



Referral Early Consultation

Date: August 15, 2018
To: Distribution List (See Attachment A)
From: Denzel Henderson, Assistant Planner
 Planning and Community Development
Subject: USE PERMIT APPLICATION NO. PLN2018-0069 – HINDU TEMPLE
Respond By: August 30, 2018

******PLEASE REVIEW REFERRAL PROCESS POLICY******

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

Applicant: Navdeep Bali, Hindu Temple of Modesto
Property Owner: MAA Shakti Jagran and Raymayan Sanstha Inc.
Project Location: 4801 Tully Road, south of Kiernan Avenue, north of Bangs Avenue, within the City of Modesto’s Sphere of Influence.
APN: 046-006-009
Williamson Act Contract: N/A
General Plan: UT (Urban Transition)
Current Zoning: A-2-10 (General Agriculture)

Project Description:

Request to construct and operate a Hindu Temple and Community Center on a 2.67± acre parcel developed with a 1,657± square foot single-family dwelling in the A-2-10 zoning designation. The request includes the construction of two new structures; a 7,896± square-foot temple to be used as a prayer hall which includes a 4,883± square-foot porch, and a detached 8,781± square foot community center to be used for indoor religious ceremonies, children plays, yoga, spiritual lectures, indoor weddings, and a dining hall for precooked meals. A maximum of 100 people will be allowed on-site at any time, and the facilities will be for members of the Hindu Temple only. Operations are planned for 12 hours a day, seven days per week, with up to six volunteers working the site. Approximately 50 people will utilize

the site at a time; however, larger religious events up to a 100 people may occur 10 times a year. The existing 1,657± square foot single-family dwelling will be the only residential quarters on site occupied by the priest of the facility. The temple and community center will have an amplified sound system for indoor use. The project has conceptual landscape plans and approximately 191 parking spots identified. The site will utilize a private well and septic system and be provided access from Tully Road.

Full document with attachments available for viewing at:

<http://www.stancounty.com/planning/pl/act-projects.shtm>

STRIVING TOGETHER TO BE THE BEST!



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354
 Planning Phone: (209) 525-6330 Fax: (209) 525-5911
 Building Phone: (209) 525-6557 Fax: (209) 525-7759

USE PERMIT APPLICATION NO. PLN2018-0069 – HINDU TEMPLE

Attachment A

Distribution List

| | | | |
|---|--|---|--|
| | CA DEPT OF CONSERVATION Land Resources / Mine Reclamation | | STAN CO ALUC |
| X | CA DEPT OF FISH & WILDLIFE | | STAN CO ANIMAL SERVICES |
| | CA DEPT OF FORESTRY (CAL FIRE) | X | STAN CO BUILDING PERMITS DIVISION |
| X | CA DEPT OF TRANSPORTATION DIST 10 | X | STAN CO CEO |
| | CA OPR STATE CLEARINGHOUSE | | STAN CO CSA |
| X | CA RWQCB CENTRAL VALLEY REGION | X | STAN CO DER |
| | CA STATE LANDS COMMISSION | X | STAN CO ERC |
| | CEMETERY DISTRICT | X | STAN CO FARM BUREAU |
| | CENTRAL VALLEY FLOOD PROTECTION | X | STAN CO HAZARDOUS MATERIALS |
| X | CITY OF: MODESTO | X | STAN CO PARKS & RECREATION |
| | COMMUNITY SERVICES/SANITARY DIST | X | STAN CO PUBLIC WORKS |
| X | COOPERATIVE EXTENSION | | STAN CO RISK MANAGEMENT |
| | COUNTY OF: | X | STAN CO SHERIFF |
| X | FIRE PROTECTION DIST: SALIDA | X | STAN CO SUPERVISOR DIST 4: Monteith |
| | HOSPITAL DIST: | X | STAN COUNTY COUNSEL |
| X | IRRIGATION DIST: MODESTO | | StanCOG |
| X | MOSQUITO DIST: EASTSIDE | X | STANISLAUS FIRE PREVENTION BUREAU |
| X | MOUNTIAN VALLEY EMERGENCY MEDICAL SERVICES | X | STANISLAUS LAFCO |
| | MUNICIPAL ADVISORY COUNCIL: | X | STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10 |
| X | PACIFIC GAS & ELECTRIC | | SURROUNDING LAND OWNERS (on file w/the Clerk to the Board of Supervisors) |
| | POSTMASTER: | X | TELEPHONE COMPANY: AT&T |
| X | RAILROAD: UNION PACIFIC | | TRIBAL CONTACTS (CA Government Code §65352.3) |
| X | SAN JOAQUIN VALLEY APCD | | US ARMY CORPS OF ENGINEERS |
| X | SCHOOL DIST 1: STANISLAUS UNION | X | US FISH & WILDLIFE |
| X | SCHOOL DIST 2: MODESTO UNION | X | US MILITARY (SB 1462) (7 agencies) |
| | STAN ALLIANCE | | USDA NRCS |
| X | STAN CO AG COMMISSIONER | | WATER DIST: |
| | TUOLUMNE RIVER TRUST | | |
| | | | |

**STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM**

TO: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

SUBJECT: USE PERMIT APPLICATION NO. PLN2018-0069 – HINDU TEMPLE

Based on this agencies particular field(s) of expertise, it is our position the above described project:

- Will not have a significant effect on the environment.
- May have a significant effect on the environment.
- No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

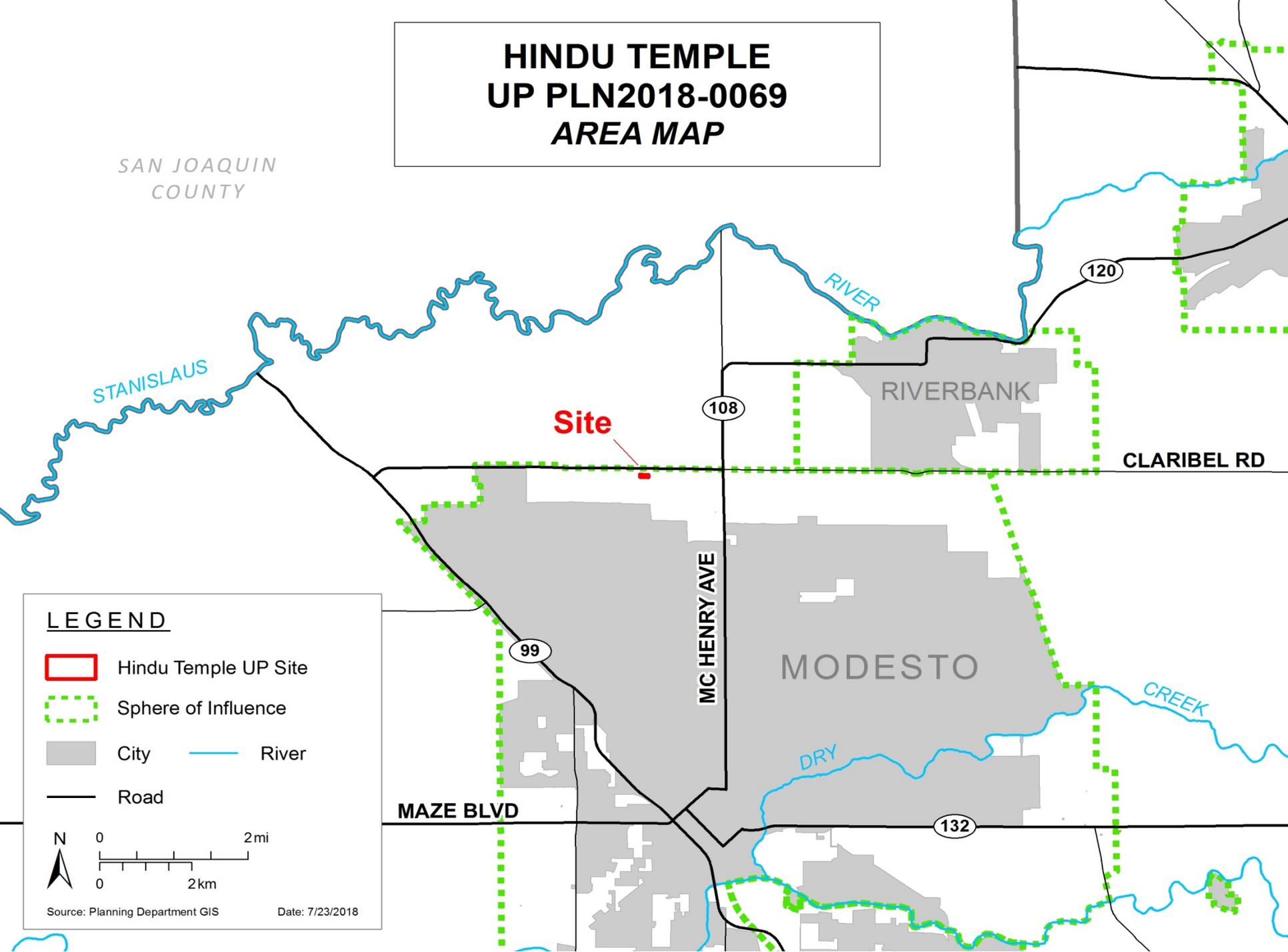
In addition, our agency has the following comments (attach additional sheets if necessary).

Response prepared by:

Name Title Date

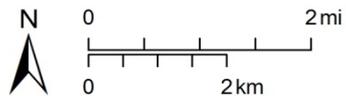
HINDU TEMPLE UP PLN2018-0069 AREA MAP

SAN JOAQUIN
COUNTY



LEGEND

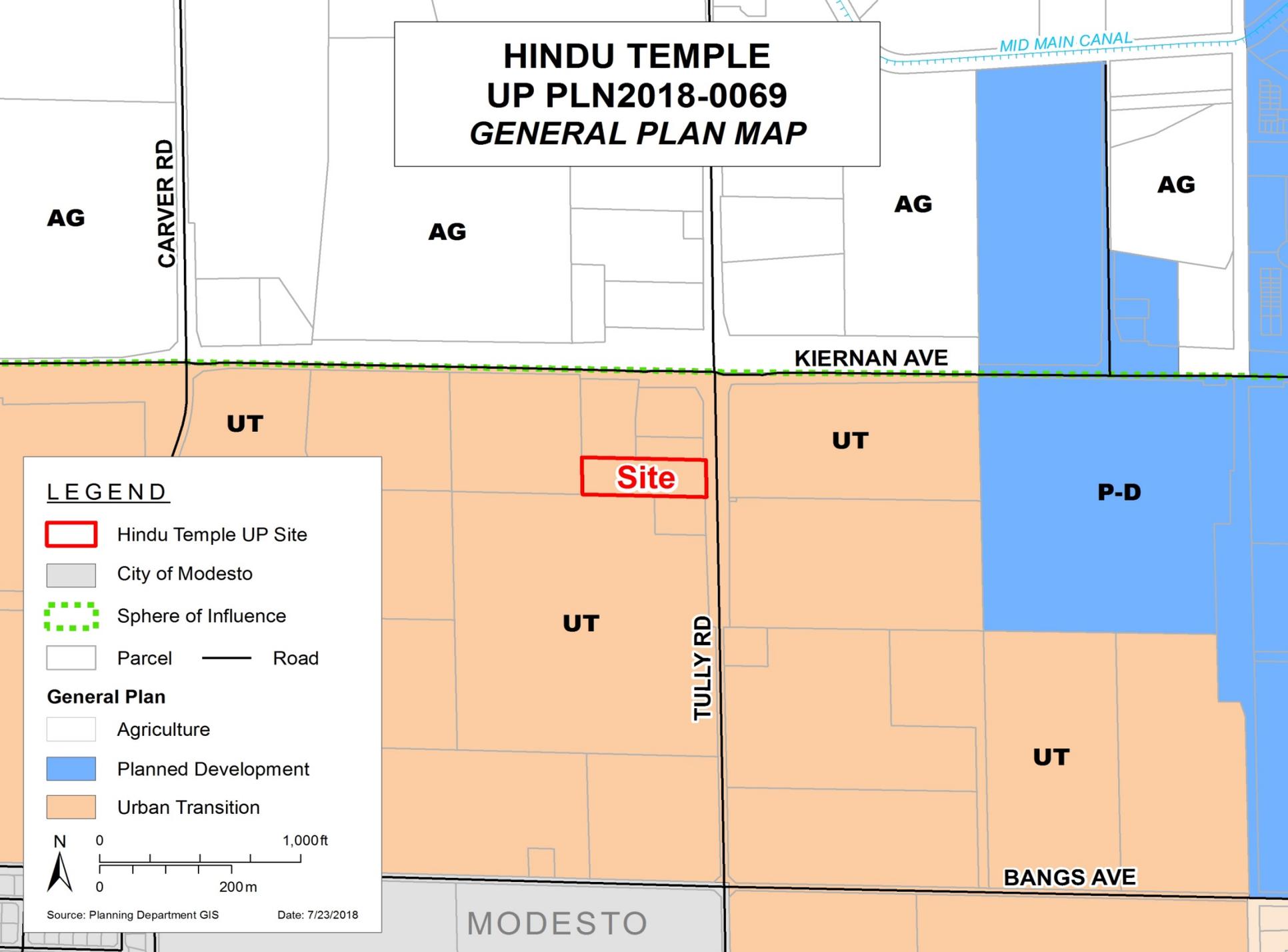
-  Hindu Temple UP Site
-  Sphere of Influence
-  City
-  River
-  Road



Source: Planning Department GIS

Date: 7/23/2018

HINDU TEMPLE UP PLN2018-0069 GENERAL PLAN MAP

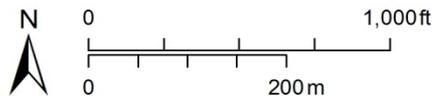


LEGEND

-  Hindu Temple UP Site
-  City of Modesto
-  Sphere of Influence
-  Parcel
-  Road

General Plan

-  Agriculture
-  Planned Development
-  Urban Transition



Source: Planning Department GIS

Date: 7/23/2018

MODESTO

HINDU TEMPLE UP PLN2018-0069 ZONING MAP

A-2-40

CARVER RD

MID MAIN CANAL

**P-D
(327)**

**P-D
(322)**

**P-D
(286)**

A-2-40

**P-D
(240)**

**P-D
(202)**

KIERNAN AVE

Site

**P-D
(131)**

A-2-10

TULLY RD

**P-D
(44)**

**P-D
(25)**

A-2-10

BANGS AVE

MODESTO

LEGEND

 Hindu Temple UP Site

 City of Modesto

 Sphere of Influence

 Parcel  Canal

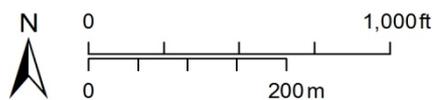
 Road

Zoning Designation

 General Agriculture 10 Acre

 General Agriculture 40 Acre

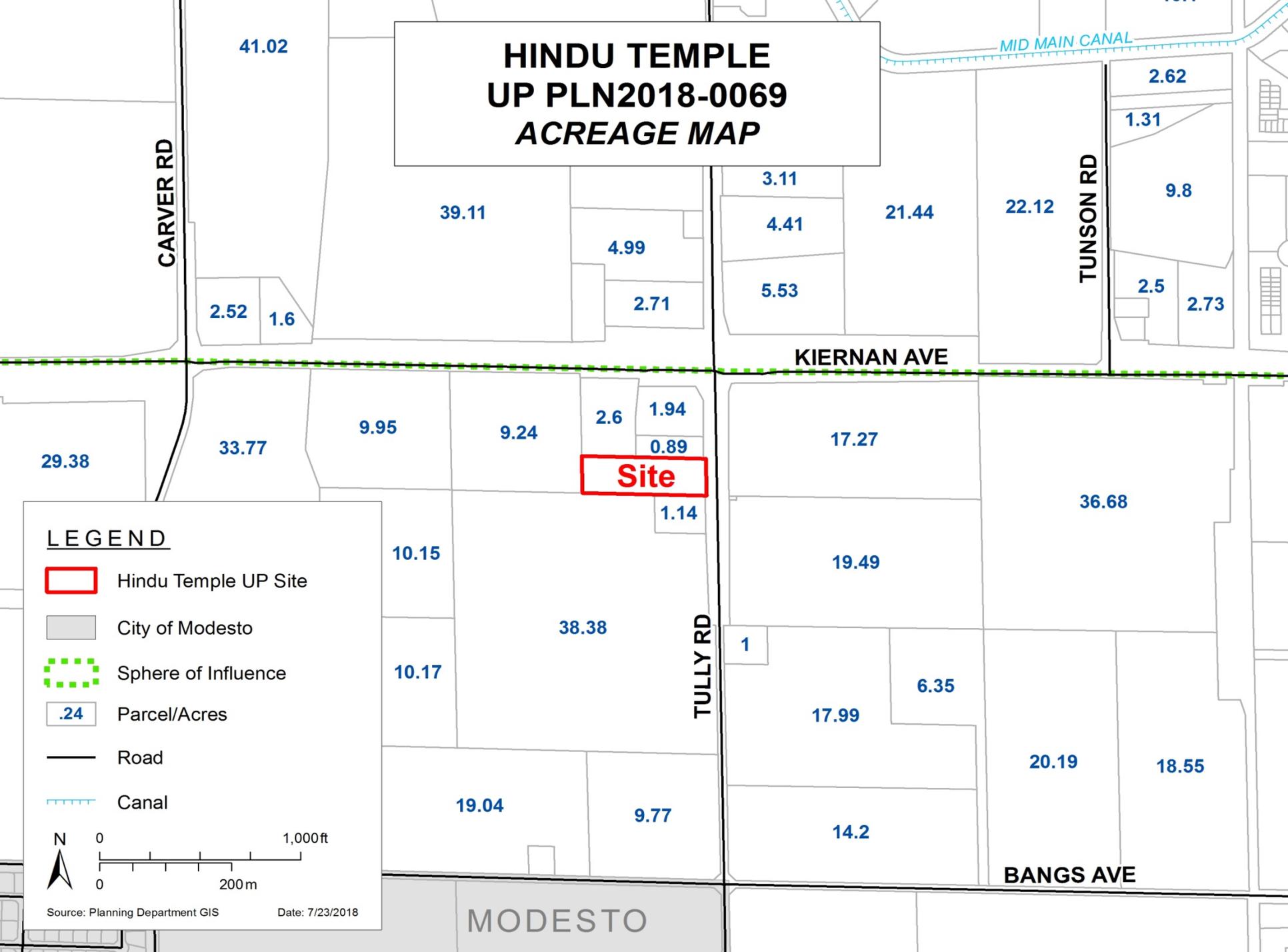
 Planned Development



Source: Planning Department GIS

Date: 7/23/2018

HINDU TEMPLE UP PLN2018-0069 ACREAGE MAP



LEGEND

 Hindu Temple UP Site

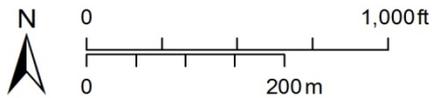
 City of Modesto

 Sphere of Influence

 Parcel/Acres

 Road

 Canal



Source: Planning Department GIS

Date: 7/23/2018

MODESTO

HINDU TEMPLE UP PLN2018-0069 2017 AERIAL AREA MAP

CARVER RD

MID MAIN CANAL

TUNSON RD

KIERNAN AVE

Site

TULLY RD

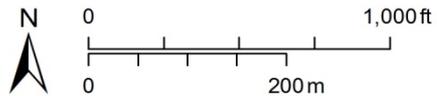
BANGS AVE

LEGEND

 Hindu Temple UP Site

 Road

 Canal



Source: Planning Department GIS

Date: 7/23/2018

**HINDU TEMPLE
UP PLN2018-0069
2017 AERIAL SITE MAP**

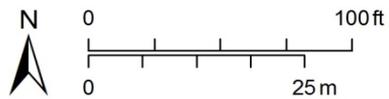


TULLY RD

LEGEND

 Hindu Temple UP Site

 Road



Source: Planning Department GIS

Date: 7/23/2018

Approval of this plan does not constitute or approve any omission or deviation from applicable regulations. This approval is subject to field inspection. One set of approved plans shall be available on the project site at all times. All deviations shall be brought to the attention of responsible design engineer in the center for correction and approval by building department before ordering materials, fabrication or erection. The conditions and dimensions before ordering, erection or fabrication any framing or materials. The owner is advised that these plans are only intended to express the intent of the design provision and can not be examined all inclusive with reports to such

LEGEND

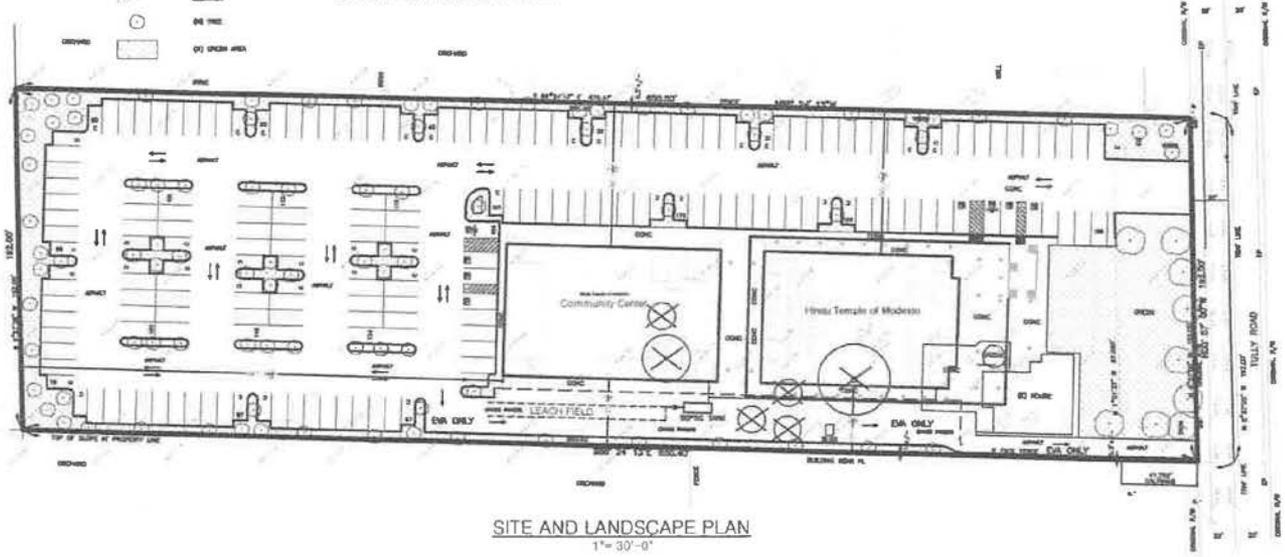
- CONCRETE
- REST OF THE PERIMETER
- PAVED DRIVEWAY
- EDGE OF PAVEMENT
- FENCE
- PERIMETER FENCE WITH GUARD POSTS
- UTILITY POLE
- ELECTRIC BOX
- ARMED BOX
- NO TREE TO BE REMOVED
- REMOVER CONCRETE, SIDE
- REMOVER PIPELINE
- REMOVER DRAINAGE SIDE
- CONCRETE
- REINFORC
- SLAB
- WALL
- FOUNDATION
- ON THE
- ON OPEN AREA

BASIS OF BEARINGS
 A bearing of a line is the angle between the front sight line of a transit or theodolite and the back sight line of a transit or theodolite. The bearing of a line is the angle between the front sight line of a transit or theodolite and the back sight line of a transit or theodolite. The bearing of a line is the angle between the front sight line of a transit or theodolite and the back sight line of a transit or theodolite.

BENCH MARK
 AN ELEVATION OF B.M. ON A "TYPICAL SIGN" OR A CONCRETE MARKING IN A CONCRETE WALL, FROM WHICH TO BE USED ON THE CORNER OF TULLY ROAD AT THE NORTH END OF TULLY ROAD, TO BE USED AS A BASIS OF BEARING FOR THE SURVEY OF THE PROPERTY OF THIS PROJECT, CALIFORNIA COUNTY RECORDS.

PROJECT INFORMATION

PROJECT NO: 2016-001
 PROJECT NAME: HINDU TEMPLE OF MODESTO
 PROJECT ADDRESS: 4801 TULLY ROAD, MODESTO, CA 95356
 CLIENT: HINDU TEMPLE OF MODESTO
 DESIGNER: SKD DRAFTING DESIGN SERVICES
 DATE: 08/20/2016



SITE AND LANDSCAPE PLAN
 1" = 30'-0"

Project:
 Hindu Temple of Modesto

Property Information:
 4801 TULLY ROAD
 MODESTO CA 95356

Drawing Prepared by:

 Suraj Dutta
 08/20/16

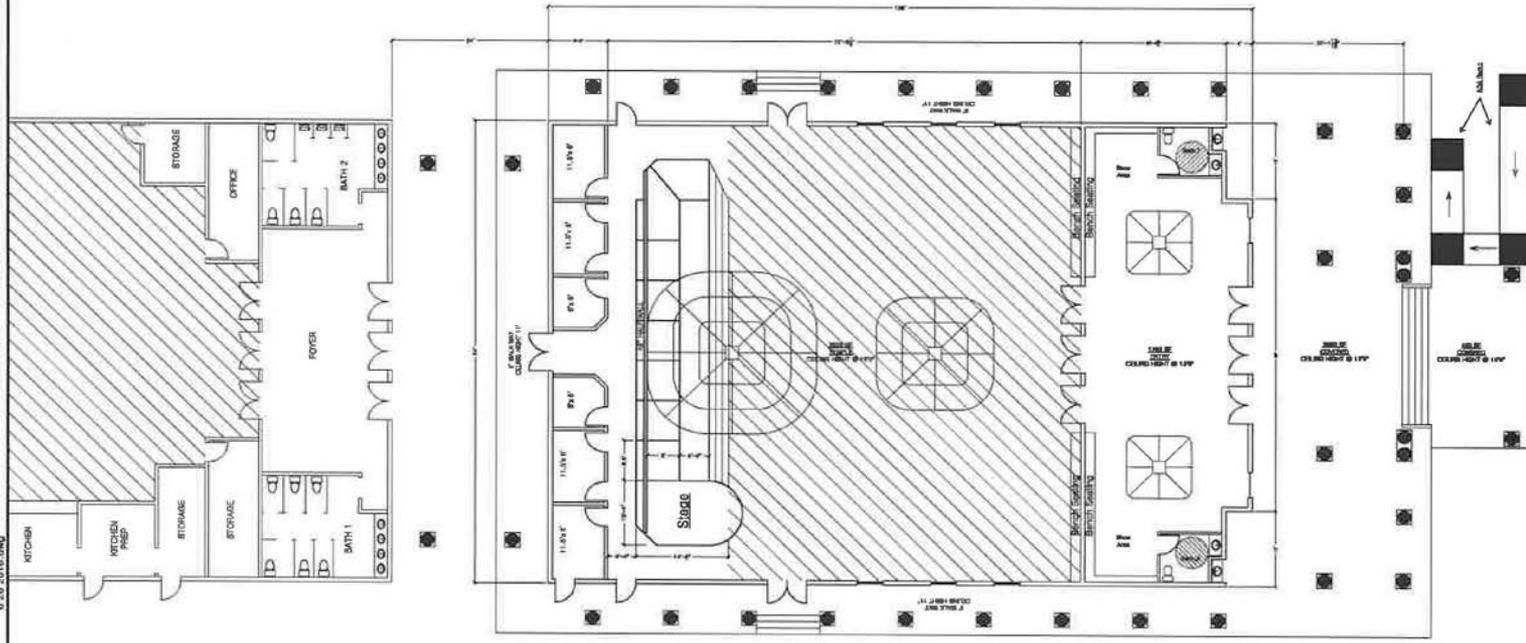
Sheet Title:
 SITE AND
 LANDSCAPE PLAN

Sheet No:
 2

06/28/2016 11:41 AM

6_28_2016.dwg

1/15/2004



TEMPLE FLOOR PLAN
1/8" = 1'-0"

SKD
DRAFTING DESIGN SERVICES
SACRAMENTO CA
TEL : 916-233-9249

Approval of this plan does not authorize or approve any violation or deviation from applicable regulations. Final approval is subject to field inspection. One set of approved plans shall be available on the project site at all times. All conditions shall be subject to the attention of responsible design/engineer or the owner for corrections and approved by building department before ordering materials, fabrication or erection. The conditions and dimensions before ordering, erection or fabricating any framing or materials. The owner is advised that these plans are only medium available to express the intent of the design provided and can not be assumed all include with regard to such.

Project:
Hindu Temple of Modesto

Property Information:
4801 TULLY ROAD
MODESTO CA 95356

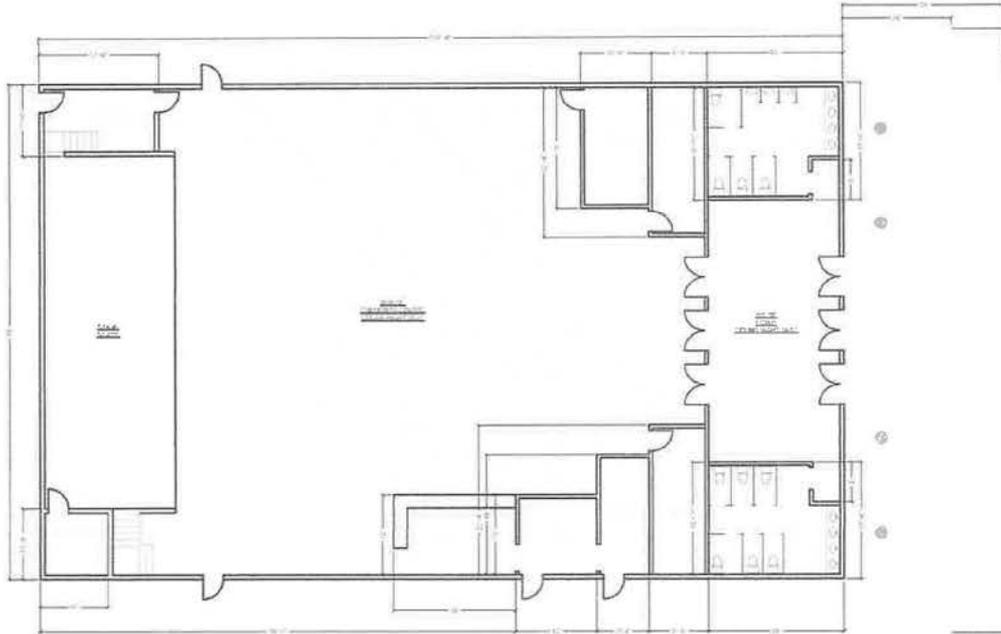
Drawing Prepared by:

Suraj Dutta
08.28.2016
Client: plan sheets
Issued: under rules

Sheet Title:
TEMPLE
FLOOR PLAN

Sheet No:

Approval of this plan does not authorize or approve any omission or deviation from applicable regulations. That approval is subject to field inspection. One set of approved plans shall be available on the project site at all times. All deviations shall be brought to the attention of responsible designer (architect or the owner for corrections and approved by building department before ordering materials, fabrication or erection. The conditions and dimensions before ordering, erecting or fabricating any framing or material. The owner is advised that these plans are only medium available to express the intent of the design provider and can not be construed as prescriptive with respect to such.



COMMUNITY CENTER
FLOOR PLAN
 1/8" = 1'-0"

Project:
 Hindu Temple of Modesto

Property Information:
 4801 TULLY ROAD
 MODESTO CA 95356

Drawing Prepared by:

Suraj Dutta
 40 29 10
 Licensed Professional Architect
 License No. 10000

Sheet Title:
 COMMUNITY CENTER
 FLOOR PLAN

Sheet No:
 6



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354

Planning Phone: (209) 525-6330 Fax: (209) 525-5911

Building Phone: (209) 525-6557 Fax: (209) 525-7759

Form Available Online: <http://www.stancounty.com/planning/applications.shtm>

APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

APPLICATION FOR:

Staff is available to assist you with determining which applications are necessary

- General Plan Amendment
- Rezone
- Use Permit
- Variance
- Historic Site Permit
- Subdivision Map
- Parcel Map
- Exception
- Williamson Act Cancellation
- Other _____

PLANNING STAFF USE ONLY:

Application No(s): UP PLN 2018
 Date: 6-29-19
 S 6 T 3 R 9
 GP Designation: UT
 Zoning: A-2-10
 Fee: _____
 Receipt No. _____
 Received By: _____
 Notes: _____

In order for your application to be considered COMPLETE, please answer all applicable questions on the following pages, and provide all applicable information listed on the checklist on pages i – v. Under State law, upon receipt of this application, staff has 30 days to determine if the application is complete. We typically do not take the full 30 days. It may be necessary for you to provide additional information and/or meet with staff to discuss the application. Pre-application meetings are not required, but are highly recommended. An incomplete application will be placed on hold until all the necessary information is provided to the satisfaction of the requesting agency. An application will not be accepted without all the information identified on the checklist.

Please contact staff at (209) 525-6330 to discuss any questions you may have. Staff will attempt to help you in any way we can.

PROJECT INFORMATION

PROJECT DESCRIPTION: (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets as necessary)

**Please note: A detailed project description is essential to the reviewing process of this request. In order to approve a project, the Planning Commission or the Board of Supervisors must decide whether there is enough information available to be able to make very specific statements about the project. These statements are called "Findings". It is your responsibility as an applicant to provide enough information about the proposed project, so that staff can recommend that the Commission or the Board make the required Findings. Specific project Findings are shown on pages 17 – 19 and can be used as a guide for preparing your project description. (If you are applying for a Variance or Exception, please contact staff to discuss special requirements).*

Hindu Temple and Community Center

PROJECT SITE INFORMATION

Complete and accurate information saves time and is vital to project review and assessment. Please complete each section entirely. If a question is not applicable to your project, please indicated this to show that each question has been carefully considered. Contact the Planning & Community Development Department Staff, 1010 10th Street – 3rd Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book _____ Page _____ Parcel 046-006-009-000

Additional parcel numbers:
Project Site Address
or Physical Location:

4801 Tully Rd, Modesto, CA 95356

Property Area:

Acres: 2.67 acres or Square feet: 124,762 SF

Current and Previous Land Use: (Explain existing and previous land use(s) of site for the last ten years)

Single Family Residence

List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.: (Please identify project name, type of project, and date of approval)

No

Existing General Plan & Zoning:

General Ag A-2-10 zoning

Proposed General Plan & Zoning:
(if applicable)

A-2-10 use permit for Temple (urban transition)

ADJACENT LAND USE: (Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each direction of the project site)

East:

orchards

West:

orchards

North:

church

South:

orchard and single family home

WILLIAMSON ACT CONTRACT:

Yes

No

Is the property currently under a Williamson Act Contract?

Contract Number: _____

If yes, has a Notice of Non-Renewal been filed?

Date Filed: _____

Yes No

Do you propose to cancel any portion of the Contract?

Yes No

Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

If yes, please list and provide a recorded copy: _____

SITE CHARACTERISTICS: (Check one or more)

Flat Rolling Steep

VEGETATION: What kind of plants are growing on your property? (Check one or more)

Field crops Orchard Pasture/Grassland Scattered trees
Shrubs Woodland River/Riparian Other

Explain Other: _____

Yes No

Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

See sheet 2

GRADING:

Yes No

Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.)

2.4 acre

STREAMS, LAKES, & PONDS:

Yes No

Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes No

Will the project change any drainage patterns? (If yes, please explain - provide additional sheet if needed)

site will be graded so site will be drained naturally to Tully Road.

Yes No

Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes No

Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

Please note: If the answer above is yes, you may be required to obtain authorization from other agencies such as the Corps of Engineers or California Department of Fish and Game.

STRUCTURES:

Yes No Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)

Yes No Will structures be moved or demolished? (If yes, indicate on plot plan.)

Yes No Do you plan to build new structures? (If yes, show location and size on plot plan.)

Yes No Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) _____

PROJECT SITE COVERAGE:

Existing Building Coverage: 1657 Sq. Ft. Landscaped Area: 25,945 Sq. Ft.

Proposed Building Coverage: 23,217 Sq. Ft. Paved Surface Area: 75,600 Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) Existing 1,657 SF house to remain. new 7,896 SF temple with 4,883 SF wrap around porch and new 8,781 SF community center
Number of floors for each building: one

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) Highest point of building is 24.4 feet (with monument height 35 feet)

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) 35 feet

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) asphalt

UTILITIES AND IRRIGATION FACILITIES:

Yes No Are there existing public or private utilities on the site? Includes telephone, power, water, etc. (If yes, show location and size on plot plan)

Who provides, or will provide the following services to the property?

Electrical: public Sewer*: septic

Telephone: public Gas/Propane: PG&E

Water**: private well Irrigation: private well

*Please Note: A "will serve" letter is required if the sewer service will be provided by City, Sanitary District, Community Services District, etc.

**Please Note: A "will serve" letter is required if the water source is a City, Irrigation District, Water District, etc., and the water purveyor may be required to provide verification through an Urban Water Management Plan that an adequate water supply exists to service your proposed development.

Will any special or unique sewage wastes be generated by this development other than that normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe:)

No

Please Note: Should any waste be generated by the proposed project other than that normally associated with a single family residence, it is likely that Waste Discharge Requirements will be required by the Regional Water Quality Control Board. Detailed descriptions of quantities, quality, treatment, and disposal may be required.

Yes No Are there existing irrigation, telephone, or power company easements on the property? (If yes, show location and size on plot plan.)

Yes No Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location and size on plot plan.)

Yes No Does the project require extension of utilities? (If yes, show location and size on plot plan.)

AFFORDABLE HOUSING/SENIOR:

Yes No Will the project include affordable or senior housing provisions? (If yes, please explain)

RESIDENTIAL PROJECTS: (Please complete if applicable – Attach additional sheets if necessary) n/a

Total No. Lots: _____ Total Dwelling Units: _____ Total Acreage: _____

Net Density per Acre: _____ Gross Density per Acre: _____

| (complete if applicable) | Single Family | Two Family Duplex | Multi-Family Apartments | Multi-Family Condominium/ Townhouse |
|--------------------------|---------------|-------------------|-------------------------|-------------------------------------|
| Number of Units: | _____ | _____ | _____ | _____ |
| Acreage: | _____ | _____ | _____ | _____ |

COMMERCIAL, INDUSTRIAL, MANUFACTURING, RETAIL, USE PERMIT, OR OTHER PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Square footage of each existing or proposed building(s): existing 1,657 SF house to remain. New

1,896 SF temple with 4,883 SF wrap around porch and new 8,781 SF Community Center temple and community Center

Days and hours of operation: 12 hours daily / 6 days a week

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: n/a

Occupancy/capacity of building: to be determined

Number of employees: (Maximum Shift): volunteers (Minimum Shift): _____

Estimated number of daily customers/visitors on site at peak time: 10/60

Other occupants: _____

Estimated number of truck deliveries/loadings per day: 0

Estimated hours of truck deliveries/loadings per day: 0

Estimated percentage of traffic to be generated by trucks: 0

Estimated number of railroad deliveries/loadings per day: 0

Square footage of:

Office area: 428

Warehouse area: 0

Sales area: 100

Storage area: 619

Loading area: 0

Manufacturing area: 0

Other: (explain type of area) _____

Yes No Will the proposed use involve toxic or hazardous materials or waste? (Please explain)

ROAD AND ACCESS INFORMATION:

What County road(s) will provide the project's main access? (Please show all existing and proposed driveways on the plot plan)
Tully Road

Yes No Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)

Yes No Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)

Yes No Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

Please Note: Parcels that do not front on a County-maintained road or require special access may require approval of an Exception to the Subdivision Ordinance. Please contact staff to determine if an exception is needed and to discuss the necessary Findings.

STORM DRAINAGE:

How will your project handle storm water runoff? (Check one) Drainage Basin Direct Discharge Overland

Other: (please explain) French Drain

If direct discharge is proposed, what specific waterway are you proposing to discharge to? _____

Please Note: If direct discharge is proposed, you will be required to obtain a NPDES permit from the Regional Water Quality Control Board, and must provide evidence that you have contacted them regarding this proposal with your application.

EROSION CONTROL:

If you plan on grading any portion of the site, please provide a description of erosion control measures you propose to implement.

Fiber rolls, sandbags, and stabilized construction with rocks

Please note: You may be required to obtain an NPDES Storm Water Permit from the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan.

ADDITIONAL INFORMATION:

Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. (Attach extra sheets if necessary)

Agriculture Buffer Statement

SUBJECT: USE PERMIT APPLICATION PLN 2018-0069 – Hindu Temple

Item 1: Temple Operation Protection from Agricultural Operation

- a. As per our submittal, the proposed Building A provides more than 150 ft from the right-of-way on both East and West property lines. In addition, Tully Road to the east of property provides significant buffer to the project site.**
- b. Most of the Northern and Southern property lines are not an agriculture use. Project Sponsors are committed to install solid 6 ft high wall and vegetative screenings as required in County's guidelines.**

Item 2: Agricultural Operation Protection from Temple Operation

- a. As described in our submittal, Temple Operation will be minimal during weekdays and majority of public events will be well after working hours and on weekends.**
- b. The Temple community is comprised of extremely prominent people serving County in peace building and at professional levels such as Engineers, Doctors, and in Hospitality business. As such Project Sponsors are committed to by design not have any impact to Agriculture Operation.**

We feel that our Project meets the Agricultural Buffer guidelines and respectfully request you to approve our Use Permit Application PLN 2018-0069.