamic community is certainly welcome in the community, so that's not why I write. I happen to be Catholic and similarly opposed the Morgan Hill SEQ development of the Catholic high school on ag. lands in Morgan Hill, even though my own children would have potentially benefitted from that one day because that was also wrong for the community and urban planning. The objection is based on these massive developments being entirely ruinous to the rural character of our town. They're way too big and contrary to the nature of San Martin. Across the county, residents feel beset by the onslaught of development projects that are drastically changing our quality of life.

Thank you,

Lisa Voss

PROVENCHER & FLATT, LLP  
823 Sonoma Ave. Santa Rosa, CA 95404  
Phone: 707-284.2380 Fax: 707-284.2387

ATTORNEYS AT LAW  
Douglas B. Provencher  
Gail F. Flatt

---

OF COUNSEL  
Janis H. Grattan  
Rachel Mansfield-Howlett  
Roz Bateman Smith

County of Santa Clara  
Department of Planning and Development  
Jim Reilly  
70 West Hedding Street  
San Jose, CA 95110  
(408) 299-5799  
[Jim.reilly@pln.sccgov.org](mailto:Jim.reilly@pln.sccgov.org)

February 15, 2017

*Via Electronic Delivery*

**RE: Comments on the NOP prepared for the South Valley Islamic Center, File Number: 2145-16P-164-16G, Assessor's Parcel Number: 779-06-002**

Dear Mr. Reilly,

On behalf of concerned residents of the Village of San Martin and neighboring unincorporated areas, ("Village", hereafter) thank you for the opportunity to comment on the Notice of Preparation (NOP) prepared for the South Valley Islamic Center ("Project").

As a preliminary matter, as the Lead Agency, the County of Santa Clara is required to send the Notice of Preparation to the State of California Clearinghouse & Planning Unit. A member of the San Martin Neighborhood Alliance contacted the Clearinghouse on Friday, February 3<sup>rd</sup>, 2017. The Clearinghouse confirmed that they were not provided the Extension Notification regarding the NOP comment period for the Project. The lack of timely notification of the NOP Extension to the State Clearinghouse by the Lead Agency is problematic since reviewing agencies have not been notified of the correct timing for submission of their comments.

For the reasons enumerated below, the NOP is inadequate and incomplete and fails to adequately: describe the Project, its environmental setting, the resources that may be affected by the Project and the areas of potentially significant impact; and the adjacent EPA identified "Protected Wetlands" and "Endangered Llagas creek". (Attached, EPA maps.) The NOP's list of reviewing agencies is incomplete and does not fully apprise the reviewing agencies of the



complete nature of the Project. (Attached, 2/9/17 email to applicable agencies.) The public relies on a correct determination of the nature and extent of the Project and its environmental review in order to adequately scope the EIR's potentially significant impacts. (CEQA Guideline §§ 15082, 15083.)

When the Center's previous project was considered, issues surrounding the project's undisclosed impacts to, *inter alia*, water demand, supply and quality, drainage, area wells, wetlands and Llagas creek, flooding, runoff, septic, waste water discharge and the adequacy of outdated drainage tests were of concern and they remain so today. To ensure the adequacy of the EIR, new studies should be prepared to support the EIR's analysis of these issues, including current percolation tests and testing of the efficacy of the proposed waste water treatment and containment system in light of the existing potential for flooding and water contamination at the proposed site. (Attached, 1/22/17 photos of area ponding and flooding at California and Harding Streets near the Project site.)

Of significant concern is the Project applicant's failure to act in good faith in describing the Project. During a meeting of the San Martin Neighborhood Alliance (SMNA) with the Project applicants, the applicants indicated that the project proposed is not the true Project. One applicant indicated that the proposed description is an overly large *infeasible* project that the applicant has no plans to build, as the applicant could not afford to build it. The applicants' own testimony shows that an overly large project was advanced in order to thwart the CEQA process and to frustrate opponents to the prior project (subject of a CEQA action that challenged the adequacy of the mitigated negative declaration and resulted in a settlement agreement in which the project was withdrawn until it complied with CEQA) who may object to the adequacy of the EIR. This cannot be countenanced. If a false project with greater impacts is proposed and analyzed, a smaller project alternative may falsely appear to reduce the project's impacts. The actual *feasible* project must be accurately described and analyzed so that the alternatives and mitigation measures presented in the EIR's analysis represent a true reduction in the project's impacts; this is the overarching edict of CEQA review, as expressed by the California Supreme Court in *Mountain Lion Foundation v. Fish & Game Commission* (1997) 16 Cal.4<sup>th</sup> 105, 124. "Under CEQA, a public agency must ... consider measures that might mitigate a project's adverse environmental impact and adopt them if feasible. (Public Resources Code §§ 21002, 21081; see also *Friends of Mammoth v. Board of Supervisors* (1972) 8 Cal.3d 247, 264; *City of Marina v. Board of Trustees of the California State University* (2006) 39 Cal.4<sup>th</sup> 341, 350; *Vineyard Area Citizens v. City of Rancho Cordova* (2007) 40 Cal.4<sup>th</sup> 412, 434.

The Project's site plan for the septic system does not accurately state the number of estimated users of the Project. The identification of the users is listed

for the main building on Sheet 1 of the site plan but not for the uses identified on Sheet 2, which includes the classrooms, multipurpose area, administration office, conference room, bathrooms, community hall annex and community hall. (Attached, site plan.) True counts of all potential users and all Project uses must be considered in the analysis of the Project's impacts related to, *inter alia*, water demand, supply and water quality, wastewater treatment and discharge, runoff, drainage, septic, traffic and circulation, air quality, and roads and infrastructure.

A project being considered by the County concurrently with the Project is the Patel Trailer Park, which is adjacent to the Project and within the same drainage system, flood plain, seismically sensitive area, and other problematic aspects of the environmental setting. In order to adequately consider the combined environmental effects (direct, indirect, and cumulative) of the Trailer Park and the Project, the Trailer Park's impacts should be considered together with those of the Project. In light of this, Citizens request the Planning Department provide a list of the past, present, and reasonably foreseeable projects that will be included in the EIR's cumulative impacts analysis. The EIR should consider the impacts of the following projects:

- The expansion of San Martin Gwinn school to include the 7<sup>th</sup> and 8<sup>th</sup> grades or its intramural sports program that includes attendance by visiting team
- Vidhya Ganapathi Center, Inc.
- Coparts Auto
- Express Concrete
- CordeValle
- Clos La Chance
- Freedom Paws
- Patel RV Park

The Santa Clara Water District has recently stated in the attached NOP comment letter that the Project's EIR should include the following:

- The Hydrology and Water Quality section should evaluate runoff in terms of water quality and increased flows. Increases in runoff from the property during frequent storm events up to a 100-year event should be evaluated and mitigated for since downstream creeks do not have sufficient capacity to contain 100-year flooding.
- The Utilities and Energy section should evaluate increases in demand for groundwater and mitigate for adverse groundwater impacts that may result from increased groundwater pumping to serve the site.



In a February 7, 2017 email from Maureen Tobin Communications and Engagement Manager, City of Morgan Hill, to the City of San Martin, she stated that recent storms had required pumping of sewage at the Harding Street site in San Martin to prevent sewage from entering the environment. (Attached 2/2/17 email.) This occurred at the Project site. The potential for the Project to exacerbate this situation prompts the need for a close review of the Project's septic and wastewater treatment, run off, discharges, and potentially significant impact to public services and infrastructure. It also prompts the need to seek LAFCO's comments on the NOP. The Project applicants stated in their discussions with SMNA that they are interested in seeking urban services from Morgan Hill, which also triggers the need to seek comment from LAFCO. Furthermore, the Project is located along the boundary of San Martin just outside Morgan Hill's City limits. State law does not allow a city to provide services outside of its boundaries without LAFCO's approval and LAFCO policies discourage such extension outside jurisdictional boundaries. As the state mandated independent local agency, which has countywide jurisdiction, LAFCO's primary goals are to discourage urban sprawl, preserve agricultural and open space lands, and encourage efficient delivery of services. Santa Clara County does not allow urban development to occur within the unincorporated area; like San Martin, and does not provide urban services such as sewer and water service. This is consistent with the longstanding countywide urban development policies which state that urban development should occur only on lands annexed to cities and not within unincorporated areas.

The information posted on the State Clearinghouse website is inadequate and incomplete and omits crucial information about the Project; several boxes that should have been filled are left blank. The State Clearinghouse report needs to be updated when a complete NOP is resubmitted and re-circulated for a 30-day period to all of the appropriate reviewing agencies.

The NOP is incomplete and inaccurate in failing to include necessary information or by providing inaccurate information about the Project, including: the Project is required to go before San Martin Plan Advisory Committee, the 400 current South Valley Islamic members comprise residents of various cities/ areas of South Silicon Valley, not just Santa Clara County or the "southern portion of Santa Clara Valley", a high-speed rail is proposed for a portion of the site; the Project site is located on a flood plain, within a seismically sensitive area and has poor drainage and sewer capacity issues; the proposed cemetery and its effects are not mentioned; the NOP fails to include the type of septic and water facilities systems proposed, and fails to state that the Project's reliance on a closed wastewater treatment system, which may impact waste water discharge, erosion, runoff, and impacts to the adjacent Protected Wetland, Endangered Llagas Creek, and public services and infrastructure. The failure to include all project

components and undercounts the Project's potential users may impact population and housing, traffic and circulation, area roads, and air quality. In addition to these issue areas, the NOP should be revised to include the following: the "water facilities" type, the "waste treatment" type, and that the religious institution includes existing onsite residences. Furthermore, the NOP should include the following issue areas: Air quality, Drainage, Fiscal, Flood Plain, Geologic/Seismic, Population/Housing Balance, Public Services/Infrastructure, Sewer Capacity, Erosion/Compaction/Grading, Solid Waste, Water Supply/Groundwater, Wetland/Riparian, Land Use, Cumulative effects.

For the foregoing reasons, the NOP must be updated with the correct and full information about the Project and re-circulated for a 30-day comment period through the State Clearinghouse to ensure an adequate scoping of the extent and nature of the Project and its impacts.

Please include this office on your notice list and inform me of the release of any technical studies that will be utilized in the EIR.

Thank you,

A handwritten signature in blue ink, appearing to read "Rachel Mansfield-Howlett", with a stylized flourish at the end.

Rachel Mansfield-Howlett



**From:** Mei  
**To:** [Reilly, Jim](#)  
**Subject:** Cordoba Center  
**Date:** Saturday, January 14, 2017 11:37:17 AM

---

Dear Mr. Reilly,

I live in the neighbor of this proposed project.

I strongly against building such a Center in our neighbor of residential and rural area.

It will destroy the natural beauty of this quiet neighborhood with the extensive traffic flow!

Please help us to keep our neighborhood quiet and maintain our small town feeling!

Thank you!

Mei Sun

**From:** Noshaba Afzal  
**To:** [Reilly, Jim](#)  
**Cc:** [Rader, David](#)  
**Subject:** Re: Cordoba Community Center  
**Date:** Monday, February 6, 2017 9:51:31 PM

---

Good evening Jim,

Thanks for your time and assurance of due process with the review of this project. We look forward to the process and are confident in the SCC dedication of a just review. Thanks again.

On Thu, Feb 2, 2017 at 9:00 AM, Reilly, Jim <[Jim.Reilly@pln.sccgov.org](mailto:Jim.Reilly@pln.sccgov.org)> wrote:

Ms. Afzal,

Thank you for the good input. I will add this letter to the correspondence file for the project. Rest assured that the County will review all the required testing and reports objectively.

Best regards,

Jim Reilly

**From:** Noshaba Afzal [mailto:[noshabaa1986@gmail.com](mailto:noshabaa1986@gmail.com)]  
**Sent:** Wednesday, February 01, 2017 7:52 PM  
**To:** Reilly, Jim <[Jim.Reilly@pln.sccgov.org](mailto:Jim.Reilly@pln.sccgov.org)>  
**Subject:** Cordoba Community Center

To Jim Reilly & Santa Clara County Department of Planning and Development:

As a resident of Santa Clara County since 1996, and a current resident of Gilroy, I look forward to the due and just process of the County reviewing the request for the permit approval for the Muslim community to build the Cordoba Project. The county is very well aware of the issues that involve this project, including the need for the Muslims of the South Valley Islamic Community (SVIC) to have a place of worship, a community center and local Muslim cemetery to simply meet the current needs of the community members. I am hopeful that the county will recognize that the Muslim community in the South Valley has been living, working and positively contributing to the community at large for many generations.

The current place of worship is a humble barn which is simply not large enough for SVIC to accommodate the members of their own community. For the two holiday prayers and any other community event, SVIC is forced to look to the outside for rental space just to meet their basic needs. To get to the nearest mosque that can accommodate the SVIC members, it takes the members easily 45 minutes to 1 ½ hours travel time *one way* depending on traffic. The nearest Muslim cemetery is in Livermore CA, and it can take up to 2 ½ hours travel time *one way* or longer due to the traffic.

The Muslim community is requesting that their permit be reviewed objectively and all the environmental reports that have been done and previously passed, and any new tests that will be done again be reviewed objectively so that the SVIC members can finally build their place of worship for their families. It is a basic civil right for the SVIC members to be able to practice their faith locally in their own neighborhood. From the previous county and town hall meetings regarding this project, the County and the public is very well aware of the organized groups who are opposed the Cordoba Project claiming concerns of contamination or environment, but who also publicly voiced they simply do not want "Muslims moving in" their neighborhood. In this day and age where the President has enacted an open Ban on Muslims, we are confident that Santa Clara County will review all the required testing and reports objectively and not allow discriminatory policies or fear-mongering negatively impact judgement or further delay the permit process yet once again. We are hopeful the SVIC members can finally receive objective approval on their permit application to build and complete the Cordoba Project as part of their basic civil right as American Citizens. Thank you for your time.



--

Best Wishes,

Mrs. N. Afzal

Resident of unincorporated Gilroy, CA

--

Best Wishes,

Noshaba



Santa Clara County Department of Planning and Development  
Attn: Jim Reilly  
County Government Center  
70 West Hedding Street  
San Jose, California 95110

January 23<sup>rd</sup>, 2017

Via Email: [jim.reilly@pln.sccgov.org](mailto:jim.reilly@pln.sccgov.org)

Re: Cordoba Center Notice of Preparation

Dear Mr. Reilly,

The following are comments by the Santa Clara Valley Audubon Society (SCVAS) on the Notice of Preparation (NOP) for the Cordoba Center (Project). SCVAS is concerned that the proposed Project exceeds size thresholds for the parcel and will not fit in with the rural nature of the area, in addition to possible agricultural and biological impacts.

#### Agriculture

The NOP does not state the current or recent use of the parcel. It does appear from aerial views that some of the site may be agricultural, or at least have soils adequate to support agricultural uses.

The EIR should evaluate the loss of agricultural soils on the parcel and then discuss possible mitigation. The obvious mitigation would be to protect through conservation easement other agricultural lands in the area. This type of compensatory mitigation is envisioned in CEQA, where the definition of mitigation includes, "Compensating for the impact by replacing or providing substitute resources or environments." (CEQA Guidelines Section 15370) While the plans for the site include a small area planted in fruit trees, the EIR should consider whether additional agricultural practices could be provided on the Project site, to lessen the impact to agricultural resources. It may be possible to mitigate completely on the Project site for resources lost.

#### Llagas Creek

SCVAS appreciates the plan for a 150-foot setback from Llagas Creek. We urge the County and the Project applicant to widen the setback to 200+ feet and to consider plant much of the setback area with native riparian vegetation and native trees. The rains and flooding of winter 2017 clearly show the importance of distancing development from the creek, especially elements that could impact water quality and the riparian wildlife corridor.



### Migration Corridor

The EIR should look at use of the Project site as part of a migratory corridor between the Santa Cruz Mountains and the Diablo Range. Coyote Valley represents the last, large movement corridor in the County between these natural resource areas. As such, any interference with wildlife movement should be considered a significant impact. Onsite and offsite enhancements that benefit wildlife movement should be considered as mitigation for this potential impact. This is also a question of cumulative impacts. San Jose is currently considering a warehouse facility in Coyote Valley. The Project's cumulative impact analysis should consider the Distribution Center project and any other planned development in the valley.

### Alternatives

The NOP states that the Project "exceeds identified size thresholds." Please explain. An alternative should be analyzed that does not exceed size thresholds.

Another alternative should analyze the Project in comparison to the parcel's General Plan designation of Rural Residential. Please discuss how many residences the parcel would support.

### Groundwater Impacts

Please explain why the project is not hooking up to a sanitary sewer system. The plans propose an onsite water treatment system. Such a system and its potential threat to groundwater quality should be described in greater detail in the EIR along with the possibility of hooking up to the closest sanitary sewer system.

### Conclusion

Please keep us informed about this project as it moves forward. If you have any questions or wish to contact us, please contact Shani Kleinhaus at [shani@scvas.org](mailto:shani@scvas.org) or (650) 868-2114. Thank you for considering these comments.

Thank you,



Shani Kleinhaus, Ph.D.  
Environmental Advocate

# County of Santa Clara

## Parks and Recreation Department

298 Garden Hill Drive  
Los Gatos, California 95032-7669  
(408) 355-2200 FAX 355-2290  
Reservations (408) 355-2201  
[www.parkhere.org](http://www.parkhere.org)



January 13, 2017

Mr. Jim Reilly  
County of Santa Clara  
Department of Planning and Development  
County Government Center, East Wing, 7<sup>th</sup> Floor  
70 West Hedding Street  
San Jose, CA 95110-1705

**Subject: Notice of Preparation of an Environmental Impact Report for the Cordoba Center Project (2145-16P-16A-16G)**

Dear Mr. Reilly:

The County of Santa Clara Parks and Recreation Department ("County Parks Department") is in receipt of the Notice of Preparation of an Environmental Impact Report (EIR) for the Cordoba Center Project. Per the application, the project facilities include a two-story, approximately 9,000 square foot mosque; a two-story, approximately 14,500 square foot multi-use building; a four acre Islamic cemetery; a 1/3 acre campground; and additional supportive and ancillary structures on an approximately 16 acre tract. Potential impacts related to the *Santa Clara County Countywide Trails Master Plan Update* ("*Countywide Trails Plan*"), an element of the Parks and Recreation Section of the County General Plan adopted by the Board of Supervisors on November 14, 1995, are the primary focus of the County Parks Department's comments.

The EIR should include analyses related to the *Countywide Trails Plan* relative to countywide trail routes, public access, and regional parks. Specifically, the *Master Plan Update* indicates a planned trail route, the Benito-Clara Trail, adjacent to the subject property. The EIR should describe the route and evaluate the potential impacts to this trail route as a result of the project. Other impacts that require analysis include but are not limited:

- water quality of Llagas Creek;
- noise from the proposed center;
- aesthetic/visual impacts to public views; and



- pollution associated with grading and construction activities.

The site plan identifies a 150-foot riparian setback from the top of the bank of Llagas Creek. It is imperative that this setback remain, as Llagas Creek is an important aquatic and riparian linkage for wildlife from its headwaters to the confluence with the Parajo River. In addition, according to the Natural Diversity Database, a rare wildflower species, the woodland woollythread, has been observed on the subject property and the adjacent property. Analysis of potential impacts to this species should occur during the completion of the EIR. Incorporation of appropriate mitigation measures for all potential impacts into the EIR is essential.

Thank you for the opportunity to comment on the Notice of Preparation of an Environmental Impact Report (EIR) for the Cordoba Center Project. If you have any questions regarding these comments, please feel free to contact me at (408) 355-2362 or via email at [Michael.Hettenhausen@prk.sccgov.org](mailto:Michael.Hettenhausen@prk.sccgov.org).

Sincerely,

***Michael Hettenhausen***

Michael Hettenhausen,  
Associate Planner

File: 32932  
Llagas Creek

January 23, 2017

County of Santa Clara  
Department of Planning and Development  
Attention: Mr. Jim Reilly  
County Government Center  
70 West Hedding Street  
San Jose, CA 95110

RECEIVED  
PLANNING DEPT  
2017 JAN 26 AM 11:53  
COUNTY OF SANTA CLARA

Subject: Cordoba Center—County of Santa Clara File 2145-16P-16A-16G

Dear Mr. Reilly:

Santa Clara Valley Water District (District) has reviewed the Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the subject project. In addition to the anticipated impacts that will be discussed, as listed in the NOP, the District recommends the following topics be included in the EIR:

The Hydrology and Water Quality section should evaluate runoff in terms of water quality and increased flows. Increases in runoff from the property during frequent storm events up to a 100-year event should be evaluated and mitigated for since downstream creeks do not have sufficient capacity to contain 100-year flooding.

The Utilities and Energy section should evaluate increases in demand for groundwater and mitigate for adverse groundwater impacts that may result from increased groundwater pumping to serve the site.

We appreciate the opportunity to comment on the NOP. If you have any questions, please contact me at (408) 630-2319, or by e-mail at [yarroyo@valleywater.org](mailto:yarroyo@valleywater.org).

Sincerely,



Yvonne Arroyo  
Associate Engineer  
Community Projects Review Unit

cc: S. Yung, Y. Arroyo, V. De La Piedra, File





**COMMITTEE FOR  
GREEN FOOTHILLS**

Santa Clara County Department of Planning and Development  
Attn: Jim Reilly  
County Government Center  
70 West Hedding Street  
San Jose, California 95110

February 14, 2017

Via Email: [jim.reilly@pln.sccgov.org](mailto:jim.reilly@pln.sccgov.org)

**Re: Notice of Preparation for an EIR for the Cordoba Center Project**

Dear Mr. Reilly,

The following are comments by the Santa Clara Valley Audubon Society (SCVAS) and the Committee for Green Foothills (CGF) on the Notice of Preparation (NOP) for the Cordoba Center (Project). SCVAS and CGF are concerned that the proposed Project exceeds size thresholds for local serving institutions and will consequently generate excessive impacts on the rural setting of the area and on environmental resources.

In addition to the areas of environmental analysis outlined in the NOP, we ask that the following be addressed.

**A. Aesthetics**

1. The EIR should use the San Martin Integrated Design Plan (Plan) when evaluate the visual impact to character of the site and its surroundings.

The Project site is located within the San Martin Planning Area. In keeping with General Plan policy *R-LU 119*, conformity of the Project with the Plan should be evaluated.

**B. Agriculture**

1. The EIR should state current or recent use of the parcel.
2. The EIR should evaluate the loss of agricultural soils on the parcel and discuss possible mitigation.

Recent findings under the County's Climate and Agriculture Preservation Program indicates that rural development has been the cause of 58% of farmland loss over the past 3 decades, especially in the Morgan Hill and San Martin areas. Some of the Project site is zoned agricultural, and other areas of the site may have soils adequate to support agricultural uses. The obvious mitigation would be to protect other agricultural lands in the area through conservation easement. This type of compensatory mitigation is envisioned in CEQA, where the definition of mitigation includes, "Compensating for the impact by replacing or providing substitute resources or environments" (CEQA Guidelines Section 15370). While the plans for the site include a small area planted with fruit trees, the EIR should consider whether additional agricultural practices could be provided on the Project site to lessen the impact to agricultural resources.

### C. Air Quality

1. The EIR should analyze the impacts on air quality to sensitive receptors in close proximity to the Project.

The Project is expected to generate a significant amount of daily and weekly vehicle trips in addition to occasional events that will increase the number of trip travels. If the Evergreen Islamic Center in San Jose can be used as a potential example of the number of events that can be held on a regular basis (once the Cordoba Center is established) then it is reasonable to expect a significant amount of daily, weekly and holiday vehicle trips.

### D. Llagas Creek

1. The EIR should consider the benefit of increasing the riparian setback.

We urge the County and the Project applicant to consider planting the setback area with native riparian vegetation and native trees. The rains and flooding of winter 2017 clearly show the importance of distancing development from the creek and providing a wide riparian buffer to reduce impacts to water quality and the wildlife corridors. Although not an (light) industrial use, General Plan policy *R-LU 120.1* is reasonably applicable to the Project given its footprint, expected number of attendees (100 – 500) at any given event, and the anticipated number of events per year indicate an intense level of use.

### E. Water Supply

1. The EIR should analyze the impacts of the Project on groundwater supply and groundwater quality.

### F. Alternatives

1. The EIR should include an explanation of how the Project “exceeds identified size thresholds.”
2. The EIR should analyze an alternative that does not exceed these size thresholds.

### G. High Speed Rail

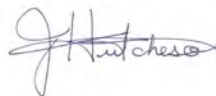
1. The EIR should describe and analyze impacts associated with the proposed High Speed Rail alignment.

Please keep us informed about this project as it moves forward. If you have any questions or wish to contact us, please contact Shani Kleinhaus at [shani@scvas.org](mailto:shani@scvas.org) and Julie Hutcheson at [julie@greenfoothills.org](mailto:julie@greenfoothills.org). Thank you for considering these comments.

Thank you,



Shani Kleinhaus, Ph.D.  
Environmental Advocate  
Santa Clara Valley Audubon Society  
Phone: (650) 868-2114



Julie Hutcheson  
Legislative Advocate  
Committee for Green Foothills  
Phone: (650) 968-7243 x339



January 23, 2017

County of Santa Clara  
Department of Planning and Development  
70 W. Hedding Street  
San Jose, CA 95110

Attention: Jim Reilly

Subject: City File No.: 2145-16P-16A-16G / Cordoba Center

Dear Mr. Reilly:

Santa Clara Valley Transportation Authority (VTA) staff have reviewed the NOP for a 9,000-square foot mosque and 14,500-square foot multi-use building at 14065 Monterey Road, north of California Avenue. We have the following comments.

Pedestrian Accommodations and Access to Transit

The site is located within walking distance of VTA Local Bus line 68 and approximately  $\frac{3}{4}$  of a mile walking or bicycling distance to the San Martin Caltrain Station.

VTA recommends that the DEIR/TIA include an analysis of Pedestrian Accommodations, including access and connectivity within and near the project area. Such analysis should consider the completeness and quality of the pedestrian network on roadways and intersections adjacent to and nearby the project site.

Currently, the existing Monterey Road project frontage does not contain pedestrian accommodations. VTA supports the project sponsor's installation of a sidewalk along Monterey Road; however, we recommend a buffer strip between pedestrians and automobiles with landscaping elements, such as street trees. Resources on pedestrian quality of service, such as the Highway Capacity Manual 2010 Pedestrian Level of Service methodology, indicate that such accommodations improve perceptions of comfort and safety on a roadway. Additionally, such accommodations would support pedestrian connections to the VTA bus stop for Local Line 68 located at California Avenue and Monterey Highway. VTA asks that the DEIR study installing high visibility crosswalks and bulb out curbs at the intersection of California Avenue and Monterey Highway to support safe access to the northbound VTA bus stop for Local line 68.

Pedestrian Accommodations – Site Circulation

VTA supports the project sponsor for providing a high-quality accessible walking environment within the project site. VTA notes that the conveniently located pedestrian paths through parking areas connecting to building entrances and other on-site uses will encourage safe access throughout the site.

#### Bicycle Accommodations

The NOP and site plan provide minimal details regarding the location of bicycle parking spaces or other bicycle-supportive facilities. Bike racks are noted near the community plaza however, VTA recommends that the project provide abundant, conveniently located bicycle parking, clearly indicated on the site plan. Bicycle parking facilities can include bicycle lockers or secure indoor parking for all-day storage and bicycle racks for short-term parking. VTA's Bicycle Technical Guidelines provide guidance for estimating supply, siting and design for bicycle parking facilities. This document may be downloaded from <http://www.vta.org/bikeprogram>.

#### Transportation Impact Analysis (TIA) Report

VTA's Congestion Management Program (CMP) requires a Transportation Impact Analysis (TIA) for any project that is expected to generate 100 or more net new peak-hour trips. Based on the information provided on the size of this project, a TIA may be required. The updated 2014 VTA *TIA Guidelines*, which can be found at <http://www.vta.org/cmp/tia-guidelines>, include updated procedures for documenting auto trip reductions, analyzing non-auto modes, and evaluating mitigation measures and improvements to address project impacts and effects on the transportation system. For any questions about the updated *TIA Guidelines*, please contact Robert Swierk of the VTA Planning and Program Development Division at 408-321-5949 or [Robert.Swierk@vta.org](mailto:Robert.Swierk@vta.org).

#### Transportation Demand Management/Trip Reduction

In order to reduce the number of single occupant vehicle trips generated by the project, VTA recommends that the City and project sponsor consider a comprehensive Transportation Demand Management (TDM) program for of this project. VTA notes that such programs can be more effective when they include a vehicle trip reduction target, third-party monitoring of trip generation upon project completion and a Lead Agency enforcement/penalty structure.

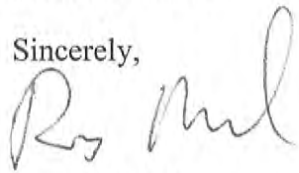
Effective TDM programs that may be applicable to the project include:

- \* Bicycle lockers and bicycle racks
- \* Showers and clothes lockers for bicycle commuters, camp attendees
- \* Preferentially located carpool parking
- \* Carpool matching services
- \* Parking for car-sharing vehicles
- \* Transit passes or incentives

County of Santa Clara  
January 23, 2017  
Page 3

Thank you for the opportunity to review this project. If you have any questions, please call me at (408) 321-5784.

Sincerely,

A handwritten signature in dark ink, appearing to read "Roy Molseed". The signature is fluid and cursive, with the first name "Roy" and last name "Molseed" clearly distinguishable.

Roy Molseed  
Senior Environmental Planner

CO1602



**From:** Pat Caldwell  
**To:** [Reilly, Jim](#)  
**Cc:** [Rader, David](#); "Kim Tschantz"  
**Subject:** Re: South Valley Islamic Community  
**Date:** Tuesday, February 7, 2017 12:48:50 PM

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I assume you guys sent someone out today to check out real time flooding issues at California and Monterrey. Very bad. Also, you could have witness the Morgan Hill crews pumping raw sewage out of the ditches on San Martin and Highland for the second time this year. All caused by flooding upstream beginning near the Mosque site.

Pat Caldwell  
(408) 892-7096

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**From:** "Reilly, Jim"  
**To:** 'Pat Caldwell'  
**Cc:** "Rader, David" ; 'Kim Tschantz'  
**Sent:** Wednesday, February 1, 2017 9:37 AM  
**Subject:** RE: South Valley Islamic Community

Hi Pat,

Succinctly, the written plan to address drainage and flooding issues will come in the form of project conditions after these issues have been analyzed and are better understood. Your photos are instructive and are appreciated.

Regarding parking, 125 spaces are proposed. The EIR will include the results of a site access and circulation assessment regarding the safe and efficient circulation of vehicles, bicycles, and pedestrians around the project site and on the roadways adjacent to the project site.

Hope this helps.

Jim

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**From:** Pat Caldwell [mailto:pat\_caldwell@sbcglobal.net]  
**Sent:** Wednesday, February 01, 2017 9:11 AM  
**To:** Reilly, Jim  
**Cc:** Rader, David ; 'Kim Tschantz'  
**Subject:** Re: South Valley Islamic Community

Thanks Jim, but that general statement does NOT go far enough to address the drainage and flooding. The statement "modification of existing drainage patterns, decreased water quality, runoff, and flooding will be evaluated" is only an evaluation unlike the remaining portion the statement where a technical memorandum will be written.

I would like to say how will flooding be evaluated since not one county employee or third party who has the expertise was on-site to evaluate the flooding during the major storm in January. If there was such an evaluation, what is the written plan to address this issue?

Also, you did not address the issue of traffic and parking the center's application state's where there will be 500 attendees to events NOT 300 which would be allowed. Will the county allow parking for events on California Ave? Will a traffic light be installed? Will attendees be able to turn across Monterey Hwy when going North?

Thanks.

Pat Caldwell  
(408) 892-7096

---

**From:** "Reilly, Jim" <[Jim.Reilly@pln.sccgov.org](mailto:Jim.Reilly@pln.sccgov.org)>

**To:** 'Pat Caldwell' <[pat\\_caldwell@sbcglobal.net](mailto:pat_caldwell@sbcglobal.net)>  
**Cc:** "Rader, David" <[David.Rader@pln.sccgov.org](mailto:David.Rader@pln.sccgov.org)>; 'Kim Tschantz' <[kimt@cypressenv.com](mailto:kimt@cypressenv.com)>  
**Sent:** Thursday, January 26, 2017 2:22 PM  
**Subject:** RE: South Valley Islamic Community

Hi Pat,

Thanks very much for your comment and follow-up photos. The environmental impact report will necessarily study the hydrology and drainage issues associated with the project site. On page 3 of [the notice](#), you'll find the following language under "Potential Environmental Impacts."

**Hydrology and Water Quality.** The potential impacts of implementation of the proposed project with respect to modification of existing drainage patterns, decreased water quality, runoff, and flooding will be evaluated, as well as potential groundwater quality effects associated with the proposed leach fields, which are included as part of the proposed onsite wastewater treatment system, and the proposed cemetery. A firm County of Santa Clara 4 Cordoba Center Project Notice of Preparation specializing in groundwater studies will evaluate the effects of the proposed wastewater treatment facilities and cemetery in a technical memorandum that will be used to support the EIR's analysis of potential impacts to groundwater quality.

Hope this helps.

Jim Reilly

---

**From:** Pat Caldwell [[mailto:pat\\_caldwell@sbcglobal.net](mailto:pat_caldwell@sbcglobal.net)]

**Sent:** Thursday, January 26, 2017 1:07 PM

**To:** Reilly, Jim <[Jim.Reilly@pln.sccgov.org](mailto:Jim.Reilly@pln.sccgov.org)>

**Subject:** South Valley Islamic Community

What has the county done to address and alleviate the flooding issues on California Ave from Monterrey Ave to Harding Ave. Removing 15.8 acres and putting in hard surfaces will only make the issue worse. In addition, if the project for the RV park is approved this will make it ten times worse by removing another 15 acres with hard surfaces. Where will all the water go?: Where are the necessary parking spaces to accommodate 300 person events? With only 60 spaces at the site that means California Ave will be lined with cars. How does the county address this?

Thank you.

Pat Caldwell

(408) 892-7096

**From:** Rick Llanes  
**To:** [Reilly, Jim](#)  
**Subject:** Cordoba Center San Martin  
**Date:** Friday, January 20, 2017 10:45:42 AM

---

Jim

Please consider the following:

One Problem with the Cordoba Center it's in the wrong place. Why is it necessary to put a large complex in a rural community. This type of development should be in an established area, like the industrial park in Morgan Hill. There is still lots of space and infrastructure established.

San Martin is and should stay a green zone, the area around Monterey Rd and California Ave is rural.

Establishing a large complex like the RV park + Cordoba Center will forever change the area going forward and once there is a foothold for development more will follow. The

intersection at Monterey and California will become very congested and dangerous as traffic moving South on Monterey will come around the curve just over the Llagas creek bridge and be confronted with traffic going in or out of the complex. This is a quiet, rural, residential area and the activities will be going on from 10AM to 10PM, that is unacceptable. Add to that the RV park you have got to be kidding.

Thank You

Rick Llanes

1015 Easy St Morgan Hill



**From:** Rick Spohn  
**To:** [Reilly, Jim](#)  
**Cc:** [Wasserman, Mike](#)  
**Subject:** Cordoba Center Project  
**Date:** Monday, January 23, 2017 10:52:30 AM

---

Hi Jim. I would like to express my concerns with the proposed Cordoba Center. I have lived right around the corner on 13771 Harding Ave. for 30 years.

Traffic: Traffic today is already bad trying to go from California Ave. onto Monterey Highway. In the afternoon you have to wait a considerable amount of time as traffic in both directions has increased dramatically. Increased building growth in both Morgan Hill and Gilroy has contributed to the increase in traffic. If the Cordoba Center goes in traffic will be unbearable not to mention even more traffic with the adjacent RV park. Traffic will get worse and worse as the center grows.

Water: I'm also concerned about their burial process affecting our ground water. We already went through this with Olin in Morgan Hill so I hope the county learned a lesson.

Noise: I am concerned with the noise levels coming from the center. It is very quiet out here and any little noise is amplified. You don't have a bunch of structures to absorb noises. My wife has traveled to Arab countries where there are mosques, and she said the noise levels are very loud when they call to prayer.

Buildings: San Martin is a very picturesque and country setting. Huge buildings don't belong here and will be an eyesore. Like everything, once it is established it will continue to grow. The Cordoba Center belongs in a city where it would fit in with other like structures.

--

Rick

February 14, 2017

County of Santa Clara  
Department of Planning and Development  
Attention: Jim Reilly  
County Government Center  
70 West Hedding Street, San Jose, CA 95110  
Phone: (408) 299-5799

Email: [jim.reilly@pln.sccgov.org](mailto:jim.reilly@pln.sccgov.org) , [kirk.girard@pln.sccgov.org](mailto:kirk.girard@pln.sccgov.org) ,  
[michele.napier@pln.sccgov.org](mailto:michele.napier@pln.sccgov.org)  
cc: [mike.wasserman@bos.sccgov.org](mailto:mike.wasserman@bos.sccgov.org)

Re: Response to Notice of Preparation (Cordoba Center Project)

## STUDY REQUIRED TO DETERMINE IMPACT OF CEMETERY ON GROUNDWATER:

Cordoba Project cemetery proposes burying their dead directly into the ground (in encased cement vaults) a few yards from neighboring properties who rely on well water as their sole source of potable water. It should be noted that there are no existing cemeteries currently in existence in the U.S. with the same parameters:

- Islamic burial method utilizing cement vaults
- Location of proposed cemetery – on a slope as opposed to flat level ground
- Cemetery located adjacent to/in close proximity of residents whose sole source of potable water comes from their wells.

There is little information on the various impacts cemeteries have on the local environment. In fact, most studies begin their papers citing this fact. <sup>1</sup> The World Health Organization states “Most existing cemeteries were sited without thought being given to potential risks to the local environment or local community. The impact of degradation products from seepage waters from cemeteries has only been studied by a few researchers.”

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<sup>1</sup> Groundwater Contamination From Cemeteries Cases of Study by L. Rodrigues and A. Pacheco  
[http://paginas.fe.up.pt/~mjneves/env2010\\_files/Sessions/Papers%20C/Rodrigues\\_L3.PDF](http://paginas.fe.up.pt/~mjneves/env2010_files/Sessions/Papers%20C/Rodrigues_L3.PDF) “This paper presents a study of special interest because up to now there are no publications in Portugal, which investigate the impacts of physical, chemical and microbiological groundwater contamination caused by cemeteries.”  
Groundwater impact of Danescourt Cemetery, Wolverhampton  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/290466/scho1202biow-e-e.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/290466/scho1202biow-e-e.pdf) A recent review (West, et al. 1998) of microbiological contaminants in groundwater confirmed that little information on groundwater microbiology of both indigenous and introduced populations exists in the UK and neither are the implications for groundwater quality and human health understood. There is little information available on the survival and migration of pathogens in the unsaturated zone and in groundwater.  
THE IMPACT OF CEMETERIES ON THE ENVIRONMENT AND PUBLIC HEALTH  
[http://apps.who.int/iris/bitstream/10665/108132/1/EUR\\_ICP\\_EHNA\\_01\\_04\\_01\(A\).pdf?ua=1](http://apps.who.int/iris/bitstream/10665/108132/1/EUR_ICP_EHNA_01_04_01(A).pdf?ua=1) Most existing cemeteries were sited without thought being given to potential risks to the local environment or local community. The impact of degradation products from seepage waters from cemeteries has only been studied by a few researchers.

Findings from the first ever study of the impact of cemeteries on groundwater quality done at Danescourt Cemetery<sup>2</sup> show that **water is being contaminated underground by bacteria from decaying bodies.**"

Danescourt Cemetery suffered massive subsidence in heavy rain which prompted scientist from the British Geological survey to be called in to determine what occurred. Scientist placed bore holes in the cemetery and tested the groundwater some 10 meters below the surface. In doing so they discovered the water was contaminated with bacteria, including faecal streptococci indicating a human source. The groundwater also contained *Staphylococcus aureus*, a bacterium found on human skin which is responsible for most hospital-acquired infections and it is unusual to find it in groundwater. The groundwater was so badly affected it was described by the World Health Organization as "heavily contaminated".

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As piped in city water is not an option for most San Martin residents, groundwater safety is a primary concern. San Martin residents fell victim to the most high-profile

---

<sup>2</sup> Groundwater impact of Danescourt Cemetery, Wolverhampton

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/290466/scho1202biow-e-e.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/290466/scho1202biow-e-e.pdf)

<sup>3</sup>

<https://archive.org/stream/tilDeathDoWePolluteAndBeyondThePotentialPollutionOfCemeteriesAnd/TilDeathDoWePollute#page/n1/mode/2up/search/groundwater>



pollution case in Silicon Valley since 1981 when the Olin Corporation had improperly disposed of toxic chemicals<sup>4</sup>. Residents are still recovering from a 10-mile long plume of perchlorate-contaminated water that affected over 200 of their private wells.

It should be noted on the record that South Valley Islamic Center (i.e. Cordoba Center Project) advertised that they were sponsoring a presentation in conjunction with the Green Burial Council (Nov 10, 2016 – see attached flyer) on “Green Cemeteries.” This presentation was to educate the public on the safety of “green cemeteries” insinuating that Cordoba’s proposed cemetery was to be “green” and safe.

This presentation was to “present the facts on this practice [green burial] and answer questions in relation to the cemetery proposed” by the Cordoba Project. The presentation was cancelled by Sal Akhter of SVIC citing “The folks from Green Burial Council are from New Jersey and were supposed to be in the North Bay for another event on Nov 10th. We thought there might be an opportunity for them to come visit us after their other engagement, so we invited them and they agreed but then they later cancelled, citing schedule conflict.”

With the presentation cancelled, concerned San Martin residents contacted the Council on Green Burial to obtain information that the presentation would have provided. Kate Kalanick, Executive Director of the Green Burial Council [www.greenburialcouncil.org](http://www.greenburialcouncil.org), 888-966-3330 x104, advised “We were scheduled to speak at the town hall meeting, however we found at the 11<sup>th</sup> hour that the [Cordoba] project would not meet our criteria for certification and decided that we would not be able to publicly support the project based on that.”

This brings up two major concerns.

1. The proposed Cordoba cemetery is not “green” (according to GBC standards) as the public was led to believe, bringing up the question of public safety and why Cordoba refused adherence of compliance with GBC’s criteria for green standard certification?
2. The fact that SVIC misrepresented and misled the public into believing that the proposed cemetery would be operated under the GBC safety criteria and then publicly lying on a public neighborhood blog re: the reason for cancelling the presentation speaks loudly to The Cordoba Project’s credibility.

San Martin residents are apprehensive of anything that might contaminate their wells. Their concerns are legitimate and founded on the fact that local government did nothing to protect them from the recent perchlorate contamination.

Given the unique parameters of the proposed cemetery; new data supporting that groundwater is being contaminated underground by bacteria from decaying bodies, and the lack of data/studies done that would support a position claiming the proposed cemetery would not adversely affect resident’s wells, leads to the conclusion that further studies are warranted prior to any further consideration the Cordoba Project cemetery going forward.

---

<sup>4</sup> [http://www.swrcb.ca.gov/centralcoast/water\\_issues/programs/olin\\_corp/index.shtml](http://www.swrcb.ca.gov/centralcoast/water_issues/programs/olin_corp/index.shtml)

In addition, once studies are complete, should said studies indicate there is no adverse effects or possibilities of contamination to any of the San Martin wells, a local ongoing land trust for monitoring the Cordoba Center Project's cemetery with the highest levels of compliance of certification (possibly – with the Council on Green Burials?) must be implemented to insure and guarantee the ongoing safety of the San Martin residents wells. This is the ONLY acceptable way to ensure San Martin residents that another perchlorate or other type contamination will not occur.

#### WET WATER STUDIES:

California has been in a drought for seven years with below average rainfall. Percolation tests were performed during drought conditions. As indicated above in the *Groundwater impact of Danescourt Cemetery* study, Danescourt Cemetery suffered massive subsidence in heavy rain. With California's current flooding conditions in the San Martin area where the project is proposed, wet water studies should be initiated.

#### TRAFFIC STUDIES:

The initial size of the Project has tripled, possibly quadrupled since inception. The fact that the location of the Project is coming off a blind curve with no right turn lane if travelling south, or a left turn lane if travelling north requires traffic studies be done considering adding of additional turn lanes in both directions at the projected area site.

- The number of Visitors as listed on ***Site Plan Septic System- Sheet 1 of 10, Delta I revision of 4/15/16*** is 2238 weekly which is 116,376 per year,
- The above number does not include all the meeting, conference, classrooms, administration, kitchen, halls and annex as noted on ***Site Plan Septic System - Sheet 10 of 10, Delta I revision of 4/15/16*** which is in excess of 11,271.8 square feet of space that can be occupied.

Therefore, I am asking that:

- An extensive traffic study be performed with assessment for a traffic signal,
- Monterey Road from Tennant to San Martin be repaved and maintenance money be put aside to cover the additional traffic and usage,
- San Martin to Monterey be reconfigured to handle the additional traffic,
- Tennant to Monterey via Butterfield has already been improved by a previous project but maintenance costs be figured to keep it like it is now.

Furthermore, this increased traffic will create added emission and I request ***an air analysis and air quality study be performed.***

I believe that all the aforementioned are basis for a fair argument and they be included in the DRAFT EIR.

Respectfully submitted,

Georgine Scott-Codiga  
Gilroy, CA



**What is a Green Burial?**

**How does it differ from other burial methods?**

**What effect do Green Burials have on the environment?**

**Learn the answers to these and other questions about Green Burials and the proposed Green Cemetery at the Cordoba Center in San Martin.**

**A group of experts will be on hand to present the facts on this practice and answer questions in relation to the cemetery proposed for the site near the corner of Monterey Road and California Avenue in San Martin.**

**Presenters:**

- Kate Kalanick, Executive Director of the Green Burial Council
- Ed Bixby, President of the Board of the Green Burial Council
- Jeremy Wire, Certified Hydrogeologist and Engineering Geologist (California), and President of Geoconsultants, Inc.

**There will be ample opportunity for questions from the audience.**

**WHEN:** Thursday November 10, 2016 @ 7:00pm

**WHERE:** Morgan Hill Community and Cultural Center, El Toro Room  
17000 Monterey Road, Morgan Hill, CA 95037

**For more information please email to: [info@svic.org](mailto:info@svic.org)**



Excel spread sheet set up to show maximum daily wastewater flows and that a system set up to treat and dispose of up to 6000 gallons a day is adequate to handle them

DAY	DAY VISITORS (15 GPD)	STAFF (15 GPD)	CAMPERS (35 GPD)	GALLONS OF WASTEWATER	GALLONS PUMPED	GALLONS LEFT IN TREATMENT TANK
FRIDAY	500	2	0	7530	6000	1530
SATURDAY	212	2	48	4890	6000	420
SUNDAY	364	2	48	7170	6000	1590
MONDAY	212	5	48	4935	6000	525
TUESDAY	212	5	48	4935	6000	-540
WEDNESDAY	212	5	48	4935	6000	-1605
THURSDAY	212	5	48	4935	6000	-2670
TOTAL	1924	26	288	39330	42000	

Excerpt from County's Onsite Manual

3. Flow Equalization. Flow equalization may be used for non-residential and mixed use facilities that experience significant, regular and predictable fluctuations in wastewater flows. Examples of applicable facilities include, but are not limited to:

Churches  
Schools  
Special event venues

Flow equalization is the process of controlling the rate of wastewater flow through an OWTS by providing surge capacity storage and timed-dosing of the incoming flow. Installed following the septic tank, it allows peak surges in wastewater flow (e.g., from a weekend event) to be temporarily stored and metered into the treatment system and/or dispersal field at a relatively even ("average") rate over an extended number of days (e.g., during the subsequent week). This generally aids OWTS performance. Where flow equalization is proposed to be incorporated in an OWTS the following apply:

- a. the septic tank capacity shall be sized based on the peak daily flow for the facility;
- b. the design flow used for sizing supplemental treatment unit(s) and/or the dispersal field may be based on the equalized ("average") flow rate rather than the peak daily flow rate for the facility;
- c. engineering calculations and specifications must be submitted substantiating the proposed design and operation of the flow equalization system; and
- d. an operating permit (per OWTS Ordinance section B11-92) will be required.

Note:  
Vehicles will not be washed on site except for golf cart type vehicles located in inside their covered storage area, there will be no significant wastewater generated by this process.

#### ALTERNATIVE SYSTEMS

The septic systems shown here incorporate the use of NSF 40 certified treatment units (a Multiflo) and shallow drip system dispersal of effluent to enhance the treatment of this wastewater stream and reduce any potential pollutants before they can contaminate the ground water.

The drip disposal system was designed using Geoflow (manufacturer of the drip tubing and much of the hardware) and County criteria. Excel spreadsheets with design criteria are attached.

The treatment system is NSF 40 certified and a supplement for the owner and /County contains the operation and maintenance guidelines for it.

Since these are alternative systems in Santa Clara County, the County requires that the owner obtain an operating permit from them (has to be renewed every year and has annual fees) and hire a company to maintain the system as a condition of issuing the permit to allow its installation.

from County Onsite Manual

4. Dripfield Sizing.
- a. Minimum sizing of the dripfield area shall be equal to the design wastewater flow divided by the applicable wastewater application rate from Table DD-1.
  - b. For sizing purposes, effective ground surface area used for drip field sizing calculations shall be limited to no more than 40 square feet per drip emitter. For example, 200 linear feet of drip line with emitters at 2-foot spacing would provide a total of 100 emitters (200/2) and could be used for dispersal to an effective area of up to 400 ft<sup>2</sup> (100 emitters x 4 ft<sup>2</sup>/emitter). Conversely, if wastewater flow and percolation design information indicate the need for an effective area of 1,000 ft<sup>2</sup>, the drip line design and layout would have to be configured to provide a minimum of 250 emitters spaced over the required 1,000 ft<sup>2</sup> dispersal area.

#### PAGE KEY

1. SITE PLAN
2. SOIL DATA
3. TANKS, TRENCHES, & TREATMENT UNITS
4. RESIDENTIAL SYSTEM LAYOUT
5. RESIDENTIAL SYSTEM CALCULATIONS
6. NON-RESIDENTIAL SYSTEM LAYOUT
7. NON-RESIDENTIAL SYSTEM CALCULATIONS
8. NOTES AND REQUIREMENTS
9. SELECTED EQUIPMENT SPECIFICATIONS
10. COMMUNITY CENTER FLOOR PLAN

Attendance notes by Kim Tschantz, MSP, CEP of Cypress Environmental and Land Use Planning

Note for Friday: The 502 figure (500 a day-users + 2 staff) represents maximum attendance during special events, which will only occur 4 times/year. Two special event days will be on Friday and the other two on a weekend day. No summer camp sessions will occur during a special event day. Normally, Friday maximum attendances will be 302; or 350 if occurring during a summer camp session.

Note for Saturday: The 262 figure (212 day-users + 2 staff + 48 summer campers) represents maximum attendance on a Saturday.

Note for Sunday: The 414 figure (362 day-users + 2 staff + 48 summer campers) represents maximum attendance on a weekend when either a wedding or a funeral service is held. Sunday attendance includes Youth Sunday School which does not occur on Saturday.

Note for Monday–Thursday: This figure (217 day-users + 48 summer campers) represents maximum attendance when there could be up to 200 people attending all prayer service that day and 12 other people at a scheduled meeting in the community building and the summer youth camp is occurring and 5 weekday staff are also on the site.

#### PROJECT DISCUSSIONS

This plan was prepared to show where septic leach fields and septic tanks can fit and how they will be installed on this property to serve the expected volumes of wastewater. There are two classes of wastewater to be generated on this site, non-residential and residential.

The non-residential wastewater flow is composed of the flow from the campsite bathrooms, the maintenance building, the Mosque, and the Community Building. The maximum daily wastewater flow is based on the projected maximum number of users times the estimated flow from the associated activity from Table 3-2, Wastewater Design Flow Guidelines, Multiunit and Non-residential Facilities found in the County's Onsite System Manual.

1. The main buildings are expected to have water use similar to a church with a kitchen (15 gallons per day per person). The expected daily maximum attendance is discussed in the attached notes from Cypress Environmental and Land Use Planning, and shown in the attached Excel Spreadsheet.
2. The Camp area has two bathrooms and will serve a total of no more than 48 people a day. The camp area bathrooms represent a possible wastewater flow of 35 gallons a day per visitor for a total of 1680 gallons.
3. The maintenance building will have two to five daily employees, who will use the restroom facilities located in this and other non-residential buildings. At 15 gallons per person per day this represents a daily wastewater flow of 30 to 75 gallons a day.

All of the non-residential flows will be treated and disposed of in the same wastewater treatment and disposal system. The total maximum daily wastewater flow that this system will need to handle is 7,530 gallons a day (see Friday use numbers on attached Excel Spreadsheet).

The septic tank size must provide two times the maximum daily flow (2 \* 7,530 = 15,060 gallons) and I have specified a 20,000 gallon tank to serve this purpose. An Equalizing tank (also 20,000 gallons in capacity) follows the septic tank. This tank regulates the amount of waste water sent to the treatment units and leach fields to a maximum daily level of up to 6,000 gallons a day. Thus the pump chamber, treatment units, and leach fields are sized based on this "equalized flow" (per the County's Onsite Manual). The pump chamber volume is 9000 gallons. I have included a chart with the appropriate maximum daily wastewater volumes that shows that at this rate (up to 6,000 gallons a day) the volume of wastewater in the regulating tank would return to its lowest operating volume by Wednesday night. This system has the capacity to treat and dispose to 42,000 gallons a week which is 2,670gallons more than our projected maximum annual wastewater volume week (39,330 gallons).

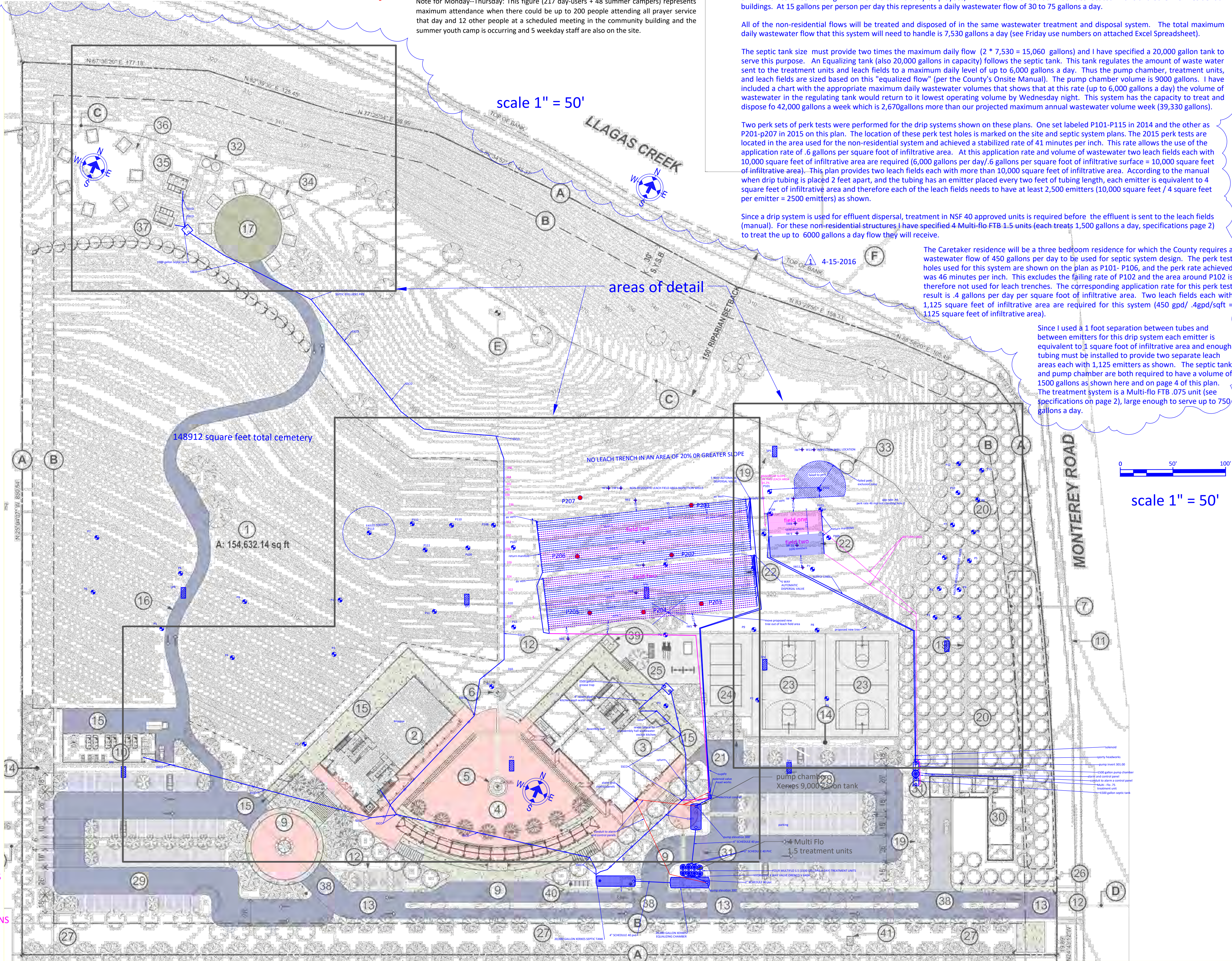
Two perk sets of perk tests were performed for the drip systems shown on these plans. One set labeled P101-P115 in 2014 and the other as P201-p207 in 2015 on this plan. The location of these perk test holes is marked on the site and septic system plans. The 2015 perk tests are located in the area used for the non-residential system and achieved a stabilized rate of 41 minutes per inch. This rate allows the use of the application rate of .6 gallons per square foot of infiltrative area. At this application rate and volume of wastewater two leach fields each with 10,000 square feet of infiltrative area are required (6,000 gallons per day/.6 gallons per square foot of infiltrative surface = 10,000 square feet of infiltrative area). This plan provides two leach fields each with more than 10,000 square feet of infiltrative area. According to the manual when drip tubing is placed 2 feet apart, and the tubing has an emitter placed every two feet of tubing length, each emitter is equivalent to 4 square feet of infiltrative area and therefore each of the leach fields needs to have at least 2,500 emitters (10,000 square feet / 4 square feet per emitter = 2500 emitters) as shown.

Since a drip system is used for effluent dispersal, treatment in NSF 40 approved units is required before the effluent is sent to the leach fields (manual). For these non-residential structures I have specified 4 Multi-flo FTB 1.5 units (each treats 1,500 gallons a day, specifications page 2) to treat the up to 6000 gallons a day flow they will receive.

The Caretaker residence will be a three bedroom residence for which the County requires a wastewater flow of 450 gallons per day to be used for septic system design. The perk test holes used for this system are shown on the plan as P101- P106, and the perk rate achieved was 46 minutes per inch. This excludes the failing rate of P102 and the area around P102 is therefore not used for leach trenches. The corresponding application rate for this perk test result is .4 gallons per day per square foot of infiltrative area. Two leach fields each with 1,125 square feet of infiltrative area are required for this system (450 gpd/ .4gpd/sqft = 1125 square feet of infiltrative area).

Since I used a 1 foot separation between tubes and between emitters for this drip system each emitter is equivalent to 1 square foot of infiltrative area and enough tubing must be installed to provide two separate leach areas each with 1,125 emitters as shown. The septic tank and pump chamber are both required to have a volume of 1500 gallons as shown here and on page 4 of this plan. The treatment system is a Multi-flo FTB .075 unit (see specifications on page 2), large enough to serve up to 750 gallons a day.

scale 1" = 50'



REVISIONS	COUNTY COMMENTS	SRH
4-15-2016		



S.R. HARTSELL, R.E.H.S.  
P.O. BOX 342  
PACIFICA, CA 94044  
shartsell@gmail.com (650) 888-2419

SITE PLAN  
SEPTIC  
SYSTEM

CORDOBA CENTER  
14045 MONTEREY ROAD  
SAN MARTIN, CA 95046  
APN 779-06-002

November 30, 2015

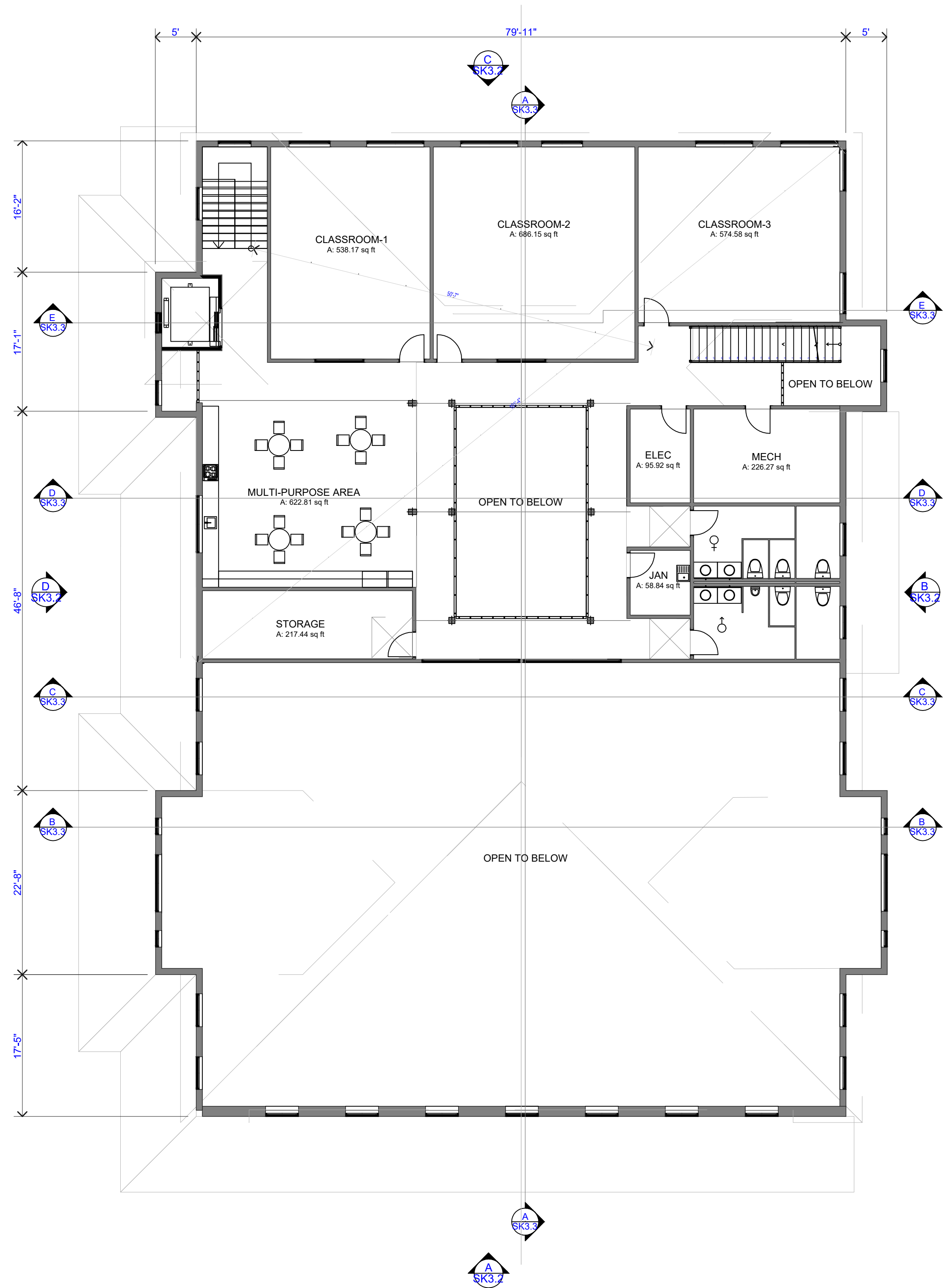
SCALE AS NOTED

BY SRH

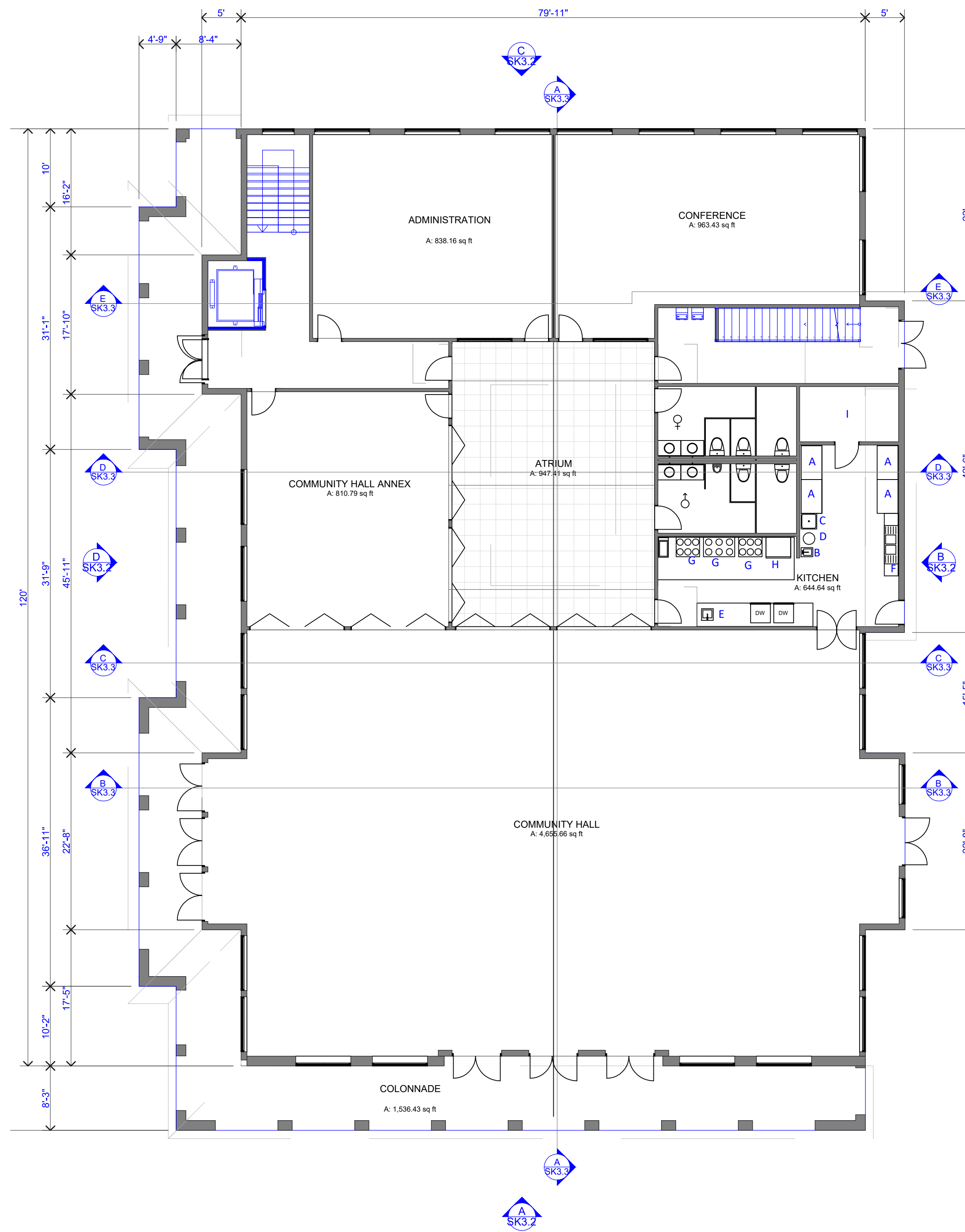
PAGE

SEPTIC 1





Community Center second floor



Community Center first floor

KITCHEN EQUIPMENT KEY  
A REFRIGERATOR AND/OR FREEZER  
B HAND WASH SINK  
C UTILITY SINK  
D HOT WATER HEATER  
E PREP SINK  
F TWO COMPARTMENT SINK  
G RANGE  
H OVEN  
I WALK IN COOLER  
DW DISH WASHER

Notes:

1. All kitchen equipment to be NSF certified or certified by other appropriate certification agency.
2. The types of events in this facility are described in detail in the narrative project description submitted with this project application.
3. The maximum number of people attending events will be 500 persons.
4. There will not be any laundering of kitchen of summer camp linens on-site.

REVISIONS		
4-15-2016	COUNTY COMMENTS	SRH



S.R. HARTSELL, R.E.H.S.  
P.O. BOX 342  
PACIFICA, CA 94044  
shartsell@gmail.com (650) 888-2419

COMMUNITY CENTER  
FLOOR PLANS  
AND NOTES

CORDOBA CENTER  
14045 MONTEREY ROAD  
SAN MARTIN, CA 95046  
APN 779-06-002

November 30, 2015

SCALE AS NOTED

BY SRH

PAGE

SEPTIC 10

February 14, 2017

County of Santa Clara  
Department of Planning and Development  
Attention: Jim Reilly  
County Government Center  
70 West Hedding Street, San Jose, CA 95110  
Phone: (408) 299-5799

Email: [jim.reilly@pln.sccgov.org](mailto:jim.reilly@pln.sccgov.org) , [kirk.girard@pln.sccgov.org](mailto:kirk.girard@pln.sccgov.org) ,  
[michele.napier@pln.sccgov.org](mailto:michele.napier@pln.sccgov.org)  
cc: [mike.wasserman@bos.sccgov.org](mailto:mike.wasserman@bos.sccgov.org)

Re: Response to Notice of Preparation (Cordoba Center Project)

## STUDY REQUIRED TO DETERMINE IMPACT OF CEMETERY ON GROUNDWATER:

Cordoba Project cemetery proposes burying their dead directly into the ground (in encased cement vaults) a few yards from neighboring properties who rely on well water as their sole source of potable water. It should be noted that there are no existing cemeteries currently in existence in the U.S. with the same parameters:

- Islamic burial method utilizing cement vaults
- Location of proposed cemetery – on a slope as opposed to flat level ground
- Cemetery located adjacent to/in close proximity of residents whose sole source of potable water comes from their wells.

There is little information on the various impacts cemeteries have on the local environment. In fact, most studies begin their papers citing this fact. <sup>1</sup> The World Health Organization states “Most existing cemeteries were sited without thought being given to potential risks to the local environment or local community. The impact of degradation products from seepage waters from cemeteries has only been studied by a few researchers.”

---

<sup>1</sup> Groundwater Contamination From Cemeteries Cases of Study by L. Rodrigues and A. Pacheco

[http://paginas.fe.up.pt/~mjneves/env2010\\_files/Sessions/Papers%20C/Rodrigues.L3.PDF](http://paginas.fe.up.pt/~mjneves/env2010_files/Sessions/Papers%20C/Rodrigues.L3.PDF) “This paper presents a study of special interest because up to now there are no publications in Portugal, which investigate the impacts of physical, chemical and microbiological groundwater contamination caused by cemeteries.”

Groundwater impact of Danescourt Cemetery, Wolverhampton

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/290466/scho1202biow-e-e.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/290466/scho1202biow-e-e.pdf) A recent review (West, et al. 1998) of microbiological contaminants in groundwater confirmed that little information on groundwater microbiology of both indigenous and introduced populations exists in the UK and neither are the implications for groundwater quality and human health understood. There is little information available on the survival and migration of pathogens in the unsaturated zone and in groundwater.

THE IMPACT OF CEMETERIES ON THE ENVIRONMENT AND PUBLIC HEALTH

[http://apps.who.int/iris/bitstream/10665/108132/1/EUR\\_ICP\\_EHNA\\_01\\_04\\_01\(A\).pdf?ua=1](http://apps.who.int/iris/bitstream/10665/108132/1/EUR_ICP_EHNA_01_04_01(A).pdf?ua=1) Most existing cemeteries were sited without thought being given to potential risks to the local environment or local community. The impact of degradation products from seepage waters from cemeteries has only been studied by a few researchers.



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[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/290466/scho1202biow-e-e.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/290466/scho1202biow-e-e.pdf)

<sup>3</sup>

<https://archive.org/stream/tilDeathDoWePolluteAndBeyondThePotentialPollutionOfCemeteriesAnd/TillDeathDoWePollute#page/n1/mode/2up/search/groundwater>

As piped in city water is not an option for most San Martin residents, groundwater safety is a primary concern. San Martin residents fell victim to the most high-profile pollution case in Silicon Valley since 1981 when the Olin Corporation had improperly disposed of toxic chemicals<sup>4</sup>. Residents are still recovering from a 10-mile long plume of perchlorate-contaminated water that affected over 200 of their private wells.

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Given the unique parameters of the proposed cemetery; new data supporting that groundwater is being contaminated underground by bacteria from decaying bodies, and the lack of data/studies done that would support a position claiming the proposed cemetery would not adversely affect resident’s wells, leads to the

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<sup>4</sup> [http://www.swrcb.ca.gov/centralcoast/water\\_issues/programs/olin\\_corp/index.shtml](http://www.swrcb.ca.gov/centralcoast/water_issues/programs/olin_corp/index.shtml)

conclusion that further studies are warranted prior to any further consideration the Cordoba Project cemetery going forward.

In addition, once studies are complete, should said studies indicate there is no adverse effects or possibilities of contamination to any of the San Martin wells, a local ongoing land trust for monitoring the Cordoba Center Project's cemetery with the highest levels of compliance of certification (possibly – with the Council on Green Burials?) must be implemented to insure and guarantee the ongoing safety of the San Martin residents wells. This is the **ONLY** acceptable way to ensure San Martin residents that another perchlorate or other type contamination will not occur.

#### WET WATER STUDIES:

California has been in a drought for seven years with below average rainfall. Percolation tests were performed during drought conditions. As indicated above in the *Groundwater impact of Danescourt Cemetery* study, Danescourt Cemetery suffered massive subsidence in heavy rain. With California's current flooding conditions in the San Martin area where the project is proposed, wet water studies should be initiated.

#### TRAFFIC STUDIES:

The initial size of the Project has tripled, possibly quadrupled since inception. The fact that the location of the Project is coming off a blind curve with no right turn lane if travelling south, or a left turn lane if travelling north requires traffic studies be done considering adding of additional turn lanes in both directions at the projected area site.

- The number of Visitors as listed on ***Site Plan Septic System- Sheet 1 of 10, Delta I revision of 4/15/16*** is **2238 weekly which is 116,376 per year**,
- The above number does not include all the meeting, conference, classrooms, administration, kitchen, halls and annex as noted on ***Site Plan Septic System - Sheet 10 of 10, Delta I revision of 4/15/16*** which is in excess of 11,271.8 square feet of space that can be occupied.

Therefore, I am asking that:

- An extensive traffic study be performed with assessment for a traffic signal,
- Monterey Road from Tennant to San Martin be repaved and maintenance money be put aside to cover the additional traffic and usage,
- San Martin to Monterey be reconfigured to handle the additional traffic,
- Tennant to Monterey via Butterfield has already been improved by a previous project but maintenance costs be figured to keep it like it is now.

Furthermore, this increased traffic will create added emission and I request ***an air analysis and air quality study be performed.***

I believe that all the aforementioned are basis for a fair argument and they be included in the DRAFT EIR.

Respectfully submitted,



Georgine Scott-Codiga  
Gilroy, CA



**What is a Green Burial?**

**How does it differ from other burial methods?**

**What effect do Green Burials have on the environment?**

Learn the answers to these and other questions about Green Burials and the proposed Green Cemetery at the Cordoba Center in San Martin.

A group of experts will be on hand to present the facts on this practice and answer questions in relation to the cemetery proposed for the site near the corner of Monterey Road and California Avenue in San Martin.

**Presenters:**

- Kate Kalanick, Executive Director of the Green Burial Council
- Ed Bixby, President of the Board of the Green Burial Council
- Jeremy Wire, Certified Hydrogeologist and Engineering Geologist (California), and President of Geoconsultants, Inc.

There will be ample opportunity for questions from the audience.

**WHEN:** Thursday November 10, 2016 @ 7:00pm  
**WHERE:** Morgan Hill Community and Cultural Center, El Toro Room  
17000 Monterey Road, Morgan Hill, CA 95037

For more information please email to: [info@svic.org](mailto:info@svic.org)

**From:** Susan Mister  
**To:** [Reilly, Jim](#)  
**Cc:** [Wasserman, Mike](#)  
**Subject:** Córdoba Center in San Martin  
**Date:** Sunday, January 22, 2017 2:24:52 PM

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This project, or any project, proposed on this property has to fully complete and pass an Environmental Impact Report. Previously, there were contradictions in the reporting when I reviewed them several years ago when the applicant first went forward with this project.

I was, then, and am still concerned about several sections in the EIR report. They are as follows:

- 1) Percolation: I lived on the north side of California Ave butted up against the hill in the late 80's and with average rainfall, that land was constantly soaked. It did not, does not drain well, and after a winter like this year, the risk of contamination to the shallow water table and creek is increased. This is not acceptable if a cemetery is planned.
- 2) Traffic: California Ave is a narrow country road, Santa Theresa is two lanes and Monterey is four lanes. These roads, and ALL will be used to travel to and from the center from the north and south, cannot handle the additional thousands of vehicles during usage times. The only traffic light for miles in either direction is at San Martin Ave, another two lane road, and Monterey. This will also create a dangerous situation where there are pedestrians from CalTrain and local markets, restaurant and school children.
- 3) Noise: I am concerned about noise during call to prayer. Sound carries in the country and there should be limited decibels allowed and noise ordinances in cities needs to be enforced in unincorporated areas.
- 4) Size: I was against this project when it was a third of the size, based on my three previous concerns. This time, I will add size to the list. This project returned as a HUGE 9000 sq ft building with multiple buildings and housing on the property. This does not fit into the landscape of San Martin as a community and is not local-serving, regardless of how the board of supervisors wants to change that definition.

My request is that there are no "special" leniencies or allowances made for the applicant of this project. Other applicants for the same property failed to pass the EIR. I just hope county officials will give this huge project the same scrutiny.

Susan Mister  
Gilroy

Sent from my iPhone





San Martin  
Neighborhood  
Alliance

*“Together We Make A Difference”*

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P.O. Box 886 ● San Martin, CA 95046  
[info@smneighbor.org](mailto:info@smneighbor.org) ● [www.smneighbor.org](http://www.smneighbor.org)

DATE: January 20<sup>th</sup>, 2017

TO: Supervisor Mike Wasserman – District 1  
Kirk Girard – Director of Planning & Development  
Rob Eastwood – Planning Manager  
Jim Reily – Project Manager  
Michael Rossi – County Council

FROM: SMNA Board of Directors

RE: **NOTICE OF PEPARATION FOR THE CORDOBA CENTER PROJECT**

The San Martin Neighborhood Alliance (SMNA) Board is making a formal request and appeal to the Santa Clara County Planning Department to **POSTPONE the Notice of Preparation (NOP) deadline for the Cordoba Center Project**, until such time as the San Martin Planning Advisory Committee (SMPAC) has been given the opportunity to formally provide comment.

On December 9<sup>th</sup>, 2016 the NOP for the Cordoba Center Project was sent out by the County to all “Interested Parties”. Upon receiving this notification I; on behalf of the SMNA Board, sent an email request to Jim Reily, & cc’d to Rob Eastwood & Bill Shoe, which included the following:

*Will this item be on **SMPAC’s January 2017 agenda**? If not, this is a request for it be added to the January 2017 SMPAC agenda for discussion purposes.*

*Would you please provide me with the list of Agency’s the Notice of Preparation was submitted to for comment?*

The SMPAC meeting for December was cancelled by the County and said that there was no project for SMPAC to discuss. SMPAC’s January agenda currently does not include the NOP. Additionally, only 4 names of agencies who received the NOP were provided to SMNA. The SMPAC meeting is scheduled for Wednesday, January 25<sup>th</sup>, 2017 with is AFTER the NOP comment period and the County Notice of NOP states:

***Comments on the NOP should be provided to the County at the earliest possible date, but no later than 5:00 pm on January 23, 2017.***



The SMNA Board is of the opinion that the community voice to the County, i.e. SMPAC should be given the opportunity to formally solicit comments on the NOP and give feedback regarding the EIR preparation for the Cordoba Center Project.

SMNA is therefore requesting:

- 1) The NOP for the Cordoba Center Project be a SMPAC agenda item.
- 2) That the NOP comment deadline be changed/extended until such time that would allow SMPAC to formally comment on the NOP for the San Martin Community.

Being that the NOP was sent out on December 9<sup>th</sup>, 2016 and the comment period deadline is scheduled for January 23<sup>rd</sup>, 2017 that is merely 29 business days, due to weekends and County holidays. At a minimum the NOP deadline should be changed to 45 BUSINESS DAYS. Ideally, the NOP should go to SMPAC in February which would allow them to legally discuss and comment.

SMNA is greatly concerned that the County is unaware of the sincere public interest regarding this project in the San Martin Community. We are requesting transparency and accountability of the County, as a project of this magnitude should be treated with all additional tools available to the Planning & Development Department, such as the SMPAC board which was created by the Board of Supervisors to SPECIFICALLY BE THE RECOMMENDING BODY FOR SAN MARTIN PLANNING PROJECTS.

It is SMNA's request that this item be postponed to an alternative date. Thank you for taking our request into serious consideration.

Sincerely,



Trina Hineser – SMNA President



cc: SMNA Membership  
SMPAC Board





## San Martin Neighborhood Alliance

*"Together We Make A Difference"*

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P.O. Box 886 • San Martin, CA 95046  
[info@smneighbor.org](mailto:info@smneighbor.org) • [www.smneighbor.org](http://www.smneighbor.org)

February 14<sup>th</sup>, 2017

Via Email: [jim.reilly@pln.sccgov.org](mailto:jim.reilly@pln.sccgov.org)  
[david.rader@pln.sccgov.org](mailto:david.rader@pln.sccgov.org)

County of Santa Clara – Department of Planning & Development  
Attention: Jim Reilly and David Rader  
County Government Center  
70 West Hedding Street, San Jose, CA 95110

**RE: NOTICE OF PREPARTION FOR THE EIR ON THE CORDOBA CENTER PROJECT  
– FILE #2145-16P-16A-16G**

Dear Mr. Reilly and Mr. Rader:

As the local neighborhood group representing over 400 households in our community, the San Martin Neighborhood Alliance (SMNA) is submitting comments on the Notice of Preparation (NOP) for the Cordoba Center Project to the Lead Agency, the County of Santa Clara.

As you know, the Cordoba Center Project previously came before the San Martin Community and the Board of Supervisors in 2010. At that time, the overall size of the project was one of many concerns expressed by the San Martin community. The concerns to the size, scale, and intensity of the project have not wavered, yet the project now has been substantially increased. (See below)

<b>CORDOBA CENTER</b>	<b>12/3/2010</b>	<b>1/4/2016</b>	<b>CHANGE</b>
Project Description	8,250 sq. ft.	105,456 sq. ft.	+97,456 sq. ft.

The purpose of this letter is to:

- Seek transparency and accountability from the Lead Agency.
- Request alternative site locations be reviewed and proposed to applicant.
- Eliminate or substantially lessen potential impacts by requesting that specific agencies be consulted and give written comment on this project.
- Provide an outline to the scope, content and environmental information to be included in the Draft EIR.



## **DOCUMENTATION TO STATE CLEARINGHOUSE**

As the Lead Agency, the County of Santa Clara is required to send the Notice of Preparation to the State of California Clearinghouse & Planning Unit. I contacted the Clearinghouse on Friday, February 3<sup>rd</sup>, 2017. They confirmed that they were not provided the Extension Notification regarding the NOP comment period for the Cordoba Center Project – SCH#2016122022. (*Attachment A*)

Lack of timely notification of the NOP Extension to the State Clearinghouse by the Lead Agency is concerning.

1. SMNA requests confirmation that all reviewing agencies and other interested parties received timely notification of the NOP Extension.
2. The Notice of Completion & Environmental Document Transmittal that the Lead Agency submitted to the State Clearinghouse, should reflect the following:

(*Attachment B*)

- a. That the project is required to go before SMPAC.
- b. Under the Project Location it should include that the project is Within 2 miles of a Railway and an Elementary School.
- c. Under the Local Action Type it should list "Rezone" and "Other" as the property is only partly zoned Rural Residential and there is a request for a Cemetery.
- d. Under the Development Type it should include:
  - i. Educational – based upon the request for classrooms
  - ii. Water Facilities & Type – due to use of reclaimed water and the name of the system proposed should be provided.
  - iii. Waste Treatment & Type – the name of the system proposed should be provided.
  - iv. Other – should include that the Institution includes RESIDENCES(S).
- e. Under Project Description, the 400 current South Valley Islamic members comprise of residents of various cities/areas of Santa Clara County and other areas and not only the 'southern portion of Santa Clara Valley'.

## **ANALYSIS OF ENVIRONMENTAL IMPACTS**

SMNA requests that the following additional NOP Project Issues Discussed be analyze for potential impacts:

Agricultural Land	Geological/Seismic	Soil Erosion/Compaction/Grading
Air Quality	Growth Inducement	Solid Waste
Cumulative Effects	Land Use	Vegetation
Drainage/Absorption	Population/Housing Balance	Water Supply/Groundwater
Fiscal	Public Services/Facilities	Wetland/Riparian
Flood Plain/Flooding	Sewer Capacity	Other: Cemetery

SMNA further requests that the following additional areas be included under Potential Environmental Impacts: **Agriculture, Cultural Resources & Parking (People per Car)**



The Lead Agency only lists 10 areas of Potential Environmental Impacts that will be included in the EIR. This institutional project will be three times larger than any other institutional project within the unincorporated area of San Martin. The residents are fully dependent upon their wells and septic systems and therefore ALL due diligence must be reviewed to prevent catastrophes and preserve the rural lifestyle of the community. Below are comments to the Lead Agency's list of impacts along with a list of additional areas that SMNA is requesting be included in the EIR.

**AGRICULTURAL LAND:** It is prudent for institutions to be sited away from agricultural areas in order to avoid adversely impacting current or future agricultural operations on surrounding lands.

**AESTHETICS:** Use of the San Martin Integrated Design Plan Guidelines should be utilized throughout the entire project as well as approval from the local planning advisory body, SMPAC (San Martin Planning Advisory Committee) and the Architecture Site Review Board.

**TRIBAL & OTHER CULTURAL RESOURCES:** The Native American Heritage Commission should provide written verification that this property has no triable or other cultural resources that would be lost.

**UTILITIES & ENERGY:** Only downward, low intensity outdoor lighting should be used. Use of the San Martin Water Company and review of solar options should be considered. The use and creation of recycled water and use of grey water should thoroughly be analyzed.

**GROWTH INDUCEMENT:** A project can have either direct or indirect growth inducement impacts. SMNA would ask that both types of growth inducement be analyzed as the size of the project, quantity of people that will use it daily, and the number of special events all will play a significant role in adding growth in this rural community.

**HYDROLOGY & WATER QUALITY:** Due to the Perchlorate toxic plume that San Martin residents wells were severely affected by, SMNA requests that the Central Coast Regional Water Quality Control Board (CCRWQCB) provide written verification that this project will have no adverse effects on San Martin's water quality. They continue to monitor the 100 year clean-up of the Perchlorate and should be consulted on this project. SMNA would request that the CCRWQCB comment on the Well System being proposed for this project as well as comment on how a Green Cemetery will affect the ground water. SMNA would also request that all protective measures be put in place to protect the perennial stream known as Llagas Creek, which flows very near this property. SMNA requests that the EIR address adequate sewer capacity on-site to accommodate all the proposed activities and special events to avoid spillage and contamination of nearby water wells, agricultural uses and residences.

**LAND USE:** The NOP states that, at this time, the EIR will not focus on the Land Use impacts of the project. The proposed project will have significant land use impacts on San Martin. SMNA requests that these Land Use impacts be addressed in the EIR.



**NOISE & VIBRATION:** Full size evergreen boxed trees should be utilized to address potential visual and noise impacts. The unincorporated area is known for its quite atmosphere, therefore no outdoor amplified noise should be used. This project includes special events and increased traffic and parking. Currently, other approved institutional projects within unincorporated Santa Clara County lack adequate monitoring after project approves. Neither the Planning Department nor Code Enforcement have a system in place that ensures the public protections from repeated violators. It would seem irresponsible for the Lead Agency to approve additional special events and increased traffic and parking on any project until such time enforcement can be applied. The public should not have to be the overseer of large project violations. SMNA requests that the County, as a condition of environmental approval, require continuous annual inspections and monitoring to ensure compliance.

**TRANSPORTATION & CIRCULATION:** With two large projects proposed at the intersection of Monterey Road and California Avenue, the transportation and circulation assessment should be combined. There is a blind corner southbound on Monterey Road therefore the projects entrance should provide a specific turning lane. With the large increase of traffic the two projects will generate, applicant should be responsible to install a traffic signal at California and Monterey Road. "No parking" signs should also be installed along California Avenue and Monterey Road at the expense of the applicant for all events. SMNA requests, to ensure all safety concerns, the applicant be required to provide adequate parking on-site for all regular and special events. SMNA requests that the EIR address the potential impacts of the proposed site, as it pertains to the High Speed Rail (HSR) project. This would include potential impacts to the realigning of Monterey Road to the west as well as traffic, parking, vibration and all other HSR potential impacts.

**CUMULATIVE IMPACTS:** The geographical proximity of two major projects (Cordoba Center & Patel RV Park) in addition to other development projects in the nearby Morgan Hill area should be considered in the cumulative impacts analysis. This would also provide an occasion for a more exhaustive consideration of impacts and alternatives to the proposed project. Morgan Hill is just to the north of this property and has recently built large condominium complexes along Monterey Road. Morgan Hill's current projects should be included in the cumulative analysis as well as the two RV Parks proposed along Monterey Road and the recently approved VVGC Institution that has yet to be built, also located along Monterey Road. Additional cumulative impacts should be reviewed and considered along Monterey Road, such as the Pumpkin Patch, Andrade Meadows, etc. in respect to "special events" that currently take place. SMNA requests that a cumulative analysis include the current impacts that take place along Monterey Road, those impacts that are expected to take place with this project, and impacts of projects recently approved by the County.

**ALTERNATIVES:** The EIR should provide reasonable alternatives to the proposed project including locating the project in another area. Every effort should be made to analyze alternatives that will protect San Martin's rural integrity. SMNA requests the Lead Agency seek comment from and obtain Certification from the Green Burial Council (GBC) for the Cordoba Center's proposed cemetery.



GBC is *the* environmental certification organization setting the standard for green burial in North America. Their compliance specialists do complete evaluations prior to awarding certification. An important component to GBC's certification program is the required periodic compliance monitoring to ensure an organization continues to meet the requirements of certification over time. GBC was scheduled to present information to the community on November 10<sup>th</sup>, 2016 however, the presentation was cancelled by the Cordoba Center Project. SMNA requests that a presentation by GBC be rescheduled.

### **LAFCO**

The Lead Agency should seek comment from LAFCO. The Cordoba Center project proponents stated in their discussions with SMNA that they are interested in seeking urban services from Morgan Hill; therefore obtaining comment from LAFCO is relevant.

The Cordoba Center is located inside the boundary of San Martin and outside Morgan Hill's City limits. State law does not allow a city to provide public services outside of its boundaries without LAFCO's approval and LAFCO policies discourage such extension outside jurisdictional boundaries. As the state mandated independent local agency, which has countywide jurisdiction, LAFCO's primary goals are to discourage urban sprawl, preserve agricultural and open space lands, and encourage efficient delivery of services. Santa Clara County does not allow urban development to occur within the unincorporated area; like San Martin, and does not provide urban services such as sewer and water service. This is consistent with the longstanding countywide urban development policies which state that urban development should occur only on lands annexed to cities and not within unincorporated areas.

### **RURAL RESOURCES IMPACT STUDY**

The application of the Rural Resource Impact Study Template is still in its infancy stage. (*Attachment C*) The community of San Martin has yet to see how the use of this Study Template protects the rural integrity of the community. SMNA would ask that an outside agency, such as the Open Space Authority, review and comment on the rural resource study completed by the Lead Agency.

### **PUBLIC OUTREACH**

The last Community Outreach Meeting was February 25<sup>th</sup>, 2016 and was held in Morgan Hill. The community of San Martin has facilities that would accommodate a Community Meeting. SMNA requests that additional Community Outreach meetings take place, in San Martin, prior to the Draft EIR being presented to the public.

The proposed Cordoba Center is located on approximately 16 acres and there is a neighboring project; the Patel RV Park, that includes another 14+ acres. The combined projects equate to 30 acres of land on some of the last remaining farmland within the unincorporated area of Santa Clara County. This land, is intended for non-urban, agricultural, and rural uses. Institutions of this magnitude; such as the Cordoba Center, are best served within an existing urban area which in turn helps to curb urban sprawl, preserve agricultural lands and reduce greenhouse gas emissions.



SMNA feels strongly that the Lead Agency should ensure the rural integrity of the San Martin residents and their community as it relates to this project. The policy of Local Serving is a long standing formula that this community has been built upon. Projects that promote urban growth and further developments put San Martin at risk to urbanization. Please help protect this community's rural lifestyle and way of life.

SMNA believes that all points in our letter are basis for a fair argument. Therefore, SMNA is requesting that all points be included in the Draft EIR.

Respectfully submitted,



Trina Hineser  
SMNA – President

Attachment A – Comment Deadline Extension  
Attachment B – State Clearinghouse Information  
Attachment C – Rural Resources Impact Study Template

Cc: Supervisor Wasserman  
State Clearinghouse  
LAFCO  
Open Space Authority  
Green Burial

Via email: [Mike.Wasserman@bos.sccgov.org](mailto:Mike.Wasserman@bos.sccgov.org)  
[Scott.Morgan@opr.ca.gov](mailto:Scott.Morgan@opr.ca.gov)  
[Neelima.Palacherla@ceo.sccgov.org](mailto:Neelima.Palacherla@ceo.sccgov.org)  
[mfreeman@openspaceauthority.org](mailto:mfreeman@openspaceauthority.org)  
[Councilinfo@greenburialcouncil.org](mailto:Councilinfo@greenburialcouncil.org)





EDMUND G. BROWN JR.  
GOVERNOR

STATE OF CALIFORNIA  
GOVERNOR'S OFFICE of PLANNING AND RESEARCH  
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX  
DIRECTOR

**Notice of Preparation**

December 12, 2016

To: Reviewing Agencies  
Re: Cordoba Center Project  
SCH# 2016122022

RECEIVED  
PLANNING OFFICE  
2016 DEC 14 AM 10:26  
COUNTY OF SANTA CLARA

Attached for your review and comment is the Notice of Preparation (NOP) for the Cordoba Center Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

**David Rader**  
**Santa Clara County**  
**70 W. Hedding Street**  
**7th Floor, East Wing**  
**San Jose, CA 95110**

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

Attachments  
cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2016122022  
**Project Title** Cordoba Center Project  
**Lead Agency** Santa Clara County

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**Type** NOP Notice of Preparation  
**Description** Note: Review Per Lead

The Cordoba Center project is intended to provide an Islamic worship and cultural center for Muslim residents in the southern portion of the Santa Clara Valley. Project facilities would include a mosque, multi-use community building, a cemetery, an area for youth summer camps, and additional supportive and ancillary structures. There are currently approximately 400 members of the South Valley Islamic community. Maximum attendance at religious and cultural events is generally anticipated to be 300 individuals; although the Eid prayers and associated banquets that take place twice a year, and community picnics, could include as many as 500 attendees. The proposed project requires approval of a use permit by the county of Santa Clara.

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**Lead Agency Contact**

<b>Name</b>	David Rader		
<b>Agency</b>	Santa Clara County		
<b>Phone</b>	(408) 299-5797	<b>Fax</b>	
<b>email</b>			
<b>Address</b>	70 W. Hedding Street 7th Floor, East Wing		
<b>City</b>	San Jose	<b>State</b> CA	<b>Zip</b> 95110

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**Project Location**

<b>County</b>	Santa Clara			
<b>City</b>				
<b>Region</b>				
<b>Cross Streets</b>	Monterey Rd and California Ave			
<b>Lat / Long</b>				
<b>Parcel No.</b>	779-06-002			
<b>Township</b>		<b>Range</b>	<b>Section</b>	<b>Base</b>

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**Proximity to:**

<b>Highways</b>	101
<b>Airports</b>	San Martin
<b>Railways</b>	
<b>Waterways</b>	Llagas Creek
<b>Schools</b>	
<b>Land Use</b>	Vacant/A1-5Ac-d1, RR-5Ac-d1/rural residential

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**Project Issues** Aesthetic/Visual; Archaeologic-Historic; Noise; Septic System; Traffic/Circulation; Water Quality

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**Reviewing Agencies** Resources Agency; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 3; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 4; Office of Emergency Services, California; Native American Heritage Commission; Regional Water Quality Control Board, Region 3

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<b>Date Received</b>	12/12/2016	<b>Start of Review</b>	12/12/2016	<b>End of Review</b>	01/23/2017
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2016122022

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

**Project Title:** Cordoba Center Project

Lead Agency: County of Santa Clara

Contact Person: David Rader

Mailing Address: County Gov Ctr, East Wing, 7th Floor, 70 W. Hedding St.,

Phone:

City: San Jose

Zip: 95110

County: Santa Clara

**Project Location:** County: Santa Clara

City/Nearest Community: San Martin

Cross Streets: Monterey Road and California Avenue

Zip Code:

Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W Total Acres: 15.8

Assessor's Parcel No.: 779-06-002

Section:

Twp.:

Range:

Base:

Within 2 Miles: State Hwy #: 101

Waterways: Llagas Creek

Airports: San Martin

Railways:

Schools:

**Document Type:**CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EIS☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☐ Mit Neg Dec

Other:

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☐ Land Division (Subdivision, etc.)☐ Other:**Development Type:**☐ Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_☐ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_☐ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_☐ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_☐ Educational:☐ Recreational:☐ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_☐ Transportation: Type \_\_\_\_\_☐ Mining: Mineral \_\_\_\_\_☐ Power: Type \_\_\_\_\_ MW \_\_\_\_\_☐ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_☐ Hazardous Waste: Type \_\_\_\_\_☒ Other: Religious institution**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☐ Recreation/Parks☐ Vegetation☐ Agricultural Land☐ Flood Plain/Flooding☐ Schools/Universities☒ Water Quality☐ Air Quality☐ Forest Land/Fire Hazard☒ Septic Systems☐ Water Supply/Groundwater☒ Archeological/Historical☐ Geologic/Seismic☐ Sewer Capacity☐ Wetland/Riparian☐ Biological Resources☐ Minerals☐ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☒ Noise☐ Solid Waste☐ Land Use☐ Drainage/Absorption☐ Population/Housing Balance☐ Toxic/Hazardous☐ Cumulative Effects☐ Economic/Jobs☐ Public Services/Facilities☒ Traffic/Circulation☐ Other:**Present Land Use/Zoning/General Plan Designation:**

Vacant / A1-5Ac-d1, RR-5Ac-d1 / Rural Residential

**Project Description:** (please use a separate page if necessary)

The Cordoba Center project is intended to provide an Islamic worship and cultural center for Muslim residents in the southern portion of the Santa Clara Valley. Project facilities would include a mosque, multi-use community building, a cemetery, an area for youth summer camps, and additional supportive and ancillary structures. There are currently approximately 400 members of the South Valley Islamic Community. Maximum attendance at religious and cultural events is generally anticipated to be 300 individuals; although the Eid prayers and associated banquets that take place twice a year, and community picnics, could include as many as 500 attendees. The proposed project requires approval of a Use Permit by the County of Santa Clara.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**NOP Distribution List**

County: Santa Clara OK

SCH# 2016122022

Resources Agency

- ☒ **Resources Agency**  
Nadell Gayou
  - ☐ **Dept. of Boating & Waterways**  
Denise Peterson
  - ☐ **California Coastal Commission**  
Elizabeth A. Fuchs
  - ☐ **Colorado River Board**  
Lisa Johansen
  - ☐ **Dept. of Conservation**  
Elizabeth Carpenter
  - ☐ **California Energy Commission**  
Eric Knight
  - ☐ **Cal Fire**  
Dan Foster
  - ☐ **Central Valley Flood Protection Board**  
James Herota
  - ☒ **Office of Historic Preservation**  
Ron Parsons
- ☒ **Dept of Parks & Recreation**  
Environmental Stewardship Section
  - ☐ **California Department of Resources, Recycling & Recovery**  
Sue O'Leary
  - ☐ **S.F. Bay Conservation & Dev't. Comm.**  
Steve Goldbeck
  - ☒ **Dept. of Water Resources**  
Resources Agency  
Nadell Gayou

- ☐ **Fish & Wildlife Region 1E**  
Laurie Harnsberger
- ☐ **Fish & Wildlife Region 2**  
Jeff Drongesen
- ☒ **Fish & Wildlife Region 3**  
Craig Weightman
- ☐ **Fish & Wildlife Region 4**  
Julie Vance
- ☐ **Fish & Wildlife Region 5**  
Leslie Newton-Reed  
Habitat Conservation Program
- ☐ **Fish & Wildlife Region 6**  
Tiffany Ellis  
Habitat Conservation Program
- ☐ **Fish & Wildlife Region 6 I/M**  
Heidi Calvert  
Inyo/Mono, Habitat Conservation Program
- ☐ **Dept. of Fish & Wildlife M**  
William Paznokas  
Marine Region

Other Departments

- ☐ **Food & Agriculture**  
Sandra Schubert  
Dept. of Food and Agriculture
- ☐ **Dept. of General Services**  
Public School Construction
- ☐ **Dept. of General Services**  
Cathy Buck/George Carollo  
Environmental Services Section
- ☐ **Delta Stewardship Council**  
Kevan Samsam
- ☐ **Housing & Comm. Dev.**  
CEQA Coordinator  
Housing Policy Division

Independent Commissions, Boards

- ☐ **Delta Protection Commission**  
Erik Vink

Fish and Game

- ☐ **Dept. of Fish & Wildlife**  
Scott Flint  
Environmental Services Division
- ☐ **Fish & Wildlife Region 1**  
Curt Babcock

Cal State Transportation Agency CalSTA

- ☒ **Caltrans - Division of Aeronautics**  
Philip Crimmins
- ☐ **Caltrans - Planning**  
HQ LD-IGR  
Terri Pencovic
- ☒ **California Highway Patrol**  
Suzann Ikeuchi  
Office of Special Projects

Dept. of Transportation

- ☐ **Caltrans, District 1**  
Rex Jackman
- ☐ **Caltrans, District 2**  
Marcelino Gonzalez
- ☐ **Caltrans, District 3**  
Eric Federicks - South  
Susan Zanchi - North
- ☒ **Caltrans, District 4**  
Patricia Maurice
- ☐ **Caltrans, District 5**  
Larry Newland
- ☐ **Caltrans, District 6**  
Michael Navarro
- ☐ **Caltrans, District 7**  
Dianna Watson

- ☒ **OES (Office of Emergency Services)**  
Monique Wilber
- ☒ **Native American Heritage Comm.**  
Debbie Treadway
- ☐ **Public Utilities Commission**  
Supervisor
- ☐ **Santa Monica Bay Restoration**  
Guangyu Wang
- ☐ **State Lands Commission**  
Jennifer Deleong
- ☐ **Tahoe Regional Planning Agency (TRPA)**  
Cherry Jacques

Cal EPA

Air Resources Board

- ☐ **Airport & Freight**  
Cathi Slaminski
  - ☐ **Transportation Projects**  
Nesamani Kalandiyur
  - ☐ **Industrial/Energy Projects**  
Mike Tollstrup
- ☐ **State Water Resources Control Board**  
Regional Programs Unit  
Division of Financial Assistance
- ☐ **State Water Resources Control Board**  
Cindy Forbes - Asst Deputy  
Division of Drinking Water
- ☐ **State Water Resources Control Board**  
Div. Drinking Water # \_\_\_\_\_
- ☐ **State Water Resources Control Board**  
Student Intern, 401 Water Quality Certification Unit  
Division of Water Quality
- ☐ **State Water Resources Control Board**  
Phil Crader  
Division of Water Rights
- ☐ **Dept. of Toxic Substances Control**  
CEQA Tracking Center
- ☐ **Department of Pesticide Regulation**  
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

- ☐ **RWQCB 1**  
Cathleen Hudson  
North Coast Region (1)
- ☐ **RWQCB 2**  
Environmental Document Coordinator  
San Francisco Bay Region (2)
- ☒ **RWQCB 3**  
Central Coast Region (3)
- ☐ **RWQCB 4**  
Teresa Rodgers  
Los Angeles Region (4)
- ☐ **RWQCB 5S**  
Central Valley Region (5)
- ☐ **RWQCB 5F**  
Central Valley Region (5)  
Fresno Branch Office
- ☐ **RWQCB 5R**  
Central Valley Region (5)  
Redding Branch Office
- ☐ **RWQCB 6**  
Lahontan Region (6)
- ☐ **RWQCB 6V**  
Lahontan Region (6)  
Victorville Branch Office
- ☐ **RWQCB 7**  
Colorado River Basin Region (7)
- ☐ **RWQCB 8**  
Santa Ana Region (8)
- ☐ **RWQCB 9**  
San Diego Region (9)

- ☐ **Other** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- ☐ \_\_\_\_\_  
Conservancy