

TERRA FIRMA

CIVIL ENGINEERING – LAND PLANNING - SURVEYING

GOLF COURSE DESIGN

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May 23, 2023

Responses to Santa Clara County Department of Planning and Development from letter dated April 27, 2023

File Number: PLN22-204

Site Location: Vietnamese Bhikkhuni Buddhist Congregation
2054 Old Piedmont Road, San Jose, CA 95132

All below responses are from the County Letter:

PLANNING

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1. The client is now going to save all the existing trees.
2. The 35 Foot Setback is now shown on the plan, along with the existing Top of Bank.

LAND DEVELOPMENT ENGINEERING

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3. The estimated earthwork quantities table has been revised.
4. The estimated impervious area table has been revised.
5. The extent of the soil placement on the hillside is now shown.

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6. The extent of the soil placement on the hillside is now shown.
7. The unpermitted hardscape around the building, 3,594 square feet, plus the unpermitted asphalt addition to the driveway, 1,144 square feet, which adds up to the 4,738 square feet as shown on the County's Grading Violation Report dated October 5, 2021, #VIO20-0136. The current existing impervious asphalt driveway has 3,471 square feet. In lieu of removing the unpermitted impervious concrete addition around the house, we are proposing to remove the existing permitted asphalt, and also the unpermitted asphalt, 1,144 square feet. These two add up to 4,615 square feet; which is only 123 square feet less than what needs to be removed. This means that the Owner will remove at least 123 square feet of the existing unpermitted concrete in the back of the house as shown on the plan. Regarding the verbage of the Design Guidelines in Section 6.3.3 of the 2007 Santa Clara County Drainage Manual--- there is no mention of loose rock being considered as "impervious", which is what has been placed. That loose rock is NOT like crushed granite or Class II Aggregate Base which is considered as impervious. So whatever the COUNTY has which can be incorporated into the existing rock areas can be done by the owner. This might include installing a Subdrain as is shown for the Revised Driveway with a totally pervious construction as is shown on the Plan. Thus, no modification should be necessary for the existing detention basin.
8. A Section showing the One foot high landscape wall is now included. Regarding the other asked for Section on the grading on the hillside--- all that was done was to bring in Topsoil for the potting of the plants. We actually dug a section back at the graded area, and the average fill was 4"-6" over a reduced area. This is because most of the imported soil was and has been used to pot all the plants both on-site and taken off-site. There has been no cutting on the hillside.
9. The Elevation Benchmark is now shown on the Plan; and the Topographic Survey was based upon that Benchmark.
10. The San Francisco Bay Watershed Questionnaire is now revised.

Sincerely and respectfully,

Robert Milano

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