COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT
701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

NOTICE OF ENVIRONMENTAL REVIEW PERIOD

SANTA CRUZ COUNTY

APPLICANT: **Long Tran (Kimson Monastery)**

APPLICATION NO.: **07-0613**

PARCEL NUMBER (APN): **030-112-05**

The Environmental Coordinator has reviewed the Initial Study for your application and made the following preliminary determination:

XX Negative Declaration
(Your project will not have a significant impact on the environment.)

XX Mitigations will be attached to the Negative Declaration.

_____ No mitigations will be attached.

_____ Environmental Impact Report
(Your project may have a significant effect on the environment. An EIR must be prepared to address the potential impacts.)

As part of the environmental review process required by the California Environmental Quality Act (CEQA), this is your opportunity to respond to the preliminary determination before it is finalized. Please contact Matt Johnston, Environmental Coordinator at (831) 454-3201, if you wish to comment on the preliminary determination. Written comments will be received until 5:00 p.m. on the last day of the review period.

Review Period Ends: **January 6, 2011**

Staff Planner: Samantha Haschert

Phone: **(831) 454-3214**

Date: **December 6, 2010**

NAME: Kimson Monastery
APPLICATION: 07-0613
A.P.N: 106-121-45, 46

NEGATIVE DECLARATION MITIGATIONS

1. In order to ensure new lighting does not significantly impact adjacent forest habitat, the property owner shall submit an exterior lighting plan that shields light away from the forested areas for review and approval by the Environmental Planning Staff prior to building permit issuance.

2. In order to ensure that parking and traffic impacts associated with the proposed large events are less than significant, the following mitigations are required:

    a. The applicant shall contract with a professional parking service to direct the parking at large events and drive the shuttle vans;
    b. A detailed parking operations plan shall be submitted which includes the following information: details regarding the number of staff required to drive shuttles and direct traffic at both the Mt. Madonna School and Conference Center and the Kimson Monastery, protocol for staff to communicate between sites to ensure that vehicles are not directed to proceed to Kimson if the parking lot is full which would back up traffic on Summit Road between Mt. Madonna School and Kimson, a set schedule for the shuttle pick-up and drop off, and enforcement procedures for any vehicles parked along Summit Road. The detailed parking plans shall be signed by a representative of Mt. Madonna School and Conference Center for authorization;
    c. Establish an advance notification program for local residences which indicates specific dates and times for each event to provide awareness of additional traffic and parking operations;
    d. Establish a Traffic and Parking Operations Monitoring Program in order to record event attendance, peak parking demands, and traffic flows to determine the effectiveness of the parking plan.

3. In order to ensure that there are no off-site impacts related to excessive noise during each of the three large events, the property owner shall submit a noise study conducted by a licensed acoustic engineer to evaluate sound levels at the north, east, and south property lines. One noise study shall be conducted during each of the three annual events and shall be evaluated by County Planning Staff to determine if additional conditions or modifications are required to obtain compliance with the County General Plan Noise Ordinance.

4. In order to mitigate the impacts of temporary construction debris to less than significant, the applicant will be required to submit a plan to recycle and/or reuse excess post-construction materials, for review and approval by Planning Staff prior to building permit issuance. Implementation of this mitigation will maximize recycling and reuse of construction materials and will minimize contributions to the landfill.

County of Santa Cruz

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CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) ENVIRONMENTAL REVIEW INITIAL STUDY

Date: November 8, 2010 **Application Number:** 07-0613

Staff Planner: Samantha Haschert

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Long Tran **APN(s)**: 106-121-45 & 46

OWNER: Vietnamese Sangha Congregation America **SUPERVISORAL DISTRICT**: 2nd (Pirie)

PROJECT LOCATION:

Property located on Summit Road about 4 miles northwest of the intersection of Summit Road and Highway 152 (574 Summit Road).

SUMMARY PROJECT DESCRIPTION:

Proposal to construct a two story meditation hall of about 24,000 square feet to replace a previously demolished meditation hall (#151948). Requires an Amendment to Commercial Development Permit 92-0817 and a Design Exception to exceed the 28 foot height limitation.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: All of the following potential environmental impacts are evaluated in this Initial Study. Categories that are marked have been analyzed in greater detail based on project specific information.

- ☒ Geology/Soils
- ☒ Hydrology/Water Supply/Water Quality
- ☐ Biological Resources
- ☐ Agriculture and Forestry Resources
- ☐ Mineral Resources
- ☐ Visual Resources & Aesthetics
- ☐ Cultural Resources
- ☐ Hazards & Hazardous Materials
- ☒ Transportation/Traffic
- ☒ Noise
- ☐ Air Quality
- ☐ Greenhouse Gas Emissions
- ☐ Public Services
- ☐ Recreation
- ☐ Utilities & Service Systems
- ☒ Land Use and Planning
- ☐ Population and Housing
- ☐ Mandatory Findings of Significance

DISCRETIONARY APPROVAL(S) BEING CONSIDERED:

- ☐ General Plan Amendment
- ☐ Land Division
- ☐ Rezoning
- ☒ Development Permit
- ☐ Coastal Development Permit
- ☐ Grading Permit
- ☐ Riparian Exception
- ☐ Other:

NON-LOCAL APPROVALS

Other agencies that must issue permits or authorizations:

May require a Construction Activities Storm Water General NPDES Permit from State Water Resources Control Board if construction activity results in land disturbance greater than one acre.

DETERMINATION: (To be completed by the lead agency)
On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Matt Johnston — 11/29/2010

Matthew Johnston
Environmental Coordinator

Date

II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS

Parcel Size: 26 acres (APN's 106-121-45 & 46 are one parcel)
Existing Land Use: Vietnamese Buddhist Retreat with an existing Main Hall of approximately 16,000 square feet (includes a dining hall, kitchen, library, offices, dormitory areas, storage and an outdoor deck/pavilion), various seclusion huts, two ponds, and a single family dwelling.
Vegetation: Mixed Forest/Chaparral
Slope in area affected by project: ☒ 0 - 30% ☐ 31 – 100%
Nearby Watercourse: Gamecock Canyon Creek located over 1000 feet west of the project site.

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Water Supply Watershed: Mapped
Groundwater Recharge: Not mapped
Timber or Mineral: Mapped resource on APN 106-121-46; no new development proposed on parcel 46.
Agricultural Resource: Not mapped

Biologically Sensitive Habitat: Southern portions of parcel mapped for Anderson's manzanita. Biotic resources not visible in area of disturbance.
Fire Hazard: Mapped fire hazard area.

Floodplain: Not mapped

Erosion: Mapped for erosion; property owner will be required to submit erosion control plans for review and approval by the Planning Department prior to building permit issuance.
Landslide: Not mapped
Liquefaction: Not mapped

Fault Zone: Not mapped
Scenic Corridor: Not mapped
Historic: None

Archaeology: Mapped archaeological resource; location of proposed development already disturbed.
Noise Constraint: Surrounding residences; large holyday events to occur 7 days per year between the hours of 9 a.m. and 5 p.m.
Electric Power Lines: Existing power pole to be relocated approximately 40 feet east of the proposed meditation hall to avoid grading activities.
Solar Access: Excellent; proposed building located on a ridge in a cleared area.
Solar Orientation: Front of structure would be south facing.

Hazardous Materials: None
Other: None

SERVICES

Fire Protection: Pajaro Valley FD
School District: PVUSD
Sewage Disposal: Septic

Drainage District: Zone 7
Project Access: Summit Road
Water Supply: Private well

PLANNING POLICIES

Zone District:
APN 106-121-45: RA (Residential Agriculture)
APN 106-121-46: TP (Timber Production)
General Plan: Both APN's: R-M (Mountain Residential)
Special Designation: None

Urban Services Line:	☐ Inside	☒ Outside
Coastal Zone:	☐ Inside	☒ Outside

ENVIRONMENTAL SETTING AND SURROUNDING LAND USES:

The subject property is located in a rural area at the northeastern boundary of Santa Cruz County, south of Summit Road. The property is used as a Vietnamese Buddhist Retreat and is split zoned RA (Residential Agriculture) and TP (Timber Production); however, the majority of the parcel is zoned RA. A boundary adjustment between the subject parcel and the southwest adjacent parcel (now APN 106-121-44) was approved in 2007 which transferred 3.3 acres of TP (Timber Production) zoned land to the subject parcel. The transferred land (TP zoned) is heavily wooded and is developed with various seclusion huts associated with the Buddhist retreat.

Parcels to the north and south of the subject parcel which front on Summit Road are zoned RA (Residential Agriculture), with the exception of the north adjacent parcel which is zoned A (Agriculture). These parcels are developed with single family dwellings at rural densities. Parcels to the west are zoned TP (Timber Production) and are heavily wooded with steep slopes.

Approximately 11 acres of the 26 acre parcel is cleared and/or developed with structures, access roads, or parking areas. An approximately 16,000 square foot Main Hall was constructed under building permit 120107; however, the building permit was never finaled. The Main Hall contains a kitchen, a dining hall, dormitories, offices and a large deck/pavilion. Additionally, there is a single family dwelling, seclusion huts, and two ponds located on the property, all of which are all associated with the Buddhist retreat.

PROJECT BACKGROUND:

The proposal is to construct an approximately 24,419 square foot, two story Meditation Hall to be located just southeast of the existing Main Hall. A Meditation Hall previously stood at the proposed building site; however, that building was demolished in 2009 under permit 151948.

The existing Main Hall was constructed under discretionary permit 92-0817. A building permit was issued (120106) and construction was completed, however, the building permit was never finaled. Therefore, the applicant will be required to obtain a final on building permit 120106 and the associated building permit 120107, prior to building permit issuance of the proposed Meditation Hall.

DETAILED PROJECT DESCRIPTION:

The first story of the proposed Meditation Hall (labeled as a basement on the plans) would have an approximately 6,900 square foot Meditation Seminar room, two lounges of approximately 440 square feet and 880 square feet, a storage room of approximately 2800 square feet, and an break room/staff lounge of approximately 1200 square feet. The basement floor also includes approximately 2,736 square feet of covered porch area, men's and women's restrooms, and a utility room.

The second floor of the proposed Meditation Hall (labeled as a first floor on the plans) would consist of the following rooms (approximately measurements): a 7,260 square foot meditation hall/ founder's room, a 320 square foot drum room, a 260 square foot office, a 420 square foot bell room, a 490 square foot bookstore, a 350 square foot flower shop, and a 1,140 square foot library. The first floor includes about 9,900 square feet of covered and uncovered decks, porches, and courtyard area.

The south elevation is the only side which exposes the entire first level of the meditation hall. The vertical distance of the south side elevation is approximately 40 feet as measured from finished grade to the top of the proposed roof ornaments. The proposed building site meets the requirements for increased setbacks to allow for the overheight structure as per County Code Section 13.10.323. The roof steps back and measures a maximum of 28 feet from finished grade at the east, west, and north elevations. An 18 foot tall cupola is located at the center of the proposed building to provide a clerestory. The cupola meets the extended height requirements permitted under County Code Section 13.10.510.

The center of the property is currently disturbed and has been cleared, graded, and/or built upon. Disturbance includes a large man-made pond located on the east side of the proposed structure, a smaller pond and alter located south of the proposed structure, several huts located on the south and west portions of the property, base rock and dirt access roads and parking areas throughout the property, cut slopes with rock retaining walls, and other various outbuildings. The eastern portion of the property adjacent to Summit Road has been used as pedestrian trails and overflow parking areas. This portion of the property is now designated as a "revegetation area" which shall remain undisturbed to allow for natural revegetation. Additionally, most of the existing huts will be demolished as a condition of the permit. All huts proposed to remain must shall be inspected to ensure compliance with California Building Code requirements and with septic capacity.

Permit 92-0817 permitted six special events per year with a maximum daily total of 500 guests per event. The current proposal is to hold three annual special events seven days per year with the following increase in number of guests per day:

1) Chinese New Year - 3 days per year - 2500 daily maximum attendance
2) Buddha's Birthday - 2 days per year - 1500 daily maximum attendance
3) Buddha's Mother's Day - 2 days per year - 2000 daily maximum attendance

III. ENVIRONMENTAL REVIEW CHECKLIST

A. GEOLOGY AND SOILS

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
A. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
B. Strong seismic ground shaking?	☐	☐	☒	☐
C. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
D. Landslides?	☐	☐	☒	☐

Discussion (A through D): The project site is located outside of the limits of the State Alquist-Priolo Special Studies Zone (County of Santa Cruz GIS Mapping, California Division of Mines and Geology, 2001); however, the project site is approximately two miles southwest of the San Andreas fault zone, and approximately 18 miles and 11 miles southwest of the Hayward and Calaveras fault zones, respectively. The potentially active Sargent fault is located approximately 1.5 miles northeast of the subject property. There are no mapped faults on or adjacent to the subject property; therefore, ground rupture of a known earthquake fault was not an area of concern in the geotechnical engineering report submitted for the site (Murray Engineers, Inc, dated January 2005; Attachment 3).The Geotechnical Engineering Report recommends that all planned improvements are designed to resist seismic shaking. It is recommended that the proposed meditation hall utilize a spread footing foundation or a mat slab foundation bearing in the underlying bedrock with drilled, cast-in-place concrete friction piers. The foundation for the proposed structure and associated retaining walls must be designed in accordance with the most recent California Building Code (CBC). The applicant would be required to submit an update to the 2005 soils report that reflects the requirements of the most current CBC prior to building

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

permit issuance.

No groundwater or loose uniformly graded sand was encountered in the borings, therefore, the liquefaction is not an area of concern for the proposed project.

There is a low potential for landslides on or adjacent to the meditation hall given the surrounding gentle slopes.

2.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐

Discussion: The geotechnical report cited above did not identify a significant potential for damage caused by any of these hazards. The report provides recommendations for grading and foundation design and the applicant would be required to submit an update to the report that reflects the requirements of the most current California Building Code. Final building foundations and grading plans must comply with the most current California Building Code to resist seismic shaking and avoid structural collapse and shall be reviewed and approved by Environmental Planning staff prior to building permit issuance.

3.	Develop land with a slope exceeding 30%?	☐	☐	☒	☐

Discussion: There are slopes that exceed 30% on the property, however, no improvements are proposed on slopes in excess of 30%.

4.	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐

Discussion: Some potential for erosion exists during the construction phase of the project, however, this potential is minimal because standard erosion controls are a required condition of the project and prior to approval of a grading or building permit, the project must have an approved Erosion Control Plan, which will specify detailed erosion and sedimentation control measures. The plan will include provisions for disturbed areas to be planted with ground cover and to be maintained to minimize surface erosion.

5.	Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	☐	☐	☐	☒

Discussion: The geotechnical report for the project did not identify expansive soils at

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
the proposed site.				
6. Place sewage disposal systems in areas dependent upon soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative waste water disposal systems where sewers are not available?	☐	☐	☒	☐

Discussion: The proposed project would use an onsite sewage disposal system and County Environmental Health Services has determined that site conditions are appropriate to support such a system for regular use. Portable restrooms will be brought in for special events.

7. Result in coastal cliff erosion?	☐	☐	☐	☒

Discussion: The proposed project is not located in the vicinity of a coastal cliff or bluff; and therefore, would not contribute to coastal cliff erosion.

B. HYDROLOGY, WATER SUPPLY, AND WATER QUALITY

Would the project:

1. Place development within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒

Discussion: This is not applicable because according to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated March 2, 2006, no portion of the project site lies within a 100-year flood hazard area.

2. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒

Discussion: This is not applicable because according to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated March 2, 2006, no portion of the project site lies within a 100-year flood hazard area.

3. Be inundated by a seiche, tsunami, or mudflow?	☐	☐	☐	☒

Discussion: This is not applicable because the subject parcel is not located in the vicinity of an ocean bluff.

4. Substantially deplete groundwater supplies or interfere substantially with	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Discussion: *The project would rely on a private well for water supply.* Previous water yield tests are on file with the County Environmental Health Services Department which indicates that groundwater supply is adequate; therefore, the well will support day to day operations and partially support water demand associated with the large events. (Bottled water will also be utilized for large events.) The project is not located in a mapped groundwater recharge area.

5. Substantially degrade a public or private water supply? (Including the contribution of urban contaminants, nutrient enrichments, or other agricultural chemicals or seawater intrusion). ☐ ☐ ☒ ☐

Discussion: The project would not discharge runoff either directly or indirectly into a public or private water supply and no commercial activities are proposed that would generate a substantial amount of contaminants. The existing parking and driveway incrementally contribute urban pollutants to the environment; however, the contribution is minimal given the size of the driveway and parking area. Potential siltation from the proposed project will be addressed through implementation of erosion control measures.

6. Degrade septic system functioning? ☐ ☐ ☒ ☐

Discussion: Approval of the proposed project would not increase the number of daily visitors and full-time residents; therefore, degradation of the existing septic system is not expected as a result of the project. Three annual large-scale events are proposed which could result in a maximum daily attendance of 2,500 people. For these events, portable restrooms will be provided onsite at an average of 20 units per 1000 visitors, which has been reviewed and approved by the applicant's septic consultant, Andrew Brownstone, and by the County Department of Environmental Health Services. In order to mitigate the potential of wastewater flows exceeding the number of portables onsite, conditions will require the property owner and their septic consultant to provide monitoring reports to the County Department of Environmental Health Services after each event for two years. Review of the monitoring reports may result in an increase or decrease in the number of portable restrooms provided on site during large events.

	Potentially *Significant* Impact	Less than Significant with *Mitigation* Incorporated	Less than *Significant* Impact	No Impact
7. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding, on- or off-site?	☐	☐	☒	☐

Discussion: The proposed meditation hall and associated site improvements would add impervious surface to the site but will not substantially alter the existing drainage pattern of the site. Storm water runoff would be directed to downspouts and sheet flow downhill to the south and southwest of the building site. There are no streams or rivers nearby that would be flooded by the increased runoff. Drainage calculations, submitted by the applicant, have been reviewed and preliminarily approved by the Department of Public Works Storm water Management Staff and the property owner will be required to submit final drainage plans and calculations for review and approval by the Public Works Storm Water Management Department prior to building/grading permit issuance.

8. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems, or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐

Discussion: Drainage Calculations prepared by HTT Engineering dated February 18, 2009 have been reviewed for potential drainage impacts and accepted by the Department of Public Works (DPW) Drainage Section staff. The calculations show that additional impervious surface as a result of the project (7,089 square feet) will be adequately controlled by the proposed drainage plan/system. The proposed drainage plan consists of eight discharge locations to be incorporated at the meditation hall and spread sheet flow. Final drainage calculations and plans must be reviewed and approved by Department of Public Works Storm Water Management staff prior to building permit issuance. Refer to response B-5 for discussion of urban contaminants and/or other polluting runoff.

9. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☒	☐

Discussion: There are no streams or rivers nearby that would be flooded by the increased runoff associated with the proposed project.

10. Otherwise substantially degrade water	☐	☐	☒	☐

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

quality?

Discussion: Few pollutants would be added to the existing water supply as a result of this project in that the driveway and parking areas already exist and overflow parking at large events will be provided off-site. There is an existing well on site which, based on past water quality and yield tests, has been determined by the County Environmental Health Services Department (EHS) to be feasible for regular use. Water would be supplemented at large events with bottled water.

C. BIOLOGICAL RESOURCES

Would the project:

1.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game, or U.S. Fish and Wildlife Service?	☐	☐	☒	☐

Discussion: According to the California Natural Diversity Data Base (CNDDB), maintained by the California Department of Fish and Game, there are no known special status plants or animal species in the site vicinity, and there were no special status species observed in the project area.

2.	Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations (e.g., wetland, native grassland, special forests, intertidal zone, etc.) or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐

Discussion: The south portion of the property is mapped for Anderson's manzanita; however, no disturbance is proposed on this portion of the parcel.

3.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native or migratory wildlife nursery sites?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

Discussion: The proposed project does not involve any activities that would interfere with the movements or migrations of fish or wildlife, or impede use of a known wildlife nursery site.

4.	Produce nighttime lighting that would substantially illuminate wildlife habitats?	☐	☒	☐	☐

Discussion: The development area is adjacent to mixed conifer forest, which could be adversely affected by a new or additional source of light that is not adequately deflected or minimized. The applicant would be required to submit an exterior lighting plan for review and approval by the Planning Department prior to building permit issuance to reduce any potential nighttime lighting impacts to a less than significant level.

5.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒

Discussion: There are no mapped wetlands or wet areas on the subject parcel with the exception of a man-made permitted pond located outside of the proposed building area.

6.	Conflict with any local policies or ordinances protecting biological resources (such as the Sensitive Habitat Ordinance, Riparian and Wetland Protection Ordinance, and the Significant Tree Protection Ordinance)?	☐	☐	☐	☒

Discussion: The project would not conflict with any local policies or ordinances.

7.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Discussion: The proposed project would not conflict with the provisions of any adopted Habitat Conservation Plan Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, no impact

would occur.

D. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

Discussion: The project site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. In addition, the project does not contain Farmland of Local Importance. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide or Farmland of Local Importance would be converted to a non-agricultural use. No impact would occur from project implementation.

2. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒

Discussion: The project site is zoned RA (Residential Agriculture) in the location of the building site, which is not considered to be a residential zone and not an agricultural zone. Additionally, the project site's land is not under a Williamson Act Contract; therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract. No impact is anticipated.

3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

Government Code Section 51104(g))?

Discussion: The proposed disturbance area is adjacent to land designated as Timber Resource; however, the project would not affect the resource or access to harvest the resource in the future. The timber resource may only be harvested in accordance with California Department of Forestry timber harvest rules and regulations.

4.	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☒	☐

Discussion: No forest land will be disturbed as a result of the proposed project. No impact is anticipated.

5.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Discussion: The project site and surrounding area within radius of 1 mile does not contain any lands designated as Prime Farmland, Unique Farmland, Farmland of Statewide Importance or Farmland of Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide, or Farmland of Local Importance would be converted to a non-agricultural use. In addition, the project site contains about 3.3 acres of forest land; however the existing forest land is not located within the building site or proposed area of disturbance; therefore, no conversion of forest land to a non-forest use will occur as a result of the project.

E. MINERAL RESOURCES

Would the project:

1.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒

Discussion: The site does not contain any known mineral resources that would be of value to the region and the residents of the state. Therefore, no impact is anticipated from project implementation.

2.	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

land use plan?

Discussion: The project site is zoned Residential Agriculture (RA), which is not an Extractive Use Zone (M-3) nor does it have a Land Use Designation with a Quarry Designation Overlay (Q) (County of Santa Cruz 1994). Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan or other land use plan would occur as a result of this project.

F. VISUAL RESOURCES AND AESTHETICS

Would the project:

1.	Have an adverse effect on a scenic vista?	☐	☐	☐	☒

Discussion: Summit Road is not a designated scenic road in this location as per the County General Plan (1994) and the project would not impact any public scenic vistas.

2.	Substantially damage scenic resources, within a designated scenic corridor or public view shed area including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒

Discussion: The project site is not located along a County designated scenic road, public viewshed area, scenic corridor, within a designated scenic resource area, or within a state scenic highway. Therefore, there is no impact.

3.	Substantially degrade the existing visual character or quality of the site and its surroundings, including substantial change in topography or ground surface relief features, and/or development on a ridgeline?	☐	☐	☒	☐

Discussion: The subject parcel is currently developed as a Vietnamese Buddhist Monastery and is surrounded by heavily wooded forest land and a Meditation Hall stood previously in the proposed building location and was recently demolished. The proposed Meditation Hall is designed and landscaped so as to fit into this setting and would not degrade the existing visual character or quality of the site and its surroundings.

4.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☒	☐	☐

Discussion: The proposed Meditation Hall is larger than the previous Meditation Hall;

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

therefore, there would be an increase in night lighting. However, this increase would be small, and would be similar in character to the lighting associated with the surrounding existing uses and to ensure that the impact is less than significant, a mitigation measure would require the property owner to submit an exterior lighting plan for review and approval by the Environmental Planning Staff prior to building permit issuance.

G. CULTURAL RESOURCES

Would the project:

1.	Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?	☐	☐	☐	☒

Discussion: None of the existing structures on the property are designated as historic resources on any federal, state or local inventory.

2.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?	☐	☐	☒	☐

Discussion: No archeological resources have been identified in the project area and the proposed building site is the location of the previous meditation hall, which was demolished in 2009; therefore, the building site and surrounding area is already disturbed. Pursuant to County Code Section 16.40.040, if at any time in the preparation for or process of excavating or otherwise disturbing the ground, any human remains of any age, or any artifact or other evidence of a Native American cultural site which reasonably appears to exceed 100 years of age are discovered, the responsible persons shall immediately cease and desist from all further site excavation and comply with the notification procedures given in County Code Chapter 16.40.040.

3.	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Discussion: Pursuant to Section 16.40.040 of the Santa Cruz County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this project, human remains are discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the sheriff-coroner and the Planning Director. If the coroner determines that the remains are not of recent origin, a full archeological report shall be prepared and representatives of the local Native California Indian group shall be contacted. Disturbance shall not resume until the significance of the archeological resource is determined and appropriate mitigations to preserve the resource on the site are established.

4.	Directly or indirectly destroy a unique	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

paleontological resource or site or unique geologic feature?

Discussion: No unique paleontological resources, sites, or geological features have been identified within the proposed disturbance area.

H. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

1.	Create a significant hazard to the public or the environment as a result of the routine transport, use or disposal of hazardous materials?	☐	☐	☐	☒

Discussion: No hazardous materials would be transported, used, or disposed as a part of the routine operation of the meditation hall. To ensure that paint, stains, and other materials used during construction are recycled at an appropriate facility after use, a mitigation measure would require the property owner to submit recycling receipts prior to building permit final.

2.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒

Discussion: Construction and daily use of the meditation hall would not involve the release of hazardous materials into the environment which would create a significant hazard to the public or environment, therefore there is no impact.

3.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒

Discussion: No hazardous emissions, materials, substances, or waste are associated with the proposed meditation hall.

4.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

Discussion: The project site is not included on the September 3, 2010 list of

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

hazardous sites in Santa Cruz County compiled pursuant to the specified code.

5.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

Discussion: The parcel is not located within an airport land use plan or within two miles of a public or public use airport; therefore there is no impact.

6.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

Discussion: The parcel is not located within the vicinity of a private airstrip; therefore there is no impact.

7.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

Discussion: The proposed project does not conflict with the County's adopted Emergency Management Plan (April 2002). Specific countywide evacuation routes are not designated in the Emergency Management Plan; rather, feasible routes are determined based on particular events. Therefore, the portion of Summit Road adjacent to the subject property could perform as a potential evacuation route in an emergency event. The proposal includes three large events which would occur seven days per year. The property owners submitted an agreement with Mount Madonna School (Attachment 7) which indicates that 150 parking spaces on the Mount Madonna School and Mt. Madonna conference center properties are authorized for Kimson's use during large events. Mount Madonna School is located approximately 1 mile south on Summit Road and the parking plan (Attachment 7) indicates that vans/shuttles would be used to transport guests from the offsite Mt. Madonna parking areas to the Kimson Monestary, therefore, vehicles will not block traffic on Summit Road.

8.	Expose people to electro-magnetic fields associated with electrical transmission lines?	☐	☐	☐	☒

Discussion: The meditation hall project would not include the installation of electrical transmission lines; therefore, there is no impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
9. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

Discussion: The project design incorporates all applicable fire safety code requirements and includes fire protection devices as required by the local fire agency. The closest fire station is located within a 10 minute response time and the applicant has provided a Fire Truck access plan which has been reviewed and approved by the County Fire Protection District (CalFire) for the discretionary stage. Eight fire hydrants are provided throughout the site and the existing pond has a water storage capacity of 500,000 gallons. Therefore, the impact of the proposed large scale events on wildland fire safety is less than significant.

I. TRANSPORTATION/TRAFFIC

Would the project:

1. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☒	☐	☐

Discussion: No additional daily traffic would be generated as a result of daily use of the meditation hall because the number of daily residents and guests would not increase with the proposed construction. However, there are seven annual large events included in the project proposal which would create an increase in traffic on the surrounding road network on specific event days. Summit Road is an approximately 30 foot wide paved roadway which provides through access from Mt. Madonna Road to Highway 17. Approval of the proposal would authorize 403 vehicles to be parked on the subject property and on the Mount Madonna School and Conference Center properties (approx. 1 mile south) a maximum of 7 days per year. The large events are religious holidays, specifically Chinese New Year (three days per year), Buddha's Birthday (two days per year), and Buddha's Mother's Birthday (two days per year) and the monastery is open to any member of the public for worship on those days. A Traffic and Parking Management Plan, prepared by Pinnacle Traffic Engineering, dated September 19, 2008 and a Parking Management Plan Addendum, dated March 4,

Potentially Significant Impact	Less than Significant with Mitigation *Incorporated*	Less than Significant *Impact*	No Impact

2010 (ATTACHMENT 6) were submitted to address impacts and provide recommendations. The reports indicate that the stretch of Summit Road from Mt. Madonna Road to the Mt. Madonna Center is a striped two-way road with 9'-10' travel lanes and that the road narrows to a width that varies between 12' to 16' from Mt. Madonna Center and the Kimson Monestary. In addition to narrowing, the edge and center striping end at the Mt. Madonna Center as well.

The reports also provide a parking analysis based on traffic count data collected during the 2008 and 2009 Buddha's Mother's Day events. The report, in addition to a subsequent parking plan provided by the applicant (Attachment 7) indicates that there are 253 feasible parking spaces on the monastery site and150 parking spaces available off site at the Mt. Madonna school and conference center. With a turnover rate of 2 - 2.5 over an eight hour period, the total on and offsite parking provided can accommodate a daily maximum of 806 vehicles over an eight hour period.

On site Parking

253 spaces x 2 turnover rate = 506 vehicles

Mt. Madonna School Parking

150 spaces x 2 turnover rate = 300 vehicles

506 + 300 = 806 vehicles

The following mitigations would be required to ensure that parking and traffic impacts associated with the proposed large events are less than significant:

1. Kimson shall contract with a professional parking service to direct the parking at large events and drive the shuttle vans; and
2. A detailed parking operations plan shall be submitted which includes the following information: details regarding the number of staff required to drive shuttles and direct traffic at both the Mt. Madonna School and Conference Center and the Kimson Monastery, protocol for staff to communicate between sites to ensure that vehicles are not directed to proceed to Kimson if the parking lot is full which would back up traffic on Summit Road between Mt. Madonna School and Kimson, a set schedule for the shuttle pick-up and drop off, and enforcement procedures for any vehicles parked along Summit Road. The detailed parking plans shall be signed by a representative of Mt. Madonna School and Conference Center for authorization.

In addition, the Traffic and Parking Plan provides the following recommendations to mitigate traffic and parking impacts to less than significant:

1. Establish an advance notification program for local residences which indicates specific dates and times for each event to provide awareness of additional traffic and parking operations; and
2. Establish a Traffic and Parking Operations Monitoring Program in order to record event attendance, peak parking demands, and traffic flows to determine the effectiveness of the parking plan.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
2. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒

Discussion: The proposed project does not impact air traffic patterns, therefore there is no impact.

3. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐

Discussion: The proposed monastery would be located where a previously approved monastery was recently demolished and on a parcel where an existing religious retreat and worship center currently exists; therefore impacts of increased hazards as a result of site design features or incompatible uses are less than significant.

4. Result in inadequate emergency access?	☐	☐	☒	☐

Discussion: Please refer to section H.7, H.9, and I.1 above regarding emergency access and parking and traffic associated with large events.

5. Cause an increase in parking demand which cannot be accommodated by existing parking facilities?	☐	☒	☐	☐

Discussion: Please refer to section I.1 above regarding parking associated with large events.

6. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☒	☐	☐

Discussion: Please refer to section I.1 above regarding the establishment of a traffic and parking program to ensure that bicycles and pedestrians on Summit Road are not impacted by large events. No public transit facilities serve this portion of the County.

7. Exceed, either individually (the project alone) or cumulatively (the project combined with other development), a level of service standard established by the County General Plan for	☐	☒	☐	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

designated intersections, roads or highways?

Discussion: Please refer to section I.1 for traffic and road impacts associated with large events.

J. NOISE

Would the project result in:

1.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐

Discussion: During the seven annual large events, there would be an increase in the existing noise environment given the large number of guests, vehicles, and shuttles; however, this increase is temporary in that it would only occur seven days per year and would be similar in character to noise generated by large events at the Mt. Madonna Center or other facilities in the surrounding area and similar to large events held at private residences; therefore the impact is less than significant.

2.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒

Discussion: No groundborne vibrations or noise levels will be created as a result of the proposed meditation hall or large events; therefore there is no impact.

3.	Exposure of persons to or generation of noise levels in excess of standards established in the General Plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐

Discussion: Per County policy, average hourly noise levels shall not exceed the General Plan threshold of 50 L_{eq} during the day and 45 L_{eq} during the nighttime. Impulsive noise levels shall not exceed 65 db during the day or 60 db at night. Noise associated with operation or use of the meditation hall would not increase noise levels above those required in the County General Plan in that the structure is primarily offices and worship facilities that do not generate loud noise. In order to ensure that noise associated with the large events meets County General Plan requirements, mitigations shall restrict the site to non-amplified sounds.

Due to the remote setting, it is not anticipated that sound levels beyond the property boundaries will exceed standards; however, to ensure that there are no off-site impacts during each of the three events, the property owner shall submit a noise study conducted by a licensed acoustic engineer to evaluate sound levels at the north, east, and south property lines. One noise study shall be conducted during each of the three annual events and shall be evaluated by County Planning Staff to determine if

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

additional conditions or modifications are required to obtain compliance with the County General Plan Noise Ordinance.

4.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐

Discussion: Noise generated during construction of the meditation hall would increase the ambient noise levels for adjoining areas. Construction would be temporary, however, and given the limited duration of this impact it is considered to be less than significant. Please refer to section J.3 above regarding noise levels and mitigations associated with large events at the site.

5.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Discussion: The project site is not located within an airport land use plan or within two miles of a public airport, therefore, there is no impact.

6.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Discussion: The project site is not located within the vicinity of a private airstrip, therefore, there is no impact.

K. AIR QUALITY

Where available, the significance criteria established by the Monterey Bay Unified Air Pollution Control District (MBUAPCD) may be relied upon to make the following determinations. Would the project:

1.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐

Discussion: The North Central Coast Air Basin does not meet state standards for ozone and particulate matter (PM_{10}). Therefore, the regional pollutants of concern that would be emitted by the construction associated with the meditation hall are ozone precursors (Volatile Organic Compounds [VOCs] and nitrogen oxides [NO_x]), and dust.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

Given the temporary nature of the increase in new traffic that would be generated by the seven annual large events, there is no indication that new emissions of VOCs or NO_x would exceed MBUAPCD thresholds for these pollutants and therefore there would not be a significant contribution to an existing air quality violation.

Project construction may result in a short-term, localized decrease in air quality due to generation of dust. However, standard dust control best management practices, such as periodic watering, will be implemented during construction to reduce impacts to a less than significant level.

2.	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐

Discussion: The project would not conflict with or obstruct implementation of the regional air quality plan. See K-1 above.

3.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐

Discussion: See K-1 above.

4.	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐

Discussion: No substantial pollutant concentrations would be emitted during or as a result of the proposal, with the exception of CO2 emissions from construction vehicles and large events, which would be temporary and not substantial.

5.	Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Discussion: No objectionable odors would be created during construction or as a result of the proposed project; therefore there is no impact.

L. GREENHOUSE GAS EMISSIONS

Would the project:

1.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

Discussion: The proposed project, like all development, would be responsible for an

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

incremental increase in green house gas emissions by usage of fossil fuels during the site grading and construction. At this time, Santa Cruz County is in the process of developing a Climate Action Plan (CAP) intended to establish specific emission reduction goals and necessary actions to reduce greenhouse gas levels to pre-1990 levels as required under AB 32 legislation. Until the CAP is completed, there are no specific standards or criteria to apply to this project. All project construction equipment would be required to comply with the Regional Air Quality Control Board emissions requirements for construction equipment. As a result, impacts associated with the temporary increase in green house gas emissions are expected to be less than significant.

2.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Discussion: See the discussion under L-1 above. No significant impacts are anticipated.

M. PUBLIC SERVICES

Would the project:

1.	*Result in substantial adverse physical* impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
	a. Fire protection?	☐	☐	☒	☐
	b. *Police protection?*	☐	☐	☒	☐
	c. Schools?	☐	☐	☐	☒
	d. Parks or other recreational activities?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e. Other public facilities; including the maintenance of roads?	☐	☐	☒	☐

Discussion (a through e): While the proposal to allow large events seven days per year represents a contribution to the need for services, the increase would be temporary. Moreover, the project meets all of the standards and requirements identified by Pajaro Valley Fire District and the construction of a Meditation Hall would not increase the number of residents and visitors at the site.

N. RECREATION

Would the project:

1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒

Discussion: The proposed project would not increase the use of existing neighborhood or regional park; therefore, there will be no impact.

2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Discussion: The project does not include recreational facilities; therefore, there is no impact.

O. UTILITIES AND SERVICE SYSTEMS

Would the project:

1. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐

Discussion: A drainage plan and drainage calculations submitted by HTT Engineering indicate a 7,089 square foot increase in impervious area as a result of the project which does not require construction of a new storm water drainage facility or expansion of existing facilities that could cause environmental impacts. Rather, the proposed meditation hall will incorporate downspouts and splashboxes that spread sheet flow, a concrete ditch behind a proposed retaining wall at the east side of the structure, and a catch basin piped to riprap on the southeast side of the structure to reduce water flow.

2. Require or result in the construction of	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than *Significant* Impact	No Impact

new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Discussion: The project septic consultant, Biosphere Consulting, conducted a site evaluation of the subject parcel which analyzed soil characteristics and wastewater flow rates. The analysis concludes that the construction of a new engineered onsite wastewater treatment and dispersal system would be required to serve the entire facility due to the combination of enhanced flows (approximately 7500 gallons per day average expected flow) and moderate to low soil permeability. As per County Environmental Health Services requirements, any project upgrade that is expected to increase the total wastewater flow rate over 2,000 gallons per day is required to provide enhanced treatment to reduce nitrogen, Total Suspended Solids (TSS), and Biochemical Oxygen Demand (BOD) in the sewage effluent prior to discharge to the soil at the site. The proposed enhanced treatment system (Exhibit A Sheets 1, 2 &3) would consist of a 30,000 gallon settling tank, three treatment pods, a 12,000 gallon processing/holding tank, three 500 gallon dosing tanks and pressurized piping to six zones of three 100 foot long dispersal trenches at the southwest side of the meditation hall. The new enhanced wastewater system would ensure that the site soils are not contaminated by untreated or concentrated effluent which reduces the environmental impact on the parcel. Final septic system design would be required to obtain approval from the County Environmental Health Services Department.

3.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐

Discussion: The project's wastewater flows would not violate any wastewater treatment standards of the Regional Water Quality Control Board because the applicant will be required to obtain approval from the County Environmental Health Services Department for final septic system design prior to building permit issuance to ensure compliance with County and State requirements for wastewater treatment. Refer to Section O.2 for construction of an enhanced treatment septic system.

4.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐

Discussion: The County Department of Environmental Health Services (EHS) has conducted two routine water system inspections and completed a thorough records search to determine that there are two wells that currently exist on the site. The most recent well is active and past yield tests and water quality tests indicate that the active

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

well can support the proposed day to day operations at the monastery and can serve large events with the addition of bottled water; therefore, water supply on site is feasible to serve to proposed project. It is unclear if the other older well is active in that there are no records of the well with the EHS Department. A condition of approval would require the applicant to submit a comprehensive systematic of the entire water system prior to building permit issuance.

5.	Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐

Discussion: Refer to Section O.2. for a discussion of the new enhanced treatment wastewater system.

6.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☒	☐	☐

Discussion: The project would make a one-time contribution to the reduced capacity of regional landfills during construction. However, the property is currently vacant therefore no demolition is required and in order to mitigate the impacts of temporary construction debris to less than significant, a mitigation will require the applicant to submit a plan to recycle and/or reuse excess post-construction materials, for review and approval by Planning Staff prior to building permit issuance. Implementation of this mitigation will maximize recycling and reuse of construction materials and will minimize contributions to the landfill.

7.	Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

Discussion: Solid waste accumulation is anticipated to increase slightly as a result of the new uses the would occur within the meditation hall structure, however, the building would be primarily used for meditation and trash accumulation from the small offices, bathrooms and bookshop would be minimal and is not anticipated to result in a breach of federal, state, or local statutes and regulations.

P. LAND USE AND PLANNING

Would the project:

1.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

(including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Discussion: The proposed project does not conflict with regulations or policies adopted for the purpose of avoiding or mitigating an environmental effect in that mitigations would be required to ensure: public health and safety regarding geologic site conditions, structural safety, effective storm water management, reduced noise and air quality impacts, and minimization of nighttime lighting.

2.	Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Discussion: There are no habitat conservation plans or natural community conservation plans in effect on the site, therefore, there is no impact.

3.	Physically divide an established community?	☐	☐	☒	☐

Discussion: The project would not include any element that would physically divide an established community.

Q. POPULATION AND HOUSING

Would the project:

1.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐

Discussion: The proposed project would not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area .The proposed project is designed at the density and intensity of development allowed by the General Plan and zoning designations for the parcel. Additionally, the project does not involve extensions of utilities (e.g., water, sewer, or new road systems) into areas previously not served. Consequently, it is not expected to have a significant growth-inducing effect.

2.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

Discussion: Construction of the proposed meditation hall would not displace any existing housing since the proposed building site is currently vacant. One existing residence would be converted to an office building as a part of the project, however, the permanent residents would be transferred to the existing permitted dormitory structure on site; therefore, existing residents would not be displaced.

3.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

Discussion: The proposed project would not displace a substantial number of people. Refer to Section Q.2.

R. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐

Discussion: The potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in Section III of this Initial Study. Potentially significant impacts as a result of the project include excessive nighttime lighting, degradation of archaeological resources, inadequate wastewater treatment and water capacity, and solid waste disposal. However, mitigations have been included that clearly reduces these effects to a level below significance. These mitigations include:

- The property owner shall submit an exterior lighting plan for review and approval by the Planning Department prior to building permit issuance to reduce any potential nighttime lighting impacts to a less than significant level.
- If at any time in the preparation for or process of excavating or otherwise disturbing the ground, any human remains of any age, or any artifact or other evidence of a Native American cultural site which reasonably appears to exceed 100 years of age are discovered, the responsible persons shall immediately cease and desist from all further site excavation and comply with the notification procedures given in County Code Chapter 16.40.040.
- The applicant shall submit a plan to recycle and/or reuse excess post-construction materials, for review and approval by Planning Staff prior to building permit issuance to minimize impacts to the landfill as a result of construction debris.

As a result of this evaluation, there is no substantial evidence that, after mitigation, significant effects associated with this project would result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☒	☐	☐

Discussion: In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there were determined to be potentially significant cumulative effects related to transportation and traffic. However, mitigation has been included that clearly reduces these cumulative effects to a level below significance. As a result of this evaluation, there is no substantial evidence that, after mitigation, there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

3. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

Discussion: In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to specific questions in Section III. As a result of this evaluation, there were determined to be potentially significant effects to human beings related to noise and traffic/transportation associated with large events. However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes:

- The property owner shall contract with a professional parking service to direct the parking at large events to reduce impacts from overflow parking to a less than significant level.

- The property owner shall submit a detailed parking operations plan which provides details regarding the number of staff required to drive shuttles and direct traffic at both the Mt. Madonna School and the Kimson Monastery, protocol for staff to communicate between sites to ensure that vehicles are not directed to proceed to Kimson if the parking lot is full which would back up traffic on Summit Road between Mt. Madonna School and Kimson, a schedule for the shuttle pick-up and drop off, and enforcement procedures for any vehicles parked along Summit Road.
- The property owner shall establish an advance notification program for local residences which indicates specific dates and times for each event to provide awareness of additional traffic and parking operations.
- The property owner shall establish a Traffic and Parking Operations Monitoring Program in order to record event attendance, peak parking demands, and traffic flows to determine the effectiveness of the parking plan.
- The site shall be restricted to non-amplified sounds.
- The property owner shall submit a noise study conducted by a licensed acoustic engineer to evaluate sound levels at the north, east, and south property lines during each of the three annual events. The noise study shall be evaluated by County Planning Staff to determine if additional conditions or modifications are required to obtain compliance with the County General Plan Noise Ordinance.

As a result of this evaluation, there is no substantial evidence that, after mitigation, there are adverse effects to human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

IV. TECHNICAL REVIEW CHECKLIST

	REQUIRED	DATE COMPLETED
Agricultural Policy Advisory Commission (APAC) Review	Yes ☐ No ☒	
Archaeological Review	Yes ☐ No ☒	
Biotic Report/Assessment	Yes ☐ No ☒	
Geologic Hazards Assessment (GHA)	Yes ☐ No ☒	
Geologic Report	Yes ☐ No ☒	
Geotechnical (Soils) Report	Yes ☒ No ☐	January 2005
Riparian Pre-Site	Yes ☐ No ☒	
Septic Lot Check	Yes ☐ No ☒	
Other:	Yes ☐ No ☐	

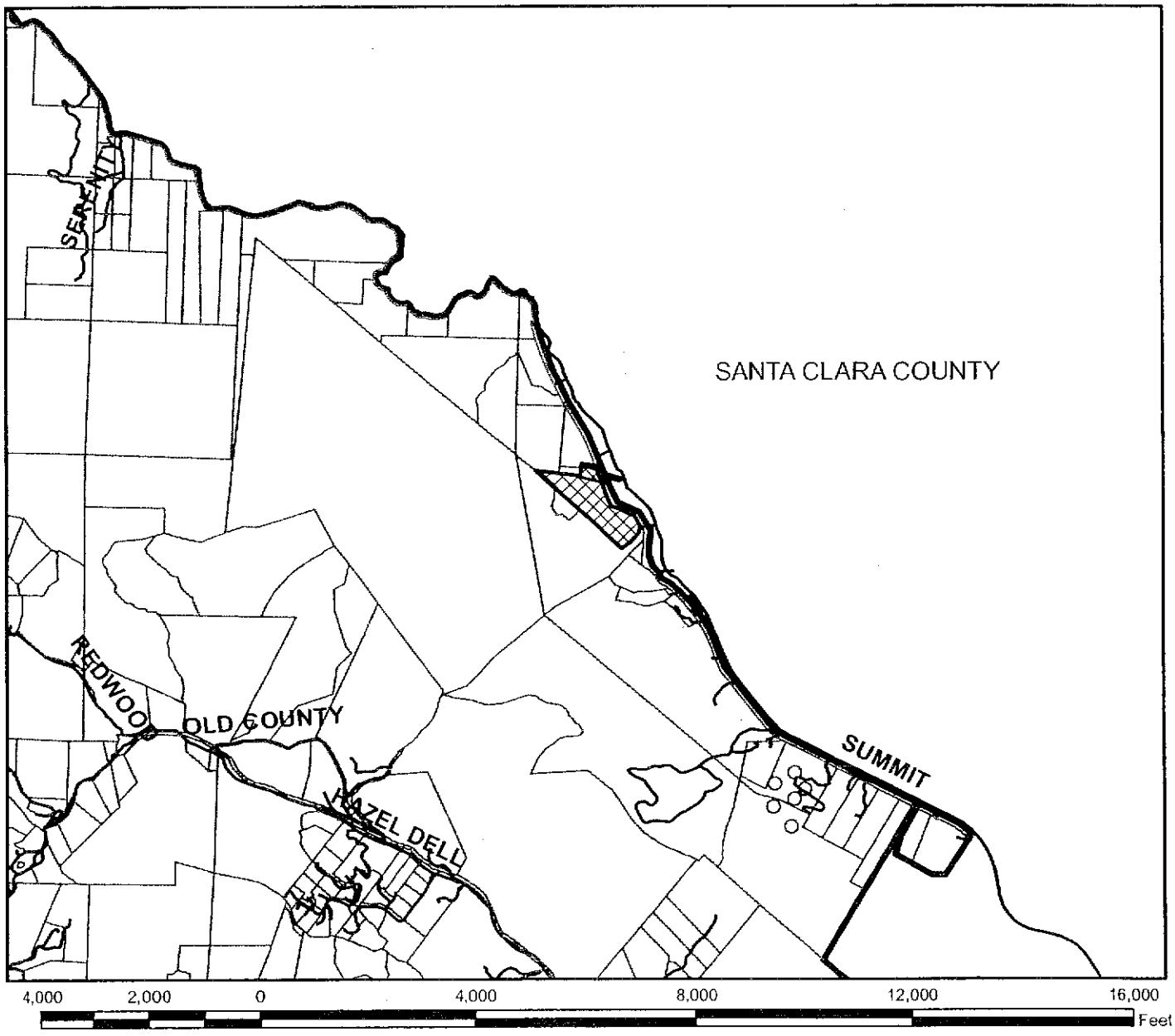
V. REFERENCES USED IN THE COMPLETION OF THIS ENVIRONMENTAL REVIEW INITIAL STUDY

County of Santa Cruz 1994.
1994 General Plan and Local Coastal Program for the County of Santa Cruz, California. Adopted by the Board of Supervisors on May 24, 1994, and certified by the California Coastal Commission on December 15, 1994.

VI. ATTACHMENTS

1. *Vicinity Map, Map of Zoning Districts; Map of General Plan Designations; and Assessors Parcel Map.*
2. *Project Plans*, prepared by Charette Designs, Inc. dated 4/14/10 & HTT Engineering, dated 5/25/10.
3. *Discretionary Application Comments*
4. *Geotechnical Investigation*, prepared by Murray Engineers, Inc. dated January 2005.
5. *Drainage Calculations*, prepared by HTT Engineering, dated December 2008.
6. *Traffic, Site Distance, and Parking Analyses, prepared by Pinnacle Traffic Engineering*
    a. Traffic and Parking Management Plan, dated September 19, 2008 (Site Distance Section)
    b. Updated Report, dated October 19, 2009
    c. Traffic and Parking response letter, dated May 4, 2010
7. *Parking Contract with Mount Madonna School and Parking Plan,* dated October 21, 2010.
8. *Public Comment*

Location Map



LEGEND

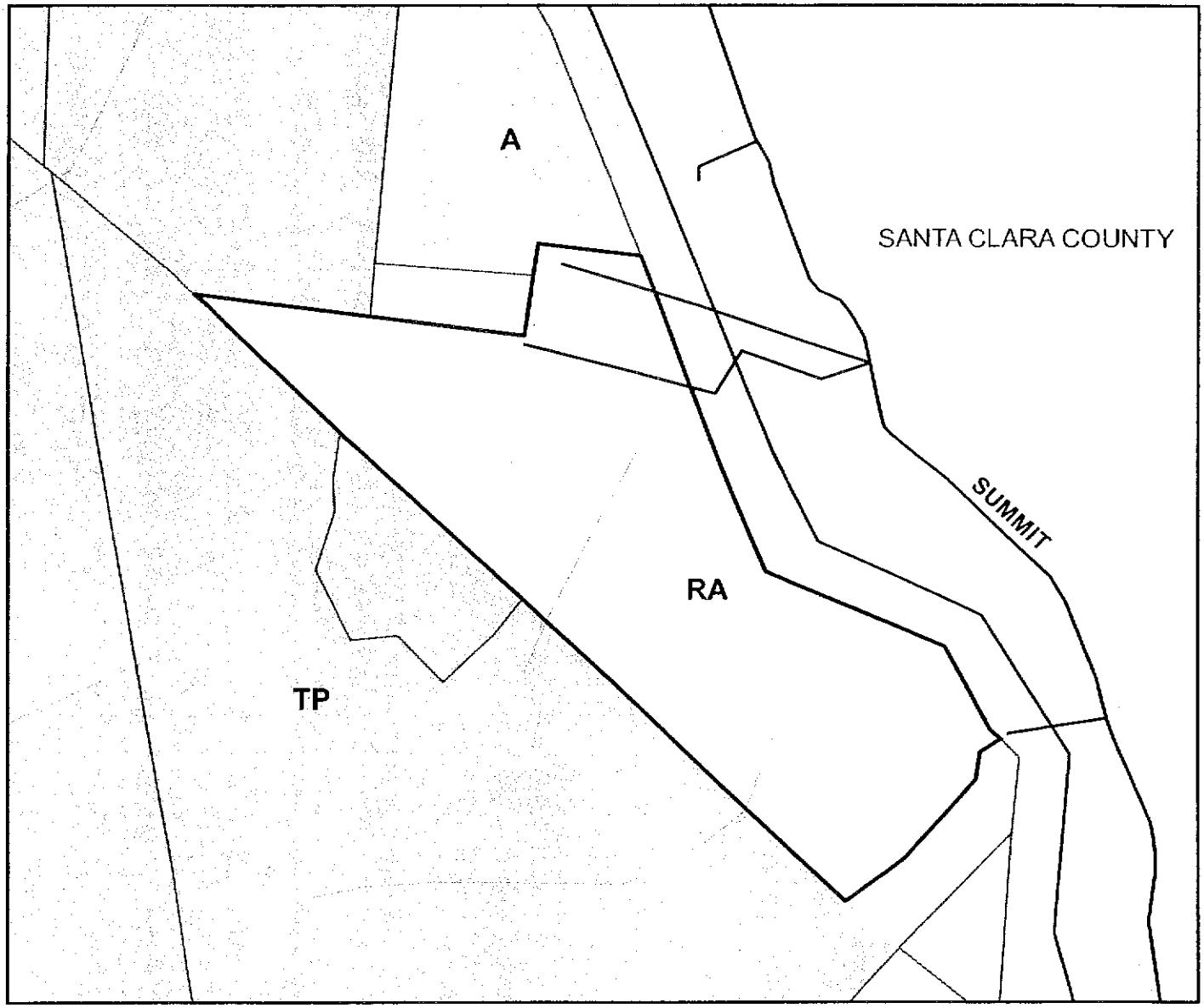
- APN: 106-121-45
- Assessors Parcels
- Streets
- County Boundary

N
W E
S

Map Created by
County of Santa Cruz
Planning Department
August 2009

ATTACHMENT 1

Zoning Map



550 275 0 550 1,100 1,650 2,200 Feet

LEGEND

- APN: 106-121-45
- Assessors Parcels
- Streets

STREAMTYPE

- PERENNIAL
- SWALE
- County Boundary
- AGRICULTURE RESIDENTIAL
- AGRICULTURE
- TIMBER PRODUCTION

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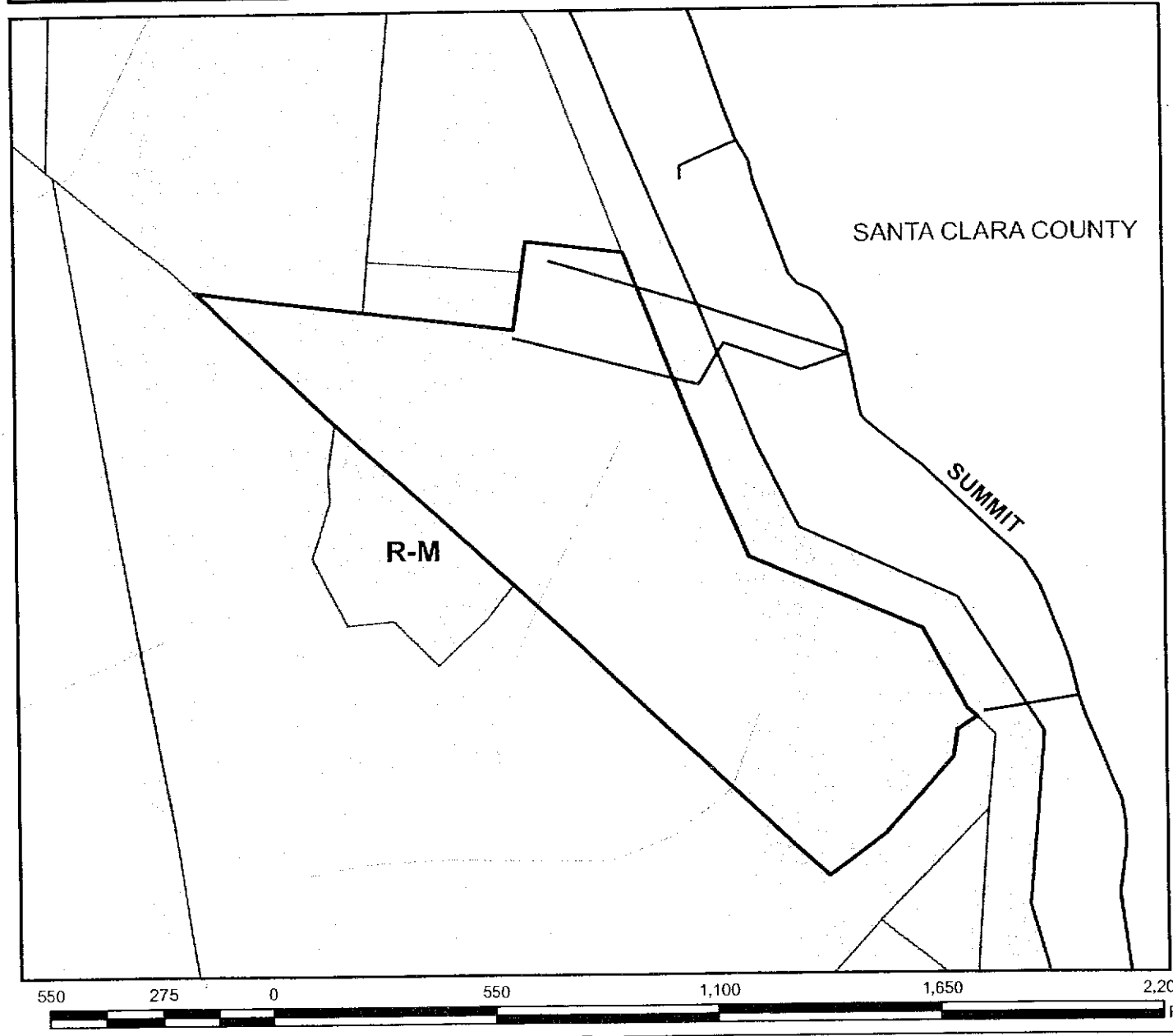
Map Created by
County of Santa Cruz
Planning Department
August 2009

ATTACHMENT 1

General Plan Designation Map



LEGEND

- APN: 106-121-45
- Assessors Parcels
- Streets

STREAMTYPE

- PERENNIAL
- SWALE
- County Boundary
- Residential-Mountain

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Map Created by
County of Santa Cruz
Planning Department
August 2009

ATTACHMENT 1

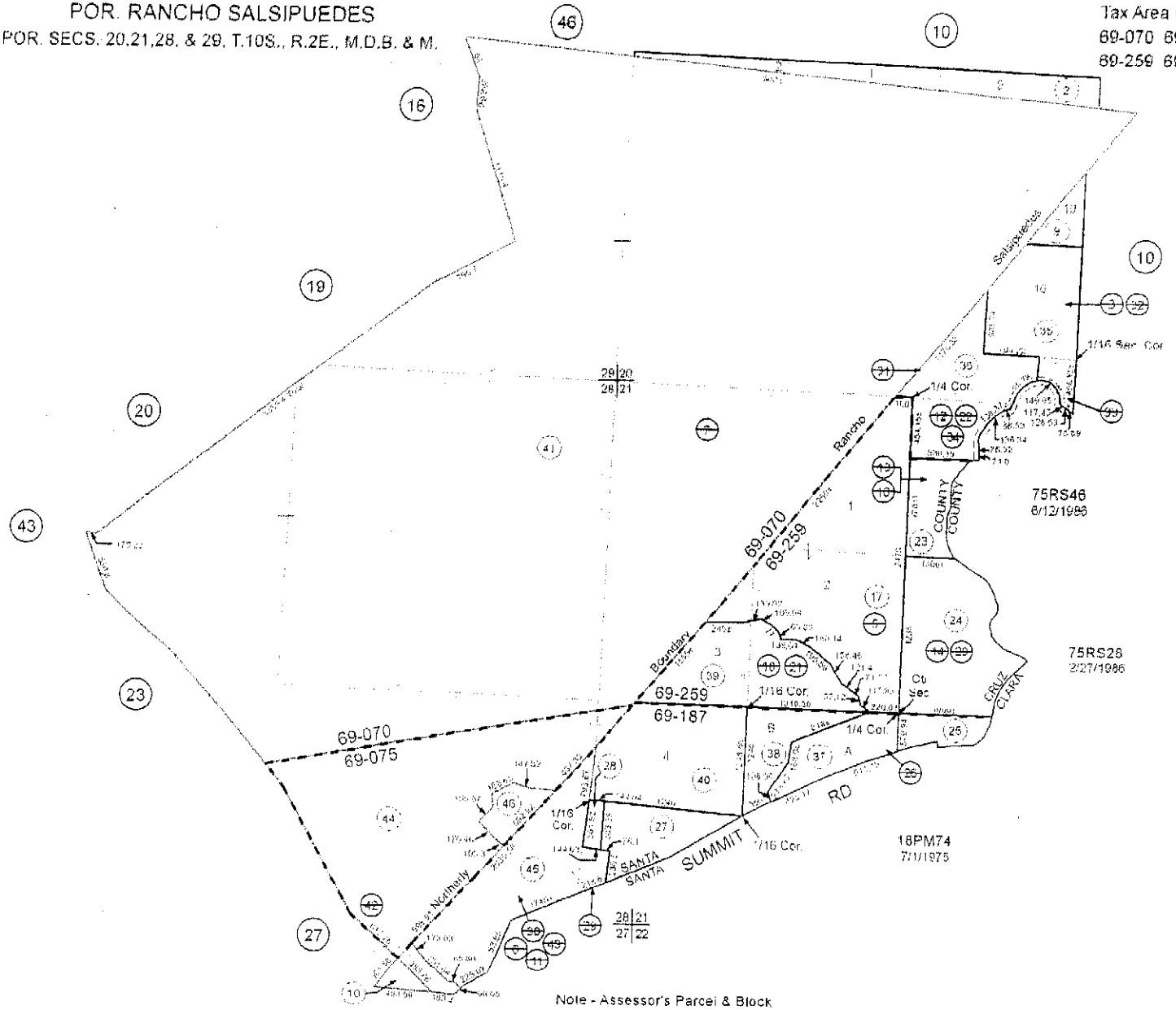
FOR TAX PURPOSES ONLY

POR. RANCHO SALSIPUEDES

POR. SECS. 20,21,28, & 29, T.10S., R.2E., M.D.B. & M.

Tax Area Code
69-070 69-075
69-259 69-187

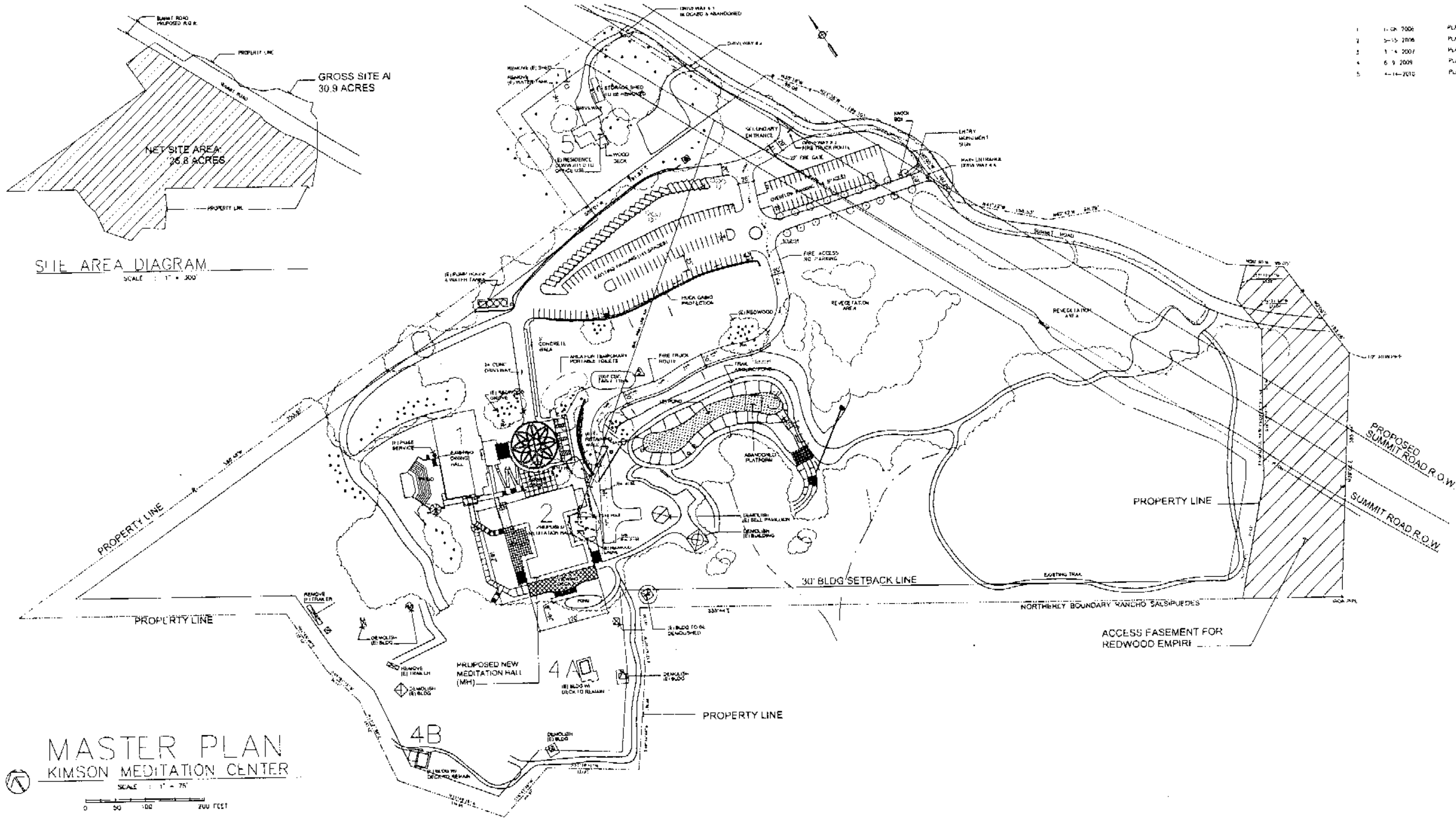
106-12



41 / 111

Note - Assessor's Parcel & Block Numbers Shown in Circles.

Assessor's Map No. 106-12
County of Santa Cruz, Calif.
Feb. 1998



MASTER PLAN

KIMSON MEDITATION CENTER

SCALE : 1" = 75'

0 50 100 200 FEET

PROJECT GENERAL INFORMATION :

ADDRESS 574 SUMMIT ROAD - WATSONVILLE - CA 95076
P.O.BOX 1563 MORGAN HILL CA 95038

SITE AREA 30.9 GROSS ACRES
26.8 NET ACRES

A.P.N. 106-121-43

LIST OF BUILDINGS ON SITE :

1- MAIN HALL - Existing
NUMBER OF STORIES = 2
FLOOR AREA = 16,631 S.F.
GUEST ROOMS = 18
USE = KITCHEN/DINING, TEMPORARY RESIDENCE FOR MEDITATION STUDENTS

2-MEDITATION HALL - Proposed
USE = MEDITATION WORSHIP
= MEDITATION SEMINAR
NUMBER OF STORY 2
FLOOR AREA = 24,419 S.F.
UPPER FLOOR = 10,896 S.F.
LOWER FLOOR = 13,523 S.F.

3-QUAN AM PAVILION - Abandoned Platform
NO NEW WORK

4-SECLUSION HUTS - Existing
USE = MEDITATION PRACTICE
NUMBER = 2

5-RECEPTION OFFICE -- Existing
CONVERSION OF EXISTING RESIDENCE INTO RECEPTION OFFICE
USE = OFFICE
FLOOR AREA = 1035 SF

PROJECT DENSITY:

ALLOWABLE MATRIX UNITS PER PREVIOUS APPROVAL : 5 MATRIX UNITS

ALLOWABLE MATRIX UNITS PER PLANNING DEPARTMENT'S LETTER OF OCT. 7, 2005 : 1 MATRIX UNIT

NOTE:
NO LIVING UNITS CAN BE ADDED UNLESS THEY ARE TRANSFERED FROM EXISTING UNITS ELSEWHERE ON THE PROPERTY.

SITE USAGE PROGRAM:
NUMBER OF FULL-TIME RESIDENTS : 12 PERSONS
NUMBER OF VISITORS:
DAY USE ON REGULAR WEEKENDS : 50 PERSONS
DAY USE ON SPECIAL HOLYDAYS :
3 EVENTS PER YEAR : CHINESE NEW YEAR, BUDDHA'S BIRTHDAY, DAY OF AMNESTY
MAXIMUM NUMBER OF PEOPLE ON SITE AT ANY GIVEN TIME: 500

OVERNIGHT GUESTS :
8 PERSONS FOR 10 DAYS X 3 TIMES A YEAR
OVERNIGHT SEMINAR PARTICIPANTS
100 PERSONS FOR 5 DAYS X 6 TIMES A YEAR

NUMBER OF BEDROOMS :
18 IN EXISTING DINING HALL/GUEST QUARTERS
2 IN EXISTING HUTS

NUMBER OF TOILETS FOR 500 PEOPLE ON SITE.
250 MALES = 2) (PLACE OF WORSHIP 1:150)
250 FEMALES = 4) (PLACE OF WORSHIP 1:75)
TOTAL REQUIRED = 6
TOTAL PROVIDED IN (N) MEDITATION HALL = 11
PROVISION OF PORTABLE TOILETS IS OPTIONAL

NUMBER OF KITCHEN : 1 IN EXISTING DINING HALL

PARKING SPACES:
EXISTING : 141
NEW OVERFLOW AREA : 44
TOTAL : 185
ACCESSIBLE PARKING : 6

REFERENCE:

ARCHITECT
THUYEN D. NGUYENPHUC, AIA
CHARRETTE DESIGN INC.
3866 GLENGROVE WAY
SAN JOSE, CA 95121
TEL: 408-250-5754
thuyennguyenphuc@comcast.net

CIVIL ENGINEER
THEO TON P.E.
HTT ENGINEERING
8393 CAPWELL DRIVE # 110
OAKLAND, CA 94621
TEL: 510-568-3060
FAX: 510-568-5842

SOIL ENGINEER
MURRAY ENGINEERS, INC.
2951 EL CAMINO ROAD
PALO ALTO, CA 94306
TEL : 650-328-0440
FAX : 650-328-0540

WASTE WATER ENGINEER
BioSphere Consulting Inc.
1513 KING STREET
SANTA CRUZ CA 95060
TEL : 831-430-9116
FAX : 831-430-9400

DRAWING INDEX:

MP OVERALL MASTER PLAN
ACC.1 SITE ACCESSIBILITY PLAN
ACC.2 SITE ACCESSIBILITY DETAILS

MEDITATION HALL
MH.1 SITE PLAN
MH.2 FIRST FLOOR PLAN
MH.3 BASEMENT FLOOR PLAN
MH.4 SECTIONS
MH.5 ELEVATIONS
MH.6 ELEVATIONS
MH.7 ROOF PLAN
MH.L LANDSCAPING

OFFICE
OFF.1 FLOOR PLAN AND ELEVATIONS

HUTS
H1 FLOOR PLANS AND ELEVATIONS
H2 FLOOR PLAN AND ELEVATIONS

CIVIL
C1 TOPO EXISTING CONDITIONS
C.2 BOUNDARY & LIMIT OF GRADING
C.3 DRAINAGE PLAN
C.4 GRADING AND EROSION CONTROL PLAN

1	1-08-2006	PLANNING
2	5-15-2006	PLANNING
3	1-14-2007	PLANNING
4	6-9-2009	PLANNING
5	4-14-2010	PLANNING

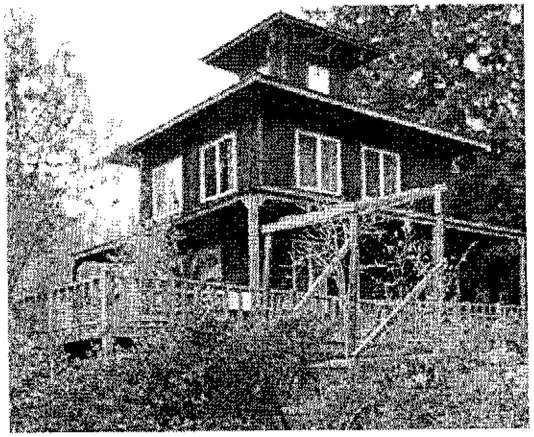
5-18-2010

MASTER PLAN
GENERAL INFORMATION

1" = 75'

MP

ATTACHMENT 2



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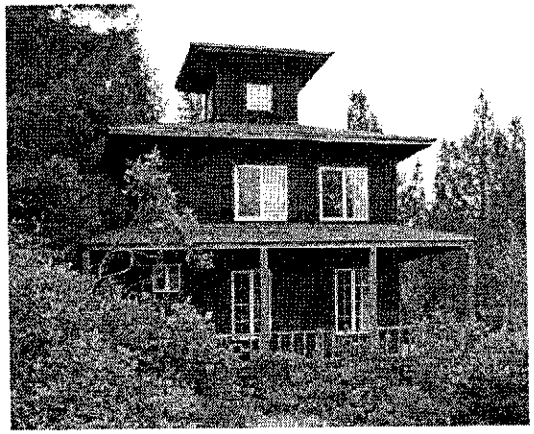

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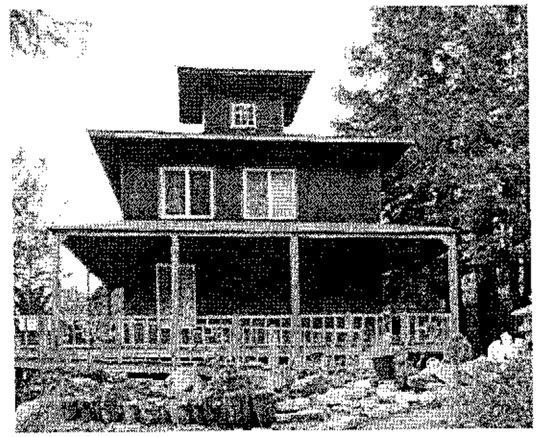

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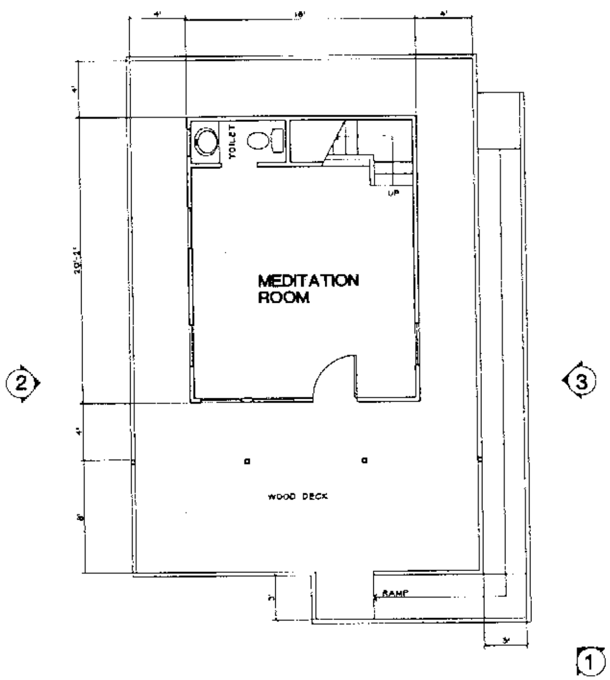
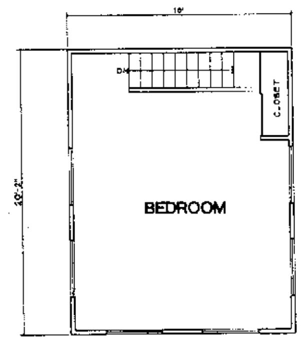


1ST FLOOR PLAN

SCALE : 1/4" = 1'-0"



2ND FLOOR PLAN

SCALE : 1/4" = 1'-0"

REVISION		
NO.	DATE	BY

CHARRETTE DESIGN INC.

ARCHITECTURE PLANNING INTERIORS

C-011442

STATE OF CALIFORNIA

KIMSON MEDITATION CENTER

MEDITATION HALL

574 Summit Road
Watsonville
CALIFORNIA 95076

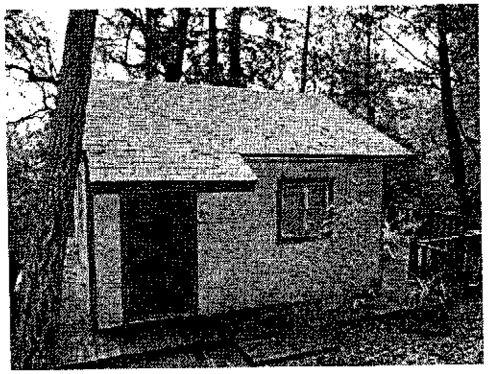
DATE : 5-15-2008

PROJECT NO.:

SHEET TITLE : HUT 4A FLOOR PLANS

SCALE : 1/4" = 1'-0"

SHEET NO.: H.1



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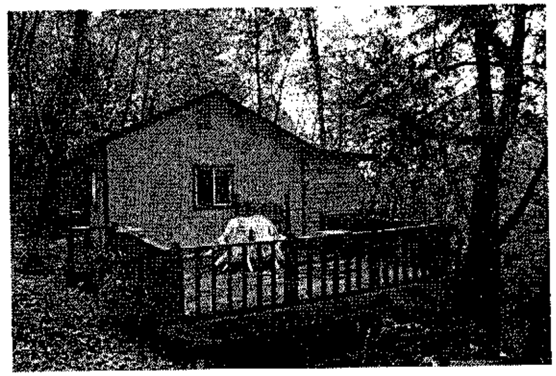
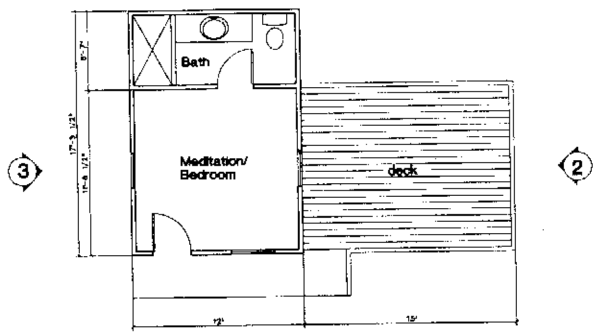
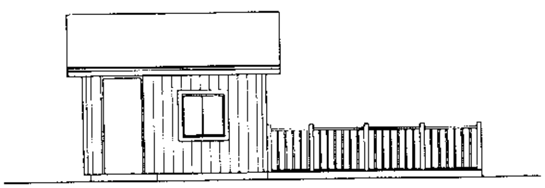


VIEW 2

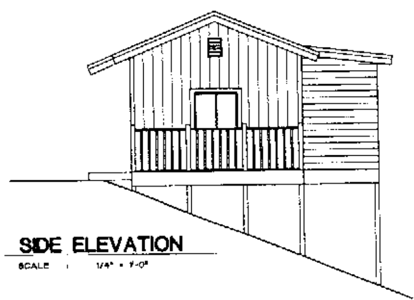
VIEW 3



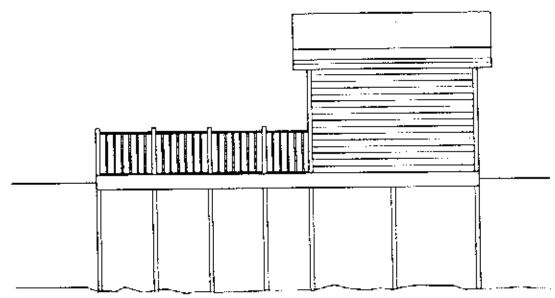
1 FLOOR PLAN
SCALE : 1/4" = 1'-0"



FRONT ELEVATION
SCALE : 1/4" = 1'-0"



SIDE ELEVATION
SCALE : 1/4" = 1'-0"



REAR ELEVATION
SCALE : 1/4" = 1'-0"

REVISION		
NO.	DATE	BY
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CHARRETTE DESIGN INC.
ARCHITECTURE
PLANNING
INTERIORS

LICENSED ARCHITECT
C-011442
STATE OF CALIFORNIA

44/111

KIMSON MEDITATION CENTER
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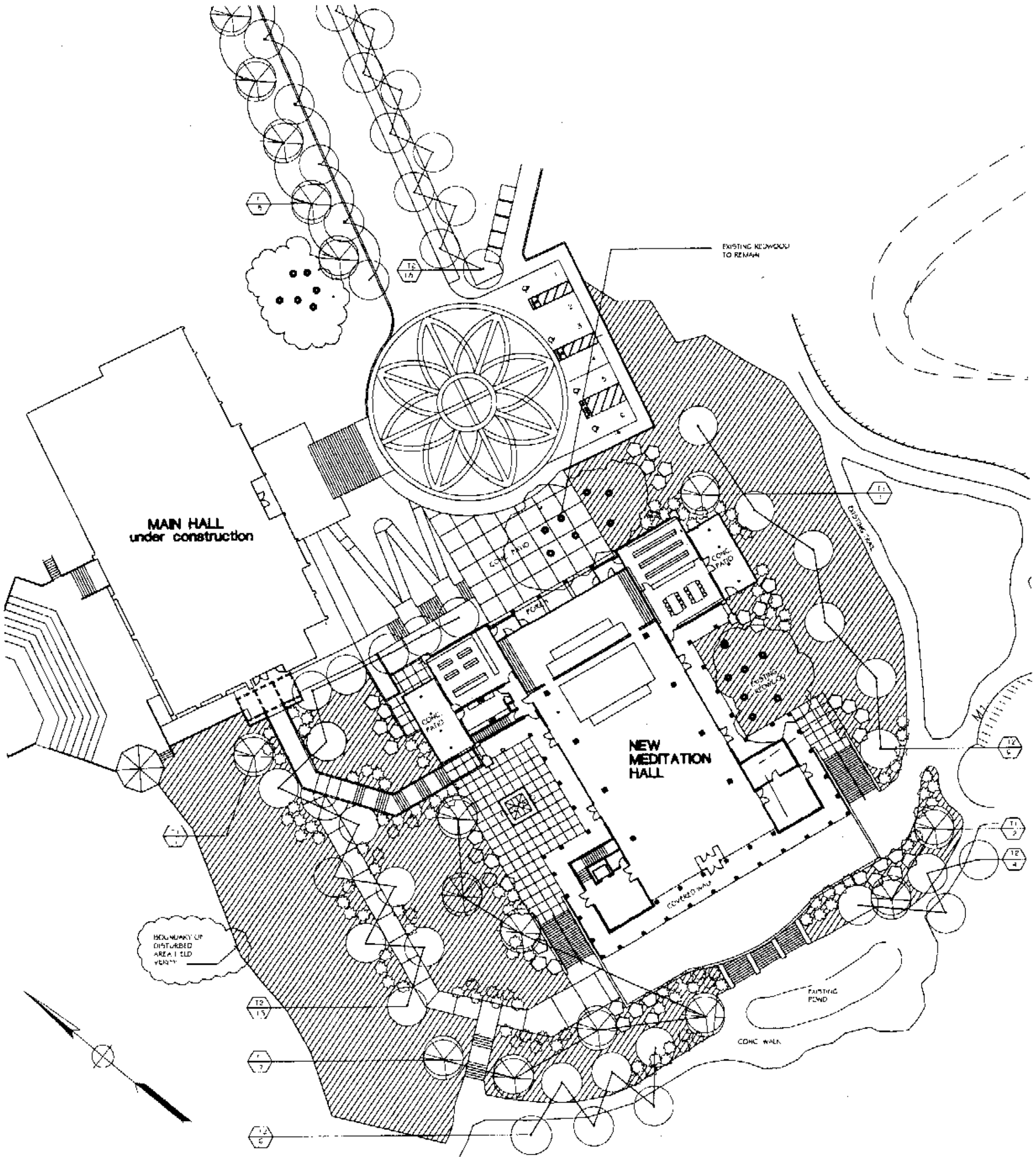
MEDITATION HALL

574 Summit Road
Watsonville
CALIFORNIA 95076

DATE :	5-15-2006
PROJECT NO. :	
SHEET TITLE :	HUT 4B FLOOR PLAN ELEVATIONS
SCALE :	1/4" = 1'-0"
SHEET NO. :	H.2



PLANT MATERIAL SCHEDULE

SYMBOL	KEY	NAMES	QUANTITY	SIZE
TREES				
	[illegible]	MAGNOLIA SOULANGEANA	16	15 G.
	T2	PRUNUS PANDORA/CHERRY	47	15 G.
SHRUBS				
	S1	CAMELLIA JAPONICA/COMMON CAMELLIA	22	5 G.
	S2	RHODODENDRON KAEMPFERI/TORCH AZALEA	125	5 G.
GROUND COVER				
		TRACHELOSPERMUM JASMINOIDES/STAR JASMINE THYMUS PSEUDOLANUGINOSUS/WOOLLY THYME		

NOTE : FINAL PLANT MATERIALS SHALL INCLUDE DROUGHT TOLERANT AND PREFERABLY NATIVE SPECIES IN THE AREAS WHICH ARE NOT IN THE IMMEDIATE VICINITY OF THE PROPOSED STRUCTURE. THE FINAL LANDSCAPE PLAN MUST ADDRESS VEGETATION OF THE ENTIRE DISTURBANCE AREA (ALL CUT AND FILL SLOPES AND DISTURBED AREAS BELOW THEM)

LANDSCAPING PLAN

SCALE : 1" = 20'

REVISION		
NO.	DATE	BY
1	[illegible]	PLANNING

CHARRETTE DESIGN INC.

ARCHITECTURE
PLANNING
INTERIORS

3444 GLENGROVE WAY
SAN JOSE · CA 95121
PHONE : 408-[illegible]
FAX : 408-[illegible]
E-MAIL: [illegible]

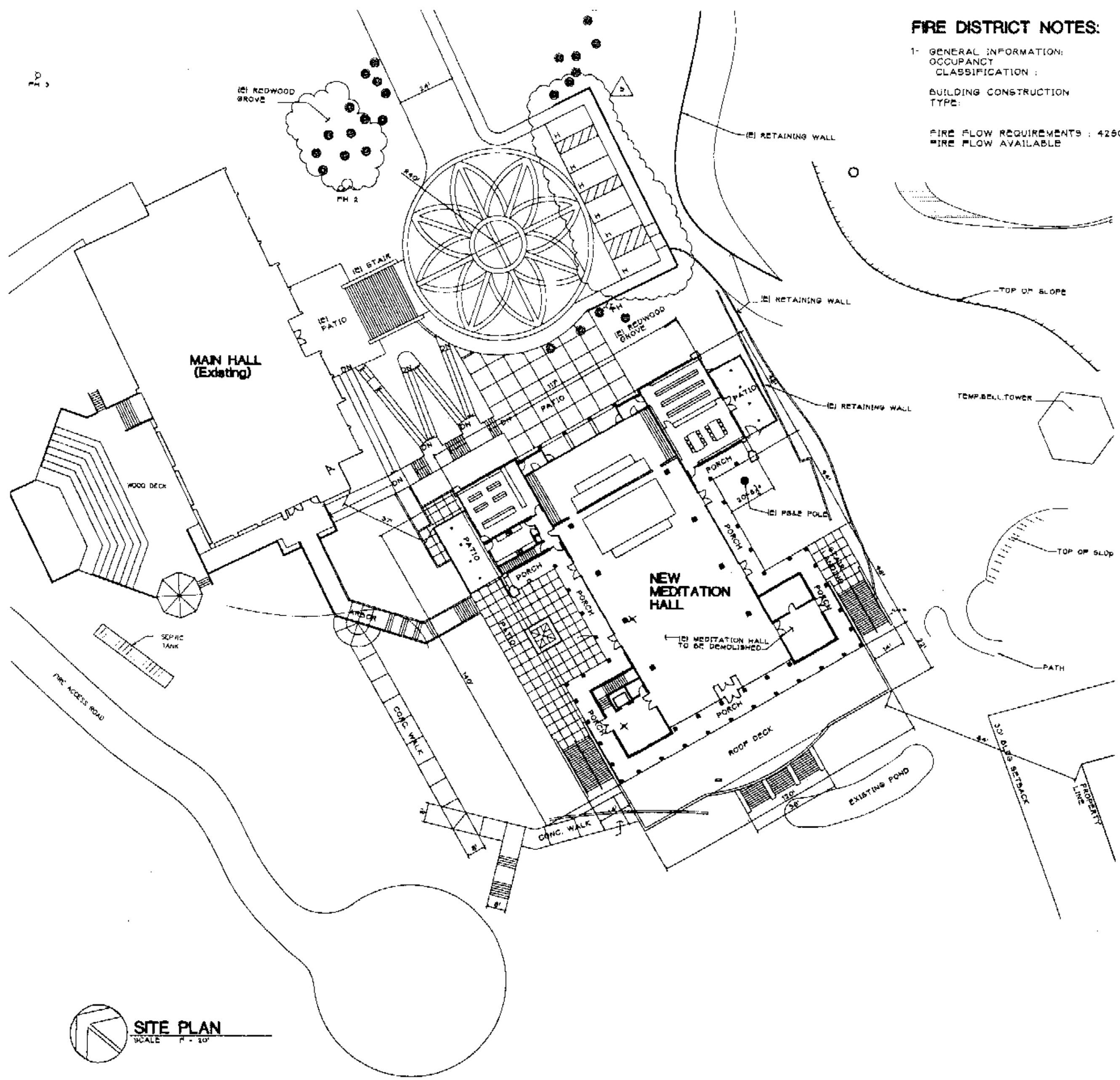
LICENSED ARCHITECT
C-011442
STATE OF CALIFORNIA

KIMSON MEDITATION CENTER

MEDITATION HALL

574 Summit Road
Watsonville
CALIFORNIA 95076

DATE :
PROJECT NO.:
SHEET TITLE : LANDSCAPING PLAN
SCALE : 1" = 20'
SHEET NO.: **MH.L1**



SITE PLAN
SCALE 1" = 20'

FIRE DISTRICT NOTES:

1- GENERAL INFORMATION:
OCCUPANCY
CLASSIFICATION :

BUILDING CONSTRUCTION
TYPE:

FIRE FLOW REQUIREMENTS : 4250 GPM
FIRE FLOW AVAILABLE

2- FIRE HYDRANTS SHALL BE PAINTED IN ACCORDANCE WITH THE STATE OF CALIFORNIA HEALTH AND SAFETY CODES

3- THE BUILDING SHALL BE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM COMPLYING WITH THE CURRENTLY ADOPTED EDITION OF NFPA 13 AND CHAPTER 35 OF CALIFORNIA BUILDING CODE AND ADOPTED STANDARDS OF THE AUTHORITY HAVING JURISDICTION.

4- AN UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING MUST BE PREPARED BY THE DESIGNER INSTALLER. THE PLAN SHALL COMPLY WITH THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT.

5- BUILDING NUMBER SHALL BE PROVIDED. NUMBER SHALL BE A MINIMUM OF 4 INCHES HEIGHT ON A CONTRASTING BACKGROUND AND VISIBLE FROM THE STREET. ADDITIONAL NUMBERS SHALL BE INSTALLED ON A DIRECTIONAL SIGN AT THE PROPERTY DRIVEWAY AND STREET.

6- ROOF COVERING SHALL BE NO LESS THAN CLASS A RATED ROOF

7- A 100 FOOT CLEARANCE WILL BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES OR TO THE PROPERTY LINE (WHICHEVER IS A SHORTER DISTANCE). SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBERY OR SIMILAR PLANTS USED AS GROUND COVERS, PROVIDED THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM NATIVE GROWTH TO ANY STRUCTURE ARE EXEMP.

8- THE ACCESS ROAD SHALL BE 20 FEET MINIMUM WIDTH AND MAXIMUM TWENTY PERCENT SLOPE.

9- ALL BRIDGES, CULVERTS AND CROSSINGS SHALL BE CERTIFIED BY A REGISTERED ENGINEER. MINIMUM CAPACITY OF 25 TONS. CAL-TRANS H-20 LOADING STANDARD.

10- THE ACCESS ROAD SHALL BE IN PLACE TO THE FOLLOWING STANDARDS PRIOR TO ANY FRAMING CONSTRUCTION, OR CONSTRUCTION WILL BE STOPPED.
- THE ACCESS ROAD SURFACE SHALL BE "ALL WEATHER", A MINIMUM 6" OF COMPACTED AGGREGATE BASE ROCK. CLASS 2 OR EQUIVALENT, CERTIFIED BY A LICENSED ENGINEER TO 95% COMPACTION AND SHALL BE MAINTAINED.
- ALL WEATHER SURFACE: SHALL BE MINIMUM OF 6" OF COMPACTED CLASS II BASE ROCK FOR GRADES UP TO AND INCLUDING 5%, OIL AND SCREENED FOR GRADES UP TO AND INCLUDING 15% AND ASPHALTIC CONCRETE FOR GRADES EXCEEDING 15%, BUT IN NO CASE EXCEEDING 20%. THE MAXIMUM GRADE OF THE ACCESS ROAD SHALL NOT EXCEED 20%. WITH GRADES GREATER THAN 15% NOT PERMITTED FOR DISTANCES OF MORE THAN 200 FEET AT A TIME. THE ACCESS ROAD SHALL HAVE A VERTICAL CLEARANCE OF 14 FEET FOR ITS ENTIRE WIDTH AND LENGTH, INCLUDING TURNOUTS. A TURN-AROUND AREA WHICH MEET THE REQUIREMENTS OF THE FIRE DEPARTMENT SHALL BE PROVIDED FOR ACCESS ROADS AND DRIVEWAYS IN EXCESS OF 150 FEET IN LENGTH. DRAINAGE DETAILS FOR THE ROAD OR DRIVEWAY SHALL CONFORM TO CURRENT ENGINEERING PRACTICES, INCLUDING EROSION CONTROL MEASURES. ALL PRIVATE ACCESS ROADS, DRIVEWAYS, TURN-AROUND & BRIDGES ARE THE RESPONSIBILITY OF THE OWNER(S) OF RECORD AND SHALL BE MAINTAINED TO ENSURE THE FIRE DEPARTMENT SAFE AND EXPEDIENT PASSAGE AT ALL TIMES.

11- WATER SUPPLY WILL BE DETERMINED BY THE OCCUPANCY AND BUILDING TYPE, REFERENCE TABLE A-3 OF CALIFORNIA FIRE CODE

12- SPRINKLER SYSTEM SHALL BE MONITORED AND SUBMITTAL FOR THIS SYTEM SHALL SHALL BE SUBMITTED TO THE FIRE MARSHALL'S OFFICE FOR REVIEW AND APPROVAL

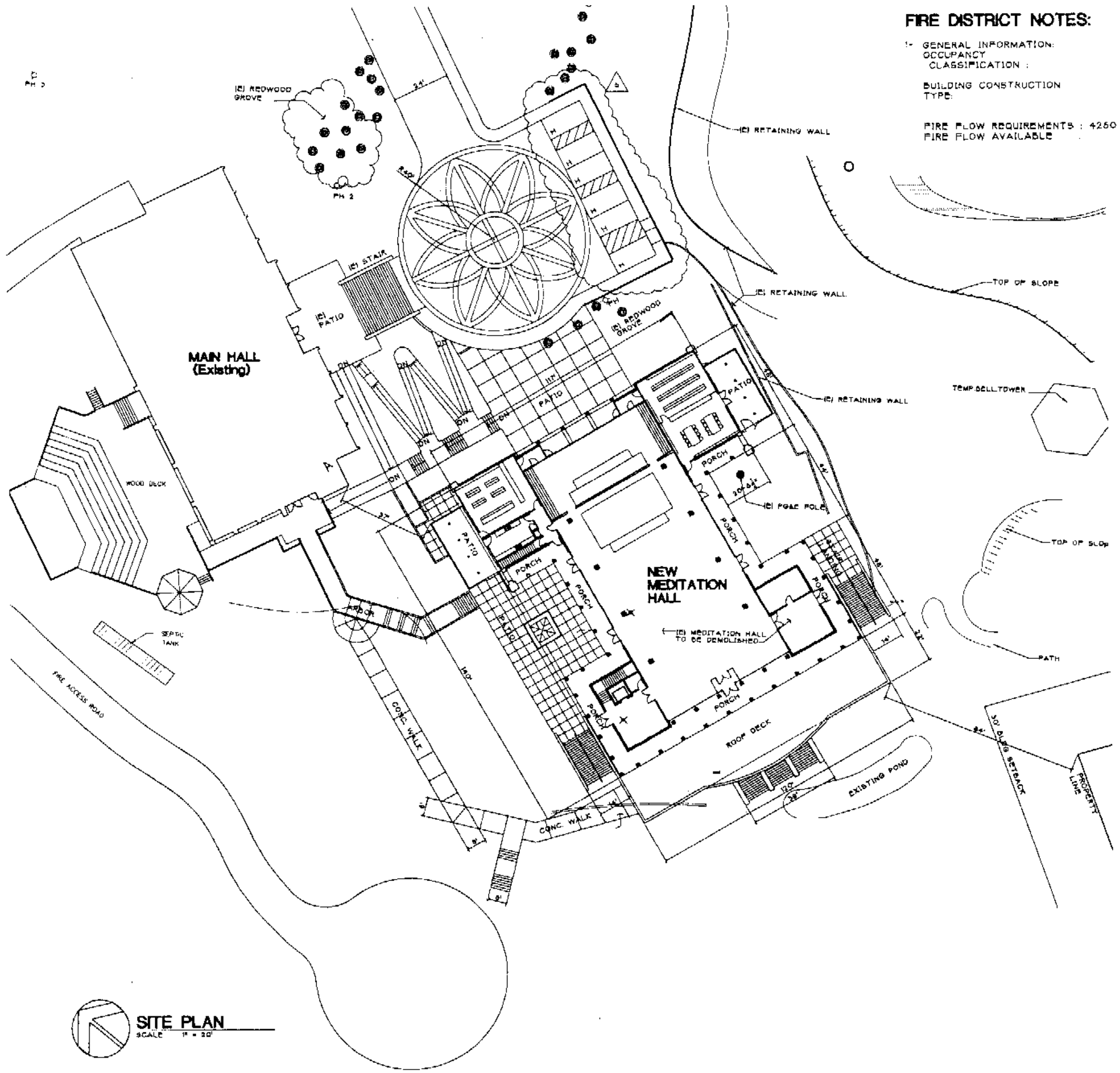
THE NUMBER OF FIRE HYDRANTS SHALL BE DETERMINED BY DISTANCE AND OCCUPANCY.

NO.	REVISION DATE	BY
1		
2		
3		
4		
5	4-14-2010	PLANNING
6		

CHARRETTE DESIGN INC.
ARCHITECTURE PLANNING INTERIORS

KIMSON MEDITATION CENTER
•
MEDITATION HALL
574 Summit Road
Watsonville
CALIFORNIA 95076

DATE: 5-27-2001
PROJECT NO.:
SHEET TITLE: SITE PLAN
SCALE: 1" = 20'
SHEET NO.: MH.1



SITE PLAN
SCALE 1" = 20'

FIRE DISTRICT NOTES:

1- GENERAL INFORMATION:
OCCUPANCY
CLASSIFICATION :

BUILDING CONSTRUCTION
TYPE:

FIRE FLOW REQUIREMENTS : 4250 GPM
FIRE FLOW AVAILABLE :

2- FIRE HYDRANTS SHALL BE PAINTED IN ACCORDANCE WITH THE STATE OF CALIFORNIA HEALTH AND SAFETY CODES

3- THE BUILDING SHALL BE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM COMPLYING WITH THE CURRENTLY ADOPTED EDITION OF NFPA 13 AND CHAPTER 35 OF CALIFORNIA BUILDING CODE AND ADOPTED STANDARDS OF THE AUTHORITY HAVING JURISDICTION.

4- AN UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING MUST BE PREPARED BY THE DESIGNER INSTALLER. THE PLAN SHALL COMPLY WITH THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT.

5- BUILDING NUMBER SHALL NE PROVIDED: NUMBER SHALL BE A MINIMUM OF 4 INCHES HEIGHT ON A CONTRASTING BACKGROUND AND VISIBLE FROM THE STREET. ADDITIONAL NUMBERS SHALL BE INSTALLED ON A DIRECTIONAL SIGN AT THE PROPERTY DRIVEWAY AND STREET,

6- ROOF COVERING SHALL BE NO LESS THAN CLASS A RATED ROOF

7- A 100 FOOT CLEARANCE WILL BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES OR TO THE PROPERTY LINE (WHICHEVER IS A SHORTER DISTANCE). SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBY OR SIMILAR PLANTS USED AS GROUND COVERS, PROVIDED THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM NATIVE GROWTH TO ANY STRUCTURE ARE EXEMP.

8- THE ACCESS ROAD SHALL BE 20 FEET MINIMUM WIDTH AND MAXIMUM TWENTY PERCENT SLOPE.

9- ALL BRIDGES, CULVERTS AND CROSSINGS SHALL BE CERTIFIED BY A REGISTERED ENGINEER. MINIMUM CAPACITY OF 25 TONS CAL-TRANS H-20 LOADING STANDARD.

10- THE ACCESS ROAD SHALL BE IN PLACE TO THE FOLLOWING STANDARDS PRIOR TO ANY FRAMING CONSTRUCTION, OR CONSTRUCTION WILL BE STOPPED.
- THE ACCESS ROAD SURFACE SHALL BE "ALL WEATHER", A MINIMUM 6" OF COMPACTED AGGREGATE BASE ROCK, CLASS 2 OR EQUIVALENT, CERTIFIED BY A LICENSED ENGINEER TO 95% COMPACTION AND SHALL BE MAINTAINED.
- ALL WEATHER SURFACE SHALL BE MINIMUM OF 6" OF COMPACTED CLASS II BASE ROCK FOR GRADES UP TO AND INCLUDING 5%, OIL AND SCREENED FOR GRADES UP TO AND INCLUDING 15% AND ASPHALTIC CONCRETE FOR GRADES EXCEEDING 15%, BUT IN NO CASE EXCEEDING 20%. THE MAXIMUM GRADE OF THE ACCESS ROAD SHALL NOT EXCEED 20%. WITH GRADES GREATER THAN 15% NOT PERMITTED FOR DISTANCES OF MORE THAN 200 FEET AT A TIME. THE ACCESS ROAD SHALL HAVE A VERTICAL CLEARANCE OF 14 FEET FOR ITS ENTIRE WIDTH AND LENGTH, INCLUDING TURNOUTS. A TURN-AROUND AREA WHICH MEET THE REQUIREMENTS OF THE FIRE DEPARTMENT SHALL BE PROVIDED FOR ACCESS ROADS AND DRIVEWAYS IN EXCESS OF 150 FEET IN LENGTH. DRAINAGE DETAILS FOR THE ROAD OR DRIVEWAY SHALL CONFORM TO CURRENT ENGINEERING PRACTICES, INCLUDING EROSION CONTROL MEASURES. ALL PRIVATE ACCESS ROADS, DRIVEWAYS, TURN-AROUND A BRIDGES ARE THE RESPONSIBILITY OF THE OWNER(S) OF RECORD AND SHALL BE MAINTAINED TO ENSURE THE FIRE DEPARTMENT SAFE AND EXPEDIENT PASSAGE AT ALL TIMES.

11- WATER SUPPLY WILL BE DETERMINED BY THE OCCUPANCY AND BUILDING TYPE, REFERENCE TABLE A-3 OF CALIFORNIA FIRE CODE

12- SPRINKLER SYSTEM SHALL BE MONITORED AND SUBMITTAL FOR THIS SYTEM SHALL SHALL BE SUBMITTED TO THE FIRE MARSHALL'S OFFICE FOR REVIEW AND APPROVAL

THE NUMBER OF FIRE HYDRANTS SHALL BE DETERMINED BY DISTANCE AND OCCUPANCY.

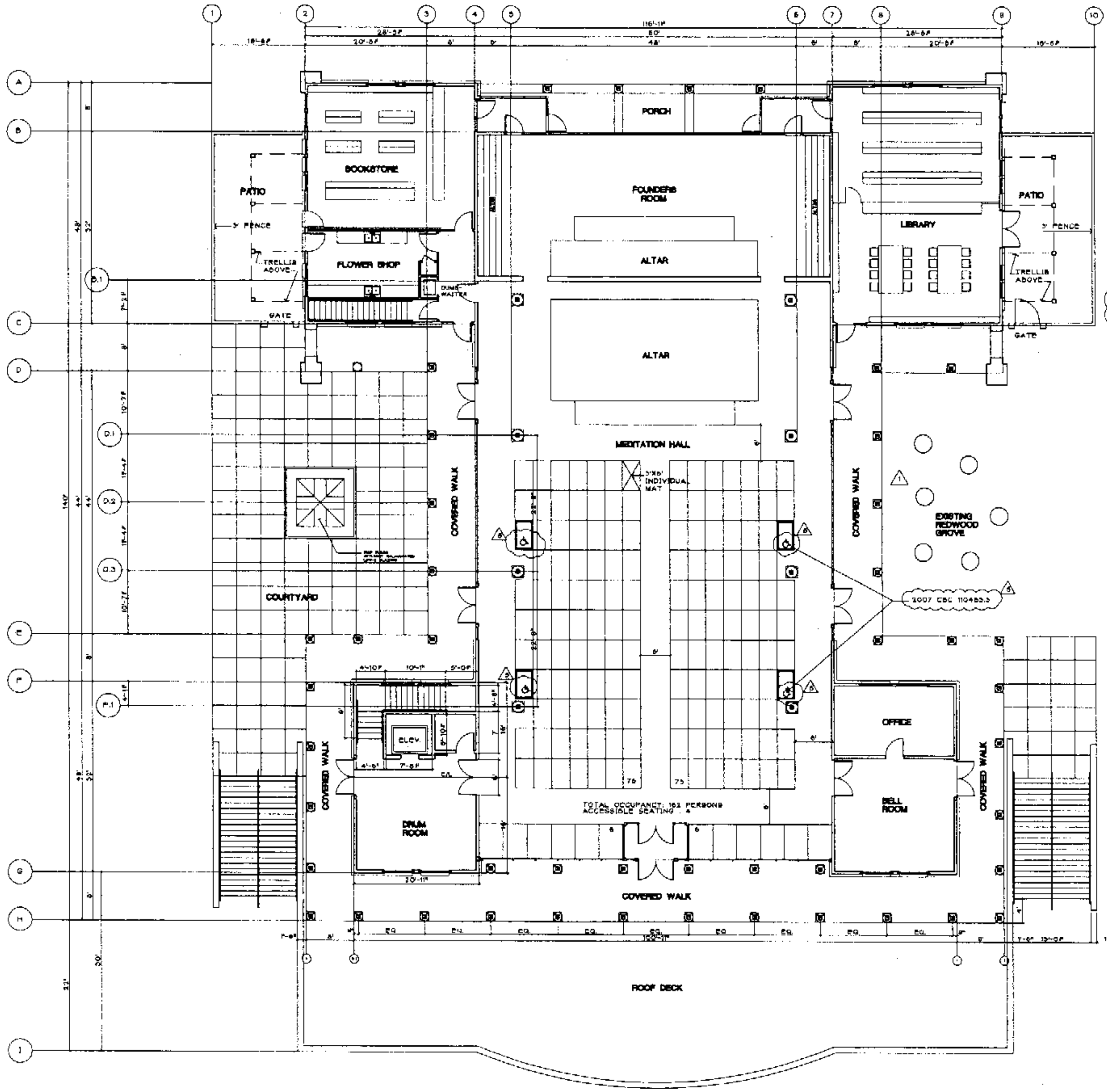
REVISION		
NO.	DATE	BY
1		
2		
3		
4		
5	4-14-2010	PLANNING

CHARRETTE DESIGN INC.
ARCHITECTURE PLANNING INTERIORS

LICENSED ARCHITECT C-011442 STATE OF CALIFORNIA

KIMSON MEDITATION CENTER
•
MEDITATION HALL
574 Summit Road
Watsonville
CALIFORNIA 95076

DATE : 3-27-2001
PROJECT NO.
SHEET TITLE : SITE PLAN
SCALE 1" = 20'
SHEET NO.
MH.1



1ST FLOOR PLAN

1/8" = 1'-0"

FLOOR AREA	10,560 S.F.	
COVERED WALK & PORCH :		
COVERED WALK	3534	
COVERED PORCH	472	4006 S.F.
PATIOS & DECKS :		
PATIO LEFT	479	
PATIO RIGHT	479	
COURTYARD	2078	
ROOF DECK	2880	5917 S.F.

ADA NOTE:

2007 CBC 1104B1
ASSISTIVE LISTENING DEVICE SHALL BE PROVIDED IN ASSEMBLY ROOM

NO.	DATE	BY
5	5-10-2010	PLANNING

CHARRETTE DESIGN INC.

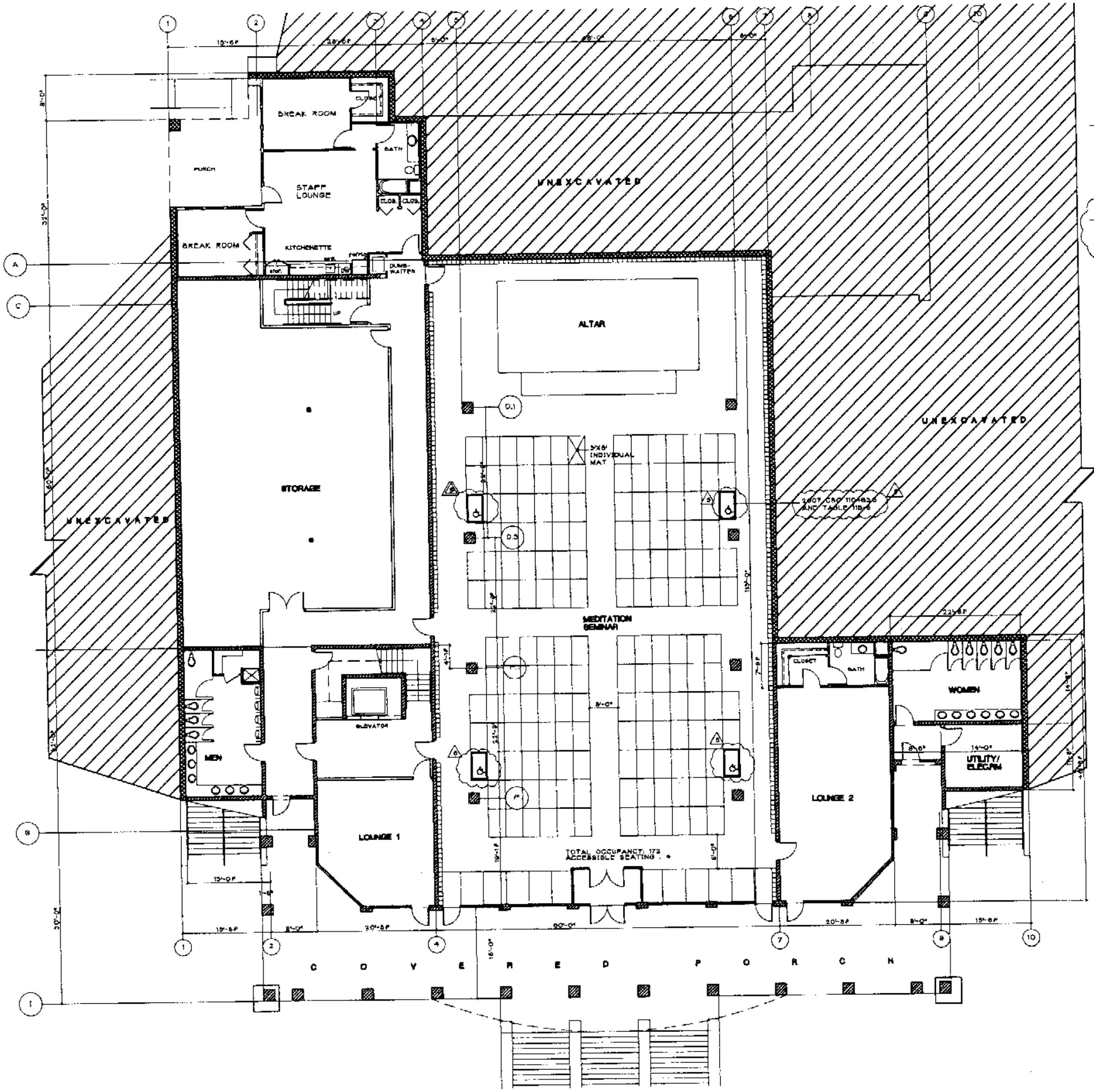
ARCHITECTURE PLANNING INTERIORS

KIMSON MEDITATION CENTER

MEDITATION HALL

574 Summit Road
Watsonville
CALIFORNIA 95076

DATE :
PROJECT NO.
SHEET TITLE : FIRST FLOOR PLAN
SCALE : 1/8" = 1'-0"
SHEET NO. MH.2



BASEMENT PLAN

1/8" = 1'-0"

FLOOR AREA : 13,436 S.F.
COVERED PORCH : 2,730 S.F.

ADA NOTE:

2007 CBC 1104B.2
ASSISTIVE LISTENING DEVICE SHALL BE PROVIDED IN ASSEMBLY ROOM

NO.	REVISION DATE	BY
1		
2		
3		
4		
5	4-14-2010	PLANNING

CHARRETTE DESIGN INC.

ARCHITECTURE
PLANNING
INTERIORS

3848 GLENGROVE WAY
SAN JOSE · CA 95121
PHONE : 408-390-9764
FAX : 408-633-0073

LICENSED ARCHITECT
C-011442
STATE OF CALIFORNIA

KIMSON MEDITATION CENTER

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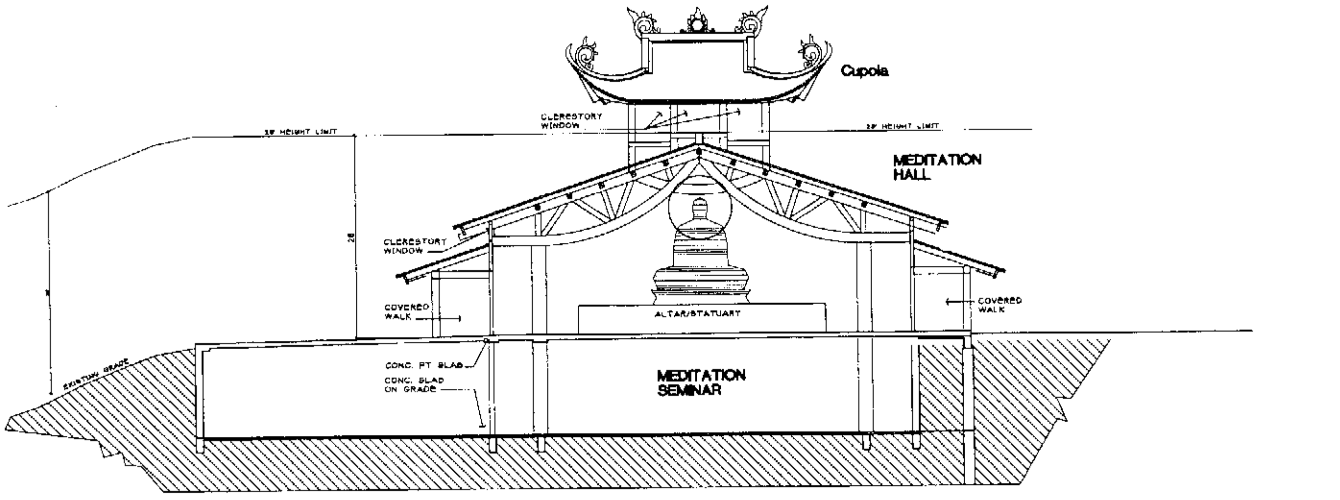
MEDITATION HALL

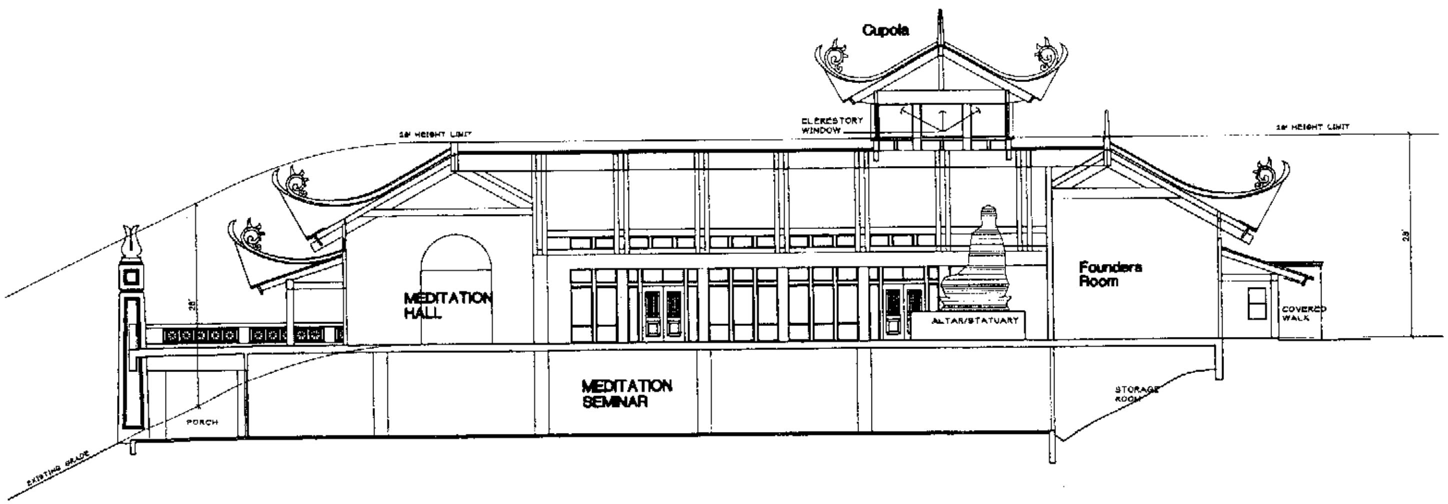
574 Summit Road
Watsonville
CALIFORNIA 95076

DATE :
PROJECT NO.:
SHEET TITLE : BASEMENT PLAN
SCALE : 1/8" = 1'-0"
SHEET NO.: **MH.3**



SECTION AA

SCALE : 1/8" = 1'-0"



SECTION BB

SCALE : 1/8" = 1'-0"

REVISION		
NO.	DATE	BY
1	6-28-2001	PL

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ARCHITECTURE
PLANNING
INTERIORS

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LICENSED ARCHITECT
C-011443
STATE OF CALIFORNIA

50/111

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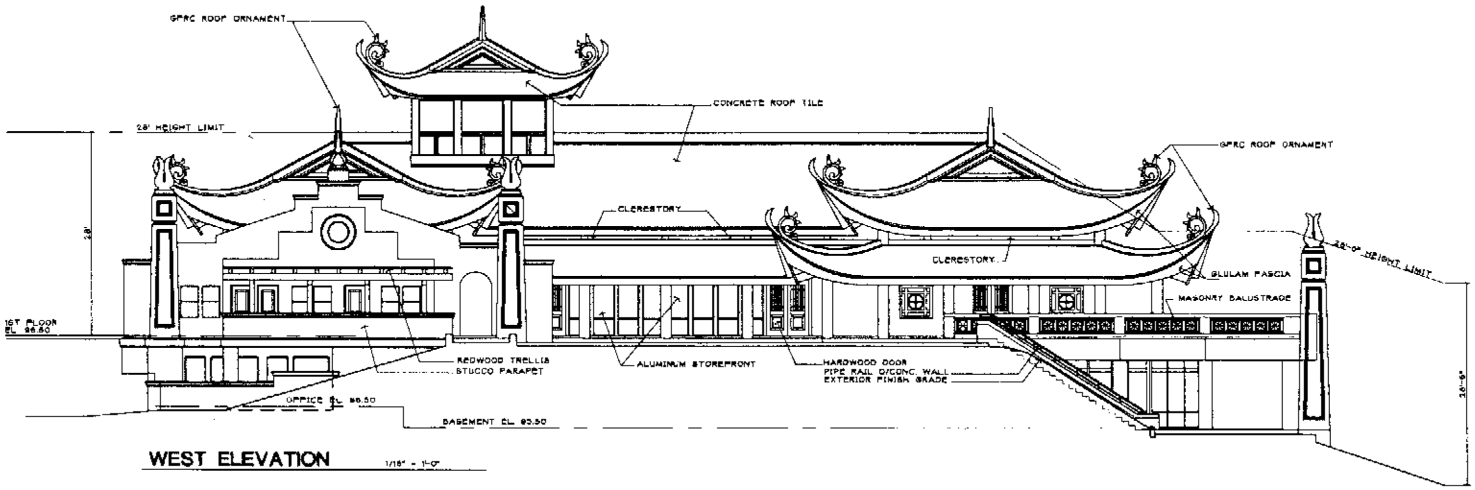
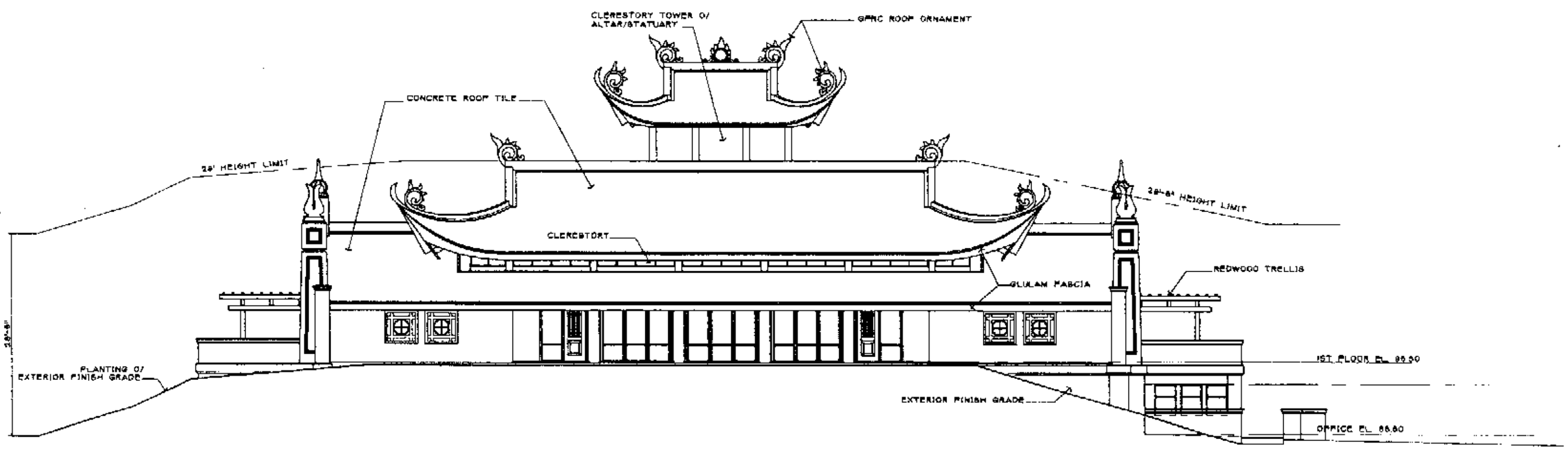
Watsonville
CALIFORNIA 95076

DATE 3-27-2001
PROJECT NO.
SHEET TITLE : SECTIONS
SCALE 1/8" = 1'-0"
SHEET NO. **MH.4**



WEST ELEVATION 1/16" = 1'-0"



NORTH ELEVATION 1/16" = 1'-0"

REVISION		
NO.	DATE	BY
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CHARRETTE DESIGN INC.

ARCHITECTURE PLANNING INTERIORS

3488 GLENGROVE WAY
SAN JOSE · CA 95121
PHONE 408-280-5784
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C-011442

KIMSON MEDITATION CENTER

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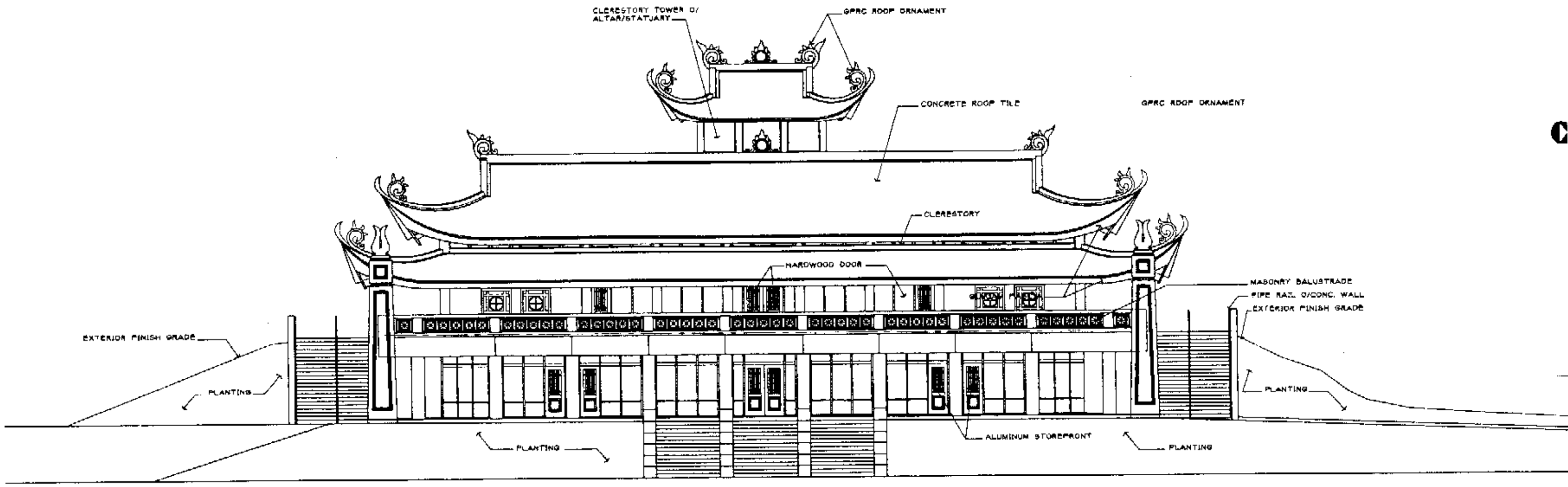
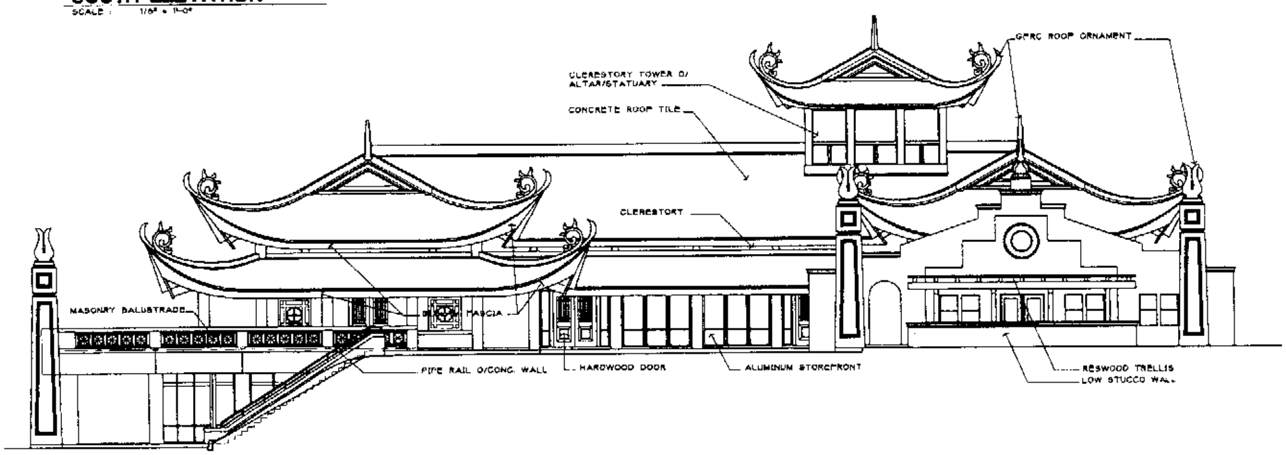
574 Summit Road
Watsonville
CALIFORNIA 95076

DATE : 3-27-2001
PROJECT NO.:
SHEET TITLE : ELEVATIONS
SCALE : 1/8" = 1'-0"
SHEET NO. MH.5

ATTACHMENT 2



SOUTH ELEVATION
SCALE : 1/8" = 1'-0"



EAST ELEVATION
SCALE : 1/8" = 1'-0"

REVISION		
NO.	DATE	BY
△		
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△		
△		
△		
△		

CHARRETTE DESIGN INC.
ARCHITECTURE
PLANNING
INTERIORS

2666 GLENGROVE WAY
SAN JOSE, CA 95121
PHONE : 408-280-0784
FAX : 408-223-0373
E-MAIL :

LICENSED ARCHITECT
C-01442
STATE OF CALIFORNIA

KIMSON MEDITATION CENTER
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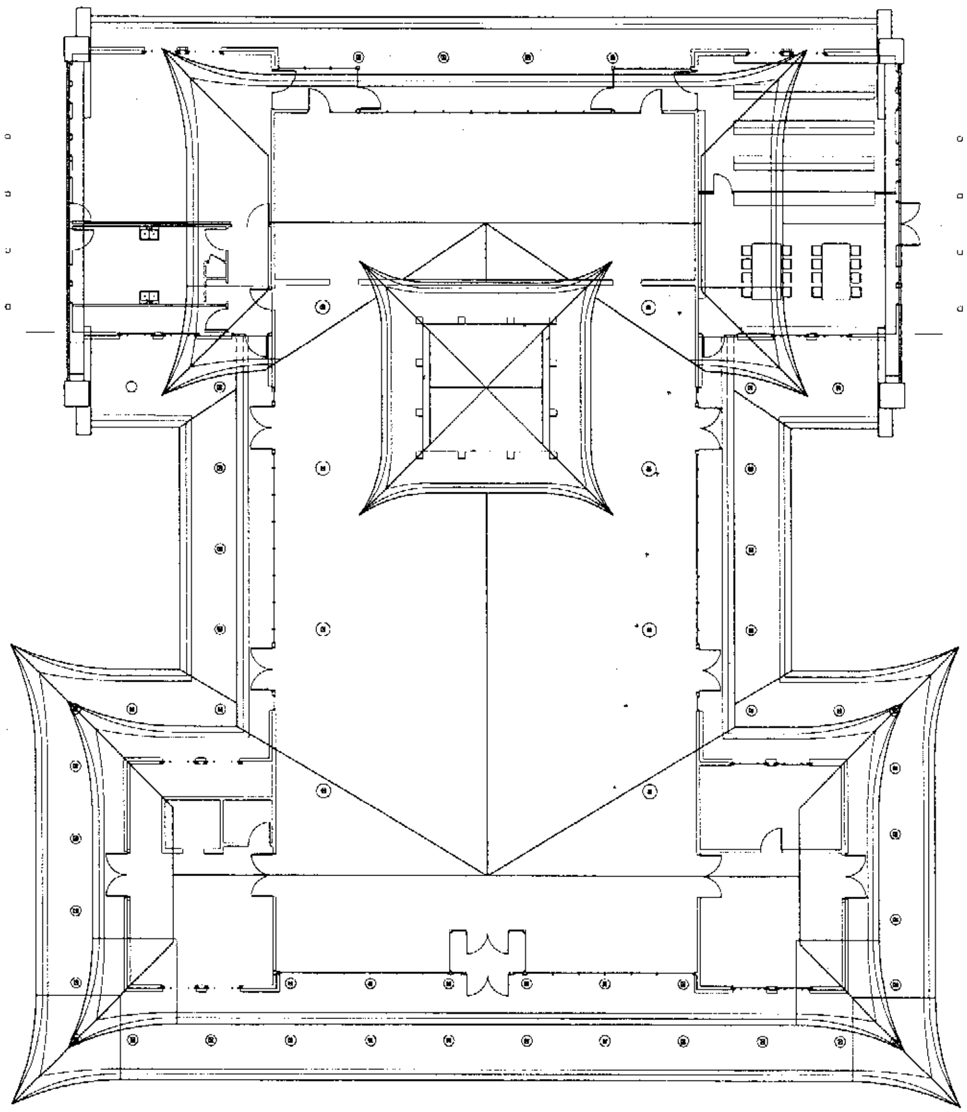
MEDITATION HALL

574 Summit Road
Watsonville
CALIFORNIA 95076

DATE : 5-27-2001
PROJECT NO.
SHEET TITLE : ELEVATIONS
SCALE : 1/8" = 1'-0"
SHEET NO.
MH.6

ATTACHMENT 2



ROOF PLAN

SCALE 1/8" = 1'-0"

REVISION		
NO.	DATE	BY
△		
△		
△		
△		
△		
△		

ATTACHMENT 2

CHARRETTE DESIGN INC.

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INTERIORS

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MEDITATION
CENTER
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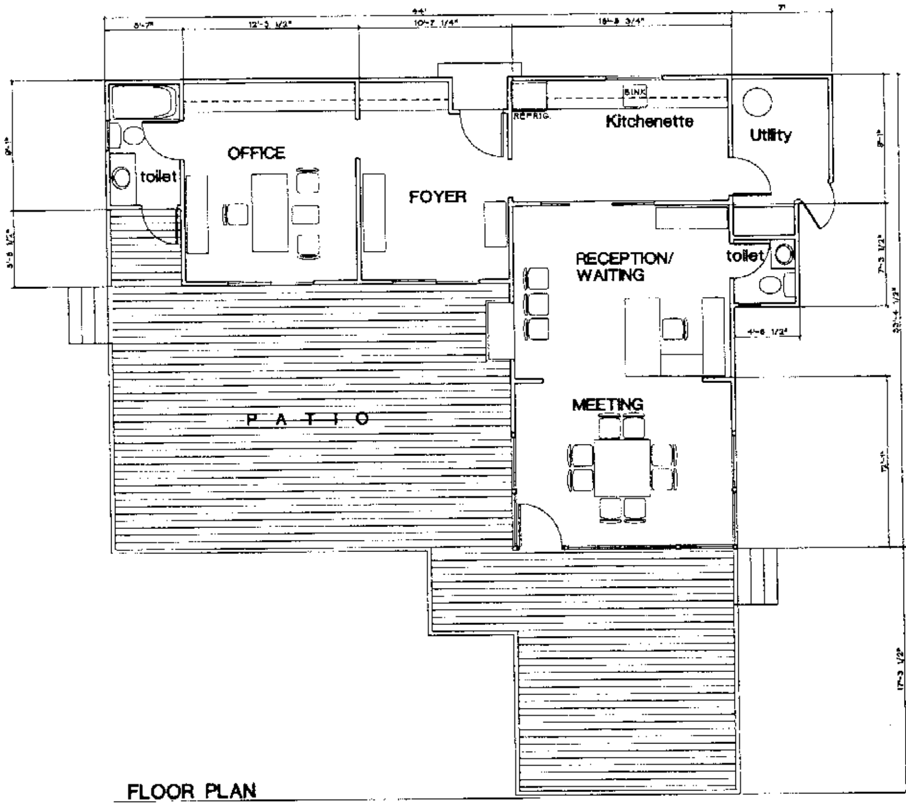
MEDITATION HALL

574 Summit Road
Watsonville
CALIFORNIA 95076

DATE :
PROJECT NO.
SHEET TITLE :
ROOF PLAN
SCALE : 1/8" = 1'-0"
SHEET NO.

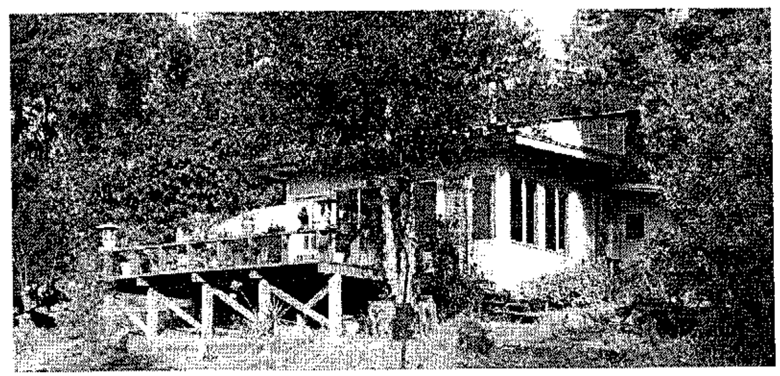
MH.7



FLOOR PLAN

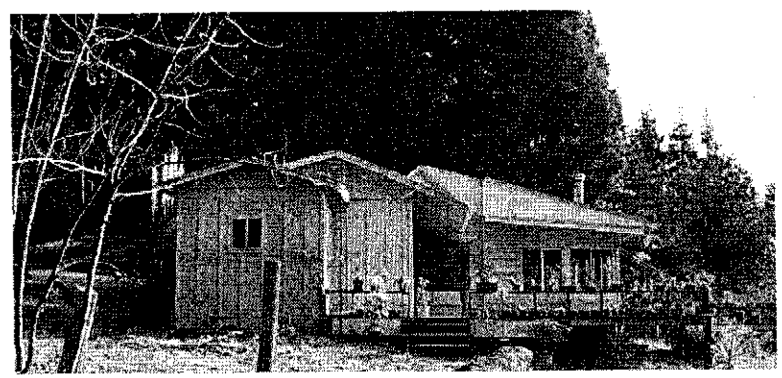
SCALE : 1/4" = 1'-0"

FRONT ELEVATION



LEFT SIDE

REAR ELEVATION



RIGHT SIDE

NO	DATE	BY
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REVISION

ATTACHM... 2

CHARRETTE DESIGN INC.

ARCHITECTURE PLANNING INTERIORS

LICENSED ARCHITECT C-011442 STATE OF CALIFORNIA

KIMSON MEDITATION CENTER

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MEDITATION HALL

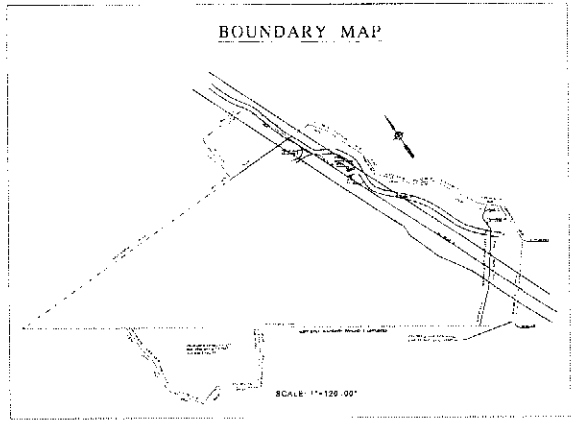
574 Summit Road
Watsonville
CALIFORNIA 95076

DATE
PROJECT NO.
SHEET TITLE: OFFICE CONVERSION
SCALE 1/4" = 1'-0"
SHEET NO. OFF-1

NOTE: "MAIN ENTRANCE"
1. TREES AND VEGETATION HAVE BEEN REMOVED FOR SIGHT DISTANCE TO PAR VIEW AS PER "PUBLIC WORK AGENCY, TRANSPORTATION DEPARTMENT".

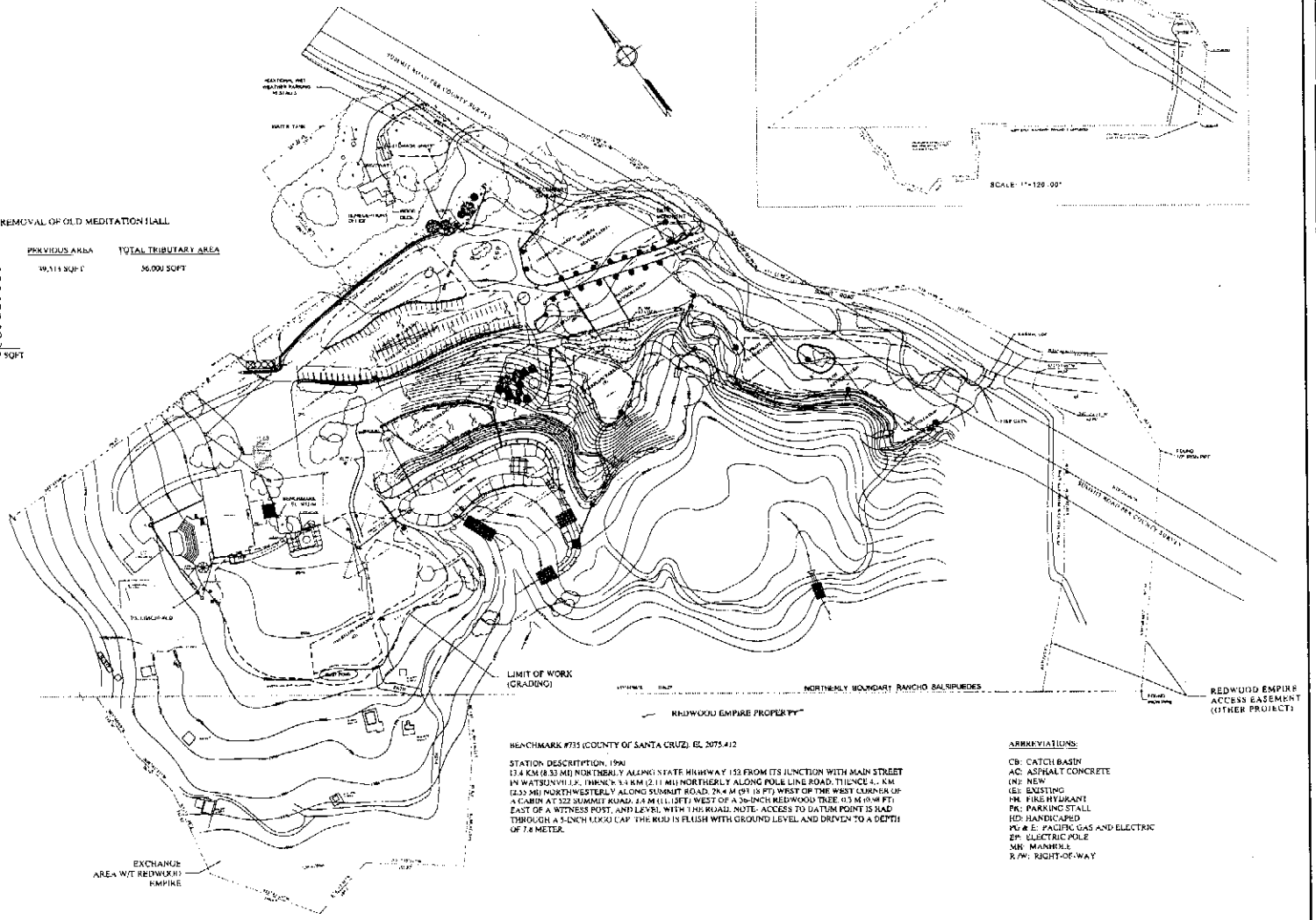
THEL THATTON, PE #28596
TRANSPORATION ENGINEER

BOUNDARY MAP



PREDEVELOPEMENT BEFORE REMOVAL OF OLD MEDITATION HALL

IMPERVIOUS AREA		PERVIOUS AREA	TOTAL TRIBUTARY AREA
COVERED CANVAS:	4,500	39,513 SQFT	56,000 SQFT
ROOF:	6,800		
CONC. WALKWAY:	1,120		
BUDDA STAND	176		
WOODEN PLATFORM:	1,500		
CONC. POND:	668		
COVERED BELL TOWER:	374		
CONC. RAMP:	450		
RETAINING WALL:	300		
	16,487 SQFT		



BENCHMARK #735 (COUNTY OF SANTA CRUZ) EL. 2075.412

STATION DESCRIPTION, 1990
13.4 KM (8.33 MI) NORTHERLY ALONG STATE HIGHWAY 152 FROM ITS JUNCTION WITH MAIN STREET IN WATSONVILLE, THENCE 3.4 KM (2.11 MI) NORTHERLY ALONG POLE LINE ROAD, THENCE 4.. KM (2.53 MI) NORTHWESTERLY ALONG SUMMIT ROAD, 29.4 M (97 16 FT) WEST OF THE WEST CORNER OF A CABIN AT 522 SUMMIT ROAD, 2.4 M (11.15FT) WEST OF A 36-INCH REDWOOD TREE, 0.3 M (0.98 FT) EAST OF A WITNESS POST, AND LEVEL WITH THE ROAD. NOTE- ACCESS TO DATUM POINT IS HAD THROUGH A 3-INCH LOGO CAP. THE ROD IS FLUSH WITH GROUND LEVEL AND DRIVEN TO A DEPTH OF 7.6 METER.

ABBREVIATIONS:

CB: CATCH BASIN
AC: ASPHALT CONCRETE
(N): NEW
(E): EXISTING
FH: FIRE HYDRANT
PS: PARKING STALL
HD: HANDICAPED
PG & E: PACIFIC GAS AND ELECTRIC
EP: ELECTRIC POLE
MH: MANHOLE
R/W: RIGHT-OF-WAY

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8393 Capwell Drive, Suite 110
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Tel: 510.568.3060-Fax: 510.568.5842

KIMSON MEDITATION CENTER

574 SUMMIT ROAD
WATSONVILLE, CA 95076
Tel: (408) 848-1541

SEAL:

DATE: 05-25-2018

DRAWN BY: B.L		CHECKED BY: T.T.T.	
REVISION	DATE	REVISION	DATE

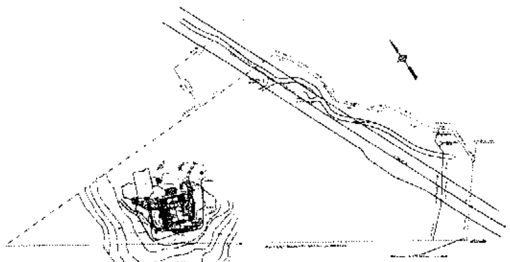
TOPOGRAPHIC AND BOUNDARY MAP EXISTING CONDITIONS

SCALE: 1" = 80'-00"

C-1

PROJECT NO: 001100
FILE: A-N-K0001

SHEET: 1 OF 5

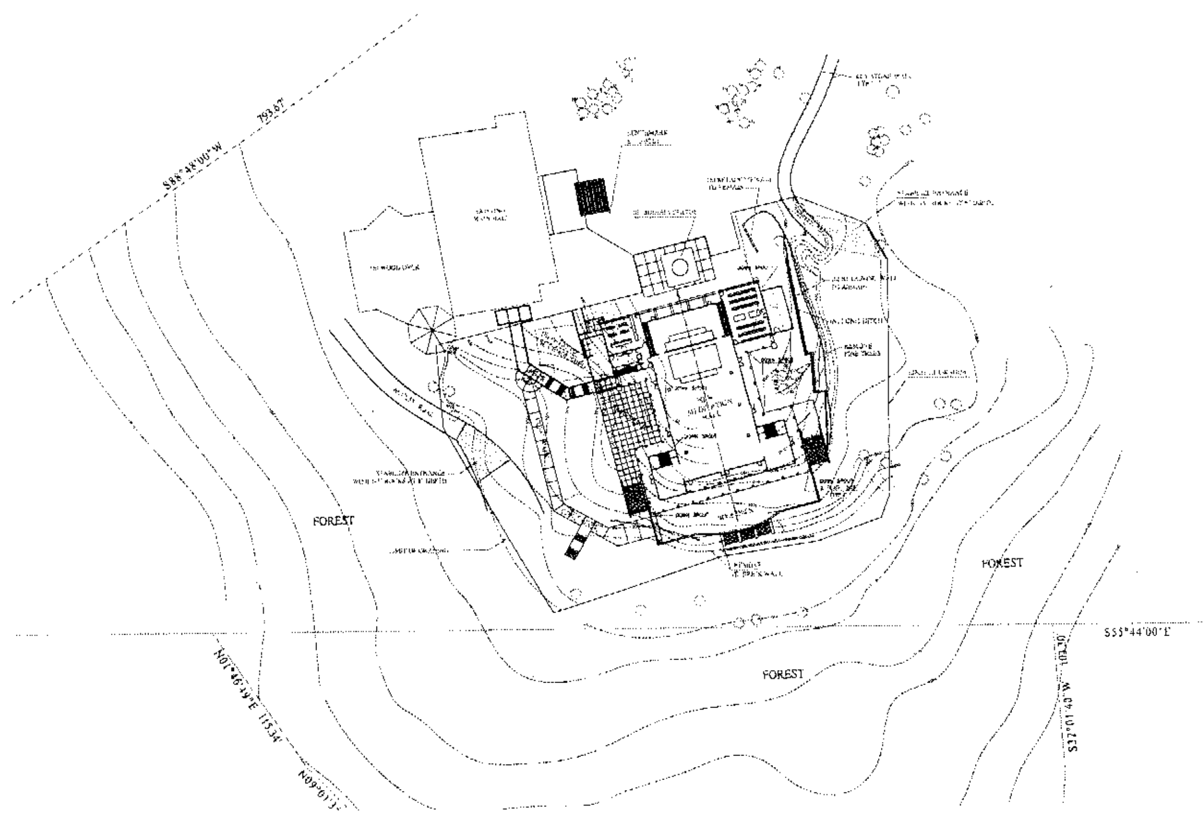


PREDEVELOPEMENT

IMPERVIOUS AREA		PERVIOUS AREA	TOTAL TRIBUTARY AREA
COVERED CANVAS:	4,600	39,513 SQFT	49,000 SQFT
ROOF	6,300		
CONC. WALKWAY:	1,120		
BUDDA STAND:	576		
WOODEN PLATFORM:	1,500		
CONC. POND:	865		
COVERED BELL TOWER:	576		
CONC. RAMP	450		
RETAINING WALL	800		
	16,487 SQFT		

SCOPE OF CIVIL WORK:

SCOPE OF WORK FOR THE SITE DEVELOPMENT CONSISTS OF THE CONSTRUCITON OF 140 LINEAR FEET OF 10' CONCRETE WALKWAY; 4000 SQUARE FEET COVERED PATIO LINED WITH BELGIUM COBBLES, 2400 SQUARE FEET REDWOOD DECK; 800 SQUARE FEET CONCRETE STEPS; 120 LINEAR FEET OF 12" DRAINAGE PIPE; 01 CATCH BASIN, 10' X 10' RIRAPS FOR EROSION PROTECTION, 08 SPLASH BOXES AND 5,248 CY OF CUT AND 4,567 CY OF FILL



BENCHMARK #735 (COUNTY OF SANTA CRUZ). EL 2076.412

STATION DESCRIPTION, 1990
13.4 KM (8.33 MI) NORTHERLY ALONG STATE HIGHWAY 152 FROM ITS JUNCTION WITH MAIN STREET IN WATSONVILLE, THENCE 3.4 KM (2.11 MI) NORTHERLY ALONG POLE LINE ROAD, THENCE 4.1 KM (2.55 MI) NORTHWESTERLY ALONG SUMMIT ROAD, 28.4 M (93.18 FT) WEST OF THE WEST CORNER OF A CABIN AT 572 SUMMIT ROAD, 3.4 M (11.15FT) WEST OF A 36-INCH REDWOOD TREE, 0.3 M (0.98 FT) EAST OF A WITNESS POST, AND LEVEL WITH THE ROAD. NOTE: ACCESS TO DATUM POINT IS HAD THROUGH A 5-INCH LOGO CAP. THE ROD IS FLUSH WITH GROUND LEVEL AND DRIVEN TO A DEPTH OF 7.8 METER.

ABBREVIATIONS

CB: CATCH BASIN
AC: ASPHALT CONCRETE
(N): NEW
(E): EXISTING
FH: FIRE HYDRANT
PK: PARKING STALL
HD: HANDICAPED
PG & E: PACIFIC GAS AND ELECTRIC
EP: ELECTRIC POLE
MH: MANHOLE
R/W: RIGHT-OF-WAY
BW: BOTTOM WALL ELEVATION
TW: TOP WALL ELEVATION

NOTE:

(1) NON-PERMITTED RETAINING WALLS TO BE REMOVED, AND REAPPLIED UNDER SEPARATE PERMIT, AS REQUIRED BY LAW

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SEAL: NO. 28598 Exp. 03/31/12 CIVIL STATE OF CALIFORNIA

DATE: 04-22-2010
DRAWN BY: B.L — CHECKED BY: T.T.

REVISION	DATE	REVISION	DATE

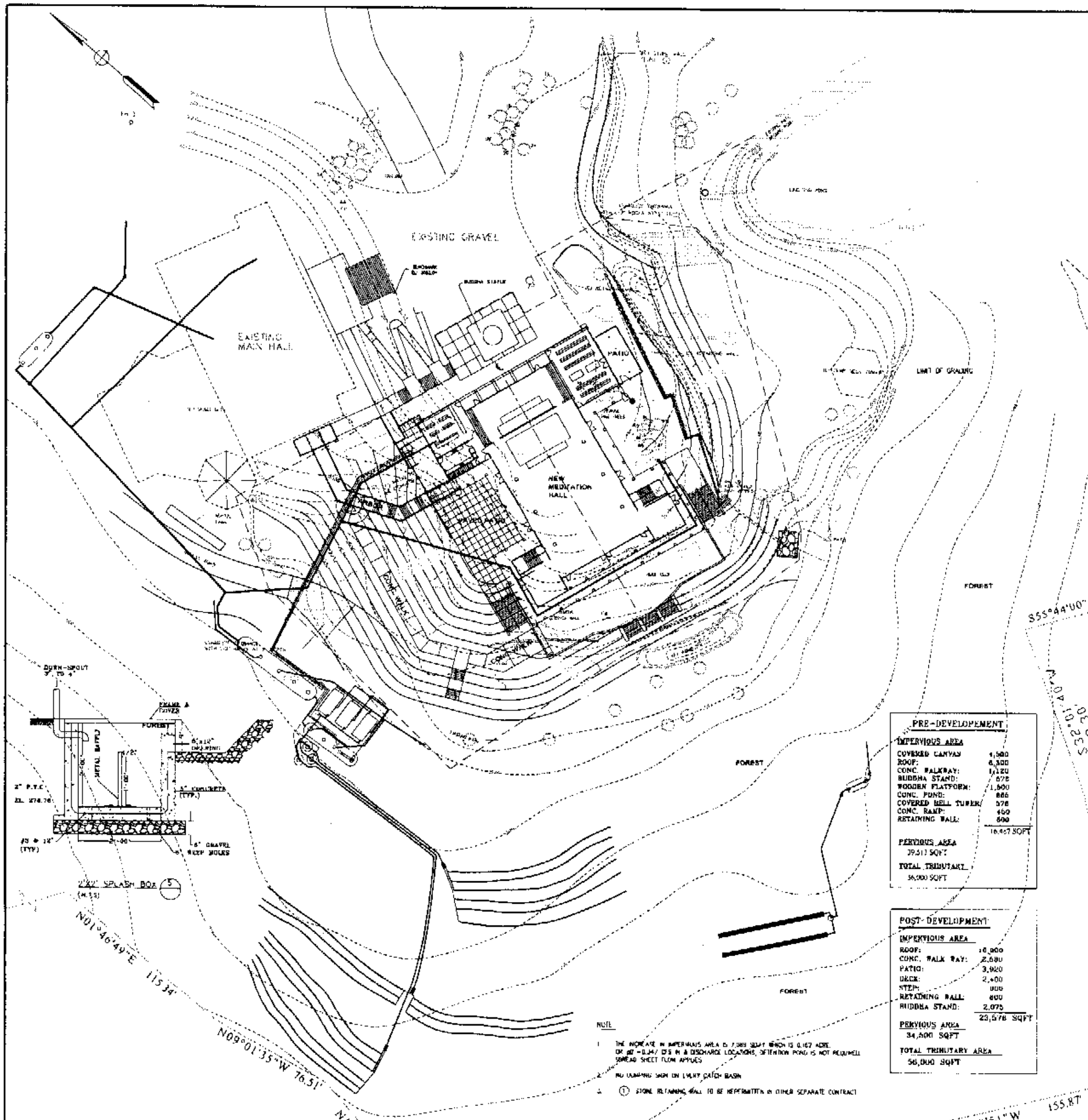
PROJECT AREA AND CIVIL SCOPE OF WORK

SCALE: 1" = 40' 00"

C-2

PROJECT NO. C01100 — SHEET 2 OF 5
FILE: AN-R000

ATTACHMENT 2



PRE-DEVELOPEMENT

IMPERVIOUS AREA

COVERED CANVAS	4,500
ROOF:	6,300
CONC. WALKWAY:	1,120
BUDDHA STAND:	678
WOODEN PLATFORM:	1,600
CONC. POND:	666
COVERED BELL TOWER:	576
CONC. RAMP:	460
RETAINING WALL:	600
	16,487 SQFT

PERVIOUS AREA
39,513 SQFT

TOTAL TRIBUTARY
56,000 SQFT

POST-DEVELOPMENT

IMPERVIOUS AREA

ROOF:	10,000
CONC. WALK WAY:	2,680
PATIO:	3,920
DECK:	2,400
STEP:	000
RETAINING WALL:	600
BUDDHA STAND:	2,075
	23,578 SQFT

PERVIOUS AREA
34,500 SQFT

TOTAL TRIBUTARY AREA
56,000 SQFT

NOTE

1. THE INCREASE IN IMPERVIOUS AREA IS 7,089 SQFT WHICH IS 0.167 ACRE. OR ΔQ = 0.347 CFS IN 8 DISCHARGE LOCATIONS, DETENTION POND IS NOT REQUIRED. SPREAD SHEET FLOW APPLIES
2. NO DUMPING SIGN ON EVERY CATCH BASIN
3. (1) STONE RETAINING WALL TO BE REPERMITTED IN OTHER SEPARATE CONTRACT

MAINTENANCE OF DRAINAGE SYSTEM

Maintenance Guidelines:

Maintenance requirements and frequency are dependent on the pollutant load characteristics of each site.

Maintenance activities may be required in the event of a chemical spill or due to excessive sediment loading from site erosion or extreme storms. It is also good practice to inspect the system after severe storm events.

Types of Maintenance:

Presently, procedures have been developed for two levels of maintenance,

- Inspection/minor maintenance
- Major Maintenance

Inspection/minor maintenance activities are combined since minor maintenance does not require special equipment and typically little or no materials are in need of disposal.

Major maintenance typically includes:
- Sediment removal

Important: Applicable safety (OSHA) and disposal regulations should be followed during all maintenance activities.

Maintenance Activity Timing:

The maintenance frequency may be adjusted as additional monitoring information becomes available during the inspection program. Areas that develop known problems should be inspected more frequently than areas that demonstrate no problems, particularly after large storms.

Prior to the development of the maintenance database, the following maintenance frequencies should be followed.

Inspection/minor maintenance
- One time per year
- After Major Storms

Major maintenance
- One time per year
- In the event of a chemical spill

Frequencies should be updated as required

Two schedule inspection/maintenance activities should take place during the year.

First, an inspection/minor maintenance activity should be done. During the minor maintenance activity (routine inspection, debris removal), the need for major maintenance should be determined and, if disposal during major maintenance will be required, samples of the sediments and media should be obtained.

In addition to these two schedules activities, it is important to check the condition of the catch basin unit after major storms for damage caused by high flows and for high sediment accumulation that may be caused by localized erosion in the drainage area. It may be necessary to adjust the maintenance activity schedule depending on the actual operating conditions encountered by the system.

In general, minor maintenance activities will occur late in the rainy season, and major maintenance will occur in late summer to early fall when flows into the system are not likely to be present.

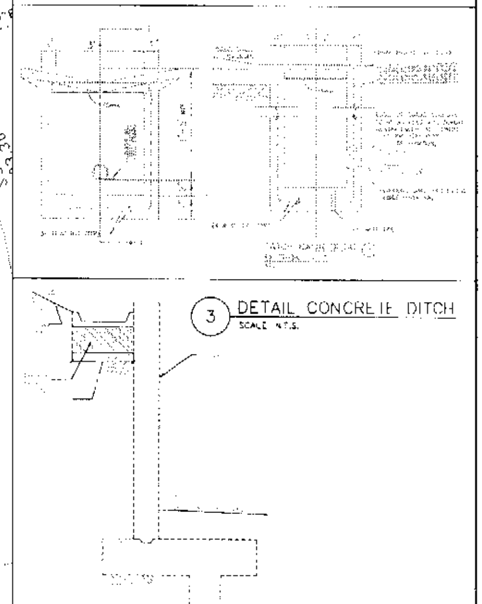
Maintenance Activity Frequency:

The recommended initial frequency for inspection/minor maintenance is two times per year for precast units. Catch Basin Units should be inspected after all major storms. Sediment removal and on an annual basis is recommended until further knowledge is gained about a particular system.

Once an understanding of site characteristics has been established, maintenance may not be needed for one to two years, but inspection is warranted.

BENCHMARK #735

STATION DESCRIPTION, 1980
13.4 KM (8.33 MI) NORTHERLY ALONG STATE HIGHWAY 152 FROM ITS JUNCTION WITH MAIN STREET IN WATSONVILLE, THENCE 3.4 KM (2.11 MI) NORTHERLY ALONG POLE LINE ROAD, THENCE 4.1 KM (2.55 MI) NORTHWESTERLY ALONG SUMMIT ROAD, 28.4 M (93.18 FT) WEST OF THE WEST CORNER OF A CABIN AT 522 SUMMIT ROAD, 3.4 M (11.15FT) WEST OF A 36-INCH REDWOOD TREE, 0.3 M (0.98 FT) EAST OF A WITNESS POST, AND LEVEL WITH THE ROAD. NOTE - ACCESS TO DATUM POINT IS HAD THROUGH A 5-INCH LOGO CAP. THE ROD IS FLUSH WITH GROUND LEVEL AND DRIVEN TO A DEPTH OF 7.6 METER.



(3) DETAIL CONCRETE DITCH
SCALE: N.T.S.

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KIMSON MEDITATION CENTER
574 SUMMIT ROAD
WATSONVILLE, CA 95076
Tel: (408) 848-1541

SEAL:

DATE: 05-25-2010

DRAWN BY: B.L.		CHECKED BY: T. T.	
REVISION	DATE	REVISION	DATE

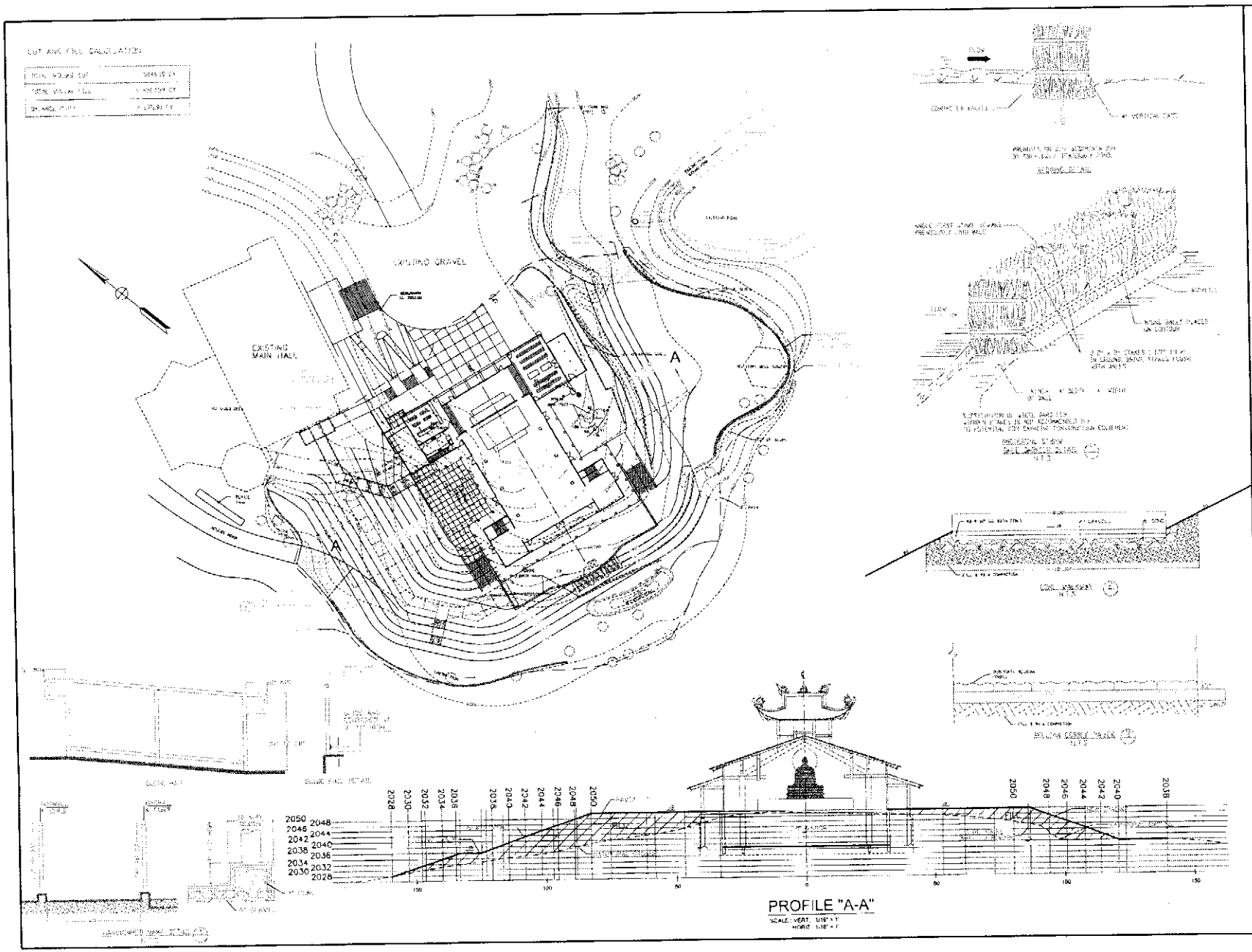
DRAINAGE PLAN
AT NEW MEDITATION HALL

SCALE: 1" = 30'-0"

C-3

PROJECT NO. CU1100
FILE: A N-K0001
SHEET: 3 OF 5

ATTACHMENT 2



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KIMSON MEDITATION CENTER

574 SUMMIT ROAD
WATSONVILLE, CA 95076
Tel: (408) 848-1541

SEAL

DATE: 05-25-2010

DRAWN BY: BJ	CHECKED BY: T. T. T.

REVISION	DATE	REVISION	DATE

GRADING EROSION CONTROL PLAN & CIVIL DETAILS

AT NEW MEDITATION HALL

SCALE: 1" = 30'-0"

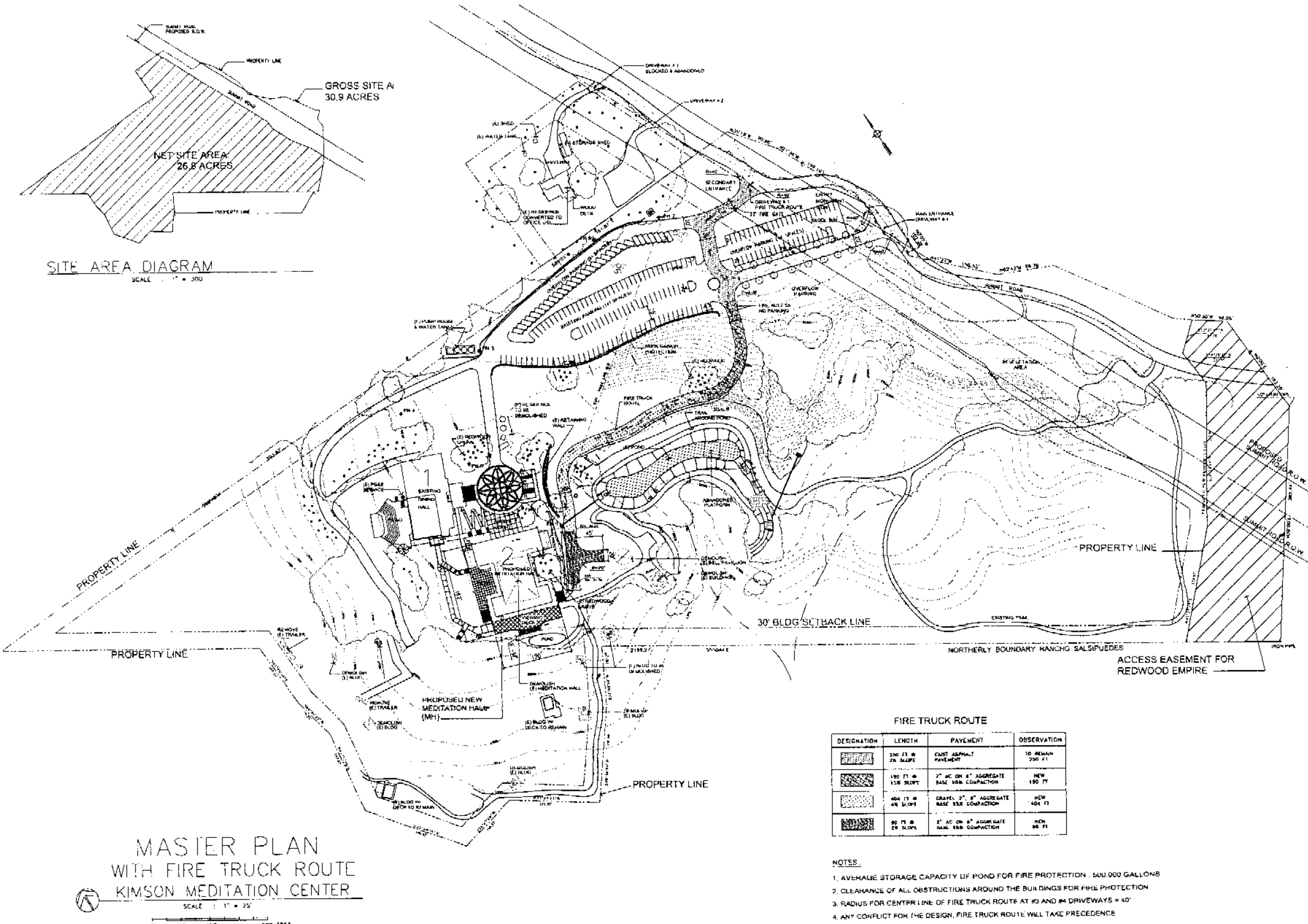
C-4

PROJECT NO: CC1190

SHEET: 4 OF 5

FILE: A-N-40001

58/111



FIRE TRUCK ROUTE

DESIGNATION	LENGTH	PAVEMENT	OBSERVATION
	250 FT @ 2% SLOPE	CAST ASPHALT PAVEMENT	TO REMAIN 250 FT
	190 FT @ 15% SLOPE	2" AC ON 6" AGGREGATE BASE 95% COMPACTION	NEW 190 FT
	404 FT @ 4% SLOPE	GRAVEL 2", 6" AGGREGATE BASE 95% COMPACTION	NEW 404 FT
	90 FT @ 2% SLOPE	2" AC ON 6" AGGREGATE BASE 95% COMPACTION	NEW 90 FT

NOTES.

1. AVERAGE STORAGE CAPACITY OF POND FOR FIRE PROTECTION . 500,000 GALLONS
2. CLEARANCE OF ALL OBSTRUCTIONS AROUND THE BUILDINGS FOR FIRE PROTECTION
3. RADIUS FOR CENTER LINE OF FIRE TRUCK ROUTE AT #3 AND #4 DRIVEWAYS = 40'
4. ANY CONFLICT FOR THE DESIGN, FIRE TRUCK ROUTE WILL TAKE PRECEDENCE

HTT ENGINEERING
Achitecture
Engineering
Land Surveying

8393 Capwell Drive, Suite 110
Oakland, CA 94621
Tel. 510.568.3060
Fax: 510.568.5842
www.httcorp.com

KIM SON BUDDHIST CENTER

574 SUMMIT ROAD
WATSONVILLE, CA 95076

SEAL:

DATE: 05-25-2010

DRAWN BY:		CHECKED
REVISION	DATE	REVISION

FIRE TRUCK ROUTE

SCALE: 1" = 75'

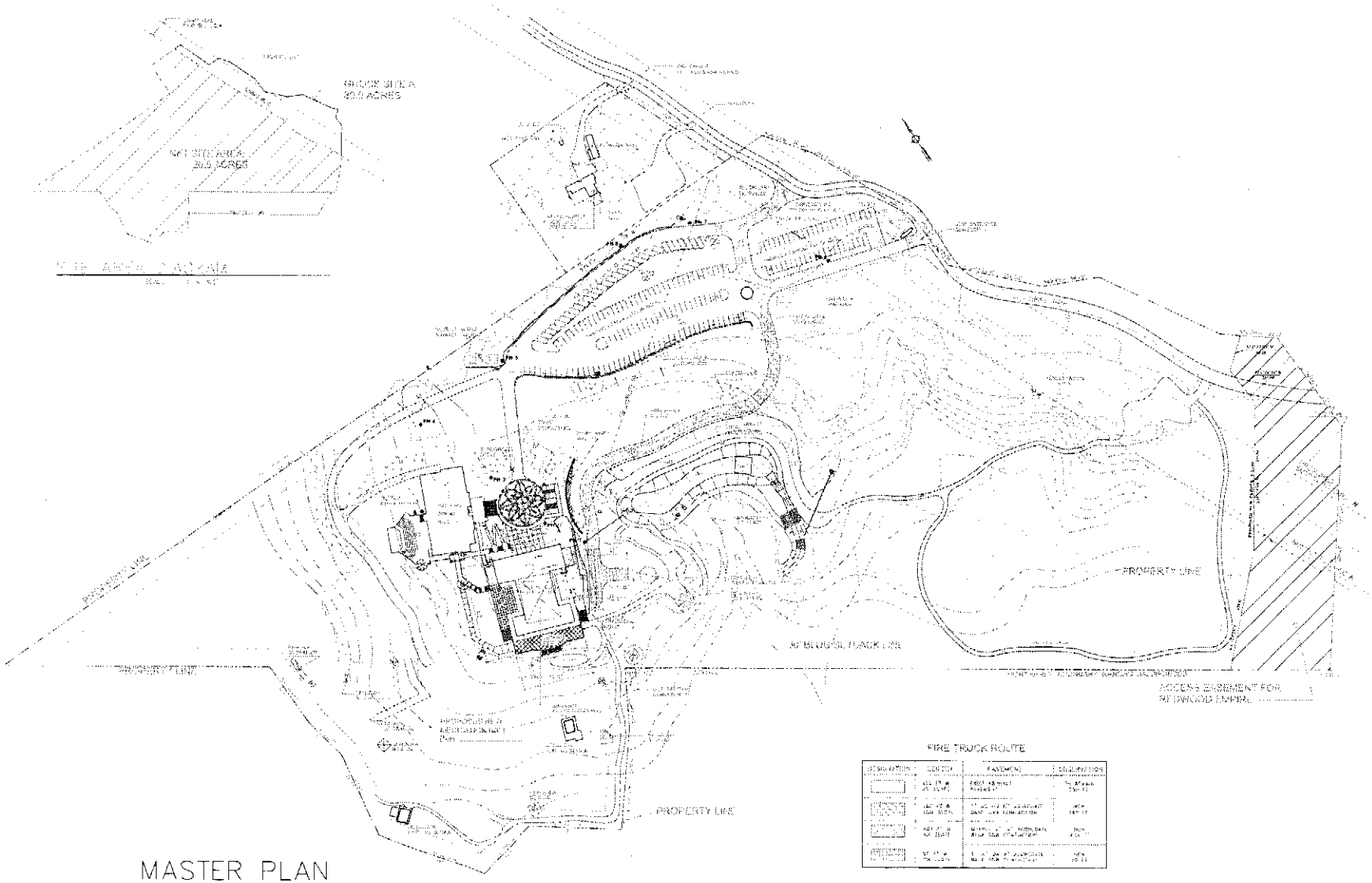
C-5

PROJECT NO: C0100

SHEET: 5 OF 5

ATTACHMENT 2

ATTACHMENT 2



FIRE TRUCK ROUTE

DESIGNATION	LENGTH	PAVEMENT	DESCRIPTION

NOTES:

MASTER PLAN
WITH FIRE TRUCK ROUTE

HTT ENGINEERING
Architecture
Engineering
Land Surveying

6393 Capwell Drive, Suite 110
Oakland, CA 94621
Tel. 510.568.3060
Fax: 510.568.5842
www.httcorp.com

KIM SON BUDDHIST CENTER

574 SUMMIT ROAD
WATSONVILLE, CA 95076

SEAL:

DATE:

DRAWN BY:		CHECKED BY
REVISION	DATE	REVISION

60/111

FIRE TRUCK ROUTE

SCALE: 1" = 75'

FR-TRK. 1

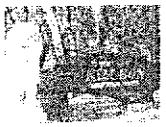
PROJECT NO.:	SHEET:
C0100	OF

PROJECT DESCRIPTION

The KDMSON Meditation Center (hereinafter) is an existing, Monoperson religious facility located on an approximately 20-acre ridge-top parcel situated on the hills above the city of Watsonville, Santa Cruz County, California. The facility is owned and operated by Vietnamese Sangha Congregation in America. A new two-level 13,818 square foot "Meditation Hall" is proposed as part of Phase II of the current master plan. This Meditation Hall is proposed to include a book store, dining room, guest's and overnight's residences and other "campus" uses. All buildings are (new and a small kitchenette). The primary existing structure consists of a two-level, 13,818 square foot, "Main Hall" that was constructed in 2001. The Main Hall has a full kitchen, large dining area and 39 guest rooms. Other structures on the property include eleven 10-story small, simple bunching sized cc laundry and/or storage/misc. architectural purpose and 5 administrative buildings. The 5 "accessory" structures are proposed to be demolished and/or converted during Phase II of construction, according to the master plan. These 5 accompanying small structures are proposed to be remodeled to include full plumbing. The primary guest house is two-plus-level, multi-room support and storage totaling a 1,400-square, paved parking lot, a large paved and several miscellaneous road-ways, trails and walkways structures.

A new supplemental, onsite treatment and disposal system is proposed to serve the entire facility. One of the 5 "accessory" structures proposed to remain as an existing reception office (located in the southernmost portion of the property parcel (and at the highest elevation). This reception office is proposed to have a kitchenette, two bathrooms and two bedroom apartments. This wastewater flow from this structure is proposed to be treated on the new proposed on-site treatment system for subsurface disposal. This remodeling was proposed to convert structures are simple one-bedroom guest quarters with no kitchen or laundry facilities. These two structures are situated in the southeastern portion of the subject property (in the former shoreland below the proposed main water treatment system. The remaining three (3) single room structures is proposed to be converted into individual septic tanks and effluent pump/vault up to the treatment system or gravity-fed to the central treatment facility.

The existing commercial septic system was installed sometime from then the County Environmental Health Service and does not meet current County code requirements. Any project upgrade that is expected to increase the total wastewater flow rate to over 2,000 gallons per day (gpd), is required to provide enhanced treatment to reduce nitrogen, Total Suspended Solids (TSS) and Biochemical Oxygen Demand (BOD) in the sewage effluent prior to discharge in the soil of the site.



STE PHOTO LOOKING EAST TO SOUTH AT THE EXISTING MAIN HALL AND PATIO

DESIGN BASIS WASTEWATER FLOW ANALYSIS

APN: 106-121-43 KDMSON MEDITATION CENTER, 574 Samuel Rd, Watsonville, Santa Cruz County, California

The KDMSON Meditation Center is a facility where residents and guests practice a non-physically aerobic life style. Respect for the environment and conservation of resources are politely encouraged. Daily simple food and drink, with minimal animal by-products are consumed and consumed at the kitchen and dining area within the Main Hall. Aside from the approximately 3-5 full-time, year-round residents, there are roughly 30 days per and throughout the year where as many as 100 people will serve at the facility in overnight guests at any one time. The short use of large crowded visits is typically less than 10 consecutive days (see below). For the purposes of estimating considerations for this design flow analysis, we assumed that the overnight stays of different groups may overlap.

Regular day-use visitors typically are in the groups no fly only a few hours on the weekends, but may enjoy a meal prepared on site. Large numbers of visitors congregate at the facility during 3 special seasonal celebrations a year with individual visitors typically staying up to 3 hours. These Asian celebrations occur around the Chinese New Year (which falls between Jan 21 and Feb 20th) of each year), Buddha's Birthday (Different day in May of each year), and Day of Ambrosy (September 5).

Calculations:

Full time, year-round residents/staff 12
Regular overnight guests 13*
(* this peak use number typically occurs over the course of one, 10-day periods in a given year - for total of 20 days a year)
Special overnight seasonal participants 120**
(** this peak use number typically occurs over the course of six, 3-day periods in a given year - for a total of 18+ days a year)

12 people + 13 people = 105 people + 120 people staying overnight at the facility during peak use
Based on design flows requirements outlined in Table 7-2d 16A of the Santa Cruz County Code, an individual design flow of 50 gallons per day (gpd) per person was used to calculate the quantity of wastewater generated by all overnight visitors.

125 people x 50gpd/person = 6,750gpd x 1.2 factor of safety = 7,500 GPD average expected flow

Regular day-use visitors ..... 30 people (per weekend) - equates to ~2,600 people per year)
3 special celebration event weekends per year ..... 2,500 to 3,000 people (per three-day weekend (~2,000 people per day) 3 times a year. Chinese New Year, Buddha Birthday, Mothers Day)

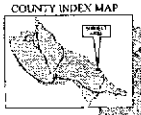
Most special overnight program participants are not at the center during any of the 3 special seasonal celebrations that occur yearly.

Day-use visitors are subject only to generate less than 10gpd of wastewater on average. The proposed wastewater treatment system is designed to act comparable an occasional peak flows of 45,000 gallons per day, it is not anticipated that the peak flows from the 3 special celebration events per year will even reach the proposed wastewater system.

ISOLATED EXPECTED FLOW FROM KITCHEN:
3 meals for 125 people/day @ 20gpd/person = 2,500gpd

GREASE TANK: 2,500gpd x >-day retention factor=7,500 [9,000gal]

COUNTY INDEX MAP



TOPOGRAPHIC VICINITY MAP

SITE EVALUATION FOR DISPERSAL SYSTEM DESIGN

APN: 106-121-43 KDMSON MEDITATION CENTER, 574 Samuel Rd Watsonville, Santa Cruz County, California

In conclusion

The proposed dispersal site on the approximately 20-acre parcel was analyzed for the purposes of designing and permitting a septic system upgrade to serve an addition of a new two-story, 20,419 square foot meditation Hall to the Main Hall by necessary. Two hand-augered hall test holes (T1 & T2) were made at the site on April 19th, 2008. A field soil texture and morphology analysis was also conducted. USDA texture nomenclature was generally recognized with morphology description techniques were used for this analysis. A 30-foot hill slope test hole was also logged in the proposed dispersal area to determine the Long Term Acceptance Rate (LTAR) of the site soils at the proposed dispersal depth in the soil column. The general site characteristics are presented along with results of soil testing, analysis of potential groundwater vicinity. Considerations are shown regarding design of a system to discharge treated effluent on site. Site work was performed to evaluate potential geologic hazards or geotechnical constraints on the subject property.

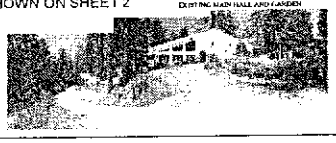
Existing Site Characteristics

The subject property has approximately steeply sloping, land areas of between 1,300 and 2,700' feet in elevation above sea level. The slope gradients in the area mentioned range from 15%-25%. The local Soil map of Santa Cruz County shows the northwestern and coastal parts of site to being predominately underlain by soil type 144 - Lompico-Felton complex. The permeability of this soil type is described as being moderate (20 - 200 minutes per inch), in moderately deep (36 - 60 inches) to bedrock. Maximum slowly limits (140 ppm 150). is assigned to the escarpment and southern portion of the parcel. The permeability of this soil type is described as being moderate (20 - 200 minutes per inch). The local geologic map depicts the bedrock of the area as being Amphitheater of Miocene Miocene sandstone (Tmsandy) which is described as generally massive, very pale orange sub-rock sandstone. Underlying locate sequences of lenticular-bedded fine-to-coarse shale and sandstone with a thickness of 1,500-2,500 ft (Monsen). A thicker terrestrial alluvium cover originates to the coastal portions of the subject property and drains southward. The Location of this drainage course is greater than 100' from the proposed dispersal system. Vegetation on the site is comprised of mixed hardwood and grass/pasture land. Soil cover with sparse underbrush.

Discussion of Site Evaluation Data and Dispersal System Design

Soil test hole (T-1) was excavated about 150' southwest from the existing Main Hall at an approximately 204,000 square-foot area. The hole been dug 30% slope gradient and can allow gravity flow from the existing Main Hall and proposed location of the new Meditation Hall. Two of the installed hole may require a lift pump, or individual gravity-flow septic tank and dispersal trenches. The contents of the soils exposed in the test trenches are classified as silty clay loam with soil matrix rocks and small subangular cobbles to a depth of 12" below grade and heavy soils beyond 24". No evidence of groundwater or perched seasonality high groundwater conditions was observed in the test holes. Periods of soil cohesive saturation may occur, however, during significant rainfall events. The 24-hour soil infiltration test was conducted using a target application rate of 15 gallons per day per square foot (15 gpd/ft2). The test trench was horizontal 24 months after installation and pooling and observed pollution the soil about 14 pre-test after each given. Higher application rates are already appropriate. The upper soils saturated in the test holes generated well-drained, well-structured soil structure and abundant pores noticed. These soils were expected to yield moderately rapid hydraulic conductivity (moderately rapid percolation rates of 1-20 MPI). Based on the results from the soil analysis and infiltration testing, a soil application rate of 1.5 gpd/ft2 (maximum allowable according to current County requirements) is the lower than the site soils can support

AREA OF ENLARGEMENT SHOWN ON SHEET 2



SITE PHOTO LOOKING NORTHEAST AT THE EXISTING MAIN HALL AND GARDEN

SHEET INDEX

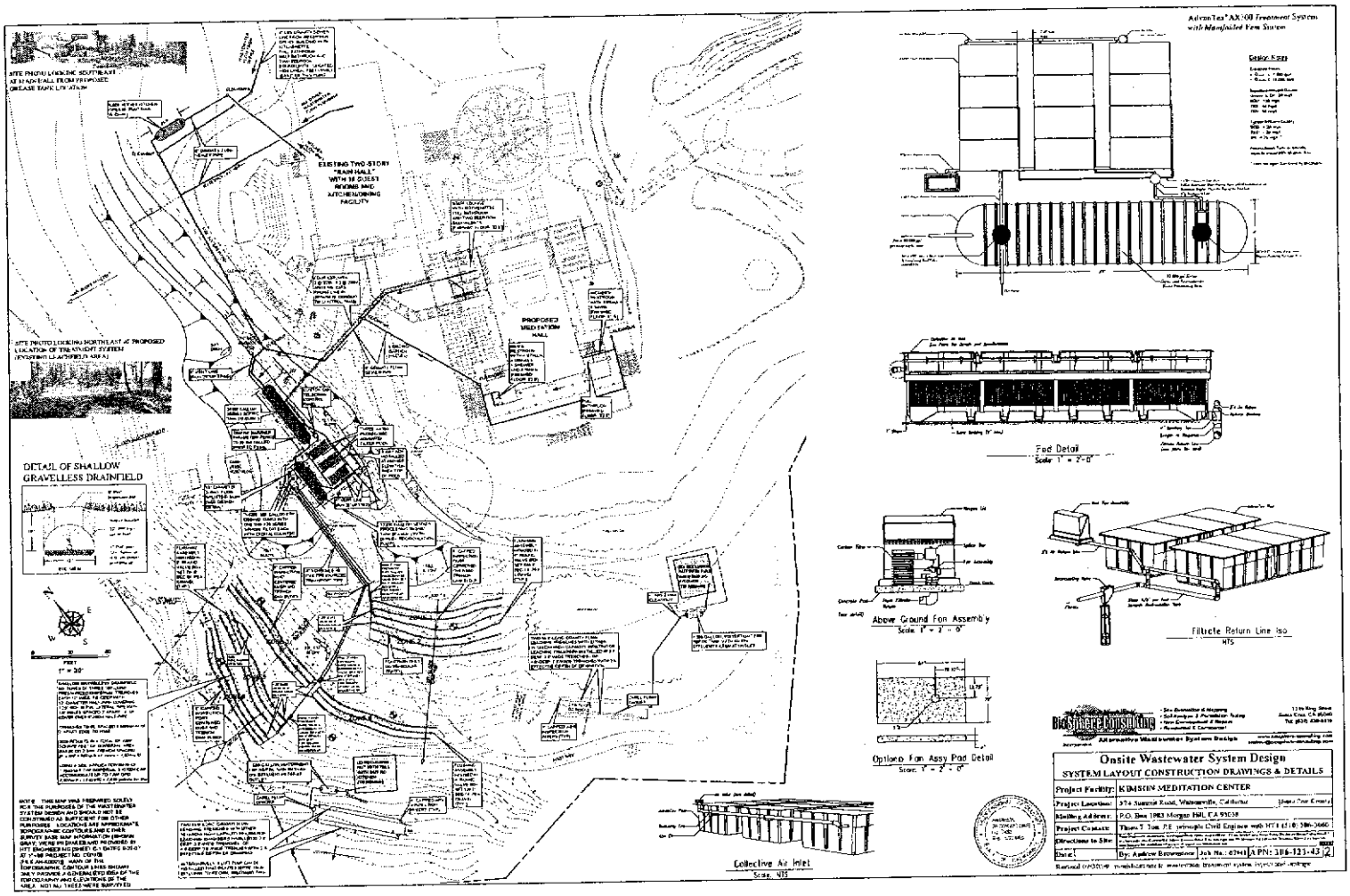
Big Sur Coast Consulting
Alternative Wastewater System Design

Onsite Wastewater System Design

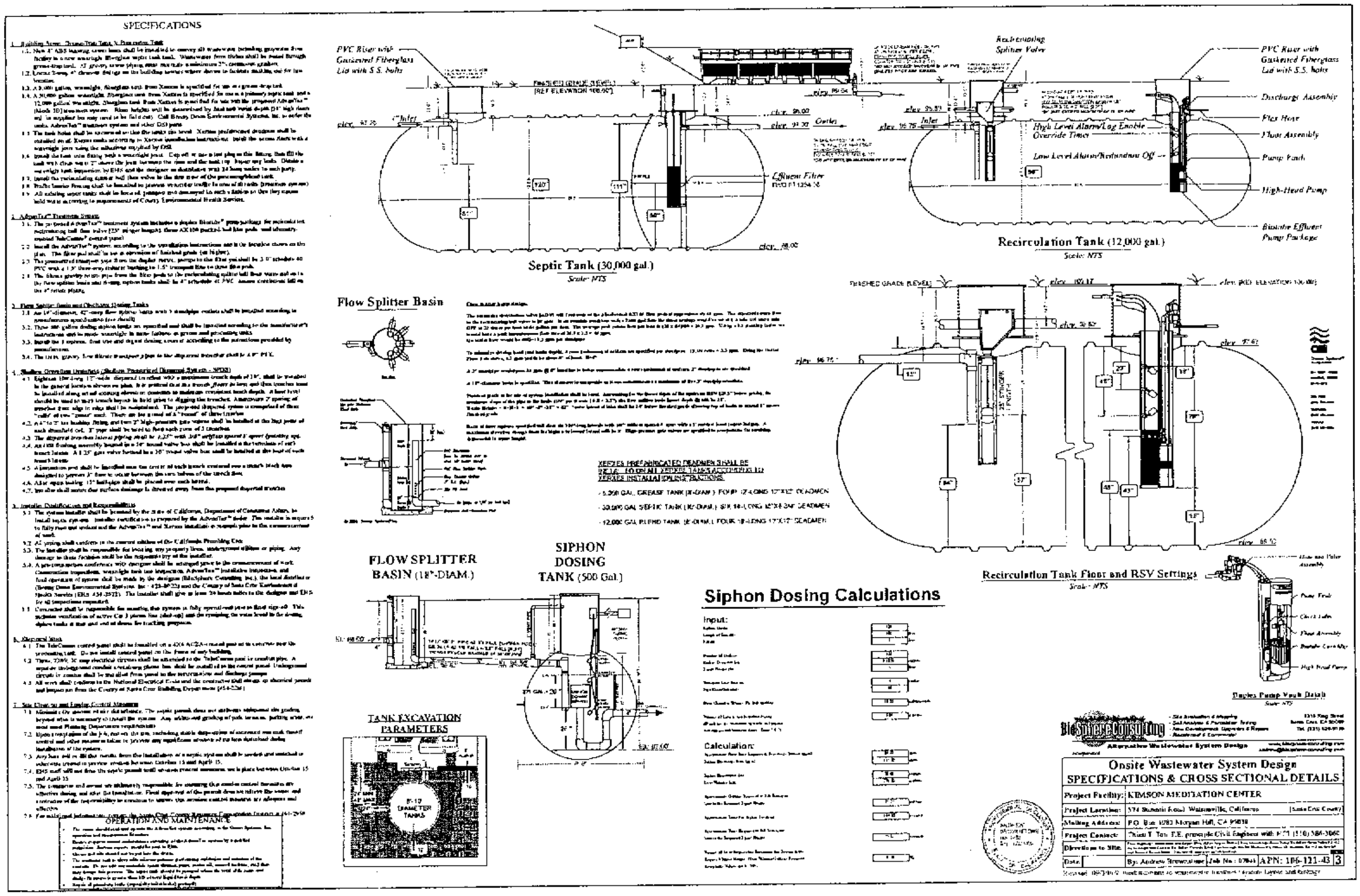
Specifying Secondary Enhanced Treatment and Shallow Dispersal

Project Facility:	KDMSON MEDITATION CENTER
Project Location:	574 Samuel Road, Watsonville, California [Santa Cruz County]
Mailing Address:	P.O. Box 1981 Morgan Hill, CA 95038
Project Contact:	Thom T. Tan, P.E. principle Civil Engineer with BTT (530) 586-7005
Directions to Site:	
Date:	By: Andrew Szymanski Job No. 8080 A PN: 106-121-43 1

Revised: 4/14/08 (modifications to Design Flows throughout)



ATTACHMENT 2.3


SPECIFICATIONS
PVC Riser with Gasketed Fiberglass Lid with S.S. bolts
Inlet
Outlet
Effluent Filter
Septic Tank (30,000 gal.)
Scale: NTS
Recirculating Splitter Valve
High Level Alarm/Lag Enable Override Timer
Low Level Alarm/Redundant Off
Discharge Assembly
Flex Hose
Float Assembly
Pump Vault
High-Head Pump
Biotube Effluent Pump Package
Recirculation Tank (12,000 gal.)
Scale: NTS
Flow Splitter Basin
FLOW SPLITTER BASIN (18"-DIAM.)
SIPHON DOSING TANK (500 Gal.)
TANK EXCAVATION PARAMETERS
OPERATION AND MAINTENANCE
Siphon Dosing Calculations
Input:
Calculation:
Recirculation Tank Floor and RSV Settings
Scale: NTS
Duplex Pump Vault Detail
Onsite Wastewater System Design
SPECIFICATIONS & CROSS SECTIONAL DETAILS
Project Facility: KIMSON MEDITATION CENTER
Mailing Address: P.O. Box 1082 Morgan Hill, CA 95038
APN: 106-121-43
3

Project Planner: Samantha Haschert
Application No.: 07-0613
APN: 106-121-45

Date: September 21, 2010
Time: 10:18:36
Page: 1

Environmental Planning Completeness Comments

========= REVIEW ON OCTOBER 30, 2007 BY ROBERT S LOVELAND =========

1. The grading plan submitted has no earthwork quantities listed. Please provide earthwork calcs (cubic yards) for review. NOTE: During the environmental review process we will be looking at ways to minimize site disturbance and grading quantities.

2. Sheet flow of drainage down the proposed fill slopes is unacceptable. Please consult with your project geotechnical engineer on how to effectively capture and release runoff from the proposed development.

3. Please provide details for the new retention pond shown on sheet "MP". Show existing/proposed contours, and grading quantities.

4. It appears that the "proposed pavilion" placed in the existing pond has already been constructed. Please submit detailed construction plans to the building counter of the Planning Department in order to try and recognize what has been constructed thus far. Include construction details for any further construction yet to be completed. The project geotechnical engineer must provide a letter describing all observation work completed during the construction of the pavilion.

5. The grading and revegetation issues associated with the two following applications (05-0230 & 55458S) must be resolved before Environmental Planning can deem this application complete. ========= UPDATED ON FEBRUARY 1, 2008 BY ROBERT S LOVELAND =========

1. Cut and fill quantities were provided: 5,246 cubic yards of cut and 4,567 cubic yards of fill.

2. Item 2 above is acceptable for completeness.

3. Item 3 above still needs to be addressed.

Items 4 & 5 will be discussed at an upcoming meeting with the applicant. ========= UPDATED ON MAY 19, 2008 BY ROBERT S LOVELAND =========

Items above have either been addressed now or can be addressed through "Conditions of Approval" and the building permit process.

Environmental Planning Miscellaneous Comments

========= REVIEW ON OCTOBER 30, 2007 BY ROBERT S LOVELAND =========

Conditions of Approval:

1. Submit a soils report (3 copies) completed by a California licensed geotechnical engineer for review and approval.

ATTACHMENT 7 4

2. Submit a grading and drainage plan completed by a licensed civil engineer for review and approval.

3. Submit an erosion/sediment control plan for review and approval.

Code Compliance Completeness Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

========= REVIEW ON OCTOBER 22, 2007 BY JACOB RODRIGUEZ =========
No comment ========= UPDATED ON FEBRUARY 1, 2010 BY JACOB RODRIGUEZ =========
no comments

Code Compliance Miscellaneous Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

========= REVIEW ON OCTOBER 22, 2007 BY JACOB RODRIGUEZ =========
No comment. ========= UPDATED ON FEBRUARY 1, 2010 BY JACOB RODRIGUEZ =========
no comments

Dpw Drainage Completeness Comments

========= REVIEW ON OCTOBER 26, 2007 BY DAVID W SIMS =========
1st Review Completeness Comments have been saved in a separate document. =========
UPDATED ON JANUARY 29, 2008 BY DAVID W SIMS =========
2nd Review Summary Statement: The present development proposal does not adequately control stormwater impacts. The Stormwater Management section cannot recommend approval of the project as proposed.

Policy Compliance Items: Prior Item 1) Item has not been adequately addressed. Please see prior comments and comments below. Prior Item 2) Item has not been addressed. Please see prior comments.

Information Items: Prior Item 3) Incomplete. Item has not been addressed. Please see prior comments. Contrary to the design engineer's response, the site ponds are being used in association with proposed/recognized development so the item issues are pertinent. Prior Item 4) Incomplete. Item has not been adequately addressed. Please see prior comments. Topography is not provided to the correct extents on sheets C-2 and C-3 where it is needed for interpretation with project details. Lack of scaling prevents use of the data that is presented. The work limits boundary does not appear to encompass all prior construction to be recognized. All references to the previous inaccurate vertical datum and incorrect spot elevations have not been removed from the drawings. Prior Item 5) Incomplete. Item not correctly addressed. See prior comments. The hydrology and detention calculations on sheet C2 still do not follow County design criteria, have substantial errors and must be revised. The facility configuration shown on the plan does not allow a proper form of operation for outlet release and control or a temporary storage pool that will satisfy mitigation requirements and significant design alterations will be necessary. Prior Item 6) Incomplete. Item not correctly addressed. See prior comments. Impervious surfacing itemization found on sheet C-1 is in significant conflict with itemization on sheet

MH.2. There is inadequate to non-existent labeling and delineation of boundaries on the plans in support of the itemizations such that they cannot be verified in review. All prior structures and prior paving of any type that will remain, and are to be now recognized as legal permitted construction, must be shown. These recognized impervious areas will also be subject to impact mitigation requirements. Please revise. Prior Item 7) Incomplete. Applicant has not provided supporting documentation that substantiates the proper status of the older development on the site. Lacking such documentation, all site development must be assumed by the designer to require full mitigations. The present proposal and calculations do not address this default status and they are therefore not approvable. Prior Item 8) Incomplete. The applicant has removed the proposal for sheet flow of downspout water in favor of piping. While this is allowable, it does not resolve the requirement to provide effective runoff mitigation for smaller storms. Such mitigation must be achieved by some means other than solely the proposed detention control, which is limited to treating only a large storm. Please provide for this mitigation control and show how it will be achieved. Prior Item 9) Incomplete. Item not addressed. See item 7. See prior comments. Prior Item 10) Incomplete. Item not addressed. See prior comments. Prior Item 11) Completed.

New Item 12) Incomplete. Provide a vicinity map that easily locates the project site in relation to other County land features.

New Item 13) Incomplete. Provide all plan sheets with proper scaling. ========= UPDATED ON MAY 15, 2008 BY LOUISE B DION =========
The present development proposal does not adequately control stormwater impacts. The Stormwater Management section cannot recommend approval of the project as proposed. Prior Item 1) Item has not been addressed. Please see prior comments. Prior Item 2) Item has not been addressed. Please see prior comments. Prior Item 3) Item has not been addressed. Please see prior comments. Prior Item 4) Item has not been addressed. Please see prior comments. Prior Item 5) Item has not been addressed. Please see prior comments. Additionally sheets C2 and C3 show conflicting drainage plans. Prior Item 6) Item has not been addressed. Please see prior comments. Prior Item 7) Item has not been addressed. Please see prior comments. Prior Item 8) Item has not been addressed. Please see prior comments. Prior Item 9) Item has not been addressed. Please see prior comments. Prior Item 10) Item has not been addressed. Please see prior comments. Provide one civil sheet for exisitng and one for proposed clearing delineating all features including but not limite to buildings, paved areas, patios, walkways, driveways , ponds, decks etc.. Prior Item 11) Completed. Prior Item 12) Item has not been addressed. Please see prior comments. Prior Item 13) Completed.

If you have questions, please contact me at 831-233-8083. ========= UPDATED ON SEPTEMBER 14, 2008 BY LOUISE B DION =========
xx 4th Drainage Review Comments - LBD xx

Revised plans with civil sheets dated 7/7/2008 have been reviewed. Please address the following comments:

1) Revise all applicable sheets to correctly represent what is being proposed for this application. Do not include anything outside of the proposed work, for example sheets indicate a pavilion is proposed for the large pond. If this work is not in

fact proposed remove all references to it unless you refer to the work as future. Otherwise it becomes very unclear what is proposed for this specific application.

2) Architectural and Structural Sheets need not be submitted, only the site and civil sheets are necessary for our review.

3) Civil sheets should clearly identify all new surface proposed as paver, asphalt, concrete.

4) Plans must at a minimum indicate feasibility of proposed runoff management. Plans indicate surface infiltration is proposed. Please provide necessary calculations which show that the runoff from the proposed impervious areas will be retained on-site long enough to allow for sufficient percolation of the runoff back into the water table before reaching the property line. Percolation will be deemed sufficient once it is demonstrated that the proposed runoff rate (in cubic feet per second) from the site will not be any greater than the existing runoff rate for a 10 year storm.

Please refer to the County Design Criteria Part 3, Stormwater Management, Section H for information on soil percolation rates. You may not have to use perforated pipe provided it can be demonstrated that the runoff from the individual gutters is managed adequately.

5) Show pathways of potential overflow runoff from larger storms (ie 25 year storm) beyond the property boundary. What is the topography like below the subject property?

What is the ultimate offsite destination of runoff? Show a larger area making it clear that site overflow runoff will enter a natural drainage courseway or will be conveyed to a safe release point downstream. Revision should demonstrate conclusively that any runoff will not adversely impact roads or downslope properties.
========= UPDATED ON JANUARY 23, 2009 BY LOUISE B DION =========
Submittal did not include drainage study report. Report submitted to me by applicant on Monday January 19. I will require an extenion of in order to review.

========= UPDATED ON FEBRUARY 9, 2009 BY LOUISE B DION =========

Based on review of documents submitted via email, our concerns regarding the feasibility of the drainage plan have been addressed and the application is deemed complete with respect to the discretionary permit application stage.

Applicant should submit hard copy of electronic documents for our files. Please route to me once you have received them.

========= UPDATED ON MARCH 14, 2009 BY LOUISE B DION =========
Hard copies have been received. Application is complete.

Dpw Drainage Miscellaneous Comments

========= REVIEW ON OCTOBER 26, 2007 BY DAVID W SIMS =========
A) Maintenance procedures for the drainage facilities and mitigation measures must be provided on the plans. B) Please note on the plans provision for permanent bold markings at each inlet that read: "NO DUMPING - DRAINS TO BAY". Upon approval, a recorded maintenance agreement may be required for certain stormwater facilities. A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently $1.00 per square foot, and are assessed upon permit issuance. Reduced fees are assessed for semi-pervious surfacing to offset costs and encourage more extensive use of these materials.

You may be eligible for fee credits for pre-existing impervious areas to be demolished. To be entitled for credits for pre-existing impervious areas, please submit documentation of permitted structures to establish eligibility. Documentations such as assessor's records, survey records, or other official records that will help establish and determine the dates they were built or demolished, the structure footprint, or to confirm if a building permit was previously issued is accepted. Not all existing pavements may be recognized as exempt from mitigation, or credited against impact fees.

Construction activity resulting in a land disturbance of one acre or more, or less than one acre but part of a larger common plan of development or sale must obtain the Construction Activities Storm Water General NPDES Permit from the State Water Resources Control Board. Construction activity includes clearing, grading, excavation, stockpiling, and reconstruction of existing facilities involving removal and replacement. For more information see:
http://www.swrcb.ca.gov/stormwtr/constfaq.html

Because this application is incomplete in addressing County requirements, resulting revisions and additions will necessitate further review comment and possibly different or additional requirements. All resubmittals shall be made through the Planning Department. Materials left with Public Works will not be processed or returned. Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions. ========= UPDATED ON MAY 15, 2008 BY LOUISE B DION ========= All previous miscellaneous comments still apply. ========= UPDATED ON SEPTEMBER 14, 2008 BY LOUISE B DION =========
Miscellaneous comments to be addressed during building permit application:

1) Fill slopes proposed are approximately 40%. A letter from the geotechnical engineer accepting the final drainage plan and stating that it will not cause any erosion or stability problems is required prior to building permit issuance.

2) Provide calculations demonstrating that concrete swale has sufficient capacity to handle runoff from a 10 year storm. Consider using a natural swale rather than concrete.

3) Please consider using pervious concrete instead of concrete for walkways as a best management practice.

4) Building plans should include detail(s) for pavers and pervious concrete if used. Does the compaction required allow the pavers to remain semi pervious / pervious such that runoff is still able to infiltrate?

5) Provide maintenance requirements for the paver areas and pervious concrete, if used, on the project plans.

Dpw Road Engineering Completeness Comments

========= REVIEW ON NOVEMBER 1, 2007 BY GREG J MARTIN =========
This portion of Summit Road is non-County maintained. A sight distance analysis is recommended for each driveway onto Summit Road by a registered civil or traffic engineer. Please contact Greg Martin at 831-454-2811 with any questions. ========= UPDATED ON JANUARY 9, 2008 BY GREG J MARTIN =========
NO COMMENT Engineering Report reviewed sight distance and found it to be adequate.
========= UPDATED ON FEBRUARY 16, 2010 BY RODOLFO N RIVAS =========
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

========= REVIEW ON NOVEMBER 1, 2007 BY GREG J MARTIN =========
========= UPDATED ON JANUARY 9, 2008 BY GREG J MARTIN =========
========= UPDATED ON JANUARY 8, 2009 BY GREG J MARTIN =========
========= UPDATED ON FEBRUARY 16, 2010 BY RODOLFO N RIVAS =========
NO COMMENT

Environmental Health Completeness Comments

========= REVIEW ON OCTOBER 25, 2007 BY JIM G SAFRANEK ========= Appl. is incomplete. Contact the District REHS for information on septic system reqs for the proposal. The Individual Water System permit for this parcel was never completedas well. For both issues: Ruben Sanchez, REHS 454-2751.
========= UPDATED ON MAY 14, 2008 BY JIM G SAFRANEK ========= Septic application is not approved as of this date.
========= UPDATED ON JANUARY 20, 2009 BY JIM G SAFRANEK ========= The County EH Specialist reported that the septic system permit can be approved once the consultant obtains an electrical permit.

This project is now approved by EHS with the above condition to be satisifed prior to the issuance of a BP. This will require an EH Building clearance at this future phase.
EHS approves the project for completeness.
========= UPDATED ON FEBRUARY 4, 2010 BY JIM G SAFRANEK ========= For the initial study the applicant should revise the the grading and drainiage plan by drawing to scale ALL components of the onsite sewage disposal system (and not just the septic tank as shown on the current copy)

Applicant must obtain an electrical permit for the type of septic system proposed on the onsite sewage disposal permit application.
========= UPDATED ON JUNE 7, 2010 BY JIM G SAFRANEK =========

Environmental Health Miscellaneous Comments

========= REVIEW ON OCTOBER 25, 2007 BY JIM G SAFRANEK ========= It does not appear that the Commercial Dev permit fee was collected for EHS. Payable to Planning ASAP.

========= UPDATED ON MAY 14, 2008 BY JIM G SAFRANEK =========
See Oct 25 review comment and confirm payment.
========= UPDATED ON FEBRUARY 4, 2010 BY JIM G SAFRANEK =========

Pajaro Valley Fire District Completeness Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

========= REVIEW ON OCTOBER 17, 2007 BY COLLEEN L BAXTER =========
========= UPDATED ON OCTOBER 17, 2007 BY COLLEEN L BAXTER =========
DEPARTMENT NAME:PAJARO VALLEY FIRE
NO NEW FIRE COMMENTS AT THIS TIME. ALL FIRE DEPARTMENT REQUIREMENTS HAVE BEEN SHOWN ON THE PLANS. ========= UPDATED ON OCTOBER 18, 2007 BY COLLEEN L BAXTER =========
========= UPDATED ON MAY 7, 2009 BY COLLEEN L BAXTER =========
========= UPDATED ON JUNE 17, 2010 BY COLLEEN L BAXTER =========
DEPARTMENT NAME:PAJARO VALLEY FIRE DISTRICT/CALFIRE
All Fire Department building requirements and fees will be addressed in the Building Permit phase.
Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.
72__ hour minimum notice is required prior to any inspection and/or test.
Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewing agency.
========= UPDATED ON JUNE 17, 2010 BY COLLEEN L BAXTER =========
All requirements have been met for Pajaro Valley Fire. Water Storage requirements are still to be determined.

Pajaro Valley Fire District Miscellaneous Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

========= REVIEW ON OCTOBER 17, 2007 BY COLLEEN L BAXTER =========
========= UPDATED ON MAY 7, 2009 BY COLLEEN L BAXTER =========
========= UPDATED ON JUNE 17, 2010 BY COLLEEN L BAXTER =========

ATTACHMENT 5

CCA-215

Samantha Haschert

From: Jim Safranek
Sent: Wednesday, August 11, 2010 10:36 AM
To: Samantha Haschert
Subject: FW: Kim Son

The only clarification I have to add has to do with Troy's last sentence. The project is now approved and 'completeness' has been achieved for EHS reqs.
The remaining community water supply 'misc' issues below must be satisfied to the satisfaction of EHS prior to the issuance of an EH Building Clearance.

Jim Safranek

-----Original Message-----
From: Troy Boone
Sent: Wednesday, August 11, 2010 10:17 AM
To: Jim Safranek
Cc: John Hodges
Subject: Kim Son

My findings regarding the newly proposed Meditation Center at the Kim Son Monastery are as follows:

-Yield Test: because they are not proposing to increase residential capacity, I will not require a yield test for their water source/s. The newly proposed Meditation Center will host temporary events which typically deal with increased drinking water needs by offering bottled drinking water. The pond water (surface water) cannot be used as an approved drinking water source because the center lacks approved filtration and disinfection treatment for treating surface water. If they want to use the pond for fire fighting purposes, then they need to seek approval form the appropriate fire fighting agency in their area. I can only recommend that they get a yield test on their source/s in order to get a good gauge on how the static water level in their well. If they it is found to be insufficient, then adding another well/source would be a good idea.

-Water Wells: During the last two routine water system inspections, when the Kim Son Monastery was asked only one water source was identified. Upon doing a thorough record search, I came across records that show a well being drilled in 1973 and another in 1994. I presume that the newer well is the one that is currently active. This needs to be verified along with the following:
-What is the use status of the older well?
-If it is active, what is it being used for?
-If it is tied to the domestic water supply, then all the relevant water quality tests need to be performed in order to bring it up to current standards.
-If it is being used for irrigation only, then we need to verify that it is not tied in to the domestic water supply or an approved backflow prevention device (RP) needs to be installed
-if is is not being used, then Kim Son needs to apply for a Well Destruction Permit, and have the well properly destroyed.

-An accurate schematic of the water system needs to be submitted to EHS and verified so we can have an accurate record of the water system and all of it's appurtances (i.e. the previously unidentified, uppermost tank and booster pump system next to the illegal units).

-The uppermost water tank should be kept online and not destroyed (as proposed in the plans) to help ensure adequate water storage capacity during temporary events. It's connections need to be detailed on the revised water system schematic. Yesterday during my field inspection was the first time I came across this aspect of the water system.

ATTACHMENT 3

I would like to suggest that Kim Son submit all of the above documentation and have it approved before permission is granted for the new development. If I can be of further assistance, please let me know,

Troy Boone T1, REHS, MPH
Senior Environmental Health Specialist

Drinking Water Program

County of Santa Cruz, EHS
701 Ocean Street, Rm. 312
Santa Cruz, CA 95073
Tel. 831/454-3069
Fax 831/454-3128

Accessibility: Project Comments for Development Review
County of Santa Cruz Planning Department

Date: June 16, 2010
Planner: Samantha Haschert
Project: Kim Son Meditation Center

Application Number: ***07-0613***
APN : 106-121-43

Dear Kim Son Monastery Meditation Center,

A preliminary review of the above project plans was conducted to determine accessibility issues. The following comments are to be applied to the project design.
Note: Santa Cruz County will adopt a new California Building Code, with the effective date January 1, 2008. Building Permit Applications made on or after January 1, 2008 will be subject to the new codes.
Please refer to the attached brochure entitled Accessibility Requirements - Building Plan Check which can also be found at the County of Santa Cruz Planning Department website:
http://www.sccoplanning.com/brochures/access_plancheck.htm
This document is an information source for the designer when preparing drawings for building plan check.

Completeness Items:

- The submittal appears to address all of the major issues raised during this accessibility review.

Compliance Issues:

- New Sheet ACC.1: The lower deck elevation is show as 2036. The concrete walk adjacent is shown as 2037. This discrepancy is unacceptable; this is supposed to be the accessible exit from the lower level. Detail the transition from the deck to the walk. Then, over by the existing main hall, the walk is shown as 2038. Is this a mistake? Additional grading may be required.

Permit Conditions/Additional Information:

The following issues shall be addressed during the building permit submittal:

- The elaborate, decorative nature of the building design raises concern about the ability to comply with CBC chapter 7A for ignition resistant construction in a wildland area. The exterior of the building must ignition resistant material. Eaves and soffits must comply.
- Detectable warning devices are required at the edge of the entry where pedestrians enter the driveway radius.
- Detectable warning devices are not required in the walkway in front of the accessible parking spaces.

Please contact me with any questions regarding these comments.

Laura Brinson
Building Plans Examiner
County of Santa Cruz Planning Department
(831) 454-3151
pln631@co.santa-cruz.ca.us

ATTACHMENT 3.4

Samantha Haschert

From: Long Tran [pltran10@gmail.com]
Sent: Tuesday, May 18, 2010 11:25 AM
To: Walters, Chris
Cc: Samantha Haschert
Subject: Re: Revised Site Plan

Hi Chris,

Thank you very much for your feedback. As you requested, we'll incorporate the appropriate notes and resubmit our final plans to Samantha immediately.

Regards,

Long

On Tue, May 18, 2010 at 10:06 AM, Walters, Chris <Chris.Walters@fire.ca.gov> wrote:

> Long,
> I went over the fire engine access plan with the chief. It meets the access standards per the fire code. We will need you to include the appropriate notes on water storage, clearance around the buildings etc. and resubmit the plans to the county.
> Thanks,
>
> ***Chris Walters***
> ***CAL FIRE***
> Deputy Fire Marshal
> *Santa Cruz County Fire*
> San Mateo/Santa Cruz Unit
> Phone: (831) 335-6748
> Cell: (831) 254-1726
> Fax: (831) 335-4053

> **From:** Long Tran [mailto:pltran10@gmail.com]
> **Sent:** Tuesday, May 18, 2010 7:27 AM
> **To:** Walters, Chris
> **Subject:** Re: Revised Site Plan
>
> Chris,
>
> Please let me know if you think it would be more convenient for you to go over the plan with us in person. We would be more than happy to come see you again.
>
> Even prior to that, if your plotter person is still out of the office, we can also plot out and then "messenger" the plan to you immediately. Anything you think we can do to help, please do not hesitate to ask.
>
> Thanks and regards,

EP

Kimson Comments 03/23/2010

1. The plans are not clear how parking area "G" will be configured / graded. The portion of parking area "G" below the proposed Meditation Hall is not a flat area and will require extensive grading. The parking area location shown on sheet C-1 is also in conflict with the location shown on sheet C-3 in that the parking area is shown where the meditation hall will be
2. The plans need to show a driveway profile for the driveway that accesses parking area "E" (Area "G" doesn't look like it's going to work). All grades in excess of 15% will require paving with asphalt concrete. All grades in excess of 5% will require baserock plus oil and screenings.
3. Parking area "F" as shown on the plans does not match what is actually in the field. This area will require extensive grading that will need to be shown on the plans. Retaining walls may be required as well.
4. If fire truck access is required all the way around the existing / un-finaled Main Hall, grading and drainage plans will be required to show this area will be graded to meet the Fire requirements. A soils report and possibly engineering geology report (depending on the extent of grading required) will need to address this area.

Other comment – If possible, EP would prefer to not allow parking in areas D, F, and G, and instead allow the "Natural Revegetation" area north of parking area "C" to be used instead. We like areas D and G to be planted with native vegetation.

Samantha Haschert

From: Louise & Gary [barnyard@cruzio.com]
Sent: Friday, February 05, 2010 7:23 PM
To: Samantha Haschert
Subject: App 07-0613 - Kimson Meditiation Center

Samantha,

Per our phone conversation I have the following comments to make:

1) I have no additional comments to make regarding the discretionary permit – nothing has changed regarding the design

2) However the last submittal I received (routing #6 in 2009) indicated approximately 42,600 square feet of total site area. The new submittal indicates 56,000 square feet. Also the areas do not agree within the c-sheets you most recently routed. This also changes the total impervious and pervious area values as well.

3) The total amount of added impervious area is the same though in both submittals 4792 square feet.

4) The drainage calculations should be corrected and submitted during building permit review.

Please call me if you've any questions (233-8083). Not sure if this is an ALUS routing or not. Let me know whether or not I need to enter comments in ALUS.

Louise

GEOTECHNICAL INVESTIGATION
KIM SON MEDITATION CENTER
574 SUMMIT ROAD
SANTA CRUZ COUNTY, CALIFORNIA

THIS REPORT HAS BEEN PREPARED FOR:

REVEREND TINH TU

c/o CHARRETTE DESIGN INC.

ATTN: MR. THUYEN NGUYENPHUC, AIA

3866 GLENGROVE WAY

SAN JOSE, CALIFORNIA 95121

JANUARY 2005

MURRAY ENGINEERS INC
GEOTECHNICAL SERVICES

ATTACHMENT

MURRAY ENGINEERS INC
GEOTECHNICAL SERVICES

January 28, 2005
Project No. 244-1R1

Reverend Tinh Tu
c/o Charrette Design, Inc.
Attn: Mr. Thuyen Nguyenphuc, AIA
3866 Glengrove Way
San Jose, California 95121

RE: **GEOTECHNICAL INVESTIGATION,**
PROPOSED MEDITATION HALL,
AND RECTORY,
KIM SON MEDITATION CENTER,
574 SUMMIT ROAD,
SANTA CRUZ COUNTY, CALIFORNIA

Dear Reverend Tu:

We are pleased to present the results of our geotechnical investigation relating to the design and construction of the proposed meditation hall and rectory at the Kim Son Meditation Center located at 574 Summit Road in unincorporated Santa Cruz County, California. This report summarizes the results of our field, laboratory, and engineering work, and presents geotechnical recommendations for the design and construction of the proposed improvements.

If you have any questions concerning our investigation, please call.

Very truly yours,
MURRAY ENGINEERS, INC.

Christopher Pumo
Staff Engineer

Mark F. Baumann, C.E.G. 1787
Principal Engineering Geologist

REGISTERED PROFESSIONAL ENGINEER
ANDREW D. MURRAY
C44562
EXP. 3/31/06
CIVIL
STATE OF CALIFORNIA

Andrew D. Murray, P.E.
Principal Engineer

CTP:MFB:ADM

Copies: Addressee (7)

amounts of fill and/or colluvium overlying bedrock of the Mount Madonna region at depths ranging from 2 and 5 feet.

In the area of the proposed rectory, Boring B-1 (located on the uphill side of the pad) encountered severely weathered siltstone bedrock at the surface. Borings B-2 through B-4, which were located along the downhill edges of the pad, encountered between 1.5 to 2 feet of stiff sandy silt fill underlain by approximately 1.5 to 2 feet of colluvium consisting of very stiff clayey and sandy silt with sandstone fragments. Below these surficial layers, Borings B-2 through B-4 encountered Mount Madonna bedrock consisting of siltstone with interbeds of sandstone. In general, the siltstone is relatively soft and severely weathered and the sandstone is moderately hard and moderately weathered.

Sieve analyses of the surficial materials encountered in Borings B-2 through B-4 yielded results ranging from 31 to 65 percent passing the No. 200 sieve. Atterberg Limits testing on the surficial fill encountered in Boring B-4 yielded a plasticity index of 23 percent and a liquid limit of 45 percent, indicating fines with a moderate potential for expansion (see Plasticity Chart and Data, Figure C-1).

In the area of the new meditation hall, Borings B-5 through B-7 encountered 1 to 1.5 feet of sandy silt fill at the ground surface. In Borings B-5 and B-6, the fill is underlain by 1.5 to 2 feet of clayey silt to silty sand colluvium. Below these surficial layers, Borings B-5 through B-7 encountered Mount Madonna bedrock consisting of sandstone and siltstone, similar to that encountered in Borings B-1 through B-4. Two sieve analyses of the bedrock yielded 45 percent passing the No. 200 sieve.

Groundwater

No free groundwater was encountered in any of the exploratory borings during drilling. We note that fluctuations in the level of groundwater can occur due to variations in rainfall, temperature, landscaping, and other factors that may not have been evident at the time our observations were made.

CONCLUSIONS

Based on our investigation, it is our opinion that from a geotechnical perspective, the proposed improvements may be constructed essentially as planned, provided that the recommendations contained in this report are implemented in the design and construction of the proposed project. The primary geotechnical constraints to the proposed improvements include the layer of non-supportive surficial fill and colluvium that blankets portions of the building sites, the steep slopes to the south and east of the proposed rectory

building and the potential for landsliding in this area, and the potential for strong ground shaking as a result of a moderate to large earthquake on the San Andreas fault. Because of the steep slopes along the downhill side of the proposed rectory site the surficial fill and colluvium in this area are subject to downhill creep under the force of gravity. Therefore, these materials should not be relied on for support of the foundations of the proposed improvements or to support fill material generated from on-site cuts. The surficial fill and colluvium are underlain by siltstone and sandstone bedrock at relatively shallow depths. In our opinion, the bedrock should provide adequate support for the foundations of the proposed improvements as well as properly keyed and benched engineered fill.

Geologic Hazards

As part of our investigation, we evaluated the potential for geologic hazards to impact the proposed improvements. The results of our review are presented below:

- Landsliding – Based on our investigation, in our opinion the site does not appear to be impacted by large-scale landsliding. Because the relatively gentle slopes on the subject property in the area of the proposed meditation hall, in our opinion, the potential for a landslide on or adjacent to the meditation hall site is low. However, a moderately large landslide is located on the slope below and to the south of the proposed rectory. This landslide appears to have been caused by poorly controlled surface run-off along the dirt road, which crosses the slope. It should be anticipated that this active landslide will continue to experience episodic movement primarily during periods of heavy rainfall. In our opinion, because of the steep slopes below the proposed rectory building and the presence of up to approximately 5 feet of fill and colluvial soil, retrograde failure of the active landslide or the occurrence of a new landslide on the slope below the rectory site could pose a risk to the proposed structure or the proposed fill along the downhill side of the structure. A new shallow landslide could be triggered by excessive precipitation or strong ground shaking associated with an earthquake. In our opinion, the existing landslide or a new shallow landslide should not pose a significant hazard to the proposed rectory or the associated improvements, provided that the improvements, including the earthwork repair, are designed and constructed in accordance with the recommendations of this report. It should be noted that although our knowledge of the causes and mechanisms of landslides has greatly increased in recent years, it is not yet possible to predict with certainty exactly when and where all landslides will occur. At some time over the span of thousands of years, most hillsides will experience landslide movement as mountains are reduced to plains. Therefore, an unknown level of risk is always present to structures located in hilly terrain. Owners of property located in these areas must be aware of and be willing to accept this risk.

- Fault Rupture – Based on our investigation, it is our opinion that no active or potentially active faults cross the subject property. Therefore, in our opinion the potential for fault rupture to occur at the site is negligible.

- Ground Shaking - As noted in the Seismicity section above, moderate to large earthquakes are probable along several active faults in the greater Bay Area. Therefore, strong ground shaking should be expected at some time during the design life of the proposed improvements. We recommend that the proposed improvements be designed in accordance with the 1997 UBC guidelines and design parameters presented in this report.

- Differential Compaction – During moderate and large earthquakes, soft or loose, natural or fill soils can become densified and consolidate, often unevenly across a site. Since the soils encountered at the site were generally medium dense to dense and very stiff to hard, in our opinion, the potential for such damage to the planned improvements is low, provided that they are designed and constructed in accordance with the recommendations presented in this report.

- Liquefaction – Liquefaction is a process by which geologically recent soil deposits generally consisting of very loose or loose, uniformly graded, clay-free sand and silt below the water table temporarily lose strength and behave as a viscous liquid rather than a solid, typically during a moderate to large earthquake. Structures founded in or above such temporarily liquefied soils may sink or tilt, causing significant structural damage. Since we did not encounter groundwater or loose uniformly graded sand in our borings, in our opinion, the potential for liquefaction to occur at the site is negligible.

RECOMMENDATIONS

We recommend that the partial basement for the meditation hall be supported on either a spread footing foundation or a mat slab foundation bearing in the underlying bedrock. The partial basement for the rectory should be supported on a mat slab foundation bearing in the underlying bedrock. At-grade portions of both of these structures should be supported on drilled, cast-in-place concrete friction piers gaining support in the underlying bedrock. In general, site retaining walls should be supported on drilled piers. However, because of the relatively shallow depth to bedrock, retaining walls supporting cuts into bedrock may be supported on conventional spread footing foundations. We should evaluate appropriate wall foundation types once a final grading plan showing wall locations has been completed. A substantial amount of earthwork is planned as part of the proposed project. In addition to the earthwork associated with the proposed improvements, we recommend that the active

landslide on the slope below the rectory be repaired with a conventional buttress fill. Our detailed recommendations are presented in the following sections of this report.

UBC (1997) EARTHQUAKE DESIGN PARAMETERS

Based on the Maps of Known Active Fault Near-Source Zones in California and Adjacent Portions of Nevada (California Department of Conservation, Division of Mines and Geology, 1998), the site is approximately 3.4 kilometers from the San Andreas fault (Type A) and 2.5 kilometers from the Sargent fault (Type B) (see Figure A-9, UBC Active Fault Near-Source Zones). In accordance with guidelines presented in the 1997 Uniform Building Code (UBC), the following seismic design parameters will apply:

- Seismic Zone Factor (Z) = 0.4 (Zone 4)
- Soil Profile Type = S_C, Very Dense Soil and Soft Rock (Table 16-J)
- Near Source Factors: Na = 1.4 (Table 16-S)
  Nv = 1.8 (Table 16-T).

FOUNDATIONS

Basement Mat Foundation

We recommend that the rectory basement be supported on a reinforced concrete mat foundation with a thickness of at least 10 inches bearing on the underlying bedrock. The mat may be designed for allowable bearing pressures of 2,500 pounds per square foot for combined dead plus live loads, with a one-third increase allowed for transient loads, including wind and seismic forces. The project structural engineer should design the mat reinforcing based on structural requirements, including anticipated use and loading.
As indicated above, the meditation hall basement may be supported on a similar foundation, if desired.

Lateral loads may be resisted by friction between the mat and the supporting subgrade using a frictional resistance of 0.30. In addition, lateral resistance may be provided by passive pressures acting against basement retaining walls using an equivalent fluid pressure of 300 pounds per cubic foot.

The basement mat should be provided with a subdrain system designed in accordance with the Basement Slab/Mat Subdrainage section below. The basement mat subdrainage and basement retaining wall drainage (see below) should be designed as an integral system. The mat slab should be underlain by not less than 8 inches of Caltrans Class 2 Permeable Material or by a combination of ½- to ¾-inch clean crushed rock underlain by filter fabric. To limit slab dampness from soil moisture vapors, you may also wish to place a vapor barrier

consisting of a durable, impermeable membrane above the Class 2 Permeable Material or crushed rock. Please refer to the Vapor Barrier Considerations section below for additional information. Please note that these recommendations do not comprise a specification for "waterproofing." For greater protection against concrete dampness, we recommend that a waterproofing consultant be retained.

Our representative should observe the basement excavation upon its completion and prior to placement of the slab subdrainage system to evaluate the condition of the subgrade soil and to make sure that the conditions are consistent with those anticipated from our borings. It may be necessary to compact the subgrade soil in the basement excavation, if loose or disturbed areas are created or encountered during construction.

Thirty year differential movement due to static loads is not expected to exceed ½-inch across the mat-supported basement.

Spread Footings

As noted above, spread footings may be used for meditation hall basement and site retaining walls supporting cuts into bedrock. We recommend that spread footings for site retaining walls (where acceptable) be embedded a minimum of 12 inches into the underlying bedrock and have a minimum width of 15 inches. The footings should be designed using an allowable bearing pressure of 2,500 pounds per square foot for dead plus live loads, with a one-third increase allowed for transient loads, including wind or seismic forces.

All footings located adjacent to utility lines or other footings should bear below a 1:1 plane extended upward from the bottom edge of the utility trench or footing. We also suggest that all continuous footings be reinforced with a *minimum* of two No. 4 reinforcing bars, top and bottom, to provide structural continuity and to permit spanning of local irregularities. The project structural engineer should determine actual footing reinforcing.

Lateral loads may be resisted by friction between the footings and the supporting subgrade using a friction coefficient of 0.30 for concrete formed on bedrock. In addition to the above, lateral resistance may be provided by passive pressures acting against foundations poured neat in footing excavations into bedrock. We recommend that an equivalent fluid pressure of 300 pounds per cubic foot be used in design.

Our representative should observe the footing excavations prior to placing reinforcing steel or concrete forms to see that they are founded in competent bearing materials and have been properly cleaned.

Drilled, Cast-in-Place Concrete Piers

We recommend that the at-grade portions of the rectory and meditation hall, and site walls constructed at existing grades and on sloping ground be supported on at least 16-inch diameter drilled, cast-in-place concrete friction piers. Drilled piers should extend at least 8 feet into the underlying bedrock or to a depth equal to the depth of any non-supportive overburden. Drilled piers should be spaced no closer than three pier-diameters, center-to-center.

Vertical loads may be resisted based on a skin friction-value of 500 pounds per square foot acting on the length of the pier in the bedrock with a one-third increase for transient loads, including wind and seismic forces. The colluvial soil, fill, and any point-bearing resistance should be neglected for support of vertical loads.

Piers located in areas blanketed by fill and colluvial soil should be designed to resist active loads from soil creep acting on the upper 4 feet of the piers and any embedded portion of grade beams that are transverse to the slope direction. Active loads from soil creep should be calculated on the basis of an equivalent fluid weight of 100 pcf taken over 1.5 pier diameters and the embedded depth of the grade beam.

Lateral loads may be resisted by passive earth pressure based upon an equivalent fluid pressure of 300 pounds per cubic foot acting on 1.5 times the projected area of the piers for the depth of the pier in the supportive bedrock.

The bottoms of the pier excavations should be substantially free of loose cuttings and soil slough prior to the installation of reinforcing steel and the placement of concrete. In addition, any accumulated water in the pier excavations should be displaced using the tremie method when placing concrete. Our representative should observe pier drilling to establish that piers are founded in the bedrock and that the pier excavations are properly cleaned. Pier excavations should be poured as soon as practical after drilling to minimize the potential for caving of the pier holes.

Piers should be provided with steel reinforcing cages for the full depth of the piers. The project structural engineer should design the cages based on the preceding design criteria and structural requirements.

Thirty-year differential movement due to uplift and/or static loads, while difficult to estimate on a site like this, is not expected to exceed approximately ½-inch across new pier-supported structures.

At a minimum, grade beams should be reinforced with top and bottom reinforcement to provide structural continuity and to permit the spanning of local irregularities. In addition, good structural continuity should be provided between the grade beams and the piers. The bottom of the perimeter grade beams should extend at least 8-inches below the crawlspace grade (or bottom of slab subgrade) to help mitigate the infiltration of surface runoff under the structures.

BASEMENT AND SITE RETAINING WALLS

Basement and site retaining walls should be supported on foundations designed in accordance with the recommendations provided above.

Lateral Earth Pressures

Basement and site retaining walls should be designed to resist lateral earth pressures from the adjoining natural soils, backfill, and any anticipated surcharge loads. Assuming that the backfill behind walls will be level (e.g., not sloping upward) and that adequate drainage will be incorporated as recommended below, we recommend that unrestrained retaining walls be designed to resist an equivalent fluid pressure of 45 pounds per cubic foot (pcf) plus one-third of any anticipated surcharge loads. Walls restrained from movement at the top should be designed to resist an equivalent fluid pressure of 45 pcf plus a uniform pressure of 8H pounds per square foot (psf), where H is the height in feet of the retained soil. Restrained walls should also be designed to resist an additional uniform pressure equal to one-half of any surcharge loads applied at the surface.

Where backfill behind the wall will be sloping upward from the wall, we recommend that the equivalent fluid pressures given above be increased to 65 pcf for sloping conditions up to 2:1 (horizontal to vertical). For sloping conditions steeper than 2:1, we should review the proposed design when it is available and provide specific lateral pressure recommendations upon completion of our review.

Retaining Wall Drainage

We recommend that retaining walls include a subsurface drainage system to mitigate buildup of water pressure from surface water infiltration and/or other possible sources of water. This system should consist of a minimum 4-inch diameter, perforated PVC pipe (SDR 35 or better) with the perforations facing down, resting on a 2- to 3-inch thick layer of crushed rock. The pipe and underlying crushed rock should be located in a minimum 8-inch deep by 12-inch wide trench excavated around the perimeter of the basement or at the base of site walls.

Within the trench, the pipe should be backfilled with free-draining material, either Caltrans Class 2 Permeable Material or ½- to ¾-inch clean crushed rock. If crushed rock is used, it should be completely enclosed in a geosynthetic filter fabric, such as TC Mirafi 140N or equivalent. The perforated pipe itself should not be wrapped with filter fabric because, in our opinion, this practice increases the likelihood of clogging of the small perforations in the pipe. The free-draining backfill should extend vertically to within 2 feet (no higher) of the finished grade and laterally at least 12 inches from the wall. The upper 2 feet of backfill should consist of on-site soil, compacted to at least 90 percent relative compaction (ASTM D1557-00) to mitigate surface water infiltration into the subdrain system.

Subdrain pipes should be provided with a minimum 1 percent slope and should be provided with cleanout risers at their up-gradient ends and at most sharp directional changes to facilitate maintenance. Perforated subdrain pipes should be connected to solid (non-perforated) discharge pipes to convey any collected water to discharge onto an energy dissipater at a suitable location downslope and away from proposed structures. The roof downspouts and any surface area drains should be kept completely separate from the retaining wall drainage system.

Miradrain, Enkadrain or other geosynthetic drainage composite approved by our office may be used in lieu of the upper drain rock section for wall drainage. If used, the drainage panel should extend from a depth of 24-inches from finish grade (no higher) to the drainpipe at the base of the wall. If a drainage composite is used, a minimum of 12 inches of drain rock (Class 2 Permeable Material or ½- to ¾-inch clean crushed rock and filter fabric) should be placed around the drainpipe, as discussed above.

Damp proofing of walls should be included in areas where wall moisture would be undesirable, such as at living spaces. For greater protection against concrete dampness, we recommend that a waterproofing consultant be retained.

Backfill

The basement retaining walls should be backfilled prior to constructing the first floor diaphragm. Backfill placed behind retaining walls should be compacted to at least 90 percent relative compaction, using light compaction equipment. If heavy compaction equipment is used, the walls should be temporarily braced.

SLABS-ON-GRADE

It is anticipated that conventional slabs-on-grade may be used for the meditation hall basement floor, patios, walkways, and possibly for driveways and parking areas. A mat slab is recommended for the rectory building. If a slab floor is used at the meditation hall, we

recommend that it be provided with a subdrain system designed in accordance with the recommendations provided below. In general, we recommend that at-grade (non-basement) slabs-on-grade be underlain by at least 6 inches of select granular fill, such as Class 2 aggregate base. In general, we recommend that slabs-on-grade be structurally isolated from adjacent grade beams or footings and that control joints be used at spacing of not more than about 10 feet. If it is preferable to structurally connect slabs-on-grade to adjacent foundations, we recommend that these slabs be underlain by at least 12 inches of select granular fill. If slab surface moisture is a significant concern, we recommend that the upper 4 inches of the select fill consist of ½- to ¾-inch crushed rock to serve as a capillary break from soil moisture. To limit slab dampness from soil moisture vapors, a vapor barrier consisting of a durable, impermeable membrane may be placed above the crushed rock. Please refer to the Vapor Barrier Considerations section below for additional information.

Basement Slab/Mat Subdrainage

In our opinion, while it is unlikely that groundwater will rise to the level of the basement slab or mat, seepage within the soil and rock at the basement level is possible and perhaps even likely to occur. Therefore, we recommend that a subsurface drainage system be incorporated below the basement slab or mat. The slab subdrainage system should consist of a minimum 8-inch blanket of free draining gravel, such as Caltrans class 2 permeable material (or ½- to ¾-inch clean crushed rock underlain by filter fabric). Prior to rock placement, the subgrade soil below the slab should be sloped at an inclination of at least 2 percent to subdrain pipes running the full length of the basement and spaced at not more than 20 feet on center. The subdrain(s) should consist of 4-inch diameter perforated PVC pipes (SDR 35 or better), with perforations placed down. The pipe(s) should be sloped to discharge via gravity to a suitable discharge location downslope of the structures (or to a sump below the finished basement floor. To minimize vapor transmission, a vapor barrier should be placed over the drainrock. Please refer to the Vapor Barrier Considerations section below for additional information.

Vapor Barrier Considerations

Based on our understanding, two opposing schools of thought currently prevail concerning protection of the vapor barrier during construction. Some believe that 2 inches of sand should be placed above the vapor barrier to protect it from damage during construction and also to provide a small reservoir of moisture (when slightly wetted just prior to concrete placement) to benefit the concrete curing process. Still others believe that protection of the vapor barrier and curing of concrete are not as critical in design when compared to the possibility of entrapment of moisture in the sand above the vapor barrier and below the slab. The presence of moisture in the sand could lead to post-construction absorption of the trapped moisture through the slab and result in mold or mildew forming at the upper surface

of the slab. We recommend that you consult with other members of your design team, such as your structural engineer, architect and waterproofing consultant, for further guidance on this matter.

ASPHALTIC CONCRETE PAVEMENTS

The pavement subgrade conditions at the site are likely to be highly variable, ranging from sandstone to sandy silt. For our pavement design purposes, however, we have estimated an R-value of 8 for the sandy silt soils encountered at the site. Following Procedure 608 of Caltrans Highway Design Manual we have developed the pavement sections presented in Table 1. The traffic indices used in our pavement design are considered reasonable values for this development and are based upon engineering judgment rather than a detailed traffic study. Asphaltic concrete and aggregate base should conform to and be placed in accordance with the requirements of the California Department of Transportation, Standard Specifications, latest edition, except that the compaction standard should be ASTM D 1557.

Table 1. Asphaltic Concrete Pavement Sections
Kim Son Meditation Center
Santa Cruz County, California

Location	Design Traffic Index	Asphaltic Concrete (Inches)	Aggregate* Baserock (Inches)	Total Thickness (Inches)
Automobile Parking	3.5	2.5	6.0	9.0
Automobile Access	4.5	2.5	9.0	11.5
Truck Access & Parking	5.0	2.5	10.5	13.0
	5.5	2.5	12.5	15.0
	6.0	3.0	13.0	16.0
	7.0	3.0	17.0	20.0

*Caltrans Class II Aggregate Base (minimum R-value of 78).

ATTACHMENT 4

PORTLAND CEMENT CONCRETE PAVEMENTS

Our Portland cement concrete (PCC) pavement section is based on the Caltrans Highway Design Manual assuming an R-value of 8 for the subgrade soils and a 28-day unconfined compressive strength for concrete of at least 3,500 pounds per square inch. Assuming a traffic index (TI) in the range of 6 to 7, we recommend a PCC pavement thickness of 6 inches underlain by a minimum of 7 inches of Class II aggregate base (minimum R-value of 78). PCC pavements should be laterally constrained with curbs or shoulders. In addition, sufficient control joints and construction joints should be incorporated in the design to limit/control cracking.

EARTHWORK

A significant amount of earthwork is anticipated as part of the proposed construction. As currently proposed, the earthwork will include the excavations for the basement, at-grade foundations, and site retaining walls; and fill is planned in the areas of the proposed rectory and meditation hall. In addition, we recommend that the landslide on the slope below the proposed rectory be repaired by removing the landslide debris and replacing it as an engineered fill, keyed and benched into supportive material. All earthwork and site drainage should be designed and constructed in accordance with the recommendations presented below.

Clearing & Site Preparation

Prior to construction, building areas and any areas to be graded should be cleared of all surface and subsurface obstructions, including brush, trees not designated to remain, and their roots. Excavations resulting from this work that extend below finished grade should be backfilled with compacted structural fill, as discussed below.

Following clearing, building areas and any areas to be graded should be stripped to a sufficient depth to remove all surface vegetation and organic topsoil. Based on our investigation, we estimate that a stripping depth of approximately 2 to 3 inches will be required. Stripped material should not be used as engineered fill; however, it may be used for landscaping purposes.

Material for Fill

All on-site soils below the stripped layer having an organic content of less than 3 percent organic material by volume (ASTM D 2974) should be suitable for use as engineered fill. In general, fill material should not contain rocks or pieces larger than 6 inches in greatest dimension, and contain no more than 15 percent (by volume) larger than 2.5 inches. Any required imported fill should be predominately granular, non-expansive material with a

plasticity index of less than 15 percent. Any proposed fill for import should be approved by Murray Engineers, Inc. prior to importing to the site. Our approval process may require index testing to establish the expansivity of the soil; therefore, it is important that we receive any such samples at least 3 days prior to planned importing.

Class 2 Permeable Material and Class 2 Aggregate Base should meet the specifications outlined in the Caltrans Standard Specifications (latest edition). Crushed rock, if used below the slabs and for retaining wall backdrains, should be ½- to ¾-inch in particle size range and contain not more than 5 percent passing a No. 200 sieve.

Keyway and Benches

Fill placed on slopes that are flatter than 5:1 should be benched into supportive material. Fill placed on slopes steeper than 5:1 should be keyed and benched into supportive material to provide a firm, stable surface on which to support the fill. The fill to be placed in areas of construction should be keyed and benched in general accordance with the attached Typical Fill Slope Detail, Figure A-10.

Prior to fill placement on slopes steeper than 5:1, a construction keyway should be excavated at the toe of the fill. The keyway should be a minimum of 10 feet wide or of a width equal to half the height of the fill slope, whichever is greater. The keyway should be excavated a minimum of 3 feet into supportive material, as measured on the downhill side of the excavation. The base of the keyway excavation should have a nominal slope of approximately 2 percent dipping toward the back (uphill side) of the key. Subsequent construction benches should be excavated to remove any non-supportive surficial soil and should also have a nominal slope of approximately 2 percent dipping in the uphill direction. Our representative should observe the completed keyway and bench excavations to confirm that they are founded in materials with sufficient supporting capacity.

Subdrainage for Keyed and Benched Fills

In general, fills exceeding 5 feet in depth should be provided with subdrainage to mitigate the build-up of hydrostatic pressure. The keyway should be provided with a subdrain system consisting of a rigid, perforated pipe (Schedule 40 PVC or equivalent where embedded 10 feet or less below finished grade, and Schedule 80 PVC or equivalent where embedded more than 10 feet below finished grade) embedded in a 12-inch thick layer of drainrock (crushed-rock or gravel) placed against the back cut of the keyway as shown in Figure A-10, Typical Fill Slope Detail. The drainrock should be encased in filter fabric, such as Mirafi 140N (or equivalent). The subdrain pipe should be placed with the perforations down on a 2- to 3-inch bed of drainrock at the base of the back cut and should be provided with a clean-out riser at its up-gradient end or ends, and at any sharp changes in direction to facilitate

maintenance. The subdrain pipe should be provided with a minimum 2% gradient and should discharge onto an energy dissipater located at a suitably level (gently sloping or flat) area beyond the limits of the fill.

Based on field conditions, additional subdrainage along construction benches may be necessary. Our representative should evaluate the need for additional subdrainage during construction.

Trench Backfill

All utility trenches should be backfilled with compacted structural fill. Fill material should be placed and compacted in accordance with the recommendations provided above. In all pavement areas, trench backfill should be compacted to at least 95 percent relative compaction.

Backfill of Temporary Basement Access Ramp (if any)

In planning the location for any temporary basement access ramp(s), the contractor should consider the future location of any at-grade foundations and/or slabs. If possible, we recommend that the limits of any temporary ramps be kept outside of these areas. If this is unavoidable, it is imperative that the backfilled soils be compacted to at least 93 percent relative compaction over their full depth and that we observe and test the compaction. These recommendations should be referenced on the project structural plans.

Compaction

The scarified surface soils and all structural fill should be compacted in uniform lifts, no thicker than 8-inches in uncompacted thickness, conditioned to the appropriate moisture content, and compacted to the specifications for structural fill, listed in Table 2 below. The relative compaction and moisture content specified in Table 2 is relative to ASTM D 1557, latest edition. Compacted lifts should be firm and non-yielding under the weight of compaction equipment prior to the placement of successive lifts.

We note that crushed rock, which is a recommended alternative for slab-on-grade underlayment, is by its nature a difficult material for which to establish a laboratory compaction curve for comparison with field density tests. However, with minimal compaction using a vibratory plate on lifts no thicker than about 12 inches, this material can readily achieve a high percentage of relative compaction.

Table 2. Compaction Specifications
Kim Son Meditation Center
Santa Cruz County, California

General	Relative Compaction*	Moisture Content*
Scarified subgrade in areas to receive structural fill.	90 percent	3 to 5 percent above optimum
General structural fill.	90 percent	3 to 5 percent above optimum
Fills thicker than 5 feet.	95 percent	3 to 5 percent above optimum
AC & PCC Pavement Areas		
Upper 6-inches of soil below baserock.	90 percent	3 to 5 percent above optimum
Aggregate baserock and Subbase.	95 percent	At optimum
Utility trenches		
On-site soils	90 percent	3 to 5 percent above optimum
Imported sand	95 percent	At optimum

* Relative to ASTM D 1557, latest edition.

Final Slopes

Final slopes cut into sandstone bedrock may be excavated as steep as 1:1 (horizontal to vertical). Final slopes cut into siltstone and the surficial soil, and any proposed fill slopes should have gradients no steeper than 2:1 (horizontal to vertical). In general, all fill slopes should be over-filled and then cut back to proposed final slope gradients.

All graded surfaces or areas disturbed by construction should be revegetated prior to the onset of the rainy season following construction to mitigate excessive soil erosion. If vegetation is not established, other erosion control provisions should be employed. Ground cover, once established, should be properly maintained to provide long-term erosion control.

Temporary Slopes, Trench Excavations, and Shoring

The contractor should be responsible for all temporary slopes and trenches excavated at the site and design and construction of any required shoring. Protection of the remaining portion of the guesthouse and any other structures near the planned cut for the basement should also be the responsibility of the contractor. Shoring and bracing should be provided in accordance with all applicable local, state and federal safety regulations, including the current OSHA excavation and trench safety standards. Those excavations less than 4 feet high may be cut vertical. If space allows, the upper 6 feet of higher unshored slopes up to 10 feet deep may be cut at 1:1, with the lower portion vertical. Because of the variable nature of the existing soil, field modifications of temporary cut slopes may be required. Unstable materials encountered on the slopes during the excavation should be trimmed off even if this requires cutting the slope back at flatter inclinations.

SITE DRAINAGE

Control of surface drainage is critical to the successful development of hillside properties. The results of improperly controlled run-off may include erosion, ponding, and potential slope instability. Rain and irrigation water should be prevented from ponding adjacent to structures or on flatwork. The finished grades should be designed to drain surface water away from structures, patio slabs, driveway and parking areas, and yard areas to suitable discharge points. Ground surface slopes of at least 3 percent are recommended within 5 feet of the proposed structures. Where such surface gradients are difficult to achieve, we recommend that area drains be installed to collect surface water. In addition, we recommend that the structures be provided with roof gutters and downspouts. Water collected in the gutters should not be allowed to discharge freely onto the ground surface adjacent to the foundations of the proposed structures, but should be conveyed away from the structures by buried solid pipes (SDR 35 or better). Pavement and patio areas should be constructed for proper drainage by sloping away from structures and should be provided with area drains to collect surface run-off.

Surface run-off should be prevented from flowing over the top of any proposed cut or fill slopes. The ground surface at the top of these slopes should be graded to slope away from the cut and fill slopes or a berm or drainage swale should be constructed at the top of the slopes. In addition, site retaining walls should generally be provided with drainage swales along the uphill sides to collect surface run-off. Drainage swales should be provided with catch basins connected to a closed pipe system to discharge any collected water.

All of the surface drainage devices, including downspouts should be connected to a closed pipe system designed to convey any collected run-off to discharge onto energy dissipaters located on the lower portion of the property below the proposed improvements and outside

the limits of any fill. As noted above, the surface drainage control system should be completely separate from the subdrain systems for the basement and site retaining walls, and keyed and benched fills.

While control of surface drainage should prevent water from ponding in the crawlspace areas beneath structures, we also recommend that crawlspace areas be graded to slope to one or more low areas. These low areas should be provided with area drains to discharge by gravity any water that may accumulate in the crawlspace.

We recommend that annual maintenance of the surface drainage systems be performed. This maintenance should include inspection and testing to make sure that roof gutters and downspouts are in good working order and do not leak; inspection and flushing of area drains to make sure that they are free of debris and are in good working order; and inspection of surface drainage outfall locations to verify that introduced water flows freely through the discharge pipes and that no excessive erosion has occurred. If erosion is detected, this office should be contacted to evaluate its extent and to provide mitigation recommendations, as necessary.

FUTURE SERVICES

Plan Review

To better assure conformance of the final design documents with the recommendations contained in this report, and to better comply with the County building department's requirements, Murray Engineers, Inc. must review the completed project plans prior to construction. The plans should be made available for our review as soon as possible after completion so that we can better assist in keeping your project schedule on track. We recommend that the following note be added to the architectural, structural, and civil plans:

- All earthwork and site drainage, including basement excavation, pier drilling, footing excavation, preparation of pavement and slab-on-grade subgrade, compaction of aggregate base below pavements and slabs-on-grade, keying and benching of fills on slopes, and placement and compaction of all engineered fill should be performed in accordance with the recommendations of the geotechnical report prepared by Murray Engineers, Inc., dated January 28, 2005. Murray Engineers, Inc. should be provided at least 48 hours advance notification of any earthwork operations and should be present to observe and/or test, as necessary, the earthwork, foundation, and drainage installation phases of the project.

Construction Observation Services

Murray Engineers, Inc. should observe and test, as necessary, the earthwork, foundation, and drainage installation phases of construction in order to a) confirm that subsurface conditions exposed during construction are substantially the same as those interpolated from our limited subsurface exploration, on which the analysis and design were based; b) evaluate compliance with the geotechnical design concepts, specifications, and recommendations; and c) allow design changes in the event that subsurface conditions differ from those anticipated. The recommendations in this report are based on limited subsurface information. The nature and extent of variation across the site may not become evident until construction. If variations are exposed during construction, it may be necessary to re-evaluate our recommendations.

LIMITATIONS

This report has been prepared for the sole use of Reverend Tinh Tu and the Kim Son Meditation Center, specifically for developing geotechnical design criteria relating to design and construction of their rectory, meditation hall, and associated improvements, as discussed above, at 574 Summit Road in Santa Cruz County, California. In the event that any changes in the nature or locations of the proposed improvements are planned, the conclusions and recommendations of this report shall not be considered valid unless such changes are reviewed, and the conclusions and recommendations presented in this report are modified or verified in writing by this firm.

The opinions presented in this report are based upon information obtained from borings at widely separated locations, site reconnaissance, review of field data made available to us, and upon local experience and engineering judgment, and have been formulated in accordance with generally accepted geotechnical engineering practices that exist in the San Francisco Bay Area at the time this report was prepared. Further, our recommendations are based on the assumption that soil and geologic conditions at or between borings do not deviate substantially from those encountered. In addition, geotechnical issues may arise during the course of construction that were not apparent at the time this report was prepared. No other warranty, expressed or implied, is made or should be inferred. We are not responsible for data presented by others.

The recommendations provided in this report are based on the assumption that we will be retained to provide the Future Services described above in order to evaluate compliance with our recommendations. If we are not retained for these services, Murray Engineers, Inc. cannot assume any responsibility for any potential claims that may arise during or after construction, as a result of misuse or misinterpretation of this report by others.

Furthermore, if another geotechnical consultant is retained for follow-up service to this report, Murray Engineers, Inc. will at that time cease to be the *Engineer-of-Record*.

The opinions presented in this report are valid as of the present date for the property evaluated. Changes in the condition of a property can occur with the passage of time, whether due to natural processes or the works of man, on this or adjacent properties. In addition, changes in applicable standards of practice can occur, whether from legislation or the broadening of knowledge. Accordingly, the opinions presented in this report may be invalidated, wholly or partially, by changes outside of our control. Therefore, this report is subject to review and should not be relied upon after a period of three years. This report should not be used and is not applicable for any property other than that evaluated.

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May 4, 2010

Mai Nguyen
Kim Son Monastery
574 Summit Road
Watsonville, CA 95076

Kim Son Monastery Meditation Hall Project; Santa Cruz County, California
Traffic and Parking Management Plan - Report Supplemental Response to Comments

Dear Mai,

The following material has been prepared in response to comments received from the Santa Cruz County Planning Department (April 2, 2010, copy attached). The comments are based on material presented in the Traffic and Parking Management Plan (Pinnacle Traffic Engineering; Oct. 19, 2009), and a review of the project site. The Traffic and Parking Management Plan provides an evaluation of conditions associated with 3 annual holiday events at the monastery (Chinese New Years, Buddha's Birthday and Buddha's Mothers Day). The plan presents various recommendations regarding the maximum daily attendance and traffic management strategies for each event. The parking component was based on surveys of actual parking demands during the 2008 and 2009 Mother's Day event. The survey identified the various on-site parking areas (A-G), as illustrated on Figure 3 (copy attached). The parking capacity for each area was defined (total on-site capacity for 340 vehicles).

Based on the County's site review, staff has requested that Parking Areas F and G be excluded from the available capacity due to access constraints (capacity for 66 vehicles). In addition, it is my understanding that due to physical constraints (driveway slope) and the County improvement requirements continued use of Parking Area E will no longer be pursued by the monastery (capacity of 61 vehicles). However, County staff has determined that overflow parking in the "revegetation" area north of the main driveway will be allowed during the holiday events (about 0.29 acres). A preliminary layout of parking in this area was prepared using a standard parking stall dimension of 8.5' by 18', and a parking isle width of 24' (copy attached). Parking in the "revegetation" area will be available for at least 40 vehicles. The revised total capacity for on-site parking is approximately 253 vehicles (340=66-61+40). The Kim Son Monastery has recently received authorization from the Mount Madonna Center to utilize off-site parking for up to 150 vehicles (copy of letter attached). Therefore, the total available on- and off-site parking capacity for an annual holiday event is 403 vehicles. It should be noted that this is the maximum number of vehicles that can be parked at any one time.

As discussed in the Traffic and Parking Management Plan, observations during the 2008 and 2009 Mothers Day events indicated that the occupancy rate for guest vehicles was between 3 and 5 people per vehicle. Using an average rate of 4 people per vehicle, it is estimated that the total on- and off-site parking capacity will accommodate 1,612 guests at any one time (4x403). On-site parking will account for approximately 63% of the total available parking (253/403).

Traffic count data collected during the 2009 Mother's Day event (between 8:00 AM and 6:00 PM) documented a total of 385 vehicles on Saturday and 478 vehicles on Sunday. All parking for this event was accommodated on-site. It is estimated that a total of approximately 3,400-3,500 guests visited the monastery over the Mother's Day weekend (Saturday and Sunday). As discussed in the Traffic and Parking Management Plan, approximately 85% of guests arrived and departed over a 6 hour period (10:00 AM to 4:00 PM). Peak arrival periods were documented between 11:00 AM and 2:00 PM, while peak departure periods were between 1:30 PM and 4:00 PM (lunch is served at 11:30 AM). Typically, guests stay on-site for no more 2-3 hours. Parking operations during the annual holiday events are directed by a large volunteer staff, which fill vacant parking stalls as soon as a vehicle leave. Over an 8 hour period (9:00 AM to 5:00 PM) it is estimated that the parking turn-over rate is approximately 2.0-2.5. Therefore, during a typical holiday event at least 506 vehicles can be parked on-site over an 8 hour period (2.0x253). Off-site parking at the Mount Madonna Center will accommodate at least another 300 vehicles over an 8 hour period (2.0x150). The total on- and off-site parking that can be accommodated over an 8 hour period is at least 806 vehicles (a daily maximum of 3,200 guests). It should be noted that since Parking Areas E, F and G have been eliminated from the on-site parking capacity, issues regarding events during inclement weather conditions are no longer a concern.

A summary of the annual holiday event characteristics is presented in the Traffic and Parking Management Plan (Table 3, shown below). The characteristics were developed from information provided by the monastery and data collected during the 2008 / 2009 Mother's Day events. Data in the following table has been revised to reflect the current availability of on- and off-site parking at the Kim Son Monastery and Mount Madonna Center.

Summary of Annual Holiday Event Characteristics

Characteristic	Chinese New Years	Buddha's Birthday	Buddha's Mothers Day
Total Annual Event Attendance:	5,000	2,500	3,500
Maximum Daily Attendance (a):	2,500	1,500	2,000
Estimated Total Number of Vehicle (b):	625	375	500
Available On-Site Parking (c):	506	506	506
Off-Site Parking (d):	300	300	300
Total On- and Off-Site Parking:	**806**	**806**	**806**

(a) Maximum daily attendance over an 8 hour period (typically occurs on Sunday).
(b) Estimated number of vehicles over an 8 hour period (4 people per vehicle).
(c) Estimated on-site parking at the Kim Son Monastery over an 8 hour period.
(d) Estimated off-site parking at the Mount Madonna Center over an 8 hour period.

ATTACHMENT 5

Off-site parking for the Chinese New Years event is already provided at the Mount Madonna Center. A review of the parking survey data from the 2008 Mother's Day event (Table 2) indicates that peak demands occurred between 12:45 and 1:00 PM, which utilized approximately 91% of the total on-site capacity at that time (309/340). Since peak parking demands for the Mother's Day event are anticipated to exceed the revised availability of on-site parking (253 vehicles at any one time), off-site parking for this event shall also be secured at the Mount Madonna Center. Peak parking demands associated with the Buddha's Birthday event should be able to be accommodated on-site (estimated at 230-240 vehicles).

The County comments also suggest that the monastery consider using alternative methods of transportation. The current project does not propose using any additional off-site parking facilities. Recommendations in the Traffic and Parking Management Plan include establishing a Traffic Monitoring Program. The program will include collecting new traffic count and parking survey data during various holiday events. The program shall evaluate traffic / parking demands and identify any modifications needed to maintain safe operations for all holiday events. If the Traffic Monitoring Program documents that the maximum daily attendance is increasing above 3,200 guests the monastery should take the appropriate actions to secure additional off-site parking. Long range off-site parking facilities may include the use of Gilroy Gardens and/or the Santa Cruz County Fair Grounds.

Pinnacle Traffic Engineering

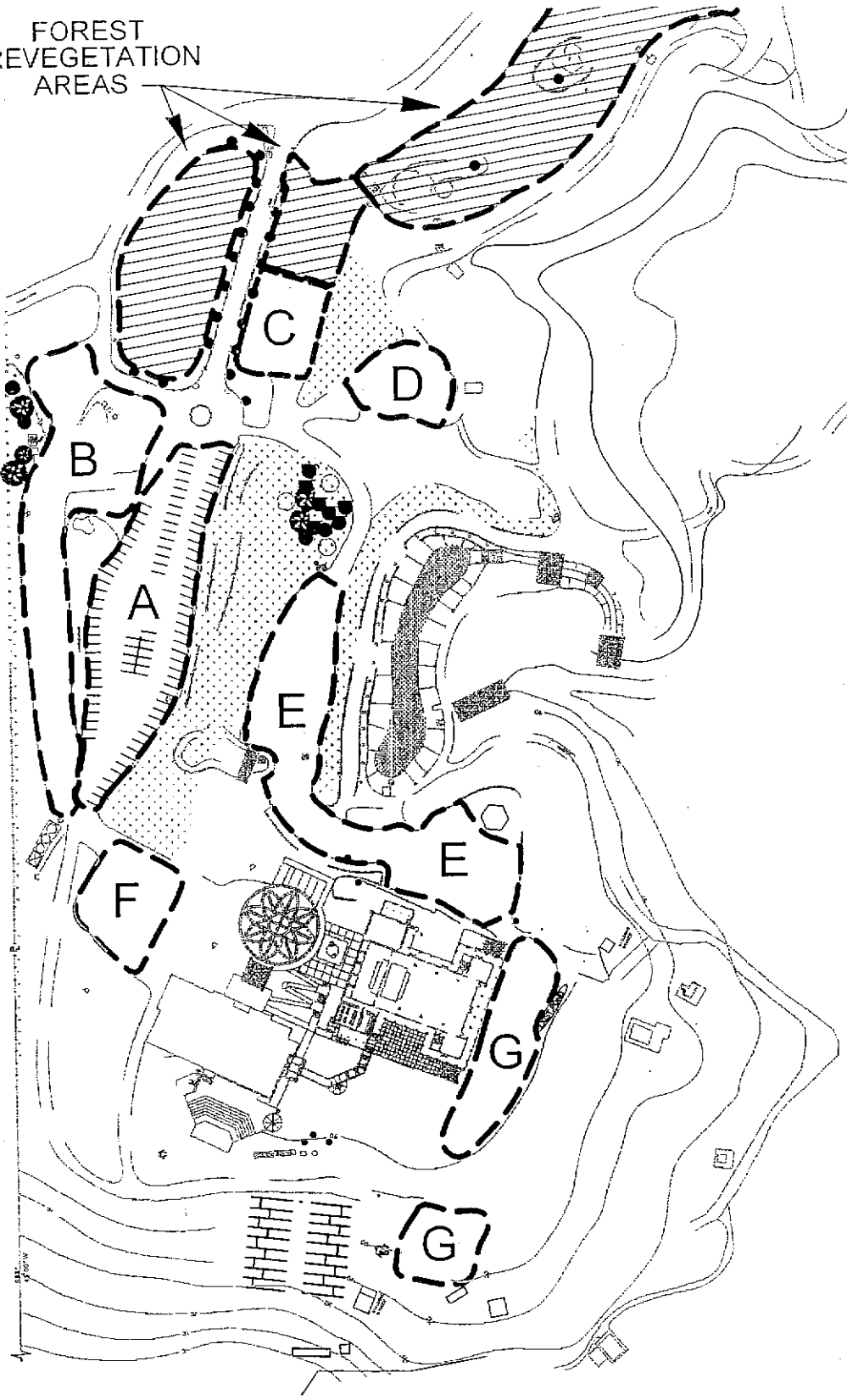
Larry D. Hail, PE, PTOE
Principal Engineer

ldh:msw

attachments - Letter from County Planning Department
Figure 3 from Traffic and Parking Management Plan (Oct. 19, 2009)
Preliminary Layout of Parking in Re-Vegetation Area
Letter from Mount Madonna Center

cc: Long Tran - Navitus Corporation

ATTACHMENT 5

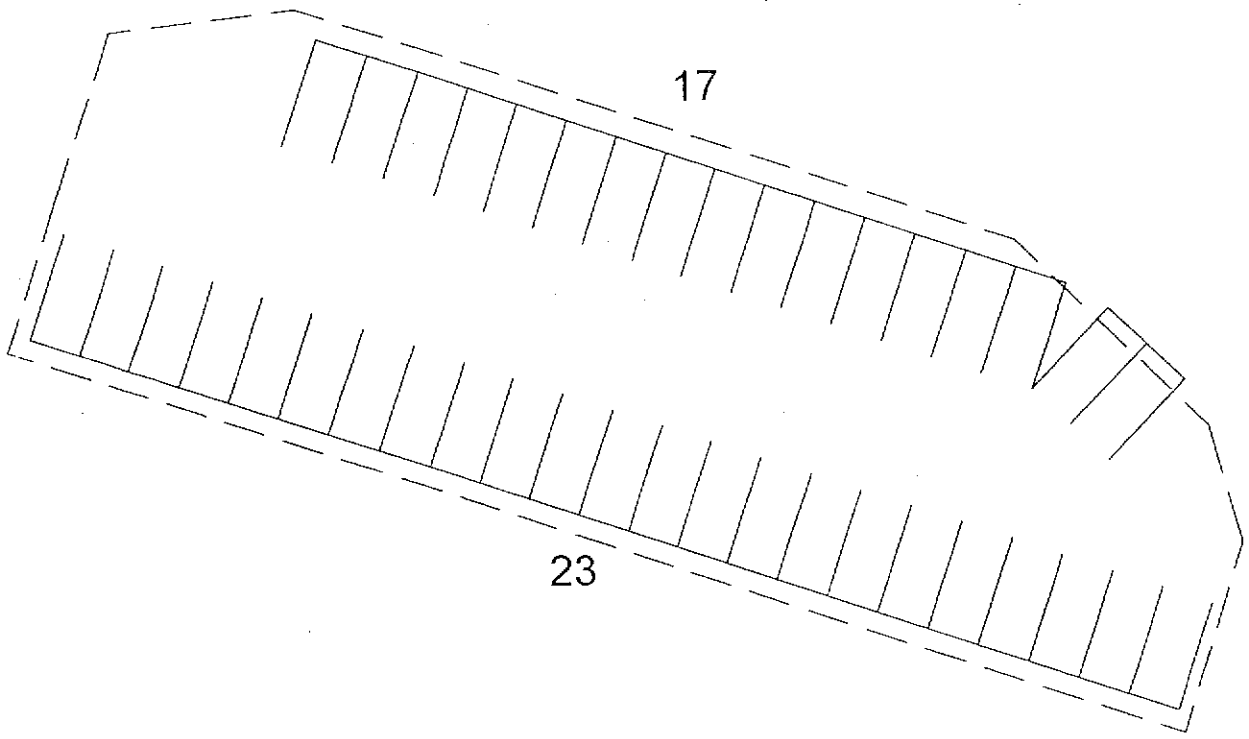


PINNACLE TRAFFIC ENGINEERING

KIM SON MONASTERY
- Meditation Hall Project -
PARKING MANAGEMENT PLAN

FIGURE 3
ON-SITE
PARKING AREAS

ATTACHMENT 5



NORTH

PINNACLE TRAFFIC ENGINEERING

KIM SON MONASTERY
- Meditation Hall Project -
PARKING MANAGEMENT PLAN

RE-VEGETATION AREA
PARKING

ATTACHMENT 5

MOUNT MADONNA CENTER for the Creative Arts & Sciences
445 Summit Road · Watsonville · CA 95076 · 408/847-0406 · FAX: 408/847-2683

To Whom It May Concern:

This is to confirm that Mount Madonna Center is pleased to provide overflow parking accommodations from time to time to Kim Son Monastery. While the number of such parking spaces may vary from date to date, the general range of parking spaces we can provide would be 100-150.

Sincerely,

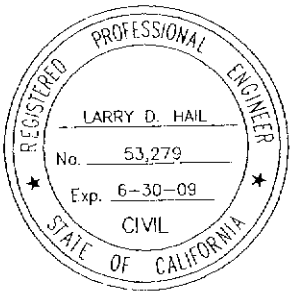
Gerald Friedberg, Ph.D.
Program Director

ATTACHMENT 5

PARKING MANAGEMENT PLAN

MEDITATION HALL PROJECT

KIM SON MONASTERY
574 Summit Road
Watsonville, California 95076



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September 19, 2008

ATTACHMENT 5

Summit Road intersection also provides access to the Kim Son Monastery via Redwood Retreat Road and Watsonville Road. However, this route is only used by a small portion of people attending special holiday events at the Kim Son Monastery. Summit Road extends west of Mount Madonna Road with 1 lane (9-10') in each direction. The Mount Madonna Center is located about 1.5 miles west of the Pole Line Road-Summit Road and Mount Madonna Road intersection. This section is striped with a double yellow centerline and edge lines. The Mount Madonna Center includes various activity and recreational facilities (ie: Mount Madonna School, Conference Center, Orchard House, Temple, Community Building, Seminar Building, Ayurveda World Kaya Kalpa Health Center, Garden House, etc). The Kim Son Monastery is located about another 1 mile west of the Mount Madonna Center. Between the Mount Madonna Center and Kim Son Monastery the width of Summit Road narrows (14-16') and the centerline and edge line striping ends (about ½ mile west of the Mount Madonna Center). Along this section of Summit Road there are a few locations were the roadway width is only about 12' (ie: between trees). Adjacent to the monastery, Summit Road has a width of about 14-16'. Summit Road continues west of the monastery to Loma Prieta Avenue in Santa Clara County.

A review of stopping sight distance on Summit Road at the monastery driveways was conducted using criteria published in the Caltrans Highway Design Manual (HDM, Chapter 200). Stopping sight distance is the minimum distance required by a driver to bring a vehicle to a complete stop after an object on the roadway becomes visible. There are several horizontal curves along the section of Summit Road near the monastery. Existing trees and vegetation are the primary factor limiting sight distance near the driveways. The sight distance measurements and corresponding speeds at each driveway are presented in Table 2.

Table 2 - Summit Road Stopping Sight Distances

Monastery Driveway	Distance	Stopping Sight Distance Speed
Primary Driveway:		
Westbound -	155'	20-25 mph
Eastbound -	155'	20-25 mph
Secondary Driveway:		
Westbound -	160'	20-25 mph
Eastbound -	390'	40-45 mph

The data in Table 2 demonstrates that stopping sight distance is acceptable for at least 20-25 mph at both driveways. It should be mentioned that due to the narrow width and circuitous horizontal alignment it is difficult to travel much faster than 20-25 mph along this section of Summit Road. In addition, 100% of the special event traffic associated with the monastery is oriented to and from the east on Summit Road. The majority of inbound traffic is between 9:00 AM and 1:00 PM and outbound traffic between 1:00 PM and 6:00 PM. Options for widening Summit Road along the narrow sections are somewhat limited. Based on the amount of local traffic on Summit Road (less than 100-200 daily trips) and frequency of the special holiday events, it is concluded that access on Summit Road is acceptable for the Kim Son Monastery.

MOUNT MADONNA CENTER for the Creative Arts & Sciences
445 Summit Road · Watsonville · CA 95076 · 408/847-0406 · FAX: 408/847-2683

To Whom It May Concern:

This is to confirm that Mount Mado accommodations from time to time t parking spaces may vary from date t provide would be 100-150.

overflow parking
he number of such
ing spaces we can

y,

Gerald Friedberg, Ph.D.
Program Director

ATTACHMENT 54

Samantha Haschert

From: Long Tran [pltran10@gmail.com]
Sent: Thursday, October 21, 2010 3:08 PM
To: Samantha Haschert
Subject: parking summary and analysis

Hi Samantha,

I visited Madonna last week and, with the help of a Kimson volunteer in charge of coordinating all traffic and parking efforts at the Madonna Center for Kimson, I was able to collect some really useful data. First, please refer to the attached map of the Madonna Center. I have labeled the specific spots where Madonna allows Kimson to use for the latter's parking purpose on any of the three major annual holiday weekends. Attached are also actual photographs that correspond to the numbered locations designated on the map. If you still can't see the numbers on the map even after blowing it up, please let me know.

I. Summary of site visit:

1) Photographs 1-6 are taken from the main office/community center and the surrounding areas. Taken together, this is the first parking option offered by Madonna for Kimson. Available for this first option are between 50-100 parking spaces.
2) Photographs 7-11 are taken from the areas around the Madonna schools. This is the second option for Kimson after the spaces around the Madonna office area have already been filled. Available for this second option are between 100-150 parking spaces.
3) Kimson uses 8 vans to transport those who park their cars at Madonna to Kimson. Each van's capacity is 15 people and they made repeated round trips between the two centers. It's not necessary to designate and save a turnaround area for each of the vans per se. Vans can be parked anywhere at Madonna because they fit into the regular-sized parking stalls. Earlier, Kimson had thought about renting larger buses to pick up visitors who park their vehicles at Madonna so we would need to designate enough turnaround area to accommodate their wider turning radius. But for vans, that requirement is no longer necessary.
4) There are a total of 4 larger-sized buses that Kimson uses to bring a total of 200 visitors (50 to each bus) from a San Jose location to Kimson.

II. Background & recommendations per Larry Hail, Traffic Engineer:
1) The maximum daily attendance can range from 1500 visitors (Buddha's Birthday) to 2500 visitors for Chinese New Year. To recap, there are three holiday events per year: Chinese New Year (late Jan or early Feb), Buddha's Birthday (in May), Buddhist's Mother's Day (in late August or early September).
2) Kimson Center is located 1 mile north of Mount Madonna Center.
3) At Kimson Center, overflow parking is also provided in the various unpaved lots.
4) Per traffic engineer's suggestion, Kimson would need to secure off-site parking for at least 100 in normal weather and 150 in rainy weather, 25-30 volunteers and minimum 5 shuttle buses and turnaround time for each bus should be less than 10-15 minutes; security and shuttle buses staff have to maintain two-way radio communication at all times.
5) Need to provide turnaround areas for buses at offsite parking location.
6) If offsite and onsite parking sites are full, notification shall be posted at Pole Line Summit Road and Mt Madonna Road intersection

III. Actual Observations by Larry Hail, Traffic Engineer:
1) Observation during Buddhist Mother's Day in 2008 and 2009 confirmed no traffic problems, traffic

engineer also confirmed that typically people stay no more than 2-3 hrs onsite.
2) Parking turnover rate is 2-2.5 based on his observations conducted over 8 hours.
3) Revised total capacity for onsite parking are a total of 253 vehicles, proposed offsite parking are a total of 150 vehicles.
4) By using 2.0 as the minimum turnover rate, onsite parking can now accommodate 506 vehicles (2.0 x 253) and offsite another 300 vehicles (2x150). The total are now 806 vehicles both for on- and off-site (506 + 300)
5) Total on- and offsite can accommodate at least 806 vehicles and 3,224 people, an average of 4 people per vehicle. This would easily exceed the estimated 2500 maximum visitors per day limit.

IV. Conclusion:

A. Onsite capacity:
1) 506 vehicles x 4 visitors/vehicle = 2024 visitors
2) 4 buses x 50 visitors/bus = 200 visitors from San Jose
Total onsite = 2024 + 200 = 2224 visitors

B. Off-site:
1) Office/Community Center area = minimum of 50-100 parking spaces for vehicles (and vans)
2) Madonna Schools = 100-150 parking spaces for vehicles (and vans)
Total offsite = 150 minimum parking spaces x 2.0 minimum turnover rate = 300 vehicles x 4 visitors/vehicles = 1200 visitors

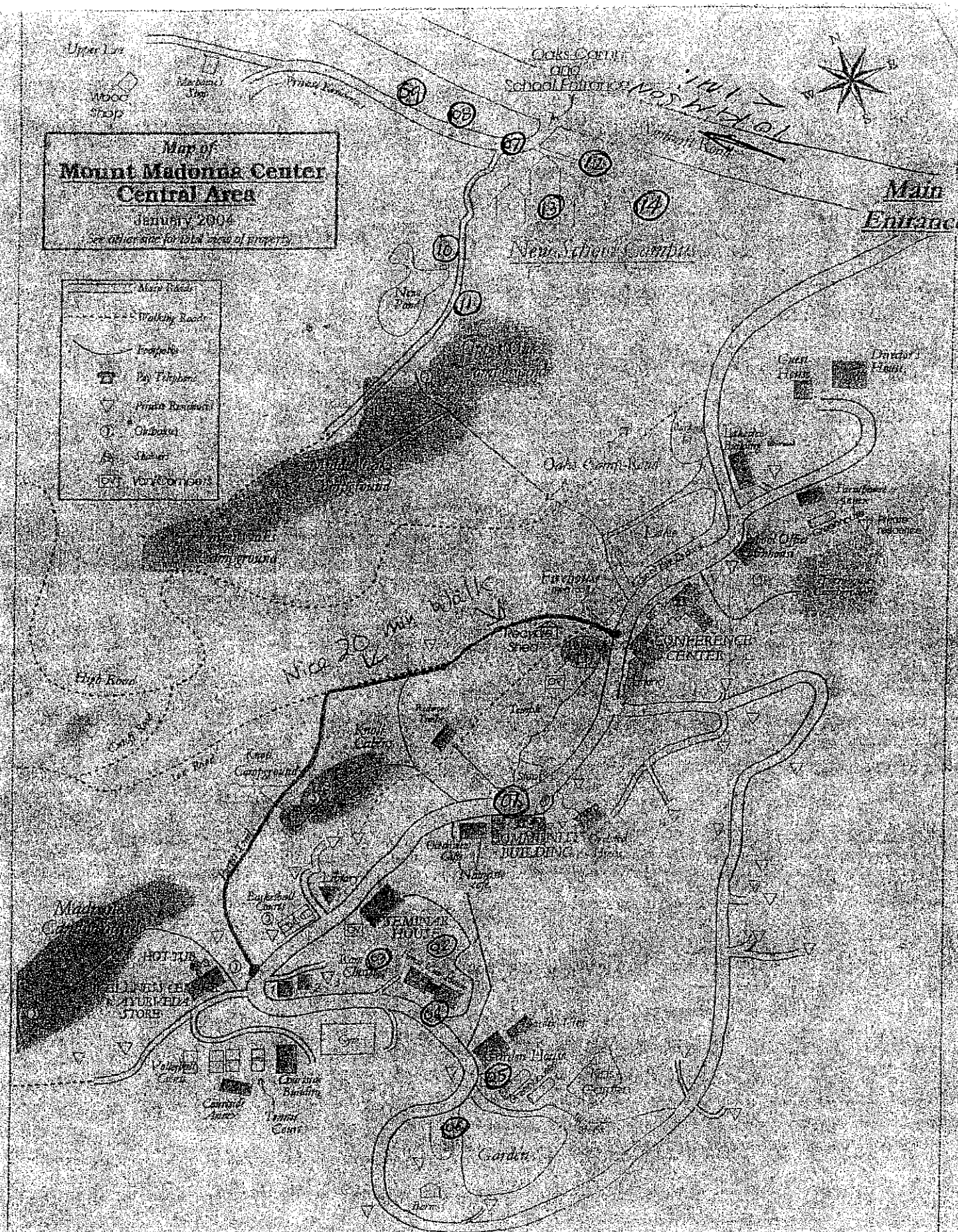
Total available onsite and offsite parking = 2224 + 1200 = **3,424** visitors a day. That means we can handle a minimum of nearly 3,500 visitors a day taken into account both onsite and offsite parking. However, there have never been more than 2,500 daily visitors to Kimson even on its peak event day.

Thank you, Samantha. If you have any specific questions, please do not hesitate to let me know.

Best regards,

Long

ATTACHMENT 5



ATTACHMENT 5

From: Ken Moore, LS [kmoore@wilseyham.com]
Sent: Wednesday, May 27, 2009 1:57 PM
To: Alice Daly; Ken Moore, LS
Cc: drdavidtorrez@yahoo.com; ngchem6@aol.com
Subject: RE: #07-0613
Thanks Alice,

I am not the owner of an adjacent parcel or within the normal 300' notice range; I live farther up Summit Road. I am the president of the Summit Road association. We maintain the private 6 mile long section of Summit Road about 1 mile from the project site. Our members (about 140 families) live on Summit, Croy ridge, Maymens Flat and Ormsby and many pass by the site daily.

'There have been instances in the past, especially when they were conducting social gatherings, when traffic has been a real problem. Generating many calls to me and to the County Sherriff. In additic of directors for the Ormsby Vol Fire department and durin c, emergency access would have been impossible. This is n r exaggerated stories, I have experienced these instance ork with you to mitigate any possible problems that thi erate.

Now, with the addition of v seating in a new pavilion, the additional traffic that it will generate, the already limited parking on site and the greatly limited street access, I can see that we will need to pay closer attention.

Without seeing the site plans or reviewing any of the EIR issues I am sure my constituents, and I, will have several concerns

1. Traffic – the current access along Summit Road especially in the area near the project is very limited. I have not done any measurements yet but I bet road width and other conditions currently do not meet the County Standards for even a private driveway/road, it is too narrow, trees too close and line of sight to limited
2. Traffic Movement - there is no left turn lane or any provision for stacking traffic turning into the parking lot
3. is there enough parking on site to accommodate crowds
4. are there proper sanitation and treatment facilities, I had a conversation with staff from health several years ago and there was concern that they did not have proper treatment facilities for even the limited number of live-in staff
5. parking along the road -- provide "no parking" so visitors do not create a problem for local residents
6. Noise – large crowds generate noise how is it to be mitigated?
7. wetland mitigation to protect wildlife and plants – sounds like they are filling a wetland

ATTACHMENT 5

Is there a provision in you policy to allow me to be provided notice in the future?

I will call you and thanks, I appreciate your prompt response

Respectfully

Ken Moore

From: Alice Daly [mailto:PLN050@co.santa-cruz.ca.us]
Sent: Wed 5/27/2009 12:50 PM
To: Ken Moore, LS
Subject: RE: #07-0613

Hi Ken-

There will eventually be a public hearing on the project by the Planning Commission, and this is probably 4-5 months from now. The next step is to draft the environmental review document, and if you're a neighboring parcel, you will probably receive notification of that document, and you will also be noticed before the public hearing. A week or so before the heraing, everything will be available online. Nothing is available online now, but the whole project file is a public document, so you can call me and come in to look at it, or also feel free to call with any questions.

Alice

Alice Daly, AICP
Project Planner, Development Review
County of Santa Cruz Planning Department
tel: 831-454-3259
fax: 831-454-2131

-----Original Message-----
From: Ken Moore, LS [mailto:kmoore@wilseyham.com]
Sent: Tuesday, May 26, 2009 5:19 PM
To: Alice Daly
Subject: #07-0613

Alice, I am a neighbor of the planned development at 574 Summit on parcel 106-121-43, I see the sign that has been constructed at the entrance to that site and would like to know more about the development. Is there more information on line? Is there going to be a public hearing?

Ken

Ken Moore, LS
Principal

ATTACHMENT 5