

**October 6, 2023**

Valerie Negrete  
 County of Santa Clara  
 Department of Planning and Development  
 County Government Center, East Wing  
 70 West Hedding Street, 7th Floor  
 San Jose, California 95110



**RE: Planning Record Number 23-079 (previous County Record #PLN 21-122, PLN 18-11373)  
 Use permit, architectural and site approval with grading approval for religious institution.  
 Weller and Calaveras Blvd., Milpitas, CA 95035 (APN 042-0-029)**

**Responses to Notice of Incomplete letter dated June 6, 2023**

Dear Valerie,

Our responses to the Incomplete Letter of June 6, 2023, are as follows. The revised documentation has been uploaded to the County's website.

#### **PLANNING**

1. The planned parking on the Campus site includes all of the parking necessary for all of the activities, therefore no overflow parking is required. The maximum estimated number of parking stalls needed at any one time is 75 (on festival days). See Appendix C, page 3, of Project Description. The festival activity areas include essentially the entire Campus area, as shown on drawing A1.2, including the parking area, the Temple Building, the Meditation/Community Center Building, the adjacent outdoor dining terrace, the Restroom Building, the Trash Enclosure, the two outdoor meditation areas, the playground, and the walkways and driveways linking these areas. There is already a table tabulating numbers of parking stalls – see table at top edge of drawing A1.2.

#### **ENVIRONMENTAL HEALTH**

2. With construction of the new domestic water well, there is no longer a need to rely at all on the natural spring. We have deleted mention of it from the Project Description.

#### **LAND DEVELOPMENT ENGINEERING**

3. The limits of disturbed have been updated to show the utility installation areas on the plans. Limits of the septic field, stockpile, and construction areas are shown.
4. A shed has been added in the tank area to house water treatment equipment. See new drawings C11.1 Well Site Plan, which shows grading improvements, and A4.5 Water Treatment Shed.
5. Please see Civil drawings for easements. A preliminary title report and a statement from the owner is included in the submitted documentation.
6. Sheet C-7.1 has been added to the plan set showing sections of the play area and restrooms and the upper meditation garden. Section F-F showing the upper meditation garden shows the landscaping

wall height and retained area. The restroom retaining wall has been revised to separate it from the building and is shown on 1 and 3/A4.3.

7. Rainwater harvesting feasibility calculations have been completed showing that the proposed storage can hold 80% of the average rainfall runoff in the area.
8. Sheet C-12 has been added to the plan set showing the drainage management areas and accounting the treatment and impervious area in each DMA.
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10. Playground will be porous poured in place rubber surface, SpectraPour or equivalent. Civil engineer team in the project has confirmed that it's pervious and doesn't require treatment. It's noted in L1.1. See also civil drawing C-3.
11. A subdrain system for the pervious pavement areas has been added and is shown on sheet C-4. The detail on sheet C-6 has been updated to show the subdrain.
12. All the disturbed areas will be hydroseeded unless otherwise noted as "PA" (Planting Area). Areas with notes are added to sheets L0.0, L1.0, L1.1, L1.2, L1.3, L3.0, and L4.0. Hydroseeding guidelines are included on the Planting Plan sheet L3.0.
13. The path of travel along the concrete ADA pathways has been added to sheets C-2 and C-3.
14. Additional callouts have been added to the landscaping wall on sheet C-2. A cross-section showing the wall height has been added on sheet C-7.1.
15. The existing right of way and easement lines are shown on the plans. The proposed fence along Weller Road has been pulled back from the easement.
16. Match lines on sheet C-2 have been corrected.
17. The trash enclosure is now shown with a roof that will protect the floor drain from rainwater. See 3/A4.1, 3/A4.2, 6/A4.4 and C-5.
18. Same as above on item 12. All the disturbed areas will be hydroseeded unless otherwise noted as "PA" (Planting Area). Areas with notes are added to sheets L0.0, L1.0, L1.1, L1.2, L1.3, L3.0, and L4.0. Hydroseeding guidelines are included on the Planting Plan sheet L3.0.
19. There was already a section through the pumphouse, see 5/A4.4. Elevations of the top and bottom of the wall have now been added. Top and bottom elevations have also been added to sheet C-2 showing the wall integrated with the pump house.
20. The 50' interior turning radius for fire access is now shown on sheet C-2.
21. A section through the basement entrance, 3/A3.7, has now been added. The elevation of the basement floor has also been added on all the Meditation / Community Center building sections on A3.6 and A3.7.

**FIRE DIVISION**

22. These requirements are already noted on drawing A0, under the FIRE SAFETY and PROJECT DATA headings.
23. This letter is our Response Letter.
24. Buildings are now clearly identified as type III-A construction under the PROJECT DATA headings on A0 (revised from V-B). They are also identified as such on the more detailed Building Code and Exiting Data tabulation at 4/A1.7. Please note that there are two new buildings: the trash enclosure (now roofed), and the new water treatment shed.
25. Additional dimensions have been added to the plan set showing the 20 ft. drivable width. Detail 1 on sheet C-10 shows the required width along the entirety of Weller Road.
26. The note on sheet C-3 has been adjusted for clarity and an additional dimension is shown on the fire department path of travel.
27. A note stating that the slope of the fire department access is not to exceed 15% has been added to sheet C-2.
28. Key notes on the site plans now refer to whether gates are mechanically or manually operated. Key notes already indicated Knox boxes. See A1.1, key notes 4, 18 and 26; A1.2, key note 5; and A1.3, key note 5. The Civil plans have been updated to match the gate configuration on the architectural plans.
29. A note stating that fire department access to be made of an "all weather" material capable of holding 75,000 pounds has been added to sheet C-2.
30. The fire hydrant callout on sheet C-1 has been updated to match the architectural plans.
31. The revised building type of III-A allows for just one fire hydrant, as all of the building perimeters are within 400' of the fire hydrant as demonstrated on drawing A1.3 by adding distances from fire vehicles to building perimeters to distances from fire vehicles to hydrant. The fire hydrant has been moved in accordance with advice from the fire department that it be clearly visible upon entry to the site.
32. Please see included Fire Water Tank Size and Hydrant Analysis.

Please let us know if you have further comments or questions.

Regards,

Robert Boles, Architect  
Principal  
Beausoleil Architects