

EXHIBIT A

Use Permit

Conditions of Approval

Approved by the Planning Commission on August 2, 2012

File Number: 2145-11P-11A-11G-11EA
 Owner / Applicant: South County Partners, LLC, et al / Gary Carnes
 Meeting Date: August 2, 2012
Project Description: Use Permit and Architecture and Site Approval to establish a religious institution and cemetery.

APPLICATION APPROVED SUBJECT TO CONDITIONS STATED BELOW IN ACCORDANCE WITH PLANS AS SUBMITTED

Planning Office

(contact Colleen Oda at 408 299-5797, Colleen.Oda@pln.sccgov.org for information)

1. Development must take place in accordance with approved plans dated December 2, 2011 for the Use Permit, Architecture and Site Approval, and Grading Approval.
2. Development must comply with conditions of Architecture and Site Approval, and Grading (Exhibit B).
3. RESERVED
4. No commercial food or beverage sales are allowed.
5. Maximum capacity of the facility is 80 patrons including three (3) staff members. A total of up to three (3) single-day special events with maximum of 150 people attendance (including three (3) staff members) occurring between 8 a.m. to 10 p.m., are allowed per year.
6. Temporary Event permits, and Tent permits may be required by Department of Environmental Health and Fire Marshal's Office for the three special events that will accommodate up to 150 people.
7. No overnight accommodations are allowed.

8. No outdoor amplified music or broadcasting (microphone/PA system) is allowed.
9. Prior to building permit issuance and establishment and operation of the cemetery, obtain Cemetery Permit pursuant to County Ordinance Code B-6 and comply with all other laws and regulations relating to the operation of a private cemetery.
10. Prior to final building permit issuance, record the Use Permit, Architecture and Site Approval, and conditions of approval pertaining to this project (File 2145-11P-11A-11G) with the County Recorder's Office. Prior to building permits issuance, submit a copy of the recorded document to the Planning Office.

All conditions established through this approval shall be the ongoing obligation of the property owners, including future property owners.

11. An annual report assessing condition compliance regarding the religious institution and cemetery shall be prepared by the Planning Office and submitted to the Planning Commission for review for two (2) consecutive years following approval of the Use Permit. The first annual report shall be scheduled for Planning Commission review 1 year after final occupancy has been granted for the buildings associated with the religious institution. In accordance with Zoning Ordinance Code Section 5.20.210, the Commission may schedule a revocation, modification or reaffirmation hearing based on condition compliance of subject uses.

The report shall include information submitted by the property owner / operator as listed below:

Property Owner / Operator's Responsibility

- Post-Approval Monitoring (PAM) fee, (a minimum of five (5) hrs of staff consultation time to cover review of and preparation of staff report subject to current fee schedule established by the Board of Supervisors.
- Report of monthly attendance at the facility and a listing of all special events in excess of 80 persons, including the following information:
 - Date, duration, and name of events of each event (starting and ending time).
 - Number of maximum patrons and employees that attended each event.
 - Copy of Temporary Event Permits obtained from Department of Environmental Health, and Tent Permits from Fire Marshal's Office.

EXHIBIT B

Architecture & Site Approval, Grading Conditions of Approval

Approved by the Planning Commission on August 2, 2012

File Number: 2145-11P-11A-11G-11EA
 Owner / Applicant: South County Partners, LLC / Gary Carnes
 Meeting Date: August 2, 2012

Project Description: Use Permit and Architecture and Site Approval to establish a religious institution and cemetery

APPLICATION APPROVED SUBJECT TO CONDITIONS STATED BELOW IN ACCORDANCE WITH PLANS AS SUBMITTED.

Items marked with an asterisk (*) must be completed prior to issuance of a building permit.

Items marked with a double asterisk (**) must be completed prior to final inspection or occupancy.

Planning Office

Contact Colleen Oda at 408 299-5797, Colleen.Oda@pln.sccgov.org for information regarding the following conditions:

1. The following improvements are included with this approval for the religious institution and cemetery:
 - a) 5,000 sq. ft. prayer hall building
 - b) 2,800 sq. ft. multi-purpose hall building
 - c) Two detached bathroom buildings (2 buildings - 450 sq. ft. total).
 - d) 2 acres of cemetery grounds
 - e) Parking and other related improvements (including ADA access from the parking area to the buildings) to support the use.
2. Proposed development shall take place in accordance with approved site plans, elevations, and floor plans dated December 2, 2011 for the Use Permit, Architecture and Site Approval and Grading.

- 3.* Maintain the following setbacks for the construction and maintenance of all buildings associated with the subject approval.
 Front: 30 feet Side: 30 feet Rear: 30 Feet

Parking

- 4.** A total of 41 parking spaces including a minimum of three (3) handicapped stalls are required, and 3 employee parking spaces (inclusive). All required parking spaces are to be located onsite. Per submitted site plans, 16 paved parking spaces, and 43 gravel parking spaces are proposed.
- 5.** Provide required handicapped spaces in conformance with the development standards outlined in §4.30.060.D & §4.30.070 (I) (Parking Design Standards – Handicapped) of the County Zoning Ordinance.
- 6.** On-site parking spaces shall be delineated with paint or alternative means, and directional arrows to indicate the direction of traffic. Signage is allowed in the parking lot to differentiate from main and over flow parking.
- 7.** Provide and maintain a 4-inch to 6-inch high concrete curb, or similar, between all landscaped areas and automobile traffic to clearly delineate parking spaces. Driveways shall be defined by concrete curb, landscaped area, or other similar means.
8. Parking lot shall be maintained with an all-weather surface capable of sustaining 65,000 pound loading.

Access

9. INGRESS / EGRESS location is limited to one (1) access road approach off Monterey Rd. with an all-weather surface capable of sustaining 65,000 pound loading per Fire Marshal's Office standards.

Lighting

- 10.* On-site lighting shall be designed, controlled and maintained so that no light source is visible from off the property. In order to ensure that any exterior proposed light fixtures throughout the subject property do not create a significant new source of light, light shields will be required which direct the light down onto the property. Submit a lighting plan and manufacturer's detail of shields for review and approval.
- 11.* Maximum Light Reflectivity Value (LRV) for all new structures that includes exterior walls, trim and roof is limited to 45. Prior to final building permits issuance, submit exterior paint samples in earth tone or otherwise subdued color samples that comply with the LRV requirement.

Design

- 12.* Prior to final building permits issuance, submit material examples and description for exterior surfaces of buildings, in compliance with San Martin Integrated Design Guidelines. Natural looking materials such as wood, stone, brick, smooth stucco or timber are acceptable. Materials such as metal sheeting

and excessive use of glass are non-compliant. Roofing materials such as ceramic, concrete or terra cotta tiles, standing seam metal, pressure treated fire resistant wood shake, composition or asphalt shingles are acceptable.

- 13.* Show compliance with design review (-d1) massing requirements on final building permit plans. Maximum horizontal length of a continuous wall plane shall be 80 feet or less. Maximum height of a wall place, including foundation and other continuous components, shall be 24 feet with the following exceptions:
- (a) Any architectural component where façade dimension does not exceed 18 horizontal feet, or
 - (b) multiple such components (18 horizontal feet maximum) where combined horizontal dimension does not exceed 25% of the total horizontal dimension of the façade.

Signs

14. No signage is authorized at this time except for parking lot signs referenced in ASA Condition #6, air quality sign referenced in ASA Condition #15i below, and traffic control and no parking signs referenced in ASA Conditions #32g, and 65.

Air Quality/Greenhouse Gas Emission

15. During construction, the following BAAQMD dust control and greenhouse gas emission measures must be adhered to for all improvements. Final improvement plans must contain language requiring that the following control measures be implemented.
- a. Water all active construction areas at least twice daily.
 - b. Cover all trucks hauling soil, sand, and other loose materials *or* require all trucks to maintain at least two feet of freeboard.
 - c. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
 - d. Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.
 - e. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets. The use of dry power sweeping is prohibited.
 - f. All construction vehicles, equipment and delivery trucks shall have a maximum idling time of 5 minutes (as required by the California airborne toxic control measure Title 13, Section 2485 of California Code of Regulations (CCR)). Engines shall be shut off if construction requires longer idling time unless necessary for proper operation of the vehicle.
 - g. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
 - h. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
 - i. Post a sign that is at least 32 square feet in size with minimum 2 inches letter height visible near the entrance of construction site that identifies the following requirements:
 - a. All construction vehicles, equipment and delivery trucks shall have a maximum idling time of 5 minutes.

- b. All vehicle speed on unpaved roads shall be limited to 15 miles per hour.
- c. Telephone number to contact Bay Area Air Quality Management District regarding dust complaints. Note phone number of the Bay Area Air Quality Management District Air Pollution Complaint hotline at 1-800-334-6367.

Landscaping

The following requirements apply, unless considered exempt by the County Landscape Ordinance.

- 16.* Landscape Plan. Prior to issuance of building permit, submit four (4) copies of a landscape plan and irrigation system plan, prepared and stamped by a licensed landscape architect or contractor to Planning Office for review and approval. Visual screening is required to minimize visibility of the project as viewed from Monterey Road and surrounding parcels. Landscaping is required surrounding the proposed buildings, cemetery, parking lot and along the frontage of the site.

Installation shall utilize native or naturalized species with consideration to drought tolerance, adaptability and relationship to environment; color, form and pattern, ability to provide shade, soil retention, and fire resistance. Plan shall consist of a variety of landscape material types (i.e. large/small trees, shrubs, and group cover) of varying species.

Plan shall include species name (generic and common), size and container size of all proposed plants. Plan must also describe any relevant details of irrigation and maintenance.

17. The requirements of Division B33 of the County Ordinance Code (Water Conservation in Landscaping) shall apply for proposed landscaping. In particular:
- a. Landscape water efficiency must be demonstrated by utilizing any one of the three options provided in Section B33-5: Demonstration of Landscape Water Efficiency.
 - b. Landscape design must comply with all applicable standards and criteria of Section B33-6: Water-Efficient Design Elements.
 - c. Landscape and irrigation plans must comply with all applicable standards and criteria of Section B33-8: Landscape and Irrigation Design Plans.

The County Landscape Ordinance and supporting information can be found on the Planning Office website: www.sccplanning.org.

18. Landscaping Soils Requirements
- a. Soil must be capable of supporting existing landscaping and proposed installation and must have adequate water storage capacity. Soil characteristics, including structure, texture, percolation, pH, mineral content, and microbiology, should be evaluate early in the design process. Soil amendments, such as compost or fertilizer, should be added as appropriate.

- b. A minimum two (2) inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of direct seeding application (e.g. hydroseed).
- c. Stabilizing mulching products should be used on slopes.

19.** Landscape Installation Report. A landscape installation assessment shall be conducted by the landscape architect (or other certified landscape professional) within the 30 days following the completion of landscaping and irrigation system installation. The findings of the assessment shall be consolidated into a landscape installation report submitted to the Planning Office.

- a. The landscape installation report shall include, but it not limited to: confirmation that the landscaping and irrigation system was installed as specified in the landscape and irrigation design plan, irrigation system tuneup, system pressure test with distribution uniformity and reporting overspray or run off that causes overland flow. The report shall document any problems encountered, and shall identify and explain any discrepancies between the plan and installation.
- b. The landscape installation report shall include the following statement: "The landscape and irrigation has been installed as specified in the landscape and irrigation design plan and complies with the criteria of the County of Santa Clara Water Conservation in Landscaping Ordinance and the permit(s) issued by the County for the project."

20. Landscape Maintenance. The landscape installation and irrigation system shall be maintained to ensure successful establishment following installation, and to ensure water use-efficiency consistent with Division B33. Irrigation systems shall be tested, adjusted and repaired following with manufacturers' specifications and the recommendations of the landscape professional.

Failed plants shall be replaced with the same or functionally equivalent plants that may be size-adjusted as appropriate for the stage of growth of the overall installation.

Other

- 21.* Prior to filing for the building permits, contact Colleen Oda to schedule a pre-Building Permit Application submittal meeting with various staff. The purpose of the meeting is to advise the owner regarding the submittal requirements and process for the Building Permit(s) for the subject project.
- 22.** Schedule a site visit with Colleen Oda, at least two weeks prior to final inspection, to verify that required parking, and all other Planning conditions have been constructed and installed according to this approval and the approved plans.

Land Development Engineering Office

Contact Shelly Theis at 408 299-5736, Shelly.Theis@pln.sccgov.org for information regarding the following conditions:

Plan Review and Format Process:

- 23.* A project clearance ("goldenrod") must be issued by the Land Development Engineering Section of the Development Services Office, prior to the issuance of the Grading and/or Building Permit. The process for obtaining a project clearance involves, but is not limited to, submitting a minimum of seven copies of signed engineered plans for Engineering Plan Check, a Plan Check fee, Inspection fee, and a financial security for the project. Please expect a minimum six to twelve weeks for the review process. Once all the fees and security have been submitted, and the plan has been approved and signed, a construction permit will be issued by the Land Development Engineering Section and said construction may begin. This permit does not imply that a building permit has been issued. Please contact Mai Trinh (299-5734), Mai.Trinh@pln.sccgov.org for complete plan submittal requirements and timelines.
- 24.* Final plans shall contain standard notes and certificates as shown on County Standard Cover Sheet. The minimum letter size for plan submission and approval shall be no smaller than 1/8 inch.

Agreements:

- 25.* Enter into a land development improvement agreement with the County per Section C12-206 of the County Ordinance Code. Submit an Engineer's Estimate of Probable Construction Cost prepared by a registered civil engineer with the all stages of work clearly identified for all improvements and grading as proposed in this application. Also submit an Estimate of Probable Construction Cost prepared by a landscape architect for the proposed landscape improvements. Clearly identify all stages of the landscape work, as required by the County. Post financial assurances, sign the development agreement and pay necessary inspection and plan check fees, and provide County with a Certificate of Worker's Compensation Insurance.

Maps:

- 26.* A licensed land surveyor, or registered civil engineer authorized to practice land surveying shall set or verify permanent survey monuments (lot stakes), and identify the parcel boundary on the plan. If property was previously surveyed, the monuments must be exposed, verified and shown on grading and building plans. If new monuments will be set, the stakes shall be set pursuant to the State Land Surveyor's Act prior to issuance of a construction or grading permit. The Land Surveyor / Engineer in responsible charge of the boundary survey shall file appropriate records pursuant to §8762 or 8771 of the Land Surveyors Act with the County Surveyor.

Drainage:

27. Provide for the uninterrupted flow of water in swales and natural courses on the property or any access road. No fill or crossing of any swales or watercourses is allowed unless shown on the approved plans.

28. Property owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to adjoining property.
- 29.* Demonstrate the subject property has adequate existing and proposed storm drainage facilities in accordance with criteria as designated in the County Drainage Manual. At the minimum, plans and calculations shall demonstrate all of the following:
1. The site can be adequately drained,
 2. The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow or cause a hazard or public nuisance. If this cannot be demonstrated, provide a detention system pursuant to the Design Guidelines in Section 6.3.3 of the 2007 Santa Clara County Drainage Manual.

Dedications and Easements:

- 30.* Offer to dedicate Public Service Easements, in accordance to County Easement policies and as required for water, sewers, and utilities.
- 31.* Indicate on the improvement plans all applicable easements affecting the parcel(s) with benefactors and recording information. Supply one copy of a preliminary title report, dated within 60 days of the day of submittal, with the submission of the grading/improvement plans for review by Land Development Engineering.

Improvements Plans:

- 32.* Preliminary plans prepared by RI Engineering, Inc. and received on August 19, 2011 by the Santa Clara County Planning Office have been reviewed. Submit final street, improvement, and drainage plans prepared by a registered civil engineer for review and approval by the Land Development Engineering. All street, road, and driveway improvement plans require plan, profile, typical sections, and contour grading. All the following standards shall be consistent with the September 1997 Standard Details Manual, County of Santa Clara, Roads and Airports Department and/or the March 1981 Standards and Policies Manual, Volume 1 (Land Development), County of Santa Clara, as appropriate. Copies of these details are available at the following web sites:

Roads & Airports Standards Details Manual

- Go to <http://www.sccgov.org>,
- Click on Agencies and Depts on the top right side of page
- Click on the letter R on the top of the page
- Click on Roads & Airports Department on the middle of the page
- Click on Published Standards, Specifications, Documents and Forms on the Quicklinks on the right side of the page

- Click on the appropriate Detail Section at the bottom of the page. For example, for detail A/4, choose Section A of the Standard Details, September 1997.

Land Development Engineering Standards and Policies Manual

- Go to <http://www.sccbuilding.org/>,
- Click on Land Development Engineering on the left side of the page.
- At the bottom of the page, click on Private Road Standard Details for private road details.
- Click on Plan Review & Processing link in the middle of the page for other useful links.

Said improvement plans shall include the following:

On site Roads not to be County Maintained

- a.* Private Road(s) per County Standard SD1 for the approximate 1+55 to station 6+6- and from approximate station 1+20 to approximate station 2+35.
 - One inbound and one outbound Vehicle Lane shall be provided with a lane width of twelve feet (12-ft.).
 - No parking lanes along the access road shall be required nor provided.
 - No border or sidewalk along the access road shall be required nor provided.
 - Structural section shall be based upon the Caltrans Highway Design Manual, Section 608/4 with a Traffic Index of 5.0 and an R-value provided by the Project Geotechnical Engineer.
- b.* Private Road(s) per County Standard SD1 from approximate station 2+35 to station 4+85.
 - One inbound and one outbound Vehicle Lane shall be provided with a lane width of ten feet (10').
 - No parking lanes along the access road shall be required nor provided.
 - No border or sidewalk along the access road shall be required nor provided.
 - Structural section shall be based upon the Caltrans Highway Design Manual, Section 608.4 with a Traffic Index of 5.0 and an R-value provided by the Project Geotechnical Engineer.
- c.* Private Access Road from station 6+60 to station 10+45 shall be restricted to maintenance vehicles and pedestrian traffic only. Entrance to gravel road shall be clearly signed and marked.
- d.* Drainage Ditch Linings per County Standard SD8.
- e.* Energy Dissipaters per plans County Standard SD10.
- f.* Standard Turnarounds and Turnouts per County Standard SD16.
- g.* Street signage and striping in accordance with the California Vehicle Code. Signage and striping shall include but are not limited to:
 1. "No Parking" signage and curb painting for those portions of the common access roads intended not to allow on-street parking.
 2. "Private Road" and Traffic Control signs.
 3. Street striping and pavement markings

Attachment: Attachment E Project Conditions- ASA with Grading (64492 : Appeals of the Planning Commission decision granting approval of

Storm Water Treatment – Pajaro River/Monterey Bay Watershed

h.* The proposed development is considered a Category 2 project within the Pajaro River/Monterey Bay Watershed. Pursuant to requirements Revised Regional Storm Water Management Plan (SWMP), Section V: Post-Construction Storm Water Management in New and Redevelopment under BMP IX. Joint Effort for Developing Hydromodification Control Criteria issued by the Central Coast Regional Water Quality Control Board (CCRWQCB), at least two low impact development (LID) improvements shall be incorporated into this design proposal and clearly identified on the improvement and building plans. LID Site Design Measures examples are:

1. Direct roof runoff into cisterns or rain barrels for reuse;
2. Direct roof runoff onto vegetated areas;
3. Direct runoff from sidewalks, walkways, and/or parking lots onto vegetated areas;
4. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas;
5. Construct sidewalks, walkways and/or patios with permeable surfaces;
6. Construct driveways, bike lanes and/or uncovered parking lots with permeable surfaces.

For additional information, please contact Clara Spaulding, Clean Water Coordinator at (408) 299-5737, Clara.Spaulding@pln.sccgov.org.

Floodplain:

i.* Show limits of the FEMA mapped Floodplain prepared by a Registered Civil Engineer, drawn to scale showing the nature, location, dimensions, and Base Flood elevation in relation to mean sea level on the NAVD 88 datum.

Grading:

j.* Plans will be processed in accordance with the Grading Ordinance and checked for conformance with Article 5 (Design Standards) Section C12-489 to Section C12-527. Final plans shall include and/or reflect the following:

1. Access roads, parking lots, playing fields, detention facility, driveway, and structure pads cross sections.
2. Location for the disposition of excess grading material.
3. Erosion control measures as required per Sections C12-515 through C12-527, inclusive.
4. Landscape Plans that demonstrate long-term erosion control, aesthetic/screening components, and any other requirements listed in these conditions.
5. All other improvements required by these Conditions of Approval.
6. Indicate how the graded areas are to be properly drained in accordance with criteria as designated in the County Drainage Manual.

Submit necessary hydraulic calculations to justify the proposed improvements.

7. Indicate how the graded areas shall comply with setback requirements from property line for cuts and fills per Section C12-505.
8. The requirement to take all exported materials from the site to a County approved disposal site must be clearly indicated on the plan.

Utilities:

- k.* All new on-site utilities, mains and services shall be placed underground and extended to serve the proposed facility. All extensions shall be included in the improvement Engineering Section for review. Off-site work should be coordinated with any other undergrounding to serve other properties in the immediate area.

Americans with Disability Act:

- i.* All improvements, including but not limited to parking stalls, path of travel, pavement surfaces, ramps, railing etc. shall be shown on the construction documents to be constructed in conformance with the American with Disabilities Act.

Notice of Intent:

- 33.* This project may disturb one acre (43,560 square feet) or greater of land area. Provide a calculation showing the final area disturbed with this project. If the above calculation indicates more than one acre of disturbed land area, the Owner shall file a "Notice of Intent" (NOI) to comply with the Statewide General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the State of California. A filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan (SWPPP) are required for this filing. A copy of the Application shall be submitted to the SWRCB, with a duplicate copy submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction. Information is available in the 7th floor lobby, and from the SWRCB website: http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html. For additional information, please contact Clara Spaulding, Nonpoint Source Pollution Control Coordinator at (408) 299-5737, Clara.Spaulding@pln.sccgov.org.

Soils and Geology:

- 34.* Submit one copy of the geotechnical report for the improvements, prepared by a registered civil engineer, as required by the Santa Clara County Ordinance Code, to Land Development Engineering.
- 35.* Submit a plan review letter by the Project Geotechnical Engineer certifying that the geotechnical issues identified in the above geotechnical report have been mitigated on the improvement plan. This letter shall be submitted to and reviewed by Land Development Engineering.

Other Conditions:

36. ** Construct all of the aforementioned improvements. Construction staking is required and shall be the responsibility of the developer.

Department of Environmental Health

Contact Ann Peden at (408) 299-5748, Ann.Peden@deh.sccgov.org for information regarding the following conditions:

Wastewater Disposal (Septic System):

- 37a*. Sewage disposal conditions for the Prayer Hall and Multi-Purpose Hall have been determined at 1100 plus 1100 linear feet of subsurface drainline. The two drainline systems must be connected through a positive diversion valve. A 3000 gallon septic tank and 2000 gallon pump tank will be required. This septic system is adequate to serve a population of 80 persons per day maximum.
- i. The peak wastewater flows from the Prayer Hall result in 300 + 300 linear feet of drainline, the Multi-Purpose Hall 700 + 700, and the Outdoor Restrooms 100 + 100, totaling 1100 + 1100.
 - ii. The Outdoor Restrooms will require a 1500 gallon septic tank and 1500 gallon pump tank. These septic tanks will pump up to the main drainfield of 1100 + 1100 linear feet of drainline.
 - iii. There is a kitchen in the Multi-Purpose Hall which will require a grease trap.
- 37b. Up to four (4) special events exceeding 80 persons are allowed with the sizing of the septic system. These four (4) special events are allowed to augment their restroom capacity with portable toilets. The portable toilets can only remain onsite for the duration of the event (i.e., delivered on Friday and removed the following Monday). Also, the required Temporary Event Permits must be obtained from DEH at least 2 weeks prior to the special event.
- i.* If there are additional special events exceeding 80 persons, the septic system will need to be enlarged with more capacity both for the septic tank(s) and the leachfields.
- 37c.* The septic systems for the Prayer Hall, Multi-Purpose Hall, and Outdoor Restrooms will require pumping septic tank effluent to the leachfield. Three copies of the complete pump system plans and specifications must be submitted to the district environmental health office for approval prior to submittal for a building/septic permit.
- 37d.* Prior to submitting approved septic design plans to obtain a septic permit, the applicant must obtain the field office supervisor's approval, signature and stamp on the septic design plans, and approval of reserve field. No septic permit will be issued unless the septic design plan has been approved by the field office environmental health specialist, and the district office supervisor.

- 37e.* Provide engineered plans to scale (1" = 20') prepared by a state registered civil engineer, state certified engineering geologist or state registered environmental health specialist showing topography, labeled contours, cut and fill areas, finished grades, and septic system including details of trench construction, required terracing and depth and spacing of trenches.
- 37f.* Submit a complete set of floor plans to the district DEH office for review prior to septic system sign-off.
- 37g.* At the time of application for a building permit, submit four (4) revised plot plans to scale (1" = 20') on a grading and drainage plan showing the house, driveway, accessory structures, septic tank and required drainlines to contour, in order to obtain a septic system permit. Maintain all setbacks as outlined in Bulletin "A." The original plans must be submitted to the field office for sign-off prior to the issuance of the septic system permit, and submitted as the final grading plan to Land Development Engineering when a grading permit is required.

Be advised that any modification to the stamped approved septic system design which requires a subsequent review and approval by DEH will require the applicant to return all previously approved septic design plans to the district specialist prior to obtaining current design approval.

- 37h.* The location of all soils analysis test pits, and percolation test holes must be shown on the revised site plan. The soil test log, and the percolation test results including the adjusted, stabilized percolation rate must be shown on the revised site plan.

Food Facility:

- 38.* If the kitchen facility gives or sells food to the public, a Food Facility Permit is required from the Department of Environmental Health.
- i.* All food facilities require plan review by the plan review and construction unit of the Department of Environmental Health (DEH) that is separate from any plan review done by the County Building Department. Contact DEH at 408-918-3400 regarding plan submittal requirements.

Garbage:

- 39.** Provide proof of garbage service at the time of final occupancy sign-off. Garbage service in the unincorporated areas of Santa Clara County is mandatory.

Noise:

- 40a. All activities must comply with the Santa Clara County Noise Ordinance at all times.
- 40b. All construction activities shall be in conformance with the Santa Clara County Noise Ordinance Section B11-154 and prohibited between the hours of 7 p.m. and 7 a.m. on weekdays and Saturdays, or at any time on Sundays for the duration of construction.

Domestic (Drinking) Water

- 41.* Provide a water connection letter from the water purveyor.

Fire Marshal

Contact Mac Bala at 408 299-5763, Mac.Bala@pln.sccgov.org for information regarding the following conditions:

General:

- 42.* The scope of this review is for fire protection water supply and fire department access only. An additional review for further compliance with the California Fire and Building Code will be performed by this office when a complete set of construction drawings is submitted for building permit application.
- 43.* A written construction site safety plan shall be submitted directly to the Fire Marshal's Office prior to approval of any Land Development Engineering construction permit, or prior to approval of the building permit.

Fire Protection Water Supply:

44. Fire protection water system shall be installed and inspected prior to approval of the foundation. System shall be maintained in good working order and accessible throughout construction. A stop work order may be placed on the project if the required hydrant systems are not installed, accessible, and/or functioning.
- 45.* The minimum fire-flow for the proposed project is 1,500-gallons per minute @ 20-psi for a 30-minute duration. (Ref: California Fire Code Table B105.1)

NOTE: The additional water storage as indicated on the plans to meet the 1,500 gpm required is acceptable. Provide details at time of Building Permit application.

- 46.* Standard hydrants shall be provided within 400 ft. of all portion of the structures(s). Hydrant placement shall be approved by Fire Marshal's Office.

NOTE: A listed fire pump may be required(Ref. 2010 CFC 507.1)

47. A separate permit shall be obtained from the Fire Marshal's Office by a state licensed contractor prior to installation of hydrant system and any listed fire pump. Please allow for a minimum of 30 days (initial submittal) for plan review.

Fire Sprinklers:

48. The multipurpose and prayer hall buildings shall be equipped with an approved automatic fire sprinkler system complying with NFPA 13.
- 49.** The fire sprinkler system shall be installed and finalized by the Fire Marshal's office prior to occupancy. A separate permit shall be obtained from the Fire Marshal's Office by a state licensed C-16 contractor prior to installation. Please allow for a minimum of 30 days for plan review of fire sprinkler plans.

Fire Department Access:

50. All required access roads shall be installed and serviceable prior to approval of the foundation and shall be maintained throughout. A stop work order may be placed on the project if required driving surfaces are not installed, accessible, and/or maintained at all times.
51. See CFMO-C7 for minimum requirements for access roads/ driveways during construction.
52. Driveways (fire apparatus access roads within the property) shall be provided within 150 ft. of all exterior portions of all structures. Access roads shall comply with the following:
 - A) Width: Clear width of drivable surface of 20 feet.
 - B) Vertical Clearance: 13 feet 6 inches
 - C) Grade: Maximum grade shall not exceed 15%. The Fire Marshal may permit grades up to a maximum of 20% if no other method is practicable and if consistent with good engineering practices, provided an approved fire sprinkler system is installed throughout the affected structure(s). In no case shall the portion exceeding 15% gradient be longer than 300 feet in length, unless there is at least 100 feet at 15% or less gradient relief between each 300 foot section. Grades exceeding 15% shall be paved in compliance with SD5.
 - D) Surface: All driving surfaces shall be all-weather surface and capable of sustaining a 65,000 pound gross vehicle weight.
 - E) Dead End Roads: Turnarounds shall be provided for dead end access roads in excess of 150 ft. as measured along the path of travel from the centerline of the access road to the structure. Acceptable turnarounds shall be 40 ft. by 48 ft. pad, hammerhead, or bulb of 32 ft. radius complying with County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.
 - F) Gates: Gates shall not obstruct the required width or vertical clearance of the driveway, and may require a Fire Department Lock Box/Gate Switch approved by the responding fire department to allow for fire department access. Installation shall comply with CFMO-A3.
 - G) All fire apparatus access roads meeting the minimum width shall have permanent "no parking fire lanes" signs located so that all access roads are clearly identified and the required clearance maintained as per CFC Section 503.12.
 - H) A number address approved by the Building Inspection Office shall be placed on the building (or at the entrance to the facility) in such a position

as to be plainly visible and legible from the street or road fronting the property (Ref: CFC Section 505.1)

MISCELLANEOUS

53. **MAINTENANCE:** Fire protection water systems and equipment shall be accessible and maintained in operable condition at all times, and shall be replaced or repaired where defective. Fire protection water shall be made available to the fire department.
54. Fire department access roads shall be maintained free and clear and accessible at all times for fire department use. Gates shall be maintained in good working order, and shall remain in compliance with Fire Marshal Standard CFMO-A3 at all times.
55. Property is located within the South Santa Clara County Fire District response area.
56. Temporary tents in excess of 400 sq. ft. shall not be erected, operated or maintained for any purpose without first obtaining a permit and approval from the County Fire Marshal's Office.

Roads and Airports Department

Contact Nora Chung at (408) 573-2463, Nora.Chung@rda.sccgov.org for information regarding the following conditions:

- 57.* Show on final plans all trees along the project's work limits within the existing and future County road right-of-way to be dedicated. An encroachment permit that specifies that a tree can be removed shall be obtained before the removal of the tree within the County road right-of-way.
- 58.* Dedicate the following rights-of-way:
56 ft. half street Future Width Line along the site's Monterey Road frontage.
NOTE: All rights-of-way to be curvilinear.
- 59.* Dedicate avigation easement for South County Airport. Submit current grant deed and parcel map, or an acceptable location map to the Roads and Airports Department for preparation of avigation easement.
- 60.* Obtain encroachment permit to construct a driveway approach per Roads and Airports Department's 1997 Standard Detail B/5 (18" diameter culvert), and provide County with Certificate of Worker's Compensation Insurance. Submit four (4) copies of site plan.
- 61.** Install driveway approach per Roads and Airports Department's 1997 Standard Detail B/5.
- 62.* Show on plan with construction details and demonstrate by drainage calculations prepared by a registered civil engineer that the post-development

- runoff is equal or less than pre-development runoff and is carried to an acceptable outfall of adequate capacity.
63. For Roads and Airports Department's Standard Details and Standard Specifications go to <http://www.countyroads.org>.
- 64.** Clean and clear a minimum of 50 ft. ditch at either side of driveway and regrade for positive drainage along Monterey Rd.
- 65.* Submit Signage and Striping Plan showing mitigation measures stated in the Revised Trip Generation Analysis and Evaluation of Impacts dated December 1, 2011 as follows:
- a) Existing median striping on center of Monterey Road south of the project driveway shall be modified to provide a two way left turn lane for approximately 150 ft. northbound approach for vehicles access.
 - b) Existing median striping on Monterey Roads south of the project driveway shall include a Right Turn Only sign for traffic exiting the project site.
 - c) "No Parking Any Time" signs shall be installed along the west side of Monterey Road (adjacent to the project site).
- 66.** The road improvements of approved Signage and Striping Plan shall be installed prior to final inspection.
67. Construction Best Management Practices shall be in place throughout construction duration.

Geology

Contact Jim Baker at (408) 299-5774, Jim.Baker@pln.sccgov.org for information regarding the following conditions:

68. Prior to final grading permit issuance, submit Geotechnical Engineer's Plan Review Letter that confirms the proposed cut and fill specifications are appropriate for the site conditions.
- 69.** Prior to final inspection, submit a Construction Observations Letter that verifies the work was completed in conformance with the plans and specifications.

Santa Clara Valley Water District

Contact Santa Clara Valley Water District Wells and Water Measurement Unit at (408) 265-2607 ext. 2660 for information regarding the following conditions:

- 70.* Any abandoned wells, or wells that are no longer in use, must be properly destroyed. As required by District Ordinance 90-1, an application must be filed with the District for a permit to construct or destroy any well, or to drill any exploratory holes deeper than 45 feet.

Building Inspection Office

Contact Building Inspection at (408) 299-5700 for information regarding these conditions.

- 71.* The buildings will need to comply with the County Green Building Ordinance, which requires that all buildings meet specific Green Building Standards. At the time of Building Permit application, you will be required to demonstrate how the buildings will meet U.S Green Building Council LEED Certification requirements, including the submittal of a LEED checklist. Prior to final inspection, you will be required to demonstrate that the Buildings were constructed to Green Building Standards, per the Ordinance (including CALGreen non-residential requirements). To download the County Green Building brochure, checklists, and plan sheet template please refer to www.sccbuilding.org/greenbuilding.
- 72.* For detailed information about the requirements for a building permit, obtain a Building Permit Application Instruction handout from the Office of Building Inspection or visit their website (www.sccbuilding.org).