



REPORT TO PLANNING COMMISSION

Hearing Date: April 25, 2011

File Number: 2011-7133

SUBJECT: **Trinity Church of Sunnyvale:** Application for a 3.92 project located at **477 N. Mathilda Avenue** in an M-S/POA Zoning District (APN: 165-28-022):

Motion **2011-7133:** Use Permit to consider additional community recreational programs at a site occupied by Trinity Church of Sunnyvale.

REPORT IN BRIEF:

Existing Site Conditions Church

Surrounding Land Uses

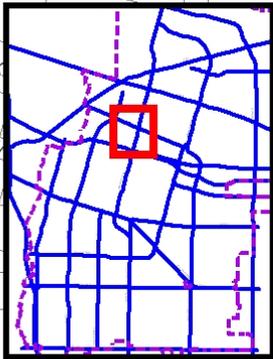
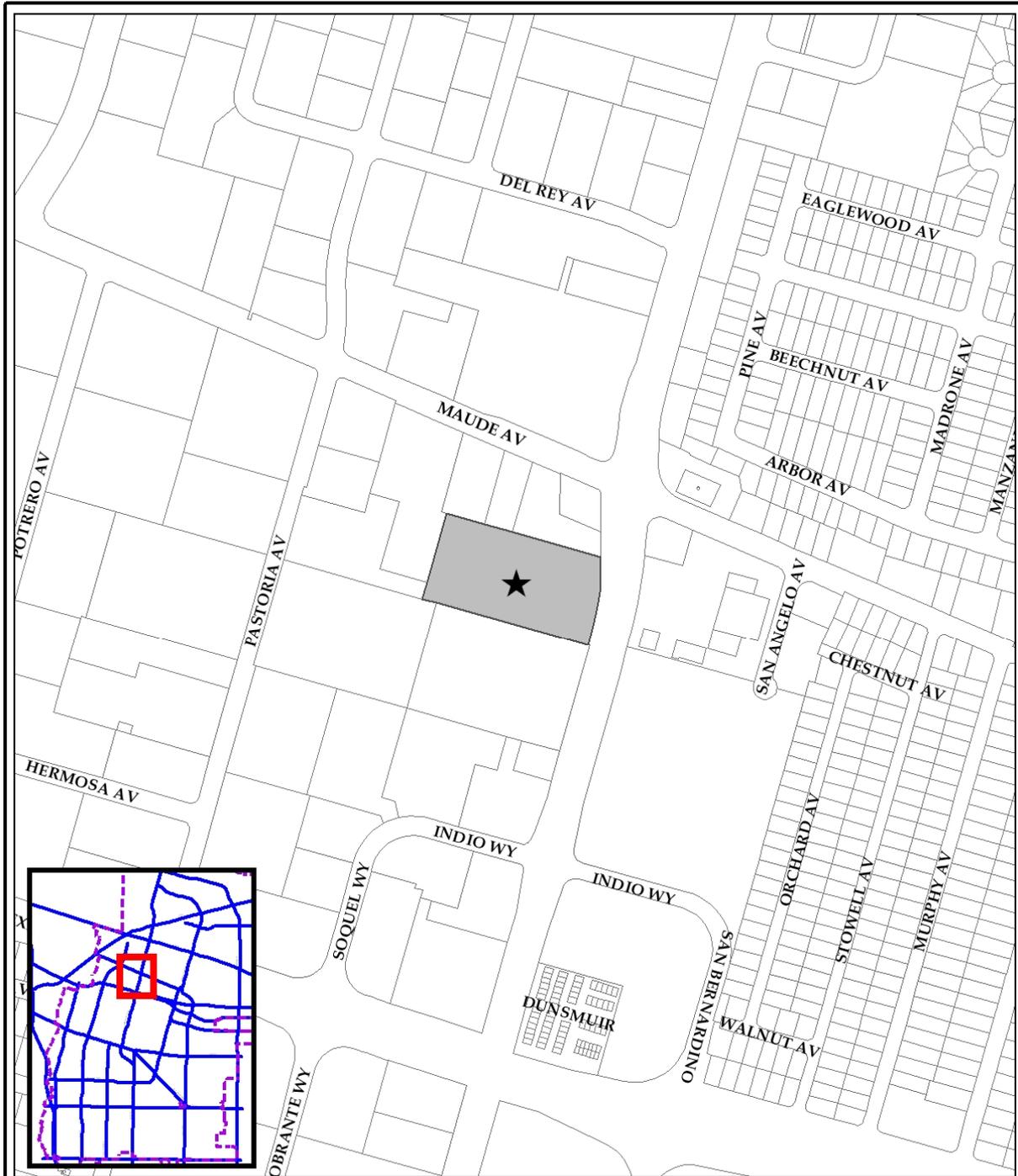
North	Restaurant
South	Industrial and Service
East	Commercial-Shopping Center (Sunnyvale Square)
West	Industrial and Service

Issues Compatibility of Use, Parking

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

Staff Recommendation Approve with Conditions

VICINITY MAP



477 N. Mathilda Ave. (APN: 165-28-022)
2011-7133: Use Permit

0 100 200 400 Feet



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.)	170,928	Same	22,500 min.
Gross Floor Area (s.f.)	59,314	Same	No max.
Lot Coverage (%)	34.7%	Same	45% max.
Floor Area Ratio (FAR)	34.7%	Same	No max.
No. of Buildings On-Site	2	Same	---
Building Height (ft.)	17'	Same	75' max.
No. of Stories	1	Same	8 max.
Setbacks (Facing Property)			
Front	60'	Same	35' min.
Left Side	67' 6"	Same	0' min. (20' Combined)
Right Side	66' 3"	Same	0' min. (20' Combined)
Rear	67' 6"	Same	0' min.
Parking			
Total Spaces	204	Same	204 (varies per Parking Management Plan)
Standard Spaces	139	Same	124 min.
Compact Spaces/ % of Total	58	Same	71 max.
Accessible Spaces	7	Same	7 min.

BACKGROUND:**Previous Actions on the Site**

The following table summarizes previous planning application related to the project site.

File Number	Brief Description	Hearing/Decision	Date
2008-1306	Miscellaneous Plan Permit for modifications to the parking management plan	Staff / Approved	12/16/2008

File Number	Brief Description	Hearing/Decision	Date
2007-1290	Use Permit for Architectural Review for Trinity church of Sunnyvale	Planning Commission / Approved	1/28/2008
2006-1109	Rezoning of the site from M-S to M-S/POA and Use Permit for a church	City Council / Approved	11/20/2007

DISCUSSION:

Requested Permit

The proposed project is a Use Permit for additional recreational community programs at an existing church (Trinity Church of Sunnyvale). The Use Permit would allow outside groups to occupy a portion of the site (rear building) for various recreational programs. Currently, the church already operates various youth-sponsored recreational programs. The intent of the Use Permit would further define the use of the facilities for outside groups. There are no proposed changes the exterior appearance of the facilities, nor modifications to the site in terms of parking and landscaping. The overall hours of operation of the site would not be modified. The community programs include non-profit and city-sponsored community serving programs. The applicant has provided a project description in Attachment E.

• **Use Permit**

The Use Program for expanded use of the facility includes the following programs as described the applicant:

The Department of Public Safety Boxing Program plans to operate in the facility Monday through Friday between the hours of 3:30 and 8pm and on Saturday mornings between 10am-12pm. No more than 30 people would be present on-site at any one time. The age group of this program is 14-18.

The Sunnyvale Wrestling Club, which includes coaches from Fremont high School, will operate in the building on Monday and Wednesday afternoons from 4-6pm as well as periodic Saturday mornings between 9am and 12pm. No more than 32 participants, including 4-5 coaches, would be present at any one time. This program will serve elementary through high school students between the ages 11-18.

The Mountain View Volleyball Club would operate on a periodic basis for a volleyball league season during the school year plus select summer programs in June and July. The facility would be occupied by this group on two weeknights a week (4-9pm), Saturday (10am-2pm), and Sunday 4-8pm.

No more than 48 participants would be present at any one time. This program will also serve high school age students between ages 14-18.

The applicant notes that other programs may include smaller performing arts classes or after-school programs and activities. Such programs would serve children between ages 8-18 during the school day would be hosting a student activities or programs during vacation or school breaks.

The Trinity Youth group associated with the existing church would also continue to utilize the gym for its various activities. More discussion of the parking management for these programs is discussed in the “Parking/Circulation” section of this report.

ANALYSIS:

Development Standards

The proposed project complies with the applicable Development Standards as set forth in the Sunnyvale Municipal Code.

- **Site Layout**

The layout of the site consists of two buildings centrally located on the lot. The building located at the front of the site (approx. 30,000 s.f.) would continue to be occupied by the church use. The rear building (approx. 29,000 s.f.) which currently consists of an open recreational area (gym) would be available for the expanded activities. Parking is positioned around each of the buildings. The site retains primary access along North Mathilda Avenue. A shared driveway exists with the property to the north to enable secondary access to Maude Avenue. There are no proposed modifications to these existing conditions.

- **Parking/Circulation**

The site contains 204 parking spaces. There are no plans to modify the layout of the spaces. Bicycle racks are centrally located and positioned at the north and south sides of the buildings.

The current church use was originally approved in conjunction with a parking management plan which regulated the various activities at the site during the week. The plan was subsequently modified in 2008. The proposed expansion of uses at the site includes several changes to the adopted parking plan. The peak use at the site is during the congregation activities on Sundays. Since parking at the site is at maximum capacity on this day, the expanded recreational uses are proposed to take place on each of the other days of the week.

For “Education – Recreational and Enrichment” uses, Sunnyvale Municipal Code Section 19.46.050 requires 1 space per 4 students, plus 1 space per employee or 1 space per 250 sq. ft. of gross floor area, whichever is most restrictive. This rate is considered appropriate based on the educational/recreational nature of the proposed uses. In this case the 1 per 250 is more restrictive. Currently, the peak use of the site takes place on Sunday during worship services. This condition would remain with the new uses being proposed. The applicant has submitted a parking and use schedule in page 4 of Attachment E. Since the programs will primarily serve youths that are of high school age, the noted parking rate was based on the Municipal Code standard for educational uses for Grades 9-12 which requires 1 space per 4 students. Staff concurs that this rate could be considered accurate as many of the students would not drive to the facility. The parking demand may actually be much lower than the “recreation and enrichment” rate; nonetheless, staff has included the revised parking management plan based on the recreation and enrichment rate per Condition of Approval #AT-4a. As shown in the parking management table, the site provides adequate capacity for the combination of uses being proposed.

Staff has included Condition of Approval AT-4b, which requires separate approval for minor modifications to the parking management plan, including additional recreational programs, through a Miscellaneous Plan Permit. Major modifications shall require a separate application at a public hearing by the Planning Commission. Special events or festivals will require separate approval by the City to accommodate possible parking overflow, traffic circulation, hours of operation, number of people, locations at the site and noise attenuation efforts as stated in Condition of Approval GC-5a.

- **Landscaping**

Landscaping stretches primarily around the perimeter of the site. There are no proposed changes to the landscaping related to this project

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 project would not create any significant environmental impacts (see Attachment C, Initial Study).

FISCAL IMPACT

No fiscal impacts other than normal fees and taxes are expected.

PUBLIC CONTACT

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 • 816 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

Discussion: Staff is supportive of the proposed expansion of use with adequate management of parking in place. Although located in a Place of Assembly combining district, staff notes that the surrounding area is industrial and that an increased population of youths or sensitive receptors will be present at the site. The applicant has satisfied conditions of approval that demonstrate an adequate emergency safety plan as well as an acknowledgement statement that such uses are “locating in an industrial area that may result in higher levels of noise, traffic, and exposure to hazardous materials than would normally be encountered in non-industrial areas.”

The intent of the Place Assembly combining district was to allow additional opportunities for community serving uses to locate while safeguarding existing industrial uses and neighborhoods. Consistent with the original approval for the church use of the site, staff is recommending Condition of Approval GC.5.d which states “that educational uses shall remain ancillary to the primary “Place of Assembly-Community Serving” use of the site. The property shall not be converted to a Educational-Primary and High School” use as defined by Sunnyvale Municipal Code.”

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. Adopt the Negative Declaration and approve the Use Permit with attached conditions.
2. Adopt the Negative Declaration and approve the Use Permit with modified conditions.
3. Adopt the Negative Declaration deny the Use Permit.
4. Do not adopt the Negative Declaration and direct staff as to where additional environmental analysis is required.

RECOMMENDATION

Recommend Alternative 1 to the Planning Commission: Adopt the Negative Declaration and approve the Use Permit with attached conditions.

Prepared by:

Ryan M. Kuchenig
Project Planner

Reviewed by:

Steve Lynch
Senior Planner

Reviewed by:

Gerri Caruso
Principal Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Negative Declaration
- D. Site and Architectural Plans
- E. Project Description from the Applicant

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.*

Open Space and Recreation Sub-Element

Policy 2.2.B.2 – *Provide school-aged, youth-oriented recreation and enrichment programs and services during non-school hours.*

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale. *(Finding Met)*

The proposed expansion for additional recreational programs at the existing church is consistent with the established Place of Assembly zoning of the site as well as the goals of the General Plan. The projects allow for additional community serving recreational programs to be provided for youths at a convenient location along a busy central Sunnyvale corridor.

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. *(Finding Met)*

As conditioned, the proposed expansion can be accommodated through a revised parking management plan. Further expansion is also limited through Conditions of Approval to ensure that capacity and compatibility issues are addressed on a case by case basis.

ATTACHMENT B

RECOMMENDED CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS APRIL 25, 2011

Planning Application 2011-7133

477 N. Mathilda Avenue

Use Permit to consider additional community recreational programs at a site occupied by Trinity Church of Sunnyvale.

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:

GC: THE FOLLOWING GENERAL CONDITIONS AND STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE APPROVED PROJECT.
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GC-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]

GC-2. USE EXPIRATION:

The approved Use Permit shall expire if the use is discontinued for a period of one year or more. [SDR] (PLANNING)

GC-3. PERMIT EXPIRATION:

The permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date and is approved by the Director of Community Development. [SDR] [PLANNING]

GC-4. CONFORMANCE WITH PREVIOUS PLANNING PERMIT:

The subject site shall comply with all conditions of approval and requirements of planning application **2006-1109**. [PLANNING] [COA]

GC-5. PLACES OF ASSEMBLY:

The approved use is for a Place of Assembly and shall be subject to the following restrictions:

- a) For all special events or festivals where expected attendance could exceed parking capacity, separate approval is required. Required permits shall indicate on a site plan where activities will take place on-site. These permits can be considered without need for a public hearing. Coordination with at least the Departments of Community Development and Public Safety is required for large events to address possible parking overflow, traffic circulation, hours of the event, number of people, locations at the site and noise attenuation efforts. A separate "Community Event," or applicable permit, shall be filed with the City for further coordination with City departments.
- b) The applicant shall acknowledge in writing that it is locating in an industrial area that may result in higher levels of noise, traffic, and exposure to hazardous materials than would normally be encountered in non-industrial areas.
- c) The applicant shall adopt and submit for the approval of the City a safety plan designed to protect sensitive populations in the event of a nearby release of hazardous materials.
- d) The educational uses shall remain ancillary to the primary "Place of Assembly-Community Serving" use of the site. The property shall not be converted to a Educational-Primary and High School" use as defined by Sunnyvale Municipal Code.

GC-6. SIGNS:

All existing/new signs shall be brought into conformance with Title 19 of the Sunnyvale Municipal Code. [PLANNING] [COA]

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

AT-1. RECYCLING AND SOLID WASTE:
All exterior recycling and solid waste shall be confined to approved receptacles and enclosures. [COA] [PLANNING]

AT-2. LOUDSPEAKERS PROHIBITED:
Out-of-door loudspeakers shall be prohibited at all times. [COA] [PLANNING]

AT-3. 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]

AT-4. PARKING MANAGEMENT:
On-Site parking management shall conform with the approved parking management plan. [COA] [PLANNING]

- a) The following parking management plan table shall apply for uses of the site:

CHURCH USE							
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
9:00 am - Noon	Worship/ Nursery	Office	Office & Group mtg	Office	Office & Group mtg	Office	Group meetings
Peak Parking	204	12	50	12	57	12	25
Appl. Parking Ratio	1 per 21 sf + 1 per emp. +1 per spec. veh	1 per 225 sf	1 per 225 sf	1 per 225 sf	1 per 21 sf	1 per 225 sf	1 per 4 students
Noon - 5:00 pm	Social Activities	Office	Office	Office	Office	Office	Youth Activities
Peak Parking	204	12	12	12	12	12	20
Appl. Parking Ratio	1 per 21 sf + 1 per emp. +1 per spec. veh	1 per 225 sf	1 per 225 sf	1 per 225 sf	1 per 225 sf	1 per 225 sf	1 per 4 students
5:00 pm – 9:00 pm	Group meetings	Group meetings	Group meetings	Youth Activities	Group meetings	Youth Activities	Youth Activities
Peak Parking	204	50	50	20	57	20	20

COMMUNITY RECREATIONAL USES (e.g., Boxing, Wrestling, Volleyball)							
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
9:00 am – 3:00 pm	None	Recreation programs (e.g., Boxing, Wrestling, Volleyball)					
Peak Parking	0	116	38	38	38	38	38
Appl. Parking Ratio	1 per 250 s.f.	1 per 250 s.f.	1 per 250 s.f.	1 per 250 s.f.	1 per 250 s.f.	1 per 250 s.f.	1 per 250 s.f.
3:00 pm – 9:00 pm	None	Recreation programs (e.g. Boxing, wrestling, volleyball)					
Peak Parking	0	116	38	38	38	38	38
TOTAL PARKING DEMAND (at peak period of the day)	204	166	166	136	173	136	141

- b) Minor modifications to this plan, including additional recreational programs, shall require a separate Miscellaneous Plan Permit approval. Major modifications shall require a separate application at a public hearing by the Planning Commission.

AT-5. **PARKING LOT MAINTENANCE:**

The parking lot shall be maintained in accordance with the approved plans and as follows:

- a) Maintain all parking lot striping and marking.
- b) Assure that adequate lighting is available in parking lots to keep them safe and desirable for the use.
- c) Require signs to direct vehicles to additional parking spaces on-site, as needed.
- d) Clearly mark all compact spaces as per approved plans. [COA] [PLANNING]



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

File#: 405

4/01/2011

**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 **Trinity Church of Sunnyvale**.

PROJECT DESCRIPTION AND LOCATION (APN):

2011-7133: Trinity Church of Sunnyvale [Applicant/Owner] Application for a Use Permit to consider additional recreational programs at a site occupied by Trinity Church of Sunnyvale, located at **477 N. Mathilda Avenue**. (APN: 165-28-022) RK

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, April 25, 2011**. 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, April 25, 2011 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 April 1, 2011

Signed: *Gerri Caruso*
 Gerri Caruso, Principal Planner

Project Title	Use Permit to consider an expansion of use to allow additional recreational programs at a site occupied by Trinity Church of Sunnyvale
Lead Agency Name and Address	City of Sunnyvale P.O. Box 3707, Sunnyvale, CA 94088-3707
Contact Person	Ryan Kuchenig, Associate Planner
Phone Number	408-730-7431
Project Location	477 N. Mathilda Avenue
Applicant's Name	Trinity Church of Sunnyvale
Project Address	477 N. Mathilda Avenue, Sunnyvale, CA 94085
Zoning	M-S/POA (Industrial and Service/Place 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 consider additional recreational programs within a building occupied by an existing church (Trinity Church of Sunnyvale). The use was permitted through a conditional Use Permit in 2007. The proposed expansion of the use would enable outside community groups to occupy the site at various times and days of the week. The approved parking management plan would be modified to enable the increased occupancy of the site at certain times of the week. The previous environmental review that was considered with the original Use Permit included a more limited scope of the activities and users of the site.

DETAILED PROJECT DESCRIPTION:

On-site Development: The current site consists of two buildings occupied by the Trinity Church of Sunnyvale. The building located at the front of the site (approx.. 30,000 s.f.) would continue to be occupied by the church use. The rear building (approx.. 29,000 s.f.) which currently consists of an open recreational area (gym) would remain unmodified; however, additional users and outside organizations would occupy the site, as proposed. The parking lot around the buildings would continue to serve the uses of both buildings and would also not be modified.

Construction Activities and Schedule: There is no construction related to this Use Permit. The proposed use will occupy an existing building intended for recreational activities

Surrounding Uses and Setting: The property is located adjacent industrial uses to the south and west. A fast food restaurant (Wendy's) is located north of the site and retail shopping center is located across Mathilda Avenue to the east. Residential uses are also located across the street to the southeast.

Off-site Improvements: No off-site improvements are planned in conjunction with this Use Permit.

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

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

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: Ryan M. Kuchenig

Date: March 30, 2011

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
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
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. A parking management plan

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
					that had been approved with the original Use Permit will be modified (and conditioned) to accommodate the expanded activities on site. http://qcode.us/codes/sunnyvale/view.php?topic=19-4-19_46&frames=off .
10. Hazards and Hazardous Materials - 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. The previous environmental review associated with the establishment of the church concluded that activities and previously completed construction would not interfere with activities at Moffett Field. www.sunnyvaleplanning.com
11. Hazards and Hazardous Materials - 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. Hazards and Hazardous Materials - 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
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 type="checkbox"/>	<input checked="" 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

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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 type="checkbox"/>	<input checked="" 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
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
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. There are no planned modifications to the site.
24. Public Services - Would the project result in substantial adverse physical	<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:

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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?					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
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Seismic Safety and Safety Sub-Element of the Sunnyvale General

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
seiche, tsunami, or mudflow?					Plan www.sunnyvaleplanning.com
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:

9. Transportation and Traffic (Less than Significant): The additional activities will increase parking demand on site on various days and times of the week. Through modifications to the previously established parking Management Plan (UP 2006-1108), the proposed uses will be limited to a certain maximum occupancy. Conditions of Approval will ensure that parking standards are met per Sunnyvale Municipal Code (19.46) standards

Responsible Division: Planning Division

Completed by: Ryan M. Kuchenig

Date: 3/30/11

Transportation	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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.
40. Affect the multi-modal performance of the 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.

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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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:

Responsible Division: Planning Division

Completed by: Ryan M. Kuchenig

Date: 3/30/11

Building	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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
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

Further Discussion if "Less than Significant" with or without mitigation:

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Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Santa Clara Valley Water District Groundwater Protection Ordinance www.valleywater.org

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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)?					
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
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:

Responsible Division: Planning Division

Completed by: Ryan M. Kuchenig

Date: 3/30/11

Public Safety – Hazardous Materials	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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

Responsible Division: Planning Division

Completed by: Ryan M. Kuchenig

Date: 3/30/11

Public Safety – Hazardous Materials	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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 type="checkbox"/>	<input checked="" 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
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 checked="" type="checkbox"/>	<input type="checkbox"/>	Seismic Safety and Safety Sub-Element of the Sunnyvale General Plan www.sunnyvaleplanning.com

68. Hazards and Hazardous Materials (Less than Significant): The proposed changes to the activities on-site result in a change to the established emergency response plan. Conditions of approval will require a final plan to be approved to ensure that the increased capacity will be accommodated.

Community Services	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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 checked="" type="checkbox"/>	<input type="checkbox"/>	Open Space & Recreation Sub-Element www.sunnyvaleplanning.com Project Description

71. Recreation (Less than Significant): The proposed project includes recreational activities that would occupy an existing gym. The facility is completely internal to the building and would not result in a physical change to the site. Increased activities at the site are to be addressed through modifications to the Parking Management Plan to address maximum capacity.

Responsible Division: Planning Division

Completed by: Ryan M. Kuchenig

Date: 3/30/11

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
- 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/TEAnimals.pdf>
- G. USFWS / CA Dept. F&G Endangered, Threatened and Rare Plants of California
<http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/TEPlants.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
 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 for 2035
- 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
- AA. City of Sunnyvale Pedestrian and Bicycle Opportunities Studies
- BB. Valley Transportation Authority Operations Performance Report

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
- H. Subdivision and Parcel Map Files

N. Project LEED Checklist

Miscellaneous Agency Plans:

- A. ABAG Projections 2010
- B. Bay Area Clean Air Plan
- C. BAAQMD CEQA Guidelines
- D. Criteria of the National Register of Historic Places

Other:

- A. State of California Department of Parks and Recreation From (DPR 523A-L)

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 **/**/**
- D. Project Traffic Impact Analysis
- E. Project Noise Study
- F. Project Air Quality Analysis
- G. Field Inspection
- H. Project Site Plan dated **/**/**
- I. Project construction schedule
- J. Project Draft Storm Water Management Plan
- K. Project Tree Inventory
- L. Project Tree Preservation Plan
- M. Project Green Building Checklist

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

6	Center Line	PL	PLAT	Material	
7	Dimension	DC	PLAN	Plaster	
8	Number of Pounds	ND	PLB	Plaster Bed	
9		ND	PLC	Plaster Ceiling	
10		ND	PLD	Plaster	
11		ND	PLE	Plaster Resistant	
12		ND	PLF	Plaster	
13		ND	PLG	Plaster	
14		ND	PLH	Plaster	
15		ND	PLI	Plaster	
16		ND	PLJ	Plaster	
17		ND	PLK	Plaster	
18		ND	PLL	Plaster	
19		ND	PLM	Plaster	
20		ND	PLN	Plaster	
21		ND	PLO	Plaster	
22		ND	PLP	Plaster	
23		ND	PLQ	Plaster	
24		ND	PLR	Plaster	
25		ND	PLS	Plaster	
26		ND	PLT	Plaster	
27		ND	PLU	Plaster	
28		ND	PLV	Plaster	
29		ND	PLW	Plaster	
30		ND	PLX	Plaster	
31		ND	PLY	Plaster	
32		ND	PLZ	Plaster	
33		ND	PLAA	Plaster	
34		ND	PLAB	Plaster	
35		ND	PLAC	Plaster	
36		ND	PLAD	Plaster	
37		ND	PLAE	Plaster	
38		ND	PLAF	Plaster	
39		ND	PLAG	Plaster	
40		ND	PLAH	Plaster	
41		ND	PLAI	Plaster	
42		ND	PLAJ	Plaster	
43		ND	PLAK	Plaster	
44		ND	PLAL	Plaster	
45		ND	PLAM	Plaster	
46		ND	PLAN	Plaster	
47		ND	PLAO	Plaster	
48		ND	PLAP	Plaster	
49		ND	PLAQ	Plaster	
50		ND	PLAR	Plaster	
51		ND	PLAS	Plaster	
52		ND	PLAT	Plaster	
53		ND	PLAU	Plaster	
54		ND	PLAV	Plaster	
55		ND	PLAW	Plaster	
56		ND	PLAX	Plaster	
57		ND	PLAY	Plaster	
58		ND	PLAZ	Plaster	
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60		ND	PLAB	Plaster	
61		ND	PLAC	Plaster	
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63		ND	PLAE	Plaster	
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69		ND	PLAK	Plaster	
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73		ND	PLAO	Plaster	
74		ND	PLAP	Plaster	
75		ND	PLAQ	Plaster	
76		ND	PLAR	Plaster	
77		ND	PLAS	Plaster	
78		ND	PLAT	Plaster	
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83		ND	PLAY	Plaster	
84		ND	PLAZ	Plaster	
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87		ND	PLAC	Plaster	
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93		ND	PLAI	Plaster	
94		ND	PLAJ	Plaster	
95		ND	PLAK	Plaster	
96		ND	PLAL	Plaster	
97		ND	PLAM	Plaster	
98		ND	PLAN	Plaster	
99		ND	PLAO	Plaster	
100		ND	PLAP	Plaster	

- The General Contractor shall visit the site to familiarize themselves with the scope of work and actual conditions prior to submitting their bid for construction for these projects. The General Contractor shall verify the site conditions and materials shall be as specified and/or required by the adopted edition of the California Building Code and all other codes and authorities.
- All construction and materials shall be as specified and/or required by the adopted edition of the California Building Code and all other codes and authorities.
- The General Contractor shall verify all dimensions and site conditions prior to commencing any work. The General Contractor shall verify the contents of any drawings in these plans and specifications.
- The Contractor shall comply with all regulations at the site to be performed by the construction permits and the contract documents, and shall not voluntarily encroach the site without the proper permits.
- Should an error appear in specifications or drawings, or if work done by others affecting this work, notify the Architect at once for instructions as to procedure. The Contractor proceeds with work affected without instructions from the Architect, the Contractor shall make good any resulting damage or expense.
- Should conflict occur in or between drawings and specifications or where detail information on contract drawings has been omitted, the contractor is deemed to have estimated the most expensive material construction method unless he shall have asked for and obtained written instruction from Architects as to which method or material will be required.
- Construction Liability: Construction contractor and its subcontractors agree that in accordance with generally accepted construction practices, construction contractor and its subcontractors will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property. This requirement shall be in no way to apply continuously and not limited to normal working hours, and construction contractor and its subcontractors further agree to defend, indemnify and hold design professionals harmless from any and all liability, real or alleged, in connection with the performance of work on this project, except liability arising from the negligence of the design professionals.
- Provide all measures including bracing and racking for light towers and all other items requiring same.
- The General Contractor shall maintain the job site in a clean, orderly condition free of debris and litter. Each day, the General Contractor upon completion of each phase of their work shall remove all trash and debris as a result of their operation.
- Contractor shall not scale dimensions from drawings. Refer written dimensions only if required clarification is sought.
- These drawings and specifications are the property of the Architect and shall not be used for any other work except by written agreement with the Architect.
- All proposed wall doors shall be operated from the inside without the use of a special key, knowledge or effort.
- Exits shall be illuminated at any time the building is occupied with a light having a minimum of 100 lux (one foot candle) at floor level.
- All painting, repainting and replacement materials and surfaces set or damaged in execution of work shall be done with applicable materials so that surface replaced will match surrounding similar surfaces upon completion.
- The developer shall place signs on any trash enclosures visible from the public right-of-way in order to screen the trash enclosures. Subject to the review of the Planning Department Division.
- Exterior lighting for unoccupied areas of exterior lighting shall be directed outward from the site toward any residential use or public right-of-way if subjected to the terms and approval of the Planning Division.
- Exterior lighting shall be screened by an architectural feature of the building, such that signs be seen from the ground level as far as the design permits right-of-way, whenever possible. This is subject to the review and approval of the Planning Division.
- Supply an underground electrical plan. All transformers and switch gear shall be underground.
- In addition to complying with applicable City Codes, Ordinances, and Regulations, the GC shall comply with the mitigation measures as outlined in the Conditions of Approval - Environmental Mitigation Measure as shown on sheet D/00/AD/1.

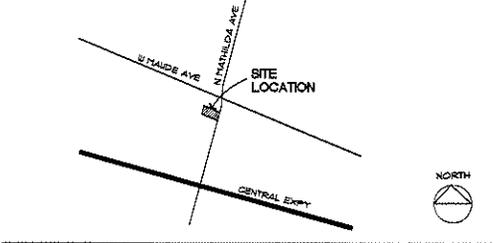
OWNER	TRINITY CHURCH OF SUNNYVALE 477 N. MATHILDA AVENUE SUNNYVALE, CA 94087	NS	4
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CONSTRUCTION MANAGER	LOH CONSTRUCTION MANAGEMENT 3030 FINESTRA AVENUE SAN JOSE, CA 95131 (408) 290-1281 (408) 983-1171 FAX e-mail: loh@cmh.com
----------------------	--

ARCHITECT	JR ARCHITECTS 105 MONROE AVENUE, SUITE 208 SAN JOSE, CA 95131 JERRY E. SATON, AIA (408) 388-5228 (408) 293-4339 FAX e-mail: jerry@jerryon.com
-----------	---

STRUCTURAL ENGINEER	SE - STRUCTURAL ENGINEERS INC. 1115 GARDNER AVENUE, SUITE 100 LOS ALAMOS, CA 94030 GARY COOPER, S.E. (408) 338-2222 (408) 338-2222 FAX e-mail: gary@structengineers.com
---------------------	---

MECHANICAL/ELECTRICAL ENGINEER	MECHANICAL/ELECTRICAL ENGINEERING 1115 GARDNER AVENUE, SUITE 100 LOS ALAMOS, CA 94030 INDRANIL NEERAKKAL I. GANESH SURESH (408) 332-2222 e-mail: ganesh@mece.com
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VICINITY MAP	NS	2
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GENERAL	ADD COVER SHEET
ARCHITECTURAL	A11 EXISTING SITE PLAN (REFERENCE ONLY) A22 BUILDING 1 - EXISTING FLOOR PLAN A38 BUILDINGS 1 - PROPOSED FLOOR PLAN

GENERAL NOTES	NS	8
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NUMBER OF STORES	1
NUMBER OF BUILDINGS	1
FLOOR AREA	17,341 SF
LOT COVERAGE (%)	34.1%
FLOOR AREA RATIO	0.34
OCCUPANCY	A-1
TYPE OF ZONING	U1B
APPLICABLE ZONING	COMMERCIAL (INDUSTRIAL / SERVICE / PLACE OF ASSEMBLY)
APPL	98-18-072
JURISDICTION	CITY OF SUNNYVALE
PREVAILING CODES	2001 CBC, CBC, CBC, CBC, CBC 2008 CALIFORNIA BUILDING CODE CITY OF SUNNYVALE MUNICIPAL CODE AMENDMENTS

TABULATIONS	10644 SF	100 %
BUILDING AREA	9534 SF	79 %
BUILDING 1 (PROVIDE)	9232 SF	84% BA
BUILDING 2 (PROVIDE)	302 SF	
LANDSCAPING	33,781 SF	20 %
HARDSCAPE	11,171 SF	48 %

EXISTING MARKING	IN STALLS
STANDARD STALLS	83 STALLS
CONTRACT STALLS	4 STALLS
TOTAL STALLS	87 STALLS

GENERAL INFO / TABULATIONS	NS	7
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2007-2010	USE PERMIT
2008-2010	RE-ZONE USE PERMIT
2009-2010	RE-ZONE USE PERMIT
2010-2013	CONSTRUCTION PERMIT - PHASE I

PRIOR APPROVALS	NS	6
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1. FIRE SPRINKLER DEMAND DOCUMENTATION
2. FIRE ALARM NOTIFICATION

ABBREVIATIONS	NS	12
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SYMBOLS	NS	9
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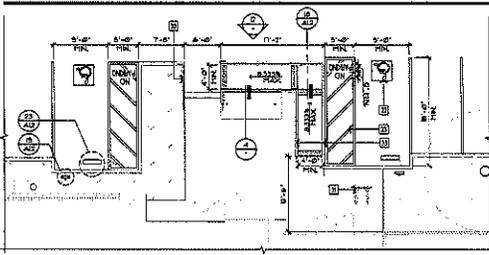
DEFERRED SUBMITTALS	NS	5
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SHEET INDEX	NS	8
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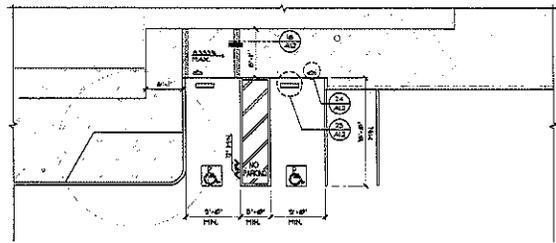


TRINITY CHURCH OF SUNNYVALE
PHASE II - TENANT IMPROVEMENTS
 477 N. MATHILDA AVENUE, SUNNYVALE, CA 94087

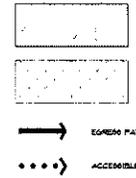
COVER SHEET
DATE: NOVEMBER 6, 2010
PROJECT NO.: 11-000
ISSUED BY: JQ
A0.0



ENLARGED ACCESSIBLE PARKING 1/8" 25

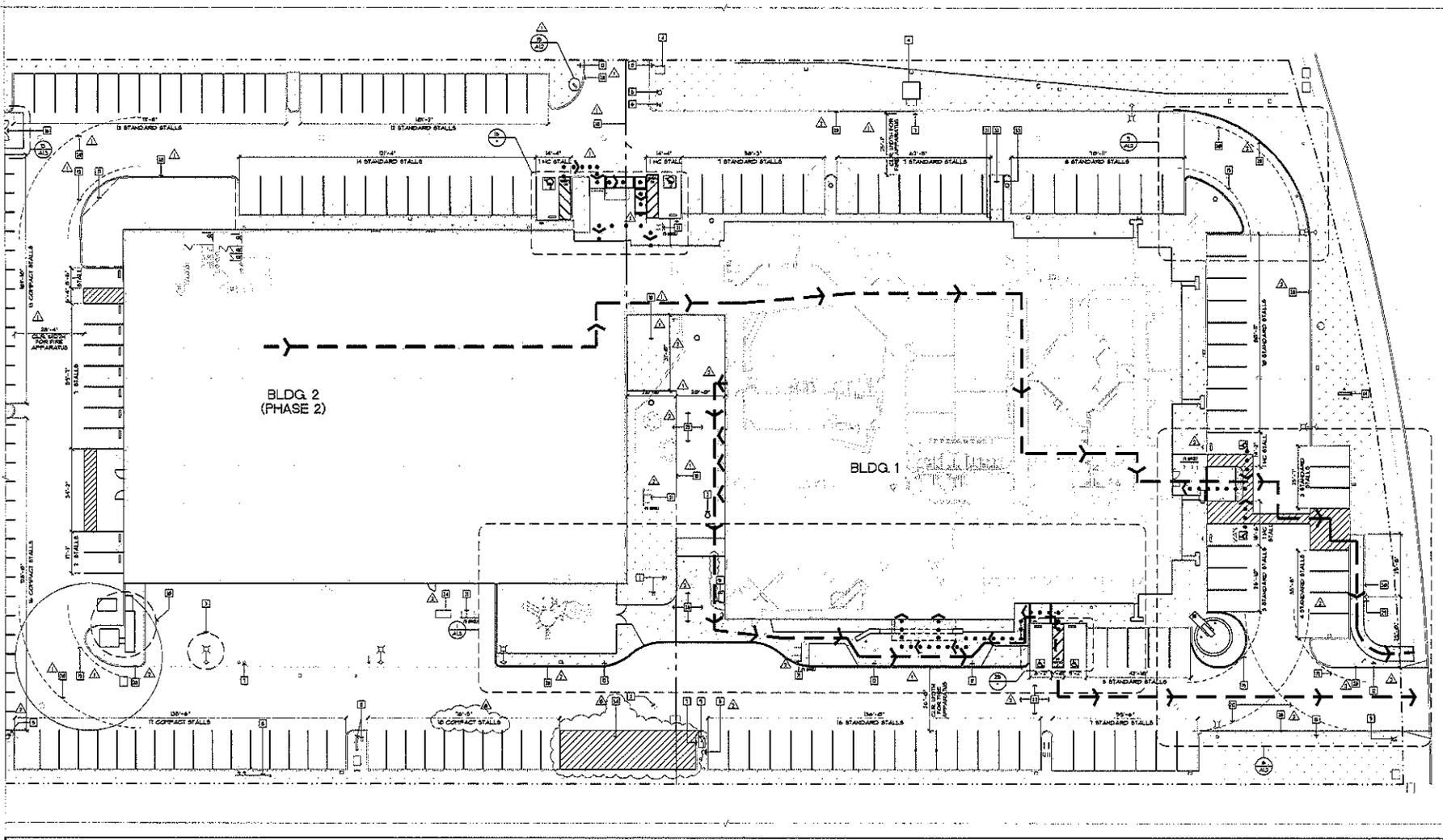


ENLARGED ACCESSIBLE PARKING 1/8" 15



HATCH LEGEND NS 10

- KEY NOTES** NS 5
- 1 RE POST INDICATOR VALVE TO REMAIN
 - 2 RE DRAIN INLET TO REMAIN, TYP.
 - 3 RE LIGHT STANDARD TO REMAIN, TYP.
 - 4 RE TRANSFORMER TO REMAIN
 - 5 RE PIPE HYDRANT TO REMAIN
 - 6 RE ABANDONED FIRE HYDRANT
 - 7 RE BOLLARD TO REMAIN, TYP.
 - 8 RE GAS MAINFOLD TO REMAIN
 - 9 RE FUSE AND P.W.
 - 10 RE BUTTERFLY
 - 11 RE DUCT / FHC TO REMAIN
 - 12 NEW BANNER POLE LOCATION, TYP. OF 16, SEE DET. SHEET NOT LINED.
 - 13 EXISTING POLE/POST SIGN WITH GROUND POINTED LIGHTING
 - 14 NEW PARKING LOT STRIPING
 - 15 NEW TRASH ENCLOSURE
 - 16 EXISTING WOOD STRUCTURE FENCE TO REMAIN
 - 17 RE 30" FIRE APPARATUS HOISE TURN RADIUS
 - 18 RE 48" FIRE APPARATUS OUTSIDE TURN RADIUS
 - 19 NEW BICYCLE RACK
 - 20 TYP. PAVEMENT SYMBOL PER SEC. 1030.4
 - 21 STRIPING AT 24" ON CENTER
 - 22 CLASS 1 BICYCLE LOCKER
 - 23 EXISTING PAVEMENT
 - 24 CONCRETE SALUSIAT
 - 25 EXISTING AC PAVING
 - 26 ALL NEW LINES SHALL BE IDENTIFIED FOR THE SUNNYVALE MUNICIPAL CODE 16.32.10
 - 27 RELOCATED LIGHT STANDARDS
 - 28 NEW RETAINING CURB
 - 29 NEW 3'00" LEVEL LANDSCAPE
 - 30 NEW LANDSCAPE
 - 31 NEW FIRE LINE



PROPOSED SITE PLAN (OVERALL) 1/16" 1



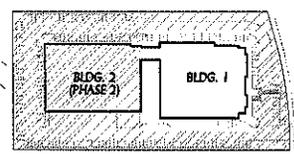
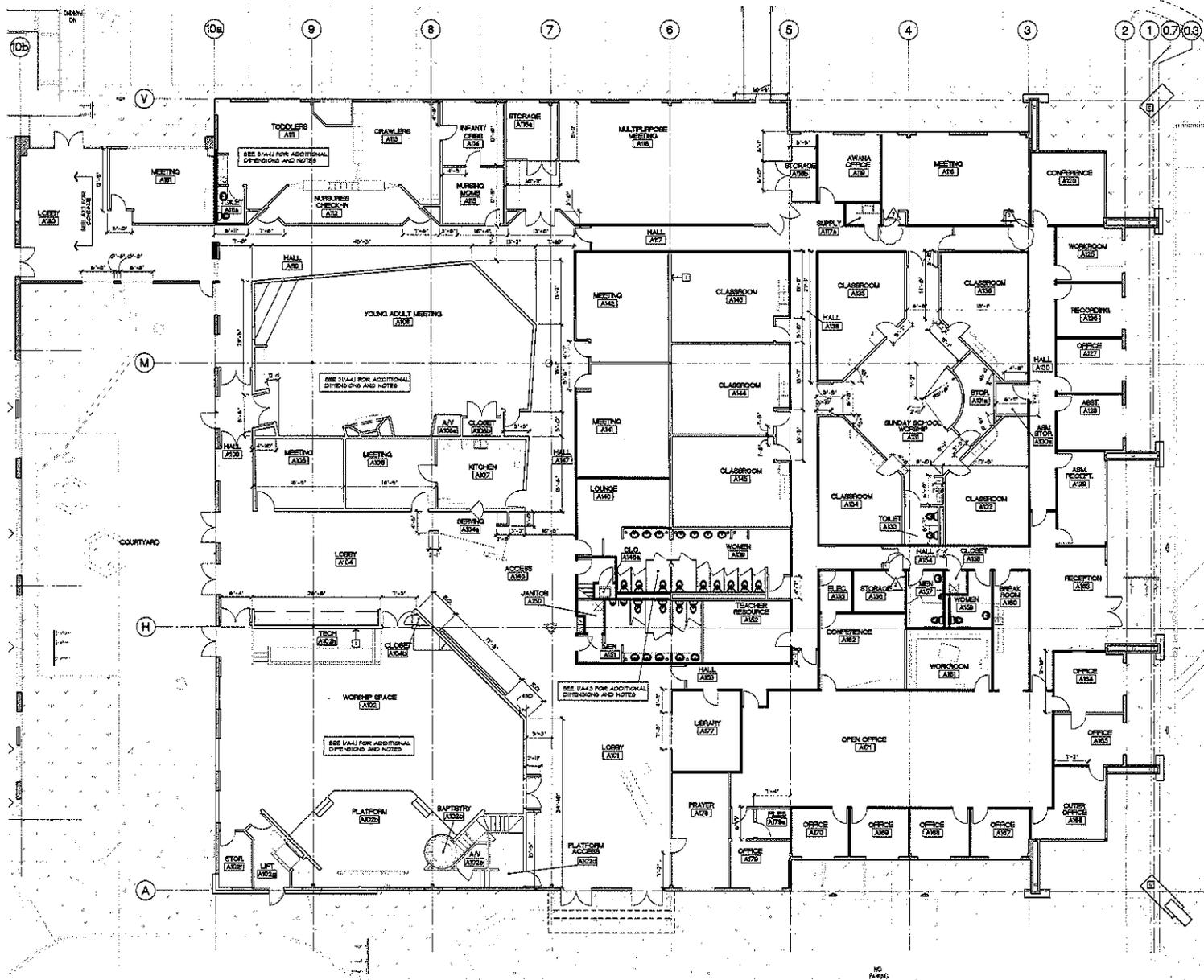
ARCHITECTS
1118 UNIVERSITY AVENUE, SUITE 208
SAN FRANCISCO, CALIFORNIA 94103
PHONE 415.774.1111
WWW.JOARCHITECTS.COM



TRINITY CHURCH OF SUNNYVALE
TENANT IMPROVEMENTS
8347 N. MATHILDA AVENUE, SUNNYVALE, CA 94087
TRINITY CHURCH

ATTACHMENT
PROPOSED SITE PLAN (OVERALL)

DATE: 11/16/2011
PROJECT NO.:
DRAWN BY:
SCALE: AS SHOWN
A.I.I.



KEY PLAN NS 5

WALL TYPE LEGEND NS 4

WALL TYPE LEGEND NS 3

- EXISTING TILT UP WALL (EXTENDED TO REPLAN)
- EXISTING PARTITION
- NEW GALL. SEE GALL. TYPES
- CENTER THIS WALL ON NEW STRUCTURAL SYSTEM



ARCHITECTS
1115 AMBROSE AVENUE, SUITE 200
SAN JOSE, CA 95128-4611
PHONE: 408.255.1000 FAX: 408.434.4141
www.jqarchitects.com



TRINITY CHURCH OF SUNNYVALE
TENANT IMPROVEMENTS
477 N. MATHILDA AVENUE, SUNNYVALE, CA 94087
TRINITY CHURCH

ATTACHMENT D
 Page 3 of 9

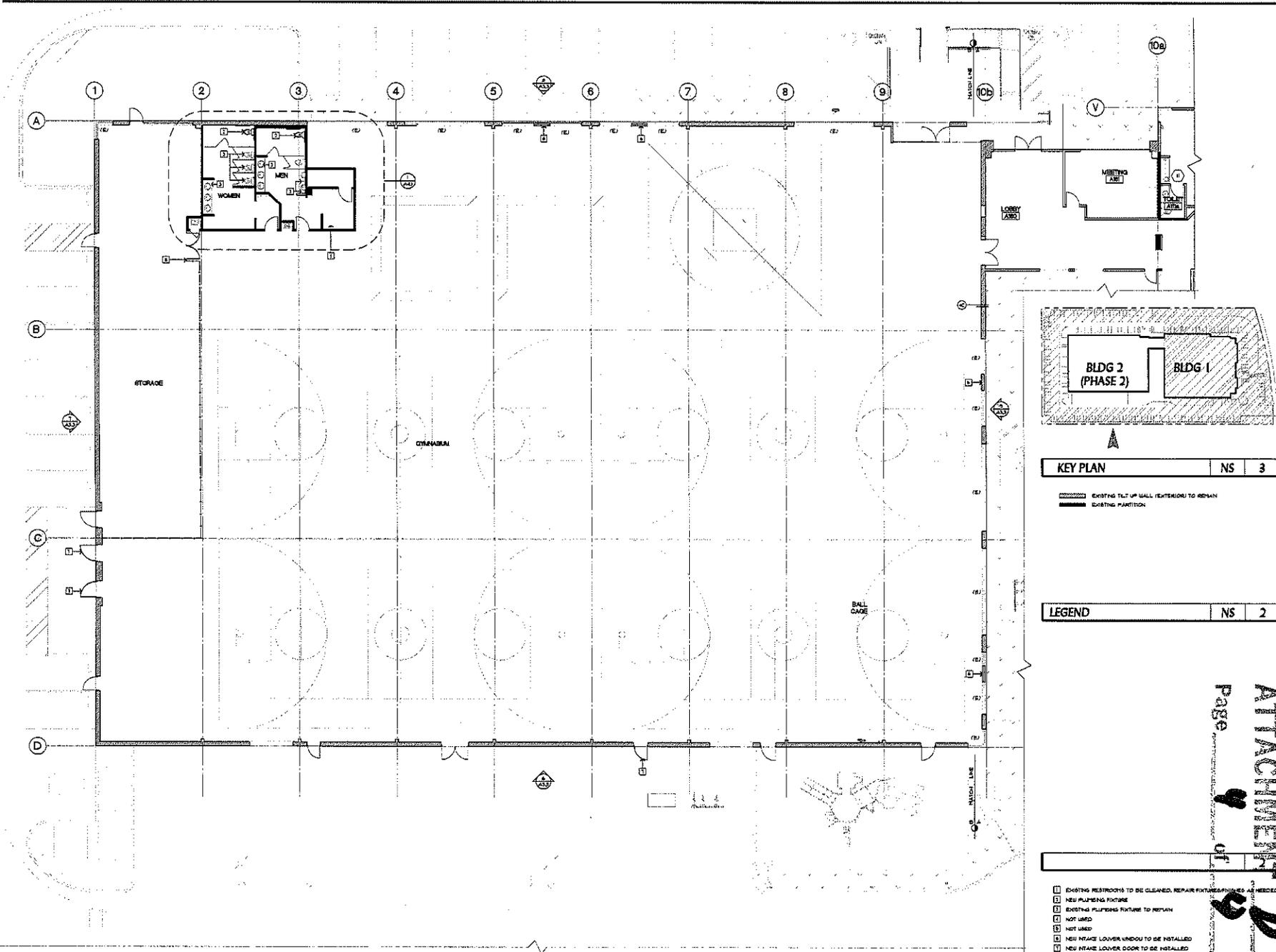
REVISION	
1	ISSUE FOR PERMITS
2	REVISED PERMITS
3	REVISED PERMITS
4	REVISED PERMITS
5	REVISED PERMITS
6	REVISED PERMITS
7	REVISED PERMITS
8	REVISED PERMITS
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13	REVISED PERMITS
14	REVISED PERMITS
15	REVISED PERMITS
16	REVISED PERMITS
17	REVISED PERMITS
18	REVISED PERMITS
19	REVISED PERMITS
20	REVISED PERMITS

BLDG. 1 PROPOSED DIMENSIONING FLOOR PLAN

DATE: JANUARY 11, 2006
PROJECT NO.: 0330
DRAWN BY: SA/ST/UC/AL/NO



A2.2



BLDG. 2 - PROPOSED FLOOR PLAN 1/8" 6

KEY PLAN NS 3

EXISTING TILT UP WALL (EXTERIOR) TO REMAIN
 EXISTING PARTITION

LEGEND NS 2

- EXISTING RESTROOMS TO BE CLEANED, REPAIR FIXTURES/PAINT AS NEEDED.
- NEW PULPING FIXTURE
- EXISTING PULPING FIXTURE TO REMAIN
- NOT USED
- NOT USED
- NEW INFASE LOUVER WINDOW TO BE INSTALLED
- NEW INFASE LOUVER DOOR TO BE INSTALLED
- NEW CHAIN LINK FENCE AND GATE.

KEY NOTES NS 1



**TRINITY CHURCH OF SUNNYVALE
 PHASE II - TENANT IMPROVEMENTS**
 477 N. MATHILDA AVENUE, SUNNYVALE, CA 94087

ATTACHMENT D
 Page 4 of 11
 10/13/2015

REVISED: 10/13/2015
 DATE FOR PLAN DATE: 10/13/2015
 DATE FOR CHANGES: 10/13/2015

BLDG. 2
 PROPOSED FLOOR PLAN
 (PHASE 2)

DATE: 10/13/2015
 PROJECT NO.: 15-008
 DRAWN BY: JQ



A2.8

Accessory Use Amendment of Use Permit TRINITY CHURCH OF SUNNYVALE

Updated March 22, 2011

Project Description: Trinity Church is requesting an Accessory Use Amendment of our current Use Permit to enhance the use of our Gateway (warehouse) facility at 477 N. Mathilda Avenue to include hosting other non-profit and city-sponsored community serving programs. It is important to note that our current use permit already accounts for Trinity-sponsored youth recreational activities on a daily basis at this facility. This application intends to further define that use to include specific outside groups and use schedules. This application does not involve changes to the already approved Use Permit in terms of: the exterior appearance of the facility, the planned hours of operation, the available on-site parking and does not include any outside lighting or activities.

The purpose of use for this Gateway building is to provide community serving programs to the youth of Sunnyvale. This will involve after-school and evening programs, weekend programs and potential daytime and evening summer camps. These programs will be sponsored and run by Trinity Church and/or a select set of outside non-profit organizations that already run such programs successfully in the local area.

INTENDED PROGRAMS IN THE BUILDING

This facility will house several outside groups who will be providing community programs in conjunction with Trinity Church of Sunnyvale. These include:

- Department of Public Safety Boxing Program. This program will operate in the facility on weekdays between the hours of 3:30 and 8pm and on Saturday mornings between 10am-12pm. This group will be no more than 30 people at any one time and utilize two boxing rings. The activities run by this program will be community serving and offered at low cost to youth of the community. This program will serve high school students (age 14-18).
- Sunnyvale Wrestling Club. Coaches from Fremont high School will be offering a low cost wrestling program to North Sunnyvale youth in this facility. This program will operate in the building on Monday and Wednesday afternoons from 4-6pm as well as periodic Saturday mornings between 9am and 12pm. This program will involve no more than 32 participants plus 4-5 coaches at any one time. This program will serve elementary through high school students (age 11-18).
- Mountain View Volleyball Club. This volleyball league will operate out of our facility on a periodic basis for a volleyball league season during the school year plus select summer programs in June and July. This program is being offered to the youth of Sunnyvale and surrounding communities. The program will run two weeknights a week (4-9pm), Saturday (10am-2pm) and Sunday 4-8pm. This program will engage no more than 48 participants at any one time. This program will serve high school students (age 14-18).

- When not used by other programs, the building may be used by the Trinity Youth group or other Trinity-run community serving programs as approved in our original use permit. This program will serve elementary through high school students (age 8-18).
- Other programs beyond recreation would include smaller performing arts classes or after-school programs and activities. This program will serve elementary through high school students (age 8-18). Possible use during the school day would be hosting a student activities or programs during vacation or school breaks.
- Any large event activity involving more than 150 people planned by any of these programs must be approved in advance by Trinity Church and would require a special event permit to support those planned events.
- The maximum occupancy of the building at any time will be 150 people.
- These hours of operations will not coincide with Trinity Church assembly/worship service use on the property.

STATE OF THE BUILDING

The warehouse building has recently been retrofitted under approved construction permit to meet all current seismic and building code requirements as required by the Conditions of Use approved by City Council in 2007. This project did not change the exterior appearance or colors of the facility. Here are some importance considerations for the intended use of the facility:

- Outdoor Light. No additional outdoor lighting is being proposed for this amended use. Light from inside the building will shine onto Trinity's patio and into the bush-lined parking lot on North side. There is no light impact on our neighbors.
- Emergency egress. All warehouse doors have been brought to current code as emergency exits with required emergency exit signage that is visible from all locations within the building. All locations within the building within 50' of a visible emergency exit. All emergency exits are unobstructed and the egress path and exit/gathering plan is outlined on the attached drawing.
- Noise. The doors to the facility will remain closed during operation to keep noise on the premises. Heating and air handling in the facility will require the doors to stay closed.
- Primary entry point will be the already-established main entry facing Maude Avenue.
- Restrooms. Restrooms in the facility have been retrofitted and brought up to code. 2 men's stalls and two urinals as well as 4 women's stalls are available in the building. In addition, much larger restrooms in the common area of the Trinity Church "front" (Phase 1) building will be accessible during the operation of the Gateway facility (Men 5 stalls/2 urinals; women 6 stalls)
- Water. A water cooler will be located in the Gateway facility near the restrooms and a water fountain in the common area of Trinity Church will be accessible as well.
- Exterior. The elevations and colors of the exterior of the building will not change from what was originally approved by the City in 2008.
- Water usage. There are no showers being provided in this building for the use of participants, therefore waste water will be limited to toilet and sink use.

- Waste. The use of this building will generate very limited trash due to the nature of the short-duration athletic use. Water cups and typical restroom waste can be supported by the existing dumpster on the property.
- Traffic. The traffic flow pattern for use of this facility will not deviate from the original approved use permit. Primary entrances on Maude, Mathilda Avenue will be used as already approved.
- Parking. The intended use of this Gateway facility is to serve the youth of Sunnyvale. As a result, actually parking demands will likely be less than typical norms since many of them will not be driving themselves to the facility. Nonetheless, the 208 parking spaces on the property will be sufficient to cover all parking requirements of the amended use of this building.
 - Users of the Gateway facility will be encouraged to park in the space on the West end of the property and on the North side of the building because this is closer to the Gateway "Maude Entrance", which is facing Maude Avenue. Weekday parking demands at the church require a peak demand of 15 spaces and utilizes the spaces on the East (front) end of the property (facing Mathilda Avenue), which is closest to the "Church Offices" entrance.
 - Peak parking demand required for the Gateway facility will be the following: 10 spaces for boxing, 11 spaces for wrestling and 16 spaces for volleyball for a total of 37 spaces.
 - The parking requirements for recreational assembly areas outlined in Sunnyvale Municipal Code Section 19.46.050 is noted as: 1 space per every 3 fixed seats, plus 1 space per 21 sq. ft. of open area or seating space, plus 1 space per 400 sq. ft. of additional floor area. Since there is no fixed seating or seating space, the floor area metric would seem to apply. The roughly 24,000 sqft of usable floor area would require 60 spaces, which is easily supported by the existing available parking on the property during the intended hours of operation.

The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project focuses directly on the mission statement of the Open Space and Recreation Sub-Element (2.2) of the General Plan. Specifically, this intended use meets the recreation and arts goal for ***“Outstanding Recreation, Arts and Culture: To provide outstanding recreation programs, library services, and visual and performing arts to meet the interests and needs of the diverse population.”*** Furthermore, the overall mission statement of that Sub-Element says ***“We create community through people, parks and programs . . . and provide a wide range of accessible, high-quality open space and recreational programs and facilities, in order to meet the open space and recreational needs of a diverse and changing community.”*** The proposed use of this facility is specifically defined as a mixed-use recreation facility serving an underserved portion of the Sunnyvale Community. The facility is accessible to the people of North Sunnyvale who have shown they cannot logistically utilize programs or facilities south of 101 due to distance and transportation. This facility is accessible being located on the Mathilda gateway, at a VTA bus stop and on the direct route from Fremont High School to the North Sunnyvale neighborhoods. The intended mixed-use of our facility will address a set of diverse recreation needs for the community.