

County of Santa Clara

Department of Planning and Development
Planning Office

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February 19, 2020

Bay Area Vipassanna Centre
C/o Sandeep Nayyar
530 Lawrence Expressway, #365
Sunnyvale, CA 94085

****Sent via email/US mail****

FILE NUMBER: PLN20-0003
SUBJECT: Use Permit, Architecture and Site Approval, and Grading Approval
SITE LOCATION: 9201 El Matador Drive, Gilroy, CA 95020 (APN: 756-30-024)
DATE RECEIVED: January 6, 2020

Dear Mr. Nayyar,

Your application for Use Permit, Architecture and Site Approval and Grading Approval for the property located at the intersection of Redwood Retreat Road and El Matador Drive in Gilroy (APN: 756-30-024) is **incomplete**. For the application processing to resume, you must resolve the following issues and submit the information listed below. Resubmittals are made in person at the Planning Office counter and must include all requested information along with a completed application form (which is used to track the resubmittal). Once the information is submitted, the Planning Office will distribute the plans, reports and/or information to the appropriate staff or agency for review.

There are elements of the proposal that Staff cannot support, which are listed below under Additional Information/ Issues of Concern. Staff recommends discussing additional design options with staff, to ensure the project is consistent with all County requirements, prior to a resubmittal in response to the Incomplete Comments outlined below.

ADDITIONAL INFORMATION / ISSUES OF CONCERN

1. As described on submitted project description and plans, the proposed use is defined as a Meditation Retreat. According to Zoning Ordinance Chapter 2.10 a Camp and Retreat is defined as follows:

Camps & Retreats. (Recreational) Outdoor-oriented recreational, meeting, lodging, and associated facilities which have a low population density, are a low intensity use, and which minimally alter the natural environment. Includes hostels, guest ranches, lodges, and educational and group retreats, but does not include tourist-oriented resorts, or hotels or motels (see Hotels and Motels).

While the proposed use is described as a retreat, the intensity of the proposed operation is inconsistent with this definition in that the proposed use is not “outdoor-oriented”, and the proposed improvements do not “minimally alter(s) the natural environment”. Staff has

significant concerns about the proposed population density of approximately 150-160 people nearly every day of the year on this site. In addition, the proposed location of the structures, the access, and the parking lot is not designed to minimally alter the natural environment. Camps and retreats are typically seasonal in nature with limited high intensity use, interspersed with minimal occupancy on-site, which are not reflected in the project description for the proposed use, either.

2. The proposed project has a development square footage of 52,870 with 95 parking spaces. Staff appreciates that the project size was reduced from 64,500 s.f. (as proposed in the Pre-Application submittal) to the current proposed development size of 52,870 s.f.; however, Staff continues to have concerns regarding the project's size, scale, and intensity as described in the Pre-Application letter dated August 10, 2018.

As detailed in the Pre-Application letter, previously approved camps and retreats in the unincorporated area of the County included improvements covering approximately 0.1% to 1.5% of the site. The proposed improvements associated with the proposal would cover **2.2%** of the site. Staff recommends further reducing the amount and size of structures proposed in order to be consistent with prior approvals and ensure the preservation of the hillside resources as identified in the General Plan.

3. General Plan Consistency: The proposed project features appear to be inconsistent with General Plan policy R-LU 25 and 26 as seen in Attachment A.

In addition to the size and scale component, Staff has further concerns with the site design of the project. Staff recommends that the development of the structures be relocated and clustered together such that the project reduces the need for improvements and resulting potential for environmental impacts, preserve the natural features of the property, and maintains the scenic rural character.

Staff also recommends locating the parking lot away from Redwood Retreat Road, which is identified as a scenic road.

An analysis showing alternative site layout options for the proposed development, including an option with access from El Matador Drive, will be necessary to demonstrate consistency with policy R-LU 26.

4. Grading Findings: The proposed project does not demonstrate how it minimizes grading. As currently proposed, the grading is excessive, and staff recommends reducing the size of the development, and identifying alternative siting options for the structures, parking, and access driveways, in order to meet the grading findings.
5. Unpermitted Barn: Staff could not find any records that this barn was constructed with permits. Please provide documentation that this is a legally built structure or apply for a demolition permit to remove the existing barn.

Please discuss the above comments with Planning Division staff by scheduling an appointment on receipt of this letter. Should the above comments not be addressed prior to the resubmittal, staff may schedule the project for a hearing before the Planning Commission with an unfavorable recommendation.

INCOMPLETE COMMENTS

Following are the incomplete comments on the submitted application, pursuant to the Government Code Section 65943 and the County's Zoning Ordinance Section 5.20.080. If you have any questions about the information being requested below, you should first call the person whose name is listed as the contact person for that item. He or she represents a specialty or office and can provide details about the requested information.

AN APPOINTMENT IS REQUIRED FOR A RE-SUBMITTAL. PLEASE CALL OR EMAIL ME TO SCHEDULE AN APPOINTMENT.

Please submit 2 complete revised sets of plans (1 electronic copy of revised plans on a USB/Flash Drive) and a written response addressing the following items. All items must be addressed and included in the resubmittal.

PLANNING

Contact Charu Ahluwalia at (408) 299-5740 or charu.ahluwalia@pln.sccgov.org regarding the following comments:

1. Acknowledgement and Agreements Form: Please provide documentation that the signatory on this form represents the property owner(s).
2. Plans: Please provide an updated plan set which includes:
 - a. Site Plan with project information (setbacks of all structures to the nearest property line; right-of-way, center line, and width of El Matador Drive and Redwood Retreat Road; a label and brief description of the Little Arthur Creek Trail on Redwood Retreat Road [See Comment #48], setback of structures from Mixed Oak Woodland and Forest, etc.). See [Sample Site Plan](#) for required information.
 - b. The project description states that the “moguls, ramps and jumps from the previous owner’s motorcycle dirt tracks on the property will be regraded to a more natural topography.” Provide and superimpose the existing and proposed site contours on all plans showing contours. The contours on the architectural sheets shall be consistent with the contours on the civil sheets. This information is necessary to determine if the proposed grading throughout the property meets the County’s guidelines, policies and findings.
 - c. Location of any existing and proposed fencing and gates (with design, materials and height). The project description states there is existing fencing on-site which will be retained and improved. Location and extent of the fence is not clearly labelled on the submitted plans.
 - d. Occupancy of any assembly spaces (for example the Main Dhamma Hall) on architectural floor plans
 - e. Cross-sections through the site, and proposed buildings including exterior height dimensions from adjacent grade.
 - f. Site elevation and visual assessment of development and improvements along Redwood Retreat Road. **Note: Once the application is resubmitted, the Planning Department may require story poles to assist with visual analysis.**

- g. Provide a parking table specifying total parking proposed. Identify parking for retreats, volunteers and day-to-day parking. See Comment # 9 below for more information.
 - h. Clarify if the proposed access driveway loop through the property is a one-way or a two-way road. Label site plan to clarify intended use of the driveway on El Matador Dr., and areas open to golf carts only, if any. Note that the minimum required width for a two-way driveway per County Zoning Ordinance Section § 4.30.070 is 22 feet.
 - i. Provide size, location, design, and capacity of existing and proposed water tanks.
3. Project Description: Submit an updated “Project Description”, to include the following information:
- a. Describe how the use is an “outdoor-oriented recreational use”.
 - b. Clarify building square footage of each of the proposed buildings. Please submit a project description consistent with any technical reports submitted as a part of the application. Several discrepancies were noted between the development as defined in the project description and stated in the traffic reports. For example, total number of buildings as shown on the site plan is 19, while the project description states 18 buildings. The architectural plans state the total development square footage as 52,870 (with the mediation hall size as 12,300 s.f.) and the traffic report as 52,290 (with the mediation hall size as 12,200 s.f.).
 - c. Clarify on number of users on-site at any given time such as retreat participants, teachers, volunteers supporting the 10-day retreats, caretakers, long-term volunteers managing the retreat center and facilities, and volunteers visiting the center during the day on an as-needed basis, including any that overlap. For clarity, any terminology used to describe the users should be consistent within reports, project description and site plan.
 - d. A typical daily and monthly schedule of activities for the site for a full calendar year, from January-December, including any overlap of activities. Provide breakdown of the users associated with each activity under “Total # Attending” in Table 2.0 of the project description. Include details on deliveries to/from the site, etc. Identify in the project description and/or the site plan details regarding deliveries to/from the site. **Discuss potential layout of the use table with staff.**
 - e. Clarification and rationale for how the size of buildings relate to the proposed activity and number of uses. It is unclear why the buildings have been designed larger than the requirement of the function, for example, the maximum number of participants of the 10-day retreat is stated as 120 and 134 mediation cells are proposed in the mediation hall. Provide this rationale for size of buildings, number of users in Table 1.0 of the project description. For residential buildings, specify who will reside in proposed units and length of stay.
 - f. A proposed construction schedule for the project.
4. Color samples: Please provide material and color samples of the roof.
5. Grading
Provide the following documents listed below that were missing from the application packet submitted on January 6, 2020:

- a. Statement of justification of proposed grading
- b. Completed Grading Design Standards Forms (Prepared and signed by a registered civil engineer)

Clarify how the project minimizes grading according to the County Grading Findings Ordinance [Section C12-433](#) in the [Grading Justification Form](#).

6. Lighting: Provide an exterior lighting plan indicating exterior light locations and proposed fixtures for each location with their wattage. Plan shall include a photometric plan to ensure that there is no glare onto neighboring properties. Due to the number of the buildings, their proximity to a scenic road and neighboring properties to the east and southeast of the site, lighting shall be carefully placed so as to not provide glare over the property line along Redwood Retreat Road and El Matador Drive.
7. Landscaping Plan: Conceptual landscape plans shall include the total area of landscaping proposed as a percentage of the site. Please also provide the number and category (native/non-native) of trees proposed to be planted. Please note that any landscaping proposed would be subject to the County's Sustainable Landscape Ordinance and a landscape permit.
8. Tree Removal: The site contains an area that appears to be oak woodlands. In order to assess impacts to these trees and trees on-site in the development area, a tree inventory will be required. The inventory must be conducted a licensed arborist and shall tally each tree within the development area along with an assessment of tree health, rationale for the tree rating and discussion of any impacts to trees both during and after construction. The arborist must also state whether or not the grove of trees centrally located on-site is considered an oak woodland and if so, whether the project will result in any loss of oak woodlands.
9. Parking: Staff has concerns regarding the methodology of parking assessment. Staff will conduct a peer-review of the parking study in order to determine the best methodology for the parking suitable for the proposed use. A parking space per unit requirement may be more suitable to the proposed use.
10. Signage: A sign is shown on the site plan adjacent to Redwood Retreat Road. This requires Design Review with associated fees. Please provide the referenced plans with signage details including location, size, design, and materials, consistent with the County's zoning requirements and guidelines (§ 4.40.060 Nonresidential Uses –Freestanding Signs; § 3.30.040 Signs; the more restrictive requirement would apply.) Please pay the appropriate fee for the Sign Design Review.
11. California Environmental Quality Act (CEQA)
Per the California Environmental Quality Act (CEQA); an Environmental Assessment would be required for the proposed project. The following studies not submitted with this application are required:

- a. Arborist. An Arborist Report is required in order to inventory all protected trees on site. The report must assess any potential impacts to tree health as a result of development and include any conditions or mitigations deemed necessary to lessen impacts to existing trees.
- b. Archaeologist Report. The submitted letter from Archaeological Resource Services identifies a higher than likely potential for presence of archaeological resources, Please provide a detailed archaeological report which surveys the development areas and related areas of potential effect, identifies any potential impacts, and recommends avoidance and mitigation measures.
- c. Biological Report. A full-biological report would be necessary in order to adequately review the CEQA impacts.
- d. Noise. A Noise Study is required to evaluate noise impacts.
- e. Traffic Study. A traffic study is required to evaluate safety impacts of the proposed project, as well as a Vehicle Miles Traveled analysis. Also, see comments from Roads and Airports below.
- f. Water Supply Analysis. Please provide a Water Supply Analysis for the proposed water use for the proposed development and landscaping. Also see below comments from Department of Environmental Health on page 10.

SANTA CLARA VALLEY HABITAT PLAN

Contact Colleen Tsuchimoto at (408) 299-5797 or colleen.tsuchimoto@pln.sccgov.org regarding the following comments:

The subject property is located in the Santa Clara Valley Habitat Plan area and the Private Development Area is designed Area 1: Private Development Covered, and Area 2: Rural Development Greater Than 2 Acres Covered. According to the HCP Geobrowser mapping, land cover on the 54.5 acre property appears to include Grain, Row-crop, Hay and Pasture, Disked/ Short-term Fallowed, California Annual Grassland, Serpentine Bunchgrass, Rural Residential and Mixed Oak Woodland and Forest.

This application is for a Use Permit for a new camp, retreat, and meditation center. See Attachment B for HCP Geobrowser Property Report for reference. According to HCP Geobrowser mapping, covered plant surveys are required within the serpentine bunchgrass land cover. Staff also recommends wildlife surveys for serpentine species (i.e. Bay Checkerspot Butterfly etc.).

Please submit the following:

12. HCP Screening Form signed by the property owner. Must provide impervious surface coverage calculations as part of the site plan and screening form.
13. Land Cover Verification with Mapping prepared by a qualified biologist to verify the habitat land covers impacted and species impacts within the proposed development area. HCP covered species include but are not limited to Bay Checkerspot Butterfly

14. Site Plan should show the proposed development, land cover types in the development and any relevant landforms – including but not limited to: roads, water bodies, the creek top of bank and centerline, rock outcrops, the edge of pavement, road shoulders, existing and proposed structures that will be impacted by the proposed project, and all proposed improvements (i.e. driveway, parking, structures, septic systems, drainage, landscaping).

Note: It appears based on the current site plan, that Habitat Plan coverage may be required. Any future development that affects any wildlife and/or plant species covered by the Habitat Plan, or any unmapped burrowing owl occupied nesting habitat riparian, stream, pond or wetland covers requires coverage under the Habitat Plan. See Fees & Conditions Worksheet and Fee Schedule for reference.

HCP documents including the HCP screening form, Habitat Plan Application, and Fees information are at the below weblink:

<https://scv-habitatagency.org/250/Private-Applicant>

FIRE MARSHAL's OFFICE (FMO)

Contact Alex Goff at (408) 299-5763 or alex.goff@sccfd.org regarding the following comments:

15. The address the property is using is El Matador Drive. Clarify if this is the intended main entrance. The address is to be based off the main fire department access.
16. El Matador Drive is being used as a part of access for this project. El Matador Dr. will need to be a 20 ft. drivable width.
17. The minimum driving width of all roads are to be 20 ft. per PRC-4290. Plans currently show a 16 ft. drivable loop.
15. Plans are to show a minimum 50 ft. turning radius for all turns.
18. Plans to show the slope of the proposed site. The maximum slopes are to be 16%.
19. Ensure that all parts of structures are within 400 ft. path of travel of fire apparatus. The Caretaker unit appears to be over this distance measured by path of travel through the parking lot. An additional fire hydrant will likely be needed in the parking lot near the Caretaker Unit.
20. Some structures don't appear to have a fire hydrant within the path of travel, an example is the Admin Office. Fire apparatus would need to drive by the structure around the loop to find a hydrant then drive back to the structure.
21. Fire hydrants are to be a standard fire hydrant.
22. The water tanks are referencing CFMO-1 and CFMO-5, W1 and W5 are for single family residences. This scope of work will need to meet CFMO-W2. The water supply for fire sprinklers, domestic water and the fire hydrants will be served by 1 tank and a fire pump if a water purveyor isn't available. This needs to be shown on the plans.

23. Plans to state structures will install an NFPA 13 Fire Sprinkler system as a deferred submittal.
24. Plans to state the proposed occupancy classification. A "Camp" is mentioned, but it's unknown if this is the proposed Fire Code occupancy classification that's desired.

CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION (Cal Fire)

Contact Craig Farley at (408) 500-1000 or craig.farley@fire.ca.gov regarding the following comments:

25. The project is located within a Very High Wildland Urban Interface Area. Defensible space protection measures shall be in place prior to building final.
26. All structures shall have a 30 ft setback from the centerline of the roadway (1276.01 2020 Fire Safe Standards).
27. An Emergency and Evacuation plan is required for the Organized Camp. California Fire Code 2019 ed Dec 403.13

See 403.13 for required fire drills and resident training.

LAND DEVELOPMENT ENGINEERING (LDE)

Contact Darrell Wong at (408) 299-5735 or dareell.wong@pln.sccgov.org regarding the following comments:

Building Site Approval and Grading

28. Provide earthwork calculations of the earthwork quantities shown on the plans.
29. Based on the topography provided, the proposed driveway may impair drainage flows. Provide a Drainage Plan that demonstrates the following items:
 - a. the site can be adequately drained,
 - b. What stormwater runoff is being received by the swale that begins at STA 1+50 (approx.) and flows all the way to property line bounded by El Matador?
 - c. Demonstrate how roof runoff for the residence buildings, the administration office and the caretaker building are being captured and treated and not just flowing down the existing hill;
 - d. the proposed development is not subject to significant damage from the one percent flood,

30. Demonstrate that the proposed access road shown on the plan conforms to County Standard Detail SD2. Label the cross section or note that the proposed access road will be constructed per standard detail SD2. Include a private driveway approach (off of El Matador, not Redwood Retreat Road) per SD4 that conforms to the County standard with slopes of less than 5% grade, 20 feet from the edge of pavement or to the right of way, whichever is greater. Label the private driveway approach as SD4.
31. Submit evidence of legal access to the site from the nearest publicly maintained road compiled and/or prepared by a Licensed Land Surveyor or Registered Civil Engineer who is authorized to practice land surveying.
32. County standard turnouts along the private access road may be required. Confirm with FMO.
33. Include all applicable easements affecting the parcel(s) with benefactors and recording information on the site plan. Supply two copies of a preliminary title report, dated within 60 days of the day of submittal with the next submittal.
34. Provide typical sections of all proposed retaining walls. Show TW and BW elevations.
35. Show drainage system from parking lots and roof drains on plan. Ensure that all stormwater runoff from new impervious surfaces are being directed to the proposed retention area and are being treated. Provide directional flow arrows, details, etc. that **clearly** demonstrate that this is happening. Stormwater runoff from new impervious surfaces cannot just be directed to the existing surface.
36. This project is located within the Central Coast watershed and includes greater than 15,000sf of new impervious area. Provide Stormwater Treatment and Control Measures per section E.12 of the Central Coast Regional Board requirements. Show any grading required to provide such treatment on the plans.

ROADS & AIRPORTS DEPARTMENT

Contact Leo Camacho at (408) 573-5465 or leo.camacho@rda.sccgov.org regarding the following comments:

37. Count dates for Existing Condition indicated on Page 2 of TIA were in July of 2019 which are in the Summer. This is not representative of typical peak condition used for development analysis. It is recommended that peak condition traffic volumes should be used for LOS analysis in the TIA
38. As currently required per Congestion Management Agency (CMA) TIA Guidelines, LOS analysis should be performed using TRAFFIX software.
39. Page 4 of TIA indicated that Trip Generation is based on averages and not maximums. Impact analysis should be done for daily peaks as well as weekend peaks and peak period of the generator.

40. Page 23, Table 2 in the January 6, 2020 letter showed the annual activities per proposed project. As indicated, these activities could overlap and the discussion for this is not presented. There are periods where there'll be more than 150 occupants at the site.
41. Clarify the intended use of the driveway on El Matador Dr., based on the described use, changes may be needed to the traffic study.
42. Plans need to call out the B5 driveway improvement to the intersection of El Matador Dr. and Redwood Retreat Rd.
43. Plans need to call out the B4A frontage improvements that will be required along Redwood Retreat Road.

DEPARTMENT OF ENVIRONMENTAL HEALTH (DEH)

Contact Darrin Lee at (408) 918-3435 or darrin.lee@cep.sccgov.org regarding the following comments:

44. Provide an Onsite Wastewater Treatment System (OWTS) Design/ Site Plan directly to the Department of Environmental Health (DEH) for review. Additionally, provide wastewater calculations for the proposed OWTS. This is a separate submittal to DEH and subject to fees.

Note:

- a. Groundwater mounding analysis shall be required for design flows exceeding 1500 gallons per day (See Onsite Systems Manual, Attachment E, Table 1).
 - b. For design flows that exceed 2500 gallons per day, ground water mounding and nitrate loading analyses shall be required (See Onsite Systems Manual, Attachment E, Table 1).
45. Provide final percolation tests result to DEH for review/evaluation. Show percolation and soil profile test locations on OWTS design/site plan.
46. The proposed OWTS design shall consider peak flow contributions from all wastewater contributors including but not limited to facility users, retreat attendees, staff, volunteers, wastewater contributions from meal preparation (kitchen use), etc. For design guidelines, please consult with County of Santa Clara Onsite Manual.
47. Contact California State Water Resources Control Board, Drinking Water Program (CA SWRCB) as it appears the existing onsite well will be under the State of California's jurisdiction as a public water system. Please apply for and receive a Water System Supply Permit from CA SWRCB. Once received, provide proof of permitting from CA SWRCB. **(Note: the applicant must receive permit or written clearance from CA SWRCB; otherwise, DEH will be unable to approve the proposed use permit).**

SANTA CLARA COUNTY PARKS

Contact Michael Hettenhausen at (408) 355-2362 or michael.hettenhausen@prk.sccgov.org regarding the following comments:

The Proposed Project includes the construction of one 12,300 square foot meditation hall and meditation cell complex, two 250 square foot bathroom structures, one 1,800 square foot teacher's residence, one 6,300 square foot dining hall and kitchen, two 2,600 square foot volunteer residences, one 1,340 square foot caretaker's residence, one 2,050 square foot maintenance building, one 480 square foot covered cart storage structure, eight 2,600 square foot participant's residences, one 2,100 square foot administration building, and associated internal driveway and utility infrastructure on a 54.59 acre parcel located at the southwest corner of the Redwood Retreat Road and El Matador Drive intersection.

Connection to Regional Trails within Santa Clara County

The Proposed Project site's northern border is Redwood Retreat Road, which is the proposed alignment of the Little Arthur Creek Trail. Per the Countywide Trails Plan, the Little Arthur Creek Trail is considered an on-street bicycle route within road right-of-way. When complete, the Little Arthur Creek Trail will connect to the Hecker Pass Connector Trail/West Valley Sub-Regional Trail on Watsonville Road to the east and to internal Mount Madonna County Park trails and the Bay Area Ridge Trail on Summit Road to the west and south. At build-out, this collection of on-street bicycle trails will provide an extensive recreation and transportation pathway between the city of Gilroy, Uvas Canyon County Park, and Lexington Reservoir County Park.

48. Site plans should include a label and brief description of the Little Arthur Creek Trail on Redwood Retreat Road. A copy of this document is available for review at the Department's website, www.parkhere.org. See Attachment C for vicinity map.

Prior to resubmittal, please contact me to schedule an appointment so we can meet and discuss my comments regarding the project.

Please make sure the requested changes are made for the revised plan sets and documents that are needed for the resubmittal. **Resubmittals are only accepted by appointment with the assigned project planner.** If the requested information is not submitted within **180 days**, you will be required to pay a fee of 10% of the application fee at the time the information is submitted. All requested information must be submitted no later than **one (1) year** from the date of this letter. PARTIAL RESUBMITTALS WILL NOT BE PROCESSED. Fees required at the time of resubmittal will be those in effect at that time.

Please note that the application have been charged a minimum fee and will be charged additional fees to continue processing when the initial payment is exhausted.

If you have questions regarding the application, please call (408) 299-5740 or email charu.ahluwalia@pln.sccgov.org.

Regards,

DocuSigned by:

E260F57503D0427...
Charu Ahluwalia
Associate Planner

cc:

Valerie Negrete
Manira Sandhir
Bharat Singh
Alex Goff, FMO
Darrell Wong, LDE
Darrin Lee, DEH
Leo Camacho, R&A
Craig Farley, Cal Fire

encl:

Attachment A – Applicable General Plan Policies
Attachment B – HCP Attachment
Attachment C – Santa Clara County Parks - Vicinity Map of property

ATTACHMENT A

Reference of Applicable General Plan Policies

*underlined emphasis added for areas of concern. All of the findings below will be further evaluated if an application is submitted, deemed complete, and reviewed for environmental impacts.

Book B, Part 3: Rural Unincorporated Area Issues & Policies, Land Use Policies, Resource Conservation Areas, Hillsides

Policy	Page No.	Policy Language
R-LU 18	Q-3	<p>All allowable uses must be consistent with the basic intent of the 'Hillside' designation. The range of allowable uses shall be limited to:</p> <ul style="list-style-type: none"> a. agriculture and grazing; b. mineral extraction; c. parks and low-density recreational uses and facilities; d. land in its natural state; e. wildlife refuges; f. very low density residential development; and g. commercial, industrial, or institutional uses, which by their nature <ul style="list-style-type: none"> 1. require remote, rural settings; or 2. which support the recreational or productive use, study or appreciation of the natural environment.
R-LU 25	Q-6	<p>Non-residential land uses allowed in 'Hillsides' areas shall be of a generally low density or low intensity nature, depending on the use, as is consistent with the basic intent of the Hillsides designation to preserve the resources and rural character of the land. Non-residential uses shall:</p> <ul style="list-style-type: none"> a. <u>avoid or minimize any potentially significant adverse environmental impacts;</u> b. <u>provide adequate access to safely accommodate potential traffic without significantly impacting local transportation routes;</u> c. <u>demonstrate no significantly increased risks associated with natural hazards;</u> d. <u>not create adverse visual impacts as viewed from the Valley floor or from adjacent public recreational areas;</u> and e. <u>cause no significant increase in the demand for public services or infrastructure, including potential</u>
R-LU 26	Q-6	<p>For recreational, commercial, or other uses which permit or involve overnight accommodations for temporary guests, allowable densities and the design of development shall also adhere to the following principles:</p> <ul style="list-style-type: none"> a. <u>proposed densities must be consistent with the scale of the allowed recreational or commercial use, if applicable;</u> b. <u>design and appearance shall blend harmoniously with the natural setting; and</u> c. <u>development shall be located, and if possible, clustered within the minimum area necessary to accommodate it, in order to avoid or reduce the need for improvements and minimize any potential environmental impacts.</u>
R-LU 27	Q-8	<p>Land uses proposed for inclusion within the Hillside zoning ordinance may be evaluated for conformity with the intent of this land use designation by various measures of land use intensity, including but not limited to:</p> <ul style="list-style-type: none"> a. waste water generation rates; b. traffic generation rates; c. extent of grading, vegetation removal, drainage modifications, or other alteration of the natural environment; d. noise or other nuisance potential; and e. growth-inducing potential.

ATTACHMENT B



City of Gilroy | City of Morgan Hill | City of San Jose | County of Santa Clara | Santa Clara Valley Water District | Santa Clara Valley Transportation Authority

General Information

APN	75630024
Address	9201 EL MATADOR DR GILROY CA 95020
Recorded Area	54.59 acres
City	N/A
Urban Service Area	N/A
Planning Limits of Urban Growth	N/A

Habitat Plan Information

Habitat Plan Permit Area	YES
Private Development Areas	<ul style="list-style-type: none"> Area 1: Private Development Covered (4 acres) Area 2: Rural Development Equal to or Greater Than 2 Acres Covered (49.8 acres)
Land Cover	<ul style="list-style-type: none"> Grain, Row-crop, Hay and Pasture, Disked / Short-term Fallowed (15.2 acres) California Annual Grassland (2.4 acres) Serpentine Bunchgrass Grassland (2.5 acres) Rural Residential (0.4 acres) Mixed Oak Woodland and Forest (33.3 acres)
Land Cover Fee Zones	<ul style="list-style-type: none"> Fee Zone A (Ranchlands and Natural Lands) (42.2 acres) Fee Zone B (Agricultural and Valley Floor Lands) (11.7 acres)
Potential Wetland Fee Zones	N/A
Potential Serpentine Fee Zones	<ul style="list-style-type: none"> Serpentine Fee Zone (7.3 acres)
Burrowing Owl Survey and Fee Zone	N/A
Wildlife Survey Areas	<ul style="list-style-type: none"> Least Bells Vireo (0.6 acres) (Condition 16 may apply) Tricolored Blackbird (0.6 acres) (Condition 17 may apply)
Plant Survey Areas	<ul style="list-style-type: none"> Plant Survey Zone (7.3 acres) (Conditions 19 and 20 may apply)
Category 1 Streams and Setbacks	<ul style="list-style-type: none"> Riparian buffer shown for illustrative purposes. Ground truthing will determine actual riparian buffer needed. (0 acres) (Condition 11 applies)
Category 1 Streams and Setbacks (stream length)	N/A
Valley Oak and Blue Oak Woodland	N/A
Urban Reserve System Interface Zones	N/A

The data provided in the Geobrowser are intended to be used as an initial planning tool for project applicants. All fees and survey requirements will be implemented based on field-verified information that is specific to each project.

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ATTACHMENT C

REDWOOD RETREAT ROAD
LITTLE ARTHUR CREEK TRAIL

Chitactac-Adams

WATSONVILLE ROAD

APN: 756-30-024

HECKER PASS CONNECTOR TRAIL
WEST VALLEY SUB-REGIONAL TRAIL



This map generated by the County of Santa Clara Department of Parks and Recreation. The GIS files were compiled from various sources. While deemed reliable, the Department assumes no liability.

9301 El Matador Drive, Gilroy, CA

Created: 1/16/2020
Created By: M. Hettenhausen

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