

**NOTICE OF PREPARATION OF ADRAFT ENVIRONMENTAL IMPACT REPORT FOR
THE WAT KHMER KAMPUCHEA KROM TEMPLE PROJECT**

FILE NO: C20-021/SP20-024/ER20-147
PROJECT APPLICANT: Khmer Buddhist Temple Foundation and
Andrew Mann Architecture
APN: 652-29-014

Project Description: The project applicant proposes to rezone the property from R-1-5 Residence District to PQP Public/ Quasi-Public to construct an approximately 17,800 square feet temple sanctuary building and a community building with a community hall, finishing kitchen, library/classroom, administrative offices, and restrooms. A monk's residence hall with five bedrooms (eight full-time residents) occupies a smaller second story portion of the community building. Two gate structures flank and mark the entrance to a central courtyard, with two smaller landscaped courtyards sited along the temple sanctuary building. A surface parking lot is located at the interior of the lot. The project would also provide new buffer landscaping on the perimeter of the site, including new street trees.

Location: 2740 Ruby Avenue, San Jose, CA 95148

As the Lead Agency, the City of San José will prepare an Environmental Impact Report (EIR) for the project referenced above. The City welcomes your input regarding the scope and content of the environmental information that is relevant to your area of interest, or to your agency's statutory responsibilities in connection with the proposed project. If you are affiliated with a public agency, this EIR may be used by your agency when considering subsequent approvals related to the project.

A joint community and environmental public scoping meeting for this project will be held:

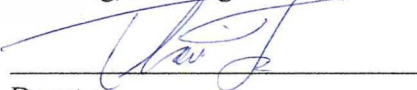
When: Wednesday, June 2, 2021 from 6:00 p.m.

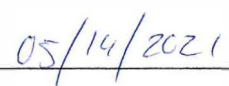
Where: Via Zoom (see instructions below and on www.sanjoseca.gov/activeveirs)

The project description, location, and probable environmental effects that will be analyzed in the EIR for the project can be found on the City's Active EIRs website at www.sanjoseca.gov/activeveirs, including the EIR Scoping Meeting information. According to State law, the deadline for your response is 30 days after receipt of this notice. However, responses earlier than 30 days are always welcome. If you have comments on this Notice of Preparation (NOP), please identify a contact person from your organization, and send your response to:

City of San José
Department of Planning, Building and Code Enforcement
Attn: Thai-Chau Le, Environmental Project Manager
200 East Santa Clara Street, 3rd Floor Tower
San José CA 95113-1905
Phone: (408) 535-5658, e-mail: Thai-Chau.Le@sanjoseca.gov

Chu Chang Acting Director
Planning, Building and Code Enforcement


Deputy


Date

**NOTICE OF PREPARATION OF A DRAFT
ENVIRONMENTAL IMPACT REPORT
FOR THE WAT KHMER KAMPUCHEA KROM TEMPLE PROJECT**

May 2021

1.0 INTRODUCTION

The purpose of an Environmental Impact Report (EIR) is to inform decision-makers and the general public of the environmental effects of a proposed project that an agency may implement or approve. The EIR process is intended to provide information sufficient to evaluate a project and its potential for significant impacts on the environment, to examine methods of reducing adverse impacts, and to consider alternatives to the project.

The EIR for the proposed project will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended, and the requirements of the City of San José. Per the CEQA Guidelines Sections 15162, 15163, and 15164, when an EIR has been certified for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines that substantial changes to the project or circumstances under which the project is undertaken would result in new or greater significant impacts than previously disclosed in the certified EIR. The lead agency may choose to prepare a supplement to an EIR rather than a subsequent EIR if only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation. Supplemental EIRs need contain only the information necessary to make the previous EIR adequate for the project as revised.

In accordance with Sections 15120 et seq. of the CEQA Guidelines, the EIR will include the following:

- A project description;
- A description of the existing environmental setting, probable environmental impacts, and mitigation measures;
- Alternatives to the project as proposed; and
- Environmental consequences, including (a) any significant environmental effects which cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments of resources; (c) the growth-inducing impacts of the proposed project; and (d) cumulative impacts.

2.0 PROJECT LOCATION

The approximately 1.86-acre project site is comprised of a single parcel (APN 652-29-014) which is designated *RN - Residential Neighborhood* in the Envision San José 2040 General Plan, and currently zoned *R-1-5 Residence District*. The site surrounds an existing single-family residence on three sides – the existing residence (2720 Ruby Avenue) has frontage on Ruby Avenue and is not included in the project. The project site's street frontages on both Ruby and Norwood Avenues are unimproved. The project site is currently vacant, but was previously developed with a single-family residence and contained several aging agricultural-related accessory structures (barns, sheds, etc.). All of the structures have been removed. There are numerous mature trees on the site. Regional, vicinity, aerial, and site plan maps of the project site are provided in Figures 1-4.

3.0. PROJECT DESCRIPTION

The project applicant proposes to rezone the property from *R-1-5 Residence District* to *PQP Public/Quasi-Public* to construct a temple sanctuary building and a community building with a community hall, finishing kitchen, library/classroom, administrative offices, and restrooms. A monk's residence hall with five bedrooms (eight full-time residents) occupies a smaller second story portion of the community building. Two gate structures flank and mark the entrance to a central courtyard, with two smaller landscaped courtyards sited along the temple sanctuary building. A surface parking lot is located at the interior of the lot. The project would also provide new buffer landscaping on the perimeter of the site, including new street trees.

The project would include a Transportation Demand Management (TDM) Program that would promote sustainable modes of transportation and reduce parking demand. Implementation of the recommended TDM measures would encourage temple members and employees to use alternative transportation modes (transit, bicycle, and car-share) and reduce the project's single occupancy vehicle (SOV) trips and parking demand. Monitoring will ensure that the TDM measures are effective and continue to be successfully implemented.

4.0 ENVIRONMENTAL IMPACTS TO BE ANALYZED

The EIR will address the environmental impacts associated with the proposed project in the following areas.

Air Quality

The primary air quality issues associated with the project would be community risk impacts associated with project construction and operation on existing nearby sensitive receptors. An air quality assessment would be prepared for the proposed project which would analyze operational exposure to sources of Toxic Air Contaminants (TAC) and cumulative community risk impacts. The project is below the screening threshold land use sizes for operational criteria pollutants and greenhouse gases (GHG), so operational criteria pollutant and GHG emissions analyses are not proposed. The EIR would address the air quality impacts identified in the air quality assessment and would provide mitigation measures necessary to reduce potentially significant impacts to less than significant levels under CEQA.

Biological Resources

The EIR will include a description of the existing biological setting and an analysis of impacts to biological resources including trees on the project site, and provide mitigation measures necessary to reduce potentially significant impacts to less than significant levels under CEQA.

Cultural Resources

The potential for cultural resources, including archeological and historic resources, to be affected by the project will be evaluated based on a records search at the Northwest Information Center of the California Historical Resources Information System (CHRIS) of all archaeological sites within one-quarter mile of the project site and all other cultural resources and any studies within 50 meters of the site, and a Historic Resource Evaluation previously prepared for the project. Mitigation measures will be identified for significant cultural resource impacts, as appropriate.

Hazards and Hazardous Materials

There is potential for soil and/or groundwater contamination in the project area from previous land uses. Contamination may be present in the form of pesticides, heavy metals, or petroleum products from previous agricultural use of the area or reported leaking underground fuel tanks in the vicinity of the project site. The EIR will address the potential for hazardous materials contamination on the project site based on a Phase I Environmental Site Assessment report prepared for the site. The EIR analysis will include the results of the field reconnaissance as well as a review of aerial photographs, topographic maps, City directories, and Sanborn fire insurance maps, as available. Mitigation measures will be identified to minimize significant hazardous material impacts, as appropriate.

Noise and Vibration

Because the project site is located in a residential neighborhood and is within close proximity of sensitive receptors, a noise and vibration analysis will be prepared for the project. The analysis will describe the existing noise environment and address potential noise and vibration impacts related to the construction and operation phases of the project. Mitigation measures will be identified to reduce noise and vibration impacts to a less than significant level, as necessary.

Transportation

Transportation impacts associated with the proposed project will be evaluated in the EIR based on the results of an updated Transportation Analysis (TA) which will be prepared for the project. The TA will analyze the vehicle miles traveled (VMT) impacts of the proposed project consistent with Council Policy 5-1 and, although not required under CEQA, the TA will also provide the results of a Local Transportation Analysis (LTA) including Level of Service impacts for informational purposes only.

In order to qualify for a proposed reduction in the amount of required on-site parking, a Transportation Demand Management plan will also be prepared for the project. As specified in Section 20.90.220 of the Zoning Code, the City of San Jose Planning Director may reduce the required number of parking spaces for a project by up to 50 percent, so long as:

- (1) the reduction in parking will not adversely affect surrounding projects;
- (2) the reduction in parking will not rely upon or reduce the public parking supply; and
- (3) the project provides a detailed TDM plan and demonstrates that the TDM plan can be maintained indefinitely.

Cumulative Impacts

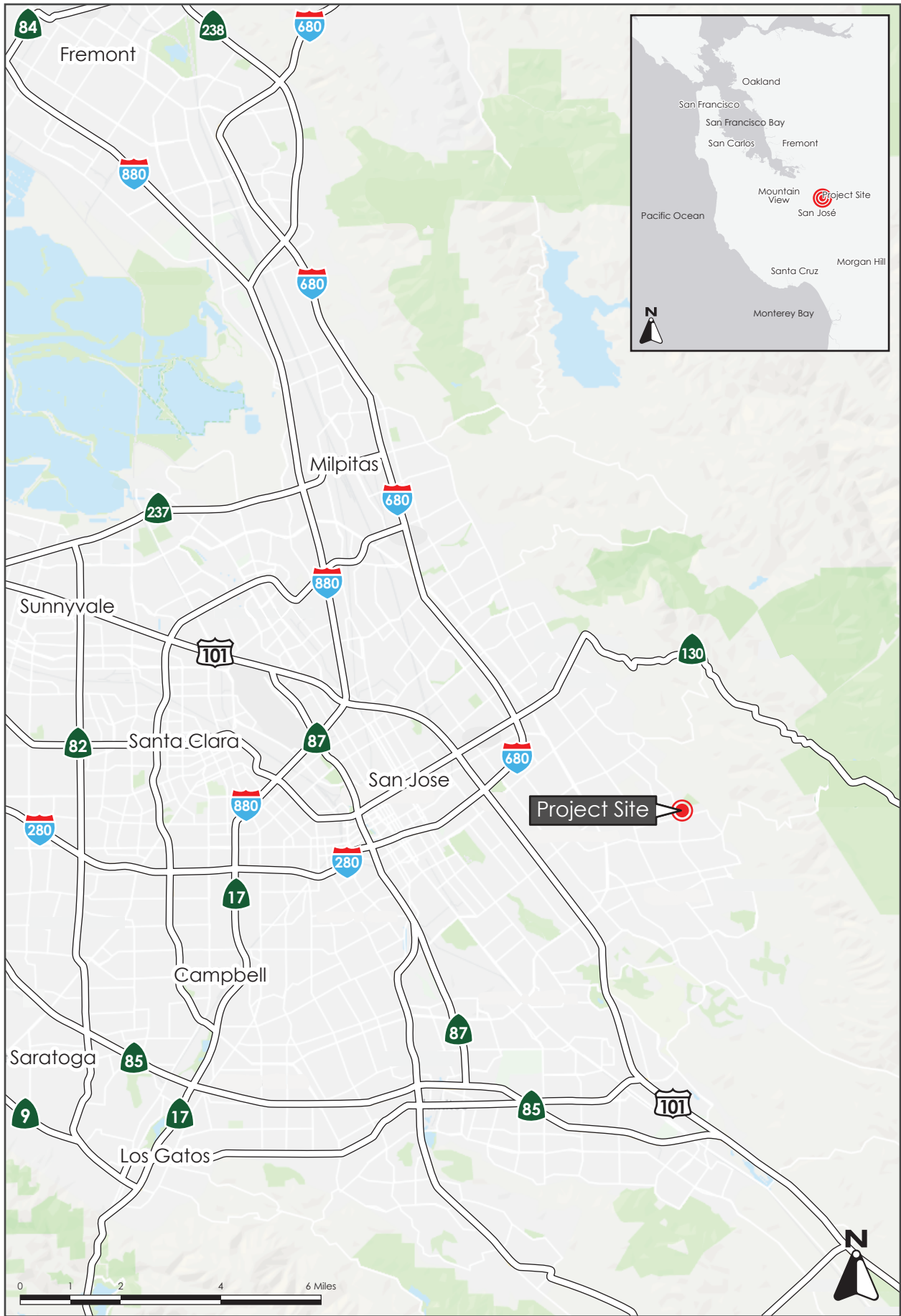
Pursuant to CEQA Guidelines Section 15130, the EIR will discuss the cumulative impacts of the project in combination with other past, present or reasonably foreseeable projects. Mitigation measures will be identified to reduce and/or avoid significant impacts, as appropriate.

Alternatives

Pursuant to CEQA Guidelines Section 15126.6, the EIR will evaluate a range of reasonable alternatives to the project, based on the results of the environmental analysis. A No Project Alternative shall also be evaluated along with its impacts. The alternatives discussion will focus on those alternatives that could feasibly accomplish most of the basic objectives of the proposed project and could avoid or substantially lessen one or more of the significant environmental effects identified in the SEIR (CEQA Guidelines Section 15126.6). The environmentally superior alternative(s) will be identified based on the number and degree of associated environmental impacts.

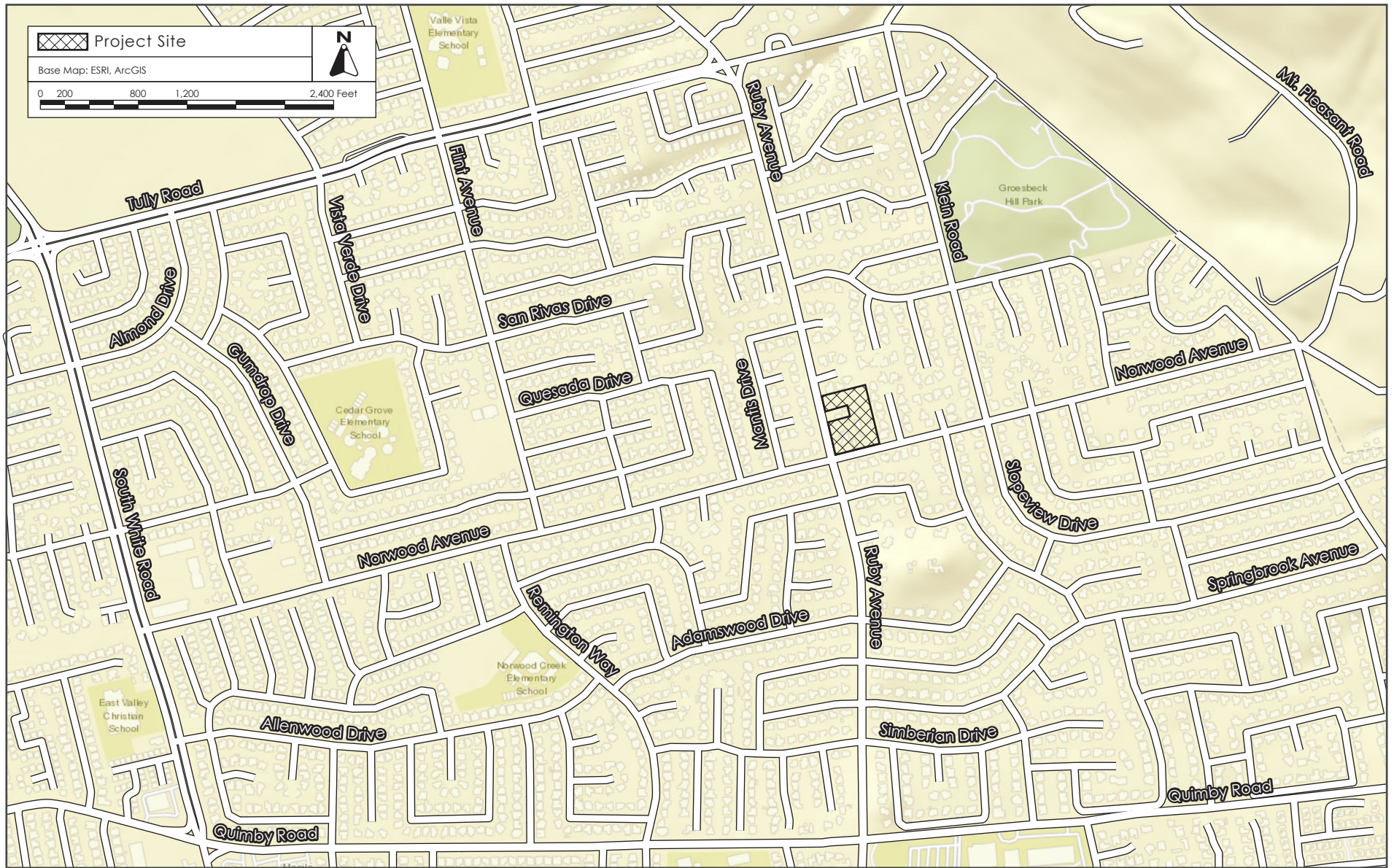
Other Sections

The EIR will also include all other sections required under the CEQA Guidelines (e.g., Significant Irreversible Environmental Changes, References, and EIR Authors). Relevant technical reports will be provided as appendices.



REGIONAL MAP

FIGURE 1



VICINITY MAP

FIGURE 2

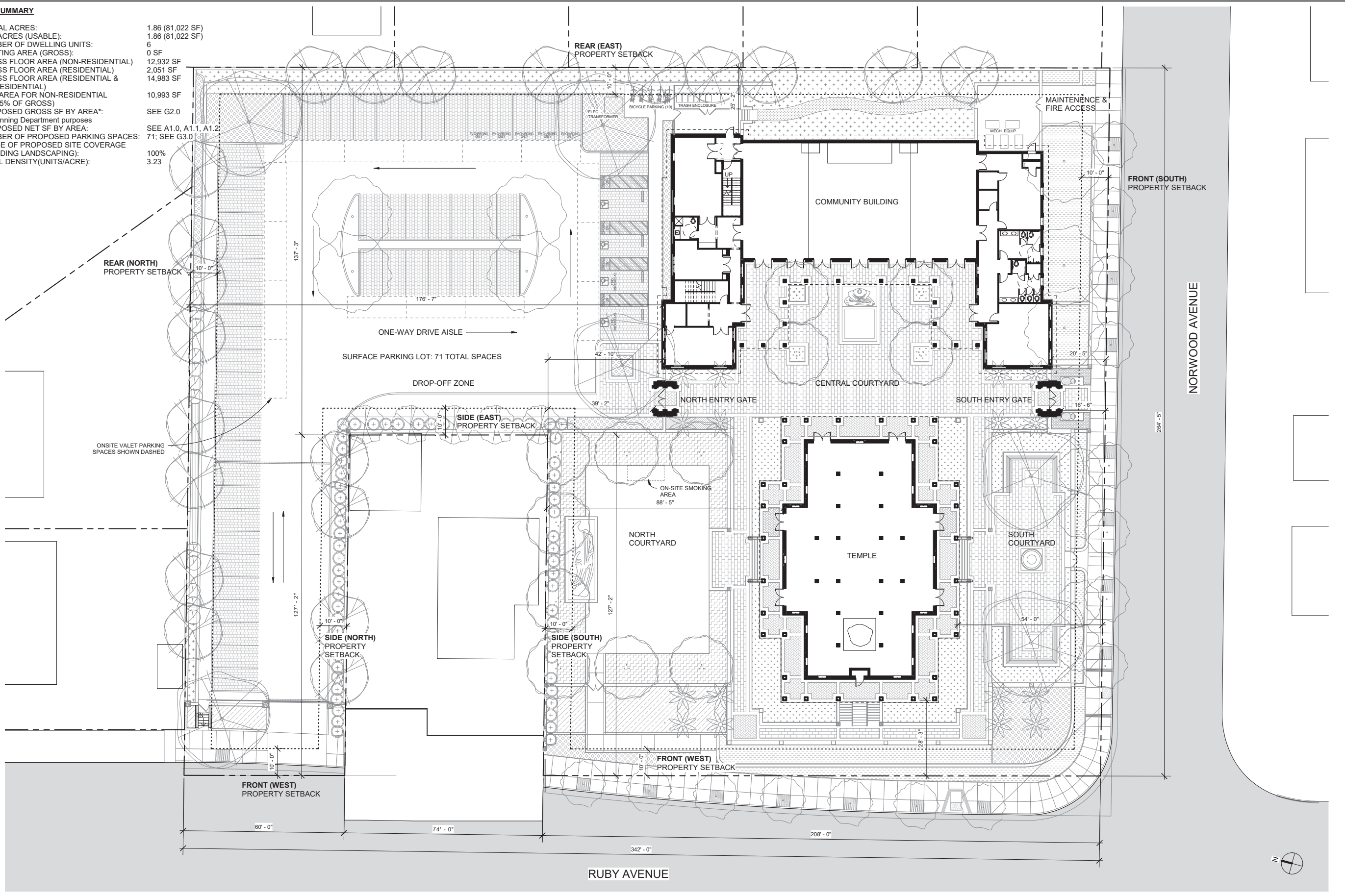


AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 3

SITE AREA SUMMARY

GROSS TOTAL ACRES:	1.86 (81,022 SF)
NET TOTAL ACRES (USABLE):	1.86 (81,022 SF)
TOTAL NUMBER OF DWELLING UNITS:	6
TOTAL EXISTING AREA (GROSS):	0 SF
TOTAL GROSS FLOOR AREA (NON-RESIDENTIAL):	12,932 SF
TOTAL GROSS FLOOR AREA (RESIDENTIAL):	2,051 SF
TOTAL GROSS FLOOR AREA (RESIDENTIAL & NON-RESIDENTIAL):	14,983 SF
NET FLOOR AREA FOR NON-RESIDENTIAL USE (85% OF GROSS):	10,993 SF
TOTAL PROPOSED GROSS SF BY AREA*:	SEE G2.0
*for Planning Department purposes	
TOTAL PROPOSED NET SF BY AREA:	SEE A1.0, A1.1, A1.2
TOTAL NUMBER OF PROPOSED PARKING SPACES:	71; SEE G3.0
PERCENTAGE OF PROPOSED SITE COVERAGE (INCLUDING LANDSCAPING):	100%
RESIDENTIAL DENSITY(UNITS/ACRE):	3.23



ARCHITECTURAL SITE PLAN

FIGURE 4