



NOTICE OF PREPARATION

TO: Office of Planning and Research,
Responsible, Trustee and other
Interested Public Agencies

FROM: City of Sunnyvale
Community Development Dept.
456 West Olive Avenue
P.O. Box 3707
Sunnyvale, CA 94088-3707

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report

The City of Sunnyvale will be the Lead Agency and will prepare an environmental impact report (EIR) for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the areas of study are provided in the attached materials. A copy of the initial study is not attached.

According to State law, the deadline for your response is 30 days after receipt of this notice; however, we would appreciate an earlier response, if possible.

To respond in writing, agencies should identify a contact person. Please send your response to:

City of Sunnyvale
Attn: Ryan Kuchenig
456 West Olive Avenue
P.O. Box 3707
Sunnyvale, CA 94088-3707
(408) 730-7431
rkuchenig@sunnyvale.ca.gov

Reference: De Guigne Residential Project
Applicant: Watt Investments at Sunnyvale, LLC

Signature: Trudi Ryan

Title: Planning Officer

Date: October 31, 2014

ADDRESS ALL MAIL TO: P.O. BOX 3707 SUNNYVALE, CALIFORNIA 94088-3707
TDD: (408) 730-7501

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1.0 INTRODUCTION

The purpose of an Environmental Impact Report (EIR) is to inform decision-makers and the general public of the environmental effects of a proposed project that an agency may implement or approve. The EIR process is intended to provide information sufficient to evaluate a project and its potential for significant impacts on the environment; to examine methods of reducing adverse impacts; and to consider alternatives to the project.

The EIR for the proposed residential project will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended. In accordance with the requirements of CEQA (Guidelines Sections 15120-15132), the EIR will include the following:

- A brief summary of the project;
- A project description;
- A description of the existing environmental setting, environmental impacts, and mitigation measures for the project;
- Alternatives to the project as proposed; and
- Environmental consequences, including (a) any significant environmental effects which cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments of resources; (c) the growth inducing impacts of the proposed project; and (d) cumulative impacts.

The proposed project site was previously analyzed as part of the East Sunnyvale Industrial to Residential (ITR) Project. The Final EIR for the ITR project was adopted in 2007. Due to the timeframe that has elapsed since completion of the ITR EIR, a new EIR is being prepared for the proposed project. The new EIR will utilize the information from the ITR EIR to the extent feasible.

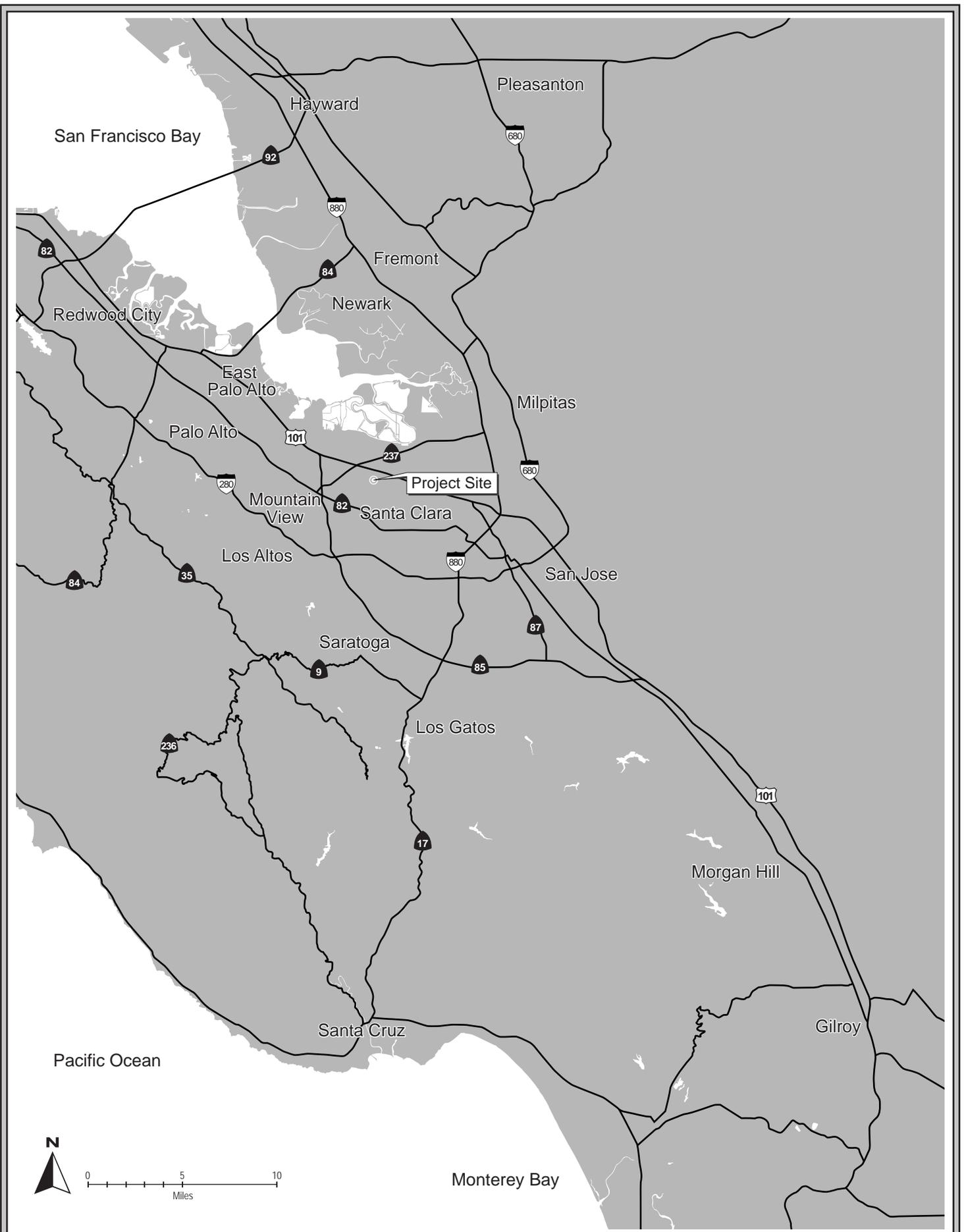
2.0 PROJECT LOCATION

The approximately 25.2-acre project site is comprised of two parcels (APNs 205-21-001 and -002) located at 915 DeGuigne Avenue and 936 Duane Avenue in the City of Sunnyvale. For the purposes of this NOP, the parcel at 915 DeGuigne is referred to as parcel 1 and the other parcel is referred to as parcel 2. The site is shown on the Regional and Vicinity maps below (Figures 1 and 2).

The project site is surrounded by East Duane Avenue to the north, DeGuigne Drive to the east, industrial/office development to the south, and multiple private schools to the east including The King's Academy College Prep School, Rainbow Montessori, and Children's Creative Learning Center. An aerial of the project site and surrounding land uses is shown on Figure 3.

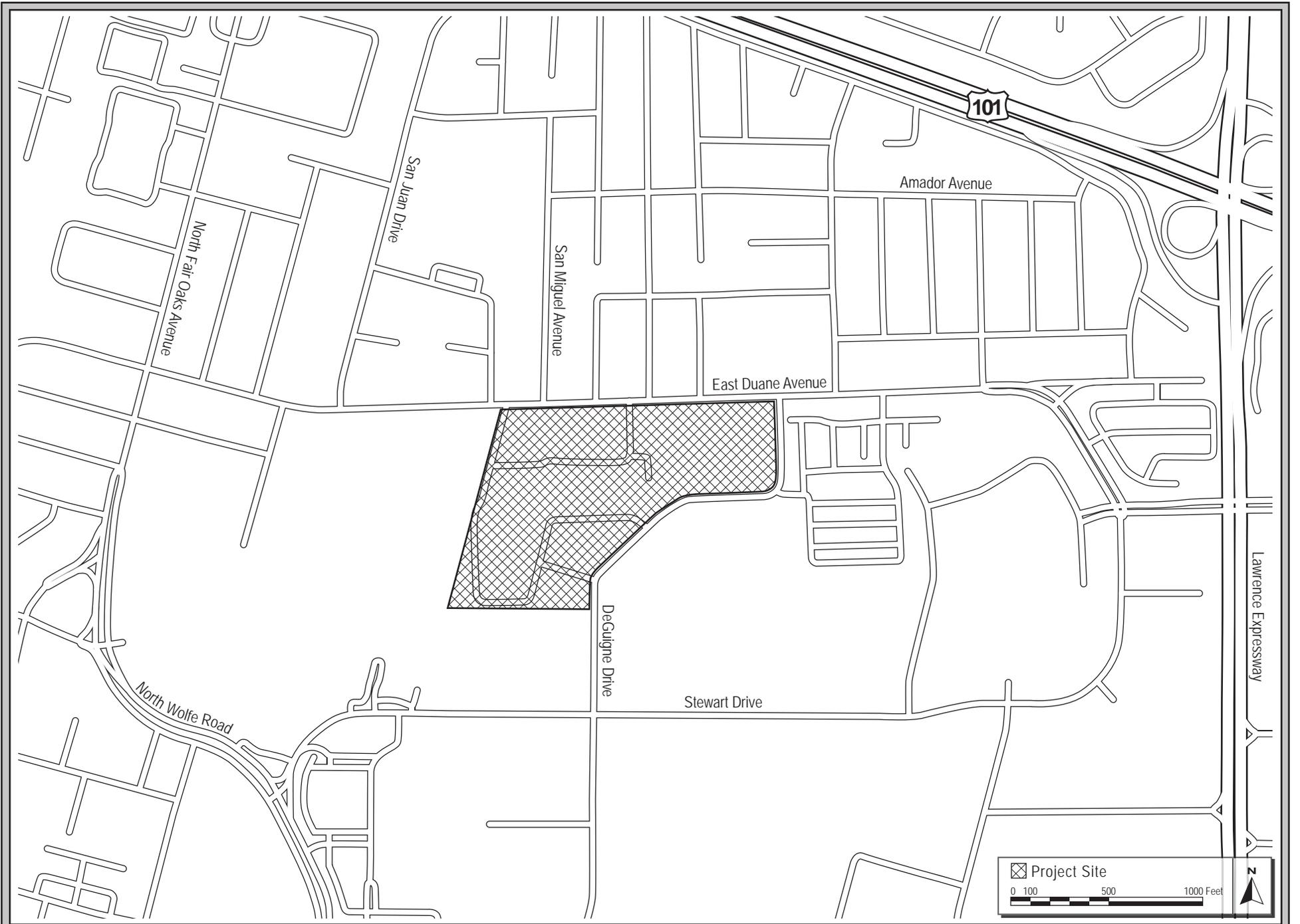
3.0 PROJECT DESCRIPTION

Parcel 1 is currently developed with 471,000 square feet of office/manufacturing facilities which are partially occupied. The site is accessed by three driveways on E. Duane Avenue and three driveways on DeGuigne Drive. The parcel is designated *Industry* in the General Plan and zoned *MS – Industrial and Service* (as shown on Figures 4 and 5). As proposed, the project would demolish the existing industrial buildings to construct up to 451 townhouses. The project applicant is proposing a General Plan



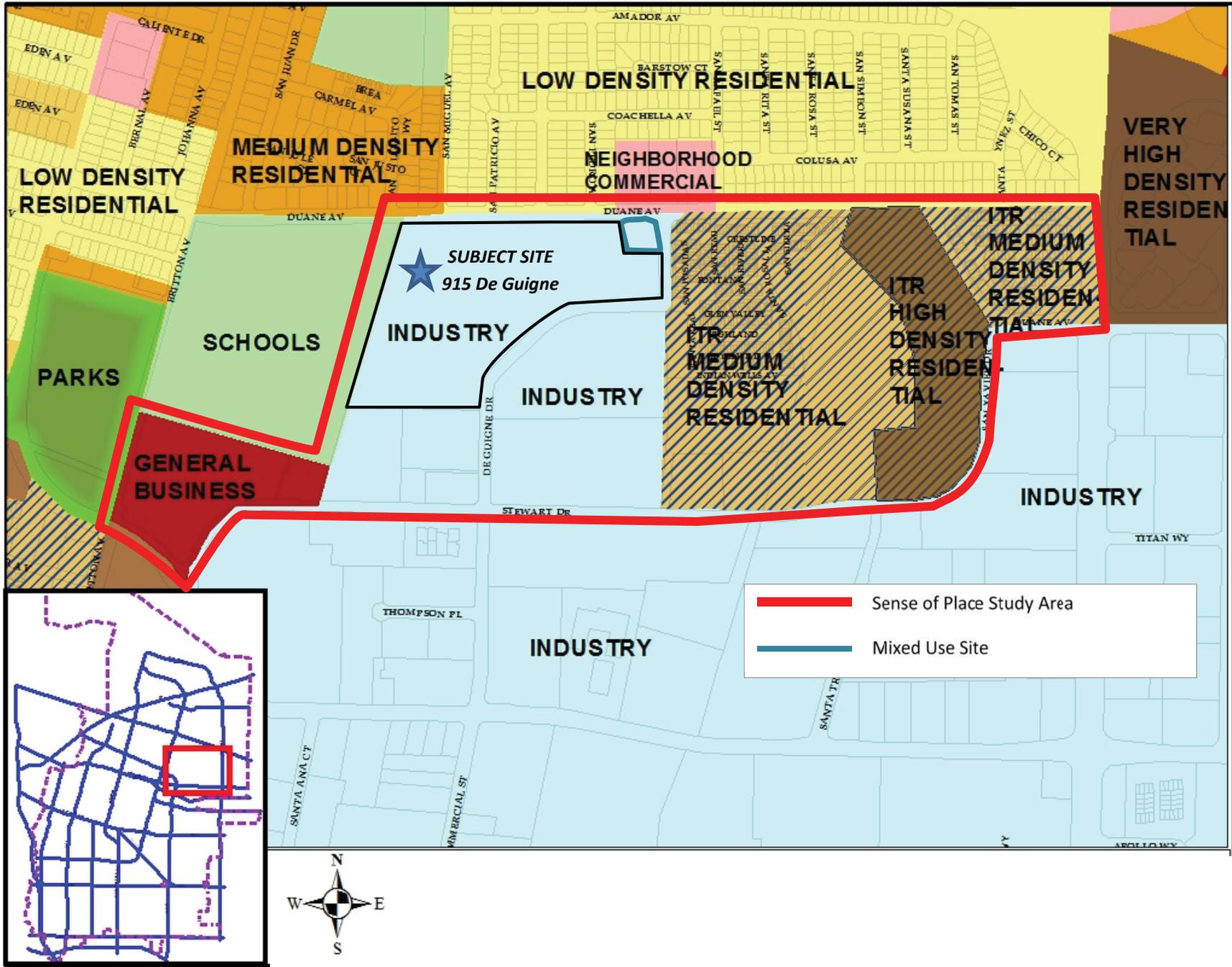
REGIONAL MAP

FIGURE 1



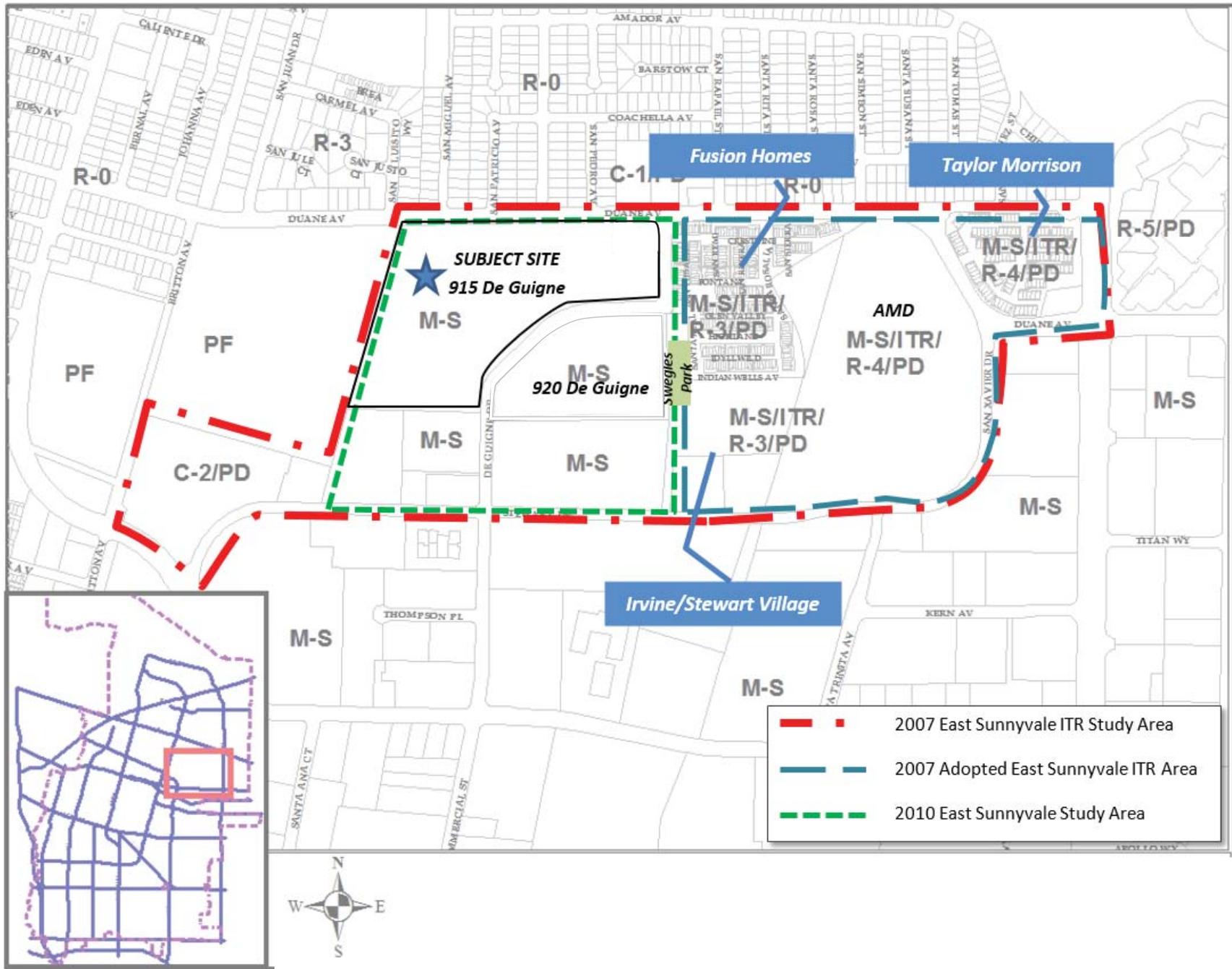
VICINITY MAP

FIGURE 2



EAST SUNNYVALE ITR AREA GENERAL PLAN DESIGNATIONS

FIGURE 4



EAST SUNNYVALE ITR AREA ZONING DESIGNATIONS

FIGURE 5

Amendment from *Industry* to *Medium Density Residential* and a rezoning from *M-S (Industrial and Service)* to *R-3/PD (Medium Density Residential)* to support the project.

Because of the need for a General Plan Amendment, the EIR will also address the maximum residential development allowed under the *Medium Density Residential* land use designation. This designation allows up to 27 dwelling units per acre, which equates to 659 residential units.

Parcel 2 is currently developed with a 12,000 square foot industrial building that is currently occupied. The parcel is designated *Industrial* in the General Plan and zoned *MS – Industrial and Service* (see Figures 4 and 5). There are two development options for this parcel. The first option is to consider a General Plan Amendment for *Parks* and develop the site as a public park. The second option proposes a General Plan Amendment to *Commercial General Business* and to allow mixed-use development of up to 7,000 square feet of retail and 19 housing units.

The City of Sunnyvale anticipates that discretionary approvals by the City, including but not limited to the following, will be required to implement the project addressed in this EIR:

1. General Plan Amendment
2. Sense of Place Plan for the East Sunnyvale Area¹
3. Rezoning
4. Special Development Permit which will include site and architectural review
5. Tentative and Final Map
6. Encroachment Permits
7. Issuance of grading, building, and occupancy permits.

4.0 POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT

The EIR will discuss the environmental effects anticipated to result from development of the project as proposed, which involves replacing existing industrial buildings with residential units, including a park or retail space on a portion of the site. The EIR will include a discussion of the following specific environmental categories as related to the project:

1. Land Use

The EIR will describe the existing land uses adjacent to and within the project area. Land use impacts that would occur as a result of the proposed project will be analyzed. The effect of the project on the City's jobs/housing ratio will also be analyzed. Mitigation measures will be identified for significant impacts, as warranted.

¹ The Sense of Place plan would provide guidelines for enhanced transit, pedestrian, bicycle and automobile circulation within the study area. The plan may include streetscape improvements, wayfinding signage, pedestrian safety improvements, and urban design guidelines. The perimeter of the Sense of Place Plan is shown on Figure 4.

2. *Aesthetics*

The project will replace existing industrial buildings with residential units, and either a park or retail space. The EIR will describe the existing visual setting of the project area and the visual changes that are anticipated to occur as a result of the proposed project. The EIR will also discuss possible light and glare issues from the development. Mitigation measures will be identified for significant impacts, as warranted.

3. *Air Quality*

The EIR will address the regional air quality conditions in the Bay Area and will discuss the proposed project's impacts to local and regional air quality according to the Bay Area Air Quality Management District (BAAQMD) guidelines and thresholds, as well as the effects of stationary and mobile emissions on future residents of the project site. Temporary construction related impacts such as construction vehicle exhaust and air-borne particulates (i.e., dust) will also be discussed. Mitigation measures will be identified for significant impacts, as warranted.

4. *Noise and Vibration*

The EIR will include a discussion of site-specific noise impacts to future residents from nearby noise sources, including local roadways and the adjacent school. The EIR will also discuss noise that will result from operation of the proposed project, as well as temporary construction noise. Noise levels will be evaluated for consistency with applicable standards and guidelines in the City of Sunnyvale. Mitigation measures will be identified for significant noise and vibration impacts, as warranted.

5. *Cultural Resources*

The EIR will address the potential for redevelopment of the project site to impact known and unknown subsurface cultural resources. Consistent with Senate Bill 18 (2004), the City will consult with the appropriate Native American tribe on the proposed change in land use as part of the EIR process. Mitigation measures will be identified for significant impacts, as warranted.

6. *Geology*

The project site is located in the most seismically active region in the United States. The EIR will discuss the possible geological impacts associated with seismic activity and the existing soil conditions on the project site. Mitigation measures will be identified for significant impacts, as warranted.

7. *Hydrology and Water Quality*

Based on the Federal Emergency Management Agency (FEMA) flood insurance rate maps, the EIR will address the possible flooding issues of the site as well as the effectiveness of the storm drainage system and the project's effect on storm water quality consistent with the requirements of the Regional Water Quality Control Board. Mitigation measures will be identified for significant impacts, as warranted.

8. *Biological Resources*

The project site is entirely developed, and landscaping is limited to trees and shrubs around the perimeter of the site and within the surface parking lots. The EIR will identify and discuss potential biological impacts resulting from construction of the project including loss of trees and disturbance of migrating and nesting birds. Mitigation measures will be identified for significant impacts, as warranted.

9. *Hazards and Hazardous Materials*

The project site is located in an area with known groundwater contamination. The EIR will identify the hazardous materials conditions on and adjacent to the project site and will evaluate the potential for hazardous materials contamination to impact construction workers and future site residents. Mitigation measures will be identified for significant impacts, as warranted.

10. *Energy*

Implementation of the proposed project could result in an increased demand for energy on-site. The EIR will address the increase in energy usage on-site and proposed design measures to reduce energy consumption. Mitigation measures will be identified for significant impacts, as warranted.

11. *Transportation and Circulation*

The project site is located in a highly developed area of Sunnyvale and, as can be expected, existing roadway volumes in the project area are high. The EIR will examine the existing traffic conditions in the immediate vicinity of the project site and the effects of project generated traffic on the operating conditions of local intersections and nearby freeways. The EIR will also address project specific access and circulation impacts as well as the project's effects on transit, pedestrian and bicycle facilities. Mitigation measures will be identified for potential significant impacts, as warranted.

12. *Global Climate Change*

The EIR will address the proposed project's contribution to regional and global greenhouse gas emissions based on conformance to the City's Climate Action Plan. Proposed design measures to reduce energy consumption, which in turn would reduce greenhouse gas emissions, will be discussed. Mitigation measures will be identified for significant impacts, as warranted.

13. *Utilities*

Implementation of the proposed project will likely result in an increased demand on utilities and public facilities compared to existing conditions. The EIR will examine the impacts of the project on public services, including utilities such as sanitary and storm drains, water supply, and solid waste management. A Water Supply Assessment will be prepared in conformance with Senate Bill 610 (2001) and will analyze both standard and drought conditions. Mitigation measures will be identified for significant impacts, as warranted.

14. Public Services

Implementation of the proposed project will directly increase the population of the City and would result in an increased demand on public services including police and fire protection, use of local recreational facilities, and students attending local schools. The EIR will address the availability of public facilities and services and the potential for the project to require the construction of new facilities. Mitigation measures will be identified for significant impacts, as warranted.

15. Alternatives

The EIR will examine alternatives to the proposed project including a “No Project” alternative and one or more alternative development scenarios depending on the impacts identified. Alternatives discussed will be chosen based on their ability to reduce or avoid identified significant impacts of the proposed project while achieving most of the identified objectives of the project.

16. Significant Unavoidable Impacts

As required by CEQA, the EIR will explicitly identify those significant impacts that cannot be avoided or mitigated, if the project is implemented as proposed.

17. Cumulative Impacts

The EIR will include a cumulative impacts section that will address the potentially significant cumulative impacts of the project when considered with other past, present, and reasonably foreseeable future projects in the development area.

In conformance with the CEQA Guidelines, the EIR will also include the following sections: 1) consistency with local and regional plans and policies, 2) growth inducing impacts, 3) significant irreversible environmental changes, 4) references and organizations/persons consulted, and 5) EIR authors.