

Santa Clara County Clerk—Recorder's Office  
State of California

County of Santa Clara  
Office of the County Clerk-Recorder  
Business Division



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Fee Total: 0.00

County Government Center  
70 West Hedding Street, E. Wing, 1<sup>st</sup> Floor  
San Jose, California 95110 (408) 299-5688

REGINA ALCOMENDRAS, County Clerk—Recorder  
by Mike Louie, Clerk—Recorder Office Spe, *ML*

**CEQA DOCUMENT DECLARATION**

ENVIRONMENTAL FILING FEE RECEIPT

PLEASE COMPLETE THE FOLLOWING:

1. LEAD AGENCY: County of Santa Clara Planning Office
2. PROJECT TITLE: Canh Thai Temple
3. APPLICANT NAME: M.H. Engineering PHONE: 408-779-7381
4. APPLICANT ADDRESS: 2532 Klein Road, San Jose, CA 95148
5. PROJECT APPLICANT IS A:  Local Public Agency  School District  Other Special District  State Agency  Private Entity
6. NOTICE TO BE POSTED FOR 20 DAYS.

7. CLASSIFICATION OF ENVIRONMENTAL DOCUMENT

a. PROJECTS THAT ARE SUBJECT TO DFG FEES

<input type="checkbox"/> 1. ENVIRONMENTAL IMPACT REPORT (PUBLIC RESOURCES CODE §21152)	\$ 3,069.75	\$ <u>0.00</u>
<input type="checkbox"/> 2. NEGATIVE DECLARATION (PUBLIC RESOURCES CODE §21080(C))	\$ 2,210.00	\$ <u>0.00</u>
<input type="checkbox"/> 3. APPLICATION FEE WATER DIVERSION (STATE WATER RESOURCES CONTROL BOARD ONLY)	\$ 850.00	\$ <u>0.00</u>
<input type="checkbox"/> 4. PROJECTS SUBJECT TO CERTIFIED REGULATORY PROGRAMS	\$ 1,043.75	\$ <u>0.00</u>
<input type="checkbox"/> 5. COUNTY ADMINISTRATIVE FEE (REQUIRED FOR a-1 THROUGH a-4 ABOVE) Fish & Game Code §711.4(e)	\$ 50.00	\$ <u>0.00</u>

b. PROJECTS THAT ARE EXEMPT FROM DFG FEES

<input type="checkbox"/> 1. NOTICE OF EXEMPTION (\$50.00 COUNTY ADMINISTRATIVE FEE REQUIRED)	\$ 50.00	\$ <u>0.00</u>
<input type="checkbox"/> 2. A COMPLETED "CEQA FILING FEE NO EFFECT DETERMINATION FORM" FROM THE DEPARTMENT OF FISH & GAME, DOCUMENTING THE DFG'S DETERMINATION THAT THE PROJECT WILL HAVE NO EFFECT ON FISH, WILDLIFE AND HABITAT, OR AN OFFICIAL, DATED RECEIPT / PROOF OF PAYMENT SHOWING PREVIOUS PAYMENT OF THE DFG FILING FEE FOR THE *SAME PROJECT IS ATTACHED (\$50.00 COUNTY ADMINISTRATIVE FEE REQUIRED)		
DOCUMENT TYPE: <input type="checkbox"/> ENVIRONMENTAL IMPACT REPORT <input type="checkbox"/> NEGATIVE DECLARATION	\$ 50.00	\$ <u>0.00</u>

c. NOTICES THAT ARE NOT SUBJECT TO DFG FEES OR COUNTY ADMINISTRATIVE FEES

<input type="checkbox"/> NOTICE OF PREPARATION	<input checked="" type="checkbox"/> NOTICE OF INTENT	NO FEE	\$ <u>NO FEE</u>
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8. OTHER: \_\_\_\_\_ FEE (IF APPLICABLE): \$ \_\_\_\_\_
9. TOTAL RECEIVED..... \$ 0.00

\*NOTE: "SAME PROJECT" MEANS NO CHANGES. IF THE DOCUMENT SUBMITTED IS NOT THE SAME (OTHER THAN DATES), A "NO EFFECT DETERMINATION" LETTER FROM THE DEPARTMENT OF FISH AND GAME FOR THE SUBSEQUENT FILING OR THE APPROPRIATE FEES ARE REQUIRED.

THIS FORM MUST BE COMPLETED AND ATTACHED TO THE FRONT OF ALL CEQA DOCUMENTS LISTED ABOVE (INCLUDING COPIES) SUBMITTED FOR FILING. WE WILL NEED AN ORIGINAL (WET SIGNATURE) AND THREE COPIES. (YOUR ORIGINAL WILL BE RETURNED TO YOU AT THE TIME OF FILING.)

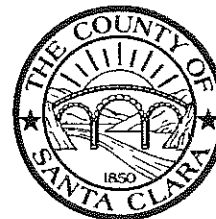
CHECKS FOR ALL FEES SHOULD BE MADE PAYABLE TO: SANTA CLARA COUNTY CLERK-RECORDER

PLEASE NOTE: FEES ARE ANNUALLY ADJUSTED (Fish & Game Code §711.4(b)); PLEASE CHECK WITH THIS OFFICE AND THE DEPARTMENT OF FISH AND GAME FOR THE LATEST FEE INFORMATION.

"... NO PROJECT SHALL BE OPERATIVE, VESTED, OR FINAL, NOR SHALL LOCAL GOVERNMENT PERMITS FOR THE PROJECT BE VALID, UNTIL THE FILING FEES REQUIRED PURSUANT TO THIS SECTION ARE PAID." Fish & Game Code §711.4(c)(3)

# County of Santa Clara

Department of Planning and Development  
 County Planning Office  
 County Government Center, East Wing, 7<sup>th</sup> 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	5/5/2015
Project Name	Project Type		
Canh Thai Temple	Religious Institution		
Owner	Applicant		
Canh Thai Temple	Same		
Project Location	2532 Klein Road, San Jose, CA 95148		
Project Description	<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 (15<sup>th</sup> and 30<sup>th</sup> 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.</p> <p>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.</p> <p>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>		

Board of Supervisors: Blanca Alvarado, Donald F. Gage, Pete McHugh, James T. Beall Jr., Liz Kniss  
 Acting County Executive: Pete Kutas, Jr.

**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 May 28, 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:** May 6, 2015

**Ends:** May 26, 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, 7<sup>th</sup> 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 use of diesel powered transport buses, the following mitigation measures will be incorporated into approval of the project:

- 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.

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**

5/5/2015

**Date**

**Approved by:**  
Rob Eastwood, Active Planning Manager, AICP

David M. Riker For Rob Eastwood

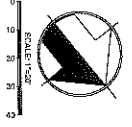
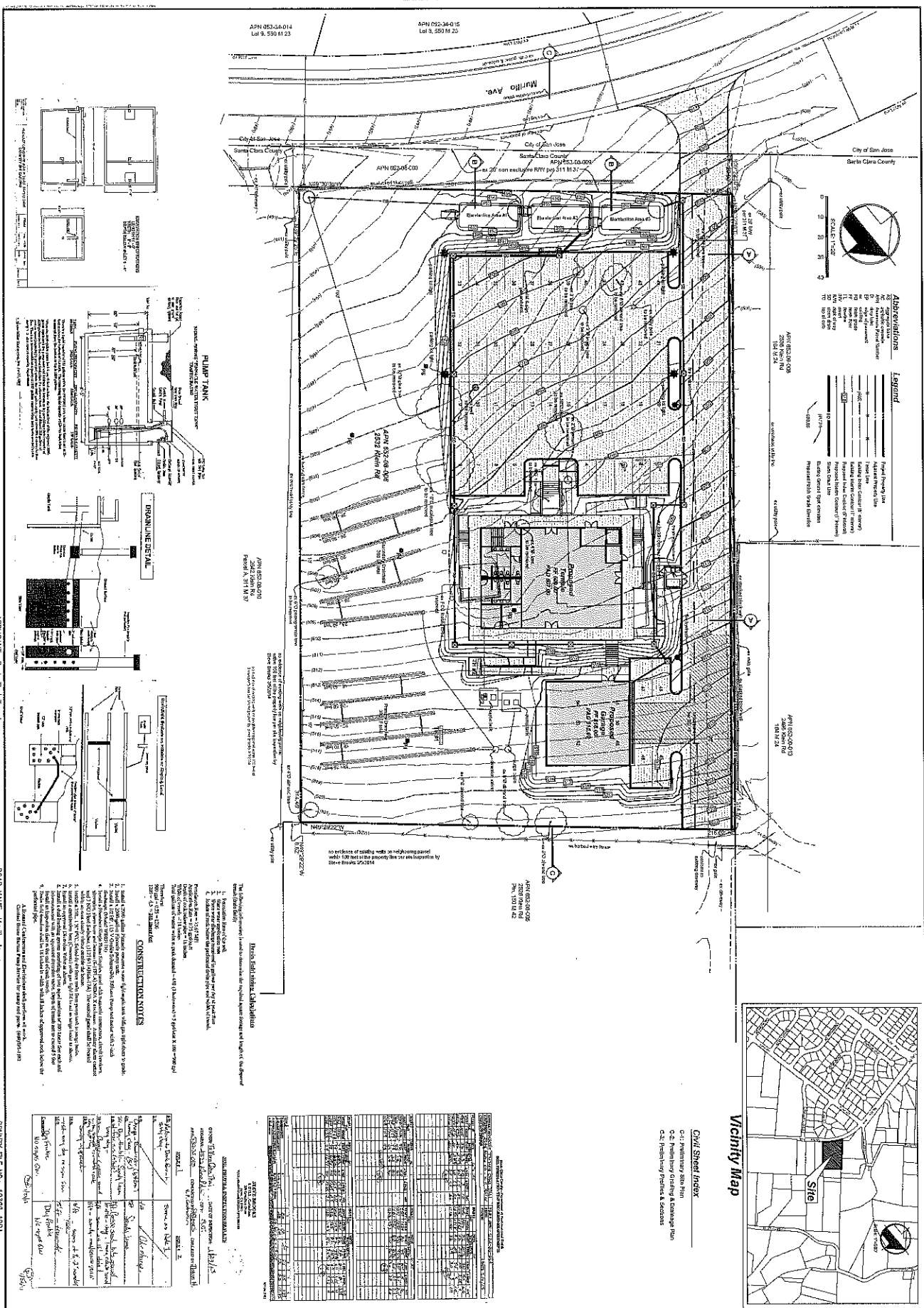
**Signature**

5/5/15

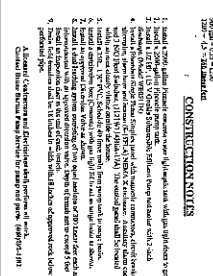
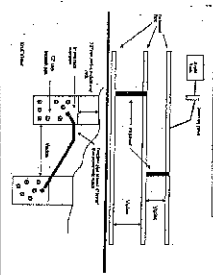
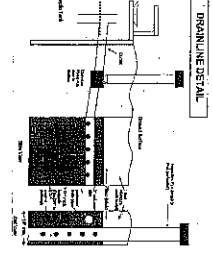
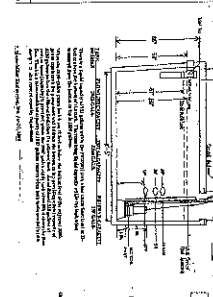
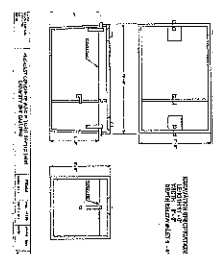
**Date**



APN 853-04014 Lot 9, 550 81 23  
APN 853-04015 Lot 8, 550 81 23

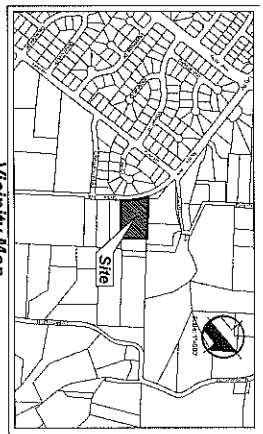


- Abbreviations**
- APN: Assessor's Parcel Number
  - AS: Area Survey
  - BL: Building Line
  - CL: Center Line
  - EL: Easement Line
  - FL: Front Line
  - GL: Grade Line
  - HL: Horizontal Line
  - IL: Intersection Line
  - ML: Median Line
  - PL: Property Line
  - SL: Setback Line
  - UL: Utility Line
  - VL: Vertical Line
  - WL: Water Line
  - YL: Yellow Line
- Legend**
- Proposed Building Footprint
  - Proposed Building Footprint (Interior)
  - Proposed Building Footprint (Exterior)
  - Proposed Building Footprint (Foundation)
  - Proposed Building Footprint (Roof)
  - Proposed Building Footprint (Structure)
  - Proposed Building Footprint (Wall)
  - Proposed Building Footprint (Window)
  - Proposed Building Footprint (Door)
  - Proposed Building Footprint (Staircase)
  - Proposed Building Footprint (Elevator)
  - Proposed Building Footprint (Mechanical Room)
  - Proposed Building Footprint (Electrical Room)
  - Proposed Building Footprint (Plumbing Room)
  - Proposed Building Footprint (HVAC Room)
  - Proposed Building Footprint (Storage Room)
  - Proposed Building Footprint (Office)
  - Proposed Building Footprint (Retail)
  - Proposed Building Footprint (Residential)
  - Proposed Building Footprint (Industrial)
  - Proposed Building Footprint (Agricultural)
  - Proposed Building Footprint (Public Use)
  - Proposed Building Footprint (Community Center)
  - Proposed Building Footprint (School)
  - Proposed Building Footprint (Church)
  - Proposed Building Footprint (Synagogue)
  - Proposed Building Footprint (Mosque)
  - Proposed Building Footprint (Temple)



**CONSTRUCTION NOTES**

1. All construction shall be in accordance with the City of San Jose Building Code and all applicable codes and regulations.
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**City Sheet Index**  
 C-1: Preliminary Site Plan  
 C-2: Preliminary Grading & Retention Plan  
 C-3: Preliminary Profiles & Sections

**PERMITS**

NO.	DATE	DESCRIPTION	STATUS
1	1/23/2015	APN 853-04014	APPROVED
2	1/23/2015	APN 853-04015	APPROVED
3	1/23/2015	APN 853-04016	APPROVED