



**CITY OF SUNNYVALE
REPORT
Planning Commission**

June 14, 2010

SUBJECT: **2010-7260:** Application for a project located at **770 Lucerne Drive** in an M-S/POA (Industrial and Service/Places of Assembly) Zoning District (APN: 205-32-004)

Motion Use Permit to allow a place of assembly (San Jose Korean Presbyterian Church) within an existing industrial building.

REPORT IN BRIEF

Existing Site Conditions Vacant Industrial Building

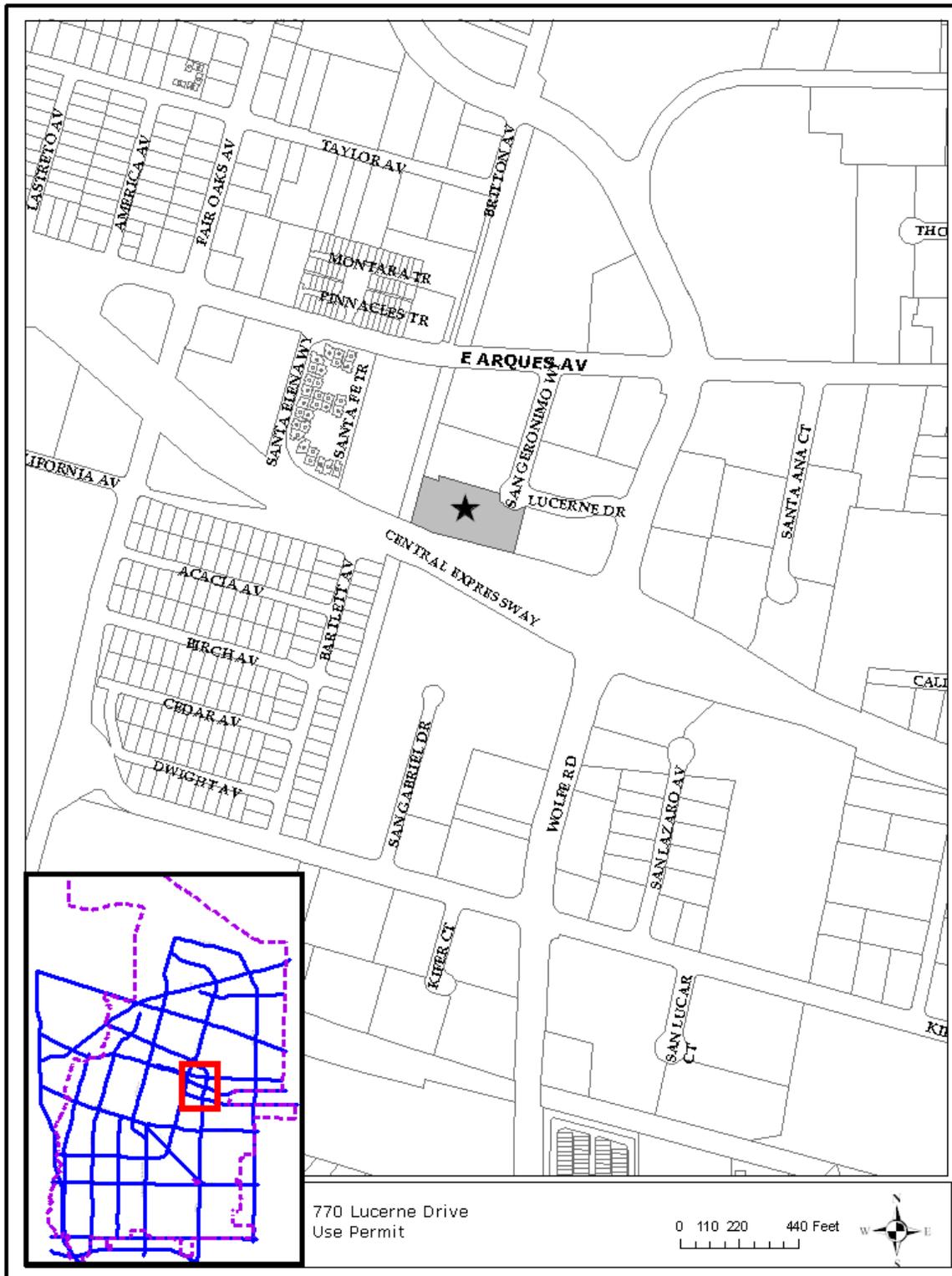
Surrounding Land Uses

North	Industrial
South	Central Expressway and Industrial
East	Industrial
West	Sunnyvale East Channel and Industrial

Issues Parking, Landscaping and Hazardous Materials

Environmental Status A Negative Declaration has been prepared in compliance with California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve with conditions



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Industrial	Same	Industrial
Zoning District	M-S/POA	Same	M-S/POA
Lot Size (s.f.)	71,438	Same	22,500 min.
Gross Floor Area (s.f.)	19,481	Same	32,147 max.
Lot Coverage (%)	27%	Same	45% max.
No. of Buildings On-Site	1	Same	---
Building Height (ft.)	17'	Same	75' max.
No. of Stories	1	Same	8 max.
Setbacks			
Front	38'	Same	25' min.
Left Side	82'	Same	0 min.
Right Side	139' (221' combined)	Same	0 min. (20' combined)
Rear	45'	Same	0 min.
Landscaping (sq. ft.)			
Total Landscaping	14,690 (21% of lot)	Same	14,288 min. (20% of lot)
Frontage Width (ft.)	16	Same	15 ft. min.
Parking Lot Area Shading (%)	32%	Same	50% min. in 15 years
Parking			
Total Spaces	127	Same	105 min.
Standard Spaces	120	Same	94 min.
Compact Spaces/ % of Total	3/2%	Same	10/10% max.
Accessible Spaces	4	Same	5 min.
Bicycle Parking	0	Same	1 Class I and 5 Class II min.



★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

ANALYSIS

Description of Proposed Project

The proposed project is to allow a place of assembly use (San Jose Korean Presbyterian Church) to occupy an entire 19,481 square foot industrial building. The facility would generally be open 6:00 a.m. to 9:00 p.m. on weekdays and 9:00 a.m. to 9:00 p.m. on weekends. Weekday uses would include worship services, bible study classes for youth and adults and choir practice. Most congregation members would use the facility on weekends, with additional worship services, bible study classes, and fellowship provided. Current site deviations include parking lot shading, accessible parking spaces and bicycle parking spaces. As conditioned by staff, the site would be upgraded to meet all current development standards.

The Sunnyvale Municipal Code (SMC) allows consideration of “Places of Assembly” within an M-S/POA (Industrial and Service/Places of Assembly) zoning district through a Use Permit. SMC 19.12.170 defines places of assembly as “religious uses and facilities operated for worship; promotion of religious activities, including houses of worship and education and training.”

Background

The existing building was built in 1973 and has been occupied by industrial and office users. No significant Planning permits have been obtained for this property. The adjacent sites are industrial/office users, with two other approved places of assembly (Iranian Christian Church and Chung Tai Zen Center of Sunnyvale) located just north of the project site. Residential uses are located within approximately 300 feet of the project site along E. Arques Avenue.

Environmental Review

A Negative Declaration has been prepared in compliance with the California Environmental Quality Act provisions and City Guidelines. An initial study has determined that the proposed church facility would not create any significant environmental impacts (Attachment C, Initial Study).

According to the City’s Hazardous Materials Coordinator, the only company within the immediate area that is currently permitted for hazardous materials is Comparative Biosciences located across the street at 786 Lucerne Drive. However, based on the types of materials and quantities (no toxic gases) stored

on-site, the City's Hazardous Materials Coordinator has indicated that the company would not pose a significant risk to the proposed church facility.

SMC 19.98.020 requires that place of assembly uses prepare (1) a written acknowledgment that the use is locating with an industrial area that may result in higher levels of noise, traffic, and exposure to hazardous materials that would not normally be encountered in non-industrial areas, and (2) a site safety plan addressing potential risks to employees and patrons of the facility. The applicant has submitted the required letter of acknowledgment (Attachment G) and a draft site safety plan prepared by S. Creighton Consulting (Attachment I). The site safety plan must be approved by the Director of Community Development and Hazardous Materials Coordinator prior to issuance of a building permit, and will be updated annually.

Use Permit

Detailed Description of Use: San Jose Korean Presbyterian Church currently leases approximately 12,000 square feet of an existing building located at 539 E. Weddell Drive from the New Hope International Church. In order to accommodate future growth of their congregation, the church proposes to relocate to the subject property and occupy an entire 19,481 square foot building. The facility would generally be open on weekdays, from 6:00 a.m. to 9:00 p.m., and weekends from 9:00 a.m. to 9:00 p.m. A breakdown of uses, hours of operation, and expected number of people on-site are estimated below:

Use	Day	Hours	Total # of People On-Site
Office	Monday - Friday	9 a.m. - 5 p.m.	3
Morning worship	Tuesday - Saturday	6 a.m. - 7 a.m.	16
Weekday worship	Wednesday	7 p.m. - 9 p.m.	41
Prayer & bible study	Thursday	7 p.m. - 9 p.m.	21
Youth activities, choir practice	Friday	7 p.m. - 9 p.m.	63
Youth activities, social meetings	Saturday	7 p.m. - 9 p.m.	43
Weekend worship, social meetings, fellowship	Sunday	9 a.m. - 1 p.m.	215
English worship, social meetings	Sunday	2 p.m. - 4 p.m.	26

The proposed floor plan includes administrative offices, bathrooms, storage rooms, classrooms/infant rooms (for supervision of children during worship services), fellowship (dining) hall, kitchen and sanctuary. Special events and festivals (e.g. weddings, funerals, religious festivals) that are not included in the uses described above will require separate permits to address possible parking overflow, traffic circulation, hours of the event, number of attendees, event location and noise attenuation efforts. (Attachment B, Recommended Conditions of Approval).

Site Layout: The existing one-story building is situated at the front of the property and is surrounded by parking and landscaping on all sides. Access to the site is provided by two driveways along Lucerne Drive, one of which is shared with the adjacent industrial/office property to the north. No additional building area is proposed.

Solid Waste: An existing equipment enclosure is located along the east side of the building, which currently contains an unused generator. The applicant proposes to remove the generator and use the enclosure to screen solid waste and recycling bins. The enclosure is 6 feet in height, made of chain link with redwood slats, and meets the minimum required interior dimensions for a trash enclosure. Per the Department of Public Works, minor upgrades to the existing enclosure will be required per City standards (Attachment B, Recommended Conditions of Approval).

Stormwater: The proposed project does not include removing or replacing at least 10,000 square feet of impervious surface. Therefore, a stormwater management plan is not required.

On-Site Upgrades: Per the Building Safety and Public Safety Departments, minor on-site and building interior upgrades are required to allow for compliance with handicap accessibility, occupancy classification and fire codes (Attachment B, Recommended Conditions of Approval).

Off-Site Upgrades: SMC 19.38.080 requires installation of a public sidewalk along the property frontage (approximately 144 feet in length). The new sidewalk could be fully accommodated within the landscaped public right-of-way. Therefore, no dedications or easements will be required. The new sidewalk is required to be installed prior to building occupancy and is subject to review and approval by the Department of Public Works (Attachment B, Recommended Conditions of Approval).

Architecture: The existing building is a standard one-story industrial tilt-up building and is consistent with other buildings found in the neighborhood. The applicant does not propose any exterior modifications to the building at this time. On similar applications for places of assembly uses in industrial areas, the Planning Commission has required architectural modifications to better

reflect the non-industrial use of the building and may include changes to the exterior wall materials, re-painting, signs or design elements. Staff recommends that the existing building be upgraded to reflect the proposed use, and would require separate approval by the Director of Community Development (Attachment B, Recommended Conditions of Approval).

Landscaping: The existing site exceeds the total minimum landscaping required by providing approximately 14,690 square feet of total landscaping (21% of lot), where at least 14,288 (20% of lot) is required. The site contains several mature trees along the east and south property lines, as well as ground cover throughout the entire site.

While conducting a site visit, staff discovered that at least seven trees along the south and west property lines were recently removed. Staff was later informed that the trees were located within an approximately 120-foot wide PG&E easement that runs parallel to the west property line, and were removed by PG&E due to the potential hazards the trees posed underneath the high voltage power line. As a result, there are currently no trees within the west parking lot area and total parking lot shading has been reduced to approximately 32%, which deviates from the City's requirements to provide 50% minimum parking lot shading in 15 years.

Staff recommends that at least one 15-gallon tree be planted for each tree removed and that at least 50% of the parking lot area be shaded in 15 years. This recommendation is consistent with the City's tree preservation policies and would correct the existing site deficiency for parking lot shading. A landscaping plan would be required to be submitted for review and approval by the Director of Community Development and will be subject to review by PG&E to ensure proper selection of trees within the PG&E easement (Attachment B, Recommended Conditions of Approval).

Parking/Circulation: The site currently contains 127 total on-site parking spaces. Based on the applicant's description letter, the peak hour for the church would occur on Sundays from 11 a.m. to 12 p.m. During this peak hour, the applicant estimates that a total of 215 people would be on-site. The primary use during this peak time would take place in the sanctuary room, which will be installed with 252 fixed seats. Bible study classes for children would occur simultaneously in two classrooms and patrons' infants would be cared for in a separate infant room. Additionally, volunteers would be cooking in the kitchen in preparation for fellowship after the worship service. The additional classrooms, offices and fellowship hall would not be used during this peak hour.

SMC 19.46.050 requires the following parking rates for place of assembly uses during the peak hour: one space per three fixed seats, plus one space per 21 square feet of open area or seating space, plus one space per 400 square feet of

additional floor area, plus one space per employee, plus one space per special purpose vehicle. Below is staff’s parking analysis of the total parking requirement during the peak hour:

Room	Room Size	Expected Number of Attendees	Required Parking
Sanctuary	3,598 s.f. with 252 fixed seats	120 adults, 0 children, 2 employees	84
Infant Room	408 s.f.	0 adults, 5 children, 1 employee	1
Sunday School	1,349 s.f.	0 adults, 30 children, 7 employees & volunteers	7
Youth Sunday School	1,839 s.f.	0 adults, 40 children, 7 employees & volunteers	7
Kitchen	772 s.f.	0 adults, 0 children, 3 employees & volunteers	3
Total Minimum Parking Required = 102			

* Volunteers were counted as “employees” when calculating parking requirements.

Based on the applicant’s parking analysis above, a total of 102 parking spaces would be required on-site during the peak hour. Therefore, staff finds that the existing 127 parking spaces are sufficient to meet expected parking demand during the peak hour. To further ensure that parking demand can be accommodated on-site, staff recommends that:

- Any future increase in the number of fixed seats in the sanctuary be subject to Planning review and approval,
- Worship services be staggered by a minimum of 30 minutes to reduce potential overlap of patrons on-site,
- The sanctuary room not be used simultaneously as the fellowship room,
- A parking management plan be submitted subject to Planning review and approval.

Accessible Parking: There are a total of four accessible parking spaces adjacent to the building entrance. Per Federal requirements, at least five accessible parking spaces would be required due to the size and use of the building. Therefore, one additional accessible parking space is required on-site and will be reviewed for compliance during the building permit process.

Bicycle Parking: The site currently has no bicycle parking spaces. VTA (Valley Transportation Authority) Guidelines indicate the need for at least one Class I (enclosed locker) and five Class II (racks) for the use. Staff recommends that the bicycle parking spaces be installed per VTA Guidelines with the location of the spaces subject to review and approval by the Director of Community Development (Attachment B, Recommended Conditions of approval).

Green Building Requirements: The applicant completed a LEED (Leadership in Energy and Environmental Design) checklist, demonstrating that at least 22 points of the possible 110 points could be achieved in the interior upgrades to the building. Based on the size of the building, no minimum points were required (Attachment F, Green Building Checklist).

Compliance with Development Standards/Guidelines: The proposed project complies with most of the current development standards, with the exception of parking lot shading, accessible parking spaces and bicycle parking spaces. As conditioned by staff, the site will be upgraded to meet all current development standards. The proposed use is consistent with the Place of Assembly (POA) combining district, and is similar to other assembly uses in the neighborhood.

Expected Impact on the Surroundings: No significant impacts to surrounding properties are expected to result from the proposed use. Implementation of the recommended conditions of approval will ensure that existing hazardous materials in the neighborhood and expected parking demand will minimally impact patrons to the church and surrounding properties.

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected. Based on the hours of operation and the low attendance during weekday a.m. and p.m. peak commute hours, there will be no Transportation Impact Fee associated with this project.

Public Contact

Staff received one letter from a neighboring resident expressing support for the proposed project (Attachment H, Letter from Neighbor).

Notice of Negative Declaration and Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> • Published in the <i>Sun</i> newspaper • Posted on the site • 1,221 notices mailed to the property owners and residents within 1000 ft. of the project site 	<ul style="list-style-type: none"> • Posted on the City of Sunnyvale's Website • Provided at the Reference Section of the City of Sunnyvale's Public Library 	<ul style="list-style-type: none"> • Posted on the City's official notice bulletin board • City of Sunnyvale's Website

Conclusion

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Use Permit. Recommended Findings and General Plan Goals are located in Attachment A.

Conditions of Approval: Recommended Conditions of Approval are located in Attachment B.

Alternatives

1. Approve the Use Permit with attached conditions.
2. Approve the Use Permit with modified conditions.
3. Deny the Use Permit.

Recommendation

Alternative 1.

Prepared by:

Noren Caliva
Project Planner

Reviewed by:

Trudi Ryan
Planning Officer

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Negative Declaration
- D. Site and Architectural Plans
- E. Site Photos
- F. Green Building Checklist
- G. Letter from the Applicant
- H. Letter from Neighbor
- I. Draft Site Safety Plan
- J. Draft Parking Management Plan

Recommended Findings - Use Permit

Goals and Policies that relate to this project are:

Land Use and Transportation Element

Policy N1.14 – *Support the provision of a full spectrum of public and quasi-public services (e.g., parks, day care, group living, recreation centers, religious institutions) that are appropriately located in residential, commercial, and industrial neighborhoods and ensure that they have beneficial effects on the surrounding area.*

Policy N1.1 – *Protect the integrity of the City’s neighborhoods; whether residential, industrial or commercial.*

Policy N1.1.4 – *Anticipate and avoid whenever practical the incompatibility that can arise between dissimilar uses.*

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project provides for a continuity of unique cultural/religious resource that adds social value to the Sunnyvale community.

The proposed place of assembly use would add to the range of services and uses available in the City and would provide a community resource. As conditioned, the use is consistent with the Place of Assembly combining district and is similar to other approved place of assembly uses found in the neighborhood.

2. The proposed use is desirable, and will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the Zoning District because the business would operate during the off-peak hours of the existing industrial and office uses in the neighborhood. As conditioned, all site deficiencies would be corrected and the estimated parking demand during the peak hour of the use could be accommodated on-site.

ATTACHMENT B

**RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
JUNE 14, 2010**

Planning Application 2010-7260 770 Lucerne Drive
San Jose Korean Presbyterian Church
Use Permit

The following Conditions of Approval [COA] and Standard Development Requirements [SDR] apply to the project referenced above. The COAs are specific conditions applicable to the proposed project. The SDRs are items which are codified or adopted by resolution and have been included for ease of reference, they may not be appealed or changed. The COAs and SDRs are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance. Applicable mitigation measures are noted with "Mitigation Measure" and placed in the applicable phase of the project.

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following Conditions of Approval and Standard Development Requirements of this Permit:

THE FOLLOWING GENERAL CONDITIONS SHALL APPLY TO THE APPROVED PROJECT.

1. CONFORMANCE WITH APPROVED PLANNING APPLICATION – All building permit drawings and subsequent construction and operation shall substantially conform with the approved planning application, including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and approval by the Director of Community Development. Major changes are subject to review at a public hearing. [COA] [PLANNING]
2. USE EXPIRATION - The approved use Permit for the use shall expire if the use is discontinued for a period of one year or more. [SDR] (PLANNING)
3. PERMIT EXPIRATION (Ordinance 2895-09): The Use Permit shall be valid for three (3) years from the date of approval by the final review authority (as adopted by City Council on April 21, 2009, RTC 09-094). Extensions of time may be considered, for a maximum of two one year extensions, if applied for and approved prior to the expiration of the permit approval. If the approval is not exercised within this time frame, the permit is null and void. [SDR] (PLANNING)

4. COMPLY WITH OR OBTAIN OTHER PERMITS: The applicant is required to obtain all necessary permits from the Building Safety Division (Building Permit), Department of Public Safety (Fire Operations Permit), Department of Public Works (Encroachment Permit) and Santa Clara County Department of Environmental Health (for food preparation and service).

THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY DEMOLITION PERMIT, BUILDING PERMIT, GRADING PERMIT, AND/OR ENCROACHMENT PERMIT AND SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT(S).

5. CONDITIONS OF APPROVAL – Final plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans. [COA] [PLANNING]
6. NOTICE OF PROJECT RESTRICTIONS – A Notice of Project Restrictions shall be filed in the official records of the County of Santa Clara and provide proof of such recordation to the City prior to issuance of any City permit, allowed use of the property, or Final Map, as applicable. The Notice of Project Restrictions shall be prepared by the Planning Division and shall include a description of the subject property, the Planning Application number, attached conditions of approval and any accompanying subdivision or parcel map, including book and page and recorded document number, if any, and be signed and notarized by each property owner of record. [COA] [PLANNING]

For purposes of determining the record owner of the property, the applicant shall provide the City with evidence in the form of a report from a title insurance company indicating that the record owner(s) are the person(s) who have signed the Notice of Project Restrictions. [COA] [PLANNING]

7. BLUEPRINT FOR A CLEAN BAY – The building permit plans shall include a “Blueprint for a Clean Bay” on one full sized sheet of the plans. [SDR] [PLANNING]
8. GREEN BUILDING CHECKLIST – A copy of the USGBC LEED checklist shall be included on a sheet of the building permit plan set. No minimum number of points is required based on the scope of the project. [COA] [PLANNING]
9. RECYCLING AND SOLID WASTE ENCLOSURE – The building permit plans shall include details for the recycling and solid waste enclosure upgrades. The required solid waste and recycling enclosure shall include the following:
 - a) Driveways and travel aisles leading to the enclosure shall be a minimum of 16 feet in width and shall have unobstructed access for collection vehicles.
 - b) A concrete stress pad shall be constructed in front of the enclosure.
 - c) The existing raised curb in front of the enclosure shall be modified to allow for bins to be rolled out of the enclosure.

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- d) Wheel stops shall be installed per City standards. [COA] [PLANNING]
10. LANDSCAPE PLAN - Landscape and irrigation plans shall be prepared by a certified professional shall be subject to review and approval by the Director of Community Development prior to issuance of a building permit through a staff-level permit. The landscape and irrigation plans shall comply with Sunnyvale Municipal Code Chapter 19.37 and shall include the following elements:
- a) A minimum of one 15-gallon tree shall be planted for each tree removed.
 - b) New tree species shall be reviewed by PG&E to ensure proper selection of trees within the PG&E easement.
 - c) Installed trees shall be sized and spaced to ensure proper establishment, in accordance with horticultural industry practices and at the discretion of the Director of Community Development.
 - d) Trees shall be planted and maintained throughout the lot to ensure that at least 50% of the parking area will be shaded within 15 years.
 - e) All new landscaping and irrigation shall be installed prior to building occupancy.
 - f) Water-efficient design is required if new and rehabilitated landscaping is at least 1,000 square feet in area. [COA] [PLANNING]
11. STORMWATER MANAGEMENT CALCULATIONS - Submit two copies of the City of Sunnyvale Impervious Surface Calculation worksheet prior to issuance of a Building Permit. [COA] [PLANNING]
12. PARKING MANAGEMENT PLAN - A Parking Management Plan shall be submitted for review and approval by the Director of Community Development prior to issuance of a building permit. The Parking Management Plan shall include the following [COA] [PLANNING]:
- (a) Peak hour use;
 - (b) Vehicular circulation;
 - (c) Overall quantity of parking spaces;
 - (d) Distribution of parking on-site;
 - (e) Needs of specific users, including but not limited to employees, guests, residents and patrons; and
 - (f) Other circumstances that arise when oversight and control of parking spaces is needed. [COA] [PLANNING]
13. SITE SAFETY PLAN - The applicant shall develop a Site Safety Plan addressing the risks presented to employees and patrons, from the surrounding industrial facilities. The plan shall be approved by the Director of Community Development and Hazardous Materials Coordinator prior to issuance of a building permit, and shall include the following components:

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- a) Identification of high risk locations within 1,000 ft.
 - b) Knowledge of risks presented by these facilities (toxic gases, corrosive vapors, liquid leaks, fires).
 - c) Contact information for nearby high risk facilities (names and phone numbers of management / safety personnel at nearby facilities).
 - d) Arrangements with nearby facilities for phone notification in the event of a hazardous material release or potential release.
 - e) Procedures for appropriate responses to chemical releases from nearby high risk facilities (complete evacuation / shelter in place procedures), addressing the specific needs of trainee/student population.
 - f) Initial and ongoing safety training program for staff to insure on-site personnel are familiar with the Site Safety Plan and emergency procedures.
 - g) Site and floor plan showing, at a minimum, building exits, evacuation routes, interior area of refuge (shelter in place), fire extinguishers and air handler shutoffs.
 - h) The plan shall be reviewed by the City's Hazardous Materials Coordinator and updated annually. [COA] [PLANNING]
14. BICYCLE SPACES - Provide a minimum of one Class I (locker) and five Class II (racks) bicycle parking spaces (per VTA Bicycle Technical Guidelines) as approved by the Director of Community Development. [COA] [PLANNING]
 15. ARCHITECTURAL UPGRADES – Architectural upgrades are required to better reflect the non-industrial use of the building and may include modifications such changes to exterior wall materials or colors, signs or design elements. Architectural upgrades may be considered by the Director of Community Development through a staff-level permit and shall be reviewed and approved prior to issuance of a building permit. [COA] [PLANNING]
 16. BUILDING UPGRADES - The existing building shall be upgraded to meet current Sunnyvale Municipal Code requirements and State requirements for building safety, including but not limited to accessibility and restroom upgrades. [COA] [BUILDING]
 17. FIRE UPGRADES - The existing site and building shall be upgraded to meet current Sunnyvale Municipal Code and State requirements for fire prevention and safety, including but not limited to:
 - a) Adequate number of approved fire extinguishers.
 - b) Fire sprinkler system upgrades.
 - c) Fire alarm system.
 - d) Exit systems, exist signs and emergency lighting.

- e) Knox (key) box.
- f) A fire access road is required in order to obtain hose reach of 150 feet to all portions of the building exterior.
- g) The fire access road requires a minimum unobstructed width of 20 feet, minimum inside turning radius of 30 feet, and an unobstructed vertical distance of 13 feet 6 inches.
- h) Fire access roads shall be marked accordingly.
- i) On-site fire hydrant along the fire access road. [COA] [PUBLIC SAFETY]]

THE FOLLOWING CONDITIONS SHALL BE ADDRESSED AS PART OF AN ENCROACHMENT PERMIT APPLICATION.

18. NEW PUBLIC SIDEWALK - A new public sidewalk shall be installed along the entire property frontage (approximately 144 feet in length) and shall be fully accommodated within the public right-of-way. The design of the sidewalk shall meet City standards and is subject to review and approval by the Department of Public, and shall be installed prior to building occupancy. [COA] [PLANNING]

THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES THAT THE USE PERMITTED BY THIS PLANNING APPLICATION OCCUPIES THE PREMISES.

19. USE – The approved use is for a place of assembly and shall comply with the following use limitations:
- a) A maximum of 252 fixed seats may be installed within the sanctuary. Any future increase in the number of fixed seats in the sanctuary be subject to Planning review and approval.
 - b) Worship services shall be staggered by a minimum of 30 minutes to reduce potential overlap of patrons on-site.
 - c) The sanctuary room shall not be used simultaneously as the fellowship hall.
20. HOURS OF OPERATION – The use permitted as part of this application shall comply with the following hours of operation at all times:
- a) The hours of operation are limited to weekdays, from 6:00 a.m. to 9:00 p.m., and weekends from 9:00 a.m. to 9:00 p.m. [COA] [PLANNING]
21. SPECIAL EVENTS AND FESTIVALS – Special events and festivals (e.g. weddings, funerals, religious festivals) not described in the approved use of the site will require separate permits to address possible parking overflow, traffic circulation, hours of the event, number of attendees, event location and noise attenuation. [COA] [PLANNING]
22. RECYCLING AND SOLID WASTE - All exterior recycling and solid waste shall be confined to approved receptacles and enclosures. [COA] [PLANNING]

23. LANDSCAPE MAINTENANCE - All landscaping shall be installed in accordance with the approved landscape plan and shall thereafter be maintained in a neat, clean, and healthful condition. Trees shall be allowed to grow to the full genetic height and habit (trees shall not be topped). Trees shall be maintained using standard arboriculture practices. [COA] [PLANNING]
24. PARKING MANAGEMENT - On-Site parking management shall conform with the approved parking management plan. [COA] [PLANNING]
25. PARKING LOT MAINTENANCE - The parking lot shall be maintained in accordance with the approved plans and as follows:
 - a) Clearly mark all employee, customer, and compact spaces. This shall be specified on the Building Permit plans and completed prior to occupancy.
 - b) Maintain all parking lot striping and marking.
 - c) Assure that adequate lighting is available in parking lots to keep them safe and desirable for the use.
 - d) Require signs to direct vehicles to additional parking spaces on-site, as needed.
 - e) Clearly mark all compact spaces as per approved plans. [COA] [PLANNING]

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

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



County Government Center
70 West Hedding Street, E. Wing, 1st Floor
San Jose, California 95110 (408) 299-5665



Document No.: 287
Number of Pages: 27
Filed and Posted On: 5/20/2010
Through: 6/09/2010
CRO Order Number:
Fee Total: 0.00

REGINA ALCOMENDRAS, County Clerk - Recorder
by Tina Hopkins, Deputy Clerk - Recorder

CEQA DOCUMENT DECLARATION

ENVIRONMENTAL FILING FEE RECEIPT

PLEASE COMPLETE THE FOLLOWING:

- LEAD AGENCY: City of Sunnyvale
- PROJECT TITLE: Application for Use Permit by San Jose Korean Presbyterian Church
- APPLICANT NAME: San Jose Presbyterian Church PHONE: 408-730-7637
- APPLICANT ADDRESS: 770 Lucerne Drive, Sunnyvale, CA 94085
- PROJECT APPLICANT IS A: Local Public Agency School District Other Special District State Agency Private Entity
- NOTICE TO BE POSTED FOR 21 DAYS.
- CLASSIFICATION OF ENVIRONMENTAL DOCUMENT

a. PROJECTS THAT ARE SUBJECT TO DFG FEES

- | | | |
|--------------------------------------------------------------------------------------------------------------------------|-------------|----------------|
| <input type="checkbox"/> 1. ENVIRONMENTAL IMPACT REPORT (PUBLIC RESOURCES CODE §21152) | \$ 2,792.25 | \$ <u>0.00</u> |
| <input type="checkbox"/> 2. NEGATIVE DECLARATION (PUBLIC RESOURCES CODE §21080(C)) | \$ 2,010.25 | \$ <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 | \$ 949.50 | \$ <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> |
|------------------------------------------------|------------------------------------------------------|--------|------------------|

- OTHER: _____ FEE (IF APPLICABLE): \$ _____
- 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)



PLANNING DIVISION
CITY OF SUNNYVALE
P.O. BOX 3707
SUNNYVALE, CALIFORNIA 94088-3707

File#: 287 5/20/2010

**NOTICE OF INTENT TO ADOPT
NEGATIVE DECLARATION**

This form is provided as a notification of an intent to adopt a Negative Declaration which has been prepared in compliance with the provisions of the California Environmental Quality Act of 1970, as amended, and Resolution #193-86.

PROJECT TITLE:

Application for **Use Permit** by **San Jose Korean Presbyterian Church**.

PROJECT DESCRIPTION AND LOCATION (APN):

The proposed project is for a Use Permit to allow a place of assembly (San Jose Korean Presbyterian Church) to occupy an entire 19,481 square foot industrial building. "Places of assembly" are defined in Sunnyvale Municipal Code Section 19.12.170 and includes "religious uses and facilities operated for worship; promotion of religious activities, including houses of worship and education and training." The facility will generally be open 6:00 a.m. to 9:00 p.m. on weekdays and 9:00 a.m. to 9:00 p.m. on weekends. Weekday uses will include worship services, bible study classes for youth and adults and choir practice. Most congregation members will be at the facility on weekends, with additional worship services, classes, and fellowship provided.

WHERE TO VIEW THIS DOCUMENT:

The **Negative Declaration**, its supporting documentation and details relating to the project are on file and available for review and comment in the Office of the Secretary of the Planning Commission, City Hall, 456 West Olive Avenue, Sunnyvale.

This **Negative Declaration** may be protested in writing by any person prior to 5:00 p.m. on **Monday, June 14, 2010**. Protest shall be filed in the Department of Community Development, 456 W. Olive Avenue, Sunnyvale and shall include a written statement specifying anticipated environmental effects which may be significant. A protest of a **Negative Declaration** will be considered by the adopting authority, whose action on the protest may be appealed.

HEARING INFORMATION:

A public hearing on the project is scheduled for:

Monday, June 14, 2010 at 8:00 p.m. in the Council Chambers, City Hall, 456 West Olive Avenue, Sunnyvale.

TOXIC SITE INFORMATION:

(No) listed toxic sites are present at the project location.

Circulated On May 20, 2010

Signed: 
Andrew Miner, Principal Planner

Project Title	Use Permit for 770 Lucerne Drive
Lead Agency Name and Address	City of Sunnyvale P.O. Box 3707, Sunnyvale, CA 94088-3707
Contact Person	Noren Caliva, Associate Planner
Phone Number	408-730-7637
Project Location	770 Lucerne Drive
Applicant's Name	San Jose Korean Presbyterian Church
Project Address	770 Lucerne Drive Sunnyvale, CA 94085
Zoning	M-S/POA (Industrial & Service/Places of Assembly)
General Plan	Industrial
Other Public Agencies whose approval is required	None

DESCRIPTION OF THE PROJECT:

The proposed project is for a Use Permit to allow a place of assembly (San Jose Korean Presbyterian Church) to occupy an entire 19,481 square foot industrial building. "Places of assembly" are defined in Sunnyvale Municipal Code Section 19.12.170 and includes "religious uses and facilities operated for worship; promotion of religious activities, including houses of worship and education and training." The facility will generally be open 6:00 a.m. to 9:00 p.m. on weekdays and 9:00 a.m. to 9:00 p.m. on weekends. Weekday uses will include worship services, bible study classes for youth and adults and choir practice. Most congregation members will be at the facility on weekends, with additional worship services, classes, and fellowship provided.

DETAILED PROJECT DESCRIPTION:

On-site Development: The project includes minor site upgrades for compliance with handicap and fire accessibility requirements. Site access will be maintained with two existing driveways off of Lucerne Drive, one of which is currently shared with the adjacent property to the north located at 255 San Geronimo Way.

Modifications to the existing landscaping include new trees that will be planted underneath an existing PG&E easement (subject to review by PG&E to ensure proper selection of trees), with all existing trees to be maintained. No modifications are proposed to the existing building exterior, and the project will not result in additional building area.

Construction Activities and Schedule: On-site construction activity is limited to the minor exterior modifications and interior tenant improvements. The project will be subject to the Sunnyvale

Municipal Code requirements for noise and hours of construction contained in Chapters 19.42.0.0 and 16.08.030.

Surrounding Uses and Setting: The existing building was previously occupied by an office use and is located within an industrial area. The adjacent sites are industrial/office users, with two other places of assembly just north of the project site. Several single-family and multi-family homes are located within approximately 300 feet of the project site along E. Arques Avenue.

Off-site Improvements: Off-site upgrades are limited to a new sidewalk that will be installed along the entire property frontage (approximately 144 feet in length). The new sidewalk will be fully accommodated within the public right-of-way; therefore, no dedications or easements will be required.

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analysis," may be cross-referenced).
5. Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
6. Earlier Analysis Used. Identify and state where they are available for review.
7. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
8. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project
9. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|-------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------------|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | |

MANDATORY FINDINGS OF SIGNIFICANCE (see checklist for further information):

Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? Yes No

Mandatory Findings of Significance? Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)? Yes No

Mandatory Findings of Significance? Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? Yes No

DETERMINATION:

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Checklist Preparer: Noren Caliva

Date: May 20, 2010

Title: Associate Planner

City of Sunnyvale

Signature:



Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
1. Aesthetics -Substantially damage scenic resources, including, but not limited to trees, historic buildings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map, Open Space Sub-element www.sunnyvaleplanning.com Project Description
2. Aesthetics -Substantially degrade the existing visual character or quality of the site and its surroundings including significant adverse visual changes to neighborhood character?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map, Open Space Sub-element www.sunnyvaleplanning.com Project Description
3. Aesthetics -Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map, Open Space Sub-element www.sunnyvaleplanning.com Project Description
4. Population and Housing - Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure) in a way that is inconsistent with the Sunnyvale General Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Land Use and Transportation Element of the General Plan, General Plan Map www.sunnyvaleplanning.com Project Description
5. Population and Housing - Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Housing Sub-Element, Land Use and Transportation Element and General Plan Map www.sunnyvaleplanning.com Project Description
6. Population and Housing - Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Housing Sub-Element www.sunnyvaleplanning.com Project Description
7. Land Use Planning - Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map www.sunnyvaleplanning.com Project Description

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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8. Land Use Planning conflict - With the Sunnyvale General Plan, Zoning Ordinance, San Francisco Bay Conservation and Development Commission (BCDC) area or related specific plan adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Land Use and Transportation Element, Sunnyvale General Plan, Title 19 (Zoning) of the Sunnyvale Municipal Code http://qcode.us/codes/sunnyvale/view.php?topic=19&frames=off
9. Transportation and Traffic - Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking Requirements (Section 19.46) in the Sunnyvale Municipal Code http://qcode.us/codes/sunnyvale/view.php?topic=19-4-19_46&frames=off
10. For a project located the Moffett Field AICUZ or an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Moffett Field AICUZ, Sunnyvale Zoning Map, Sunnyvale General Plan Map www.sunnyvaleplanning.com
11. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no private airstrips in or in the vicinity of Sunnyvale
12. For a project within the vicinity of Moffett Federal Airfield, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Moffett Field AICUZ, Sunnyvale Zoning Map, Sunnyvale General Plan Map www.sunnyvaleplanning.com
13. Agricultural Resources - Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Zoning Map www.sunnyvaleplanning.com

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
14. Noise - Exposure of persons to or generation of noise levels in excess of standards established in the Noise Sub-Element, Noise limits in the Sunnyvale Municipal Code, or applicable standards of the California Building Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sunnyvale Noise Sub-element, SMC www.sunnyvaleplanning.com 19.42 Noise Ordinance http://qcode.us/codes/sunnyvale/view.php?topic=19&frames=off
15. Noise -Exposure of persons to or generation of excessive groundborne vibration?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Noise Sub-Element www.sunnyvaleplanning.com Project Description
16. Noise - A substantial permanent or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Noise Sub-element www.sunnyvaleplanning.com
17. Biological Resources - Have a substantially adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Plan Map Project Description
18. Biological Resources -Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	General Plan Map Project Description
19. Biological Resources -Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	General Plan Map Project Description

ATTACHMENT C

Page 11 of 27

Initial Study Checklist

Project Name: Use Permit for 770 Lucerne Drive

File #2010-7260

Page 9 of 25

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
20. Biological Resources -Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SMC 19.90 Tree Preservation Ordinance Sunnyvale Inventory of Heritage Trees
21. Biological Resources -Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description
22. Historic and Cultural Resources - Cause a substantial adverse change in the significance of a historical resource or a substantial adverse change in an archeological resource?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Heritage Preservation Sub-Element, Sunnyvale Inventory or Heritage Resources The United States Secretary of the Interior's "Guidelines for Rehabilitation" Criteria of the National Register of Historic Places
23. Historic and Cultural Resources - Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description
24. Public Services - Would the project result in substantial adverse physical impacts associated with the provision of new or expanded public schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The following public school districts are located in the City of Sunnyvale: Fremont Union High School District, Sunnyvale Elementary School District, Cupertino Union School District and Santa Clara Unified School District. Project Description
25. Air Quality - Conflict with or obstruct implementation of the BAAQMD air quality plan? How close is the use to a major road, hwy. or freeway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Sunnyvale General Plan Map Sunnyvale Air Quality Sub-Element www.sunnyvaleplanning.com

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
26. Air Quality - Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Project Description
27. Air Quality -Would the project conflict with any applicable plan, policy or regulation of any agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Project Description
28. Air Quality -Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Sunnyvale Air Quality Sub-Element Project Description
29. Air Quality -Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Sunnyvale Air Quality Sub-Element www.sunnyvaleplanning.com Project Description
30. Air Quality -Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Sunnyvale Air Quality Sub-Element www.sunnyvaleplanning.com Project Description
31. Seismic Safety -Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Seismic Safety and Safety Sub-Element of the Sunnyvale General Plan www.sunnyvaleplanning.com
32. Seismic Safety - Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Seismic Safety and Safety Sub-Element of the Sunnyvale General Plan www.sunnyvaleplanning.com

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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33. Seismic Safety-Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Seismic Safety and Safety Sub-Element of the Sunnyvale General Plan www.sunnyvaleplanning.com
34. Seismic Safety-Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Seismic Safety and Safety Sub-Element of the Sunnyvale General Plan www.sunnyvaleplanning.com

Further Discussion if "Less Than Significant" with or without mitigation: Based on the proposed floor plan, peak hours and expected number of patrons and employees on-site at a given time, the property provides sufficient on-site parking to meet parking requirements contained in Sunnyvale Municipal Code Chapter 19.46. As proposed, the site will provide adequate accessible parking spaces per State requirements and bicycle spaces consistent with Valley Transportation Authority standards.

Noise impacts are limited to short-term and temporary noise associated with the construction of the project. Through the City's implementation of the Municipal Code noise regulations contained in Chapters 19.42.030 and 16.08.030, this impact will be lessened to a less than significant level during construction.

The proposed project is expected to have a less than significant impact on existing biological resources. As required by the California Department of Fish and Game, the CEQA document filing fee will be paid upon recordation of the Notice of Determination.

Responsible Division: Planning Division

Completed by: Noren Caliva

Date: May 20, 2010

Transportation	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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Transportation					
35. Exceeds the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all modes of transportation including nonmotorized travel and all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian walkways, bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City's Land Use and Transportation Element, Santa Clara County Transportation Plan, and AASHTO: A Policy on Geometric Design of Highways and Streets.
36. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measurements, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Santa Clara County Congestion Management Program and Technical Guidelines (for conducting TIA and LOS thresholds).
37. Results in a change in air traffic patterns, including either an increase in air traffic levels or a change in flight patterns or location that results in substantial safety risks to vehicles, bicycles, or pedestrians?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan including the Land Use and Transportation Element
38. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City and CA Standard Plans & Standard Specifications
39. Conflict with adopted policies, plans, or programs regarding public transit or nonmotorized transportation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Bicycle Plan, VTA Bicycle Technical Guidelines, and VTA Short Range Transit Plan

Transportation	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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40. Affect the multi-modal performance of hte highway and/or street and/or rail and/or off road nonmotorized trail transportation facilities, in terms of structural, operational, or perception-based measures of effectiveness (e.g. quality of service for nonmotorized and transit modes)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	VTA Community Design and Transportation Manual, and Sunnyvale Neighborhood Traffic Calming Program.
41. Reduce, sever, or eliminate pedestrian or bicycle circulation or access, or preclude future planned and approved bicycle or pedestrian circulation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Bicycle Plan, Pedestrian and Bicycle Opportunities Studies and associated capital projects.
42. Cause a degradation of the performance or availability of all transit including buses, light or heavy rail for people or goods movement?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	VTA Transit Operations Performance Report, VTA Short Range Transit Plan, and Valley Transportation Plan for 2035.

Further Discussion if "Less Than Significant" with or without mitigation: None required.

Responsible Division: Transportation and Traffic Division Completed by: Heba El-Guendy Date: May 20, 2010

Building	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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Building					
43. Hydrology and Water Quality - Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	FEMA Flood Insurance Rate Map Effective 5/18/09 www.sunnyvaleplanning.com , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code Project Description
44. Hydrology and Water Quality - Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	FEMA Flood Insurance Rate Map Effective 5/18/09 www.sunnyvaleplanning.com , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code Project Description
45. Hydrology and Water Quality - Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1995 ABAG Dam Inundation Map www.abag.ca.gov , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code Project Description
46. Geology and Soils -Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Municipal Code 12.60, Storm Water Quality Best Sunnyvale Management Practices Guideline Manual Project Description
47. Geology and Soils -Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Seismic Safety Sub-Element, www.sunnyvaleplanning.com California Plumbing, Mechanical, and Electrical Codes and Title 16 (Building) of the Sunnyvale Municipal Code

Building	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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48. Geology and Soils -Be located on expansive soil, as defined by the current building code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	California Plumbing, Mechanical, and Electrical Codes and Title 16 (Building) of the Sunnyvale Municipal Code
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Further Discussion if "Less Than Significant" with or without mitigation: None required.

Responsible Division: Building Division Completed by: Noren Caliva

Date: May 20, 2010

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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Engineering					
49. Utilities and Service Systems: Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Sunnyvale Wastewater Management Sub-Element www.sunnyvaleplanning.com
50. Utilities and Service Systems: Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Sunnyvale Waste Water Management Sub-Element Water Resources Sub-Element www.sunnyvaleplanning.com
51. Utilities and Service Systems: Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Sunnyvale Waste Water Management Sub-Element Water Resources Sub-Element www.sunnyvaleplanning.com
52. Utilities and Service Systems: Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Water Resources Sub-Element www.sunnyvaleplanning.com
53. Utilities and Service Systems: Result in a determination by the wastewater treatment provider which services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Sunnyvale Wastewater Management Sub-Element www.sunnyvaleplanning.com
54. Utilities and Service Systems: Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Solid Waste Management Sub-Element www.sunnyvaleplanning.com

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
55. Hydrology and Water Quality - Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Regional Water Quality Control Board (RWQCB) Region 2 Municipal Regional Permit
56. Hydrology and Water Quality - Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Santa Clara Valley Water District Groundwater Protection Ordinance www.valleywater.org
57. Hydrology and Water Quality - Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project description Water Resources Sub-Element www.sunnyvaleplanning.com
58. Hydrology and Water Quality - Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems in a manner which could create flooding or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	RWQCB, Region 2 Municipal Regional Permit, Stormwater Quality BMP Guidance Manual for New and Redevelopment Projects www.sunnyvaleplanning.com
59. Hydrology and Water Quality - Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Santa Clara Valley Water District (SCVWD) Guidelines and Standards for Land Use Near Streams www.valleywater.org City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects www.sunnyvaleplanning.com

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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60. Utilities and Service Systems: Comply with federal, state, and local statues and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solid Waste Management Sub-Element of the Sunnyvale General Plan www.sunnyvaleplanning.com
61. Public Services Infrastructure? Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description

Further Discussion if "Less Than Significant" with or without mitigation: No population growth is expected as a result of this project, and the project will serve the existing population. Additionally, no new infrastructure is required for the proposed re-use of an existing building.

Responsible Division: Public Works Engineering Division Completed by: Noren Caliva Date: May 20, 2010

Public Safety – Hazardous Materials	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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Public Safety					
	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	
62. Public Services Police and Fire protection - Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Law Enforcement Sub-Element Sunnyvale Fire Services Sub-Element Safety and Seismic Safety Sub-Element www.sunnyvaleplanning.com
63. Public Services Police and Fire protection - Would the project result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	California Building Code SMC Section 16.52 Fire Code
Further Discussion if "Less Than Significant" with or without mitigation: None required.					
Responsible Division: Department of Public Safety Completed by: Noren Caliva Date: May 20, 2010					

Public Safety – Hazardous Materials	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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Public Safety – Hazardous Materials					
64. Hazards and Hazardous Materials - Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description
65. Hazards and Hazardous Materials - Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project Description
66. Hazards and Hazardous Materials - Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description
67. Hazards and Hazardous Materials - Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Hazardous Waste & Substances List (State of California) List of Known Contaminants in Sunnyvale

Public Safety – Hazardous Materials	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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68. Hazards and Hazardous Materials - Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Seismic Safety and Safety Sub-Element of the Sunnyvale General Plan www.sunnyvaleplanning.com
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Further Discussion if "Less Than Significant" with or without mitigation: According to the City's Hazardous Materials Coordinator, the only company within the immediate area that is currently permitted for hazardous materials is Comparative Biosciences located across the street at 786 Lucerne Drive. However, based on types of materials and quantities (no toxic gases) stored on-site, the City's Hazardous Materials Coordinator has indicated that the company would not pose a significant risk to the proposed church facility.

The applicant has submitted a letter acknowledging that the church is locating within an industrial area that may result in higher levels of noise, traffic, and exposure to hazardous materials that would not normally be encountered in non-industrial areas. In addition, the applicant is working with the City's Hazardous Materials Coordinator and a private consultant to prepare a site safety plan addressing potential risks to employees and patrons of the facility per Sunnyvale Municipal Code Chapter 19.98.020. The site safety plan must be reviewed and approved by the Director of Community Development and Hazardous Materials Coordinator prior to issuance of a building permit, and will be updated annually.

Responsible Division: Department of Community Service Completed by: Noren Caliva Date: May 20, 2010

Community Services	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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Community Services					
69. Public Services Parks? Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Open Space & Recreation Sub-Element www.sunnyvaleplanning.com Project Description
70. Recreation - Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Open Space & Recreation Sub-Element www.sunnyvaleplanning.com Project Description
71. Recreation - Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Open Space & Recreation Sub-Element www.sunnyvaleplanning.com Project Description

Further Discussion if "Less Than Significant" with or without mitigation: None required.

Responsible Division: Department of Community Service Completed by: Noren Caliva Date: May 20, 2010

Note: All references are the most recent version as of the date the Initial Study was prepared:

City of Sunnyvale General Plan:

- A. General Plan Map
- B. Air Quality Sub-Element (1993)
- C. Arts Sub-Element (1995)
- D. Community Design Sub-Element (1990)
- E. Community Engagement Sub-Element (2007)
- F. Fire Services Sub-Element (1995)
- G. Community Vision (2007)
- H. Fiscal Sub-Element (2006)
- I. Heritage Preservation Sub-Element (1995)
- J. Housing & Community Revitalization Sub-Element (2009)
- K. Land Use & Transportation Sub-Element (1997)
Revised 4/28/09 with Allocation of Street Space Policies
- L. Law Enforcement Sub-Element (1995)
- M. Legislative Management Sub-Element (1999)
- N. Library Sub-Element (2003)
- O. Noise Sub-Element (1997)
- P. Open Space and Recreation Sub-Element (2006)
*Updated with Parks of the Future Study 4/28/2009.
Revised 4/24/09.*
- Q. Safety & Seismic Safety Sub-Element (2008)
- R. Socio-Economic Sub-Element (1989)
- S. Solid Waste Management Sub-Element (1996)
- T. Support Services Sub-Element (1988)
- U. Surface Run-off Sub-Element (1993)
- V. Wastewater Management Sub-Element (1996)
- W. Water Resources Sub-Element (2008)

City of Sunnyvale Municipal Code:

- A. Title 8 Health and Sanitation
- B. Title 9 Public Peace, Safety or Welfare
- C. Title 10 Vehicles and Traffic
- D. Title 12 Water and Sewers
- E. Chapter 12.60 Storm Water Management
- F. Title 13 Streets and Sidewalks
- G. Title 16 Buildings and Construction
- H. Chapter 16.52 Fire Code
- I. Chapter 16.54 Building Standards for Buildings Exceeding Seventy-Five Feet in Height
- J. Title 18 Subdivisions
- K. Title 19 Zoning
- L. Chapter 19.28 Downtown Specific Plan District
- M. Chapter 19.29 Moffett Park Specific plan District
- N. Chapter 19.39 Green Building Regulations
- O. Chapter 19.42 Operating Standards
- P. Chapter 19.54 Wireless Telecommunication Facilities

- Q. Chapter 19.81 Streamside Development Review
- R. Chapter 19.96 Heritage Preservation
- S. Title 20 Hazardous Materials

Specific Plans:

- A. Downtown Specific Plan
- B. El Camino Real Precise Plan
- C. Lockheed Site Master Use Permit
- D. Moffett Park Specific Plan
- E. 101 & Lawrence Site Specific Plan
- F. Southern Pacific Corridor Plan
- G. Lakeside Specific Plan
- H. Arques Campus Specific Plan

Environmental Impact Reports:

- A. Futures Study Environmental Impact Report
- B. Lockheed Site Master Use Permit Environmental Impact Report
- C. Tasman Corridor LRT Environmental Impact Study (supplemental)
- D. Kaiser Permanente Medical Center Replacement Center Environmental Impact Report (City of Santa Clara)
- E. Downtown Development Program Environmental Impact Report
- F. Caribbean-Moffett Park Environmental Impact Report
- G. Southern Pacific Corridor Plan Environmental Impact Report
- H. East Sunnyvale ITR General Plan Amendment EIR
- I. Palo Alto Medical Foundation Medical Clinic Project EIR
- J. Luminaire (Lawrence Station Road/Hwy 237 residential) EIR
- K. NASA Ames Development Plan Programmatic EIS
- L. Mary Avenue Overpass EIR
- M. Mathilda Avenue Bridge EIR

Maps:

- A. General Plan Map
- B. Zoning Map
- C. City of Sunnyvale Aerial Maps
- D. Flood Insurance Rate Maps (FEMA)
- E. Santa Clara County Assessors Parcel
- F. Utility Maps
- G. Air Installations Compatible Use Zones (AICUZ) Study Map

ENVIRONMENTAL CHECKLIST REFERENCE LIST

Note: All references are the most recent version as of the date the Initial Study was prepared:

H. Noise Sub-Element Appendix A 2010 Noise Conditions Map

Lists / Inventories:

- A. Sunnyvale Cultural Resources Inventory List
- B. Heritage Landmark Designation List
- C. Santa Clara County Heritage Resource Inventory
- D. Hazardous Waste & Substances Sites List (State of California)
- E. List of Known Contaminants in Sunnyvale
- F. USFWS / CA Dept. F&G Endangered and Threatened Animals of California
http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/TEA_nimals.pdf
- G. USFWS / CA Dept. F&G Endangered, Threatened and Rare Plants of California
http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/TEPI_ant.pdf

Legislation / Acts / Bills / Resource Agency

Codes and Permits:

- A. Subdivision Map Act
- B. San Francisco Bay Region Municipal Regional Stormwater NPDES Permit
- C. Santa Clara County Valley Water District Groundwater Protection Ordinance
- D. The Hazardous Waste and Substance Site List
www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm
- E. The Leaking Underground Petroleum Storage Tank List
www.geotracker.waterboards.ca.gov
- F. The Federal EPA Superfund List
(www.epa.gov/region9/cleanup/california.html)
- G. Section 404 of Clean Water Act

Transportation:

- A. California Department of Transportation Highway Design Manual
- B. California Department of Transportation Traffic Manual
- C. California Department of Transportation Standard Plans & Standard Specifications
- D. Highway Capacity Manual
- E. Institute of Transportation Engineers - Trip Generation Manual & Trip Generation Handbook
- F. Institute of Transportation Engineers - Traffic Engineering Handbook
- G. Institute of Transportation Engineers - Manual of Traffic Engineering Studies

- H. Institute of Transportation Engineers - Transportation Planning Handbook
- I. Institute of Transportation Engineers - Manual of Traffic Signal Design
- J. Institute of Transportation Engineers - Transportation and Land Development
- K. U.S. Dept. of Transportation Federal Highway Administration Manual on Uniform Traffic Control Devices for Street and Highways & CA Supplements
- L. California Vehicle Code
- M. Santa Clara County Congestion Management Program and Technical Guidelines
- N. Santa Clara County Transportation Agency Short Range Transit Plan
- O. Santa Clara County Transportation Plan
- P. Traffic Volume Studies, City of Sunnyvale Public works Department of Traffic Engineering Division
- Q. Statewide Integrated Traffic Records System
- R. Sunnyvale Zoning Ordinance – including Titles 10 & 13
- S. City of Sunnyvale General Plan – land Use and Transportation Element
- T. City of Sunnyvale Bicycle Plan
- U. City of Sunnyvale Neighborhood Traffic Calming Program
- V. Valley Transportation Authority Bicycle Technical Guidelines
- W. Valley Transportation Authority Community Design & Transportation – Manual of Best Practices for Integrating Transportation and Land Use
- X. Santa Clara County Sub-Regional Deficiency Plan
- Y. City of Sunnyvale Deficiency Plan
- Z. AASHTO: A Policy on Geometric Design of Highways and Streets

Public Works:

- A. Standard Specifications and Details of the Department of Public Works
- B. Storm Drain Master Plan
- C. Sanitary Sewer Master Plan
- D. Water Master Plan
- E. Solid Waste Management Plan of Santa Clara County
- F. Geotechnical Investigation Reports
- G. Engineering Division Project Files

Note: All references are the most recent version as of the date the Initial Study was prepared:

H. Subdivision and Parcel Map Files

M. Project Green Building Checklist

Miscellaneous Agency Plans:

N. Project LEED Checklist

A. ABAG Projections 2010

Other:

B. Bay Area Clean Air Plan

C. BAAQMD CEQA Guidelines

J. Criteria of the National Register of Historic Places

Building Safety:

A. California Building Code,

B. California Energy Code

C. California Plumbing Code,

D. California Mechanical Code,

E. California Electrical Code

F. California Fire Code

G. Title 16.52 Sunnyvale Municipal Code

H. Title 16.53 Sunnyvale Municipal Code

I. Title 16.54 Sunnyvale Municipal Code

J. Title 19 California Code of Regulations

Guidelines and Best Management Practices

A. Storm Water Quality Best Management Practices Guidelines Manual 2007

B. Sunnyvale Citywide Design Guidelines

C. Sunnyvale Industrial Guidelines

D. Sunnyvale Single-Family Design Techniques

E. Sunnyvale Eichler Guidelines

F. Blueprint for a Clean Bay

G. SCVWD Guidelines and Standards for Land Use Near Streams

H. The United States Secretary of the Interior 's Guidelines for Rehabilitation

I. Criteria of the National Register of Historic Places

Additional Project References:

A. Project Description

B. Sunnyvale Project Environmental Information Form

C. Project Development Plans dated 4/14/10

D. Project Traffic Impact Analysis

E. Project Noise Study

F. Project Air Quality Analysis

G. Field Inspection

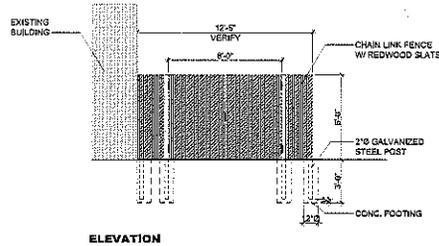
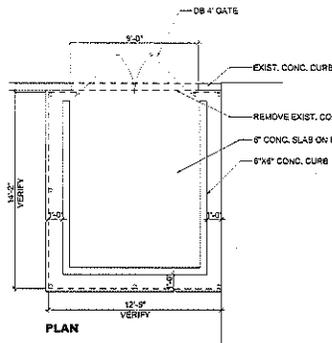
H. Project Site Plan dated 4/14/10

I. Project construction schedule

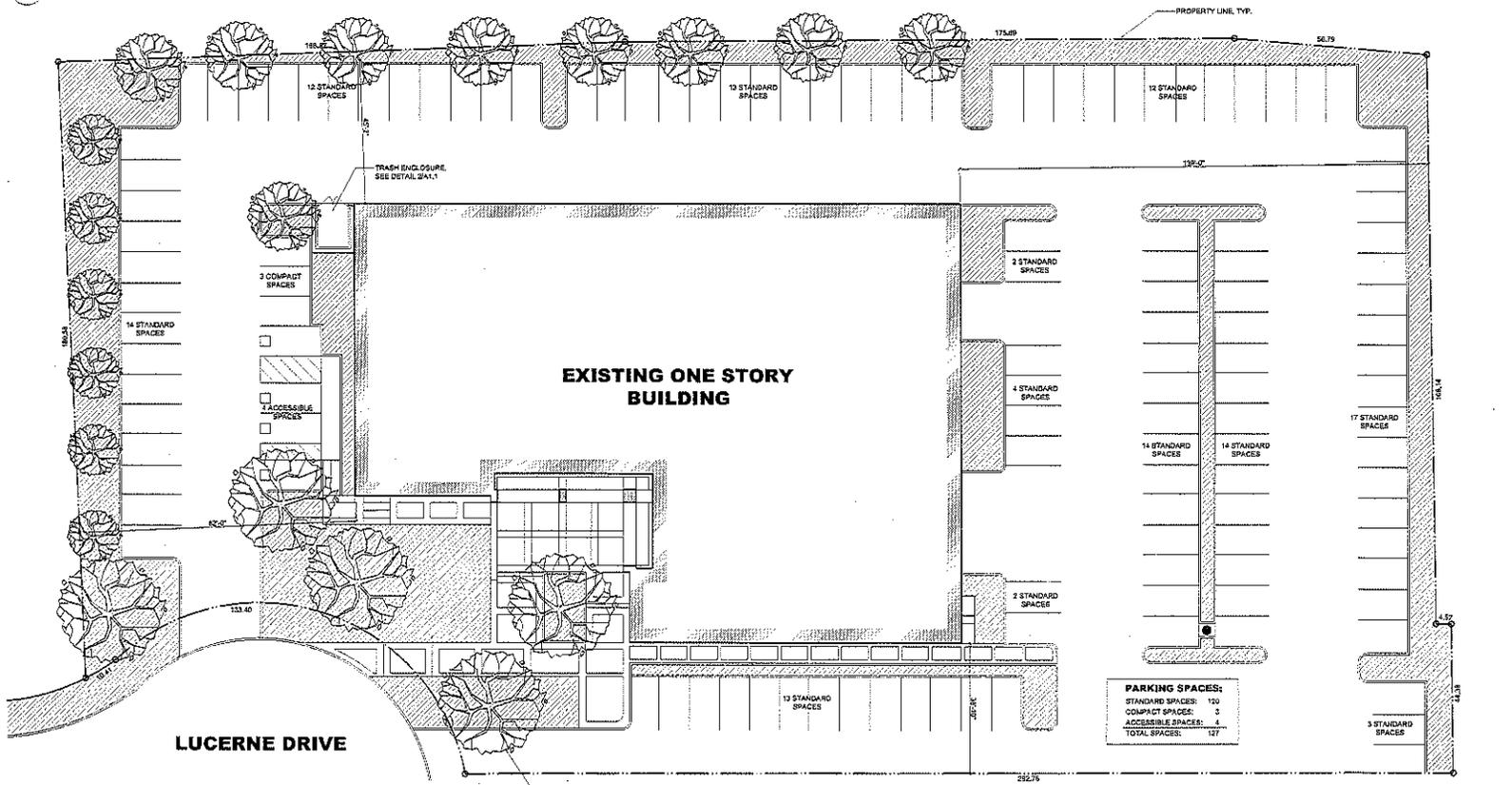
J. Project Draft Storm Water Management Plan

K. Project Tree Inventory

L. Project Tree Preservation Plan

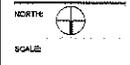


2 TRASH ENCLOSURE

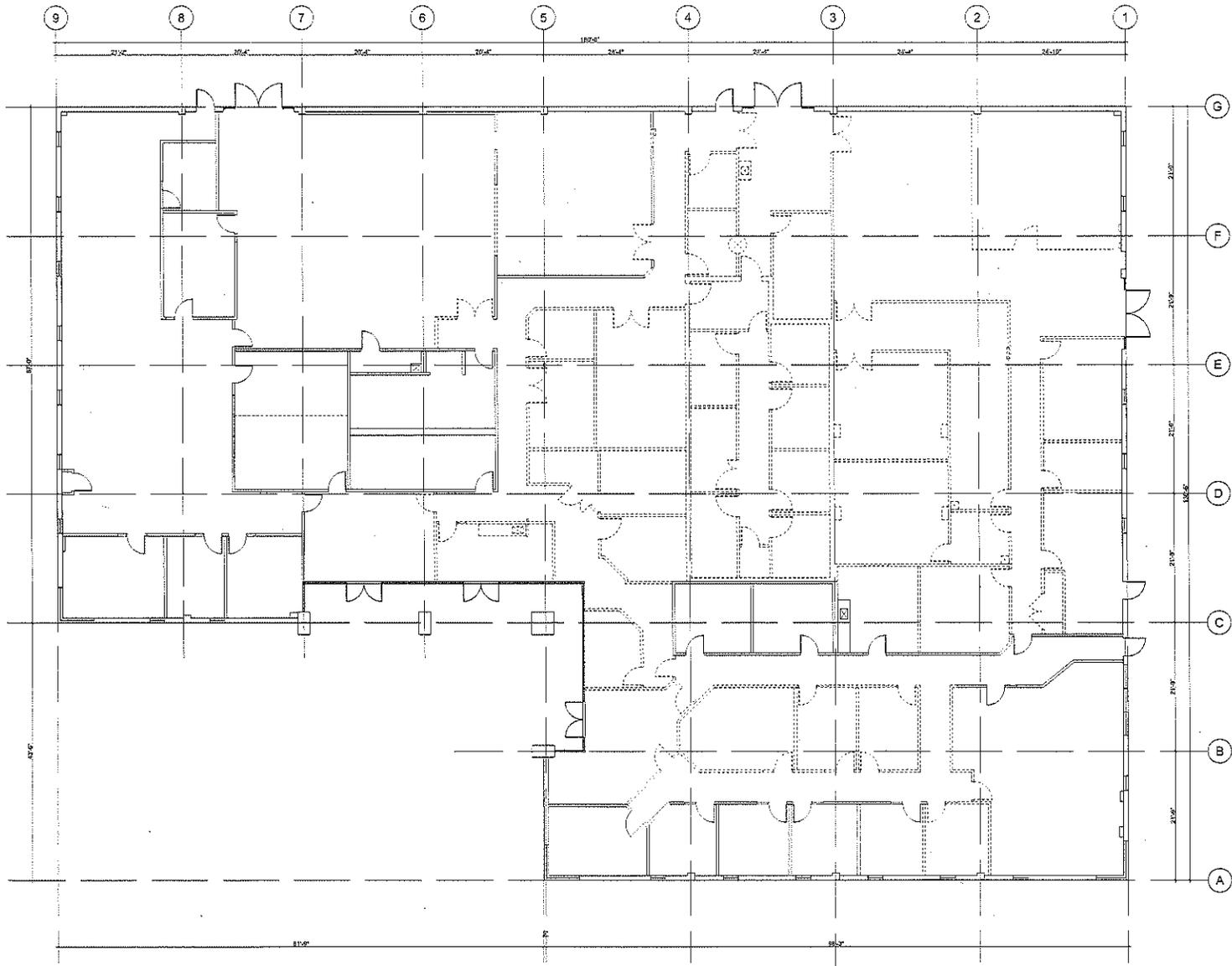


1 SITE PLAN

TRASH ENCLOSURE
 FOR USE PERM.
 NO. DESCRIPTION
 PROJECT:
San Jose Korei
770 Lucerne
Sunnyvale, CA
 DWG. TITLE
SITE PLAN

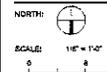


ATTACHMENT D
 Page 1 of 4



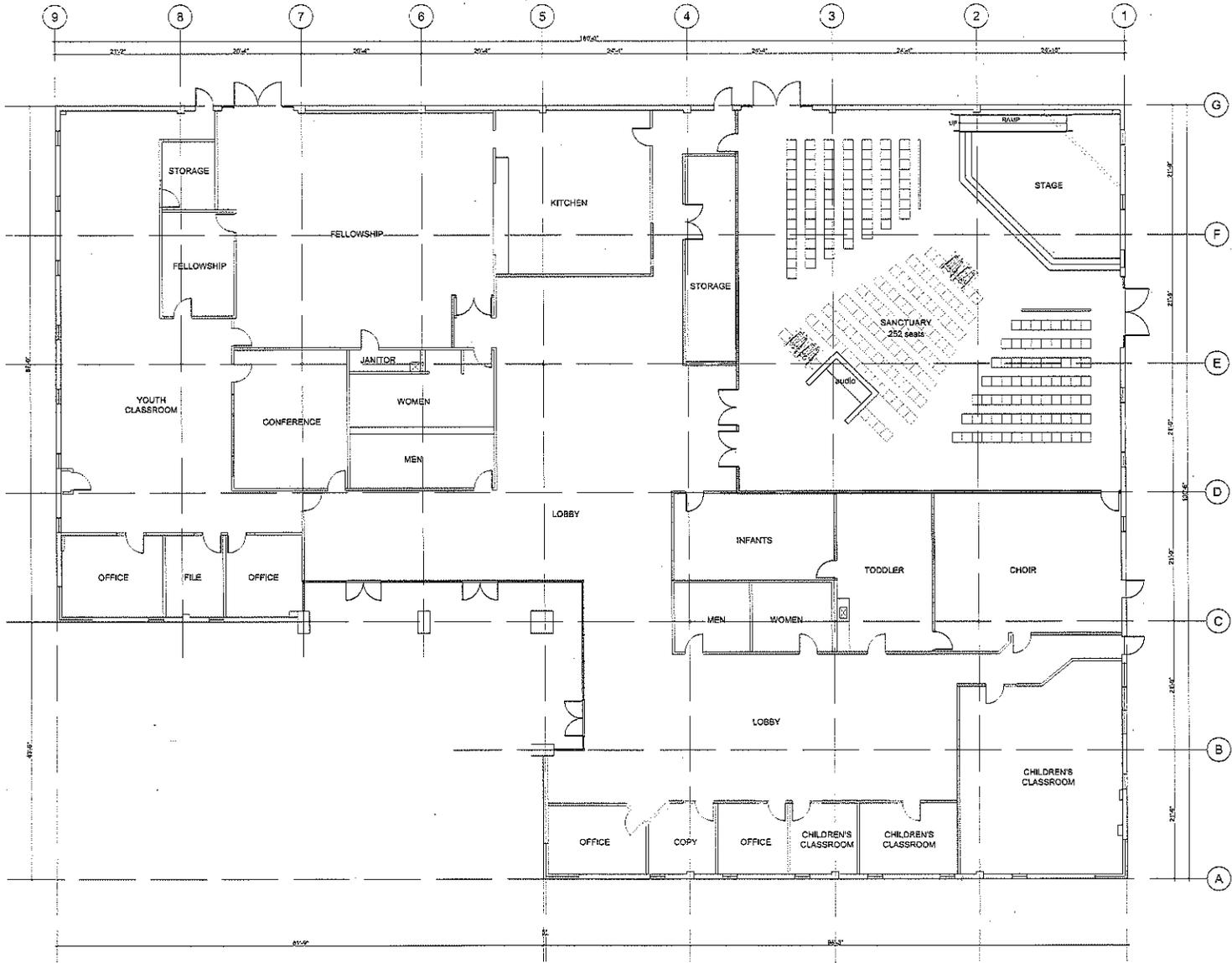
LEGEND:
 ——— EXISTING WALL TO REMAIN
 - - - EXISTING WALL TO BE REMOVED

FOR USE PERMIT
 NO. DESCRIPTION
 PROJECT:
San Jose Korea
770 Lucerne
Sunnyvale, Ca
 DWG. TITLE
EXISTING FLO



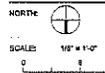
1 EXISTING FLOOR PLAN

ATTACHMENT D
 Page 2 of 4



LEGEND:
 - - - - - EXISTING WALL TO REMAIN
 - - - - - EXISTING WALL TO BE REMOVED
 = = = = = NEW WALL

FOR USE PERMIT
 NO. DESCRIPTION
 PROJECT:
**San Jose Korear
 770 Lucerne D
 Sunnyvale, Cal**
 DWG. TITLE
FLOOR PLAN



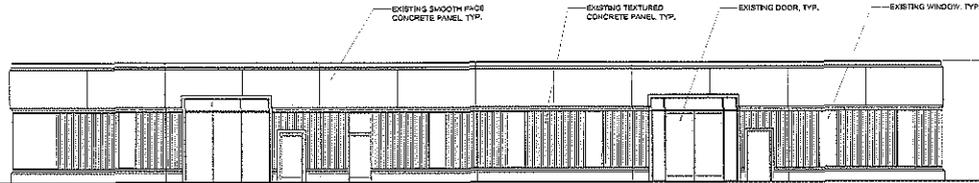
1 FLOOR PLAN

1/8" = 1'-0"

ATTACHMENT D
 Page 3 of 4

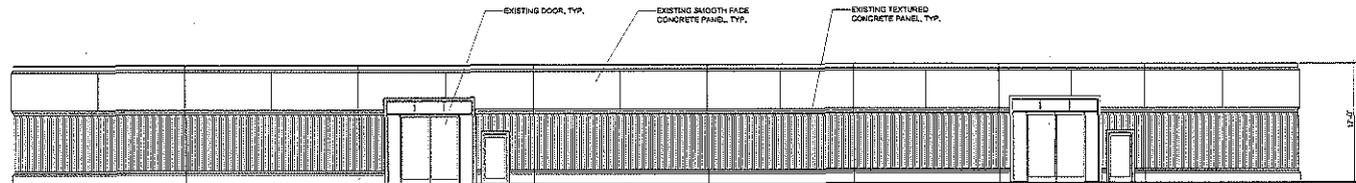
Baek Young Ahn Architect

ARCHITECTURE • PLANNING • INTERIOR DESIGN
532 Airport Boulevard, Suite 200, Burlingame, California 94010
925.494.2810 Fax 925.494.2911



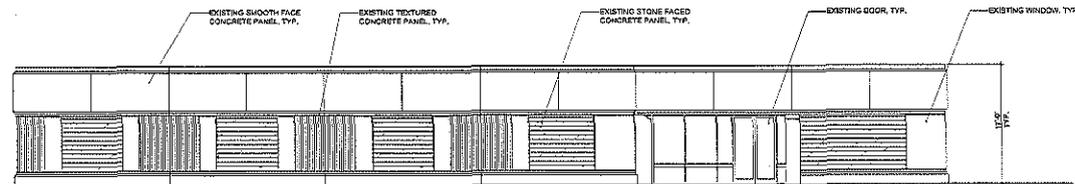
4 WEST ELEVATION

1/8" = 1'-0"



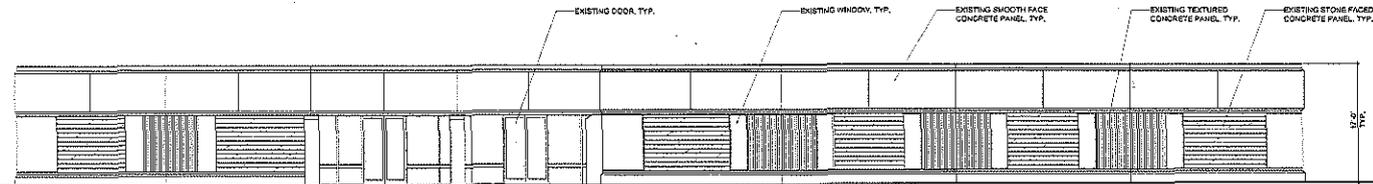
3 SOUTH ELEVATION

1/8" = 1'-0"



2 EAST ELEVATION

1/8" = 1'-0"

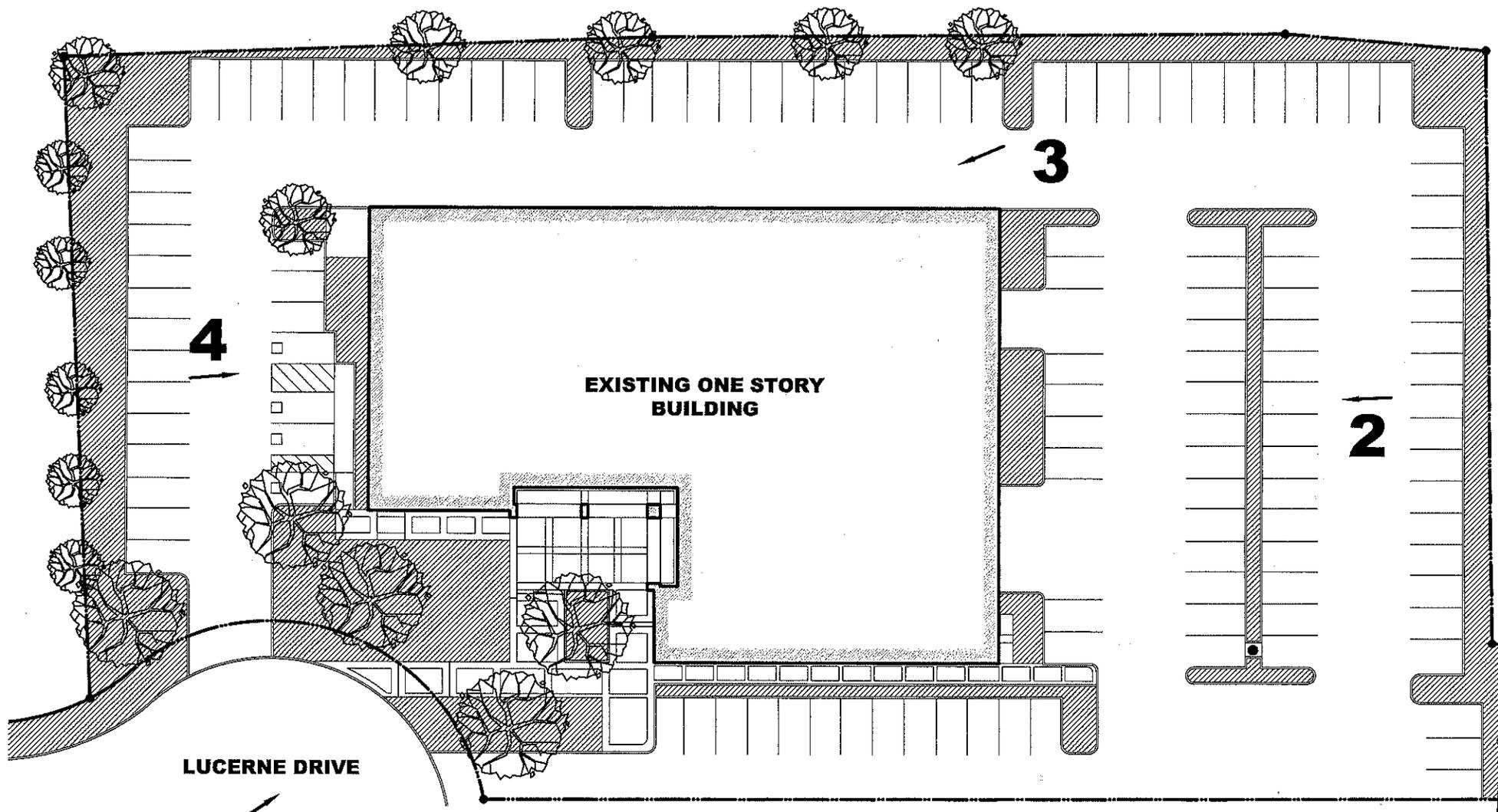


1 NORTH ELEVATION

1/8" = 1'-0"

FOR USE PERM.	
NO.	DESCRIPTION
PROJECT:	
San Jose Kore	
770 Lucerne	
Sunnyvale, Ca	
DWG. TITLE:	
EXISTING EX1	
NORTH: 	
SCALE: 1/8" = 1'-0"	
	

ATTACHMENT D
Page 4 of 4

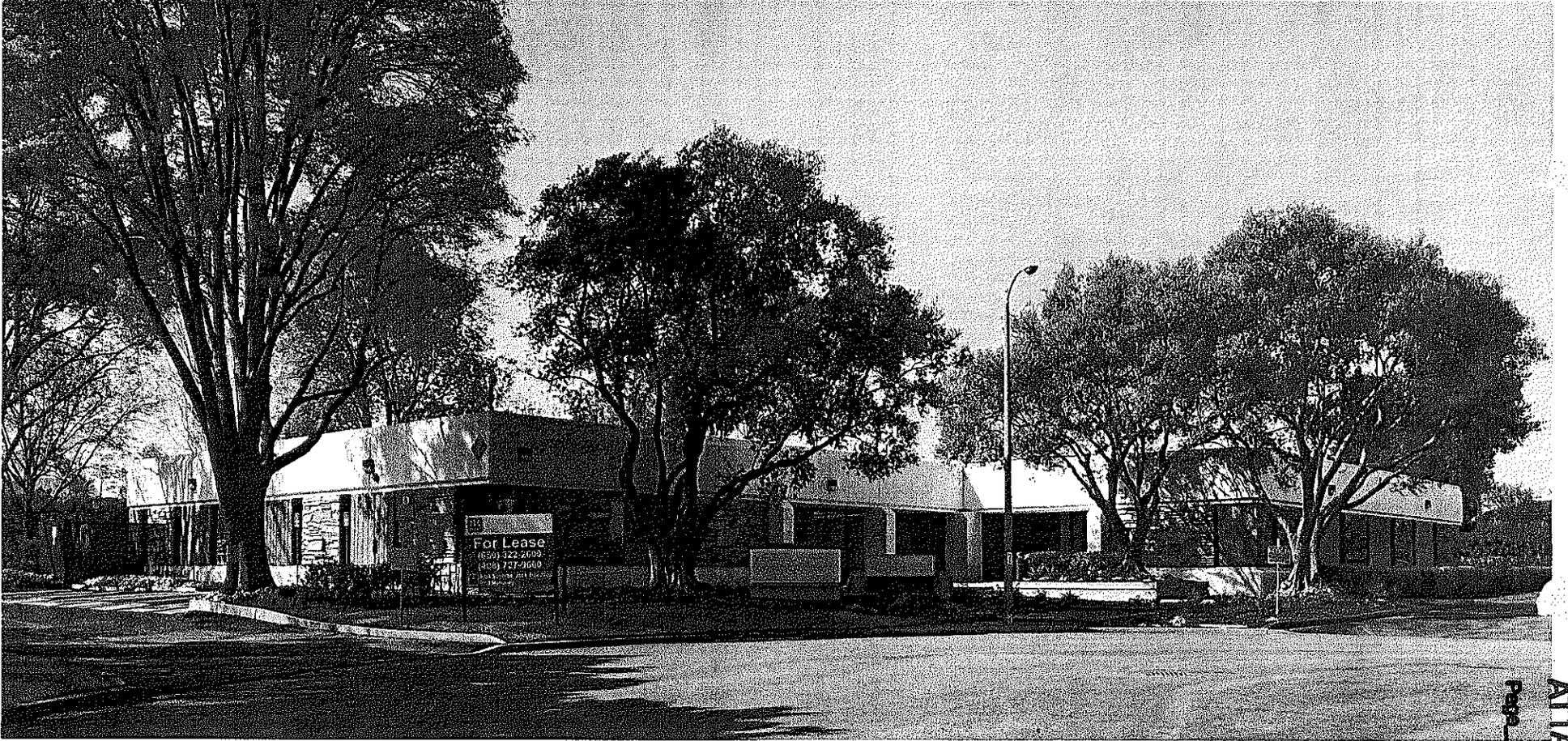


LUCERNE DRIVE

EXISTING ONE STORY BUILDING

PHOTO KEY

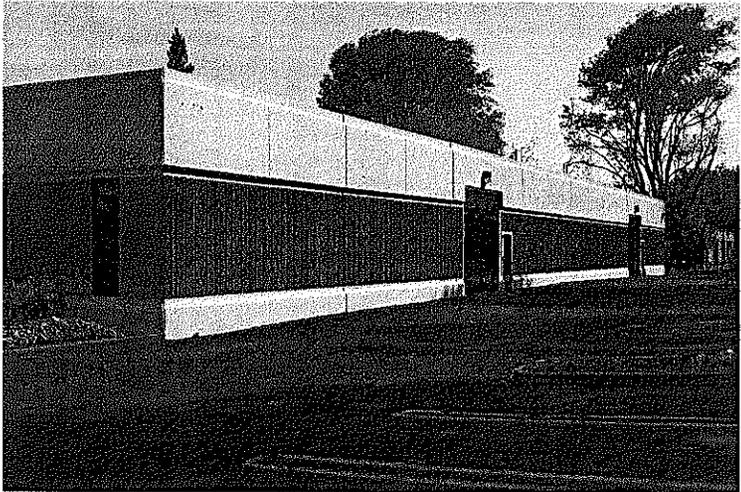
ATTACHMENT E



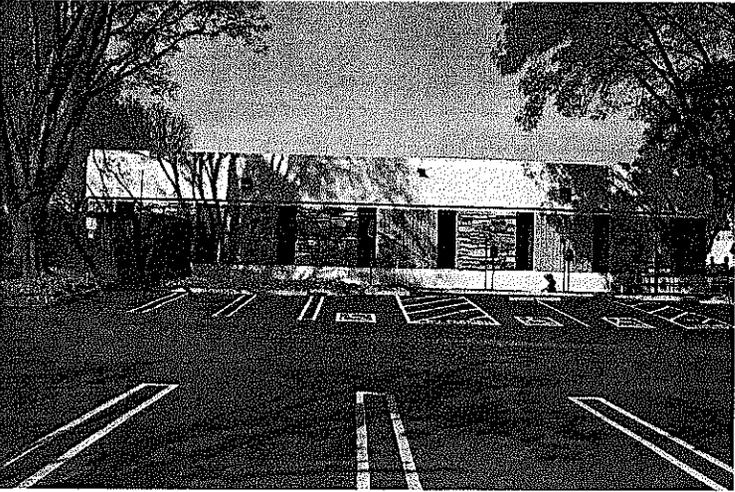
1



2



3



4



5



LEED 2009 for Commercial Interiors

Project Checklist

Project Name: 770 Lucerne Drive

Date: 4/14/10

Sustainable Sites Possible Points: 21

Y	N	?			
			Credit 1	Site Selection	1 to 5
			Credit 2	Development Density and Community Connectivity	6
			Credit 3.1	Alternative Transportation—Public Transportation Access	6
			Credit 3.2	Alternative Transportation—Bicycle Storage and Changing Rooms	2
			Credit 3.3	Alternative Transportation—Parking Availability	2

Water Efficiency Possible Points: 11

Y	N	?			
			Prereq 1	Water Use Reduction—20% Reduction	
<input checked="" type="checkbox"/>			Credit 1	Water Use Reduction	6 to 11

Energy and Atmosphere Possible Points: 37

Y	N	?			
<input checked="" type="checkbox"/>			Prereq 1	Fundamental Commissioning of Building Energy Systems	
<input checked="" type="checkbox"/>			Prereq 2	Minimum Energy Performance	
<input checked="" type="checkbox"/>			Prereq 3	Fundamental Refrigerant Management	
<input checked="" type="checkbox"/>			Credit 1.1	Optimize Energy Performance—Lighting Power	1 to 5
<input checked="" type="checkbox"/>			Credit 1.2	Optimize Energy Performance—Lighting Controls	1 to 3
<input checked="" type="checkbox"/>			Credit 1.3	Optimize Energy Performance—HVAC	5 to 10
<input checked="" type="checkbox"/>			Credit 1.4	Optimize Energy Performance—Equipment and Appliances	1 to 4
			Credit 2	Enhanced Commissioning	5
			Credit 3	Measurement and Verification	2 to 5
			Credit 4	Green Power	5

Materials and Resources Possible Points: 14

Y	N	?			
			Prereq 1	Storage and Collection of Recyclables	
<input checked="" type="checkbox"/>			Credit 1.1	Tenant Space—Long-Term Commitment	1
<input checked="" type="checkbox"/>			Credit 1.2	Building Reuse	1 to 2
<input checked="" type="checkbox"/>			Credit 2	Construction Waste Management	1 to 2
<input checked="" type="checkbox"/>			Credit 3.1	Materials Reuse	1 to 2
			Credit 3.2	Materials Reuse—Furniture and Furnishings	1
<input checked="" type="checkbox"/>			Credit 4	Recycled Content	1 to 2
<input checked="" type="checkbox"/>			Credit 5	Regional Materials	1 to 2
			Credit 6	Rapidly Renewable Materials	1
			Credit 7	Certified Wood	1

Indoor Environmental Quality Possible Points: 17

Y	N	?			
<input checked="" type="checkbox"/>			Prereq 1	Minimum IAQ Performance	
<input checked="" type="checkbox"/>			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
			Credit 1	Outdoor Air Delivery Monitoring	1
			Credit 2	Increased Ventilation	1
<input checked="" type="checkbox"/>			Credit 3.1	Construction IAQ Management Plan—During Construction	1
<input checked="" type="checkbox"/>			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
<input checked="" type="checkbox"/>			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
<input checked="" type="checkbox"/>			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
<input checked="" type="checkbox"/>			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
<input checked="" type="checkbox"/>			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
<input checked="" type="checkbox"/>			Credit 4.5	Low-Emitting Materials—Systems Furniture and Seating	1
<input checked="" type="checkbox"/>			Credit 5	Indoor Chemical & Pollutant Source Control	1
<input checked="" type="checkbox"/>			Credit 6.1	Controllability of Systems—Lighting	1
<input checked="" type="checkbox"/>			Credit 6.2	Controllability of Systems—Thermal Comfort	1
<input checked="" type="checkbox"/>			Credit 7.1	Thermal Comfort—Design	1
			Credit 7.2	Thermal Comfort—Verification	1
			Credit 8.1	Daylight and Views—Daylight	1 to 2
			Credit 8.2	Daylight and Views—Views for Seated Spaces	1

Innovation and Design Process Possible Points: 6

			Credit 1.1	Innovation in Design: Specific Title	1
			Credit 1.2	Innovation in Design: Specific Title	1
			Credit 1.3	Innovation in Design: Specific Title	1
			Credit 1.4	Innovation in Design: Specific Title	1
			Credit 1.5	Innovation in Design: Specific Title	1
			Credit 2	LEED Accredited Professional	1

Regional Priority Credits Possible Points: 4

			Credit 1.1	Regional Priority: Specific Credit	1
			Credit 1.2	Regional Priority: Specific Credit	1
			Credit 1.3	Regional Priority: Specific Credit	1
			Credit 1.4	Regional Priority: Specific Credit	1

Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

ATTACHMENT F
Page 1

산호세 한인 장로 교회

San Jose Korean Presbyterian Church

Senior Pastor: David S. Park
539 E. Weddell Dr. Sunnyvale, CA 94089

Secretary: Wook Moon
(408)745-0191

Treasure: Paul Chun
www.sanjosechurch.com

SAN JOSE KOREAN PRESBYTERIAN CHURCH HISTORY AND OPERATIONS

1. Church History :

The San Jose Korean Presbyterian Church was established in early 1970s by several Korean families. Through the times went on with several moving experiences, the church purchased a building at the location of 3102 Landess Avenue in San Jose in the early 1993 used for a place of worship and also church provided several community services such as helping Homeless, cleaning communities and gardening public schools. Over next several years, the church underwent significant growth and subsequently faced the need for a larger building to facilitate the church's growth.

On June of 2007, the church has sold the property in San Jose area. However, because the church was unable to find immediately a place that was suitable for its needs, the church decided to lease back the Landess Avenue property for the next year. Then on October of 2008, the church was able to lease a larger facility located on 539 E. Weddell Drive in Sunnyvale from New Hope International Church and relocated there. In the early part of this year, the church was able to find the vacant property at 770 Lucerne Drive in Sunnyvale and subsequently was able to work out an arrangement with the owner of property to purchase the building.

2. Church Organization :

The current congregation of San Jose Korean Presbyterian Church consists of 165 members. The church has two ministries, Korean and English speaking, occupying approximately 12,000 sf. of the leased facilities. The church is led by Senior Pastor David Park and six elders making up of the Session.

3. The Proposed Use :

Primary use of the building would be for a place of worship for the congregation and the church plans to provide social activities as community service.

- 3.1. Community Service : Reaching out to the community to serve the residence, business and employees in the City of Sunnyvale to include cooking and delivery of food to shut-in seniors and other needy persons on Saturdays from 9AM to 12PM and also provide offsite helping hand to the senior citizens in needs.
- 3.2. Public Service Host : The church can willingly provide its facilities for public service if the city of Sunnyvale or the county of Santa Clara requests such as election ballot and emergency shelter.

4. Church leadership contact information :

- 4.1. Primary Contact: Chol Chong – Elder and Chairman of Building Committee, (408)679-5115
- 4.2. Senior Pastor – David Park, (408)712-9876
- 4.3. Wook Moon – Elder/Secretary (408)930-9954



산호세 한인 장로 교회

San Jose Korean Presbyterian Church

Senior Pastor: David S. Park Secretary: Wook Moon Treasure: Paul Chun
 539 E. Weddell Dr. Sunnyvale, CA 94089 (408)745-0191 www.sanjosechurch.com

5. Hours of Operations:

The proposed San Jose Korean Presbyterian Church would have main Church activities during Weekends and Church office and small Bible study groups use during the midweek.
 For expected attendance by use and hours, see below:

Day of Operation	Hours of Use	# of People at the site	Use
Monday-Friday	9AM - 5PM	3 employees	Office
Tuesday-Saturday	6AM - 7AM	15 attendees, 1 employee	Morning Prayer
Wednesday	7PM - 9PM	40 attendees, 1 employee	Weekday Worship
Thursday	7PM - 9PM	20 attendees, 1 employee	Prayer & English Bible Study
Friday	7PM - 9PM	60 attendees, 3 employees	Youth activities & Choir Practice
Saturday	9AM - 12PM	30 attendees, 1 employee	Community Services & Social Meetings
Saturday	7PM - 9PM	40 attendees, 3 employee	Youth activities & Social Meetings
Sunday	9AM - 1PM	136 attendees, 4 employees, and 75 Sunday Schooler (Infant through Youth)	Worship & Social Meetings
Sunday	2PM - 4PM	25 attendees, 1 employees	English Worship & Social Meetings

Date: May 3, 2010

To: Planning Department of City of Sunnyvale, Ca
465 West Olive Ave.
Sunnyvale, Ca 94087

From: San Jose Korean Presbyterian Church
539 E Weddell Dr.
Sunnyvale, Ca 94089

Subject: Project 2010-7260- Acknowledgement Letter
770 Lucerne Dr. Sunnyvale, Ca

According to the recommendation from the Project Committee (PRC) meeting on 4/26/2010, we are hereby fully acknowledging that our proposed use as a Church at this particular zoning (M-S/POA) location may result in higher levels of noise, traffic, and exposure to hazardous materials than would normally be encountered in non-industrial areas.

We are also aware of the low risk hazardous materials that are being used at 786 Lucerne Dr. Sunnyvale, Ca and we must have a safety plan and a procedure in place to meet safety of Church and the City's safety requirements. We plan to visit and obtain advice from both the Iranian Christian Church and Zen religious facility in same block as this project site is. We will also work with the City's Department of Public Safety for their guidance, and requirements to develop a Site Safety plan and a procedure.

Once again, we thank you for your cooperation and consideration.



Chol Chong, Elder & Chairman,
Building Committee
San Jose Korean Presbyterian Church



USE PERMIT/SPECIAL DEVELOPMENT JUSTIFICATIONS

ATTACHMENT G
Page 4 of 4

One of the two following findings must be made in order to approve a Use Permit or Special Development Permit application.

The Sunnyvale Municipal code states that at least one of the following two justifications must be met before granting the Use Permit or Special Development Permit. Please provide us information on how your project meets at least one of the following criteria.

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project ...

OR

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties as ...

THERE ARE NO PLAN TO MAKE ANY CHANGES TO EXTERIOR OF EXISTING BUILDING AND SITE OF 770 LUCERNE DRIVE, SUNNYVALE PROPERTY.

DETAILED SPECIAL DEVELOPMENT PERMIT JUSTIFICATIONS ARE ATTACHED.

- 1. JUSTIFICATION LETTER*
- 2. PARKING REQUIREMENT*
- 3. PARKING JUSTIFICATION (2)*
- 4. OCCUPANT LOAD*
- 5. FLOOR PLAN WITH OCCUPANT LOAD NUMBER*
- 6. SITE PLAN WITH ACTUAL PARKING SPACE OF 127.*

If you need assistance in answering either of these justifications, contact the Planning Division staff at the One-Stop Permit Center.

5.21.10

Dear Noren,

My husband and I are happy to endorse the use of an existing industrial building for the ^{San Jose} Korean Presbyterian Church at 770 Lucern Drive. Their use of this facility would be an excellent & positive benefit to our community.

Thank you

Claudia Fournier

RECEIVED

MAY 26 2010

Don & Claudia Fournier
1322 Dunsmock Way
Sunnyvale, CA 94087

PLANNING DIVISION

Project number: 2010-7260

Site Safety Plan

DRAFT



**Korean Presbyterian Church
770 Lucerne Drive
Sunnyvale, CA 94085**

May 2010

Prepared by:



S. Creighton Consulting
1102 Fairview Ave
San Jose, CA 95125

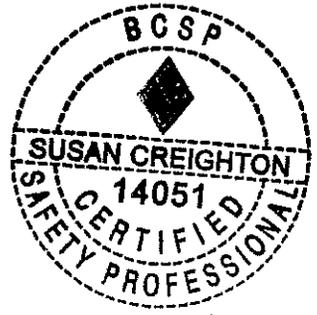


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Site Safety Plan

1. Purpose and Scope

1.1. Purpose

San Jose Korean Presbyterian Church of Sunnyvale, to be referred to in this document as the Korean Presbyterian Church, developed this Site Safety Plan to identify potential emergency situations and determine necessary response for its facility at 770 Lucerne Drive in Sunnyvale, California.

This plan applies to all reasonably anticipated emergencies, both external and internal to the Korean Presbyterian Church, which could affect the Pastor, Elders, members, volunteers, visitors and neighbors. This Site Safety Plan (SSP) covers specific hazards foreseeable in the Sunnyvale area: fire, hazardous materials events, weather related events, earthquakes, medical incidents, and security threats.

The plan includes responsibilities and procedures for response to emergencies as well as pre-planning and recovery efforts. Information for notification, communication, and coordination with local emergency response agencies such as Sunnyvale Public Safety and emergency medical response is incorporated in the plan.

The Korean Presbyterian Church will train key members to activate this plan and advise other members of evacuation procedures as appropriate. The Korean Presbyterian Church will conduct quarterly drills and submit updates of this plan annually. Evacuation maps will be posted in visible locations.

1.2. Scope

This Site Safety Plan was developed to comply with the requirements of all applicable regulations pertaining to Evacuation plans of the Korean Presbyterian Church, specifically California Fire Code (2007) Chapter 4, and is consistent with the California Code of Regulations Title 8 Section 3220 – Emergency Action Plan¹.

¹ 8CCR3220 applies to General Industry and not necessarily to large assembly occupancies such as Korean Presbyterian Church. The format and elements of this plan do meet this regulation for purposes of consistency and thoroughness.

2. Location and Surroundings

The Korean Presbyterian Church is located at 770 Lucerne Drive in Sunnyvale, California. The surrounding properties include a fire station, church, residential, biopharmaceutical, light industrial, offices, retail, and semi-conductor manufacturing and testing.

Lucerne Drive is located in a mixed industrial park. Central Expressway is located behind the church. Nearby highways include US 101 located approximately one mile to the north and California State Route 237 located two and one half miles to the west and north.

The nearest major military and/or industrial operations with large quantities of hazardous materials are the Lockheed Martin facility and NASA Ames Research Center at Moffett Field, with the nearest borders located two and one half miles north of the Korean Presbyterian Church. The nearest storage of hazardous materials is at a semiconductor facility less than one half mile from the Korean Presbyterian Church.

The prevailing wind in Sunnyvale is from the northwest and southeast. A search of the nearby businesses within a 1000 foot radius showed semiconductor and biopharmaceutical businesses within the 1,000 foot radius using hazardous materials. Figure Two provides an overview of the Korean Presbyterian Church with a 1,000 foot surrounding radius.

The following maps are courtesy of Google Maps

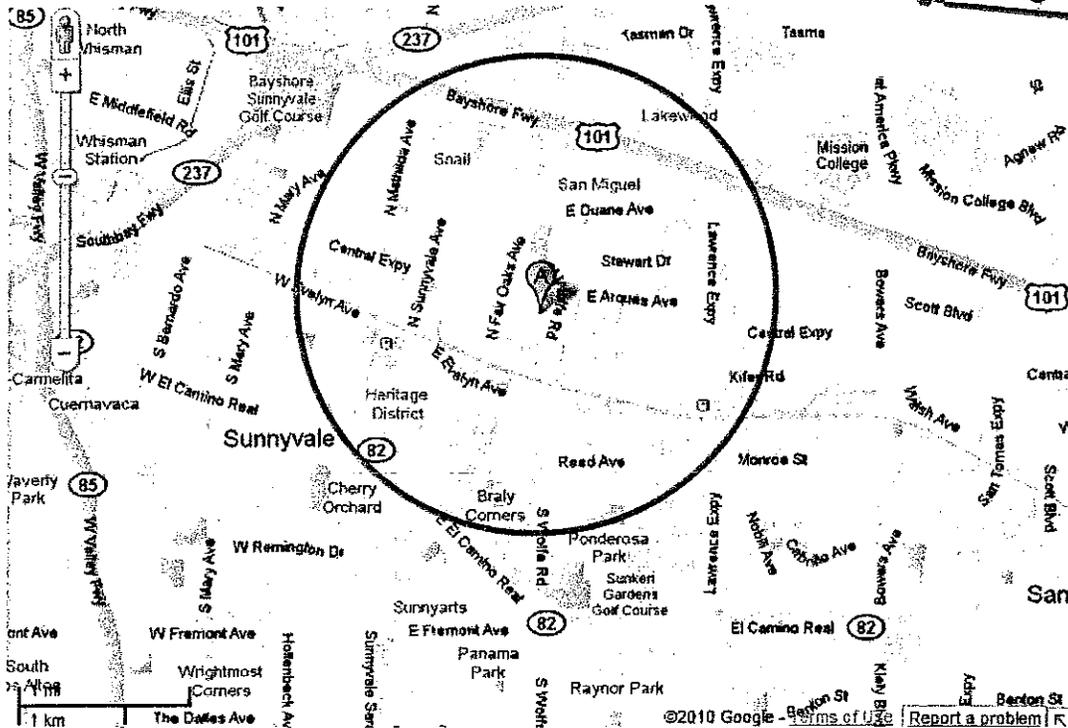


Figure One: One Mile Radius from the Korean Presbyterian Church

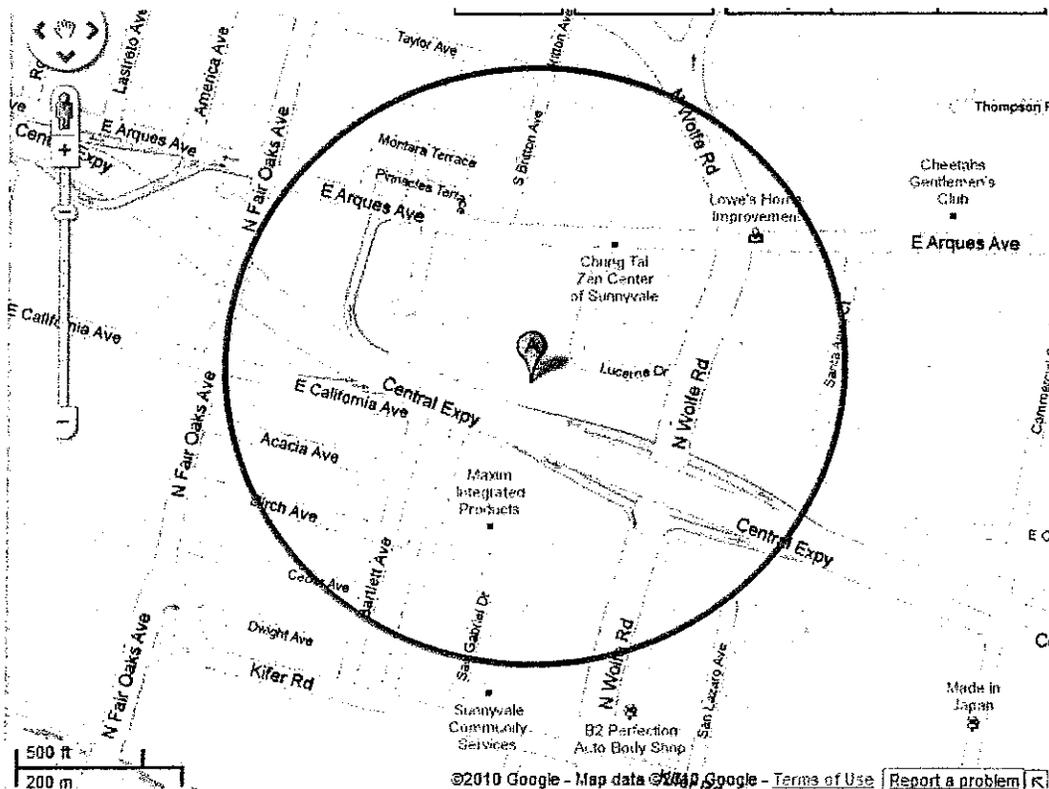


Figure Two: One Thousand Foot Radius from the Korean Presbyterian Church

3. Responsibilities

The Korean Presbyterian Church is organized with a Pastor in charge, Elders, members, volunteers, and visitors at the Korean Presbyterian Church.

3.1. Elder in charge of Facilities

The Elder in charge of Facilities holds primary responsibility for this plan and will:

- Ensure all elements of the plans are implemented;
- Ensure training is provided to selected members on the requirements and procedures in this plan;
- Ensure evacuation procedures are communicated to members
- Ensure emergency services (911) are activated in the event of an emergency;
- Hold periodic evacuation and emergency planning drills;
- Ensure records for the plan are maintained, including copies of updates, drill records, and any reports or information pertaining to actual emergencies;
- Ensure this plan is reviewed to make certain it is up-to-date and that updates are submitted to the City of Sunnyvale.
- Ensure procedures for turning off the ventilation and any other facilities systems required during a Shelter-in-place event are available and known to designated personnel
- Altering HVAC (ventilation) to given areas based on emergency conditions;
- Controlling storm drains if safe to do so;
- Affecting changes in the electrical power distribution or coordinating outside contractors for such work;
- Tuning off natural gas when required;
- Providing support or contractors for long term clean-ups (e.g., flooding, mildew remediation, smoke or fire damage); and
- Posting evacuation maps as needed.

Furthermore, the Elder in charge of facilities will be responsible for coordinating post earthquake building damage

assessments and determining re-occupancy and ~~recovery~~ 8 of 40
activities.

3.2. Evacuation Coordinators

The Elder in charge of Facilities will designate and ensure training of key members of the Korean Presbyterian Church to act as Evacuation Coordinators. During an emergency situation (fire, building evacuation, earthquake, flood, medical emergency, or security threat), the Evacuation Coordinators will be responsible for one or more of the following actions:

- Knowing appropriate actions to take when the evacuation alarm/notice sounds;
- Knowing the location of escape routes, emergency doors, and assembly areas;
- Providing direction to members during evacuations;
- Ensuring children and special needs individuals are attended to during an evacuation;
- Noting locations of any problem areas (inaudible alarm, absent strobe, blocked exit, etc.) and reporting that information to the Pastor;
- Sweeping assigned area(s) while exiting to check for any persons who require assistance in exiting;
- Reporting to Assembly Area after sweep;
- Communicating to people in the evacuation assembly area to solicit cooperation with evacuation plan requirements; and
- Reporting any problems to the Pastor.

3.3. Elders

Selected Elders of the Korean Presbyterian Church have the following responsibilities under this plan:

- Reviewing the details of this plan and understanding the procedures.
- Participating in emergency pre-planning activities and evacuation exercises. This training must include:
 - Description of any evacuation alarms that may be heard throughout the building;

- Location of evacuation routes and exits;
 - Location and needs of special populations (children and people with limited mobility);
 - Location of evacuation assembly areas; and
 - Ensuring all temporary or volunteer workers reporting to his/her knows the evacuation procedure.
-
- Inform students of the evacuation process at the *beginning of classes*

3.4. Korean Presbyterian Church Members, Volunteers, and Visitors

Members, volunteers and visitors of the Korean Presbyterian Church should receive communication about this plan upon their initial visit to the Korean Presbyterian Church to ensure:

- Cooperation with Evacuation Coordinators during an evacuation;
- Key members are informed about mobility limitations and need for special assistance during and evacuation prior to any emergency;
- Evacuation is conducted in a calm, orderly manner;
- Everyone reports to the evacuation assembly area;
- People remain in the evacuation assembly area until told to relocate or the emergency is called "All Clear"; and
- No one responds to the emergency situation unless appropriately trained and asked to do so by the Pastor, his designee, or an Evacuation Coordinator.

4. Training

The Pastor will designate Evacuation Coordinators and ensure they receive training to assist in any evacuation member and visitors at the Korean Presbyterian Church during an emergency.

The Pastor will ensure training and instruction on the aspects of this plan are provided to all persons who will act as Evacuation Coordinators;

Furthermore, key members and Evacuation Coordinators will be responsible for communicating Evacuation instructions to volunteers and visitors.

5. Notification of Emergencies

5.1. Notifying 911

The Korean Presbyterian Church will contact emergency services by calling 911 in the following situations:

- Fire or explosion;
- Unknown noxious odors or hazardous materials event;
- Weather related emergencies (flood, tornado, extreme temperatures, etc.);
- Earthquakes;
- Serious injury or illness; and
- Security related events.

Once the information is relayed to the appropriate authority, the Korean Presbyterian Church will activate the proper emergency action and evacuation procedures. All persons occupying the building are notified of the need to evacuate the building through verbal communication or the audible fire alarm.

In non-life threatening emergencies, (odors, water leaks, minor injuries and illness, etc.) the Elder in charge of facilities will notify needed remediation resources without activating a building wide evacuation.

5.2. Initiating an Evacuation

5.2.1. Area Evacuations

A localized area (not the entire building) will be evacuated by informing people in the affected area that there is a hazard present and they must leave the area immediately. This will be done through face to face communication. Evacuation Coordinators will provide directions and guidance for all occupants affected by the local area evacuation.

5.2.2. Building Evacuations

The building will be evacuated using verbal command or the audible fire alarm. Evacuation will be initiated automatically upon activation of the fire system (pull station, smoke sensor, water flow, or sprinkler zone

tamper). Evacuation Coordinators will direct and assist everyone out of the building and sweep the building upon exit. Everyone will be directed to the evacuation assembly area for further instructions and assistance.

5.2.3. External Communication

The primary method of contacting emergency services is by landline telephone. If the landline telephone lines are out of order and initial notification has not yet been made, cellular phones will be used. In addition, activation of the smoke and heat sensor alarm will automatically transmit a signal to All Guard, 23194 Kidder Street, Hayward, CA 94545, 1-800-255-4273, who will then notify the Sunnyvale Fire Department. Following the notification, the alarm company will contact the Elder in charge of facilities.

5.2.4. General Emergency Response

At the onset of an emergency situation, any Evacuation Coordinator noticing or advised of the emergency will implement emergency procedures by initiating notification and evacuation procedures as appropriate. If there is an immediate risk to life and health presented by the emergency condition, the Evacuation Coordinator(s) will indicate the need to evacuate the area verbally or by using the fire alarm if the entire building needs to be evacuated. Once the Fire or Police Department or other applicable outside agency arrives, they will establish Incident Command.

The Evacuation Coordinators conduct area sweeps upon exiting the area or building to locate remaining people or those requiring assistance to evacuate. In the event a mobile person refuses to leave or otherwise lags behind, and the emergency condition poses a life or health risk for the Evacuation Coordinator(s), the Evacuation Coordinators are to evacuate.

In the event there is non-mobile person that the Evacuation Coordinator(s) cannot move remaining in the building, and the risk to those Evacuation Coordinators becomes high, the Evacuation Coordinators are to evacuate. In both circumstances, the Evacuation Coordinators must notify the Pastor of the situation so that

he or his designee can update 911 and incoming emergency units of the need for rescue.

In the event of an emergency, Evacuation Coordinators are trained to follow these steps:

1. Stay calm. Do not panic.
 2. Call 911.
 3. Explain the nature of the emergency.
- General: What is the location of emergency?
Are any people affected/ injured?
How many?
What is the condition of the patient(s)?
 - Illness: Is the patient conscious and breathing?
What are the symptoms of the illness?
 - Injury: What body area seems most affected?
What is the condition of the patient?
 - Fire: Where is the fire?
Is smoke or flames visible?
Have people been evacuated?
 - Spill: What is the location of emergency?
Was a hazardous material spilled?
If so, what is the amount spilled?
Has any chemical entered into storm drains?

For injuries or illness:

- Identify ill or injured patient to the dispatcher.
- Do not move the patient.
- Encourage bystanders not to crowd around the patient.
- Stay with the patient until help arrives.

When calling emergency services:

1. State exact location of emergency.
2. Give the phone number from which you are calling.
3. Assist the Pastor in filing the accident/incident report, if required.

6. Evacuation Procedures

6.1. Evacuation Team

6.1.1. Pastor

The Pastor or his designee will be in-charge of evacuations. The Pastor must have a clear delegation of authority to ensure leadership of an evacuation when he is not present. Once an emergency occurs, the Pastor or his designee initiates the response using the following procedures:

- 1) Determine if the event requires evacuation:
 - Fire alarm activated
 - Flames or visible smoke present
 - Noxious odor present
 - Water, wind, extreme temperature, or other weather phenomenon causes the building to be uninhabitable
 - A major earthquake has struck and there is building damage
 - An illness or injury occurs requiring partial clearing of an area or full evacuation of the building
 - A security-related event poses a risk to people in the building (e.g. bomb threat)
 - Any other event that presents a risk to people in all or part of the building
- 2) Direct Evacuation Coordinators to begin a building evacuation.
- 3) Notify emergency responders by calling 911. The Pastor or his designee will stay on the line with the dispatcher as long as the dispatcher needs information. If the situation requires the Pastor or his designee to relocate, arrangements will be made to call back the dispatcher.
- 4) Direct Evacuation Coordinators to meet and guide incoming emergency vehicles.
- 5) Establish a Command Post in a safe location, uphill and upwind of the building, and at an appropriate distance from the Assembly Area.

- 6) Meet with emergency response agencies' commanders to discuss the situation and required actions.
- 7) Allocate resources to Evacuation Coordinators and emergency response agencies as available and needed.
- 8) Evaluate the need to relocate the Assembly Area due to inclement weather or safety hazard.
- 9) Call "All Clear" and provide re-occupancy instructions or otherwise give direction on releasing people from the Assembly Area and site.
- 10) Act as lead for all investigation and recovery efforts related to incident.
- 11) Assume the primary responsibility to ensure any corrective actions are implemented.

6.1.2. Evacuation Coordinators

Evacuation Coordinators will implement evacuation procedures upon activation of fire alarms or at the direction of the Pastor or designated person-in-charge. Once an evacuation is indicated, Evacuation Coordinators will implement the following procedures:

- Verify emergency exits routes are clear and safe to use;
- Announce the evacuation to ensure building occupants know to leave the building;
- Provide guidance and instructions for people as they evacuate;
- Direct people away from any known hazards;
- Provide assistance to disabled and mobility limited persons as needed;
- Provide guidance to children as needed;
- Gather information about the event if possible;
- Advise people in the evacuation area that the traffic lanes must be kept open for emergency vehicles;
- Provide information and instructions to keep people in the assembly area calm and orderly;

- Use available Evacuation Coordinators and designees as runners to get information and the incident command post;
- Provide any information gathered during the sweep or at the assembly area to the incident command post to ensure people's needs are addressed (as feasible);
- Wait to hear the "All Clear" from the Pastor or emergency agency commander before allowing people back in the building.

NOTE: If prolonged evacuations occur during inclement weather, the Pastor or his designee will give instructions to relocate people from the Assembly Area to another location when possible.

6.1.3. Elders, Members, Volunteers, Visitors, Temporary Workers, and Contractors

Evacuation Coordinators will provide instructions to all Korean Presbyterian Church occupants upon activation of evacuation procedures by a fire alarm or other emergency. All Korean Presbyterian Church occupants are expected to exit the building in a calm, orderly manner and report to the Assembly Area as directed.

The Elder in charge of Facilities will ensure communication of evacuation routes and procedures to all members, volunteers, visitors, temporary employees and contractors through written or verbal communication.

NOTE: During emergency situations only authorized and necessary Evacuation Coordinators and other emergency personnel will be allowed in the building. If it does not prevent leaving in a timely and safe manner, trained Evacuation Coordinators should extinguish lit candles if the open flame could add to the hazard and then exit the building.

6.2. Assembly Areas

Copies of the evacuation maps will be posted in key locations throughout the building.

All driveways and the area immediately in front of the entrance will be left clear to allow for emergency vehicle traffic in the event of an emergency requiring response from local agencies.

When the building is evacuated, evacuees will move to the Assembly Area designated by Evacuation Coordinators.

The Evacuation Coordinators are responsible for sweeping the building upon exit to ensure that everyone has been evacuated from the building and report this to the lead representative of the agency responding to the emergency.

6.3. Special Populations

Evacuation Coordinators will identify special populations of people such as children, disabled persons and elderly that will require assistance and direction in the event of any emergency. The Evacuation Coordinators will assign individuals to attend to the needs of people in these special populations.

6.4. Area Evacuation

Odors caused by a chemical release² or smoke inside the building may necessitate moving people to a safer area, but may not require a full building evacuation. When such an event occurs, emergency personnel (fire, police and possibly the Korean Presbyterian Church Evacuation Coordinators) will relocate members to an area which is effectively "uphill and upwind" of the odor or smoke.

For chemical spills indoors, uphill refers to an area that the spill cannot run or drain. Upwind means an area that is positively ventilated relative to the source or that air is moving from the upwind area toward the source of the odor.

When an Evacuation Coordinator becomes aware of a situation that requires evacuation of that immediate area, that person should initiate the area evacuation. The Pastor or his designee should be notified as quickly as possible to initiate the proper emergency procedures.

² The Korean Presbyterian Church will not store or use chemical other than janitorial chemicals. However, construction contractors may bring noxious materials on-site that could pose low-probability threat of a release.

The Korean Presbyterian Church occupants and Evacuation Coordinators will be notified of the problem via face-to-face communication, runners and verbal announcements, or other feasible means.

6.5. Shelter-in-Place

In the case of an area-wide emergency, local agencies may request building occupants in the affected area to "shelter-in-place." This would occur in the case where people cannot be evacuated quickly enough from an area where a potential air contaminant (e.g., toxic gas plume) will pass.

The Korean Presbyterian Church has evaluated possible hazardous materials release threats from nearby businesses and roadways. Several semiconductor, biomedical and/or biopharmaceutical business are located within a 1000 foot radius of the Korean Presbyterian Church. These facilities maintain hazardous materials inventories and hazardous material releases at any of these locations can pose a risk threat to the Korean Presbyterian Church. Comparative Biosciences is a biotechnology firm located adjacent to Korean Presbyterian Church at 786 Lucerne Drive, Sunnyvale, California. Comparative Biosciences has small quantities of hazardous materials for laboratory analyses. Representatives of Korean Presbyterian Church will contact Comparative Biosciences to exchange emergency contact information.

Hazardous materials can be transported on nearby roadways. Central Expressway runs behind the Korean Presbyterian Church and a major hazardous materials incident could impact the Korean Presbyterian Church. US Highway 101 is one mile to the north of the Korean Presbyterian Church and California Highway 237 is two and one half miles to the west. Prevailing winds are from the northwest and southeast. A major hazardous materials incident on either highway could drift to the Korean Presbyterian Church, but is likely to dissipate and be outside the hazardous plume.³

Both the NASA Ames Research Center and Lockheed Martin Facilities have boundaries approximately two and one half

³ Based on review of initial isolation distance given in the U.S. DOT's "2004 Emergency Response Guidebook". Chemicals such as anhydrous ammonia and chlorine are transported on these roadways in quantities sufficient to cause a hazardous plume that could incorporate Korean Presbyterian Church boundaries. However likelihood of such an event in a location upwind of Korean Presbyterian Church is slight.

miles from the Korean Presbyterian Church, with hazardous materials stored in secured locations well within those boundaries. Both facilities are located such that a northeast wind would be required to carry a plume to the Korean Presbyterian Church. Neither facility is considered a threat to the Korean Presbyterian Church.

6.6. Re-Entry

The lead representative of the agency responding to the emergency, usually the Fire Department Incident Commander, will decide when the building is safe to re-occupy. No one will be allowed to re-enter the building until advised to do so by him/her.

Key Points for people onsite to follow during evacuation

The following should be done during an evacuation:

- DO stop all activities
- DO exit through nearest door and go directly to Assembly Area
- DO follow instructions of Evacuation Coordinators
- DO know your Assembly Area and Evacuation Coordinator(s)

The following should not be done during an evacuation:

- DO NOT run
- DO NOT lag behind
- DO NOT make any unnecessary noise
- DO NOT detour to retrieve personal belongings
- DO NOT go to the restroom
- DO NOT leave assembly area until told to do so by an Evacuation Coordinator or other emergency personnel
- DO NOT smoke in the assembly area
- DO NOT return to the building until advised to do so
- DO NOT go home unless authorized to do so
- DO NOT attempt to move vehicle(s) unless instructed to do so
- DO NOT block emergency vehicle thoroughfares

7. Fire or Explosion

The responsibility of the Elder in charge of Facilities or his designee and Evacuation Coordinators in fire emergencies is to:

4. Ensure all occupants evacuate the building.
5. Notify the Fire Department.
6. Provide support services to the Fire Department as requested.

In the event that anyone discovers an incipient fire⁴, he or she should:

- Call for help or pull the nearest Fire Pull Station
- Only members and Evacuation Coordinator at the Korean Presbyterian Church trained in the use of fire extinguishers should attempt to use one to extinguish any fire.
- Call the 911 as soon as possible
- Provide the following information:
 - Exact location of the fire
 - Type of fire (e.g., flammable liquid, electrical, etc.)
 - Report any injuries or trapped people
- The Fire Department will be notified of a fire/explosion emergency in the following situations:
 - If sensors detect heat or smoke, a signal is sent to the All Guard, 23194 Kidder Street, Hayward, CA 94545, 1-800-255-4273, who then calls the alarm into the Fire Department. Following the call to the Fire Department, the Pastor will be contacted.
 - The telephone call to the Fire Department should provide as much detail to the dispatcher as possible (e.g., if there are any injuries, etc.) to ensure that the response includes all of the necessary equipment.
 - The Elder in charge of Facilities or his designee will then ensure that someone is sent to greet the responding engine companies/paramedics.

⁴ An incipient fire is defined as a fire that is just beginning to exist or appear. This is the phase of the fire that continues up until activation of automatic sprinkler, or other fire suppression, systems. At that point the fire is considered to be "free burning" and should *only* be fought by professional firefighters.

Specific fire extinguishing and control tactics are to be determined on a case-by-case basis; however, the following general principles always apply:

- No actions are to be taken that will subject the persons to unreasonable risk
- Rescue and first aid take priority over fire suppression
- The possibility of explosion must always be considered

8. Hazardous Materials Release

8.1. Purpose

For the purposes of this Plan, a release is defined as the accidental discharge of a solid, liquid, or gas from its proper container whether from container failure, upset, or unintentional drainage or venting. Materials considered hazardous are those that meet the definition put forth in Article 80 of the California Fire Code (latest edition), or materials that are hazardous wastes as defined in 40 CFR §261.3 and 22 CCR §66261.3.

The Korean Presbyterian Church will not be storing or using materials covered in the above-mentioned regulations. It can occur that a contractor could bring such hazardous materials onsite as part of construction project. The Korean Presbyterian Church's Elder in charge of Facilities will communicate with all contractors to ensure they are aware of any chemical used and informed as to how the chemicals will be used, stored and disposed.

8.2. Release Potential

While the Korean Presbyterian Church will not be storing or using hazardous materials, contractor related activities could cause an incident. In the event a hazardous materials release occurs on the Korean Presbyterian Church's property that cannot safely be contained and cleaned by the contractor, the Pastor, his designee, or an Evacuation Coordinator will call 911. The contractor and the Pastor or his designee will work with the City of Sunnyvale to mitigate emergency conditions and arrange for proper clean up and disposal of the hazardous material.

8.3. Blood and Bodily Fluids

In the event there is a noticeable amount of blood or bodily fluids found at the Korean Presbyterian Church, Evacuation Coordinators will clean-up the spill using the following procedure:

1. Don latex or nitrile gloves and safety glasses.

2. Obtain a plastic bag to contain wastes.
3. Wipe up the blood or bodily fluids using disposable towels and place the blood soaked towels in the bag.
4. Allow a 1:10 solution of bleach solution to soak on the area where the blood or bodily fluids spilled for 10 to 20 minutes.
5. Wipe up the bleach solution with more towels and place them in the bag.
6. Perform a wipe down of the bleach soaked area with wet towels. Place the wet towels in the bag
7. Remove the gloves and place them in the bag.
8. Place the waste bag in a second bag and seal it.
Contact Santa Clara County Environmental Health to arrange for proper disposal of the waste.

8.4. Water Pollution Control

Should any chemical or oil spill get into the storm drains, contact 911 with the material spilled and the amount that entered the storm drain. An evacuation coordinator should stand by the incident to monitor the situation. The Pastor or his designee will then coordinate operations with an outside clean-up contractor.

9. Medical Emergencies

In the event of a medical emergency, the Korean Presbyterian Church's Pastor, his designee, or Evacuation Coordinators will contact the Fire Department and/or Emergency Medical Services (paramedics) at 911.

The caller should provide information including:

- Nature of injury/illness
- Location of injured/ill person
- Name of injured/ill person

Once the call is made, the caller should ensure the patient receives comfort and care as training and skills allow.

If the injury is due to a chemical exposure, the Korean Presbyterian Church will coordinate with the contracting company involved to obtain a copy of the MSDS to be provided to the paramedics accompanying the victim to the hospital.

All emergency numbers are listed in Appendix B. The following are the most applicable to a medical emergency:

- El Camino Hospital 650 - 940-7000
- Emergency Medical Services (Paramedics): 911
- Local Fire Department: 911

10. Natural Disasters

This section outlines the actions to be taken during and following a natural disaster to protect people and assess building damage. It should be noted that natural disasters would significantly affect a wide geographical area, exhausting the resources of emergency service organizations, and private industry may be notified that services may be unavailable for 48 to 72 hours. Furthermore, Korean Presbyterian Church may be designated an emergency shelter if determined to be structurally sound following an emergency.

10.1. Major Earthquakes

The following procedure will be implemented for any seismic activity with the potential of causing damage to the facility or its contents. Specific actions include:

- Shutdown of the natural gas systems is automated (seismic shutdown)
- Initiate emergency evacuation procedures (as per Section Six), if necessary.
- Initiate fire/explosion response activities (as per Section Seven if necessary.
- Institute a fire watch if the fire protection system is damaged.
- Address the needs of anyone in the assembly areas.

The Elder in charge of facilities coordinates all shutdowns involving equipment/systems.

All Korean Presbyterian Church occupants should be made aware that when an earthquake occurs, the following guidelines should be observed for safety.

- During shaking:
 - Do not panic. Remain where you are.
 - If you are indoors, STAY INDOORS!
 - If you are outdoors, STAY OUTDOORS!
- Get under a desk, bench or sturdy table (crouch sideways, shielding your face with your hands). If that is not possible, brace yourself in a doorway.

- Stay away from windows, other glass areas, and outside doors.
- Follow the instructions of the Evacuation Coordinators.
- If you are outdoors, stay away from overhead wires, poles, or any structure that may fall.

After an earthquake, observance of the following rules will maximize your own safety and that of others.

- Remain calm - Check yourself for injuries; check for injuries among others and render aid as needed.
- Be prepared for aftershocks which may occur and cause more damage.
- If an evacuation is announced, proceed to the Assembly Area and follow the instructions of the Evacuation Coordinators.
- Do not use the Korean Presbyterian Church's landline telephone for outside calls.
- The risk of fire is greatly increased following an earthquake. If you can do so safely, shut down equipment that could serve as an ignition source.
- **DO NOT LIGHT A MATCH/LIGHTER;** a spark could ignite leaking gas.
- Do not leave the site without checking in with the Evacuation Coordinator.
- Don't attempt to leave the site until the Evacuation Coordinator provides you with an update of conditions. Due to damage to roadways, it may not be possible for you to drive your car home.
- Stay away from damaged areas. Do not re-enter these areas until "All Clear" has been announced.
- Rumors add to panic; verify information before passing it along to others.

10.2. Floods

When warning of impending flood conditions are received via weather broadcasts, U.S. Weather Service, or the Fire Department, the following steps will be taken:

- All movable equipment and supplies will be moved to elevated areas

- Outside areas will be checked for equipment and materials that could be damaged by flood waters
- If time allows, dikes will be constructed to protect high risk items

Additional steps that should be addressed as flooding approaches include:

- Send non-essential people home
- Shut down electric and gas utilities
- Eliminate all open flames and other ignition sources
- Provide emergency provisions (i.e., food and potable water) and sanitation facilities for emergency crews
- Ensure that emergency crews are not totally cut-off and always have a safe evacuation route

After flooding has occurred, the Elder in charge of facilities shall contact the appropriate contractor(s) to ensure that fire protection systems are operational:

- Arrange to physically test all sprinkler control valves to ensure that they are open and are not damaged
- Ensure that fire alarm and sprinkler supervisory service electrical circuits are up and running
- Clean up all combustible debris
- Check for gas leaks and flammable liquid leaks

11. Security Events

This section is intended to provide an effective means of preventing injury to people at the Korean Presbyterian Church should an individual or group intend to cause harm to anyone at or near the Korean Presbyterian Church.

11.1. Reporting Incidents or Concerns

Korean Presbyterian Church Elders, members, volunteers, or visitors should contact the Pastor or his designee if information about violence or a threat of violence has been received or if a concern for the safety of someone at the Korean Presbyterian Church arises. The Pastor or his designee will determine if the situation warrants contacting police via 911.

11.2. Bomb Threat

The procedures for the proper handling of a bomb threat received at the Korean Presbyterian Church are intended to provide the necessary emergency actions to protect life and property.

All calls or reports shall be treated as an emergency until proven false.

This procedure covers:

- Alerting local emergency response services
- Evacuation for all events

11.2.1. If a Bomb Threat is Received

The most common recipient of a bomb threat is a receptionist or the person who commonly answers the main phone line. However, anyone receiving such a call should make an attempt to ask the following questions.

- Where is the bomb located
- Time that the bomb is expected to explode
- Description of the bomb
- Any information to help identify the caller (background noises, accent)

Factors to be considered in determining the appropriate level of response include:

- A judgment of sincerity of threat based on the information contained within the threat
- Any existing labor problems or known disgruntled people
- Previous attacks against other facilities in the area
- Time left until reported detonation

11.3. Response to a Threat

Upon receipt of an anonymous and threatening call, the Pastor or his designee will be notified IMMEDIATELY. A written report of the call should be prepared as soon as possible and delivered to the Pastor.

Any recipient of a bomb threat should attempt to:

- Delay the caller, record everything said, and have someone notify the Pastor or his designee to contact the Sunnyvale Police
- Ask for the location of the bomb and time of detonation
- Inform the caller that the facility is occupied, and many innocent people could be injured or killed
- Listen for any background noise such as motors, music, traffic sounds, etc.
- Listen closely to voice quality, accents, or speech impediments
- Request transfer of call to the Pastor or his designate
- Get as much information as possible from caller, and write it down

Anonymous letters received by mail should be reported and delivered to the Pastor or his designee. The envelope and letter should be placed in a sealed envelope to minimize unnecessary handling of the letter and envelope. The Pastor or his designee will contact the Police Department.

The Pastor or his designee will initiate any alarm connected with a bomb threat for the evacuation of members.

- Evacuation will be handled the same as a fire alarm.
- All occupants, without exception, will evacuate.
- All people shall vacate the building to safe areas as designated by the police.
- Do not allow anyone back into the building, unless the "All Clear" is given.

Appendix A: Evacuation Coordinators

Name	Phone Number

Appendix B: Emergency Contacts

Emergency Contact Sheet

Ambulance – Medical Emergency	911
Fire Department - Fire Emergency	911
El Camino Hospital – After Hour Emergency	650 -940- 7000
Police	911
Non-Life Threatening Safety or Facility Issues	408- 769-5115
Alternate contact (name here)	408-

POSTING IS REQUIRED BY CCR TITLE 8 SECTION 9881 (b) (7)

Appendix C: Coordination with Outside Agencies

The type and magnitude of an incident may require involvement of private and/or government agencies. Outside agencies which may need to be contacted are listed below.

Organization	Emergency Phone #	Fire	Spill	Security	Medical	Quake	Other
Fire Department	911	X	X		X		X
Emergency Medical Services	911				X	X	X
Police Dept	911			X			
El Camino Hospital	650-940-7000				X		X
Santa Clara County Environmental Health Dept.	408-918-3400		X				X
Poison Control Center	800-222-1222						X
Pacific Gas & Electric	800-743-5000	X				X	X

AGENCY ROLES

Fire Department

The lead agency for all life-safety issues (e.g., fire, explosion, injury or illness, chemical release); provides assistance in initial care of medical victims.

Emergency Medical Services

Lead agency for medical operations and primary care and transport of medical victims.

Police Department

Lead agency for security-related emergencies (e.g., bomb threat, sabotage, civil disturbance, etc.); maintains order in emergencies involving community evacuations and expedites the movement of vehicles.

El Camino Hospital

Receives and treats injury and illness victims; can provide technical assistance for first aid and basic life support issues (e.g., Poison Control Center).

Santa Clara County Environmental Health Department

Regulates hazardous waste regulations for hazardous waste generators; must be notified of hazardous waste incidents; must be notified of any sanitary concerns (e.g., food poisoning, epidemics, etc.).

Poison Control Center

Provides information regarding the ingestion or inhalation of poisonous chemicals.

Pacific Gas and Electric

Notify in the event of a gas leak or power failure. Provides assistance if gas and electrical services are temporarily unavailable.

Local Arrangements

The Korean Presbyterian Church will call 911 in case of emergency. The Fire Department has been informed of the layout of the facility through the planning permitting process as well as pre-planning and site walks.

The Fire Department will be provided with this plan and all subsequent updates. There is no anticipated use or storage of hazardous materials beyond common cleaning chemical used by the janitorial service. Should any facilities related hazardous material need to be used by contractors, that contractor will inform the Elder in charge of facilities. The Elder can in turn relay information to the fire department if necessary.

Upon the arrival of any emergency service agency, the Pastor or his designee will coordinate with the Commanding Officer of the outside emergency response agency.

Appendix D: Emergency Public Information

California law gives media representatives with credentials the right to access all emergency scenes unless the emergency scene is still a hazardous location or if the activities of the media will hinder emergency response activities. In order to avoid the release of confusing, contradictory, or misleading information, the Elder in charge of facilities for the Korean Presbyterian Church will act as the Public Information Officer (PIO) during any major incidents. The PIO is the only person authorized to speak to the media on behalf of Korean Presbyterian Church should a major incidents occur.

The PIO must approve all press releases prior to their dissemination. The statement should outline:

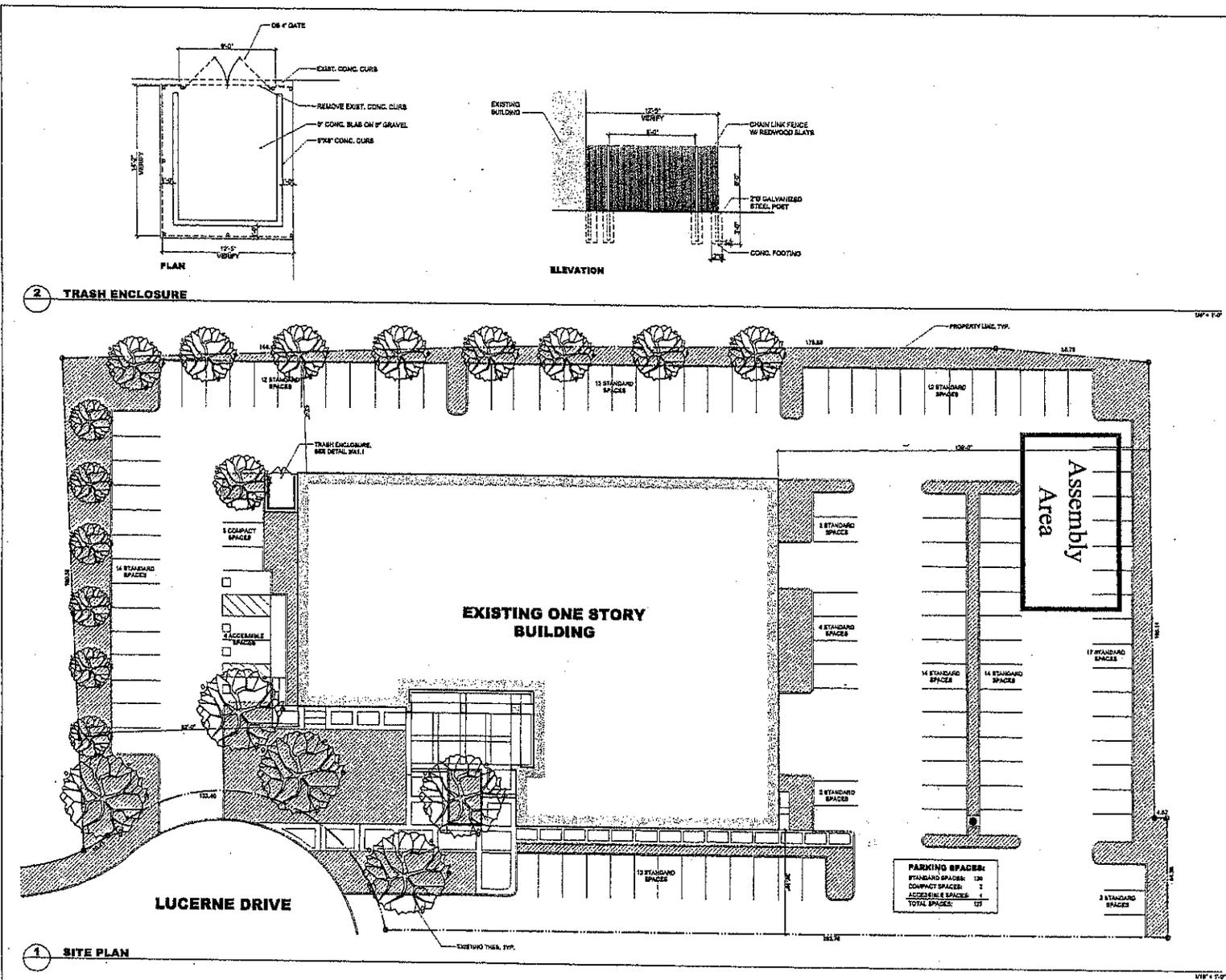
- The nature and extent of the emergency incident
- Response actions underway
- Impact on off-site areas
- Coordination with off-site officials

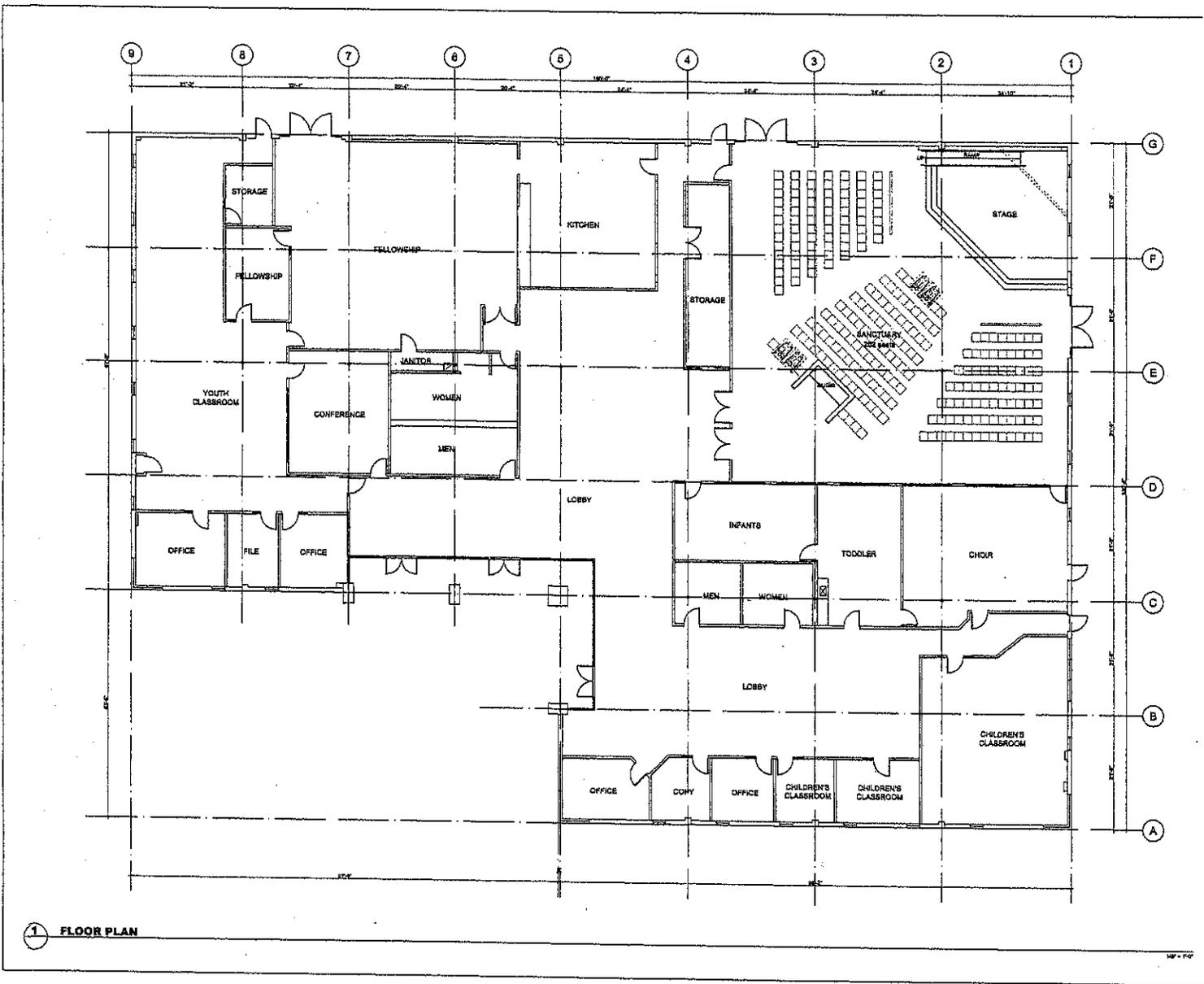
It should not address cause, blame, or include any speculation. In dealing with the press, the following guidelines should be adhered to:

- Regularly scheduled press releases should be issued. If a statement is promised, it should be delivered.
- Only accurate, substantiated information is to be released. Do not speculate. Do not attempt to place blame. Do not mislead.
- If a request for information is denied, explain the reason(s) for denial.
- Do not release the names of any victims -- next of kin must be notified first.
- Be sensitive to the rights of the media and the public to know how the incident will affect the community and the environment.
- Plan regular follow-up releases and statements after the emergency. Consider inviting media representatives and others to visit the emergency site when safe to do so.
- Neither release estimates of damage nor allow photographs on site.
- All press inquiries and interviews should be logged for future reference.
- News stories should be monitored to ensure that the media is distributing only factual information. Any misinformation or rumors should be quickly corrected or dispelled by the PIO.

Appendix E: Site Plan with Assembly Areas

ATTACHMENT I
 Page 38 of 40





1 FLOOR PLAN

DOCUMENT HISTORY

Rev #	Effective Date	Summary of Changes

Date: May 3, 2010

To: Director of Community Development
465 West Olive Ave.
Sunnyvale, Ca 94087

DRAFT

From: San Jose Korean Presbyterian Church
539 E Weddell Dr.
Sunnyvale, Ca 94089

Subject: Transportation and Parking Management Plan--Project 2010-7260
770 Lucerne Dr. Sunnyvale, Ca

Dear Sir,

The following is the preliminary Transportation and Parking Management Plan (TPMP) for the Project-2010-7260 at 770 Lucerne Dr. Sunnyvale.

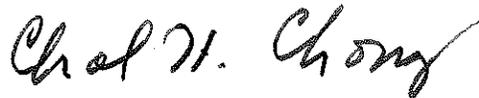
This plan is required as part of the condition of the Use Permit. The City Planning Department stipulates that the TPMP shall provide additional parking for the future growth of church congregation.

1. San Jose Korean Presbyterian Church is currently located and operates at 539 E Weddell Dr. Sunnyvale, Ca in a leased property. This property has total of 72 parking spaces; 58 standard, 10 compact, and 4 accessible spaces. Because of insufficient parking spaces, we have worked with adjacent property owner to use 15 additional parking spaces on Sundays between 9 am to 1 pm. Therefore, with 87 total parking spaces, we are able to meet our parking needs.
2. 770 Lucerne Dr. Sunnyvale, Project site has total of 127 parking spaces; 4 accessible, 3 compact, and 120 standard spaces. We feel that these parking spaces are more than sufficient for now and near future. However, as we are expecting the congregation to grow, we need to start planning ways to meet the future needs and have good Transportation and Parking Management Plan in place.
3. We plan to prepare the Transportation and Parking Management Plan by considering the following options:

- a. Implement a carpooling program for church members.
- b. Encourage members to use public transit system.
- c. Encourage members to use bicycle or walk when possible.
- d. Purchase a van to provide shuttle services by the church.
- e. Continuous Monitoring and commit to eliminating any potential parking issues-on going.

As this is preliminary TPMP, we welcome your input and suggestion.

Thank you,



Chol Chong, Elder & Chairman,
Building Committee
San Jose Korean Presbyterian Church