



# NOTICE OF PREPARATION ENVIRONMENTAL IMPACT REPORT CITY OF SUNNYVALE

DATE: March 26, 2015

TO: State Clearinghouse  
State Responsible Agencies  
State Trustee Agencies  
Other Public Agencies  
Interested Organizations

FROM: Noren Caliva-Lepe  
Associate Planner  
City of Sunnyvale  
456 W. Olive Avenue  
Sunnyvale, California, 94086

SUBJECT: Notice of Preparation (NOP) of the Draft Environmental Impact (EIR) for the Butcher's Corner Project

LEAD AGENCY: City of Sunnyvale Community Development Department

PROJECT TITLE: Butcher's Corner Project

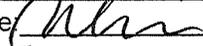
This NOP has been prepared for the EIR for the Butcher's Corner Project, herein referred to as "Project" or "proposed Project." The City of Sunnyvale (City) is the Lead Agency for the preparation of an EIR for the proposed Project. The determination to prepare an EIR was made by the City. This NOP is prepared in compliance with Section 15802 of the California Environmental Quality Act (CEQA) Guidelines. The City is soliciting comments on the scope and content of the EIR. The City will prepare an EIR to address the environmental impacts associated with the development of the Butcher's Corner Project. The proposed Project, its location and potential environmental effects are described below.

Members of the public and public agencies are invited to provide comments in writing as to the scope and content of the EIR. The City needs to know the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed Project. Your agency will need to use the EIR prepared by the City when considering your permits or other approvals for the Project.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than the close of the 30-day NOP review period at 5:00 p.m. on Monday, April 27, 2015. A Scoping Meeting will be held and noticing for that meeting will occur separately.

Please send your comments to Noren Caliva-Lepe, Associate Planner, at the Sunnyvale Community Development Department, 456 West Olive Avenue, Sunnyvale, California 94086 or email to [ncaliva-lepe@sunnyvale.ca.gov](mailto:ncaliva-lepe@sunnyvale.ca.gov) with "Butcher's Corner Project EIR" as the subject. Please include a contact person for your agency.

Name: Noren Caliva-Lepe, Associate Planner

Signature: 

NOP – Butcher's Corner Project EIR  
March 26, 2015

## **1. Project Location and Description**

This section describes the location, Project description, and objectives of the proposed Project.

### ***Project Location***

The 5.1-acre site is located at East Fremont Avenue/ South Wolfe Road intersection and El Camino Real runs along the northern boundary of the Project site. The Project site is located in an unincorporated "island" of Santa Clara County, surrounded by land under the jurisdiction of the City of Sunnyvale. The Project site is within the City's Sphere of Influence and Urban Service Area. The Project site would require annexation into the City of Sunnyvale before the proposed development could occur. The Project site is designated as Residential High Density (RHI) (27-45 dwelling units per acre) on the 2011 General Plan Use Map and has been pre-zoned to R-3 (Medium Density Residential) residential district (24 dwelling units per acre) and ECR (Precise Plan for El Camino Real) combining district (R-3/ECR). The Project site is also designated as a node in the 2007 Precise Plan for El Camino Real.

### ***Project Description***

De Anza Properties, the Project Applicant, proposes to develop a mixed-use development with 153 residential units, including 114 apartment units within two multi-story buildings (consisting of the seven-story Fremont Building and five-story El Camino Building) and 39 three-story townhome units. The proposed density is approximately 30 dwelling units per acre. The Project also includes 6,936 square feet of non-residential (office or retail) use within the first floor of the El Camino Building fronting El Camino Real. Development of the proposed Project would involve demolition of existing structures on site, clearing nearly all existing on-site vegetation with the exception of one oak tree near the center of the Project site, and construction of the Project buildings and infrastructure.

Consistent with Section 15161 of the CEQA Guidelines, a project-level EIR will be prepared to analyze the potential impacts of constructing and operating the Butcher's Corner Project. The EIR will disclose the significant environmental effects of the Project and suggest mitigation measures and project alternatives to reduce those impacts to an acceptable level.

## **2. Public Agency Approvals**

The proposed Project would require approval and EIR certification by the Sunnyvale City Council. The EIR will evaluate the impacts related to the rezoning, vesting tentative map, special development permit, grading permits and building permits. In order for the Project to proceed, the proposed annexation would need to be approved by the Santa Clara Local Agency Formation Commission. This Project may also require the approval of the San Francisco Regional Water Quality Control Board for permits related to water quality.

## **3. Environmental Factors Potentially Affected**

An Initial Study was prepared pursuant to the CEQA (Public Resources Code Sections 21000 et seq.), CEQA Guidelines (Title 14, Section 15000 et seq. of the California Code of Regulations). The Initial Study can be viewed at the City of Sunnyvale One-Stop Permit Center or on the Butcher's Corner city website at [www.ButchersCorner.inSunnyvale.com](http://www.ButchersCorner.inSunnyvale.com). As shown in the Initial Study, environmental topic areas that will be analyzed in the EIR include: aesthetics, air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hydrology and water quality, land use and planning, noise, public services (fire, police, schools), transportation and traffic and utilities and service systems (water supply).

Topics that are likely to be associated with less-than-significant impacts and are not expected to be evaluated in detail in the EIR include: agriculture and forestry resources, hazards and hazardous materials, mineral resources, population and housing, public services (libraries and parks), and recreation.