October 13, 2004 Planning Commission Meeting

Item No. 1.

MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: Public Hearings

Report prepared by: Troy Fujimoto

Public Hearing: Yes: ✓ No: ____

Notices Mailed On: 9-30-04 Published On: 9-30-04 Posted On: 10-1-04

TITLE:	**USE PERMIT NO. UP2004-16 AND MITIGATED NEGATIVE DECLARATION NO. EA2004-7**
Proposal:	Request for approval of a 2,450 square foot religious facility in an existing building in the Heavy Industrial district and a parking modification (parking reduction of 17 required spaces) and the adoption of a mitigated negative declaration.
Location:	380 Montague Expressway
APN:	086-36-044
RECOMMENDATION:	**Approval with conditions**
Applicants:	Tim Nguyen, 377 Paseo Refugio, Milpitas, CA 95035
Property Owner:	Roger M. Davenport, 370 Montague Expressway, Milpitas, CA 95035
Previous Action(s):	"S" Zone Approval
General Plan Designation:	Heavy Industrial
Present Zoning:	Heavy Industrial with an S-Zone Overlay (M2-S)
Existing Land Use:	Industrial building
Agenda Sent To:	Applicant & Owner (as noted above)
Attachments:	Plans Letter from Applicant, dated July 30, 2004 Preliminary Risk Assessment Analysis, dated September 1, 2004 Mitigated Negative Declaration and Initial Study

PJ#2378

BACKGROUND

In December 1983, the Planning Commission granted Site and Architectural approval for an approximate 15,000 square foot industrial building at the southeast corner of Sango Court and

Montague Expressway. Subsequent approvals included landscape modifications, a new freestanding sign and temporary structures.

Site and Area Description

The project site is located on an approximate 1-acre parcel. The approximate 15,000 square foot building is surrounded by parking on the northern and eastern sides of the building. Landscaping is located on all sides of the facility, however the majority is located along the western and northern ends of the site. The site has one large garbage area that is physically separated from the parking lot by a fence with slats.

The subject site is surrounded by light and heavy industrial uses, auto repair facilities and office uses. Further to the west is the South Bay Athletic Club and Montague Expressway.

View looking south at the building.

THE APPLICATION

Pursuant to Milpitas Municipal Code Sections 31.03-4.1 (Heavy Industrial, Conditional Uses – Churches), Section 57.02-18 (Additional Uses Permitted, modification of automobile parking space) and Section 57.00 (Use Permits), the applicant is requesting approval of Use Permit No. UP2004-16 for a religious facility and a 16 space parking reduction. In addition, a mitigated negative declaration is also being brought forth for adoption in conjunction with the proposed use.

The applicant requests approval to convert a portion (2,450 square feet) of the industrial building into a religious facility that will include classrooms, offices, restrooms, and a 120 seat sanctuary. The applicant proposes to have two weekly worship times, one from 9:00AM to 12:00 PM and 1:00PM to 5:00PM on Sundays and fellowships on Wednesdays from 7:00PM to 10:00PM and Saturday from 9:00AM to 12:00PM.

PROJECT DESCRIPTION

Facility Operation

The 2,450 square foot facility consists of a church sanctuary, classrooms, offices, and a prayer and break room.

- Sanctuary: The applicant is proposing a 120-seat sanctuary. The applicant is proposing to hold two separate worship services, one on Sunday morning and another in the afternoon. This will help to relieve the amount of parishioners attending any one worship time.
- Classrooms: Future expansion will include two (2) additional classrooms.
- In addition the applicant is proposing to have two fellowship gatherings on Wednesday night (7:00PM to 10:00PM) and Saturday morning (9:00AM-12:00PM).

Landscaping

The site has an approved landscaping plan on file with the City. After a site visit, staff noticed that there were inconsistencies with the existing landscaping and what was approved. Further discussion is provided later in the staff report.

ISSUES

USE PERMIT FINDINGS

Any approval of a Use Permit or Use Permit Amendment requires that the Planning Commission make the following findings:

1. The proposed use is consistent with the Milpitas Zoning Ordinance.
2. The proposed use is consistent with the Milpitas General Plan.
3. The proposed use, at the proposed location will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety, and general welfare.

The following sections explain how these findings can be made for the proposed project, as conditioned.

Conformance with the Zoning Ordinance and General Plan

The proposed church facility is consistent with the "M2" Zoning District with a Conditional Use Permit. The M2 District conditionally permits religious facilities (churches), following review and approval by the Planning Commission. The application is not modifying the building in any way. With no changes to the building, it continues to comply with the M2 District.

The proposed use does not conflict with any General Plan policies, and is consistent with Guiding Principle 2.d-G-2, which encourages development of adequate civic, recreational and cultural centers in locations for the best service to the community and in ways which will protect and promote community beauty and growth. While the site is located amidst industrial uses, on a larger scale, the location provides convenient access to parishioners who live both in the City and in nearby communities.

Conformance with the Midtown Plan

The proposed project is located within the Midtown Specific Plan. Because the proposed use (project) is requiring 50% more parking spaces than the previous use (industrial with offices), 24 spaces (new) versus 8 spaces (old), the proposed project is subject to the Midtown Plan and its associated design guidelines where applicable. However, because the building and site are already developed and because the religious facility will be occupying the smaller of the two tenant spaces, staff examined the project to determine what aspects of the Midtown Plan can be met. The following sections describe this in further detail.

Solid Waste/Recycling

The applicant is not proposing any new garbage facilities. Currently the site is served by a garbage enclosure that is inside of a fenced off area of the parking lot. After review by the Solid Waste Division, it was determined that the existing facilities would be adequate to serve the new use. In addition, it is expected that the new use would not generate higher levels of garbage than the previous industrial use.

Landscaping

The site has a previously approved landscaping plan. After review of the site plan and a site visit to verify landscaping, it was determined that there were nine (9) trees missing from the site. As with any other site in the City and required by code, landscaping is to be maintained on the site for the life of the project. However, after further review of the site and the viability of planting the trees back where the original landscaping plan locates them, it was determined that the site, as currently configured, would not be able to accommodate seven (7) of the trees. Due to reasons ranging from lack of planter space, obstruction from existing vegetation, it was determined that there would only be space for two (2) of the trees. Both of these trees would be located within landscape plantings within the parking lot. As such, ***staff recommends*** the applicant plant two (2) trees on the site, both to be located in the landscape "fingers" of the parking lot. One planter at the north end of the site and the other further south on the site. In addition, there is a gap in the landscaping at the eastern edge of the property. ***Staff recommends*** the applicant plant a similar type of shrub/hedge that currently exists on either side of the gap in the landscaping.

Parking

The Zoning Ordinance sets a minimum parking standard for religious facilities based on the seating or occupancy of the sanctuary or main assembly area and any other ancillary uses, including office and classrooms. The minimum standard for the sanctuary is one space per five (5) seats (or its equivalent). Therefore, the required parking for this project, based on 120 sanctuary seats, is 24 parking spaces. Based on existing uses, the applicant is allocated 8 parking spaces (52 spaces on the total site). Because of the proposed use, a requirement for exiting for life safety purposes will be required and will result in the loss of another parking space, for a total deficit of 17 parking spaces.

Because of the parking deficit, staff had concerns with parking supply for this use in this location. Because the required parking is based on their ultimate growth a current survey of their existing facility would not provide a clear picture of their parking demand. Therefore, staff required the applicant to submit a parking survey at the proposed site during the peak hours of

1.

impact to ensure that they could meet their future parking demand. The results of the parking survey are shown in the table on the following page:

Date	Time	Vacant spaces	Time	Vacant spaces
July 7, 2004 (Wednesday)	7:00PM	52	9:00PM	52
	8:00PM	52	10:00PM	52
July 9, 2004 (Friday)	7:00PM	52	9:00PM	52
	8:00PM	52	10:00PM	52
July 10, 2004 (Saturday)	9:00AM	52	11:00AM	51
	10:00AM	51	12:00PM	51
July 11, 2004 (Sunday)	9:00AM to 5:00PM	52 spaces available during all hours		
July 14, 2004 (Wednesday)	7:00PM	52	9:00PM	52
	8:00PM	52	10:00PM	52
July 16, 2004 (Friday)	7:00PM	52	9:00PM	52
	8:00PM	52	10:00PM	52
July 17, 2004 (Saturday)	9:00AM	52	11:00AM	51
	10:00AM	51	12:00PM	51
July 18, 2004 (Sunday)	9:00AM to 5:00PM	52 spaces available during all hours		

The results of the survey show that during the hours of the religious facility peak usage, there are enough vacant spaces on-site to accommodate the ultimate (full build-out) demand of 24 vehicles (per the zoning ordinance – one (1) space per five (5) seats).

Hazardous Materials-Risk Assessment Analysis

When an applicant with sensitive receptors (children and older people) proposes to locate in an industrial area of the city there is always the concern of the appropriateness/compatibility of the two uses (religious facility and industrial) next to each other. Because of the risk from hazardous materials that may be in use in close proximity to the sensitive receptors, staff has required a risk assessment be completed to ensure that all hazardous material impacts are identified and analyzed and that impacts are mitigated.

The applicant has requested that this requirement be waived due to financial reasons. The applicant also is concerned that another religious facility in close proximity to their proposed site was not required to complete a risk assessment at the time of their application. At the time of the application of the previous religious facility, the City did not have a risk assessment requirement. However, since this time there has been a noticeable increase in applications for uses with sensitive receptors within industrial areas of the City. Because of the number and frequency of these applications, Planning and Fire Department staff were concerned that a proper analysis, in regards to safety of the occupants, was not being completed. Especially because of recent heightened interest for the safety and well-being of people within the past couple of years. To ensure compatibility and safety of the religious use with the surrounding industrial uses, staff determined that risk assessments would be required.

The risk assessment serves multiple purposes:

1. It helps staff to make better recommendations to the Planning Commission about these types of applications in industrial areas of the City;
2. It assists the Planning Commission in making an informed decision on project requests;
3. It identifies any hazardous materials in proximity to the proposed site;
4. Once identified it proposes the best mitigations for the safety of the religious facility occupants, such as an evacuation plan and tools to provide earlier warnings in times of hazardous materials spills, leaks, disasters, etc.
5. It identifies to the applicants the types of hazardous materials being used in close proximity to their proposed facility so they can make better decisions about choosing a location.

To ensure that the future users of the religious facility have a safe environment even while in close proximity to hazardous materials and use, ***staff recommends*** the applicant complete a risk assessment and comply with all proposed recommendations contained in the study.

Neighborhood/Community Impact

As conditioned, the proposed religious facility is not anticipated to create a negative community impact. The project is well-suited to the site and peak-parking demands will occur on Sundays and Wednesday evenings, which is not when neighboring tenants experience their peak demand. Therefore, staff concludes that the project as conditioned, will not negatively impact the surrounding neighborhood.

ENVIRONMENTAL REVIEW

An Initial Study and Draft Mitigated Negative Declaration were prepared for the project. The commenting period began on September 21, 2004 and closed on October 11, 2004. Potential environmental impacts from the project include exposure to potential hazardous materials. However with the proposed mitigation measure, it is expected that this will reduce the impact to a less than significant level.

At the time of the preparation of the staff report, no comments were received. Any additional comments received will be presented at the Planning Commission hearing. Staff recommends adoption of the Mitigated Negative Declaration with the mitigation measures incorporated therein.

RECOMMENDATION

Close the Public Hearing. Adopt Mitigation Negative Declaration No. EA2004-7 and approve Use Permit No. UP2004-16 based on the Findings and Special Conditions of Approval listed below:

FINDINGS

1. The Initial Study and Mitigated Negative Declaration (EIA No. P-EA2004-7) prepared for this project represents the independent review of the City of Milpitas Planning Staff and Planning Commission.
2. The proposed project is consistent with the Milpitas General Plan in that it provides a religious facility in a location that will serve the both the immediate and larger neighborhood (Citywide).
3. The proposed project, as conditioned, is consistent with the Midtown Specific Plan in that it provides landscaping that meets the Midtown Plan guidelines.
4. The proposed project is not anticipated to result in a negative community impact as religious facilities are allowed with appropriate conditions within the M2 Zoning District.
5. The proposed project, as conditioned, is not expected to have a

SPECIAL CONDITIONS

1. This Use Permit No. UP2004-16 approval is for an approximate 2,450 square foot religious facility within an existing industrial building and a seventeen (17) space parking reduction, all in accordance with the plans approved on October 13, 2004. Any modification to the project as proposed will require a use permit amendment by the Planning Commission. (P)
2. This use shall be conducted in compliance with all appropriate local, state and federal laws and regulations, and in conformance with the approved plans. (P)
3. This use permit approval is not for any day care facilities. If day care facilities are to be proposed an amendment to the use permit will be required by the Planning Commission. (P)
4. All roof-top equipment shall be shielded from view in a manner to the approval of the Planning Commission or its designee as specified in Section XI-10-42.10-2 of the Milpitas Municipal Code. Prior to the issuance of any permit for any roof-top equipment which projects above the height of any existing parapet wall or screen, detailed architectural plans for the screening of this equipment and/or line-of-sight view analysis demonstrating that the equipment will not be visible from surrounding view points shall be reviewed and approved as specified in Section XI-10-42.10-2 of the Milpitas Municipal Code, in order to assure the screening of said equipment is in keeping with and in the interest of good architectural design principles. (P)
5. Prior to issuance of building permit or certificate of occupancy (whichever comes first), plans shall show installation of two (2) new trees on the site, in the locations listed below: (P)
   - One tree to be located in the landscape finger/island, northeast of the project site entrance.
   - One tree in the landscape finger/island east of the project site.

6. Prior to issuance of building permit or certificate of occupancy (whichever comes first), plans shall show installation of shrubs/bushes to match the existing foliage that is located on either side of the landscape gap on the eastern edge of the property. (P)
7. Prior to issuance of any permit or occupancy, the applicant shall submit a complete risk assessment to the approval of the City and shall comply with all recommendations contained in the study. (P,F)
8. If at the time of application for permit there is a project job account balance due to the City for recovery of review fees, review of permits will not be initiated until the balance is paid in full. (P)
9. If at the time of application for a certificate of occupancy there is a project job account balance due to the City for recovery of review fees, a certificate of occupancy shall not be issued until the balance is paid in full. (P)
10. Any occupancy of the tenant space shall not occur until all conditions of approval have been satisfied and verified by the City. (P)
11. Applicant/property owner shall be responsible for the trash collection and recycling services account. Prior to occupancy permit issuance, the applicant shall submit evidence to the City that the following minimum refuse and recycling services have been subscribed with BFI for commercial services:
    a. An adequate level of service for trash collection, minimum of 1 – 4 cyd bin collected 1X/week.
    b. An adequate level of service for recycling collection, minimum of 1 – 2 cyd bin collected 1X/week.

    After the applicant has started its business, BFI commercial representative shall determine the adequacy of the solid waste level of services. If services found to be inadequate, the applicant shall increase the service to the level determined by the evaluation. For general information, contact BFI at (408) 432-1234, x-264. (E)
12. The developer shall submit a Sewer Needs Questionnaire and/or Industrial Waste Questionnaire with the building permit application and pay the related fees prior to Building Permit issuance by the Building Division. (E)

(P) = Planning Division
(E) = Engineering
(F) = Fire Department

The **Christian** and **Missionary Alliance**

NeX7 Generation Christian Fellowship

Connecting Asians in the Bay Area to Jesus Christ

Worship Center

Calvary Chapel
1757 Houret Ct.
Milpitas, CA 95035

Email:
ngcf@ngcf4jesus.org

Web Site:
www.ngcf4jesus.org

Post Mail:
105 Serra Way #323
Milpitas, CA 95035

Contact:
Pastor Tim T. Nguyen

(408) 823-6423
Pastortim@ngcf4jesus.org

To: City of Milpitas
Planning Division

July 30, 2004

Re: Letter of Explanation Regarding Proposal (Revised from the June 28, 2004 letter)

Project: Use Permit for religious facility at
370 Montague Expressway
Milpitas, CA 95035-6832

Next Generation Christian Fellowship would like to get a permit to use the leased office space in the same complex of R&D Electric Retail/Wholesale Company for its Worship Center.

The immediate lease covers 1750 SF and is located in the office space facing Sango Court which includes an empty space, 1 small room, and 2 rest rooms. For future expansion, the lease will also include an additional 700 SF which includes 2 rooms, and 1 rest room.

There are a total of 52 spaces for parking with appropriate parking spaces for handicap people. Ample parking spaces are also available on Sango Court. The facility will be used mainly on Sunday for worship services and on Wednesday night for prayer meeting. R&D Electric Company and most of the companies nearby are closed on Saturday and Sunday. Therefore parking and traffic flow will not cause any foreseeable problems. Attached is also an actual evaluation of the parking occupancy during these hours.

Currently, there are around 30 people (about 10 families with some small children) who are members of Next Generation Christian Fellowship. We would like to grow to about 120 people in 2 years.

A check list of the application for this project has been reviewed by Staci Penetra on July1, 2004. The outstanding requirement is the risk assessment which is to be completed as soon as possible.

Thank you very much.

Sincerely,

Pastor Tim T. Nguyen

To: Troy Fujimoto, Planning Dept., City of Milpitas
Fr: Pastor Tim T. Nguyen, Next Generation Christian Fellowship
Re: Parking Lot Occupancy Observations at 370 Montague Expressway, Milpitas

Total parking space: 52
Target number of people:
Sunday: Starting 25-30 people. Projecting 120 people in the future
Wednesday/Saturday: Approximately 20
Meeting Hours:
Sunday: Services 9am-12pm, 1pm-5pm
Wednesday: Fellowship 7pm-10pm
Saturday: Fellowship 9am-12pm

Week 1: Wednesday July 7, Friday July 9, Saturday July 10, and Sunday July 11

	Wednesday	Friday	Saturday	Sunday
9am			0	0
10am			1	0
11am			1	0
12pm			1	0
1:00pm				0
2:00pm				0
3:00pm				0
4:00pm				0
5:00pm				0
6:00pm				
7:00pm	0	0		
8:00pm	0	0		
9:00pm	0	0		
10:00pm	0	0		

Week 2: Wednesday July 14, Friday July 16, Saturday July 17, and Sunday July 18

	Wednesday	Friday	Saturday	Sunday
9am			0	0
10am			1	0
11am			1	0
12pm			1	0
1:00pm				0
2:00pm				0
3:00pm				0
4:00pm				0
5:00pm				0
6:00pm				
7:00pm	0	0		
8:00pm	0	0		
9:00pm	0	0		
10:00pm	0	0		

Enviro Safetech
Your SAFETY is Our Business
2160-B Oakland Road, San Jose, CA 95131
tel: (408) 943-9090 fax: (408) 943-9292
web: www.envirosafetech.com

September 1, 2004

City of Milpitas Planning Division
Milpitas City Hall
Attn: Troy Fujimoto
455 East Calaveras Blvd.
Milpitas, CA 95035

Dear Mr. Fujimoto:

Enviro Safetech was recently contacted by Pastor Tim Nguyen of Next Generation Christian Fellowship regarding his need for a Risk Assessment for 370 Montague Expressway in Milpitas. Pastor Nguyen is planning to lease 1750 square feet of space within this facility to be used for it's Worship Center. The congregation of Next Generation Christian Fellowship currently numbers approximately 30 individuals.

We have reviewed the "Guideline for Preparation of Risk Assessments" provided to Pastor Nguyen by the City of Milpitas, and have begun the initial investigative footwork. We have identified 122 businesses within a 1/4 mile radius of the proposed Worship Center facility. Of these, 12 have been identified as being most likely to have the potential to pose a health risk to occupants of the proposed Worship Center given worst-case release scenarios. As yet, we have not gone to review the records for these facilities.

It should be noted here that Next Generation Christian Fellowship is still a small organization with very few individuals and very limited financial resources. Enviro Safetech estimates that in order to complete the Risk Assessment per the City's guidelines the cost to Next Generation Christian Fellowship would be exceedingly prohibitive, in the neighborhood of $25K. We feel that completing the risk assessment according to the guidelines would be an insurmountable and unnecessary financial hardship for Next Generation Christian Fellowship. It is our opinion that a variance would be in order.

We propose the following:

1- Rather than conducting further evaluations of nearby businesses and creating various release models, operate under the assumption that exposure to 1/10 the IDLH is possible should worst-case release scenarios take place.

2- Next Generation Christian Fellowship will therefore generate an Emergency Action Plan that includes the following components:

   A- Purpose and scope of the plan.
   B- Designated responsibilities for those listed in the plan.
   C- Site specific evacuation procedures/assembly.
   D- Headcount procedures.

Enviro Safetech
Your SAFETY is Our Business
2160-B Oakland Road, San Jose, CA 95131
tel: (408) 943-9090 fax: (408) 943-9292
web: www.envirosafetech.com

E- Evacuation plan / routes from the facility.
F- Training requirements for occupants.
- With training packet.
G- Evacuation drills.
H- Specific Procedures for:
- Fire
- Chemical releases near site.
- Injuries / Illnesses
- Earthquake procedures
I- Notification procedures
J- Procedures for sheltering in place.
K- Ventilation shut down procedures.

Enviro Safetech feels that, given the size and financial resources of Next Generation Christian Fellowship, the implementation of an Emergency Action Plan, as described above, would ensure the safety of future occupants of the proposed Worship Center to the same degree as would the completion of a full Risk Assessment. This is especially true given the fact that occupancy of the facility would primarily take place during weekends and evenings, when most surrounding business activities are at minimal levels.

Sincerely,

Jay Jamali

Jay Jamali, CSP, CHMM, CHCM
Environmental Health and Safety Director
jayjam@envirosafetech.com

Enclosure: List of Neighboring Businesses (within 1/4 mile) of 370 Montegue Expressway

Enviro Safetech
Your SAFETY is Our Business
2160-B Oakland Road, San Jose, CA 95131
tel: (408) 943-9090 fax: (408) 943-9292
web: www.envirosafetech.com

Neighboring Businesses within 1/4 Mile of 370 Montegue Expressway

Businesses within a 1/4 mile perimeter of 370 Montegue Expressway that were visually assessed and then selected for further evaluation via Milpitas / San Jose Fire Department records research. This selection was based upon a reasonable expectation that these companies (due to the size of their operation, proximity and / or possibility of high quantities of hazardous materials kept on site) might potentially pose a health threat to persons located at 370 Montegue Expressway should worst case release scenarios occur.

DT Research
368 Montegue Expressway
Milpitas, CA

Distribution Dynamics, Inc.
337 Trade Zone
Milpitas, CA

Sierra Monitor Corporation
1991 Tarob Ct.
Milpitas, CA

Dynamic Details Inc,
1988 / 1941 / 1931 Tarob Ct.
Milpitas, CA

Intel Americas Inc.
551 Lundy
Milpitas, CA

Aptos Corp.
1557 Centre Point Dr.
Milpitas, CA

Blue Sky Research
1537 Centre Point Dr.
Milpitas, CA

Celerity
1463 Centre Point Dr.
Milpitas, CA

Yellow Trucking
1700 Montegue Expressway
San Jose, CA

Olympus
2400 Ringwood Ave
San Jose, CA

MMC Technology
2001 Fortune Dr.
San Jose, CA

Micrel Semiconductor
1849 Fortune Dr.
San Jose, CA

Enviro Safetech
Your SAFETY Is Our Business
2160-B Oakland Road, San Jose, CA 95131
tel: (408) 943-9090 fax: (408) 943-9292
web: www.envirosafetech.com

The following are businesses within a 1/4 mile perimeter of 370 Montegue Expressway that were visually assessed and were deemed to pose minimal, if any, potential health risks to occupants of 370 Montegue Expressway. This selection was based upon reasonable expectations that could be made given the apparent smaller sizes of their operations, their lack of proximity, and / or apparently having minimal or no quantities of hazardous materials on site.

This list is being also being submitted to the applicable Fire Departments for their review. Unless identified by the Fire Department as a potential threat, however, no records will be requested for further evaluation for these companies.

TTI Testron
362 Montegue Expressway
Milpitas, CA

Vacant
348 Montegue Expressway
Milpitas, CA

Verplex Systems
300 Montegue Expressway
Suite 100
Milpitas, CA

P.S.P. Industries
300 Montegue Expressway
Suite 200
Milpitas, CA

Covansys
300 Montegue Expressway
Suite 220/230
Milpitas, CA

VMA Securities, Inc.
300 Montegue Expressway
Milpitas, CA

Meridian Technical Sales
300 Montegue Expressway
Milpitas, CA

R&D Electronic Parts
370 Montegue Expressway
Milpitas, CA

Courtesy Auto Service
300 Sango Ct.
Milpitas, CA

Ferris Hoist & Repair Inc.
309 Sango Ct.
Milpitas, CA

Vacant?
329 Sango Ct.
Milpitas, CA

Tri Valley Truck Service
349 Sango Ct.
Milpitas, CA

Pro Star auto Service and Towing
355 Sango Ct.
Milpitas, CA

K A Tool and Supply, Inc.
1700 Sango Ct.
Milpitas, CA

Enviro Safetech
Your SAFETY Is Our Business
2160-B Oakland Road, San Jose, CA 95131
tel: (408) 943-9090 fax: (408) 943-9292
web: www.envirosafetech.com

Olson Bros Body Shop
328 Sango Ct.
Milpitas, CA

Superior Sprinkler
308 Sango Ct.
Milpitas, CA

Vacant
1910 / 1914a Tradezone
Milpitas, CA

Chirstian Community
2371 Ringwood Ave.
San Jose, CA

PSI Plasma Systems, Inc.
2284 Ringwood Ave.
San Jose, CA

PSI Plasma Systems, Inc.
2290 Ringwood Ave, Suite E
San Jose, CA

Golden Bay Machining Inc.
2290 Ringwood Ave, Suite B
San Jose, CA

Vacant
2290 Ringwood Ave, Suite A
San Jose, CA

AGS Plasma Systems
2290 Ringwood Ave., Suite G
San Jose, CA

K&W Precision, Inc.
2130 Trade Zone
San Jose, CA

Speedee Oil Change
635 Trade Zone
Milpitas, CA

Low Price Auto Glass
615 Trade Zone
Milpitas, CA

Pick Your Part
595 Trade zone
Milpitas, CA

P&C Auto Wreckers
573 Trade Zone
Milpitas, CA

Itersil
1971 Tarob Ct.
Milpitas, CA

Intersil
1996 Tarob Ct.
Milpitas, CA

Photronics
1913 Tarob Ct.
Milpitas, CA

Photronics
1905 Tarob Ct.
Milpitas, CA

Vacant
1845, 1805, 1815, 1745 McCandles
Milpitas, CA

Diamond Truck Sales / Rental
555 E. Capital Ave.
Milpitas, CA

Social Services Agency
400 Montegue Expressway
Milpitas, CA

Enviro Safetech
Your SAFETY is Our Business
2160-B Oakland Road, San Jose, CA 95131
tel: (408) 943-9090 fax: (408) 943-9292
web: www.envirosafetech.com

Vacant
1585 Centre Point Dr.
Milpitas, CA

Cal Cap California Capacitor Inc.
1579 Centre Point Dr.
Milpitas, CA

ISG Broadband
1567 Centre Point Dr.
Milpitas, CA

Vacant
1507 Centre Point Dr.
Milpitas, CA

Airguard
1504/1506 Centre Point Dr.
Milpitas, CA

Xlink Technology Inc.
1546 Centre Point Dr.
Milpitas, CA

Pro Harvest USA
1544 Centre Point Dr.
Milpitas, CA

Precise SIMS Inc.
1540 Centre Point Dr.
Milpitas, CA

Acrologic Systems Inc.
1538 Centre Point Dr.
Milpitas, CA

Ryco Solutions
1536 Centre Point Dr.
Milpitas, CA

GL Services LCD
1646 Centre Point Dr.
Milpitas, CA

The Wackenhut Corp.
1654 Centre Point Dr.
Milpitas, CA

LCL Machining
1614 Centre Point Dr.
Milpitas, CA

CMJ Machining
1618 Centre Point Dr.
Milpitas, CA

Shindy Products
1622 Centre Point Dr.
Milpitas, CA

VCL USA
1626 Centre Point Dr.
Milpitas, CA

Modules Technology Inc.
1630 Centre Point Dr.
Milpitas, CA

Peripheral Storage, Inc.
1534 Centre Point Dr.
Milpitas, CA

Littell Ind.
1530 Centre Point Dr.
Milpitas, CA

Venture Fourth
1562 Centre Point Dr.
Milpitas, CA

Illuminate California
1586 Centre Point Dr.
Milpitas, CA

Enviro Safetech
Your SAFETY is Our Business
2160-B Oakland Road, San Jose, CA 95131
tel: (408) 943-9090 fax: (408) 943-9292
web: www.envirosafetech.com

Quintegra Solutions
1594 Centre Point Dr.
Milpitas, CA

HT Precision, Inc.
1610 Centre Point Dr.
Milpitas, CA

Design Center
1662 Centre Point Dr.
Milpitas, CA

Nu Tool Inc.
1645 McCandless Dr.
Milpitas, CA

Rorze Automotion Inc.
1625 McCandless Dr.
Milpitas, CA

Preston Holmes Inc.
1635 McCandless Dr.
Milpitas, CA

Ad Tec Technology
1635 McCandless Dr.
Milpitas, CA

HMI Hermes Microvision Inc.
1595 McCandless Dr.
Milpitas, CA

Fidelica Micro Systems
1575 / 1585 McCandless Dr.
Milpitas, CA

AEE Technologies Corp.
1525 McCandless Dr.
Milpitas, CA

Rio Spring
1490 McCandless Dr.
Milpitas, CA

Acropolis Systems Inc.
1520 McCandless Dr.
Milpitas, CA

Vacant
1600 / 1680 / 1690 McCandless Dr.
Milpitas, CA

Stats Chip Pac Test Services
1768 McCandless Dr.
Milpitas, CA

Mission Technology Inc.
1810 McCandless Dr.
Milpitas, CA

Vacant
1830 McCandless Dr.
Milpitas, CA

Carls Junior
1890 McCandless Dr.
Milpitas, CA

Champ USA Computers
1750 Houret Dr.
Milpitas, CA

Summit Technical Mfg.
1752 Houret Dr.
Milpitas, CA

Prico Inc.
1754 Houret Dr.
Milpitas, CA

South Bay Test Center
1756 Houret Dr.
Milpitas, CA

Enviro Safetech
Your SAFETY Is Our Business
2160-B Oakland Road, San Jose, CA 95131
tel: (408) 943-9090 fax: (408) 943-9292
web: www.envirosafetech.com

Plasterers J.A.T.C
1758 Houret Dr.
Milpitas, CA

Home Cookery
1760 Houret Dr.
Milpitas, CA

Multiple tech. Transport, Inc.
1762 Houret Dr.
Milpitas, CA

Net Cab Inc.
1764 Houret Dr.
Milpitas, CA

Applied Millenium Mfg.
1766 Houret Dr.
Milpitas, CA

E-Mem International
1768 Houret Dr.
Milpitas, CA

Semistar Equip & Sales
259 Houret Ct.
Milpitas, CA

Sierra Monitor Corp.
261 Houret Ct.
Milpitas, CA

Central media
265 / 267 Houret Ct.
Milpitas, CA

Poly Print / Viba Int'l
269 Houret Ct.
Milpitas, CA

Labware Scientific Inc.
247 Houret Ct.
Milpitas, CA

T-Advanced Precision Machining, Inc.
249 Houret Ct.
Milpitas, CA

Qo Stronics, Inc.
253 Houret Ct.
Milpitas, CA

Saijem Trading / Andes Prod.
255 Houret Ct.
Milpitas, CA

Pap Product Distributors
257 Houret Ct.
Milpitas, CA

Universal Sweeping
231 Houret Dr.
Milpitas, CA

Quality Imports Auto Repair
1747 Houret Ct.
Milpitas, CA

Accura Construction
1749 Houret Ct.
Milpitas, CA

Optical One
1751 Houret Ct.
Milpitas, CA

Bavarian Motorsport
1753 Houret Ct.
Milpitas, CA

Zomatch Inc.
1755 Houret Ct.
Milpitas, CA

Nunez Precision Welding
1763 Houret Ct.
Milpitas, CA

Enviro Safetech
Your SAFETY is Our Business
2160-B Oakland Road, San Jose, CA 95131
tel: (408) 943-9090 fax: (408) 943-9292
web: www.envirosafetech.com

Unique Perpective
1829 Houret Ct.
Milpitas, CA

Calvary Chapel
1757 Houret Ct.
Milpitas, CA

VTS Valley Tool Supply
Houret Ct.
Milpitas, CA

Emotion Garage
1820 Houret Ct.
Milpitas, CA

Eco Solutions
1823 Houret Ct.
Milpitas, CA

Pro Surge
1825 Houret Ct.
Milpitas, CA

Best Kitchen / Bath
1850 Houret Ct.
Milpitas, CA

BLR Sign Systems
1821 Houret Ct.
Milpitas, CA

Blach Trax
1819 Houret Ct.
Milpitas, CA

Info Gold
1830 Houret Ct.
Milpitas, CA

South Bay Athletic Club
271 Houret Dr.
Milpitas, CA

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

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

ENVIRONMENTAL DECLARATION

For CLERK-RECORDER'S USE ONLY
POSTED ON SEP 21 2004 THROUGH 10/11/2004
IN THE OFFICE OF THE COUNTY CLERK-RECORDER
BRENDA DAVIS, COUNTY CLERK
BY _____, DEPUTY
LAURA RIVAS

FOR CLERK-RECORDER FILE STAMP
ENDORSED
SEP 21 2004
BRENDA DAVIS, County Clerk-Recorder
Santa Clara County
By _____ Deputy
LAURA RIVAS
CLERK-RECORDER
FILE NO.

CA Dept. of Fish and Game
Receipt #

NAME OF LEAD AGENCY: City of Milpitas

NAME OF APPLICANT: Tim Nguyen

CLASSIFICATION OF ENVIRONMENTAL DOCUMENT:

1. (✓) NOTICE ~~OF PREPARATION~~ of Intent to Adopt a Mitigated Negative Declaration
2. ( ) NOTICE OF EXEMPTION
3. NOTICE OF DETERMINATION
   NEGATIVE DECLARATION PURSUANT TO PUBLIC RESOURCES CODE § 21080(C)

   ( ) $1300.00 REQUIRED ($1250.00 STATE FILING FEE AND $50.00 COUNTY CLERK FEE)

   ( ) CERTIFICATE OF EXEMPTION AND/OR DE MINIMUS IMPACT FINDING STATEMENT ATTACHED - $50.00 COUNTY CLERK FEE REQUIRED
4. NOTICE OF DETERMINATION
   ENVIRONMENTAL IMPACT REPORT PURSUANT TO PUBLIC RESOURCES CODE § 21152

   ( ) $900.00 REQUIRED ($850.00 STATE FILING FEE AND $50.00 COUNTY CLERK FEE)

   ( ) CERTIFICATE OF EXEMPTION AND/OR DE MINIMUS IMPACT FINDING STATEMENT ATTACHED - $50.00 COUNTY CLERK FEE REQUIRED
5. Other: _____

NOTICE TO BE POSTED FOR _____ DAYS.

THIS FORM MUST BE COMPLETED AND ATTACHED TO THE FRONT OF ALL ENVIRONMENTAL DOCUMENTS LISTED ABOVE (*INCLUDING COPIES*) SUBMITTED FOR FILING.
CHECKS SHOULD BE MADE PAYABLE TO : COUNTY CLERK-RECORDER.

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

CITY OF MILPITAS

455 EAST CALAVERAS BOULEVARD, MILPITAS, CALIFORNIA 95035-5479 • www.ci.milpitas.ca.gov

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

370 MONTAGUE EXPRESSWAY – NEXT GENERATION CHRISTIAN FELLOWSHIP EIA NO. P-EA2004-7

NOTICE IS HEREBY GIVEN that a Draft Mitigated Negative Declaration (a statement briefly describing the reasons that the proposed project, once mitigated, **will not** have a significant effect on the environment) has been completed by the City of Milpitas Planning Division for the location of a new religious facility.

Project Description: The project applicant is requesting a Use Permit approval to locate an approximate 2,450 square foot religious facility in an existing industrial building in the Heavy Industrial (M2) District.

Project Location: The project is located at 370 Montague Expressway (APN: 086-36-044).

Document Availability: A copy of the Initial Study and Draft Mitigated Negative Declaration (and all documents they reference) are available for review at the Planning Division, 455 E. Calaveras Boulevard, Milpitas, CA 95035. You may also obtain a copy of the Initial Study and Draft Mitigated Negative Declaration by calling Troy Fujimoto (408) 586-3287 and requesting one.

Public Review Timeline: Written public comment on the Initial Study and Draft Mitigated Negative Declaration may be submitted between September 22 and October 11, 2004 to the Milpitas Planning Division, attention Troy Fujimoto, 455 East Calaveras Boulevard, Milpitas, CA 95035.

Planning Commission Consideration: It is anticipated that the Planning Commission will consider this Draft Mitigated Negative Declaration, all written comments received by October 11, 2004, and the project proposal at its meeting of October 13, 2004 at 7:00 p.m. Any person wishing to be heard on this item may attend this meeting and address the Commission. The meeting will be held in the City of Milpitas City Hall, Council Chambers, 455 E. Calaveras Boulevard.

Questions: If you have any questions on this project, please contact Troy Fujimoto, Project Planner, City of Milpitas (408) 586-3287.

ENVIRONMENTAL IMPACT ASSESSMENT NO: P-EA2004-7

Planning Division 455 E. Calaveras Blvd., Milpitas, CA 95035 (408) 586-3279

Prepared by: Troy Fujimoto September 20, 2004
date

Title: Acting Associate Planner

1. Project title: Next Generation Christian Fellowship

2. Lead Agency Name and Address: City of Milpitas, 455 E. Calaveras Blvd, Milpitas, CA 95035

2. Project location: 370 Montague Expressway

3. Project sponsor's name and address:
Tim Nguyen
377 Paseo Refugio
Milpitas, CA 95035

4. General plan designation: Manufacturing and Warehousing 5. Zoning: M2

6. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)
The project includes locating a religious facility in a partially vacant industrial building. The facility will be approximately 2,450 square feet and will be able to accommodate up to 120 members.

7. Surrounding land uses and setting: Briefly describe the project's surroundings:
Surrounding land uses include office and industrial uses to the north, west and south, car part salvage yards and auto repair businesses to the east, and a sports facility to the west. The project is bound by Montague Expressway to the west.

8. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)
None

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:

- ☐ Aesthetics
- ☐ Agriculture Resources
- ☐ Air Quality
- ☐ Biological Resources
- ☐ Cultural Resources
- ☐ Geology / Soils
- ☐ Hazards & Hazardous Materials
- ☐ Hydrology / Water Quality
- ☐ Land Use / Planning

☐ Mineral Resources	☐ Noise	☐ Population / Housing
☐ Public Services	☐ Recreation	☐ Transportation / Traffic
☐ Utilities / Service Systems	☐ Mandatory Findings of Significance	

DETERMINATION: (To be completed by the Lead Agency)

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 "potentially 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 adequately 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.

Date: 9/21/04

Project Planner

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. 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.

WILL THE PROJECT:	IMPACT					
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
I. AESTHETICS:						
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☐	☒	18,19
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☐	☒	11,18
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☐	☒	2,18,19
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the areas?	☐	☐	☐	☐	☒	2,18
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☐	☒	11
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☐	☒	11
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☐	☒	11,18

WILL THE PROJECT:	IMPACT					
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
III. AIR QUALITY: (Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations). Would the project:						
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☐	☒	2,11,19
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☐	☒	11,18
c) 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)?	☐	☐	☐	☐	☒	11,19
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☐	☒	2,18,19 , 27
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☐	☒	2,18,19
IV. BIOLOGICAL RESOURCES: Would the project:						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish & Games or U.S. Fish & Wildlife Service?	☐	☐	☐	☐	☒	18,19
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish & Games or U.S. Fish & Wildlife Service?	☐	☐	☐	☐	☒	18,19

WILL THE PROJECT:	IMPACT					
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
c) 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?	☐	☐	☐	☐	☒	18,19
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☐	☒	18,19
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☐	☒	11,18
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☐	☒	18,19
V. CULTURAL RESOURCES: Would the project:						
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☐	☒	11,18, 19
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☐	☒	11,18, 19
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☐	☒	11
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☐	☒	11
VI. GEOLOGY AND SOILS: Would the project:	☐	☐	☐	☐	☐	
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☐	☐	☐	

WILL THE PROJECT:	IMPACT					
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
i) 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? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒	☐	8,11
ii) Strong seismic ground shaking?	☐	☐	☐	☒	☐	8,11
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒	☐	8,11
iv) Landslides?	☐	☐	☐	☐	☒	8,11
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒	☐	11
c) 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?	☐	☐	☐	☒	☐	8,11
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒	☐	11
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☐	☒	11
VII. HAZARDS AND HAZARDOUS MATERIALS:						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☐	☒	2, 13, 18, 29
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐	☐	2, 13, 18, 29
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☐	☒	2

WILL THE PROJECT:	IMPACT					
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
d) Be located on a site which is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☐	☒	1,2
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☐	☒	18
f) 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?	☐	☐	☐	☐	☒	18
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐	☐	18,19, 29
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☐	☒	18
VIII. HYDROLOGY AND WATER QUALITY:						
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☐	☒	21,22
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?	☐	☐	☐	☐	☒	21,22
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or situation on- or off-site?	☐	☐	☐	☐	☒	2
d) Substantially alter the existing drainage						2

WILL THE PROJECT:	IMPACT					
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☐	☐	☒	
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff as it relates to C3 regulations for development?	☐	☐	☐	☐	☒	2
f) Otherwise substantially degrade water quality?	☐	☐	☐	☐	☒	2
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☐	☒	2,20
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☐	☒	2,20
i) 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?	☐	☐	☐	☐	☒	20
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☐	☒	18
IX. LAND USE AND PLANNING:						
a) Physically divide an established community?	☐	☐	☐	☐	☒	13,18

WILL THE PROJECT:	IMPACT					
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☐	☒	11,13
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☐	☒	11
X. MINERAL RESOURCES:						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☐	☒	11
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☐	☒	11
XI. NOISE:						
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☐	☒	2,11
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☐	☒	2,11
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☐	☒	2,11
d) A substantial temporary or periodic in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☐	☒	2,11

WILL THE PROJECT:	IMPACT					
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
e) For a project located within 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 expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☐	☒	18
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☐	☒	18
XII. POPULATION AND HOUSING:						
a) 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)?	☐	☐	☐	☐	☒	2
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☐	☒	2,18
c) Displace substantial numbers of people, necessitating the construction of *replacement housing elsewhere?*	☐	☐	☐	☐	☒	2,18
XIII. PUBLIC SERVICES:						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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: Fire protection? Police protection? Schools? Parks? Other public facilities?	☐	☐	☐	☐	☒	18,19

WILL THE PROJECT:	IMPACT					
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
XIV. RECREATION:						
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☐	☒	18,19
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have been an adverse physical effect on the environment?	☐	☐	☐	☐	☒	18,19
XV. TRANSPORTATION/TRAFFIC: Would the project:						
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☐	☐	☒	2, 19
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☐	☒	2, 19
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☐	☒	2, 19
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☐	☒	2,19
e) Result in inadequate emergency access?	☐	☐	☐	☐	☒	2, 27
f) Result in inadequate parking capacity?	☐	☐	☐	☒	☐	2,29

WILL THE PROJECT:	IMPACT					
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☐	☒	11
XVI. UTILITIES AND SERVICE SYSTEMS: Would the project:						
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☐	☒	22
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☐	☒	22
c) 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?	☐	☐	☐	☐	☒	22,23
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☐	☒	21
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☐	☒	22
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☐	☒	18
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☐	☒	18

WILL THE PROJECT:	IMPACT					
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
XVII. MANDATORY FINDINGS OF SIGNIFICANCE:						
a) 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 pre-history?	☐	☐	☐	☐	☒	1,11,18
b) 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 past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☐	☒	☐	1,2,4, 11,18, 19
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐	☐	1,13, 18,19, 20, 29

ENVIRONMENTAL IMPACT ASSESSMENT SOURCE KEY

1. Environmental Information Form submitted by applicant
2. Project plans
3. Site Specific Geologic Report submitted by applicant
4. Traffic Impact Analysis submitted by applicant
5. Acoustical Report submitted by applicant
6. Archaeological Reconnaissance Report submitted by applicant
7. Other EIA or EIR (appropriate excerpts attached)
8. Alquist-Priolo Special Studies Zones Maps
9. BAAQMD Guidelines for Assessing Impacts of Projects and Plans
10. Santa Clara Valley Water District
11. Milpitas General Plan Map and Text
12. Milpitas Midtown Specific Plan Map and Text
13. Zoning Ordinance and Map
14. Aerial Photos
15. Register of Cultural Resources in Milpitas
16. Inventory of Potential Cultural Resources in Milpitas
17. Field Inspection
18. Planner's Knowledge of Area
19. Experience with other project of this size and nature
20. Flood Insurance Rate Map, September 1998
21. Water Master Plan, 2002
22. Sewer Master Plan, 2003
23. Storm Master Plan, 2001
24. Bikeway Master Plan
25. Trails Master Plan
26. Geotechnical Report submitted by the applicant
27. Risk Assessment
28. Parking Survey
29. Other: Letter and survey of businesses dated September 1, 2004

CITY OF MILPITAS

455 EAST CALAVERAS BOULEVARD, MILPITAS, CALIFORNIA 95035-5479 • www.ci.milpitas.ca.gov

370 MONTAGUE EXPRESSWAY – NEXT GENERATION CHRISTIAN FELLOWSHIP
ENVIRONMENTAL IMPACT ASSESSMENT (EIA NO. P-EA2004-7)

INITIAL STUDY

Environmental Setting

The proposed project is located within an existing industrial building on the east side of Montague Expressway. Surrounding uses include heavy industrial uses, auto repair and auto related uses, offices, and other industrial and commercial uses.

Project Description

The proposed project is to locate an approximate 2,450 square foot religious facility in the heavy industrial zoning district. The facility will include a sanctuary for up to 120 people, offices, classrooms, storage and bathrooms. The facility will be a tenant within an existing industrial building on a site approximately 1 acre in size.

Located off of Montague Expressway, the site also contains a surface parking lot and landscaping. The project site is designated by the Milpitas General Plan as Manufacturing and Warehousing and is currently zoned M2-S (Heavy Industrial with a Site and Architectural Review Combining District). Adjacent land uses include heavy industrial uses, offices, industrial park facilities, auto repair businesses, auto salvage yards, and an athletic facility.

Responses Needing Clarification & Responses to Less Than Significant and Mitigated Impacts

Listed below are responses to all answers which need clarification or were checked "Less Than Significant" and "Less Than Significant with Mitigation" on Part II of this Initial Study. Responses here, are presented in the same order in which they appear on the checklist:

Aestheitics

Because the project does not propose any physical modifications to the site, there will be no impact to any aesthetics, vistas or visual character.

Air Quality

The project will not emit any type of chemicals or pollutants that will affect the air quality. In addition, the amount of trips will not be any higher than under existing conditions as the main usage of the facility will be twice weekly, rather than five times a week. Thus, there is no impact on air quality.

Cultural Resources

Because the project does not propose any physical modifications to the site and not excavation and/or grading, there will be no impact to cultural resources.

Geology and Soils

Response to Question 6ai, 6aii, 6aiii, 6b, 6c, and 6d:

"Would the project expose people or structure to potential substantial adverse effects, including the risk of loss, injury, or death involving: strong seismic ground shaking?, seismic-related ground failure?, result in substantial soil erosion or the loss of topsoil?, be located on unstable soil or geologic unit?, or be located on expansive soil?"

The project area is located outside the boundaries of the Alquist-Priolo Special Studies Zone for geologic hazards contained in the General Plan. All structures in the City are designed to withstand strong ground shaking in accordance with the Uniform Building Code. As this is an existing building with valid building permits, and no modifications are being proposed, it was built to the approved building codes. Therefore, this is not a significant impact.

The project is generally located on soils that are susceptible to liquefaction and expansive soils. As this is an existing building with valid building permits, and no modifications are being proposed, it was built to the approved building codes. Thus, this is considered to be a less than significant impact.

Hazards and Hazardous Materials

Response to Question 7b and 7g:

"Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?"

"Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?"

The project is proposing to bring sensitive receptors (younger and older people) into the City's industrial district on a recurring permanent basis. Industrial users are often known to use and store hazardous materials as part of their daily business. There is always a chance that an accident could occur which could release, spill or discharge hazardous materials into the environment.

To mitigate the impact on sensitive receptor and the people attending the religious facility, who may not have the knowledge or experience to deal with these infrequent situations, prior to the religious facility occupying the site a risk assessment shall be completed that may have requirements such as an emergency evacuation plan, windsocks, sensors and the like. All requirements of the risk assessment shall be satisfied.

Mitigation Measure 1:

Prior to any building permit or occupancy permit for the project a risk assessment and all associated recommendations shall be required and approved by the City.

The risk assessment will identify and analyze any hazardous materials in the immediate area and will propose proper mitigation for monitoring of hazardous materials. By requiring and implementing a risk assessment, the impact will be reduced to a less than significant level.

Hydrology and Water Quality

Because the project does not propose any physical modifications to the site, there will be no impact to existing hydrology and water quality.

Noise

The project does not generate significant amount of noise, as the use will be contained indoors and will be similar to an assembly and office use. There will not be any operation of noisy equipment or machinery and all activities will be indoors, thus, this is not an impact.

Recreation

The project will not be bringing new residents into the city, thus, there will not be any impact to recreation.

Transportation/Traffic

Response to Question 15f:

"Result in inadequate parking supply"

The project is adding a new, assembly type of use to the site. However, a parking survey of the existing conditions showed that there would be adequate parking for the use, especially since the peak uses of the religious facility does not coincide with the other use on the site (industrial use). Because of the differing peak uses and the resulting availability of parking, this is considered a less than significant impact.

Utilities and Service System

The project will not be required to increase the size of any water or sewer facilities. They will be locating in an existing building that already has utility connections. Thus, this will not be an impact.

Mandatory Findings of Significance

Response to Question 17b and 17c:

"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 past projects, the effects of other current projects, and the effects of probable future projects)?"

"Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?"

The cumulative impact of the subject site and other past, current and future projects are as follows:

Cumulative impacts on Geology were discussed above in response to Question 6. The implementation of an emergency evacuation plan and the completion of a risk assessment will mitigate all cumulative impacts in regards to hazardous materials as discussed in Chapter 7. Cumulative impacts on Transportation and Traffic were discussed above in response to Question 15.

CITY OF MILPITAS

455 EAST CALAVERAS BOULEVARD, MILPITAS, CALIFORNIA 95035-5479 • www.ci.milpitas.ca.gov

MITIGATED NEGATIVE DECLARATION
ENVIRONMENTAL IMPACT ASSESSMENT (EIA) NO. P-EA2004-7

A NOTICE, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970, AS AMENDED (PUBLIC RESOURCES CODE 21,000 ET SEQ.), THAT THE NEXT GENERATION CHRISTIAN FELLOWSHIP FACILITY, WHEN IMPLEMENTED WITH THE REQUIRED MITIGATIONS, WILL NOT HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Project Title: Next Generation Christian Fellowship

Project Description: Locate a 2,450 square foot religious facility in an existing industrial building.

Project Location: 370 Montague Expressway, within the City of Milpitas, County of Santa Clara. Assessor's Parcel Numbers: 086-36-044.

Project Proponent: Tim Nguyen, 377 Paseo Refugio, Milpitas, CA 95035.

The City of Milpitas has reviewed the Environmental Impact Assessment (EIA) for the above project based on the information contained in the Environmental Information Form (EIF) and the Initial Study, the Committee finds that the project will have no significant impact upon the environment with the implementation of the following mitigation measures, as recommended in the EIA.

Required Mitigation Measures:

Mitigation Measure 1:

Prior to any building permit or occupancy permit for the project a risk assessment and all associated recommendations shall be required and approved by the City.

The risk assessment will identify and analyze any hazardous materials in the immediate area and will propose proper mitigation for monitoring of hazardous materials. By requiring and implementing a risk assessment, the impact will be reduced to a less than significant level.

Copies of the E.I.F. and E.I.A. may be obtained at the Milpitas Planning Department, 455 E. Calaveras Boulevard, Milpitas, CA 95035.

By: _____
Project Planner

Approved by the Planning Commission

_____ day of _____, 2004

Forward to the County Clerk on this 21st day of September, 2004

By _____

NEXT GENERATION CHRISTIAN FELLOWSHIP

380 MONTAGUE EXPRESSWAY
MILPITAS , CA 95035

H. E. BOWEN ASSOCIATES, INC.
ARCHITECTS
PLANNERS
INTERIOR DESIGNERS

SCOPE OF WORK

TENANT IMPROVEMENT SCOPE OF WORD INCLUDE:

1. CONVERT EXISTING USE B OCCUPANCY TO A OCCUPANCY
2. ADDING HIGH AND LOW ELECTRIC WATER DRINKING FOUNTAIN
3. REVERSE EXISTING ACCESS DOOR TO EXIT DOOR WITH CEILING EXIT LIGHT

OWNER
NEXT GENERATION
CHRISTIAN FELLOWSHIP
380 MONTAGUE EXPRESSWAY
MILPITAS, CA 95035

ABBREVIATIONS

#	ANG	EJ	EXPANSION JOINT	MAX.	MAXIMUM	SHD.	SANITARY HANDI DISPENSER
∠	ANGLE	EL	ELEVATION	MC	MEDICINE CABINET	SAN.	SANITARY HANDI RECEPTACLE
℄	AT	ELEC.	ELECTRICAL	MECH.	MECHANICAL	SPEC.	SPECIFICATIONS
℄	CENTERLINE	ELEV.	ELEVATION	MEMB.	MEMBRANE	SQ.	SQUARE
⌀	DIAMETER OR ROUND	EMERG.	EMERGENCY	MET.	METAL	STST.	STAINLESS STEEL
+	PERPENDICULAR	ENG.	ENGINEER	MFR.	MANUFACTURER	SINK	SINK/SINK SINK
±	PLUS OR MINUS	ELT.	ELECTRICAL PANELBOARD	MIN.	MINIMUM	STA.	STATION
~	ROSTING	EQ.	EQUAL	MIR.	MIRROR	STD.	STANDARD
ACOUST.	ACOUSTICAL	EQPT.	EQUIPMENT	MISC.	MISCELLANEOUS	STL.	STEEL
ADJ.	ABOVE FINISH	EWC.	ELECTRIC WATER COOLER	MISC.	MISCELLANEOUS	STOR.	STORAGE
ADJ.	ADJUSTABLE	EXIST.	EXISTING	MO.	MASONRY OPENING	STRL.	STRUCTURAL
AGG.	AGGREGATE	EXPO.	EXPOSED	MTD.	MOUNTED	SUSP.	SUSPENDED
APPROX.	APPROXIMATE	EXT.	EXTERIOR	MUL.	MULLION	SYM.	SYMMETRICAL
ARCH.	ARCHITECTURAL	F.A.	FIRE ALARM	N.	NORTH	TBD	TO BE DETERMINED
ASB.	ASBESTOS	F.B.	FLAT BAR	NC	NO CONTACT	T.C.	TOP OF CURB
ASPHL.	ASPHALT	FDN.	FOUNDATION	NOM.	NOMINAL	TEL.	TELEPHONE
BD.	BOARD	F.E.	FIRE EXTINGUISHER	N.T.S.	NOT TO SCALE	TERR.	TERRAZZO
BITUM.	BITUMINOUS	F.E.C.	FIRE EXTINGUISHER CABINET	OA.	OVERALL	T.&G.	TONGUE AND GROOVE
BLK.	BLOCK	F.H.C.	FIRE HOSE	OBS.	OBSCURE	THK.	THICK
BLK.	BLOCKING	FL.	FLOOR	OC.	ON CENTER	T.O.	TOP OF PAVEMENT
BLG.	BLDG	FTG.	FOOTING	OD.	OUTSIDE DIAMETER/DIAM	TPD.	TOILET PAPER DISPENSER
BM.	BEAM	FLUOR.	FLUORESCENT	OPG.	OPENING	TOP	TOP OF PAVEMENT
BOT.	BOTTOM	F.O.C.	FACE OF CONCRETE	ORIG.	ORIGINAL	TW.	TOP OF WALL
CAB.	CABINET	F.O.F.	FACE OF FINISH	OPNG.	OPENING	TYP.	TYPICAL
CB.	CATCH BASIN	F.O.S.	FACE OF STUDS	PRECAST.	PRECAST	UNF.	UNFINISHED
CER.	CERAMIC	FPR.	FIRE PROOF	PL.	PLATE	UNOBS.	UNLESS OTHERWISE NOTED
CL.	CENTER LINE	FTR.	FURNITURE	PLAM.	PLASTIC LAMINATE	USB.	USB/AC
CLG.	CEILING	FT.	FOOT OR FEET	PLWD.	PLYWOOD	VERT.	VERTICAL
CLKG.	CALLKING	FTG.	FOOTING	PR.	PAIR	VESTIBULE	VESTIBULE
CLO.	CLOSET	FURR.	FURRING	PT.	POINT	W/	WITH
COL.	COLUMN	FUT.	FUTURE	PTD.	PAINTED	W/O	WITHOUT
CONC.	CONCRETE	GALV.	GALVANIZED	PAPER TOWEL DISPENSER		WC.	WATER CLOSET
CONN.	CONNECTION	GA.	GAUGE	PAPER TOWEL/RECEPTACLE		WD.	WOOD
CONSTR.	CONSTRUCTION	GYP.	GYPSUM	PARTITION		W/O	WITHOUT
CONT.	CONTINUOUS	GND.	GROUND	QUARRY TILE		WP.	WATERPROOF
CORR.	CORRIDOR	GR.	GRADE	RADIUS		WSCT.	WAINSCOT
CTBK.	COUNTERBLINK	GRTG.	GRTBAR	REF.	REFERENCE	WT.	WEIGHT
CTR.	COUNTER	HB.	HOSE BIB	REFRIG.	REFRIGERATOR		
DEL.	CENTER	HOL.	HOLLOW CORE	REGIS.	REGISTER		
DEPT.	DEPARTMENT	HDWD.	HARDWOOD	REINF.	REINFORCED		
DF.	DRINKING FOUNTAIN	HM.	HOLLOW METAL	REQD.	REQUIRED		
DF.	DOUGLAS FIR	HORIZ.	HORIZONTAL	REQMT.	REQUIREMENT		
DET.	DETAIL	HR.	HOUR	RGH.	ROUGH		
DIA.	DIAMETER	HGT.	HEIGHT	R.O.	ROUGH OPENING		
DIM.	DIMENSION	ID.	INSIDE DIAMETER/DIAM	REDWOOD			
DISP.	DISPENSER	INSUL.	INSULATION	RWL.	RAIN WATER LEADER		
DN.	DOWN	INT.	INTERIOR	S.	SOUTH		
D.O.	DOOR OPENING	JAN.	JANITOR	S.C.	SOLID CORE		
DR.	DOOR	JT.	JOINT	SCHED.	SCHEDULE		
DRWG.	DRAWING	KIT.	KITCHEN	SCHED.	SOAP DISPENSER		
DS.	Down SPOUT	LAB.	LABORATORY	SECT.	SECTION		
DSP.	DRY STAND PIPE	LAM.	LAMINATE	SHT.	SHELF		
DWG.	DRAWING	LAV.	LAVATORY	SHR.	SHOWER		
E.	EAST	LKR.	LOCKER	SHT.	SHEET		
EA.	EACH	LT.	LIGHT	SIM.	SIMILAR		

SHEET INDEX

T-1 TITLE SHEET

ARCHITECTURAL

A-1 SITE PLAN
A-2 FLOOR PLAN
A-3 REFLECTED C.L.G. PLAN

GENERAL NOTES

CODES:
ALL WORK SHALL FULLY COMPLY WITH CBC 2001, 2001 UBC, 2000 UMC, 2000 UPC, 1999 NEC CODES AND ADOPTED BY THE STATE OF CALIFORNIA AND THE CITY OF MILPITAS.

PROVISIONS FOR THE HANDICAPPED:
WE CERTIFY TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF THAT THE DESIGN OF THIS PROJECT COMPLIES WITH THE APPLICABLE PROVISIONS OR REQUIREMENTS OF CHAPTER 11 OF THE UBC FOR SITE & BUILDING ACCESSIBILITY STANDARDS.

FLAME SPREAD RATINGS FOR INTERIOR FINISHES:
SHALL NOT EXCEED 200. WHERE WOOD, WOOD PANELING, AND FABRIC FINISHES HAVE FLAME SPREAD RATINGS IN EXCESS OF THE PERMITTED, SUCH MATERIAL MUST BE TREATED WITH "DRY CHEM" OR EQUAL.

AUTOMATIC FIRE SPRINKLER SYSTEM:
FIRE SPRINKLER SYSTEM SHALL BE REVIEWED TO COMPLY WITH NEW TENANT MODIFICATIONS.

1. FIRE SPRINKLER CONTRACTOR SHALL COMPLY WITH THE CITY OF MILPITAS FIRE DEPARTMENT'S REQUIREMENTS RE: FIRE SPRINKLER SYSTEMS AND ACCESSORIES.
2. SUBMIT SHOP DRAWINGS FOR FIRE SPRINKLER SYSTEM TO THE CITY OF MILPITAS FIRE DEPARTMENT AND INSURANCE SERVICE OFFICE OF CALIFORNIA 650 FOR SIGNATURE AND STAMP APPROVAL PRIOR TO MODIFICATIONS.
3. SPRINKLER HEADS IN REVEALED AREAS SHALL BE STANDARD UPRIGHT AUTOMATIC CLOSE TYPE PER NFPA PAMPHLET. ALL FIRE HYDRANTS AND CLAMPS SHALL BE UL APPROVED. ALL OTHER AREAS SHALL BE DULL CHROME PENDANT TYPE 165M RECESSED HEAD WITH CHROME ESCUTCHEON.

MECHANICAL SYSTEM (DESIGN BUILD)
THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT, STRUCTURAL ENGINEERS, AND OWNER FOR APPROVAL AS TO DESIGN, WEIGHTS, FINAL EQUIPMENT LOCATIONS AND PROPOSED ATTACHMENT PRIOR TO FABRICATION AND INSTALLATION OF THE SYSTEM.

HARDWARE:
CONTRACTOR SHALL SUPPLY HARDWARE SCHEDULE AND CATALOG CUT FOR APPROVAL OF ARCHITECT AND OWNER AND CITY OF MILPITAS BUILDING DEPARTMENT.

FIELD CONDITIONS:
GENERAL CONTRACTOR SHALL VERIFY CONDITIONS AND DIMENSIONS OF WORK ON PLANS.

SPECIAL INSPECTIONS:
THE PROJECT REQUIRES SPECIAL INSPECTION, GEOTECHNICAL INSPECTION, THE OWNER WILL RETAIN THE SERVICES OF A SPECIAL INSPECTION FIRM AND THE GEOTECHNICAL ENGINEER OF RECORD TO PERFORM THESE SERVICES. THE OWNER IN COORDINATION WITH THE CONTRACTOR WILL SUBMIT TO EACH SCHEDULE FOR THE WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER SPECIAL INSPECTION, GEOTECHNICAL ENGINEER, STRUCTURAL ENGINEER OF ALL CHANGES TO THE SCHEDULE.

NOTE:
CONTRACTOR TO OBTAIN CLEARANCE FROM FIRE & BUILDING PRIOR TO DEMOLITION.

PROJECT CODE SUMMARY

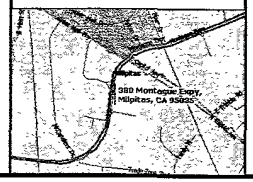
ZONE:	M2
SITE AREA:	43,560 SQ FT
BUILDING TYPE:	II-N
PARKING:	@ 51 SPACES W/ 3 HC PARKINGS
TOTAL AREA OF WORK:	2,450 SQFT.
OCCUPANCY:	A-B

ENERGY STATEMENT

1. THE REQUIREMENTS OF THE STATE OF CALIFORNIA ENERGY CONSERVATION STANDARD TITLE 24 AS AMENDED JULY 1, 2001 HAVE BEEN REVIEWED. THE DESIGN DEPICTED BY THIS SET OF DRAWINGS TECHNICALLY COMPLIES WITH THOSE REQUIREMENTS.
2. DOORS AND WINDOWS SHALL BE WEATHERSTRIPPED OR SEALED PER TITLE 24 AIR LEAKAGE REQUIREMENTS PER SECTION 116. ALL GLASS AND GLAZING TO CONFORM WITH 2001 C.B.C. CHAPTER 54, SECTION 5409A.

VICINITY MAP

N.T.S.



SYMBOLS

- A — COLUMN/GRIDLINE
- 1 — DETAIL REF. #
- 1/A — SHEET REF. #
- 1/A — SECTION REF.

REVISIONS	BY

H. E. BOWEN ASSOCIATES, INC.
ARCHITECTS
PLANNERS
INTERIOR DESIGNERS
408/501-0330
1735 N. First Street #301
San Jose, Ca. 95112
FAX 408/501-0333
e-mail office@bowenaia.com

ARIZONA
COLORADO
CALIFORNIA

All concepts, designs, arrangements, and plans indicated or represented by this drawing are owned by and are the property of H. E. BOWEN ASSOCIATES, INC. of S.J., CA. Written permission must be secured before they are used or reproduced in any way and for any purpose not specifically agreed to in writing by H. E. BOWEN ASSOCIATES, INC.

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions. Do not scale drawing. Any discrepancies found must be reported to the architect immediately. Shop drawings must be submitted to the office of review before proceeding with fabrication.

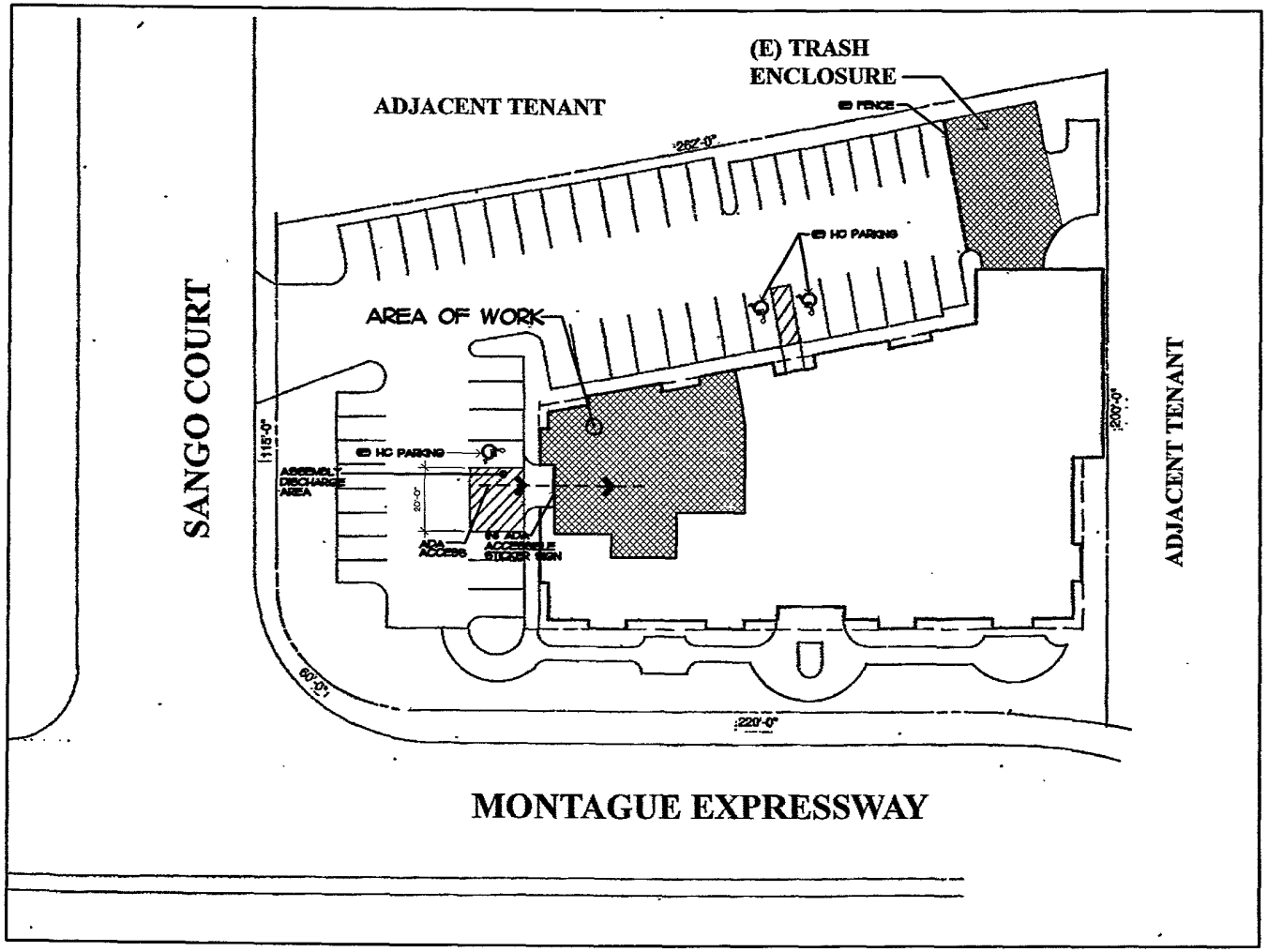
TITLE SHEET

NEXT GENERATION
CHRISTIAN FELLOWSHIP
380 MONTAGUE EXPRESSWAY
MILPITAS , CA 95035

DATE	09-17-04
SCALE	NONE
DRAWN	MB
JOB	04-1650

T-1

1.



SITE PLAN
(FOR REFERENCE ONLY)

1/16"=1'-0"

NORTH

REVISIONS	BY

H.E.BOWEN AIA
ASSOCIATES, INC.
ARCHITECTS
PLANNERS
INTERIOR DESIGNERS
408/501-0330
1735 N. First Street #302
San Jose, California 95112
FAX 408/501-0333
Email office@hebowenaia.com

ARIZONA
COLORADO
CALIFORNIA

All contents, designs, arrangements, and data indicated in these documents are the property of H. E. BOWEN ASSOCIATES, INC. and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, designs, arrangements, or data shall be used by, or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of H. E. BOWEN ASSOCIATES, INC.

Written dimensions on these documents shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and shall notify the sole distributor from Architect prior to commencing Work. Shop drawings must be submitted to this office for review before proceeding with fabrication.

SITE PLAN
(FOR REFERENCE ONLY)

NEXT GENERATION
CHRISTIAN FELLOWSHIP
380 MONTAGUE EXPRESSWAY
MILPITAS, CA 95035

DATE 09-17-04
SCALE 1/16"=1'-0"
DRAWN CN
JOB 04-1650

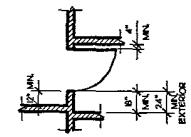
A-1

EXIT ANALYSIS

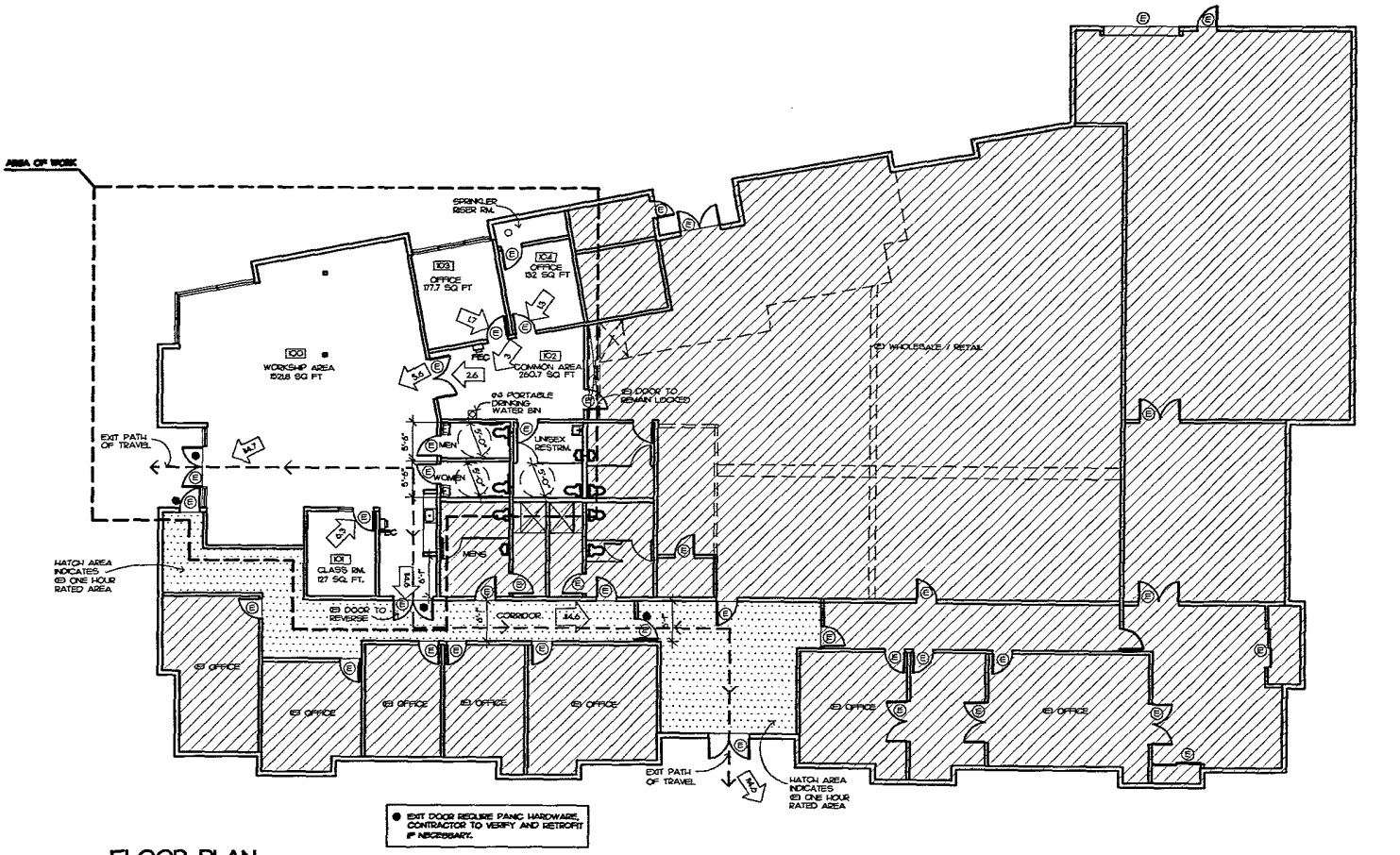
ROOM NAME	USE	OCCUPANCY GROUP	OCCUPANT LOAD FACTOR (OL)	SQUARE FOOTAGE SQ.FT.	OCCUPANT LOAD OL=SQ.FT./(OL.F)	REQUIRED EXIT WIDTH (OL X 0.2)	EXIT WIDTH PROVIDED
100 WORKSHIP AREA	WORKSHIP	A	7	1528 S.F.	217.4	43.4	72 IN.
101 CLASS RM.	CLASS	A	20	127 S.F.	6.3	1.2	36 IN.
102 COMMON AREA	COMMON AREA	B	100	260.7 S.F.	2.6	.52	36 IN.
103 OFFICE	OFFICE	B	100	177.7 S.F.	1.7	.34	36 IN.
104 OFFICE	OFFICE	B	100	132 S.F.	1.3	.26	36 IN.

LEGEND

- FEC — FIRE EXTINGUISHER CABINET MAX. OF 50'-0" INSTALLATION 2-A10-BC MIN. SIZE
- DIRECTION OF EGRESS W/ OCCUPANT LOAD
- WIND. LETTER
- SPANDREL GLASS
- EXIST./RELOCATED WINDOW
- DOOR NO
- EXISTING DOOR
- EXIST./RELOCATED DOOR
- CUBICAL SYMBOL
- BLDG. SECTION SHEET NO.
- SECTION SHEET NO.
- DETAIL SHEET NO.
- GRID/COL. LINE
- GLASS / GLAZING
- SPANDREL GLASS



(A) MIN. DOOR CLEARANCE



● EXIT DOOR REQUIRE PANIC HARDWARE, CONTRACTOR TO VERIFY AND RETROFIT IF NECESSARY.

FLOOR PLAN

1/8"=1'-0"

REVISIONS	BY

H.E. BOWEN AIA ASSOCIATES, INC.
ARCHITECTS
PLANNERS
INTERIOR DESIGNERS
408/501-0330
1735 N. First Street #302
San Jose, California 95112
FAX 408/501-0333
Email office@hebowenaia.com

ARIZONA
COLORADO
CALIFORNIA

All concepts, designs, arrangements and data indicated on these documents are the property of H. E. BOWEN ASSOCIATES, INC. and were created, evolved, and developed for use on, and in connection with the specified project. None of such ideas, designs, arrangements or data shall be used by, or disclosed to, any person or entity other than those for any purpose whatsoever without the written permission of H. E. BOWEN ASSOCIATES, INC.

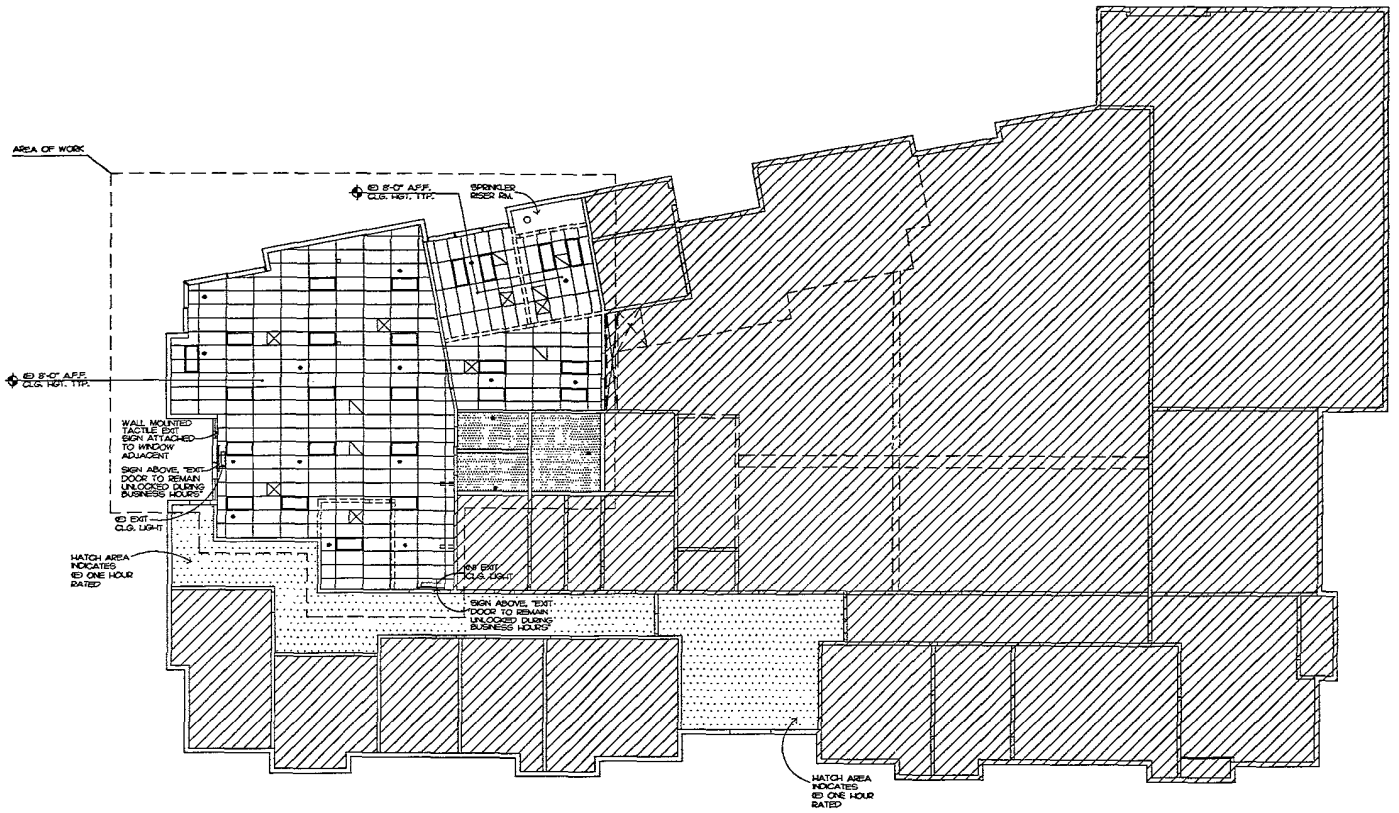
Written dimensions on these documents shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and shall report any errors, omissions or conflicts to the Architect before proceeding with the work affected. Drawings shall not be scaled for material quantities or shop fabrication or installation purposes.

FLOOR PLAN

NEXT GENERATION CHRISTIAN FELLOWSHIP
380 MONTAGUE EXPRESSWAY
MILPITAS, CA 95035

DATE	09-17-04
SCALE	1/8"=1'-0"
DRAWN	MB
JOB	04-1550

A-2



FLOOR PLAN

1/8"=1'-0"

LEGEND

- WND. LETTER
- SPANDREL GLASS
- DOOR NO
- EXISTING DOOR
- BLDG. SECTION SHEET NO.
- SECTION SHEET NO.
- DETAIL SHEET NO.
- GRID/COL. LINE
- GLASS / GLAZING

CEILING LEGEND

- HATCHED AREA NOT PART OF SCOPE OF WORK
- HATCH AREA INDICATES (E) ONE HOUR
- 2X4 GRID T-BAR W/ 5/8" ACOUSTICAL CEILING TILE
- (E) 2'-0"X4'-0" LIGHTING FIXTURE TO REMAIN
- HVAC SUPPLY
- (E) 2'-0"X2'-0" LIGHTING FIXTURE TO REMAIN
- HVAC RETURN
- EXISTING SPRINKLER HEAD

NOTES

ALL MECHANICAL, PLUMBING AND ELECTRICAL WILL BE REMAINED AS IS

REVISIONS	BY

H.E.BOWEN AIA
ASSOCIATES, INC
ARCHITECTS
PLANNERS
INTERIOR DESIGNERS
408/501-0330
1735 N. First Street #302
San Jose, California 95112
FAX 408/501-0333
Email office@hebowenaia.com

ARIZONA
COLORADO
CALIFORNIA

All concepts, designs, arrangements, and also patterns or these drawings are the property of H.E. BOWEN ASSOCIATES, INC. and shall not be used in connection with any work not covered by a contract with the specified project. Ideas of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of H. E. BOWEN ASSOCIATES, INC.

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and report any errors, omissions or conflicts before commencing work. These drawings are not to be scaled for plan check or review before proceeding with fabrication.

REFLECTED CLG. PLAN

NEXT GENERATION CHRISTIAN FELLOWSHIP
380 MONTAGUE EXPRESSWAY
MILPITAS, CA 95035

DATE	09-17-04
SCALE	1/8"=1'-0"
DRAWN	MB
JOB	04-1650

A-3