

**RESPONSE TO COUNTY COMMENTS OF SEPTEMBER 17, 2020**

**DATE:** June 17, 2021

**FILE NUMBER:** PLN20-086

**SUBJECT:** Use Permit with Architectural and Site Approval and Grading Approval/Abatement for Non-Profit Institutional and Religious Activity

**SITE LOCATION:** 3215 Calaveras Road (APN: 029-38-014 & 015)

**TO:** Department of Planning | Joanna Wilk|  
joanna.wilk@pln.sccgov.org

**COMMENT RESPON** *(As referenced to County Comments numbering)*

**PLANNING OFFICE:**

1. Legal properties (APN 029-38-015 & APN 029-38-014) have common ownership and are proposed as a common use under the proposed use. A deed restriction can be recorded to prevent parcel separation in a sale. Alternatively, applicant may allow a lot line adjustment to shift the common boundary line to a different location.
2. All existing structures are being proposed to be permitted. Photograph depictions, with height dimensions of the structures, have been provided as “real” elevations. See sheets C15.0 & C15.1.
3. Area of disturbance has been confirmed to be above 1 acre. Refer to sheet C14.0 & C14.1 for tabulation.
4. A Grading, Drainage, and Utility plan has been created depicting top of wall & bottom of wall callouts for retaining walls. Additionally, topographic sheet depicting contour lines alongside earthwork quantities has been provided. See plans for details.
5. Previously existing topography (prior to the code violation improvements) has been recreated using a compilation of USGS Data & aerial imagery. See plans for details.
6. No exterior walls were moved or reconstructed, and all exterior walls remain in the same place as originally permitted. Interior walls were moved and/or removed and proper Structural & Electrical design drawings have been submitted to the County for review as a single-family residential structure. Once the structural and electrical plans are approved, additional details for lighting and exiting will be provided to support the proposed assembly use under the Use Permit application.

7. Existing photographs have been supplied for each structure depicting the “as-is” colors and details. There is no need to provide “proposed” renderings since the buildings are already existing and can be evaluated from photography or site visit.
8. Floor plans for assembly areas (Main House & Proposed Chapel) have been included in the attached plans.
9. **Parking requirements:**

Parking Spaces Provided:      Main Lot: 37 parking spaces.  
   Chaparral Overflow for special events: 135  
   Total: 172 parking spaces

**Visitor Estimate:**

**Daily Visitors:**

1. Recreation, Hiking, Private Meditation:  
    55/day Monday-Friday (10/hr.)      [55 x 5 days = 275 people]  
    90/day Sat- (10/hrs.)                      [90 x 1 day = 90 people]  
    110/day Sunday (10 hrs)                  [120 x 1 day = 120 people]

Total Weekly = 485 people/7 = average of 69 people per day

2. Sunday Bible/Prayer Session (2-hr):  
    30 people Sunday only (11-2) [included as part of the 120 / day  
    weekend estimate for Sundays]

**Total Ave Daily Visitors:**      485 people / 7 days per week = 69 people average  
   70\* people/day per weekly average

\*Note: This meets the currently adopted Local Serving Data 75<sup>th</sup> percentile limit on a weekly average basis.

**Parking Required (see chart below):**

1. Recreation, Hiking, Private Meditation details:
  - a. 2 people per car estimate
  - b. 1.5-hour estimated maximum visit/stay
  - c. 10-hour dusk to dawn opening
  - d. 1 spaced added each hour for overlap

	Visitors						
	Weekly	Saturday	Sunday		PARKING REQUIRED		
Hours	Visitors	Visitors			MAXIMUM STALLS REQ'D AT ANY POINT		
8:00-9:30	6	10	10		4	6	6
9:30-11:00	8	12	12		5	7	7
11:00-12:30	8	14	44		5	8	23
12:30-2:00	9	14	14		5.5	8	8
2:00-3:30	10	16	16		6	9	9
3:30-5:00	8	14	14		5	8	8
5:00-6:30	6	10	10		4	6	6
	55	90	120				
					Most Stalls Required (Visitors)		23
					Stalls Required for Maintenance		3
					Maximum Stalls Required		26

**Total Spaces required: 26 parking spaces.**

**Zoning Ordinances:**

4.30.040: Parking requirement numbers are surpassed by quantity of parking stalls available/proposed.

4.30.060: “Special Parking” spaces will not be proposed (other than Accessible Parking). All parking stalls are to standard or compact dimensions.

4.30.070(B)-(I): Proposed parking lot complies or surpasses requirements.

4.30.080: Proposed parking lot complies with requirements.

4.30.090: Loading at lower parking lot not proposed (other than loading for ADA purposes which comply with county standards)

10. Landscaping surrounding proposed sign is to remain as-is with a zoning variance.

The Proposed sign will not have lighting. See sheet C13.0.

11. Outdoor lighting is not proposed.

12. Amplified sound is not proposed. The only sound will be small wind chimes.

13. OK.

14. The request for studies to determine whether or not the project may cause significant environmental impacts is premature, as we believe the County recognizes in the language it used in items 14, “requesting” a series of studies at this time in order to “expedite” its review. The applicant is not seeking expedited review, just review pursuant to the County’s normal processing timelines within the California State Streamline Permitting Act.

As a required component of the application pursuant to the County’s Use Permit Checklist of Required Application Materials, the applicant submitted the County’s

Environmental Information Form, signed on 7/28/20. The checklist does not require the numerous studies identified in item 14. The Environmental Information Form supplies the basics to determine whether an Initial Study under CEQA is required. However, the determination of CEQA, negative declaration of EIR, or Initial Study necessity, should not occur until after the application has been determined to be complete (14 CCR 15060 (c)) as the project has not been adequacy defined for environmental impact review purposes. This is exemplified by the operational aspect and access changes that were updated from the initial submission due to city comments – and may not include forthcoming changes due to County coordination. Without a County letter stating that the application is complete, the Development team is concerned review processes may be redundant, incomplete, unnecessary, or preemptive. For this reason, CEQA provides that the time to prepare the environmental document, whether it is a negative declaration or EIR, begins with application completion (PRC Section 21151.5(a)(2)) and not from the time the application is submitted. State law also provides that the lead agency cannot require analyses that are the informational equivalent of an EIR as a prerequisite to determining that a project application is complete (Government Code Section 65941(b)).

Once this project application is determined to be complete, we look forward to working cooperatively with the County to obtain those studies reasonably determined to be necessary to identify potentially significant environmental impacts arising from the proposed project as professional consultants have been retained for Traffic Engineering, Environmental/Biologist, Structural Engineering, and Geotechnical Engineering purposes.

15. The maximum number of people will be 30. The Sunday meeting is a private assembly for bible reading and meditation that is approximately 1 hour long. The window of time is from 11-2.
16. The maximum attendee analysis and the estimated time schedule of visits are shown in the table below:

Hours	Visitors	Saturday	Sunday
	Weekly Visitors		
8:00-9:30	6	10	10
9:30-11:00	8	12	12
11:00-12:30	8	14	44
12:30-2:00	9	14	14
2:00-3:30	10	16	16
3:30-5:00	8	14	14
5:00-6:30	6	10	10
	55	90	120

Maintenance operations consist of weed abatement, irrigation management, cleaning, and overall general maintenance. This will be based on a 2- or 3-time operation per week. Deliveries are few if any since there is no specific operations that require such services.

17. There will be a maximum of 4 special events that will fall in alignment with County standards and the 75th percentile requirement outlined by the Local Serving Data (L.S.D) at time of approval. Alternatively, the applicant will work with staff to determine the need for a Rural Resources Impact Study in order to address such events that may have more attendees than allowed under the 75<sup>th</sup> percentile.

18. Clarification on Visitor Calculation:

**Visitor Estimate:**

**Daily Visitors:**

Recreation, Hiking, Private Meditation:

55/day Monday-Friday (10/hr.) [55 x 5 days = 275 people]

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Sunday Bible/Prayer Session (2-hr):

30 people Sunday only (11-2) [included as part of the 120 / day weekend estimate for Sundays]

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70\* people/day per weekly average

\*Note: This meets the currently adopted Local Serving Data 75<sup>th</sup> percentile limit on a weekly average basis.

19. Caretaker will occupy the old, detached garage structure which was previously designated as “office”. This will now become a permanent accessory dwelling unit for the purposes of a caretaker/owner living area. See sheet C3.0.

20. The library will allow a maximum of 8 people at a time and will be open from dusk till dawn consistent with the property’s open hours.

21. Clarification on Visitor Calculation:

**Visitor Estimate:**

**Daily Visitors:**

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#### **SANTA CLARA VALLEY HABITAT PLAN:**

22. See DRAFT Land Cover Map in plan set. There are no trees that have been impacted. Final Land Cover numbers will be completed prior to Use Permit issuance.

#### **GEOLOGY:**

23. A Geological engineer has been retained. Prior to Use Permit, said engineer will work with the County Geologist to identify precisely what study and which slopes, structures etc.... need to be included.
24. The necessary fees will be paid prior to submitting the Geological Report.

#### **LAND DEVELOPMENT ENGINEERING:**

25. The plans include these details.
26. The plans include these calculations. See Sheet C12.3.
27. The plans include these calculations.
28. See below for responses:
- a. The site can be adequately drained. Refer to Stormwater Management Plan included in the permit submittal plans, sheets C10.0 & C10.1.
  - b. The drainage flows will be self-contained within property per the Stormwater management Plan. See sheets C10.0 & C10.1.
  - c. The drainage flows will be self-contained within property per the Stormwater management Plan. See sheets C10.0 & C10.1.
29. The project access road is subject to standard SD-2 or SD-3 (Not SD-1). This is not a subdivision or planned development but Hillside lots which dictates a pavement section of 18' wide. Field verification of Calaveras Road, from Piedmont Road to the beginning of the access road, depicts our access road with a varying width measuring from 18' to 20' wide.
30. The existing access road from Calaveras Road was built by the county as an 18' wide pavement road (varies) within a 20' wide roadway easement. All properties accessing this roadway are within the Hillside Zoning Ordinance. The Dragon Mountain development team requests additional information from the County justifying a 60' total right of way requirement.
31. The County Access Road serving the site falls under the SD-2 or SD-3 County Standard Detail. Hence the driveways accessing a private road as such must conform to SD-4, not SD-1.
32. The only project turnaround proposed onsite is for emergency vehicle operations.  
**Note:** Visitors to Dragon Mountain are not allowed to drive up the existing gated driveway. All visitors will be required to park in the lower parking lot and either walk or be shuttled by an onsite service provided by the owner.

33. The project intends to offer shuttle transportation services for ADA accessibility to the upper flat area where kiosks and statues are located. Certain facilities will not be able to provide ADA access due to steep stairways and slopes. The site Accessibility Plan marks ADA accessible areas on sheet C9.0.
34. The property access rights to Calaveras Road were created by a court judgment in 1972 wherein the County was required to give a 20' easement to Pyle and Wool and build the 20' road. Pyle also gave an easement over a part of his property to allow the County to build the road. The Dragon Mountain parcels were deeded from Pyle and they enjoy the easement access rights that were given to Pyle. The said access is shown on the attached Title Report as PARCEL FIVE. Please see attached Preliminary Title Report from Chicago Title company # FWPS-2996140902-RP. In addition, the easement is depicted on the County produced Record of Survey as shown on EXHIBIT A hereto. JMH Weiss will discuss this directly with the County Surveyors office (August Hanks), but the Dragon Mountain development team is certain that they will agree with the existing access rights.
35. An updated Title Report will be provided under separate cover.
36. This is included in the Grading & Drainage plan & Stormwater Management Plan included in the plan set. Also, it has been field verified that the county-maintained storm drain inlets along the access road fronting the property are completely clogged from the trees adjacent to the road. The applicant is requesting the County clean out these inlets prior to the next rainy season.
37. This is shown on the Grading & Drainage plan included in the plan set. It is not the project's intention to remove any existing retaining walls.
38. This is shown on the Grading & Drainage plan sheets C8.0 – C8.2 & Stormwater Management Plan sheets C10.0 & C10.1.
39. Noted.
40. This is included in the Stormwater Management Plan included in the plan set.
41. Area of disturbance has been confirmed to be above 1 acre. Refer to sheet C14.0 & 14.1 for tabulation.
42. Please provide specific details (location, amount, etc.) on where the County identifies an unpermitted fill location.
43. This is included as part of the submitted plans.
44. This is shown as part of the submission plan set.
45. This is shown as part of the submission plan set.
46. This is shown as part of the submission plan set. See sheets C12.0 – C12.4.
47. The existing driveway was constructed on top of the historic driveway and hence the slope of the reconstructed driveway matches the historical grade. Based on historical use of private drive aisle by both public fire department vehicles & private daily visitors, access road slope & construction has a track record of success, justifying maintaining existing condition for the site's benefit. This said, visitors will park at the bottom of the site and will be shuttled up (or walk) the mountain by a service provided by the owner. In an order to support fire department access, the owner will provide a roughened/grooved surface in the areas of grades over 20% (See plans for details).



In addition, the applicant requests the County Fire department to perform a drive through test (similar to that performed by the Spring Valley local volunteer fire department, and multiple other departments) to verify stability and access limitations.

48. Confirmed. This is part of the submitted plan set.

## **DEPARTMENT OF ENVIRONMENTAL HEALTH**

49. The approximate existing locations of the septic tanks and fields are shown on the plans. It is the applicant's proposal to have the existing systems inspected by a certified septic engineer and utilize the existing systems as is, or with required modifications. Approvals of the existing systems, or proposed modifications thereto, will be approved by the Department of Health at time of construction permit phase.
50. All systems will be validated by a certified septic engineer to adequately handle and treat any waste flows.
51. Noted. This will be part of the final construction building permit.
52. No commercial kitchen is proposed.
53. The onsite well will not be used for drinking purposes for general public. The well water will be used exclusively for bathroom uses, watering of landscaped areas, and private residence use. Bottled water will be provided onsite as needed for general public uses.

## **BUILDING DIVISION**

54. Project intends to offer shuttle for ADA accessibility to upper pavilion area. The included site Accessibility Plan marks ADA accessible areas, see sheet C9.0.

## **FIRE MARSHALL OFFICE**

55. Confirmed. As listed throughout comment response, many of the listed violations will be responded to at time of building permit submittals for code violation mitigation.
56. The existing driveway slope was laid on top of the historical grade. Based on historical use of private drive aisle by both public fire department vehicles & private daily visitors, access road slope & construction has a track record of success justifying maintaining existing condition for the site's benefit. This said, visitors will park at the bottom of the site and be shuttled up (or walk) the mountain by a service provided by the owner. In an order to support fire department access, the owner will provide a roughened/grooved surface in the areas of grades over 20% (see details in plan set).

In addition, the applicant requests the County Fire department to perform a drive through test (similar to that performed by the local volunteer fire department and multiple other departments) to verify stability and access limitations.



- 57. Applicant will work with Cal Fire (who has historically fought fires from this location and used the existing site access) prior to the Use Permit approval.
- 58. Confirmed. This is a part of the submittal package.
- 59. Confirmed. This is a part of the submittal package.
- 60. Confirmed. This is a part of the submittal package.
- 61. Confirmed. This is a part of the submittal package.
- 62. The change is from residential to residential with partial assembly use. The only assembly use will happen once per week where the home will have a Sunday prayer/bible study of approximately 2 hours for up to a maximum of 30 people.
- 63. Fire suppression requirements for the new use main residence will be provided at time of building permit submittal.
- 64. Applicant will provide appropriate fire design systems once the Use Permit is accepted by the County Planning department.

**SANTA CLARA COUNTY PARKS:**

- 65. Confirmed. Sight line perspectives are included as part of the use permit drawing set, see sheets C5.0 & C6.0.

PARKS NOTE: The applicant was instructed by the Planning Department to work with the County Parks department separately than included herein with the Use Permit application. The applicant has proposed a public trail system thru the said property with a loop connection to the Ed Levin Park trail system. See included the proposal to the County Parks department.

**ADDITIONAL INFORMATION FOR AREAS OF CONCERN:**

- 66. Noted.
- 67. Noted.

**SCC PARKS:**

- 68. The plans show a design to divert the stormwater runoff to adequately sized retention and water quality basins prior to entering the county right of way.
- 69. The road was used for many years for access to this site operating with the proposed use to no challenge or unusual damage other than normal wear and tear.

**SANTA CLARA VALLEY HABITAT PLAN:**

- 70. Noted.
- 71. Noted.
- 72. Noted.
- 73. Noted.

**BUILDING DIVISION:**

74. Noted.
75. Noted.
76. Adequate design has been provided and submitted under separate cover to the Building Department. Note, the residence is not for monastery use. It will have a 30-person bible study assembly for 2 hours only on Sundays. There are no services, masses, or ministries involved. The said submittal was for permitting the structure as a single-family residence with no assembly conditions. The Use Permit is proposing to upgrade this structure to allow for the bible reading session on Sundays. Proper fire sprinkler design, lighting design, exiting details will be provided during the construction permitting stage. General details and designs will be provided within this use permit prior to the issuance of said permit.
77. There will be no commercial food preparation other than pot-luck style gatherings on Sunday during the bible reading session.

## EXHIBIT A







Real Estate Development & Engineering  
1731 Technology Drive Suite 880, San Jose CA 95110  
408.202.2190

**Jeremy Farr, Principal Planner**  
Santa Clara County Parks

May 10, 2021



298 Garden Hill Dr., Los Gatos, CA 95032  
Office: (408) 355-2360 | Cell: (408) 992-5325

**Re.: Public Trail and Open Space Connection to Ed Levin Park**

Dear Jeremy,

On behalf of the Keith Kno, we are pleased to present to the Santa Clara County Parks Department an extraordinary proposal to expand the recreational opportunity for the citizens of Santa Clara County at no cost.

We are proposing open access to vast open space and vistas on the only remaining, privately owned, adjoining lands to the Santa Clara County Ed Levin Park. Mr. The easements we are offering would then be granted to the County of Santa Clara by a recorded permanent dedication deed or other similar mechanism.

We are asking that the Santa Clara County Parks Department immediately provide its feedback so that this gift by Mr. Ngo can be considered as part of the Planning Application we are submitted to the County. These easements will be provided at no cost and will support the County in maintaining the easement areas in a clean and safe condition to assure enjoyment for residents, upon our receipt of all necessary permits and plans allowing us to open Dragon Mountain.

We have been instructed to work separately with your department, as Planning will not assume jurisdiction over this issue, and hope the two projects can proceed in tandem.

By way of background, as may be aware, we are currently processing a use permit application with the Santa Clara County Department of Planning and Development. The permit application relates

to the property that is known as Dragon Mountain, under the Santa Clara County Planning Number PLN19-0029, located on Old Calaveras Road having APN's 029-38-014 & 015 (see Exhibit A). In addition to gaining approval for conditionally permitted uses on the site, the use permit attempts to rectify several code violations on said property where several facilities were constructed without proper permits some years ago.

The site architectural features have an underlying religious connotation with dispersed statues, monuments, and themed kiosks where people enjoy private reflection and quiet meditation. The owner of the property, Mr. Keith Ngo, desires to offer this environment at no cost to the public as his philanthropic goal for the mountain is to provide a means of escape from the hectic Silicon Valley lifestyle. The core underlying enjoyment of the mountain is found through the expansive open space vistas that are exposed by an integrated organization of staircases, trails, and rest areas. Substantiating Dragon Mountain's allure to weekly recreational hikers, the "Dragon Mountain Stairs" hike is identified on the national trail database called AllTrails (see the link [DRAGON MOUNTAIN STAIRS - ALLTRAILS](#)).

The owner of the Dragon Mountain property additionally owns 360 contiguous acres to the north and west of Dragon Mountain, bordering the Ed Levin Park property, and to the east abutting the lands of the City and County of San Francisco as part of the Calaveras Reservoir property holdings (see Exhibit B). With this large and strategic land holding, Mr. Ngo is willing to formalize and expand the use of his property through the dedication of a public use and public trail easement that would not only cover a path through the Dragon Mountain site, but also across his said contiguous lands, allowing a ridgeline connection to the existing trail system in Ed Levin Park (see Exhibit C). The said adjacent land holding also abuts Weller Road for a small stretch, allowing the new public trail system to have an emergency vehicular connection at the top of the mountain.

The proposed public trail and access easement can be analyzed in 4 sections, as defined below (also see Exhibit D):

Section 1: Lower Stairs

- This section begins at the entrance to the project, just past the existing parking facility. It consists of a sidewalk initial climb then a railed stairway that connects to the Mid-Level Resting Area.

Section 2: Mid-Level Resting Area

- Welcoming hikers to the Mid-Level Resting Area is a closed-in private resting & contemplation area referred to as the Lower Pavilion.

- The Lower Pavilion directs the pedestrian trail to a wide-open flat area that has statues, monuments, tables, chairs, a restroom, and a library where people can relax, meditate, or read.

### Section 3: Upper Stairs

- The trail continues up a winding staircase that climbs the mountain to the property boundary.
- This is the most sought-after recreation area for local hikers known as the “Dragon Mountain Stairs”.

### Section 4: Ridge Trail

- This section, which will be located on Mr. Ngo’s adjacent parcel, picks up from the Upper Stairs and travels in cross country fashion along the property ridgeline for over 1.5 miles to the Ed Levin Park boundary. At this point, Monument Peak Road, (a road/trail within Ed Levin Park, is only a stone’s throw away, making it an easy connection.

Many hikers already navigate from the Ed Levin Park trails to the Dragon Mountain site across the scenic landscape owned by Mr. Ngo. An official public trail designation, through the lands of Mr. Ngo, would add a formal means to guide the hikers, further improving & connecting Ed Levin Park.

Mr. Ngo’s adjacent property also includes the land known as Chaparral Ranch, at the end of Old Calaveras Road, which abuts an existing Ed Levin Park trail at said Ranch’s southwest corner. Mr. Ngo is additionally proposing to formalize a public access and parking area easement on the Chaparral Ranch to allow hikers to use this location to begin their trek. This would allow a full circuit connection through Ed Levin Park, across the ridgeline trail on the adjacent lands of Mr. Ngo (including Chaparral Ranch), and down through the Dragon Mountain stairs and trail system to Old Calaveras Road, being a short distance back to the Chaparral Ranch parking area. Given that the Dragon Mountain site also offers a place for parking allowing this hike to be navigated in either direction. This would make a complete loop system of approximately 3 miles for the veteran trail blazers who frequent the area (see Exhibit E).

We were directed to your office to offer this proposal by the Director of Planning Ms. Jacqueline Onciano and her staff, citing the need for us to work independently with the County Parks Department. We are requesting a meeting as soon as possible so that we may assure that this offer is understood thoroughly, and to discuss additional details.



Real Estate Development & Engineering  
1731 Technology Drive Suite 880, San Jose CA 95110  
408.202.2190

We look forward to hearing from you soon to set a time for a meeting.

We are sure our proposal is going to generate significant public interest and excitement and hope you can respond quickly and enthusiastically.

Best regards,

A handwritten signature in blue ink, appearing to read "Kevin Weiss", with a stylized, flowing script.

Kevin R. Weiss, P.E., P.L.S.  
*Chief Executive Officer*

JMH Weiss, Inc.

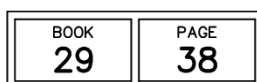
Encl. Exhibits A-E

J M H  
weiss

Real Estate Development & Engineering  
1731 Technology Drive Suite 880, San Jose CA 95110  
408.202.2190



**DRAGON MOUNTAIN  
LANDS OF THIEN TAM TU (Mr. Keith Ngo)  
A non-profit corporation  
APN 29-38-14,15**



OFFICE OF COUNTY ASSESSOR ~~OF~~ SANTA CLARA COUNTY, CALIFORNIA

## DRAGON MOUNTAIN

**PLN19-0029**

### Adjacent Lands Owned By Project Applicant

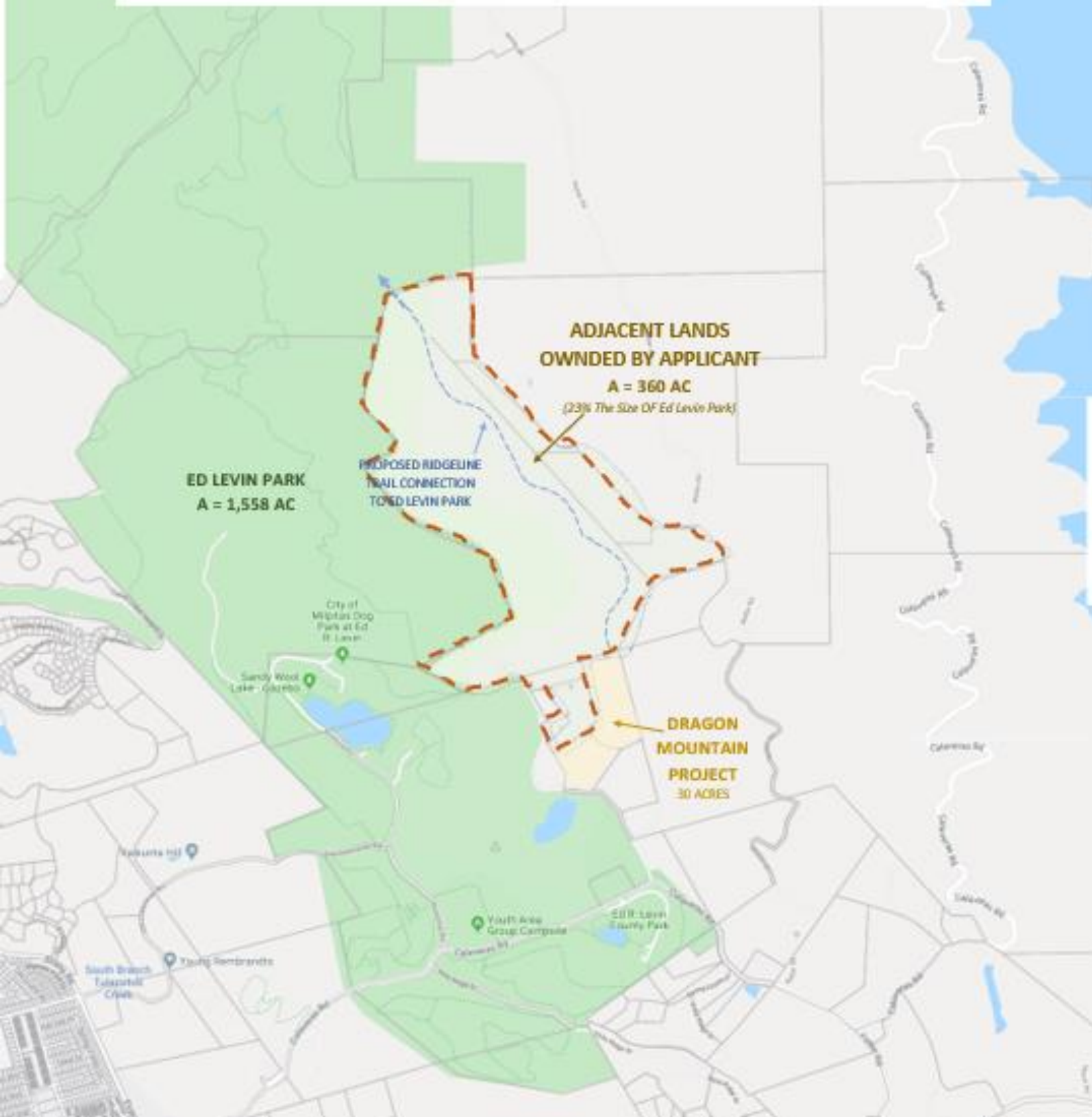


EXHIBIT B  
(cont.)

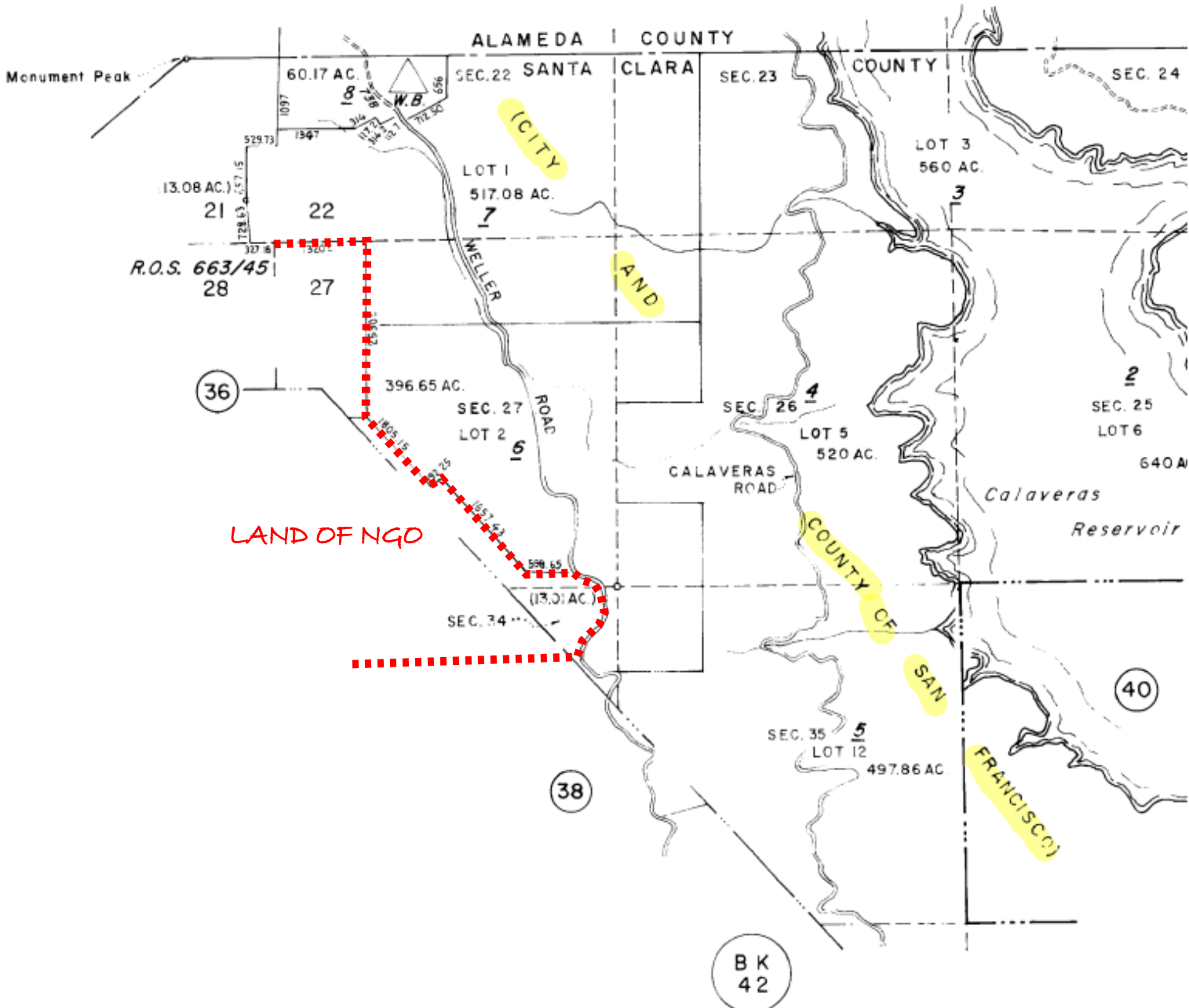


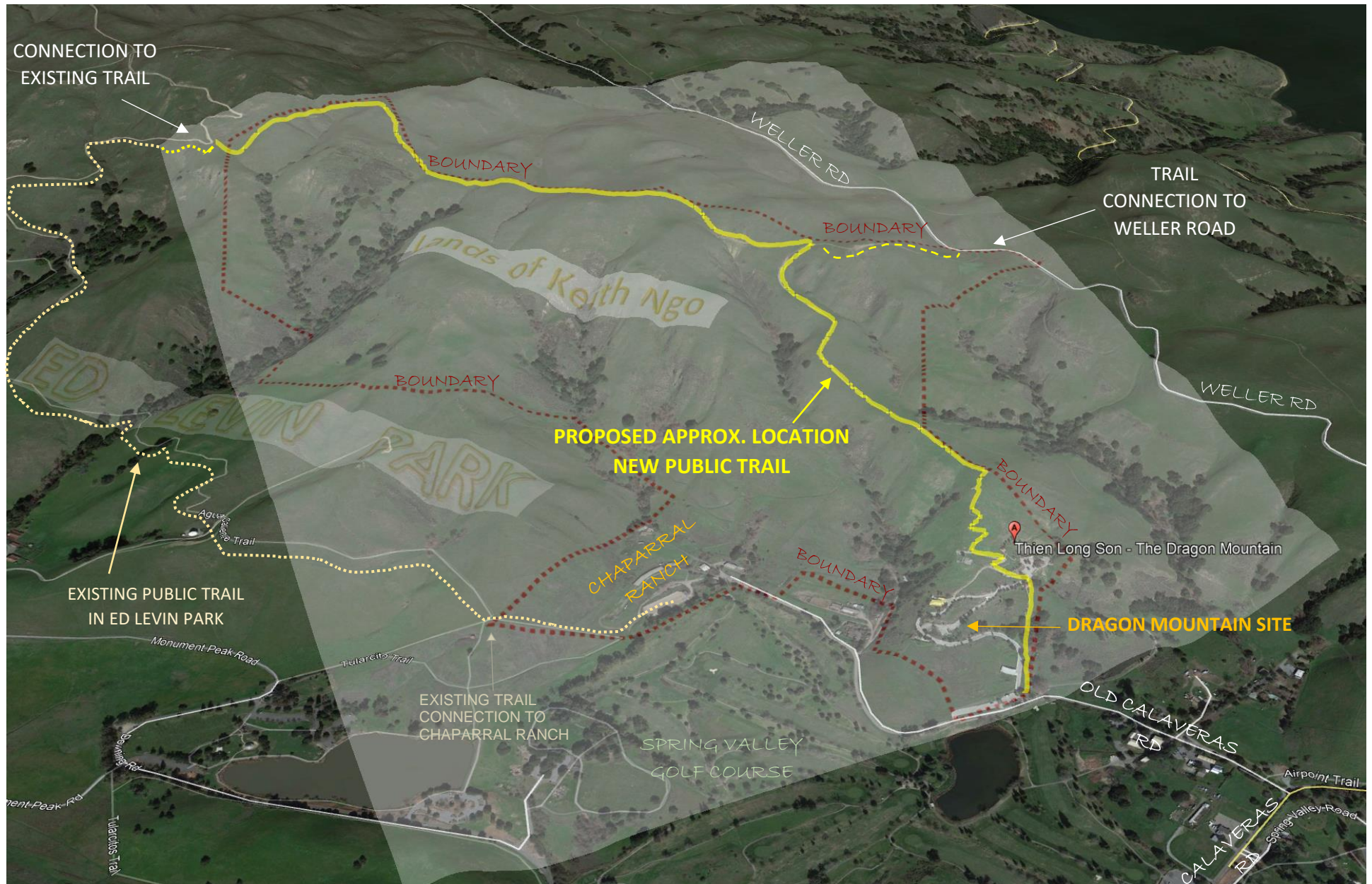


EXHIBIT C

# DRAGON MOUNTAIN RIDGELINE TRAIL

## PROPOSED PUBLIC TRAIL CONNECTION TO ED LEVIN PARK

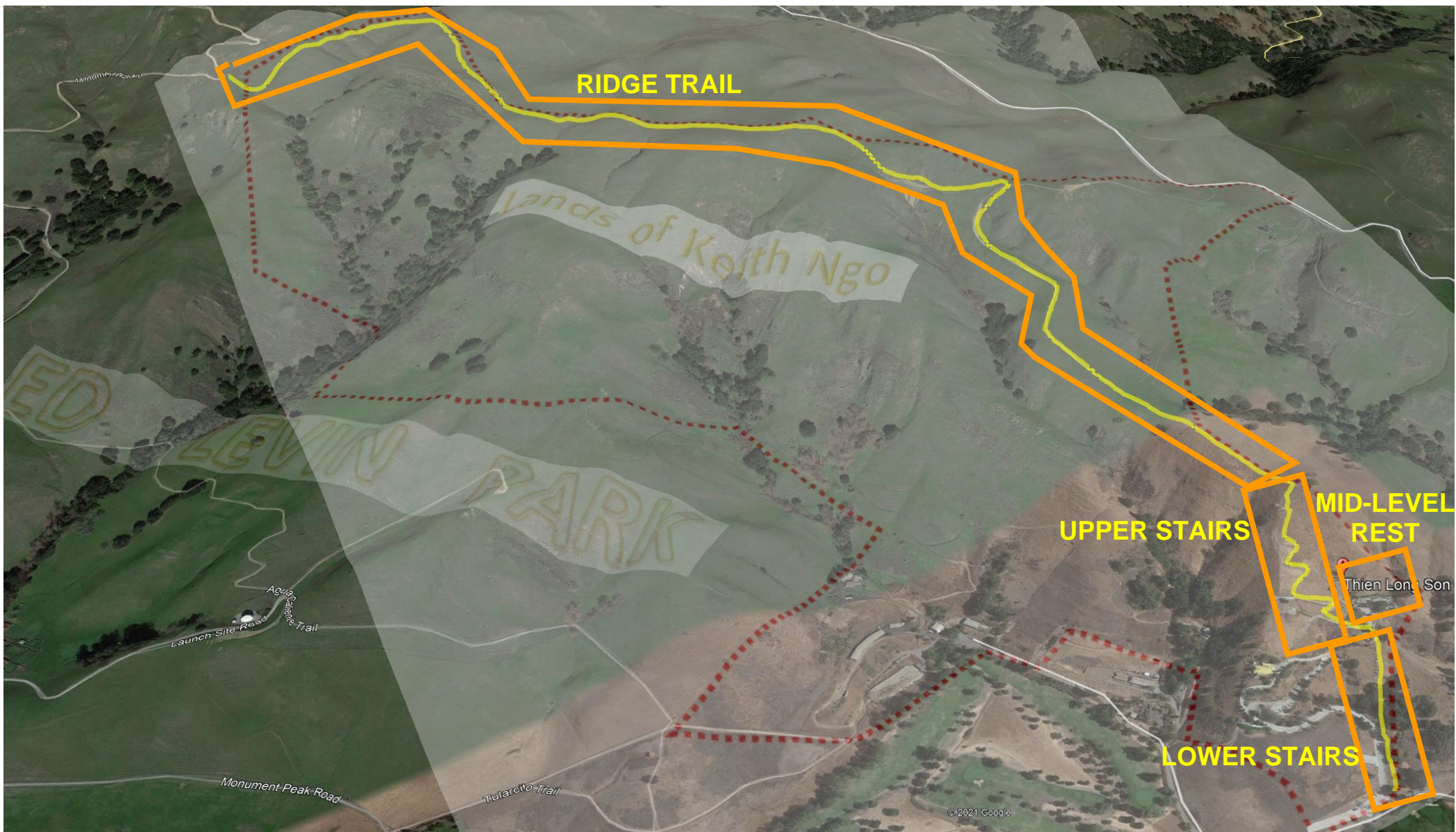
“The Dragon Mountain Circuit”





**DRAGON MOUNTAIN RIDGELINE TRAIL**  
**PROPOSED PUBLIC TRAIL AND OPEN SPACE EASEMENT**  
**MAP INDEX**

**EXHIBIT D**





**DRAGON MOUNTAIN RIDGELINE TRAIL**  
**PROPOSED PUBLIC TRAIL AND OPEN SPACE EASEMENT**  
**LOWER SECTION**

**EXHIBIT D**





**DRAGON MOUNTAIN RIDGELINE TRAIL**  
**PROPOSED PUBLIC TRAIL AND OPEN SPACE EASEMENT**  
**MID SECTION OPEN SPACE AND UPPER PAVILLION**

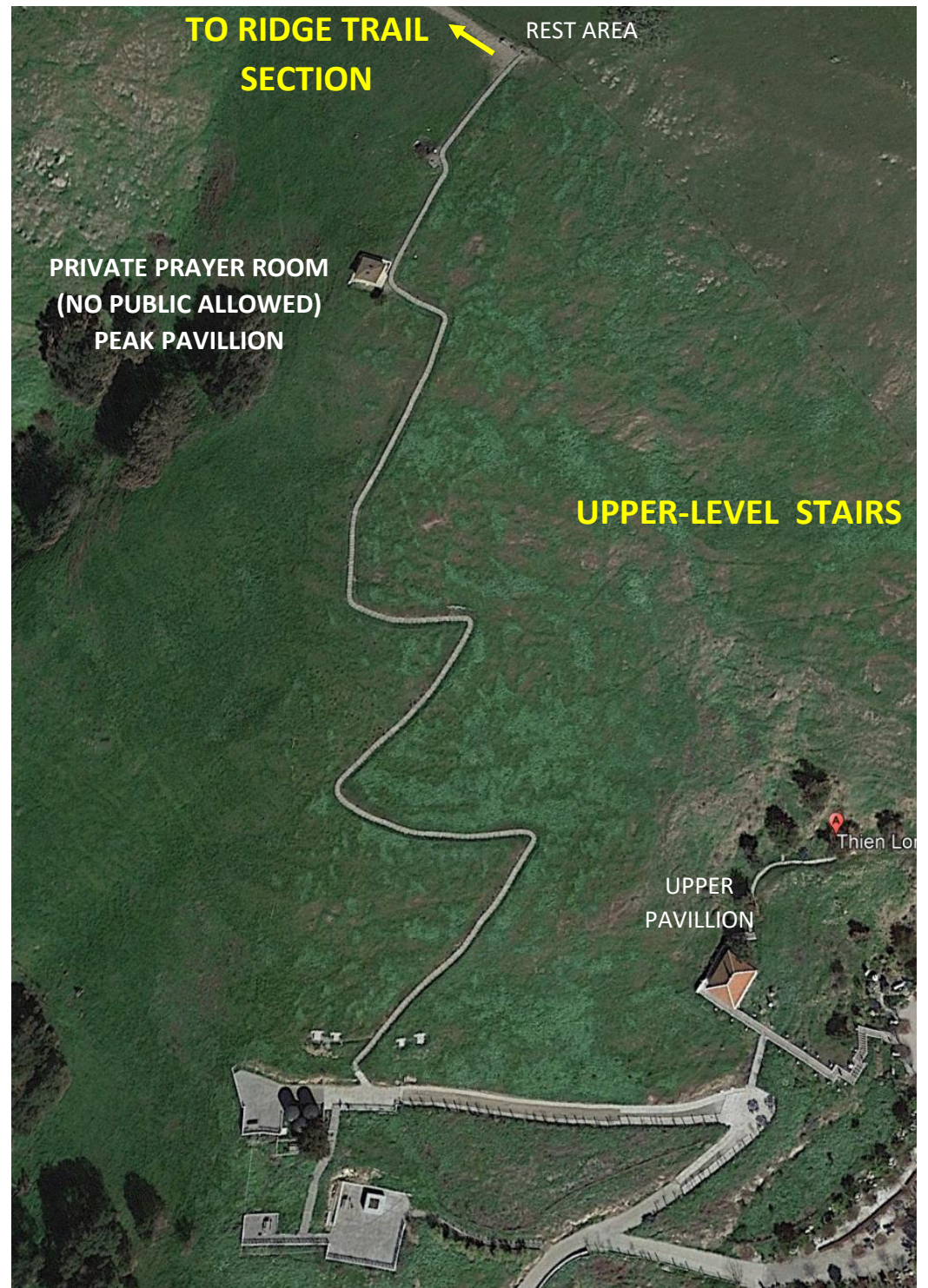
**EXHIBIT D**





**DRAGON MOUNTAIN RIDGELINE TRAIL  
PROPOSED PUBLIC TRAIL AND OPEN SPACE**

**UPPER- LEVEL STAIRS**





## EXHIBIT E

**DRAGON MOUNTAIN  
RIDGELINE TRAIL**

**CHAPARRAL RANCH  
CONNECTION**

