

County of Santa Clara

Department of Planning and Development
Planning Office

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June 6, 2023

Jain Temple
c/o Sylvia Ornelas
18832 Arata Way, Cupertino, Ca. 95014
Saratoga, CA.

**** SENT US MAIL ****

County Record #: PLN21-122
Subject: Use Permit, Architectural and Site Approval (ASA) with Grading Approval Status
Site Location: Weller and Calaveras Blvd. (stables), Milpitas, CA 95035 (APN 042-04-029)
Date Received: May 8, 2023

Dear Mrs. Ornelas:

Your application for Use Permit, Architecture and Site Approval and Grading Approval for the property located at Piercy Road, San Jose, CA 95138 (APN 678-13-012) is **incomplete**. For the application processing to resume, you must resolve the following issues and submit the information listed below.

Following are the incomplete comments on the submitted application, pursuant to the Government Code Section 65943 and the County's Zoning Ordinance Section 5.20.080. If you have any questions about the information being requested below, you should first call the person whose name is listed as the contact person for that item. He or she represents a specialty or office and can provide details about the requested information.

AN APPOINTMENT IS REQUIRED FOR A RE-SUBMITTAL. PLEASE CALL OR EMAIL ME TO SCHEDULE AN APPOINTMENT.

A re-submittal meeting is required prior to responding to the following comments. All items must be addressed and included in the resubmittal.

PLANNING

Contact Valerie Negrete at (408) 299-5791, valerie.negrete@pln.sccgov.org regarding the following:

1. Site Plan shall depict overflow parking and "festival" activity areas for clarity. Please include a parking table indicating required and proposed parking stall quantities.

ENVIRONMENTAL HEALTH

Contact Darrin Lee at 408-299-5748, Darrin.Lee@deh.sccgov.org regarding the following:

2. Per the project description/ Water section, the “congregation also owns 1/3rd interest in the output of a natural spring across Weller Rd”. According to the project description, the natural spring may be called upon as a back-up source of water for the proposed use. Therefore, provide a copy of the shared water agreement between all the interested parties with respect to the shared spring.

LAND DEVELOPMENT ENGINEERING

Contact Darrell Wong at (408) 299-5735 or Darrell.wong@pln.sccgov.org

3. Please show the limits of the disturbed area as a result of the proposed development. Include the disturbed areas of the septic field, utility installations, and any stockpile and construction staging areas as well.
4. Show any grading and improvements necessary for the water tanks and supporting pads. Please show any required treatment/detention improvements that are required for those portions of the development.
5. Please clearly show all easements cited in the preliminary title report for the parcel with benefactors and recording information on the site plan. Please supply a copy of a preliminary title report, prepared within the current ownership of the property, with a statement from the owner that no subsequent encumbrances have been recorded since the preparation of the title report or a recent report within six months of the resubmittal.
6. Please provide a cross section of the grading, including the proposed walls, per Section C12-424 (j) and (k) of the County Grading & Drainage Ordinance. Provide a cross section for the grading through the retaining walls around the Meditation Garden to demonstrate the extent of grading in this area. The current call outs indicate the upper retaining wall isn't retaining anything at its midpoint. Provide a section through the retaining walls around the play area, restroom.
7. The plans appear to propose rainwater harvesting and reuse in lieu of treatment and discharge. You must provide a feasibility justification for the design of the institutional facility reuse system per Appendix I of the SCVURPPP C.3 Handbook. Generally, institutional uses do not generate sufficient water usage to support a system to meet the required demand, so a storm water treatment facility may be required to meet the treatment requirements. Submit a revised San Francisco Bay Watershed Questionnaire (MRP 3.0) as necessary. Correct the questionnaire response as necessary to include Hydromodification requirements for the project since the total of the new and replaced impervious area will exceed one acre. Based on the results of the Questionnaire, incorporate the applicable stormwater treatment and hydromodification measures in the plans.
8. Provide a sheet showing the drainage management areas (DMA) for the development and provide an accounting of the impervious areas in each DMA and the required treatment facilities in each area.
9. Demonstrate how the proposed DG, stairs, concrete patio/walk, flagstone, AC areas, entrance access area, and frontage improvements will be directed and drained to the appropriate storm water treatment facilities. Numerous areas on the proposed development appear to simply

runoff to the surrounding landscape and hillside which is not allowed without storm water treatment.

10. Indicate the surface of the play area on the plans. Will it be pervious, or will it require treatment?
11. The pervious pavement areas must be designed with the appropriate subdrain system and storage capacity. Please provide a typical section demonstrating that the pavement will be considered pervious and self-treating. The typical sections currently provided do not indicate an underdrain/subdrain system for the surfaces proposed to be a pervious area.
12. Indicate whether the disturbed areas which are not hardscape will be landscaped or permanent erosion control such as hydroseed will be installed.
13. Please verify the location of the concrete ADA pathway on sheet C-2. The callout indicates that one should be on the plans, but it is unclear where the pathway is proposed.
14. Sheet C-2 indicates 155LF of 6' max retaining wall. The grading doesn't necessarily indicate a retaining wall location or call out top and bottom of wall locations. Please verify and clarify on the plans.
15. Clearly identify the existing right of way / easement lines along the Weller Road frontage on Sheet C-2. The proposed fencing appears to be located within the existing right of way limits. Please confirm with County Roads and Airports that the existing wells to remain and the proposed fencing within the existing right of way will be acceptable. Will an abandonment be required this encroachment?
16. Correct match line references on Sheet C-2.
17. Trash enclosures shall be shown as covered with a floor drain protected from storm water draining to the sanitary/septic waste line.
18. Provide an accounting of the planted landscape areas as a part of this proposal. If the disturbed areas will not be landscaped or planted, they shall explicitly be called to be hydroseeded.
19. There appears to be a retaining wall integrated with the pumphouse. Please verify and provide top and bottom of wall elevations as necessary or provide a cross section to demonstrate the design.
20. Provide the interior turning radius on the plans for the curb face for the right-hand turn exit onto the main access driveway to demonstrate acceptable fire access.
21. Provide further details for the entrance to the basement of the meditation center. Provide the finished floor elevation for the basement of the meditation center.

FIRE DIVISION

Contact: Alex Goff at 408-299-5760 or alex.goff@sccfd.org

22. General Note- Project is located within the State Response Area (SRA) and the Wildland Urban Interface (WUI).
 - a) Chapter 7A of the CBC to be met at Building Permit submittal.
 - b) Defensible space to be maintained at all times.
 - c) PRC-4290 compliance will be reviewed by CAL FIRE.
23. Provide a Response Letter addressing comments below. More comments may be made when more information is supplied.
24. Submittal is to state the building construction type as this is needed to determine water supply requirement. Sheet 1 of 28 states all buildings to be type V-B or higher, this isn't sufficient as the plans are to be specific.
25. Plans are to clearly show a minimum drivable width of 20 ft. excluding shoulders. The drivable width is for all fire department access, this would include on-site and off-site leading to the property such as Weller Rd. and Calaveras Rd.
26. Sheet 4 of 13 has a note regarding a fire department turnaround. It's not clear what this note is referencing. Plans are to clearly show the turnaround dimensions meeting CFMO-SD16.
27. Plans are to show slope of fire department access not exceeding 15%. [CFMO-A1 Section II.C]
28. All gates that cross fire department access are to be labeled as manual or mechanical. All mechanical gates are to have a Knox Key Switch shown as (N) new on the plans. The Civil Plans don't show any gates, the Architectural plans do show gates.
29. Fire department access to be made of an "all weather" material capable of holding 75,000 pounds, this is to be noted on the plans. [CFC Section D102 and CFMO-A1 Section II.G]
30. Plans are to match, an example is sheet 2 of 13 and 4 of 28 (A1.3) state different types of fire hydrants. This project is to have standard fire hydrants only, any reference to wharf hydrants are to be removed.
31. The amount of fire hydrants needed on site per CFC Appendix "C" is based on the flow requirements of CFC Appendix "B". The construction type of the structures is needed to determine these factors.
32. Sheet 4 of 28 Note 20 states there will be a 60,000 gallon water tank for fire suppression. If a water purveyor isn't available, the plans are to provide an NFPA 1142 analysis for each structure to show what size water tank will be required. The size of the tank is to include air gap and water refill rates. It's currently unknown if a 60,000 gallon water tank will be sufficient.

Any future application submittals must address all comments listed above. If you have any questions or other concerns, please call me at 408-299-5791, or contact me at valerie.negrete@pln.sccgov.org.

Sincerely,

Sincerely,

A handwritten signature in black ink, appearing to read 'Valerie Negrete', with a stylized, cursive script.

Valerie Negrete

CC: File PLN23-079 Jain Temple Application