

County of Santa Clara

File#: 944

8/03/2015



Department of Planning and Development
 County Planning Office
 County Government Center, East Wing, 7th Floor
 70 West Hedding Street
 San Jose, California 95110-1705
 (408) 299-5770 FAX (408) 288-9198
 www.sccplanning.org

Notice of Intent to Adopt a Mitigated Negative Declaration

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et sec.) that the following project will not have a significant effect on the environment.

File Number	TAZ	APN(s)	Date
10302-13P-13A-13G-13EA	1064	652-08-006	8/3/2015
Project Name		Project Type	
Canh Thai Temple		Religious Institution	
Owner		Applicant	
Canh Thai Temple		Same	
Project Location			
2532 Klein Road, San Jose, CA			
Project Description			
<p>This Notice of Intent to Adopt a Mitigated Negative Declaration is for recirculation to address a new, significant noise impact not previously identified in an Initial Study for the Canh Thai Temple project, circulated May 5 2015. In addition, a Traffic Impact Analysis Addendum, dated 7/2/2015, was submitted to analyze cumulative traffic impacts. Revisions to the proposed Canh Thai Temple project include a). Addition of an acoustic fence, b). Reduction of 4 parking spaces, and c). Parking lot circulation.</p> <p>This application is for a Use Permit (UP) with Architecture and Site Approval (ASA) and Grading Approval for construction and operation of a new 7,000 square foot, two story, religious institution for Canh Thai Temple at 2532 Klein Road in an unincorporated area east of the City of San Jose (Figure 1). The first floor will consist of a 2,160 square foot pastor's residence with 3 bedrooms/3 bathrooms, kitchen, dining/living room, and laundry room. An attached 1,340 square foot area will be used as a storage room, mechanical room, and public bathrooms for the religious facility. The 3,500 square foot second story will consist of a chapel with 100 fixed seats and perimeter altars. A 1,764 square foot detached garage will provide 6 covered vehicle parking spaces. While the property address is on Klein Road, vehicle access to the site will be provided by a shared private driveway from Murillo Avenue. No classrooms, school, nursery/day care, commercial kitchen, or outdoor use is proposed.</p> <p>All proposed religious activities will take place inside the second floor chapel and consist of Individual Prayer, Group Prayer, and Lunar Days (15th and 30th day of each month). In addition, the following three (3) special events (5 days of events in total) are proposed annually, with 100 attendees at one time (total of 300 attendees each event day): Chinese New Year; Birth of Buddha, and Mother's Day. All special events will take place inside the chapel and no outdoor amplified music or activities are proposed.</p> <p>Primary parking is located at the front of the property with 44 parking spaces, including 2 handicap accessible spaces, and 4 additional parking spaces located at the rear of the property, adjacent to the detached 6-vehicle garage (total 54 parking spaces). Transportation service will be provided during the Chinese New Year event (3 days) by two (2) 30-seat buses for attendees from designated locations. Bus loading/unloading will be provided on-site in the parking lot. Associated site improvements include a freestanding entry trellis (portal) with signage, trash enclosure, septic system, driveway improvements, bioretention drainage ponds, removal of 2 trees (12-inches diameter or greater). Proposed landscape plantings include native and non-native screening trees, shrubs, ground covers, grasses, bamboo, and bonsai plantings. In addition, decorative landscape sculptures and gravel walking paths are proposed. An existing water well will be abandoned and domestic and fire emergency water will be provided by San Jose Water Company. Grading includes approximately 1,307 cubic yards cut and 642 cubic yards fill (total 1,949 cubic yards) for the building pads, parking lot, landscaping, bioretention ponds, and shared driveway improvements.</p>			

Purpose of Notice

The purpose of this notice is to inform you that the County Planning Staff has recommended that a Mitigated Negative Declaration be approved for this project. County of Santa Clara Planning Staff has reviewed the Initial Study for the project, and based upon substantial evidence in the record, **finds that although the proposed project could initially have a significant effect on the environment, changes or alterations have been incorporated into the project to avoid or reduce impacts to a point where clearly no significant effects will occur.**

A decision on the proposed project is tentatively scheduled for the Planning Commission meeting on August 27, 2015. It should be noted that the approval of a Mitigated Negative Declaration does not constitute approval of the project under consideration. The decision to approve or deny the project will be made separately.

Public Review Period: **Begins:** August 3, 2015 **Ends:** August 22, 2015

Public Comments regarding the correctness, completeness, or adequacy of this negative declaration are invited and must be received on or before the hearing date. Such comments should be based on specific environmental concerns. Written comments should be addressed to the **County of Santa Clara Planning Office, County Government Center, 70 W. Hedding Street, San Jose, CA 95110, Tel: (408) 299-5770** Oral comments may be made at the hearing. A file containing additional information on this project may be reviewed at the Planning Office under the file number appearing at the top of this form. For additional information regarding this project and the Mitigated Negative Declaration, please contact Kim Rook at (408) 299-5790 or kim.rook@pln.sccgov.org.

The Mitigated Negative Declaration and Initial Study may be viewed at the following locations:

- (1) Santa Clara County Planning Office, 70 West Hedding Street, East Wing, 7th Floor, San Jose, CA 95110
- (2) Alum Rock Library, 75 White Road, San Jose, CA

Responsible Agencies sent a copy of this document

City of San Jose

Mitigation Measures included in the project to reduce potentially significant impacts to a less than significant level:

In order to mitigate any possible significant noise impacts which would result from the project, the following mitigation measures will be incorporated into approval of the project:

MM J.1. In order to ensure potential noise generated from bus transportation during annual events does not exceed noise requirements, no diesel powered transport buses shall be permitted during annual events. Transport buses used for events shall be smaller 30-passenger type gasoline, natural gas, or electric vehicles.

MM J.2. In order to ensure driveway generated noise does not exceed the maximum 55 dBA noise level, mitigation measure requiring construction of a 6-foot high acoustic fence along the north property line, extending from the front property line to the east side of the parking lot for 170-feet is required.

A reporting or monitoring program must be adopted for measures to mitigate significant impacts at the time the Mitigated Negative Declaration is approved, in accord with the requirements of section 21081.6 of the Public Resources Code.

Prepared by:
Kim Rook, Planner III

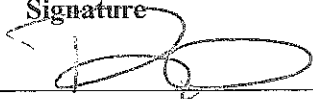


Signature

8/31/2015

Date

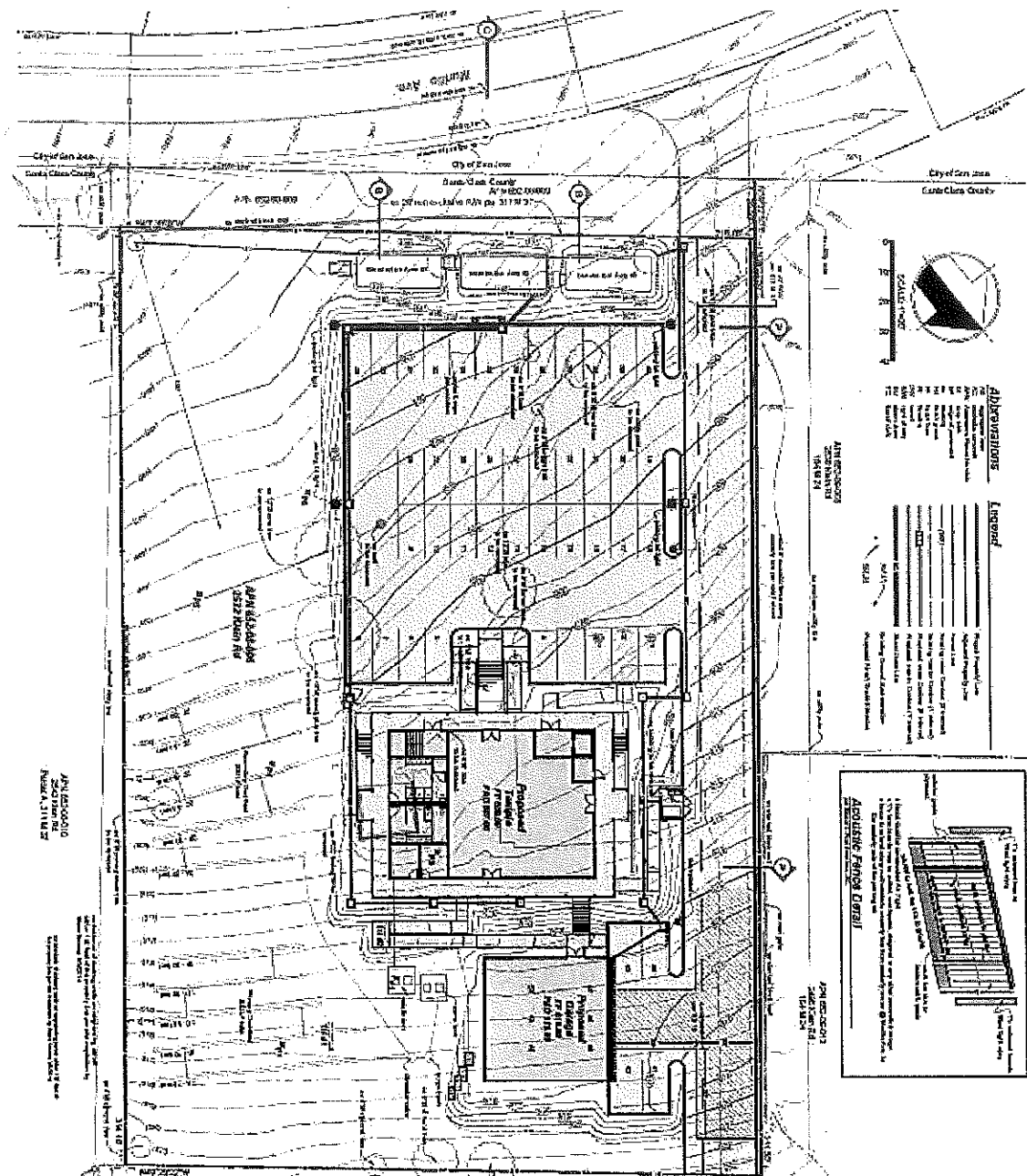
Approved by:
Rob Eastwood, Interim Planning Manager, AICP



Signature

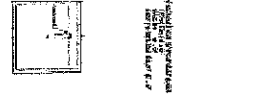
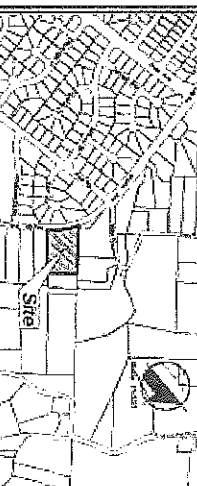
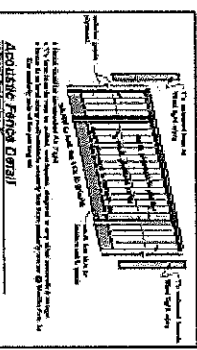
8/3/15

Date

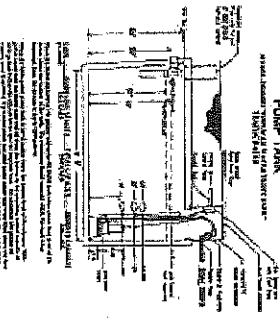


ABBREVIATIONS

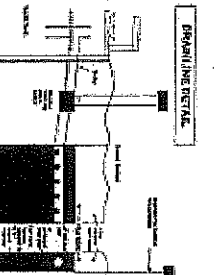
◆	Proposed Transfer Station Building
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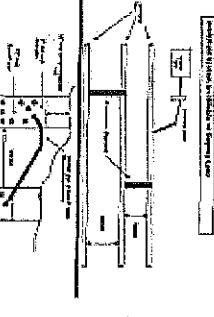
PUMP TANK



BREASTING DETAIL



CONSTRUCTION NOTES

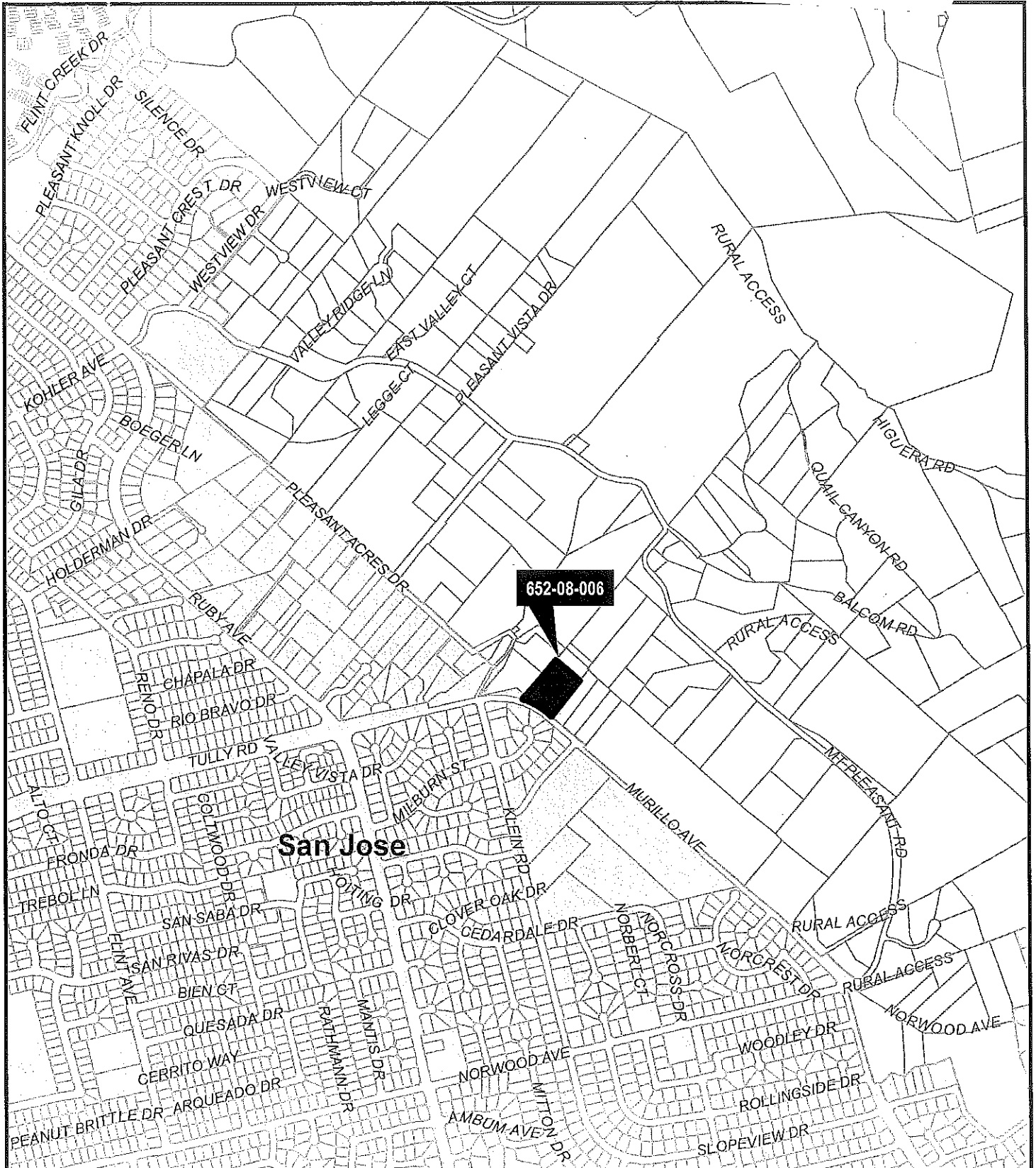


1. Check all dimensions and materials against approved drawings.
2. All work shall be done in accordance with approved drawings.
3. All materials shall be of the highest quality and shall be checked by the Engineer before use.
4. All work shall be done in accordance with approved drawings.
5. All work shall be done in accordance with approved drawings.
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NO.	REVISIONS	DATE	BY	CHKD.
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DATE	DESIGNED	CHECKED	APPROVED
DATE	DESIGNED	CHECKED	APPROVED

PREPARED BY: [Name]
 CHECKED BY: [Name]
 TITLE: [Title]
 DATE: [Date]

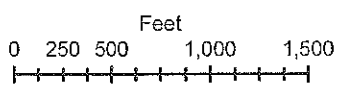


652-08-006

San Jose

Location Map

File No. 10302
 APN 652-08-006
 2532 Klein Rd.
 San Jose, CA 95148



This map created by the Santa Clara County Planning Office. The GIS data was compiled from various sources while deemed reliable, we warrant other assurances no liability. 20150815 14:28 PM V:\GIS\Projects\10302_10302_006.aprx

