



Note: Layout of site plan has been slightly changed since this base graphic was completed. The EIR will include an updated base site plan for this image.

Figure 9

SOURCE: Steinberg Architects, 2013

CONCEPTUAL LANDSCAPE PLAN - SARES REGIS SITE



Figure 10

CONCEPTUAL LANDSCAPE PLAN - RAINTREE SITE

SOURCE: Cliff Lowe Associates, 2013



The Raintree project also proposes surface improvements to the SFPUC right-of-way. This right-of-way is now used as a paved parking area and would be converted to a multi-use pathway with landscaping and pedestrian-friendly features such as benches. No significant earthmoving or excavation would occur in the greenbelt and no buildings are proposed within the area.

Outdoor and indoor amenities would include swimming pools, outdoor seating and meditating areas, cooking and dining areas, and community centers with gyms, indoor seating, and gathering areas. Spaces between buildings would be designed as outdoor communal gathering areas.

#### Full Buildout Scenario

Landscape plans for the Full Buildout Scenario are assumed to be similar to the Applicant Proposed Scenario.

### **Drainage, Lighting and Utility Plans, and Easements**

#### *Sares Regis Site*

##### Applicant Proposed Scenario

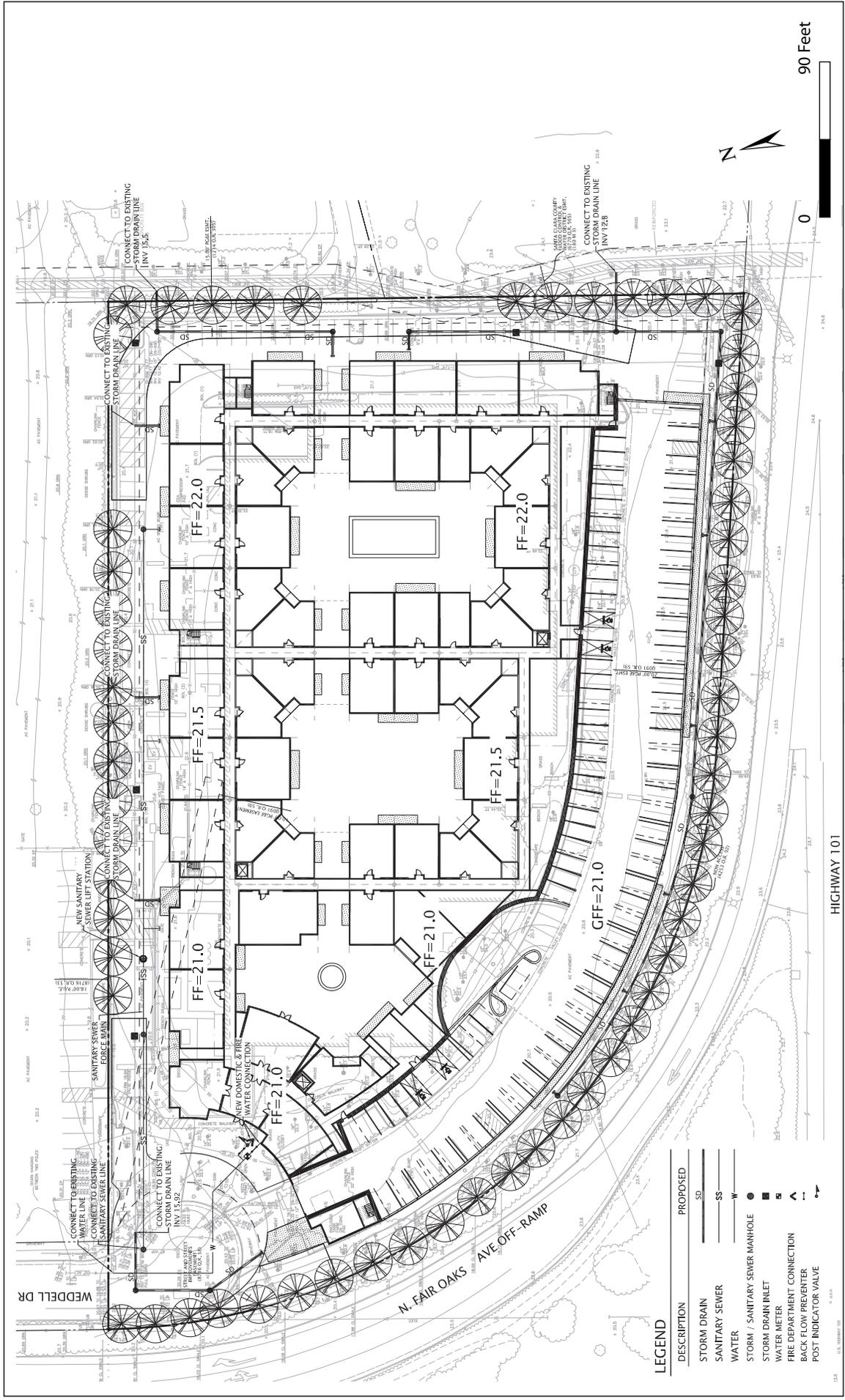
The Sares Regis project is proposed to connect to existing utilities within East Weddell Drive. Storm drains would flow via gravity to the existing connection points on East Weddell Drive and connection points at the eastern property line. New bio-treatment ponds would be located at the eastern and western ends of the proposed parking garage (see **Figure 11**). Flow-through planters would be located at the edges of buildings. These are described in more detail in the Hydrology and Water Quality section of this Initial Study.

A Stormwater Management Plan would be prepared for the project that would address the following elements: biofilters, media filters, planter boxes, porous pavement, and underground stormwater detention. Some of the additional features to be addressed in the Stormwater Management Plan include the following:

- Source controls such as beneficial landscaping
- Covers and drains for loading areas
- Covered dumpster areas draining to sanitary sewers

Easements at the Sares Regis site include a gas pipeline easement at the eastern edge of the property owned by PG&E, storm drain easements along the northern side of the property owned by Santa Clara Flood Control and Water District, a public utilities easement owned by the City of Sunnyvale at the site entrance, and an easement owned by PG&E located at the southern edge of the site (see **Figure 12**).

On-site pedestrian-scale lighting would be provided. Street lighting would be provided along the East Weddell Drive frontage.



**LEGEND**

DESCRIPTION	PROPOSED
STORM DRAIN	SD
SANITARY SEWER	SS
WATER	W
STORM / SANITARY SEWER MANHOLE	●
STORM DRAIN INLET	■
WATER METER	□
FIRE DEPARTMENT CONNECTION	▲
BACK FLOW PREVENTER	▼
POST INDICATOR VALVE	↔

Figure 11

**CONCEPTUAL STORMWATER MANAGEMENT PLAN - SARES REGIS SITE**

SOURCE: Kier & Wright, Civil Engineers & Surveyors, Inc., 2013



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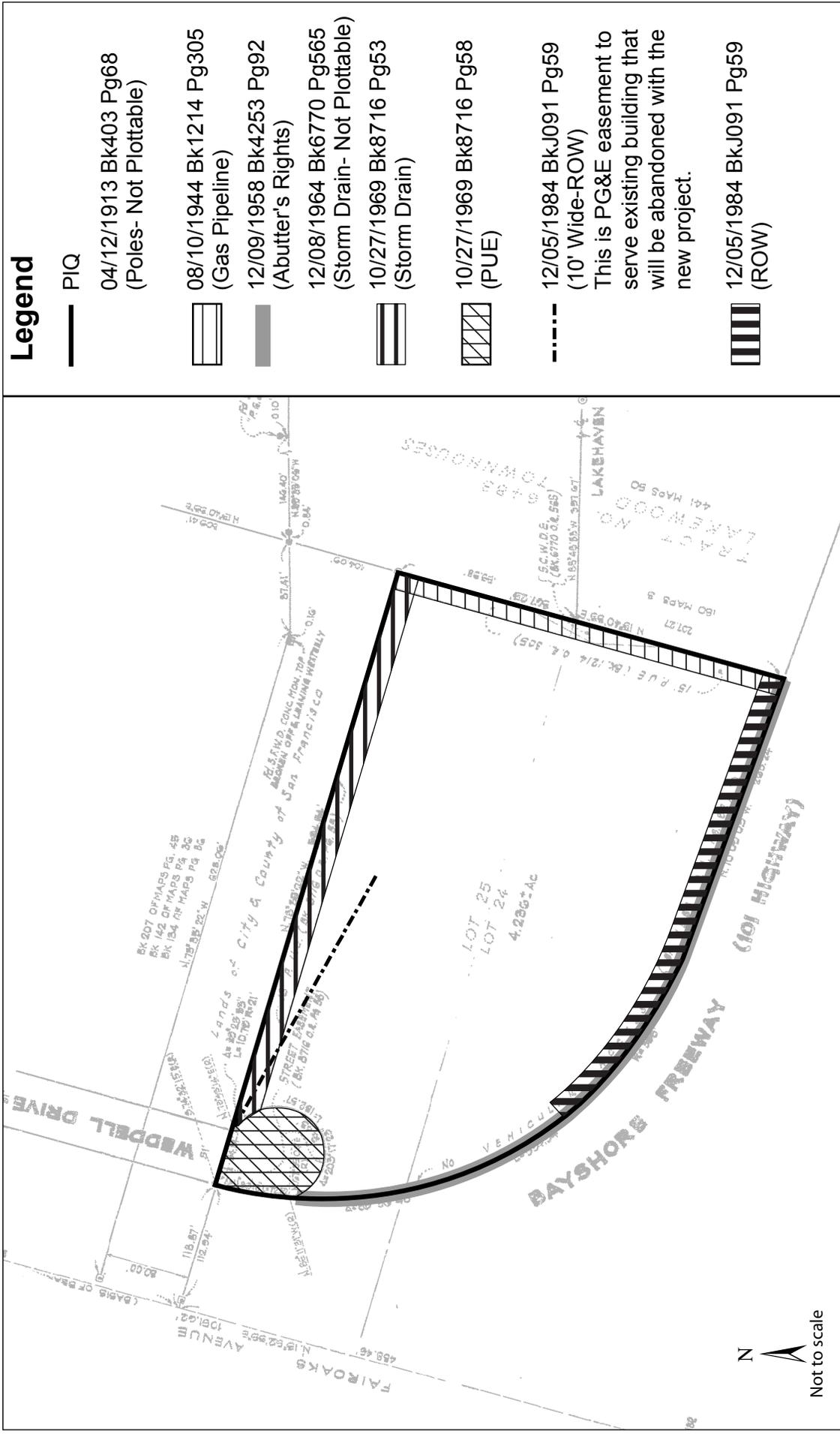


Figure 12

**EXISTING EASEMENTS - SARES REGIS SITE**

SOURCE: First American Title Company



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### Full Buildout Scenario

Drainage, lighting, and utility plans are assumed to be similar to the Applicant Proposed Scenario.

### *Raintree Site*

#### Applicant Proposed Scenario

The existing properties drain generally from the south along Caltrans right-of-way (Highway 101) to East Weddell Drive to the north. Stormwater is collected through a system of pipes and discharge to a 24-inch diameter public main near the intersection of East Weddell Drive and Fair Oaks Avenue. A storm drain easement exists across Parcel A for the 18-inch pipe serving Parcel B (see **Figure 13**).

The proposed development would maintain the existing drainage pattern toward the 24-inch storm drain at Fair Oaks Avenue. Project runoff would be collected through a system of underground pipes and directed to a low-flow lift station (one for each parcel). A portion of the pipes would be oversized to detain waters as required to comply with water quality treatment standards. These waters would be pumped to code-compliant treatment planters before draining to the existing storm drain system in Fair Oaks Avenue. For larger storm events, the higher volumes would bypass the treatment planters and discharge directly to the existing storm drain system. A new storm drain easement would be provided across Parcel A for the discharge pipe from Parcel B, replacing the existing easement that would be abandoned (see **Figure 14**). Due to limitations on impervious surfaces, in addition to in-line detention for stormwater treatment, the post-development runoff from the project would be at or below existing conditions.

The external lighting for the Raintree project would primarily include fixtures within driveways, parking areas, and walkways internal to the site. Street lights would be installed along the project frontage. Pedestrian-scaled lighting would allow for evening use of public facilities and would enhance safety and security. All lighting would comply with Section 19.42.050 of the Sunnyvale Municipal Code, which requires shielding and limits the heights of light poles within setback areas.

### Full Buildout Scenario

Drainage, lighting, and utility plans are assumed to be similar to the Applicant Proposed Scenario.

### **Construction Process**

Construction for both projects would comply with Sunnyvale Municipal Code Section 16.08.03, which limits construction activity to 7 AM to 6 PM, Monday through Friday, and 8 AM to 5 PM on Saturday. Exceptions can occur if a request is made and approved by the Chief Building Official.

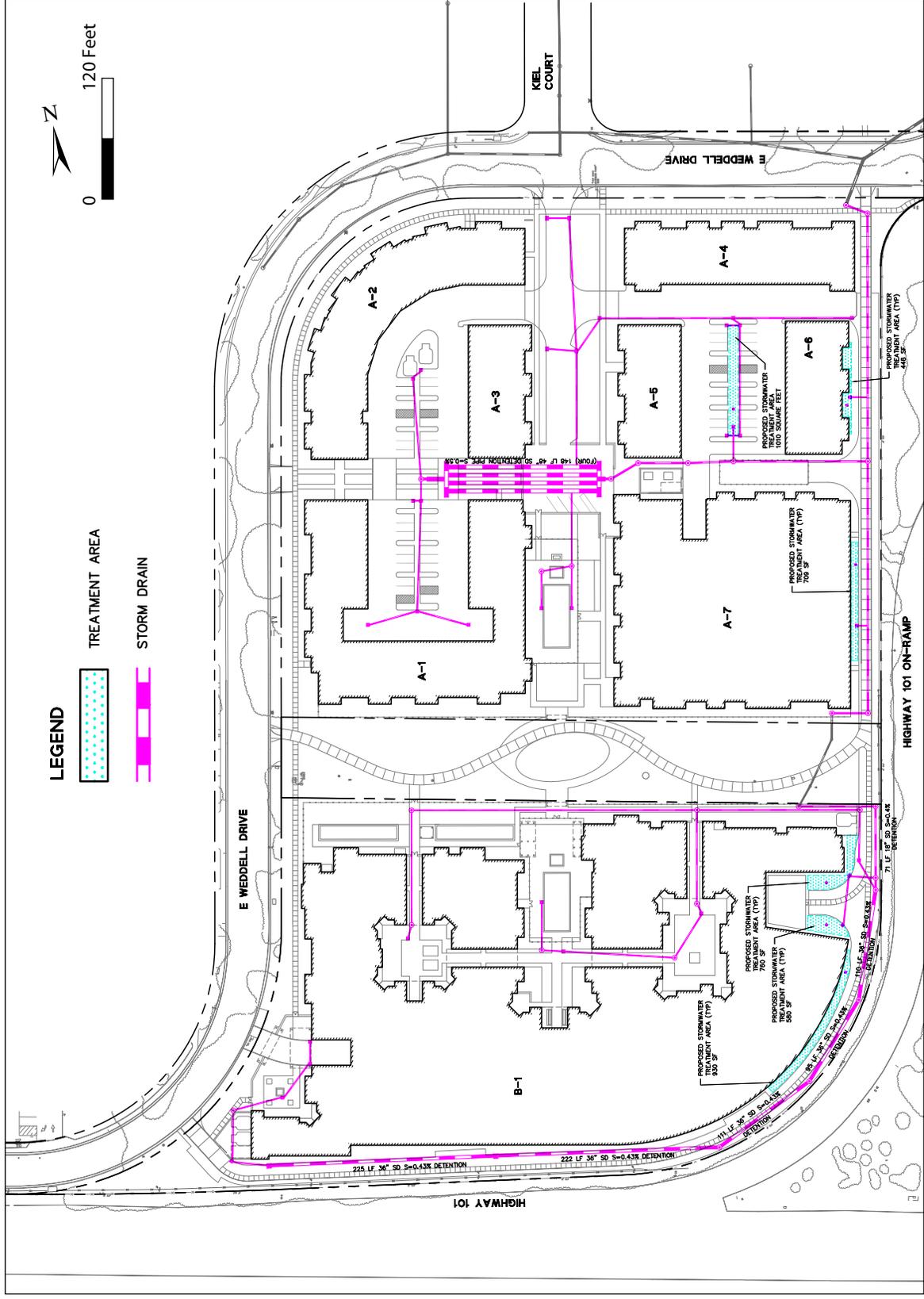


Figure 13

CONCEPTUAL STORMWATER MANAGEMENT PLAN - RAINTREE SITE

SOURCE: BKF



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ENVIRONMENTAL PLANNING

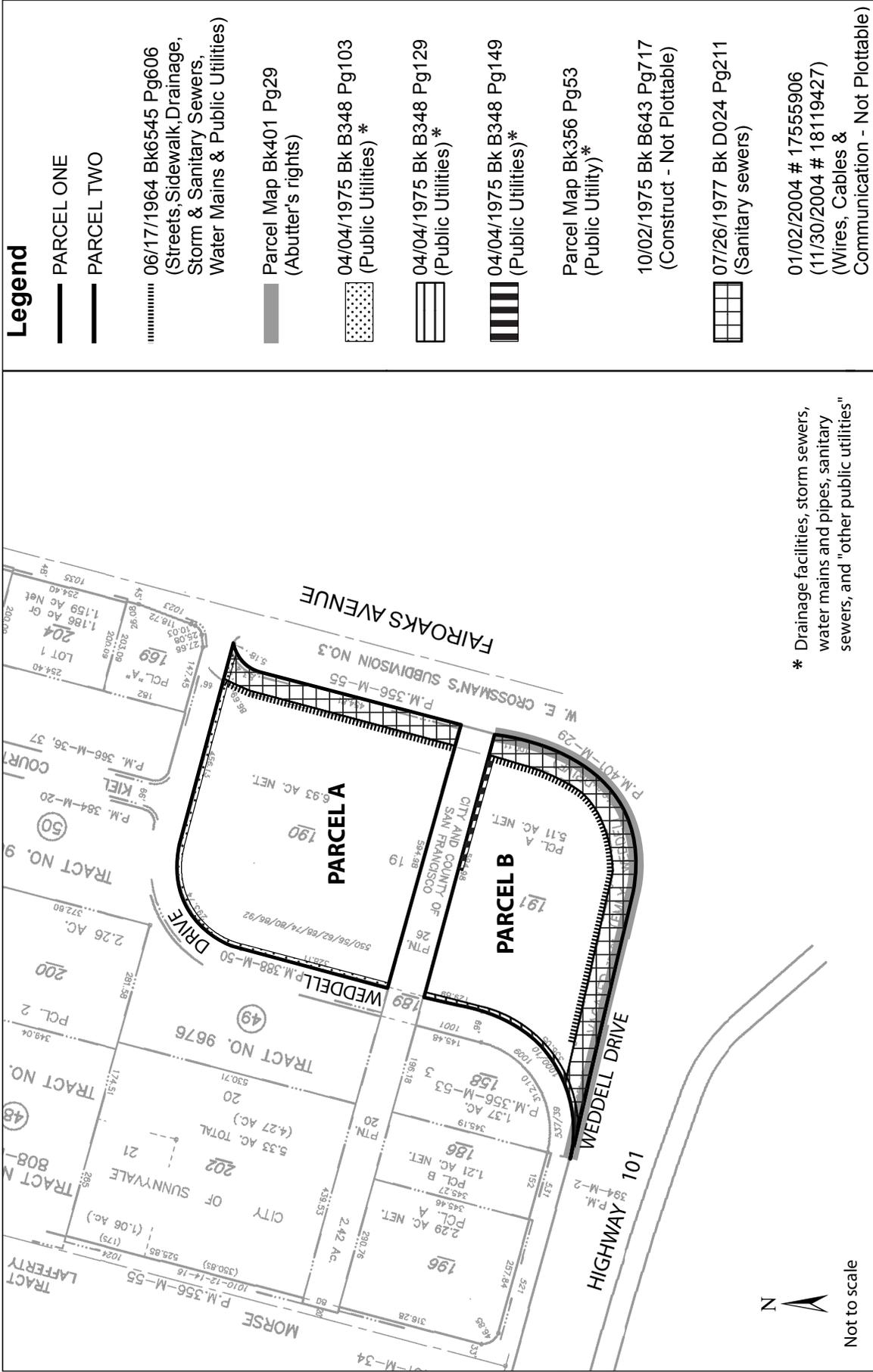


Figure 14

**EXISTING EASEMENTS - RAINTREE SITE**

SOURCE: First American Title Company



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### *Sares Regis Site*

#### Applicant Proposed Scenario

Sares Regis anticipates that construction would take approximately 24 months, with many of the following activities overlapping:

- Demolition: 2 months
- Grading: 2 months
- Infrastructure/utilities: 2 months
- Garage construction: 6 months
- Building construction: 16 months
- Landscaping: 2 months

Construction vehicle and worker vehicle parking would occur on the site. All access during construction would occur from East Weddell Drive. Project construction routes would adhere to City route requirements. All construction would occur within secured construction areas, with all staging to occur on the site. The following type of equipment is expected to be used during construction:

- Concrete trucks and hydraulic boom pumps
- Tractors and loaders
- Backhoes and forklifts
- Compressors, mixers and generators

The removal of the existing on-site building would result in off-haul of approximately 840 tons of material, with about 75 percent of that being clean debris (e.g., non-lead, non-asbestos, and non-contaminated material) that could be recycled. Debris removal would result in about 56 truck trips for off-haul using high-side trucks, for the clean debris. An additional approximately 260 truck trips would be associated with removal of the estimated 4,000 tons of concrete and approximately 90 truck trips (semi-end dump loads) would be associated with the removal of the estimated 1,600 tons of asphalt. The recyclable material would include 100 percent of the concrete and asphalt and 75 percent of the clean debris.

#### Full Buildout Scenario

For the Full Buildout Scenario, the majority of the items discussed above would be identical in duration (grading plan and demolition process). The construction timeline would increase if the Full Buildout Scenario were realized as follows:

- Demolition: 2 months
- Grading: 2 months
- Infrastructure/utilities: 2 months
- Garage construction: 7 months

- Building construction: 18 months
- Landscaping: 2 months

All construction would occur within secured construction areas, with all staging to occur on the site. Parking for construction workers would be provided on site. The following type of equipment is expected to be used during construction:

- Concrete trucks and hydraulic boom pumps
- Tractors and loaders
- Backhoes and forklifts
- Compressors, mixers, and generators

#### *Raintree Site*

##### Applicant Proposed Scenario

The Raintree applicant anticipates that construction would take approximately 24 months with the following stages:

- Demolition: 2 months
- Rough grading: 1 month
- Precise grading: 1 month
- Infrastructure/utilities: 2 months
- Building construction: 18 months
- Landscaping: 2 months

The site would be cleared of the existing 15 one-story buildings and parking lots would be removed. Equipment such as backhoes would be used to break up and remove asphalt and concrete. Cranes, bulldozers, excavators, and heavy trucks would be used to remove debris. Any hazardous materials used in construction of buildings to be demolished would be handled and disposed in accordance with regulatory requirements.

Limited grading would occur within the SFPUC right-of-way; however, grading would be required to achieve the required grades and slopes following removal of the existing asphalt and buildings.

There would be an estimated 10,000 cubic yards of demolition debris (5,600 cubic yards on Parcel A and 4,400 cubic yards on Parcel B). Recycling potential is estimated to be somewhere between 50 to 80 percent of the demolition debris. Therefore, total off-haul would be approximately 2,000 cubic yards to 5,000 cubic yards of demolition debris and 5,000 cubic yards of export material. This equates to approximately 900 to 1,200 truck trips assuming a capacity of 10 cubic yards per truckload.

Construction staging and worker parking would occur on-site and use existing site access ways with flagmen when necessary. Hours of construction would comply with the Sunnyvale Municipal Code requirements.

All construction would occur within secured construction areas, with all staging to occur on the site. Parking for construction workers would be provided on site. The following type of equipment is expected to be used during construction:

- Concrete trucks and hydraulic boom pumps
- Tractors and loaders
- Backhoes and forklifts
- Compressors, mixers and generators

#### Full Buildout Scenario

For the Full Buildout Scenario, the majority of the items discussed above would be identical (same grading plan, demolition process and off-haul quantities). The construction timeline would increase in the event the Full Buildout Scenario were realized as follows:

- Demolition: 2 months
- Rough grading: 1 month
- Precise grading: 1 month
- Infrastructure/utilities: 2 months
- Building construction: 22 months
- Landscaping: 2 months

### **Energy-Efficient Features**

#### *Sares Regis Site*

#### Applicant Proposed Scenario

The applicant proposes to obtain a minimum of 110 points on the Green Point Rated Checklist for the project. By obtaining 110 points on the Green Point Rated Checklist, the proposed project would receive a 5 percent green density bonus per City Council Resolution 530-12.

Energy-efficient products and systems would be selected and incorporated into the proposed project, including:

- Energy-efficient windows,
- EnergyStar appliances,
- Energy-efficient lighting; and
- Energy-efficient HVAC systems.

The community would be designed to be more than 15 percent more energy-efficient than the California Title 24 energy requirements. Other energy-efficient elements would include:

- Minimizing duct leakage;
- Installing insulation to high-quality insulation installation standards (Qii); and
- Installing an air barrier to minimize unit air leakage.

The proposed project would contain a number of electric car charging stations, and 12.5 percent of the parking spaces would be pre-wired for potential electric charging stations.

#### Full Buildout Scenario

The same energy-saving features are assumed to be incorporated into the Full Buildout Scenario as those discussed above for the Applicant Proposed Scenario.

#### *Raintree Site*

##### Applicant Proposed Scenario

The following is a list of energy-saving features proposed for the Raintree site:

- Community on-site amenities minimizing trips off-site.
- Infill development designed near transit, employment with off-site utilities in place.
- Access to walking and bicycle paths.
- Energy-efficient windows and doors.
- Energy-efficient appliances.
- Energy-saving insulation.
- Energy-efficient boilers or water heaters.
- Energy-efficient heating, ventilation, and air conditioning (HVAC).
- Green Point rated residential homes to meet or exceed city standards.
- Energy-efficient design 15 percent better than California State Energy Standard, T-24.
- Incorporation of community design, energy conservation, indoor air quality, resource conservation, and water conservation features.
- Water-efficient landscaping.
- Durable roof.
- Better indoor air quality – low volatile organic compound (VOC) paint and low VOC construction adhesives.
- Efficient lighting.
- Reduction in water usage.

The proposed project would contain a number of electric car charging stations, and 12.5 percent of the parking spaces would be pre-wired for potential electric charging stations.

#### Full Buildout Scenario

The same energy-saving features are assumed to be incorporated into the Full Buildout Scenario as those discussed above for the Applicant Proposed Scenario.

### **Required Approvals for the Project**

The purpose of this Initial Study is to analyze the proposed development and the Initial Study is therefore intended to apply to all listed project approvals below as well as to any other approvals necessary or desirable to implement the project as proposed by applicants.

#### *Sares Regis Site*

The requested approvals for the Sares Regis project would likely include the following:

- General Plan Amendment
- Rezoning
- Special Development Permit
- Vesting Tentative Map
- Amendment to the Tasman Fair Oaks Pedestrian and Bicycle Circulation Plan
- SFPUC approval of improvements to the John W. Christian Greenbelt on the Hetch Hetchy right-of-way

#### *Raintree Site*

The requested approvals for the Raintree site project would likely include the following:

- General Plan Amendment
- Rezoning
- Special Development Permit
- Vesting Tentative Map
- Amendment to the Tasman Fair Oaks Pedestrian and Bicycle Circulation Plan
- SFPUC approval of improvements to the John W. Christian Greenbelt on the Hetch Hetchy right-of-way

### **Project Objectives**

#### *Sares Regis Site*

The following objectives have been identified by the applicant for the Sares Regis project:

1. Provide desirable apartment homes for people who work or live in the City of Sunnyvale.

2. Replace a vacant industrial building in an underutilized industrial area with a vibrant apartment community.
3. Locate higher density housing with easy access to transportation corridors, rail transit stations, bus corridor stops, commercial services, and jobs.
4. Enhance the high quality character of the residential neighborhood.
5. Provide amenities that are compatible with the proposed density of the community.
6. Encourage alternative forms of transportation such as walking, bicycling, and public transportation.
7. Create a sustainable residential community featuring a distinctive and attractive building with landscaping appropriate for this location.
8. Ensure that new development is economically viable by containing sufficient market rate units to support the inclusion of affordable units.
9. Utilize the state density bonus law as a tool to integrate affordable units with this market rate development, which will increase the availability of affordable housing throughout the community.
10. Provide development of housing that responds to diverse community needs in terms of density, location, and cost.
11. Assist the City with satisfying its Regional Housing Needs Allocation for market rate and affordable housing units.

#### *Raintree Site*

The following objectives have been identified by the applicant for the Raintree project:

1. Redevelop the site with an attractive, desirable residential community at a density that results in a community for those working and living in Sunnyvale.
2. Amend the General Plan land use designation and zoning districts where necessary to allow for sufficient development flexibility in meeting the economic and design goals built into the proposed project.
3. Develop a residential community at a density appropriate for the site's close proximity to mass transit and infrastructure.
4. Develop a residential community at a density that can support the public improvements proposed within the SFPUC right-of-way parcel, which help implement the General Plan Open Space sub-element's Key Initiative #2 and Policy LT-8.8.2.
5. Increase the City's stock of affordable housing units at a level that is economically viable for the project.
6. Provide amenities that are sufficient for and compatible with the proposed density.

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<sup>2</sup> Key Initiative #2 and Policy LT-8.8 call for development of new parkland in the project's vicinity and support the use of the right-of-way as a method for the City to obtain open space.

7. Provide utilities and other infrastructure systems that are adequate for the proposed development.
8. Encourage alternative forms of transportation (such as walking and public transportation).
9. Ensure that the project is economically viable.
10. Promote the General Plan's Goals and Policies, such as LT-3.4a and LT-3.1c.
11. Assist the City with satisfying its Regional Housing Needs Allocation for market rate and affordable housing units.

**Environmental Factors Potentially Affected:**

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

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

**Determination**

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "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.

  
\_\_\_\_\_  
Signature

Noren Caliva Lepe  
\_\_\_\_\_  
Printed Name

4/30/13  
\_\_\_\_\_  
Date

City of Sunnyvale  
\_\_\_\_\_  
For

## CHAPTER II ENVIRONMENTAL CHECKLIST

### INTRODUCTION

This Initial Study addresses 19 environmental topics. For those topics that are known to be addressed in the upcoming EIR, the text states that the issue will be addressed in the EIR. Some topics studied in more depth in the Initial Study (e.g., geology, hydrology, and cultural resources) will not be covered in the EIR but may include mitigation measures herein. These mitigation measures will be summarized in the EIR and made part of the project's Mitigation Monitoring and Reporting Program (MMRP).

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) *Would the project have a substantial adverse effect on a scenic vista?*

No scenic vistas are present in the vicinity of either the Sares Regis site or the Raintree site. Both sites are adjacent to U.S. Highway 101 in the northern portion of the City of Sunnyvale. The sites are level and only visible from nearby locations such as from East Weddell Drive and North Fair Oaks Avenue, as well as from adjoining residential and non-residential land uses. A public trail right-of-way, referred to as the John W. Christian Greenbelt, runs along the north side the Sares Regis site (although there are no improvements or landscaping other than a pathway) and west of Raintree site. However, this trail does not include scenic vistas in the vicinity of the two sites. Impacts on scenic vistas therefore will not be addressed in the EIR.

b) *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?*

Neither project site is within view of a State scenic highway. U.S. Highway 101, which is the highway, running adjacent to both sites, is not a State scenic highway (California Scenic Highway Mapping System, 2013). Impacts on scenic resources such as State scenic highways therefore will not be addressed in the EIR.

c) *Would the project substantially degrade the existing visual character or quality of the site and its surroundings?*

New residential buildings, parking garages, landscaping, and outdoor amenities would be added to both project sites. Impacts on visual character will be further evaluated in the EIR.

d) *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

New lighting would be added to both the Sares Regis and Raintree sites. Light and glare impacts will be further evaluated in the EIR.

## References

California Scenic Highway Mapping System, 2013. Website: [http://www.dot.ca.gov/hq/LandArch/scenic\\_highways/index.htm](http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm), viewed on March 18, 2013.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURAL AND FORESTY 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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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 a non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland of Statewide Importance to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Would the project 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 a non-agricultural use?*

Neither project site is farmland as both sites have been used for industrial purposes over the past 20 to 30 years. This area of Sunnyvale is designated as "Urban and Built-Up Land" on the Farmland Mapping and Monitoring Program of the California Resources Agency (California Department of Conservation, 2010).

b) *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

No zoning for agricultural use pertains to the sites, nor do any Williamson Act contracts.

c) *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*

No zoning for forest lands or timberland applies to the project sites.

d) *Would the project result in the loss of forest land or conversion of forest land to non-forest use?*

No loss of forest land or conversion of forest land to non-forest use would occur at the project sites.

- e) *Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?*

The projects would not result in conversion of Farmland or conversion of forest land.

The issue of agricultural and forestry resources will not be addressed in the EIR.

## References

California Department of Conservation, Division of Land Resource Protection, 2010. Farmland Mapping and Monitoring Program, Map of "Important Farmland in California, 2008." Website: [ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/statewide/2008/fmmp2008\\_wallsize.pdf](ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/statewide/2008/fmmp2008_wallsize.pdf), viewed on March 18, 2013.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) *Would the project conflict with or obstruct implementation of the applicable air quality plan?*

The issues of potential conflict with implementation of the applicable air quality plan will be addressed in the EIR.

b) *Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

The issue of potential violations of air quality standards will be addressed in the EIR.

c) *Would the project 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)?*

The potential for a cumulatively considerable net increase of any criteria pollutant will be addressed in the EIR.

d) *Would the project expose sensitive receptors to substantial pollutant concentrations?*

The potential for the projects to expose sensitive receptors to substantial pollutant concentrations will be addressed in the EIR.

e) *Would the project create objectionable odors affecting a substantial number of people?*

The potential for the projects to create objectionable odors affecting a substantial number of people will be addressed in the EIR.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 and Game or U.S. Fish and Wildlife Service? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 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 and Game or U.S. Fish and Wildlife Service?  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) <i>Would the project 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 and Game or U.S. Fish and Wildlife Service?</i>				

Both the Sares Regis and the Raintree sites have been developed for office and industrial purposes. In addition to existing buildings, the sites contain large expanses of paving and limited urban landscaping. Neither site contains natural habitat that might be modified, thereby affecting special-status species. It is possible; however, that one or more species protected under the federal Migratory Bird Treaty Act could nest on one or both sites, particularly in the mature trees to be removed. The potential for any nesting birds protected under the Migratory Bird Treaty Act and possibly other regulations will be evaluated in the EIR.

b) *Would the project 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 and Wildlife or U.S. Fish and Wildlife Service?*

No riparian habitat or sensitive natural community occurs on either site. As mentioned above, both sites have been developed with urban uses. Impacts on riparian habitat and other sensitive natural communities therefore will not be addressed in the EIR. However, the Sares Regis site is identified on the Santa Clara Valley Water District (SCVWD) map as being within 50 feet of a "creek centerline" (in this case the East Channel, flood control channel). Although the East Channel has been designed as a flood control channel, the relevant guidelines pertaining to development near streams and their applicability to the Sares Regis site will be further evaluated in the EIR.

- c) *Would the project 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?*

No wetlands exist on either site and this issue will not be addressed in the EIR.

- d) *Would the project 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?*

The sites are developed with existing office and industrial uses and the proposed projects are not expected to have any substantial adverse effect on wildlife movement corridors or impede the use of native wildlife nursery locations. The potential for disruption of any possible bird nesting activity and the potential for conflicts with the Migratory Bird Treaty Act will be further addressed in the EIR as indicated under Item a, above.

- e) *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

This issue will be addressed in the EIR, as the projects would include removal of on-site trees that may qualify as "protected" trees under Chapter 19.94, Tree Preservation, of the Sunnyvale Municipal Code. Additionally, the applicability of guidelines for development near streams and the proximity of the East Channel to the Sares Regis site will be further evaluated in the EIR.

- f) *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or State habitat conservation plan?*

No adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved habitat conservation plans apply to the project sites. The EIR therefore will not address conflicts with any such plans.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) *Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?*

A records search was conducted on March 25, 2013, at the Northwest Information Center (NWIC) of the California Historical Resources Information System, Sonoma State University, Rohnert Park, to identify recorded historical resources on and adjacent to the East Weddell Residential Projects sites. The NWIC, an affiliate of the State of California Office of Historic Preservation (OHP), is the official State repository of cultural resources records and reports for Santa Clara County. This records search included a review of archaeological site location information (see discussion under Item b below) and a review of the OHP's *Directory of Properties in the Historic Property Data File* (April 5, 2012). The *Directory of Properties* includes listings for the National Register of Historic Places, National Historic Landmarks, the California Register of Historical Resources, California Historical Landmarks, and California Points of Historical Interest.

The NWIC records search did not identify recorded historical resources on or immediately adjacent to the East Weddell Residential Projects sites.

For a cultural resource to be considered a historical resource (i.e., eligible for listing in the California Register of Historical Resources), it generally must be 50 years or older. The buildings on the East Weddell Residential Projects sites are less than 50 years old and do not appear to have important historical associations that would qualify them as historical resources under CEQA.

No significant impacts on built-environment historical resources are anticipated and no mitigation measures are necessary.

Potential impacts on archaeological sites, which can qualify as "historical resources" under CEQA (CEQA Guidelines Section 15064.5(c)), are discussed under Item b, below.

b) *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?*

A records search conducted at the NWIC did not identify recorded archaeological resources on the East Weddell Residential Projects sites. Five prehistoric archaeological deposits have been identified within 1 mile, however. These archaeological deposits are located near the historic margin of the bayshore and are in a similar environmental setting as the East Weddell Residential Projects sites. These prehistoric archaeological deposits consist of:

- P-43-002241: A scatter of shell;

- CA-SCL-9: A habitation site;
- CA-SCL-11: A habitation site;
- CA-SCL-12/H: A habitation site containing human burials, dietary debris, flaked-stone artifacts, groundstone artifacts, and shell artifacts; and
- CA-SCL-416/H: A deposit of dietary debris, including marine shell and bone fragments. Historic ceramic shards were also identified.

Archaeological sites in Santa Clara Valley are frequently buried under alluvium and can bear few if any surface manifestations. Although soils on the East Weddell Residential Projects sites have been disturbed by development for industrial uses, the sites have the potential to contain subsurface archaeological deposits. The proposed projects would include excavation for the construction of internal roads and paths and residential buildings. These project ground-disturbing activities have the potential to affect subsurface prehistoric archaeological resources that could occur at this location. Based on the significance criteria identified above, the projects would have a significant impact on the environment if these ground-disturbing activities cause a substantial adverse change in the significance of a historical or archaeological resource. A substantial adverse change in the significance of an archaeological resource would occur from its demolition, destruction, relocation, or alteration such that the significance of the resource would be materially impaired (CEQA Guidelines Section 15064.5(b)(1)).

The following mitigation measure is proposed to reduce the East Weddell Residential Projects' potential impacts on previously unidentified archaeological resources. Implementation of this mitigation measure would reduce the potential impacts to less-than-significant levels.

Mitigation Measure CULTURAL-1: Each project applicant shall retain a qualified archaeologist to monitor project ground-disturbing activities. Prior to project ground-disturbing activities, the archaeologist shall prepare a Monitoring Plan for the project. The Monitoring Plan shall describe the specific methods and procedures that will be used in the event that archaeological deposits are identified.

Archaeological monitors shall be empowered to halt construction activities at the location of a discovery to review possible archaeological material and to protect the resource while the finds are being evaluated. Monitoring shall continue until, in the archaeologist's judgment, cultural resources are not likely to be encountered.

If archaeological materials are encountered during project activities, all work within 25 feet of the discovery shall be redirected until the archaeologist assesses the finds, consults with agencies as appropriate, and makes recommendations for the treatment of the discovery. If avoidance of the archaeological deposit is not feasible, the archaeological deposits shall be evaluated for their eligibility for listing in the California Register of Historical Resources. If the deposits are not eligible, mitigation is not necessary. If the deposits are eligible, adverse effects on the deposits shall be mitigated. Mitigation may include excavation of the archaeological deposit in accordance

with a data recovery plan (see CEQA Guidelines Section 15126.4(b)(3)(C)) and standard archaeological field methods and procedures; laboratory and technical analyses of recovered archaeological materials; preparation of a report detailing the methods, findings, and significance of the archaeological site and associated materials; and accessioning of archaeological materials and a technical data recovery report at a curation facility.

Upon completion of the assessment, the archaeologist shall prepare a report to document the methods and results of the assessment. The report shall be submitted to the City of Sunnyvale and the Northwest Information Center at Sonoma State University upon completion of the resource assessment.

- c) *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

No known paleontological resources (fossils) have been identified at the East Weddell Residential Projects sites. However, Late Pleistocene (126,000 to 10,000 years before present) deposits occur on the bayshore plain and may underlie the project area at an unknown depth. These Pleistocene deposits are known to contain fossils, including bison, mammoth, ground sloths, saber-toothed cats, and dire wolves. Based on the significance criteria identified above, the East Weddell Residential Projects would have a significant effect on the environment if they would directly or indirectly destroy a unique paleontological resource or site. Construction impacts on fossils could constitute such a significant effect.

The following mitigation measure is proposed to reduce the East Weddell Residential Projects' potential impacts on paleontological resources. Implementation of this mitigation measure would reduce the potential impacts to less-than-significant levels.

Mitigation Measure CULTURAL-2: On each project site, should paleontological resources be encountered during project subsurface construction activities, all ground-disturbing activities within 25 feet shall be redirected and a qualified paleontologist shall be contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. If the resources are found to be significant, and project activities cannot avoid the resources, adverse effects on paleontological resources shall be mitigated. Mitigation may include monitoring, recording of the fossil locality, data recovery and analysis, a final report, and accessioning the fossil material and technical report to a paleontological repository. Public educational outreach may also be appropriate. Upon completion of the assessment, a report documenting methods, findings, and recommendations shall be prepared and submitted to the City of Sunnyvale for review. If paleontological materials are recovered, the report shall also be submitted to a paleontological repository, such as the University of California Museum of Paleontology.

Each project applicant shall inform its contractor(s) of the sensitivity of the project area for paleontological resources. The City shall verify that the following directive has been included in the appropriate construction documents:

"The subsurface of the construction site may be sensitive for paleontological resources. If paleontological resources are encountered during project subsurface construction and a paleontologist is not on-site, all ground-disturbing activities within 25 feet shall be redirected and a qualified paleontologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. Project personnel shall not collect or move any paleontological materials. Paleontological resources include fossil plants and animals, and such trace fossil evidence of past life as tracks. Ancient marine sediments may contain invertebrate fossils such as snails, clam and oyster shells, sponges, and protozoa; and vertebrate fossils such as fish, whale, and sea lion bones. Vertebrate land mammals may include bones of mammoth, camel, saber tooth cat, horse, ground sloth, dire wolf, and bison. Paleontological resources also include plant imprints, petrified wood, and animal tracks."

d) *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

Prehistoric archaeological sites in this area are known to contain Native American skeletal remains. Although no such remains have been identified within the project sites, there is a possibility of encountering such remains, either in isolation or with prehistoric archaeological deposits. Such remains could be uncovered during project ground-disturbing activities. Based on the significance criteria identified above, each project would have a significant effect on the environment if it would disturb human remains, including those interred outside of formal cemeteries.

Implementation of Mitigation Measure CULTURAL-1 under Item b above would reduce potential impacts on human remains to less-than-significant levels.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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:				
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*

*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;*

No portion of the proposed project sites is within an Alquist-Priolo Earthquake Fault Zone (A-PEFZ) (CGS, 2008), and no active faults have been mapped on the project sites by the United States Geological Survey (USGS) or the California Geological Survey (CGS) (USGS and CGS, 2006). Fault rupture of the surface typically occurs along existing faults that have ruptured the surface in the past. Since faults with known surface rupture have been mapped in California, and none are known to occur at the project sites, the potential for the proposed projects to result in impacts due to fault rupture is less than significant.

*ii) Strong seismic ground shaking;*

Ground shaking is likely to occur within the life of the projects as a result of future earthquakes. The project sites are located approximately 8 miles west of the Hayward Fault and 10 miles east of the San Andreas Fault. The Working Group on California Earthquake Probabilities and the USGS have predicted a 31-percent probability of a 6.7 magnitude or greater earthquake on the Hayward/Rodgers Creek Fault system between 2007 and 2036, a 21-percent chance on the San Andreas Fault system, and a total probability of 63 percent that an earthquake of that magnitude will occur on one of the regional San Francisco Bay Area faults during that time (CGS, 2008). The Association of Bay Area

Governments (ABAG) has classified the Modified Mercalli Intensity Shaking Severity Level of ground shaking in the vicinity of the project sites due to an earthquake on either the San Andreas or Hayward faults as “VIII-Very Strong” (ABAG, 2003a). Very strong shaking would result in extensive damage to unreinforced masonry buildings, including partial collapse, fall of some masonry walls, twisting and falling of chimneys and monuments, and shifting of unbolted wood structures on their foundations.

The City of Sunnyvale has formally adopted the 2010 California Building Code (CBC) (Sunnyvale Municipal Code Chapter 16.16). The CBC includes seismic safety provisions to ensure that structures are able to resist minor earthquakes undamaged, resist moderate earthquakes without significant structural damage, and resist severe earthquakes without collapse.

Preliminary geotechnical investigations have been performed for both the Sares Regis site (Cornerstone Earth Group, 2012) and Raintree site (Treadwell & Rollo, 2012). These investigations included calculations of seismic design parameters in accordance with Chapter 16 of the 2010 CBC. These calculations were based on site-specific ground movement created by the maximum credible earthquake at the project sites.

Both preliminary geotechnical investigation reports recommended that a design-level geotechnical review be performed once the plans have been completed for the project to ensure that seismic and other geologic hazards are addressed in project design. Mitigation Measure GEO-1, which requires each project applicant to incorporate the recommendations of the geotechnical investigations in project design, would ensure that building designs reduce the potential for strong seismic shaking impacts to less-than-significant levels. This mitigation measure applies to all four project scenarios (i.e., each of the two projects under the Applicant Proposed Scenario and the Full Buildout Scenario).

Mitigation Measure GEO-1: For each project, prior to the issuance of any grading or construction permits, a design-level geotechnical investigation shall be prepared by a licensed professional and submitted to the City Engineer for review and approval. The investigation shall verify that the project plans comply with CBC and City requirements and incorporate the recommendations for design contained in preliminary geotechnical reports. All design measures, recommendations, design criteria, and specifications set forth in the design-level geotechnical investigation shall be implemented as a condition of project approval.

*iii) Seismic-related ground failure, including liquefaction;*

Liquefaction of soils can occur when ground shaking causes saturated soils to lose strength due to an increase in pore pressure. ABAG has identified the liquefaction hazard in the vicinity of the project sites as “moderate” (ABAG, 2003b).

Site-specific analyses of liquefaction hazards were conducted at both the East Weddell Residential Projects sites as part of the preliminary geotechnical reports. Both of the reports indicated that the sites could experience a liquefaction-induced settlement of up to one-half inch (Cornerstone Earth Group, 2012; Treadwell & Rollo, 2012). Recommendations for project design to address this level of

settlement were presented in the reports. Mitigation Measure GEO-1, which requires incorporation of geotechnical report recommendations as part of the design-level geotechnical investigations to be prepared for the proposed projects, would address the liquefaction hazard at the sites and reduce any potential impacts to less-than-significant levels.

*iv) Landslides?*

Slope stability issues can result in either slow slumping earth movements or rapid landslide events. The sites are both level and not located within a mapped landslide or landslide hazard area, or within an official zone of required investigation for seismically induced landsliding. Improvements proposed as part of the projects do not include substantial mounding of earth or other substantive changes to grade that would create slope instability hazards. Therefore, the landslide impact would be less than significant.

*b) Would the project result in substantial soil erosion or the loss of topsoil?*

The potential soil erosion impact created by grading and earthmoving during project construction would be reduced to a less-than-significant level through implementation of required stormwater protection measures. Exposed soils could be entrained in stormwater runoff and transported off the project sites. However, this impact would be mitigated to a less-than-significant level through implementation of a Storm Water Pollution Prevention Plan (SWPPP) for each site, which is required during construction at any site over 1 acre in area. Although designed primarily to protect stormwater quality, the SWPPP would incorporate best management practices (BMPs) to minimize erosion. Additional details regarding the SWPPP are provided in Section IX, Hydrology and Water Quality, of this Initial Study.

*c) Would the project 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?*

The project sites are located at an elevation of approximately 30 feet above mean sea level (Cornerstone Earth Group, 2012; Treadwell & Rollo, 2012). Soils at and adjacent to the project sites, as mapped by the Natural Resources Conservation Service, consist of Urbanland-Hangerone Complex, 0 to 2 percent slopes (NRCS, 2013). This soil is described as a poorly drained clayey soil with high shrink-swell potential (NRCS, 2013).

The preliminary geotechnical reports for the project sites found similar conditions. Soils at the Sares Regis site were found to consist of medium stiff to very stiff clays with some sand and interbedded sand layers (Cornerstone Earth Group, 2012). Soils at the Raintree site were found to consist of interbedded layers of stiff to very stiff clay with varying amounts of silt and sand and medium dense to dense sand (Treadwell & Rollo, 2012). With the exception of expansive surface soils (discussed below under Item d), no potential for soil instability was noted in either report, and therefore impacts related to unstable soils (with the exception of surface soils addressed in Item d below) would be less than significant.

- d) *Would the project 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?*

Expansive soils expand and contract in response to changes in soil moisture, most notably when near-surface soils change from saturated to dry, and back again. Clayey soils, such as the soils identified at the project sites, have the potential to shrink and swell, which could potentially cause damage to building foundations, roadways, and other project improvements.

Each of the preliminary geotechnical reports for the projects identified the potential for expansive soils and presented recommendations for addressing this impact (Cornerstone Earth Group, 2012; Treadwell & Rollo, 2012). Options for addressing expansive soils included removing and replacing surface soils beneath pavement and foundations with engineered fill or treating surface soils to reduce the expansive potential.

Mitigation Measure GEO-1, which requires incorporation of geotechnical report recommendations as part of the design-level geotechnical investigation to be prepared for each project, would address the presence of expansive soils at the sites and reduce any potential impacts to less-than-significant levels.

- e) *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

The proposed projects do not include the installation or use of septic or on-site wastewater disposal systems, and the proposed buildings would be connected to the City sanitary sewer system. Therefore, no geologic or soils impact related to septic tanks or alternative wastewater disposal systems would occur.

## References

- ABAG, 2003a. Earthquake Shaking Hazard Map, North and South Hayward Scenario. Website: <http://quake.abag.ca.gov/shaking/maps/>, viewed on October 3, 2012.
- ABAG, 2003b. ABAG Earthquake Liquefaction Hazard Maps. Website: <http://www.abag.ca.gov/cgi-bin/pickmapliq.pl>, viewed on April 1, 2013.
- Department of Conservation, 2010. California Geological Survey (CGS) – Alquist-Priolo Fault Zones in Electronic Format. Website: [http://www.quake.ca.gov/gmaps/ap/ap\\_maps.htm](http://www.quake.ca.gov/gmaps/ap/ap_maps.htm), viewed on April 1, 2013.
- California Geological Survey (CGS), 2008. The Uniform California Earthquake Rupture Forecast, Version 2 (UCERF), USGS Open File Report 2007-1437, CGS Special Report 203, SCEC Contribution #1138, Version 1.1.
- Cornerstone Earth Group, 2012. *Geotechnical Investigation, 630 East Weddell Drive Residential Development*, October 9.

Natural Resources Conservation Service (NRCS), 2013. Web Soil Survey. Website: <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>, viewed on April 1, 2013.

Treadwell & Rollo, 2012. *Preliminary Geotechnical Site Assessment, Fair Oaks Business Park, Sunnyvale, California*, November 6.

United States Geologic Survey (USGS) and CGS, 2006. Quaternary fault and fold database for the United States, from USGS website: <http://earthquakes.usgs.gov/regional/qfaults/>, viewed on April 1, 2013.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) <i>Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i>				

The issue of greenhouse gas emissions will be addressed in the EIR.

b) *Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

The potential for conflict with policies or regulations related to emissions of greenhouse gases will be addressed in the EIR.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) For a project located within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

This issue will be addressed in the EIR, as the projects may entail transport, use, and/or disposal of hazardous materials during demolition and construction phases of the projects.

b) *Would the project 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?*

Fuels, oils, and other chemicals would be used during project construction activities, which may include the transportation of contaminated soils from hazardous materials cleanups. During operation, there would be use and storage of pool chemicals and other maintenance, landscaping, and janitorial

supplies. This issue will be addressed in the EIR, as there may be a potential for accidental conditions involving the release of hazardous materials into the environment during project construction and/or operation.

- c) *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

San Miguel Elementary School is located 0.23-mile southeast of the project sites and Columbia Middle School is located 0.21-mile to the southwest. This issue will be addressed in the EIR as the projects could entail use of, transport, or disposal of hazardous materials, substances, or waste.

- d) *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

This issue will be addressed in the EIR given that the project sites have been used for non-residential uses in the past.

- 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 result in a safety hazard for people residing or working in the project area?*

The project sites are located within 2 miles of Moffett Federal Airfield and approximately 4 miles northwest of Mineta San Jose International Airport. Safety hazards related to these public airports will be addressed in the EIR.

- f) *For a project located within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?*

No private airstrips are located in the vicinity of the project sites. Safety hazards related to private airstrips therefore will not be addressed in the EIR.

- g) *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

The project sites would be served by existing roads and would not physically interfere with emergency access or with an adopted emergency response plan. However, this issue will be addressed further in the EIR.

- h) *Would the project 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?*

The project sites are not located within an area subject to wildland fires. The sites are in a highly urbanized portion of the City of Sunnyvale. Wildland fire hazards therefore will not be addressed in the EIR.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding of as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
j) Expose people or structures to a significant risk of loss, injury, or death involving inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Would the project violate any water quality standards or waste discharge requirements?*

The State Water Resources Control Board and nine Regional Water Quality Control Boards regulate water quality of surface water and groundwater bodies throughout California. In the Bay Area, including the project sites, the San Francisco Bay Regional Water Quality Control Board (Regional Water Board) is responsible for implementation of the Water Quality Control Plan (Basin Plan). The Basin Plan establishes beneficial water uses for waterways and water bodies within the region.

Runoff water quality is regulated by the National Pollutant Discharge Elimination System (NPDES) program (established through the federal Clean Water Act). The NPDES program objective is to control and reduce pollutant discharges to surface water bodies. Compliance with NPDES permits is mandated by state and federal statutes and regulations. Locally, the NPDES program is administered by the Regional Water Board.

The City of Sunnyvale has adopted a Stormwater Management Ordinance (Municipal Code Chapter 12.60), which empowers the City to ensure stormwater regulations are enforced. Proof of compliance with NPDES permits is required as a condition of approval of a subdivision map, site plan, building permit, or development or improvement plan (Municipal Code Section 12.60.100). All permit applicants must design and incorporate stormwater best management practices (BMPs) from the California Stormwater Quality Association Stormwater Best Management Handbooks to "reduce stormwater pollution to the maximum extent practicable" (Municipal Code Section 12.60.110).

Potential stormwater impacts in development projects may occur during construction and operation phases. Any construction activities, including grading, that would result in the disturbance of 1 acre or more would be required to comply with the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activity (Construction General Permit). The Sares-Regis and Raintree sites are approximately 4 and 12 acres in area, respectively, and would therefore be subject to the Construction General Permit. Under the Construction General Permit and City requirements, preparation of a Storm Water Pollution Prevention Plan (SWPPP) for each site would be required. The SWPPP would include BMPs for erosion and sediment control, site management/housekeeping/waste management, management of non-stormwater discharges, run-on and run-off controls, and BMP inspection/maintenance/repair activities, as consistent with the most recent version of the California Stormwater Quality Association Stormwater Best Management Handbook-Construction.

Operation of the projects would be subject to the Regional Water Board's Municipal Regional Permit (MRP), implemented in October 2009 by Order R2-2009-0074. Provision C.3 of the MRP addresses

new development and redevelopment projects. As each project would replace more than 10,000 square feet and more than 50 percent of the existing impervious surface on its respective site, the entire project site area, consisting of all existing, new, and/or replaced impervious surfaces, must be included in the treatment system design (i.e., the stormwater treatment system on each site must be designed and sized to treat stormwater runoff from the entire redevelopment project). A Stormwater Management Plan (SWMP) must be prepared and submitted for each project site detailing design elements and implementation measures to meet MRP requirements. The projects would be required to include Low Impact Development (LID) design measures and a Stormwater Facility Operation and Maintenance Plan must be prepared to ensure that stormwater control measures are inspected, maintained, and funded for the life of each project.

Details regarding stormwater treatment system design have been prepared for both the East Weddell Residential Projects sites. The Conceptual Stormwater Management Plan for the Sares-Regis site (see Figure 11) relies on flow-through planters to treat runoff from buildings and three small bio-treatment ponds to treat runoff from parking lots and other paved surfaces. The Stormwater Management Plan drawing for the Raintree site (see Figure 13) shows two bio-treatment areas, one in the northern half and one in the southern half of the site, with detention areas incorporated in the storm drainage system to minimize the chance that treatment areas would overflow and release non-treated runoff to the City storm drainage system. Calculations regarding treatment area sizing were provided for each site and show general compliance with C.3 requirements.

Although these preliminary diagrams and calculations do not fulfill all stormwater permit provisions, they do demonstrate the ability for site design to comply with C.3 requirements. The City's Stormwater Management Plan Data Form, required as part of the City's permitting system, includes checklists and worksheets to ensure that projects within the City comply with applicable C.3 requirements. A final SWMP would be required prior to building permit issuance; the plans are required to have a third-party certification. No additional mitigation is required.

*b) Would the project 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)?*

The proposed projects do not include the use of groundwater. As groundwater has been measured at a depth of 8.5 to 10.5 feet below ground surface (bgs) at the Sares-Regis site (Cornerstone Earth Group, 2012), and 10 to 13 feet bgs at the Raintree site (Treadwell & Rollo, 2012a), there is a potential for some groundwater dewatering to be required during construction of utility trenches and other excavation, but this would be limited in extent and duration. Any construction dewatering would be conducted under permit from either the Regional Water Board (for discharge to the storm sewer) or the City (for discharge to the City's sanitary sewer system).

Permit requirements would require groundwater management, testing, and disposal to ensure that no contaminants in groundwater would adversely affect other water resources during construction dewatering. At the Sares-Regis site, low concentrations of volatile organic compounds (VOCs) were

detected in one of the four groundwater samples collected in a 2012 investigation, but detected concentrations were below Regional Water Board Environmental Screening Levels (ESLs) for residential land uses (West, 2012). At the Raintree site, petroleum hydrocarbons as diesel and motor oil were detected above ESLs for residential land uses during a 2012 investigation, but no VOCs were detected above those screening levels (Treadwell & Rollo, 2012b). Since VOCs are the compounds in petroleum of greatest concern, the investigation report concluded that no further groundwater investigation or remediation would likely be required at the Raintree site (Treadwell & Rollo, 2012b). Potential human health effects from groundwater contamination will be addressed in the hazards and hazardous materials analysis for the EIR for this project.

The project sites are currently almost entirely covered with impervious surfaces (buildings, pavement, degraded pavement, and highly compacted soils). Landscaping features of the proposed projects and use of Low Intensity Development (LID) design measures such as pervious pavement should therefore result in a slight decrease in the amount of impervious surfaces at the sites and slightly increase infiltration of precipitation and recharge of groundwater. Therefore, impacts on groundwater supplies or recharge would be less than significant.

- c) *Would the project 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 siltation on- or off-site?*

The proposed projects would not alter the course of a stream or a river. The project sites are in an urban area and although redevelopment of the sites would affect local drainage patterns, compliance with construction- and operation-phase stormwater requirements (described under Item a above) would ensure that development of the projects would not result in substantial erosion or siltation on- or off-site.

- d) *Would the project substantially alter the existing drainage 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?*

No alteration of a stream or river is proposed. The proposed projects may result in changes to drainage patterns, but implementation of stormwater design provisions required by the MRP (described under Item a above) would serve to reduce the rate and amount of surface runoff and reduce this potential impact to a less-than-significant level.

- e) *Would the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

Runoff from the project sites is currently collected in the existing City of Sunnyvale storm drainage system. The project sites are currently almost entirely covered with impervious surfaces (buildings, pavement, degraded pavement, and highly compacted soils). Landscaping features of the proposed projects and use of LID design measures such as pervious pavement should therefore result in a slight decrease in the amount of impervious surfaces at the sites.

Adherence to MRP C.3 requirements, as described under Item a above, would ensure that peak stormwater flows from the site do not exceed existing flows. Implementation of these requirements and the construction-phase SWPPP would reduce potential pollutants in stormwater runoff to a less-than-significant level. No additional mitigation measures are required.

*f) Would the project otherwise substantially degrade water quality?*

Operation of the proposed projects would not result in any substantial changes to on-site water quality, with the exception of potential impacts associated with stormwater runoff. Implementation of existing regulatory programs (described under Item a above) would reduce potential impacts on water quality to less-than-significant levels. No additional mitigation measures are required.

*g) Would the project 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?*

The project sites are not located within a 100-year flood hazard area as mapped by the Federal Emergency Management Agency (FEMA) (FEMA, 2013). The project sites are not located in an area that would be susceptible to hazards from predicted sea level rise as a result of climate change. Hazard maps from San Francisco Bay Conservation and Development Commission (BCDC) show the project sites are located outside areas that would be affected by the 16-inch sea level rise predicted by the middle of this century and the 55-inch sea level rise predicted by the end of this century (BCDC, 2009). The projects therefore would have no impact in relation to this criterion.

*h) Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?*

Refer to Item g, above. The project sites are not located within the 100-year flood zone and development of the proposed projects would not impede or redirect potential flood flows.

*i) Would the project expose people or structures to a significant risk of loss, injury, or death involving inundation by flooding, including flooding as a result of the failure of a levee or dam?*

The project sites are not located within a mapped dam failure inundation area (ABAG, 2013). The project sites are not protected from flooding by levees and are not subject to levee failure. The projects therefore would have no impact in relation to this criterion.

*j) Would the project expose people or structures to a significant risk of loss, injury, or death involving inundation by seiche, tsunami, or mudflow?*

No enclosed surface water bodies, which might be subject to potential impacts from seiches, are located in the vicinity of the project sites. Based on their locations at an elevation of 30 feet above mean sea level and approximately 2.5 miles inland from San Francisco Bay, the project sites would not be subject to tsunami effects. No areas near the project sites have been mapped as potential tsunami inundation areas by the California Emergency Management Agency (Cal EMA, 2009). The project sites are not located in an area susceptible to mudflows. (Please refer to Section VI, Geology and Soils, for

further information regarding mudflows, a type of landslide.) The projects therefore would have no impact in relation to this criterion.

## References

Association of Bay Area Governments (ABAG), 2013. Earthquake and Hazards Information GIS System, Dam Failure Inundation. Website: <http://gis.abag.ca.gov/Website/DamInundation/>, viewed on April 1, 2013.

Bay Conservation and Development Commission (BCDC), 2009. Shoreline Areas Potentially Exposed to Sea Level Rise: South Bay, map available online at [http://www.bcdc.ca.gov/planning/climate\\_change/index\\_map.shtml](http://www.bcdc.ca.gov/planning/climate_change/index_map.shtml), viewed on April 1, 2013.

California Emergency Management Agency (Cal EMA), 2009. Tsunami Inundation Map for Emergency Planning, State of California, County of Santa Clara, Mountain View Quadrangle, July 31.

Cornerstone Earth Group, 2012. *Geotechnical Investigation, 630 East Weddell Drive Residential Development*, October 9.

Federal Emergency Management Agency (FEMA), 2013. Stay Dry v2.0 data for Sunnyvale, California. Website: [hazards.fema.gov/femaportal/wps/portal/NFHLWMSkmzdownload](http://hazards.fema.gov/femaportal/wps/portal/NFHLWMSkmzdownload), viewed on April 1, 2013.

Treadwell & Rollo, 2012a. *Preliminary Geotechnical Site Assessment, Fair Oaks Business Park, Sunnyvale, California*, November 6.

Treadwell and Rollo, 2012b. *Limited Environmental Site Investigation, Fair Oaks Business Park, 520 to 592 East Weddell Drive, Sunnyvale, California*, November 6.

WEST Environmental Services and Technology (West), 2012. *Phase I Environmental Site Assessment, 610 and 630 East Weddell Avenue, Sunnyvale, California*, October.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
X. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Would the project physically divide an established community?*

Neither the Sares Regis project nor the Raintree project would divide an established community. Existing office/industrial buildings on each site would be removed for the construction of new residential buildings in a neighborhood that is mostly residential. No new roads through an established community would be created. This issue will not be addressed in the EIR.

b) *Would the project 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?*

The projects could possibly conflict with policies of the City of Sunnyvale General Plan and other relevant plans. This issue will be addressed in the EIR.

c) *Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?*

No habitat conservation plans or natural community conservation plans apply to the project sites, which are located in an urbanized portion of the City of Sunnyvale.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. MINERAL RESOURCES. Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) <i>Would the project 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?</i>				

No mineral resources are mapped at the project sites based on data maintained by the United States Geological Survey (USGS, 2013).

b) *Would the project 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?*

Refer to Item a, above.

## References

United States Geological Survey (USGS), 2013. Website for Google Earth viewing of mapped mineral resources: <http://mrddata.usgs.gov/mrds/>; viewed on March 20, 2013.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. NOISE. Would the project result in:				
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Would the project result in 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?*

Exposure of persons to noise levels in excess of standards will be addressed in the EIR.

- b) *Would the project result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?*

Potential exposure to excessive ground borne vibration or ground borne noise levels will be addressed in the EIR.

- c) *Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

Potential permanent increases in ambient noise levels will be addressed in the EIR.

- d) *Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

Potential temporary increases in ambient noise levels will be addressed in the EIR.

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 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?*

The project sites are located within 2 miles of Moffett Federal Airfield and approximately 4 miles northwest of Mineta San Jose International Airport. The impact of aircraft noise exposure at the sites will be addressed in the EIR.

- 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?*

The project sites are not within the vicinity of a private airstrip that would expose residents to excessive noise levels. Exposure to noise from private airstrips therefore will not be addressed in the EIR.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. POPULATION AND HOUSING. Would the project:				
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Would the project 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)?*

The Sares Regis project is expected to be occupied by approximately 511 residents (or 645 residents in the Full Buildout Scenario) and the Raintree project is expected to be occupied by approximately 1,158 residents (or 1,691 residents in the Full Buildout Scenario) at full occupancy. The Sares Regis site is now vacant and the Raintree site has partial occupancy of existing office space. Thus, the projects would propose new housing on existing non-residential sites that would result in an increase in the local residential population. While the project would induce population growth in the locations of the project sites, this area of Sunnyvale is already urbanized and includes residential, commercial, and industrial uses as well as major infrastructure such as roads/highways and utilities. The two projects are thus not likely to induce substantial additional growth beyond what already exists or is planned in Sunnyvale. This issue will not be addressed further in the EIR.

b) *Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

No housing would be displaced by either the Sares Regis project or the Raintree project. Instead, the two projects would provide medium- to high-density housing. The issue of housing displacement therefore will not be addressed further in the EIR.

c) *Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

Refer to Item b above. No people or housing units would be displaced by the proposed projects. This issue will not be addressed further in the EIR.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIV. 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 governmental 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 governmental 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?*

Project impacts on police and fire protection, schools, and parks will be addressed in the EIR, with a focus on whether new facilities would be required that may have associated environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XV. 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?

	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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?*

The EIR will address the potential increase in the use of existing neighborhood and regional parks or other recreational facilities.

b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

The EIR will address the proposed on-site recreational facilities included in the Sares Regis and Raintree projects, and also will address the potential for the projects to require new or expanded recreational facilities that may have associated adverse environmental effects. In addition, the EIR will address project-proposed improvements to the John W. Christian Greenbelt.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) *Would the project conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?*

The EIR will address the potential for the Sares Regis and Raintree projects to conflict with applicable plans, ordinances, and policies that establish measures of effectiveness for the performance of the circulation system, for both vehicular and non-vehicular modes of transportation.

b) *Would the project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?*

The EIR will address the projects' potential conflict with the applicable congestion management program established by the Santa Clara Valley Transportation Authority.

c) *Would the project 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?*

The Sares Regis and Raintree projects would not result in any change in air traffic levels. Safety risks due to air traffic patterns will be addressed in the EIR; see discussion in Section VIII, Hazards and Hazardous Materials, above.

d) *Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

The EIR will address the two site plans (Sares Regis and Raintree) to determine if any on-site or off-site hazards could be created in association with on-site circulation and the proposed ingress/egress points for each site.

e) *Would the project result in inadequate emergency access?*

The adequacy of emergency access will be addressed in the EIR.

- f) *Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?*

The EIR will address the projects' relationship to policies and programs regarding transit and bicycle/pedestrian facilities.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, State, and local statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) *Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

This issue will be addressed in the EIR.

- b) *Would the project 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?*

This issue will be addressed in the EIR.

- c) *Would the project require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

This issue will be addressed in the EIR.

- d) *Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

This issue will be addressed in the EIR.

- e) *Would the project 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?*

This issue will be addressed in the EIR.

- f) *Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*

This issue will be addressed in the EIR.

- g) *Would the project comply with federal, State, and local statutes and regulations related to solid waste?*

This issue will be addressed in the EIR.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. ENERGY. Would the project:				

a) Require or result in the construction of new sources of energy supplies or additional energy infrastructure capacity the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with applicable energy efficiency policies or standards?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) *Would the project require or result in the construction of new sources of energy supplies or additional energy infrastructure capacity, the construction of which could cause significant environmental effects?*

This issue will be addressed in the EIR.

- b) *Would the project conflict with applicable energy efficiency policies or standards?*

This issue will be addressed in the EIR.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

- |  |                                     |                          |                          |                          |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <p>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 prehistory?</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>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.)</p>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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 prehistory?*

This issue will be addressed in the EIR. Mitigation Measures CULTURAL-1 and CULTURAL-2 have been recommended to address potential impacts on archaeological and paleontological resources. The project sites are urbanized and significant impacts on fish, wildlife, or plant communities are not anticipated. However, the EIR will include a biological assessment, focusing on potential impacts on migrating birds.

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.)*

Cumulative impacts will be addressed in the EIR, which will identify approved (not built) and pending projects in the vicinity of the project sites.

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

Direct and indirect substantial adverse effects on human beings will be addressed in the EIR.

