RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE ADOPTING THE SAN JOSE BUDDHIST CHURCH BETSUIN EXPANSION PROJECT MITIGATED NEGATIVE DECLARATION, FOR WHICH AN INITIAL STUDY WAS PREPARED, ALL IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, AND ADOPTING A RELATED MITIGATION MONITORING AND REPORTING PROGRAM

WHEREAS, prior to the adoption of this Resolution, the Director of Planning, Building and Code Enforcement of the City of San José prepared an Initial Study and approved for circulation a Mitigated Negative Declaration for the San Jose Buddhist Church Betsuin Expansion Project under Planning File Nos. PDC23-104, PD23-016, and ER23-176 (the "Initial Study/Mitigated Negative Declaration"), all in accordance with the California Environmental Quality Act ("CEQA"); and

WHEREAS, the San Jose Buddhist Church Betsuin Expansion Project (the "Project") analyzed under the Initial Study/Mitigated Negative Declaration consists of Planned Development Rezoning and Planned Development Permit for the demolition of an existing approximately 3,563-square-foot church education building, four single-family houses, and one accessory building, and the removal of six trees (two ordinance-size and four non-ordinance-size), and the construction of an approximately 10,720-square-foot two-story church education building, containing alternating uses of a religious school, preschool, language school, and a privately-operated community center, including outdoor uses approximately 50 feet from a residentially-zoned property, and an approximately 1,950-square-foot auxiliary building, on an approximately 1.17-gross acre site located at 639 and 645 North Fifth Street and 624 and 642 North Fourth Street (Assessor's Parcel Numbers 249-41-009, -22,-23, -24, -25, -75), San José, California; and

WHEREAS, the Initial Study/Mitigated Negative Declaration concluded that implementation of the Project could result in certain significant effects on the environment and identified mitigation measures that would reduce each of those significant effects to a less-than-significant level; and

WHEREAS, in connection with the approval of a project involving the preparation of an initial study/mitigated negative declaration that identifies one or more significant environmental effects, CEQA requires the decision-making body of the lead agency to incorporate feasible mitigation measures that would reduce those significant environmental effects to a less-than-significant level; and

WHEREAS, whenever a lead agency approves a project requiring the implementation of measures to mitigate or avoid significant effects on the environment, CEQA also requires a lead agency to adopt a mitigation monitoring and reporting program to ensure compliance with the mitigation measures during project implementation, and such a mitigation monitoring and reporting program has been prepared for the Project for consideration by the decision-maker of the City of San José as lead agency for the Project (the “Mitigation Monitoring and Reporting Program”); and

WHEREAS, the City of San José is the lead agency on the Project, and the City Council is the decision-making body for the proposed approval to undertake the Project; and

WHEREAS, the City Council has reviewed and considered the Initial Study/Mitigated Negative Declaration and related Mitigation Monitoring and Reporting Program for the Project and intends to take actions on the Project in compliance with CEQA and state and local guidelines implementing CEQA; and

WHEREAS, the Initial Study/Mitigated Negative Declaration and related Mitigation Monitoring and Reporting Program for the Project are on file in the Office of the Director

of Planning, Building and Code Enforcement, located at 200 East Santa Clara Street, 3rd Floor Tower, San José, California, 95113, are available for inspection by any interested person at that location and electronically on the City of San José's Department of Planning, Building and Code Enforcement website, and are, by this reference, incorporated into this Resolution as if fully set forth herein;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SAN JOSE:

THAT THE CITY COUNCIL does hereby incorporate the foregoing recitals into this Resolution as if fully set forth herein.

THAT THE CITY COUNCIL does hereby make the following findings: (1) it has independently reviewed and analyzed the Initial Study/Mitigated Negative Declaration and other information in the record and has considered the information contained therein, prior to acting upon or approving the Project, (2) the Initial Study/Mitigated Negative Declaration prepared for the Project has been completed in compliance with CEQA and is consistent with state and local guidelines implementing CEQA, and (3) the Initial Study/ Mitigated Negative Declaration represents the independent judgment and analysis of the City of San José, as lead agency for the Project. The City Council designates the Director of Planning, Building and Code Enforcement, at the Director's Office at 200 East Santa Clara Street, 3rd Floor Tower, San José, California, 95113, as the custodian of documents and records of proceedings on which this decision is based.

THAT THE CITY COUNCIL does hereby find that based upon the entire record of proceedings before it and all information received that there is no substantial evidence that the Project will have a significant effect on the environment and does hereby adopt the Mitigated Negative Declaration and related Mitigation Monitoring and Reporting Program prepared for the Project (Planning File Nos. PDC23-104, PD23-016, and ER23-

176). The Mitigation Monitoring and Reporting Program for the Project is attached hereto as Exhibit "A" and fully incorporated herein. The Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program are: (1) on file in the Office of the Director of Planning, Building and Code Enforcement, located at 200 East Santa Clara Street, 3rd Floor Tower, San José, California, 95113, and electronically on the City of San José's Department of Planning, Building and Code Enforcement website, and (2) available for inspection by any interested person.

ADOPTED this ____ day of _____, 2025, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

MATT MAHAN
Mayor

ATTEST:

TONI J. TABER, MMC
City Clerk

MITIGATION MONITORING AND REPORTING PROGRAM

Buddhist Church Betsuin Expansion Project
File No. PDC23-104 & PD23-016
May 2025

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

DRAFT--Contact the Office of the City Clerk at (408) 535-1260 or CityClerk@sanjoseca.gov for final document.

PREFACE

Section 21081.6 of the California Environmental Quality Act ("CEQA") requires a Lead Agency to adopt a Mitigation Monitoring and Reporting Program ("MMRP") whenever it approves a project for which measures have been required to mitigate or avoid significant effects on the environment. The purpose of the monitoring and reporting program is to ensure compliance with the mitigation measures during project implementation.

The Initial Study ("IS") prepared for the San José Buddhist Church Betsuin Expansion Project concluded that the implementation of the project could result in significant effects on the environment and mitigation measures were incorporated into the proposed project or are required as a condition of project approval. This MMRP addresses those measures in terms of how and when they will be implemented.

The mitigation measures enumerated in this document would reduce the level of impact of potential environmental effects of the proposed action. In all cases, these mitigation measures would reduce the impact of effects determined to be significant prior to mitigation to less-than-significant levels. I, Michael L. Charney, the applicant, on the behalf of Buddhist Church Betsuin, hereby agree to fully implement the Mitigation Measures described below which have been developed in conjunction with the preparation of an IS for my proposed project. I understand that these mitigation measures or substantially similar measures will be adopted as conditions of approval with my development permit request to avoid or significantly reduce potential environmental impacts to a less than significant level, where feasible.

Project Applicant's Signature

Date 6/24/2025

DRAFT--Contact the Office of the City Clerk at (408) 535-1260 or CityClerk@sanjoseca.gov for final document.

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Planning, Building and Code Enforcement
CHRISTOPHER BURTON, DIRECTOR

San José Buddhist Church
Betsuin Expansion
File Nos. PDC23-104 & PD23-016

MITIGATIONS	MONITORING AND REPORTING PROGRAM				
	Documentation of Compliance [Project Applicant/Proponent Responsibility]		Documentation of Compliance [Lead Agency Responsibility]		
	Method of Compliance Or Mitigation Action	Timing of Compliance	Oversight Responsibility	Actions/Reports	Monitoring Timing or Schedule
AIR QUALITY					
Impact AIR-1: Construction activities associated with the proposed project would expose the project's off-site maximum exposed individuals (MEIs) to a cancer risk of 23.38 cases per one million for infants and an annual particulate matter with a diameter of 2.5 micros or less ($PM_{2.5}$) of 0.32 micrograms per cubic meter ($\mu g/m^3$) which exceeds the BAAQMD significance thresholds of 10 cases per one million for cancer risk and annual $PM_{2.5}$ of 0.3 $\mu g/m^3$, respectively.					
MM AIR-1.1: Prior to the issuance of any demolition, grading, or building permits (whichever occurs earliest), the project applicant shall submit a construction operations plan for review and approval to the Director of Planning, Building and Code Enforcement (PBCE) or the Director's designee, demonstrating that the offroad equipment used for construction of the project would achieve a fleetwide average of at least 60 percent reduction in diesel particulate matter (DPM) emissions. The plan to achieve the 60 percent reduction would include the following, or an equivalent alternative that meets the required reduction: • All diesel-powered off-road equipment (larger than 25 horsepower) operating on-site for more than two days continuously or 20 hours total shall, at a minimum, meet the United States (U.S.) Environmental Protection Agency (EPA) Tier 4 final emission standards for fine particulate	Submit a construction operations plan to the Director of Planning, Building and Code Enforcement verifying that the equipment included in the plan meets the standards defined in MM AIR-1.1. Alternatively, the project applicant may commission a construction operations plan from a qualified air quality specialist that would achieve a reduction of on- and near-site construction DPM emissions by 60 percent or greater.	Prior to issuance of any demolition, grading, or building permits (whichever occurs earliest).	Director of Planning, Building and Code Enforcement or Director's designee	Review and approve construction operations plan and letter for compliance with standards defined in MM AIR-1.1.	Prior to issuance of any demolition, grading, or building permits (whichever occurs earliest).

DRAFT--Contact the Office of the City Clerk at (408) 535-1260 or CityClerk@sanjoseca.gov for final document.

matter ($PM_{2.5}$) and coarse particulate matter (PM_{10}). ○ Alternatively, equipment that meet U.S. EPA emissions for Tier 3 engines and is equipped with California Air Resources Board-certified Level 3 Diesel Particulate Filters that altogether achieve a 60 percent reduction in DPM emissions would meet this requirement. As an alternative to the measures above, the project applicant could commission a construction operations plan from a qualified air quality specialist that would achieve a reduction in construction DPM emissions of 60 percent or greater. The plan shall be submitted to the City of San José Director of PBCE or the Director's designee for review and approval prior to the issuance of any demolition, grading, or building permits (whichever occurs earliest). The plan could include a combination of the following measures: • Installation of electric power lines during early construction phases to avoid use of diesel portable equipment, • Use of electrically powered equipment, • Forklifts and aerial lifts used for exterior and interior building construction shall be electric or propane/natural gas powered, • Change in construction build out plans to lengthen phases, and • Implementation of different building techniques that result in less diesel equipment used.					
BIOLOGICAL RESOURCES					
Impact BIO-1: Construction activities associated with the proposed project could disrupt nesting raptors, or other birds, resulting in the loss of fertile eggs or nest abandonment.					
MM BIO-1.1: Tree removal and construction shall be scheduled to avoid the nesting season. The nesting	Avoid construction activities during nesting seasons. If	Prior to any tree removal, or	Director of Planning, Building and Code	Confirm that demolition and	Prior to any tree removal, or

DRAFT--Contact the Office of the City Clerk at (408) 535-1260 or CityClerk@sanjoseca.gov for final document.

season for most birds, including most raptors in the San Francisco Bay area, extends from February 1st through August 31st, inclusive. If tree removals and construction cannot be scheduled outside of nesting season, a qualified ornithologist shall complete pre-construction surveys to identify active raptor nests that may be disturbed during project implementation. This survey shall be completed no more than 14 days prior to the initiation of demolition/construction activities during the breeding season, unless a shorter pre-construction survey is determined to be appropriate based on the presence of a species with a shorter nesting period. During this survey, the qualified ornithologist shall inspect all trees and other possible nesting habitats in and immediately adjacent to the construction areas for nests. If an active nest is found in an area that will be disturbed by construction, the ornithologist shall designate a construction-free buffer zone (typically 250 feet) to be established around the nest. The buffer would ensure that raptor or migratory bird nests will not be disturbed during project construction. Prior to any tree removal, or approval of any demolition or grading permits (whichever occurs first), the applicant shall submit an ornithologist's report indicating the results of the survey and any designated buffer zones to the satisfaction of the Director of Planning, Building and Code Enforcement (PBCE) or Director's designee.	construction activities cannot be scheduled outside of nesting season, conduct a pre-construction nesting bird survey by a qualified ornithologist in compliance with the survey timing defined in MM BIO-1.1, designate a construction-free buffer zone around any discovered nest. A qualified ornithologist shall submit a report indicating the results of the survey and any designated buffer zones.	approval of any demolition or grading permits (whichever occurs first).	Enforcement or Director's designee	construction activities are scheduled outside of the nesting season, or review report indicating the results of the survey and any designated buffer zones.	approval of any demolition or grading permits (whichever occurs first).
CULTURAL RESOURCES					

DRAFT--Contact the Office of the City Clerk at (408) 535-1260 or CityClerk@sanjoseca.gov for final document.

Impact CUL-1: The project would demolish the existing building at 639 North Fifth Street, a contributing property to the eligible Japantown National Register and eligible City Landmark Historic Districts.					
MM CUL-1.1: Relocation by a Third Party: Prior to the issuance of demolition or grading permits, whichever comes first, the Permitee shall advertise the building at 639 North Fifth Street for relocation by a third party. The Permittee shall be required to advertise the availability of the building for a period of no less than 60 days. The advertisements must include a newspaper of general circulation, a website, and notice on the project site. The Permittee must provide evidence (i.e., receipts, date and time stamped photographs, etc.) to the Director of Planning, Building and Code Enforcement (PBCE) or the Director's designee that this condition has been met prior to the issuance of demolition or grading permits, whichever comes first. If a third party volunteers to relocate the building at 639 North Fifth Street, the following measures shall be completed: 1. The City's Director of PBCE or the Director's designee, based on consultation with the City's Historic Preservation Officer, must determine that the receiver site is suitable for the building. 2. Prior to relocation, the Permitee or third party shall hire a historic preservation architect and a structural engineer to undertake an existing condition study of the building. The purpose of the study shall be to establish the baseline condition of the building prior to relocation. The documentation shall take the form of written descriptions and visual illustrations, including those character-defining physical features of the resource that convey its historic significance and must be protected and preserved. The documentation shall be reviewed and approved	Relocation by a Third Party Advertise the building at 639 North Fifth Street for relocation by a third party. Advertise the availability of the structure for a period of no less than 60 days. Evidence (i.e., receipts, date and time stamped photographs, etc.) shall be provided to the Director of Planning, Building and Code Enforcement or the Director's designee that this condition has been met. If a third party does agree to relocate the building, the project applicant or third party shall complete the measures identified under MM CUL-1.1. Salvage If no third party relocates the building, make the building available to salvage companies facilitating the reuse of historic building materials. Evidence (i.e., receipts, date and time stamped photographs, etc.) shall be provided to the Director of Planning, Building and Code Enforcement or Director's designee that this condition has been met.	Prior to issuance of any grading or demolition permits, whichever comes first.	Director of Planning, Building and Code Enforcement or the Director's designee City's Historic Preservation Officer	Review and approve documentation. Review evidence of advertisements.	Prior to issuance of any grading or demolition permits, whichever comes first.

DRAFT--Contact the Office of the City Clerk at (408) 535-1260 or CityClerk@sanjoseca.gov for final document.

by the City's Historic Preservation Officer prior to the structure being moved. Documentation already completed shall be used to the extent possible to avoid repetition in work. 3. To protect the building during relocation, the Permitee or third party shall engage a building mover who has experience moving similar historic structures. A structural engineer shall also be engaged to determine if the building needs to be reinforced/stabilized before the move. 4. Once moved, the building shall be repaired and restored, as needed, by the Permitee or third party in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. In particular, the exterior character-defining features (e.g., cantilevered roofs and overhangs, projecting eaves, canted windows, stucco siding, large expanses of windows, flat or shed roof forms, stacked roman brick cladding or brick veneer, and occasionally vertical wood siding) shall be restored in a manner that preserves the integrity of the features for the long-term preservation of these features. Upon completion of the repairs, a qualified architectural historian shall document and confirm that exterior renovations of the structure were completed in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and that all character-defining features were preserved. The Permitee shall submit a report to the City's Historic Preservation Officer documenting the relocation. 5. Salvage: If no third party relocates the building at 639 North Fifth Street, the Permitee shall make the building available to salvage companies or any other party that can facilitate the reuse of the					

DRAFT--Contact the Office of the City Clerk at (408) 535-1260 or CityClerk@sanjoseca.gov for final document.

historic building materials. The Permitee shall advertise the salvage opportunity for a period of no less than 30 days following the 60 advertisements for relocation. The advertisements shall include a newspaper of general circulation, a website, and notice on the project site. The Permitee must provide evidence (i.e., receipts, date and time stamped photographs, etc.) to the Director of PBCE or the Director's designee, that this condition has been met prior to the issuance of demolition or grading permits, whichever comes first.					
MM CUL-1.2: Commemoration and Public Interpretation: Prior to the issuance of a certificate of occupancy, the Permitee shall retain a qualified historian to create a permanent interpretive program, exhibit, or display that tells the story of the historical development of the site as a hostel and social hall to house returning evacuees from the internment camps and later conversion to classrooms and support of the San José Buddhist Church Betsuin and Japanese religion and culture in Japantown. Commemoration and public interpretation could include, but is not limited to, video or interactive media that features historic photographs, interpretive text, or drawings. The exhibit/display shall be placed in a suitable publicly accessible location on the project site near the public right-of-way and if applicable at a public repository, such as the San José Public Library or a dedicated website. The final design of the commemorative interpretive program, exhibit, or display shall be determined in coordination with the City's Historic Preservation Officer and implemented following approval. The final design of the commemorative interpretive program, exhibit, or display shall be determined in coordination with the City's Historic Preservation	Commemoration and Public Interpretation A qualified historian shall create a permanent interpretive program, exhibit, or display of the history of the historical development of the site as a hostel and social hall to house returning evacuees from the internment camps and later conversion to classrooms. The final design of the commemorative interpretive program, exhibit, or display shall be determined in coordination with the City's Historic Preservation Officer.	Prior to issuance of a certificate of occupancy.	City's Historic Preservation Officer	Coordinate with the qualified historian on the final design of the commemorative interpretive program, exhibit, or display.	Prior to issuance of a certificate of occupancy.

DRAFT--Contact the Office of the City Clerk at (408) 535-1260 or CityClerk@sanjoseca.gov for final document.

Officer.					
HAZARDOUS MATERIALS					
Impact HAZ-1: Construction activities associated with the proposed project could expose the public and/or the environment to hazardous materials from soil contamination associated with lead-containing paint used for the prior on-site structures.					
MM HAZ-1.1: Prior to the issuance of any demolition, grading, or building permits, whichever occurs first, the applicant shall obtain regulatory oversight from the Santa Clara County Department of Environmental Health, the Regional Water Quality Control Board or Department of Toxic Substances Control to remediate the lead contaminated soil to ensure the future development does not pose a potential health risk to residences. A Site Management Plan, A Remedial Action Plan (RAP) or equivalent document shall be prepared under regulatory oversight and approval by a qualified environmental consultant that identifies remediation measures. The plan and evidence of regulatory oversight approval shall be provided to the Director of the City of San José Department of Planning, Building and Code Enforcement (PBCE) or the Director's designee and the Environmental Compliance Officer in the City of San José's Environmental Services Department for review prior to any demolition, grading permits or ground disturbing activities.	The project applicant shall obtain regulatory oversight by an appropriate regulatory agency, such as the Santa Clara County Department of Environmental Health, the Regional Water Quality Control Board or Department of Toxic Substances Control, to remediate the lead contaminated soil. A Site Management Plan, Remedial Action Plan or equivalent document shall be prepared under regulatory oversight.	Prior to the issuance of any demolition, grading, or building permits, whichever occurs first.	Director of Planning, Building and Code Enforcement or Director's designee Environmental Compliance Officer in the City of San José Environmental Services Department Santa Clara County Department of Environmental Health, the Regional Water Quality Control Board or Department of Toxic Substances Control	Review evidence of regulatory oversight and Site Management Plan, Remedial Action Plan or equivalent document.	Prior to the issuance of any demolition, grading permits or ground disturbing activities.
NOISE					
Impact NOI-1: The proposed project could exceed the City's thresholds of 0.08 inches/second (in/sec) peak particle velocity (PPV) for nearby historical buildings and 0.2 in/sec PPV for buildings of conventional construction.					
MM NOI-1.1: Prior to the issuance of any demolition, grading, or building permits, whichever occurs earliest, the project applicant shall implement a Construction Vibration Monitoring Plan (Plan) to document conditions prior to, during, and after vibration generating construction activities. All Plan tasks shall be undertaken under the direction of a licensed Professional Structural Engineer in the State of California and be in accordance with industry-	Licensed Structural Engineer in the State of California shall submit and implement a Construction Vibration Monitoring Plan to document conditions prior to, during, and after vibration generating construction activities.	Prior to the issuance of a demolition, grading, or building permit whichever occurs earliest.	Director of Planning, Building and Code Enforcement or Director's designee and the City's Historic Preservation Officer	Review and confirm implementation of the Construction Vibration Monitoring Plan.	Prior to the issuance of a demolition, grading, or building permit whichever occurs earliest.

DRAFT--Contact the Office of the City Clerk at (408) 535-1260 or CityClerk@sanjoseca.gov for final document.

accepted standard methods. The Plan shall be submitted to the Director of the City of San José Department of Planning, Building and Code Enforcement (PBCE) or the Director's designee and the City's Historic Preservation Officer for review and approval prior to issuance of any demolition, grading, or building permit, whichever occurs earliest. The Plan shall include, but not be limited to, the following measures: • A list of all potential historic buildings within 200 feet of the project site shall be identified. • A list of all heavy construction equipment to be used for this project known to produce high vibration levels (e.g., tracked vehicles, vibratory compaction, jackhammers, hoe rams, clam shovel drop, and vibratory roller, etc.) shall be submitted to the Director of the City of San José Department of Planning, Building and Code Enforcement or the Director's designee by the contractor. The list shall be used to identify equipment and activities that would potentially generate substantial vibration and to define the level of effort for reducing vibration levels below the thresholds. • Operating equipment on-site shall be placed at least 20 feet from the project boundaries shared with existing buildings of conventional construction and at least 65 feet from potential historic buildings. • Smaller equipment shall be used at the property lines adjoining adjacent buildings to minimize vibration levels to below 0.2 in/sec PPV. For example, a smaller vibratory roller, such as the Caterpillar model CP433E vibratory compactor, could be used when compacting materials within 30 feet of the adjacent conventional buildings. • The use of vibratory rollers and clam shovel drops shall be avoided within 30 feet of the adjacent					

DRAFT--Contact the Office of the City Clerk at (408) 535-1260 or CityClerk@sanjoseca.gov for final document.

buildings of conventional construction and at least 65 feet from potential historic buildings. • Select demolition methods not involving impact tools. • Avoid dropping heavy equipment and use alternative methods for breaking up existing pavement, such as a pavement grinder, within 30 feet of the adjacent buildings of conventional construction and at least 65 feet from potential historic buildings. • Designate a disturbance coordinator to register and investigate any claims of excessive vibration. The contact information of such person shall be clearly posted on the construction site in a location visible to the public.					
MM NOI-1.2: As part of the Plan and prior to the issuance of any demolition, grading, or building permits, whichever occurs earliest, including any ground disturbing activities, the project applicant shall prepare and implement a Historical Resources Protection Plan (HRPP) that provides measures and procedures to protect nearby historic resources within 200 feet of the site from direct or indirect impacts during construction activities (i.e., due to damage from operation of construction equipment, staging, and material storage). The HRPP shall be prepared by a qualified Historical Architect and reviewed and approved by the Historic Preservation Officer or equivalent of the City of San José Department of Planning, Building and Code Enforcement (PBCE) prior to demolition and Public Works clearance, including any ground-disturbing work. The project applicant shall ensure the construction contractor follows the HRPP while working near these historic resources. At a minimum, the plan shall include:	Prepare and implement a Historical Resources Protection Plan (HRPP) that provides measures and procedures to protect nearby historic resources within 200 feet of the site from direct or indirect impacts during construction activities (i.e., due to damage from operation of construction equipment, staging, and material storage).	Prior to the issuance of a demolition, grading, or building permit whichever occurs earliest.	Director of Planning, Building and Code Enforcement or Director's designee and the City's Historic Preservation Officer or equivalent	Review and approve HRPP.	Prior to demolition and Public Works clearance.

DRAFT--Contact the Office of the City Clerk at (408) 535-1260 or CityClerk@sanjoseca.gov for final document.

• Pre-construction documentation of historic structures within 200 feet; • Guidelines for operation of construction equipment adjacent to historical resources; • Means and methods to reduce vibrations levels from excavation and construction; • Requirements for monitoring and documenting compliance with the HRPP; and • Education/training of construction workers about the significance of the adjacent historical resources.					
MM NOI-1.3: The Historic Architect shall establish a "Monitoring Team" comprised of at least one qualified Historic Architect and one qualified structural engineer for the duration of the site monitoring process. The Monitoring Team shall monitor the adjacent historical resources and any changes to existing conditions shall be reported, including, but not limited to, expansion of cracks, new spalls, or other exterior deterioration during construction phase and any changes to the existing conditions shall be reported. In addition, the Monitoring Team shall prepare a site visit report documenting all site visits. The Monitoring Team shall submit the site visit reports and documents to the City's Historic Preservation Officer no later than one week after each reporting period (as defined by the HRPP). The City's Historic Preservation Officer shall determine the frequency of the reporting period. The structural engineer shall consult with the Historic Architect if any problems related to the character-defining features of the historic resources occur. The Director of PBCE or the Director's designee and the Historic Preservation Officer of the City of San José Department of PBCE may request any additional number of site visits at their discretion.	Monitoring team comprised of one qualified Historic Architect and qualified structural engineer shall be established by the Historic Architect. Monitoring team shall prepare and submit site visit report documentation of all site visits no later than one week after each reporting period as defined by the HRPP. Monitoring team shall immediately notify the project applicant, Director Planning, Building and Code Enforcement or the Director's designee, and the Historic Preservation Officer if substantial adverse impacts related to construction activities that are found during construction. Ensure that repair work is performed in compliance	For the duration of the site monitoring process, as determined by the City's Historic Preservation Officer	Director of Planning, Building and Code Enforcement or the Director's designee and the City's Historic Preservation Officer	Review and approve site visit documentation	For the duration of the site monitoring process, as determined by the City's Historic Preservation Officer

DRAFT--Contact the Office of the City Clerk at (408) 535-1260 or CityClerk@sanjoseca.gov for final document.

If, in the opinion of the Monitoring Team, substantial adverse impacts related to construction activities are found during construction, the Monitoring Team shall inform the project applicant (or the applicant's designated representative responsible for construction activities), the Director of PBCE or the Director's designee, and the Historic Preservation Officer of the potential impacts immediately. The project applicant shall implement the Monitoring Team's recommendations for corrective measures, including halting construction in situations where construction activities would imminently endanger historic resources. In the event of damage to a nearby historic resource during construction, the project applicant shall ensure that repair work is performed in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and shall restore the character-defining features in a manner that does not affect the structure's historic status. The Monitoring Report shall also include, but is not limited to, the following: • Summary of the construction progress; • Identification of substantial adverse impacts related to construction activities; • Problems and potential impacts to the historical resources during construction activities; • Recommendations to avoid any potential impacts; • Actions taken by the project applicant in response to the problem; • Progress and the level of success in meeting the applicable Secretary of the Interior's Standards for the Treatment of Historic Properties for the project as noted above for the character-defining features, and in preserving the character-defining features of nearby historic properties; and • Inclusion of photographs to explain and illustrate progress.	with the Secretary of the Interior's Standards for the Treatment of Historic Properties in the event any damage occurs as detailed in MM NOI-1.3.				

DRAFT--Contact the Office of the City Clerk at (408) 535-1260 or CityClerk@sanjoseca.gov for final document.

• In addition, the Monitoring Team shall submit a final document associated with monitoring and repairs after completion of the construction activities to the Director of PBCE or the Director's designee and the Historic Preservation Officer of the City of San José Department of PBCE prior to the issuance of any Certificate of Occupancy (temporary or final).					
Tribal Cultural Resources					
Impact TCR-1: Project construction may impact Native American archaeological deposits					
MM TCR-1.1: Cultural Resources Awareness Training. Prior to the issuance of any demolition or grading permits, whichever occurs first, the applicant shall be required to submit evidence that Cultural Awareness Training has been provided to construction personnel prior to ground disturbance. The training shall be facilitated by a qualified project archaeologist in collaboration with a Native American representative registered with the Native American Heritage Commission (NAHC) for the City of San José and that is traditionally and culturally affiliated with the geographic area as described in Public Resources Code (PRC) Section 21080.3. Documentation verifying that Cultural Awareness Training has been conducted shall be submitted to the Director of Planning, Building and Code Enforcement (PBCE) or the Director's designee.	Project archaeologist and Native American representative shall provide Cultural Awareness Training to construction personnel. Provide documentation of the Cultural Awareness Training.	Prior to the issuance of any demolition or grading permits.	Director of Planning, Building and Code Enforcement or Director's designee	Review documentation of training	Prior to the issuance of any demolition or grading permits.
MM TCR-1.2: Monitoring Plan. Prior to issuance of any demolition, grading, or building permits (whichever occurs first), a qualified archaeologist, in consultation with a Native American representative registered with the NAHC for the City of San José and that is traditionally and culturally affiliated with the geographic area as described in PRC 21080.3, shall prepare a monitoring plan for all earthmoving activities. The Plan shall be submitted to the Director	Project archaeologist and Native American representative shall prepare a monitoring plan.	Prior to the issuance of any demolition or grading permits.	Director of Planning, Building and Code Enforcement or Director's designee	Review and approve monitoring plan.	Prior to the issuance of any demolition or grading permits.

DRAFT--Contact the Office of the City Clerk at (408) 535-1260 or CityClerk@sanjoseca.gov for final document.

of PBCE or the Director's designee for review and approval. The plan shall include, but is not limited to, the following: • Monitoring schedules • Contract information • Recommended monitoring methods • Timing of reporting finds A qualified archeologist in collaboration with a Native American monitor, registered with the NAHC for the City of San José and that is traditionally and culturally affiliated with the geographic area as described in Public Resources Code Section 21080.3, shall be present during applicable earthmoving activities in accordance with the Monitoring Plan. These could include but not are not limited to, trenching, initial or full grading, lifting of foundation, boring on site, or major landscaping.					

Source: City of San José. Initial Study. Buddhist Church Betsuin Expansion Project. May 2025.

DRAFT--Contact the Office of the City Clerk at (408) 535-1260 or CityClerk@sanjoseca.gov for final document.