

# CYPRESS ENVIRONMENTAL AND LAND USE PLANNING

P.O. BOX 1844

APTOS CALIFORNIA

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April 22, 2019

Kavitha Kumar, Senior Planner  
Department of Planning and Development  
County of Santa Clara  
70 West Hedding Street, East Wing, 7th floor  
San José, CA 95110-1705

## **Subject: Cordoba Center Project – Project Revisions**

Dear Ms. Kumar,

### Introduction

This letter responds to staff concerns in three topical issues: 1) the project landscape plan; 2) amount of proposed impervious surfacing; and potential traffic during the proposed 500-person special events limited to 4 times/year. Revisions have been made to the project to address these concerns. The purpose of these revisions is to reduce or eliminate impacts as either identified in the Draft EIR or by staff. Project revisions are discussed separately below and supplemented with attached documents.

### Project Landscape Plan

The preliminary landscape plan prepared by Drake Design Associates was evaluated by the EIR consultant in the Aesthetics Chapter of the Draft EIR for its visual screening capability. Mitigation Measure 4.1-2 requires additional evergreen tree and shrub plantings to further reduce the appearance of project improvements from views beyond the site. I understand this mitigation measure will be revised and strengthened in the Final EIR to require new visual simulations to depict how the project will appear at build-out with the planting in the revised landscape plan. The project landscape plan has been revised to:

- 1) Provide additional screening along the frontage of Monterey Road by specifying the first three rows of the fruit orchard will be evergreen olive trees (*Olea europa*);
- 2) Add a California Pepper tree (*Schinus mole*), an evergreen, to corner of the caretakers dwelling closest to entry driveway;
- 3) Provide a denser evergreen screen along the south property line by replacing California sycamore trees with three evergreen species - Brisbane Box tree (*Lophostemon confertus*), Catalina Ironwood (*Lyonothamnus florabundus*) and Sweet Bay (*Laurus nobilis*);
- 4) Artfully replace the line of Ceonothus between the campground and the cemetery with indigenous random groupings of Live oak trees and native evergreen shrubs - ceanothus spp., toyon, and

***Environmental Planning and Analysis, Land Use Consulting and Permitting***

manzanita spp.- for a naturalized appearance, enhanced habitat value, slope stability/erosion control and screening. This revised planting is designed to also screen campground area and water tanks from Monterey Road.

The revised project plan sheets L-1 and L-2, dated March 12, 2019 replace previously submitted sheets L-1 and L-2, dated December 22, 2015. Reduced copies of both sheets are provided as Attachments 1 and 2. Full-size plan sheets and digital copies will be provided with the updated complete project plan set in the next few days. Detailed information about the three tree species now proposed at the south property line is also attached for your reference.

We previously provided two sets of visual simulations for County Planning's use in the Draft EIR. The previous simulations show how the project would appear from various off-site viewpoints in an interim landscape growth scenario and a mature landscape growth scenario. At your request, we are providing a third set of simulations that show how the built-out project will appear with the plantings specified by the revised landscape plan. These four simulations are provided as Attachment 3.

### Impervious Surfacing for the Project

While the Draft EIR did not identify a need to reduce the amount of impervious surfacing included in proposed improvements, I understand County findings pursuant to the Rural Resources Impact Study require minimization of impervious surfaces. Therefore, the project has now been revised to reduce the amount of impervious surfacing from 139,423 sq. ft. (originally proposed) to 95,723 sq. ft. (now proposed). This reduction, which is shown on the attached Excel spreadsheets, makes the project surfacing similar to that of a hypothetical 75<sup>th</sup> percentile project.

The Excel document titled Exhibit A (Attachment 4.a) quantifies the originally proposed amount of pervious and impervious surfacing at developed areas of the project. The other document titled Exhibit B (Attachment 4.b) quantifies in detail the impervious surface converted to pervious surfacing. Exhibit B shows where in the project the converted surfacing will be located and the type of pervious surfacing that will be implemented at these locations in the construction phase of the project. The originally proposed site plan (Attachment 5) is included for your reference. It color codes the surfacing subareas of the project. These are the same subareas as used in the Exhibit A and B documents. This site plan is meant to be an aid when reviewing Attachment 4.a. A revised site plan, showing the reduced amount of impervious surfaces, in accordance with Exhibit B, has also been provided (Attachment 6). It will be included as a full-size plan sheet in the updated project plans to be submitted in the next few days.

### Transportation Management During Special Events

The project proposes up to four special events during a year each with a maximum attendance of 500 persons. These events would always be held on weekends. To address staff concerns that these events may generate a significant traffic volume or on-site parking problems, we are proposing a transportation management strategy that will substantially reduce traffic to the site and on-site parking needs during these special events. SVIC will provide a van shuttle service from one remote parking

lot during each event. Early special event attendees will be permitted to park in the 125 parking spaces at the project site. A “parking full” sign will be posted at the project entrance when all 125 spaces are full. Special event participants arriving after a certain time of the day will be asked to park in the County Center lot located at 80 W. Highland Avenue, San Martín and will be provided with van shuttle service to and from the Cordoba Center site throughout the event’s duration.

The County Center lot is located at the corner of Monterey Road and W. Highland Avenue 1.52 miles from the Cordoba Center site. An aerial photograph of this public lot is included as Attachment 7. The County Center lot is actually two connected paved parking lots with a main lot containing 186 spaces and an adjoining lot to its north with a similar number of spaces. The number of spaces in these two lots is more than ample to serve SVIC’s special event parking needs even if another concurrent activity also generated parking in these two lots.

Earlier this month I consulted with staff of the County Executive’s Office about the use of the parking lot for the proposed special events According to both the CEO staff and the Fleet and Facilities Department Parking Manager, the South County Center lot is available to the general public on weekends on a first come, first basis (Attachment 8). As explained in Attachment 8, they do not believe any special formalized agreement is needed for occasional weekend use of the lot.

## Conclusion

On behalf of SVIC, I submit these project revisions to address all concerns of the Draft EIR and staff in the three topical areas discussed in this letter. These revisions have been incorporated into the project plans, where appropriate. The full set of revised plans will be submitted to you in both hard copy paper and digital formats the next few days. Please contact me if you need any clarifications.

Sincerely,

*Kim Tschantz*

Kim Tschantz, MSP, CEP

## Attachments

1. Revised project plan sheets L-1 and L-2, prepared by Drake Design Associates, dated March 12, 2019
2. Information on three tree species shown at the south property line
3. Visual simulations of project at build-out stage with revised landscape plan
  - a. View from Monterey Road of project entry area at landscape maturity
  - b. Southward view from Monterey Road of project frontage at orchard maturity
  - c. Northward view from intersection of Monterey Road and California Avenue of project at landscape maturity
  - d. Far away northward view from California Avenue of project at landscape maturity
4. Pervious surfacing data sheets
  - a. Exhibit A - Impervious and pervious surfaces as originally proposed
  - b. Exhibit B - Impervious and pervious surfaces as now proposed
5. Originally proposed site plan (Sheet SK1.1) showing impervious area groupings

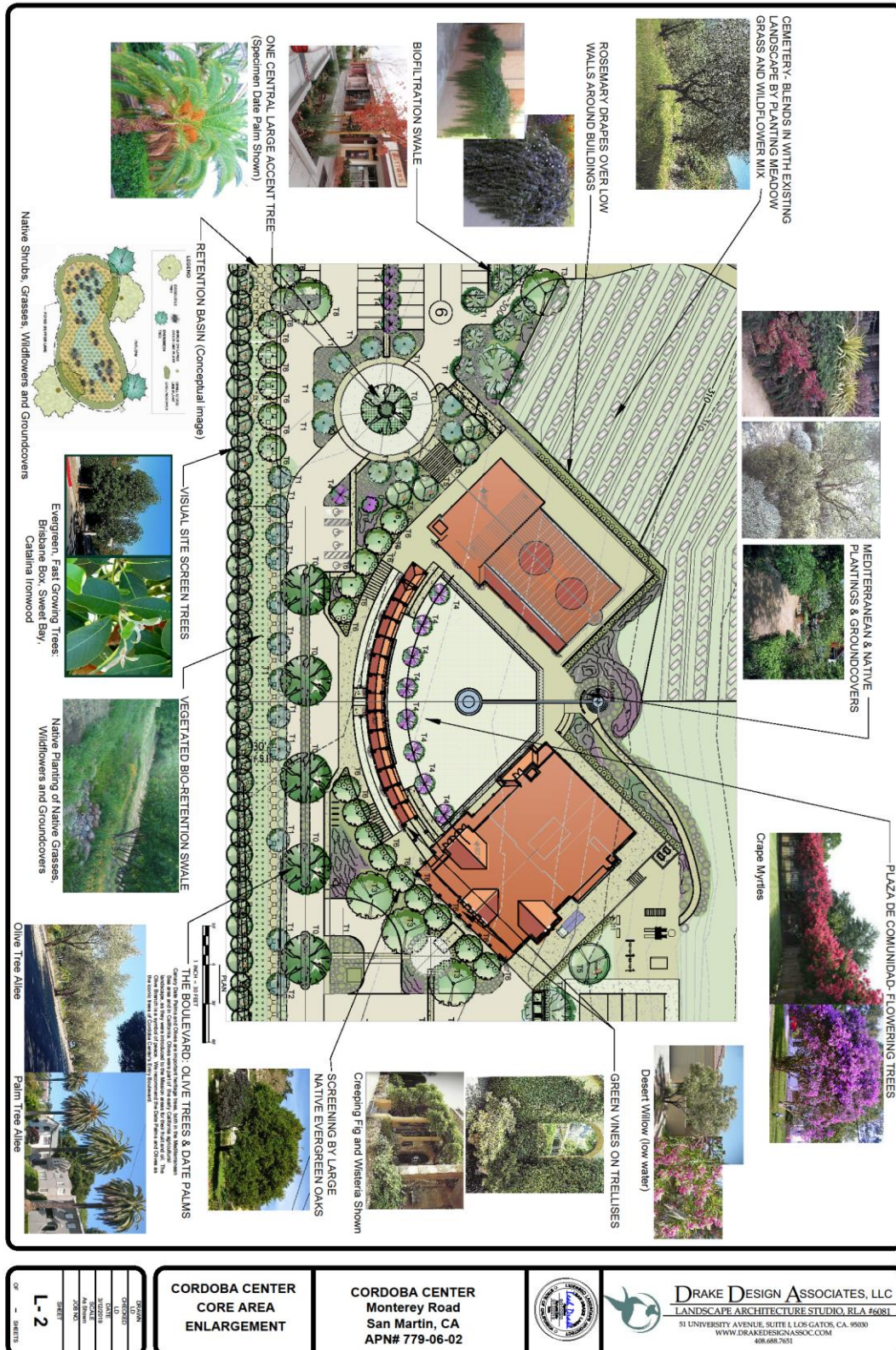
6. Revised site plan (Sheet SK1.1) prepared by Daniel Silvernail, architect, dated April 19, 2019
7. Aerial photograph of South County Center parking lot
8. Email from Fran Palacio, Financial and Administrative Services Manager, Office of the County Executive, County of Santa Clara and email from Paul Burrridge, Work Center Manager, Facilities and Fleet Department, County of Santa Clara

cc: Rob Eastwood, Planning Manager  
Manira Sanhir, Principal Planner  
Dave Rader, CEQA Senior Planner  
Sal Akhter, SVIC  
Donald Sobelman and Kathryn Oehlschlager, Downey Brand LLP

Attachment 1- Sheet 1 of 2







Attachment 2 - Sheet 1 of 3

**BRISBANE BOX (*Lophostemon confertus*) - Tree Specifications and Characteristics**



**General Notes**

Drought resistant once established. Smog tolerant. May be a larger tree in warmer areas.

Native to Australia.

**Tree Characteristics**

Erect or Spreading and requires ample growing space. Oval or Rounded Shape. Has Evergreen foliage.

Height: 30 - 50 feet. Width: 10 - 30 feet.

Growth Rate: 24 to 36 Inches per Year. Longevity 50 to 150 years.

Leaves Ovate, Medium Green, No Autumn change, Evergreen.

Flowers Showy. White. Flowers in Spring. Has perfect flowers (male and female parts in each flower).

Brown or Red Capsule, Small (0.25 - 0.50 inches), fruiting in Summer.

Bark Striking, Light Green, Red Brown or Multicolored, Exfoliating or Smooth.

**Tree Site Conditions & Constraints**

Sunset Zones 15 - 17 and 19 - 24; H1, H2. USDA Hardiness Zones 10 - 11.

Exposure Full Sun to Partial Shade. Moist to Dry Soil. Drought tolerant.

Attachment 2 - Sheet 2 of 3

**CATALINA IRONWOOD (*Lyonothamnus floribundus*) - Tree Specifications and Characteristics**



***General Notes***

Needs good drainage. Attractive in groves. The species floribundus is lobed and does not have leaflets. Native to California.

***Tree Characteristics***

Conical or Oval Shape. Has Evergreen foliage.

Height: 50 - 60 feet. Width: 40 feet.

Growth Rate: 24 Inches per Year. Longevity 50 to 150 years.

Leaves Pinnatifid, Dark Green, No Autumn change, Evergreen.

Flowers Showy. White. Flowers in Summer. Has perfect flowers (male and female parts in each flower).

Brown Capsule, Small (0.25 - 0.50 inches), fruiting in Fall.

Bark Striking, Light Gray or Red Brown, Exfoliating, Smooth or Striated.

***Tree Site Conditions & Constraints***

Sunset Zones 14 - 17 and 19 - 24. Shading Capacity Rated as Moderate to Dense in Leaf.

USDA Hardiness Zones 8 - 10. Exposure Full Sun to Partial Shade.



Attachment 2 - Sheet 3 of 3

**SWEET BAY (*Laurus nobilis*) - Tree Specifications and Characteristics**



**General Notes**

Often used as focal tree in garden, this tree can be grown as a standard or as a multi-stemmed specimen. Leaves can be used for seasoning. The thick, waxy leaves are resistant to fire. Dried leaves can be used in closets to deter moths.

Has fragrant Fruit and Leaf. Native to Mediterranean Region.

**Tree Characteristics**

Compact and Erect with a Low Canopy. Conical or Oval Shape. Has Evergreen foliage.

Height: 15 - 40 feet. Width: 15 - 30 feet.

Growth Rate: 12 to 24 Inches per Year. Longevity 50 to 150 years.

Leaves Ovate, Gray Green or Dark Green, No Autumn change, Evergreen.

Green, White or Yellow. Flowers in Spring. Has either male or female flowers (dioecious). Trees may be sold as male or female.

Black or Purple Berry, Small (0.25 - 0.50 inches), fruiting in Fall.

Bark Dark Gray or Light Gray, Fissured.

**Tree Site Conditions & Constraints**

Sunset Zones 5 - 9 and 12 - 24; H1, H2.  
Leaf. USDA Hardiness Zones 8 - 10.

Shading Capacity Rated as Dense to Very Dense in  
Exposure Full Sun to Partial Shade.

Attachment 3

**Visual Simulations of Project at Build-out with Revised Landscape Plan**

- a. View from Monterey Road of project entry area at landscape maturity
- b. Southward view from Monterey Road of project frontage at orchard maturity
- c. Northward view from intersection of Monterey Road and California Avenue of project at landscape maturity
- d. Far away northward view from California Avenue of project at landscape maturity

Note: These simulations will be sent separately due to their large size

Attachment 4.a -Sheet 1 of 3

**EXHIBIT A - SITE IMPROVEMENTS - as Originally Proposed**  
**Cordoba Center**  
**Monterey Road, Santa Clara County, CA**  
**APN 779-06-02**

<b>Structures</b>	<b>Footprint Area (sf)</b>
1. Mosque of the Cordoba Center	7,134
2. Community Building	10,085
3. Maintenance Building	2,454
4. Caretaker Residence	3,380
5. Girl's Bathhouse	290
6. Boy's Bathhouse	290
Total Building Footprint (all impervious)	23,633

**Hardscape Takeoffs**

7. West Parking Area	
AC (parking lot aisles)	12,840
Concrete (pedestrian walkway)	570
Permeable Concrete (parking spaces)	4,590
Base rock (overflow parking spaces)	5,661

8. Plaza	
Concrete, stamped (entrance and areas surrounding bldgs.)	29,420
Permeable Pavers	11,430

**Legend**

Black font: Impervious surface

Mauve font: Originally proposed pervious

Attachment 4.a -Sheet 2 of 3

**EXHIBIT A - SITE IMPROVEMENTS - as  
 Originally Proposed (continued)**

9. Driveway & Dropoff Area	
AC	18,390
Concrete (pedestrian walkway)	6,110
Permeable Concrete (ADA parking spaces)	830

10. Caretaker Residence Area	
Permeable Concrete (private driveway & patio)	2,390

11. East Parking Area	
AC ( parking lot aisles)	13,950
Concrete (pedestrian walkway)	650
Permeable Concrete (parking spaces)	7,020
Base rock (overflow parking spaces)	1,530

12. Courts Area	
All Weather Athletic Surfacing	20,950

13. Access Road (cemetery & campground)	
AC	9,490

**Legend**

Black font: Impervious surface  
 Mauve font: Originally proposed  
 pervious



Attachment 4.a -Sheet 3 of 3

**EXHIBIT A - SITE IMPROVEMENTS - as Originally Proposed (continued)**

<b>SUBTOTALS</b>	<b>SF</b>
Structures	23,633
AC	57,850
Concrete	36,990
All Weather Athletic Surfacing	20,950
<b>Impervious Subtotal</b>	<b>139,423</b>

<b>SUBTOTALS</b>	<b>SF</b>
Base rock	7,191
Permeable Concrete	14,830
Permeable Pavers	11,430
Turf Block	3,220
Raised Tent Platforms (Decks)	1,560
<b>Pervious/Porous Subtotal</b>	<b>38,231</b>

**Total of all Surfaces** **177,654**

21.5% is permeable/porous surface

**Legend**

Black font: impervious surface

Mauve font: Originally proposed pervious

Prepared by:

~ R. I. Engineering; and

~ Cypress Environmental and Land Use Planning

January 29, 2019

Attachment 4.b -Sheet 1 of 3

**EXHIBIT B - SITE IMPROVEMENTS - with Additional Areas Converted to Porous Surfacing**  
**Cordoba Center**  
**Monterey Road, Santa Clara County, CA**  
**APN 779-06-02**

Structures	Footprint Area (sf)
1. Mosque of the Cordoba Center	7,134
2. Community Building	10,085
3. Maintenance Building	2,454
4. Caretaker Residence	3,380
5. Girl's Bathhouse	290
6. Boy's Bathhouse	290
Total Building Footprint (all impervious)	23,633

**Hardscape Takeoffs**

7. West Parking Area	
AC (parking lot aisles)	12,840
Permeable Concrete (pedestrian walkway)	570
Permeable Concrete (parking spaces)	4,590
Base rock (overflow parking spaces)	5,661

8. Plaza	
Permeable Concrete, (entrance and areas surrounding bldgs.)	29,420
Permeable Pavers	11,430

**Legend**

Black font: impervious surface

Mauve font: Originally proposed  
 pervious

Red font: Now converted to pervious

Attachment 4.b -Sheet 2 of 3

**EXHIBIT B - SITE IMPROVEMENTS - with Additional Areas  
 Converted to Porous Surfacing (continued)**

9. Driveway & Dropoff Area	
AC	18,390
Permeable Concrete (pedestrian walkway)	6,110
Permeable Concrete (ADA parking spaces)	830
10. Caretaker Residence Area	
Permeable Concrete (private driveway & patio)	2,390
11. East Parking Area	
AC ( parking lot aisles)	13,950
Permeable Concrete (pedestrian walkway)	650
Permeable Concrete (parking spaces)	7,020
Base rock (overflow parking spaces)	1,530
12. Courts Area	
All Weather Athletic Surfacing - B'tball Courts	14,000
Permeable concrete-Trash & Utility Area	750
Sand - Volleyball Court & Playground	6,200
13. Access Road (cemetery & campground)	
AC	9,490

**Legend**

Black font: impervious surface

Mauve font: Originally proposed  
 pervious

Red font: Now converted to pervious

Attachment 4.b -Sheet 3 of 3

**EXHIBIT B - SITE IMPROVEMENTS - with Additional Areas Converted to Porous Surfacing (continued)**

<b>SUBTOTALS</b>	<b>SF</b>
Structures	23,633
AC	57,850
Concrete	36,990
All Weather Athletic Surfacing	20,950
<b>Impervious Subtotal</b>	<b>139,423</b>

<b>SUBTOTALS</b>	<b>SF</b>
Base rock	7,191
Permeable Concrete	14,830
Converted to Permeable Concrete	37,500
Converted to sand	6,200
Permeable Pavers	11,430
Turf Block	3,220
Raised Tent Platforms (Decks)	1,560
<b>Pervious/Porous Subtotal</b>	<b>81,931</b>

**Total of all Surfaces                      177,654**

46.6%. is permeable/porous surface

**Legend**

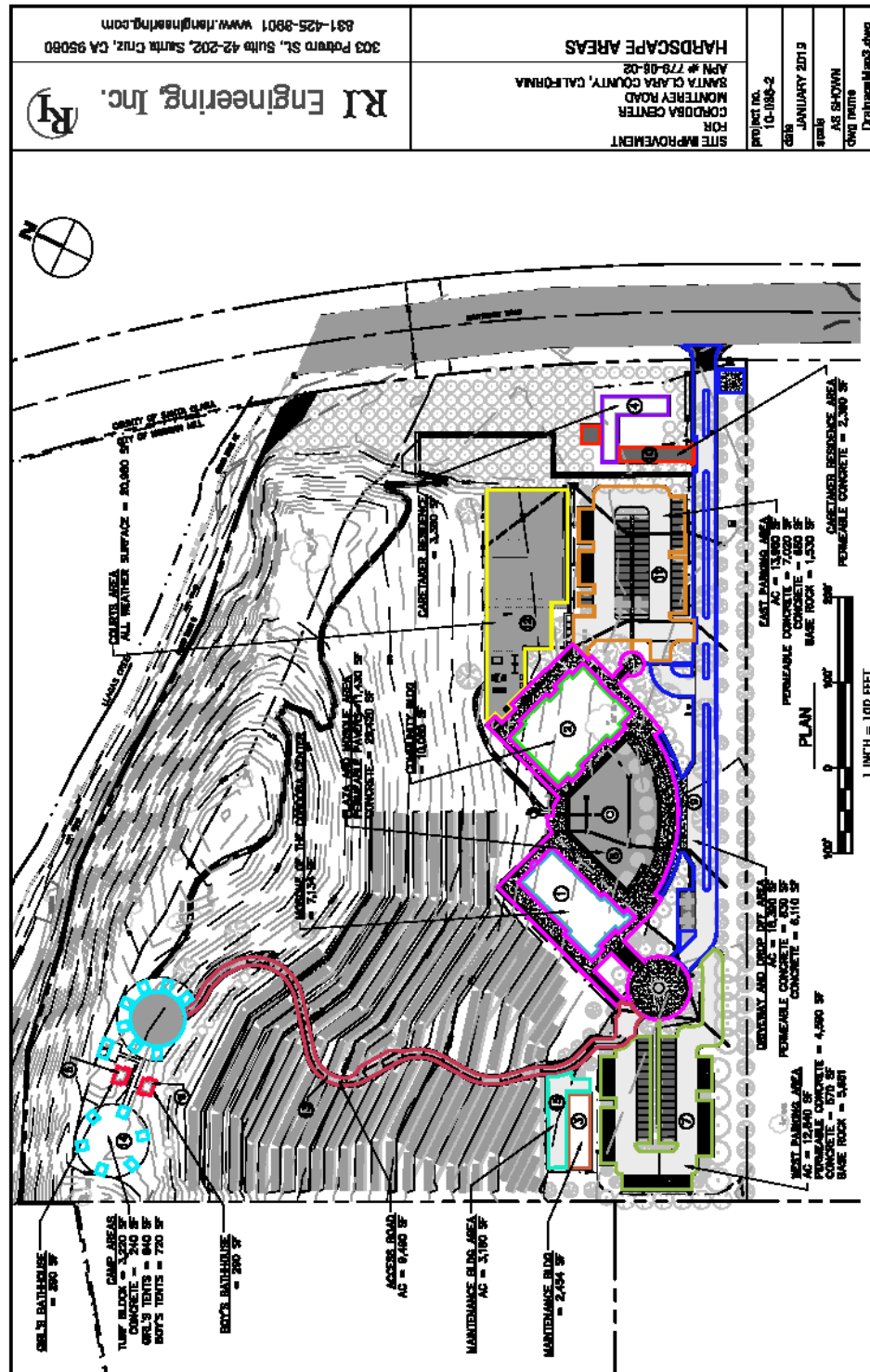
Black font: impervious surface

Mauve font: Originally proposed pervious

Red font: Now converted to pervious



## Attachment 5 - Originally Proposed Site Plan Showing Impervious Area Groupings

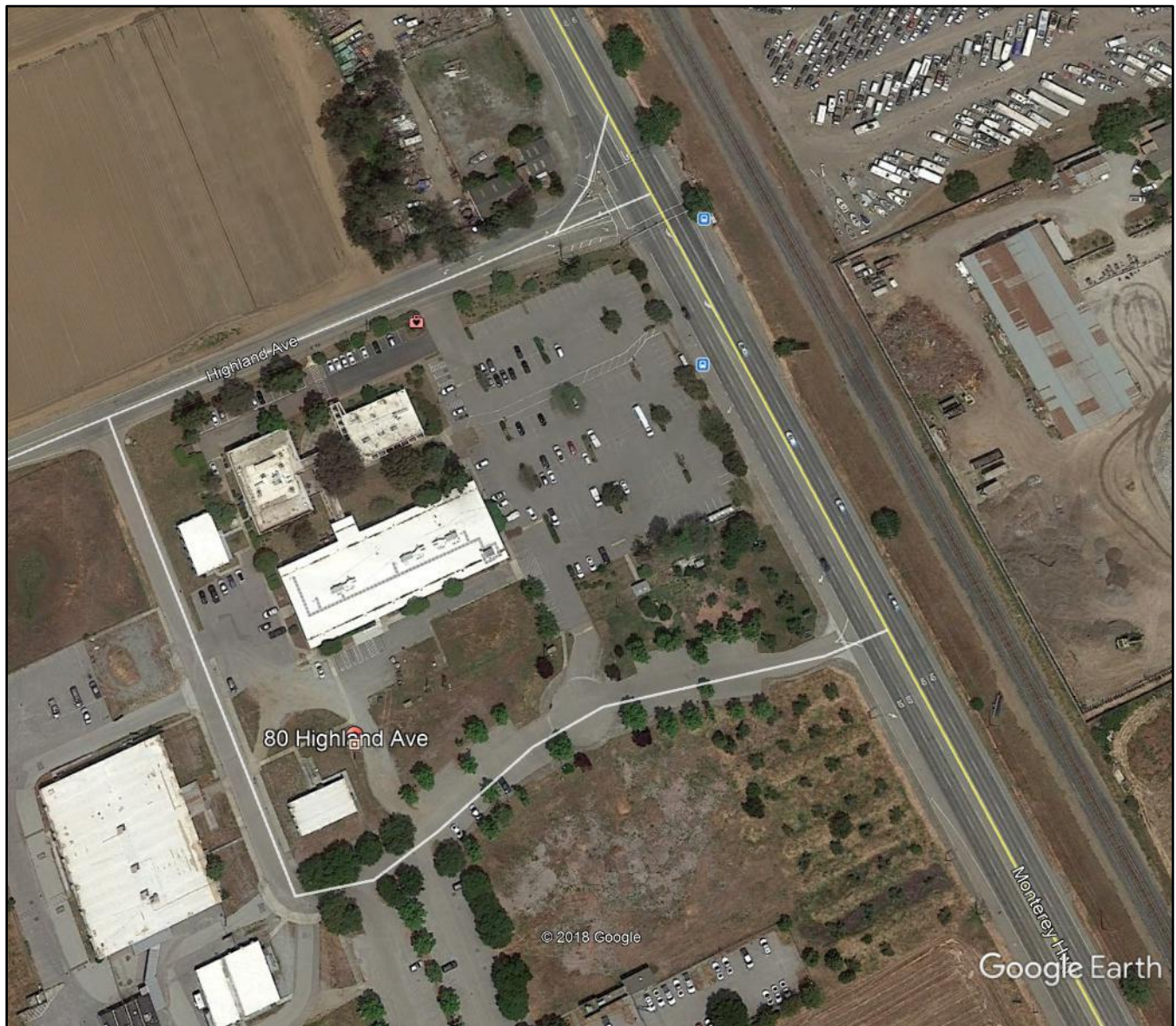


A 24" X 36" color copy of this sheet will be submitted to the Santa Clara County Planning Office with the new set of project plans



Attachment 7

**Aerial Photo of Public Parking Lot at South County Governmental Center  
80 W. Highland Ave., San Martín, CA**



Attachment 8

**Copy of Email from Fran Palacio and from Paul Burrridge, County of Santa Clara**

**From:** Palacio, Fran  
**Sent:** Thursday, April 11, 2019 1:23 PM  
**To:** kimt@cypressssenv.com  
**Subject:** Parking in County of Santa Clara Parking lot on weekends

Good Afternoon Kim -

I was unable to locate/identify any current County policy that would prohibit the use of County parking lots during the weekends, namely Saturdays and Sundays. I reached out to our County Parking Manager who is with our Facilities and Fleet Department. He, too, was unaware of any policy that would preclude members of the public from utilizing these parking spaces. I have attached our e-mail communication.

Thank you.

**Fran A. Palacio**  
Financial and Administrative Services Manager  
Office of the County Executive  
County of Santa Clara  
70 W. Hedding Street, East Wing - 11<sup>th</sup> Floor  
San Jose, CA 95110  
408/299-5186 - Office  
408/204-3626 - Cell

.....  
**Parking in the South County Parking Lot on Saturdays and Sundays**

**From:** Burrridge, Paul <Paul.Burrridge@faf.sccgov.org>  
Palacio,  
**Sent:** Thursday, April 11, 2019 7:31 AM  
**To:** Fran <Fran.Palacio@CEO.SCCGOV.ORG>

Good Morning Fran,

I do not know of any ordinance/policy that would prohibit the public from using county lots after hours. The only exception would be 24 hour facility like Elmwood or VMC etc. but those facilities have visitor parking.

Paul Burrridge  
Work Center Manager  
Facilities and Fleet



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Santa Clara County  
408-535-3905

**From:** Palacio, Fran <Fran.Palacio@CEO.SCCGOV.ORG>  
**Sent:** Wednesday, April 10, 2019 3:01 PM  
**To:** Burrige, Paul <Paul.Burrige@faf.sccgov.org>  
**Subject:** Parking in the South County Parking Lot on Saturdays and Sundays

Good Afternoon Paul –

Susana is out and I received a call from someone with Cypress Environmental. Rather than transferring him around, I attempted to research policies and could not find any information.

Would you happen to know if there is an ordinance/policy that prohibits members of the public from parking in County owned parking lots on weekends.

Thank you.

Fran

**Fran A. Palacio**  
Financial and Administrative Services Manager  
Office of the County Executive  
County of Santa Clara  
70 W. Hedding Street, East Wing - 11<sup>th</sup> Floor  
San Jose, CA 95110  
408/299-5186 - Office  
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