



NOTICE OF PREPARATION

February 8, 2016

To: State Clearinghouse, Responsible Agencies, Other Public Agencies, Interested Individuals, Interested Organizations, and the County Clerk of Santa Clara

From: City of Sunnyvale
Community Development Department, Planning Division
456 West Olive Avenue
Sunnyvale, CA 94086

Subject: Notice of Preparation of a Supplemental Draft Environmental Impact Report for the 1250 Lakeside Drive Project

Notice is hereby given that the City of Sunnyvale, as the Lead Agency under the California Environmental Quality Act (CEQA), will prepare a Supplemental Environmental Impact Report (SEIR) for the 1250 Lakeside Drive project. In 2005, the City certified the Crescent-Lakeside Specific Plan Final EIR (2005 Final EIR, SCH# 2005022089) for the Lakeside Specific Plan and approved a Special Development Permit for a hotel and residential development project. The Supplemental EIR will be prepared in reliance upon the 2005 Final EIR.

This Notice of Preparation (NOP) has been prepared in compliance with CEQA Guidelines §15082. The purpose of this NOP is to solicit comments from the public and public agencies on the scope and content of the SEIR for the project.

The City has determined that the project could result in potentially significant impacts and, therefore, a SEIR is required. An SEIR is a detailed statement prepared under CEQA describing and analyzing the significant environmental effects of a project and discussing ways to mitigate or avoid the effects.

Members of the public and public agencies are invited to provide comments on the scope and content of the SEIR to the City. The City would like to know the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may use the SEIR prepared by the City when considering your permits or other approvals for the project.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than the close of the 30-day NOP review period on **March 11**,

2016 by 5:00 PM. Please indicate a contact person in your response. You can email your comments to: gschroeder@sunnyvale.ca.gov or mail your response to:

City of Sunnyvale
Community Development Department, Planning Division
Attn: George Schroeder
456 West Olive Avenue
Sunnyvale, CA 94086

A public scoping meeting is scheduled for Thursday, February 25, 2016 at 6:30pm in the City Hall Council Chambers located at 456 W. Olive Avenue, Sunnyvale, CA 94086.

The project description, location, and the probable environmental effects are described below:

INTRODUCTION

The purpose of the SEIR is to inform decision makers and the general public of the environmental effects of a proposed project. The SEIR process is intended to: provide environmental information sufficient to evaluate a project and its potential for significant impacts on the environment; examine methods of reducing adverse environmental impacts; and consider alternatives to the project. Upon finding the SEIR is complete and in compliance with the California Environmental Quality Act (CEQA) of 1970, as amended, the City Council will consider certification of the SEIR at a public hearing and may take action on the proposed development project.

PROJECT LOCATION

The 8.83-acre project site is located at 1250 Lakeside Drive in Sunnyvale (Assessor Parcel Numbers: 216-43-035 and 216-43-036). The project site is located south of U.S. Highway 101 and east of Lawrence Expressway. The project site is currently undeveloped. Surrounding land uses include a hotel to the east of the project site, a man-made pond/water feature and offices to the south, and residential apartments to the west of the project site. A regional map, vicinity map, and aerial photograph of the project site are shown on Figures 1, 2, and 3, respectively.

DESCRIPTION OF THE PROJECT

The project proposes development within the development parameters of the existing Lakeside Specific Plan (LSP), which was adopted by the City Council in 2005. Specifically, the project proposes to develop a hotel with 263 rooms and market-rate rental apartments with 250 units. The proposed project would require an amendment to the LSP to reflect the proposed project and current City policies and/or code, a Special Development Permit, and Tentative Map to create two lots for each land use, with an option for future condominium conversion for the residential building.

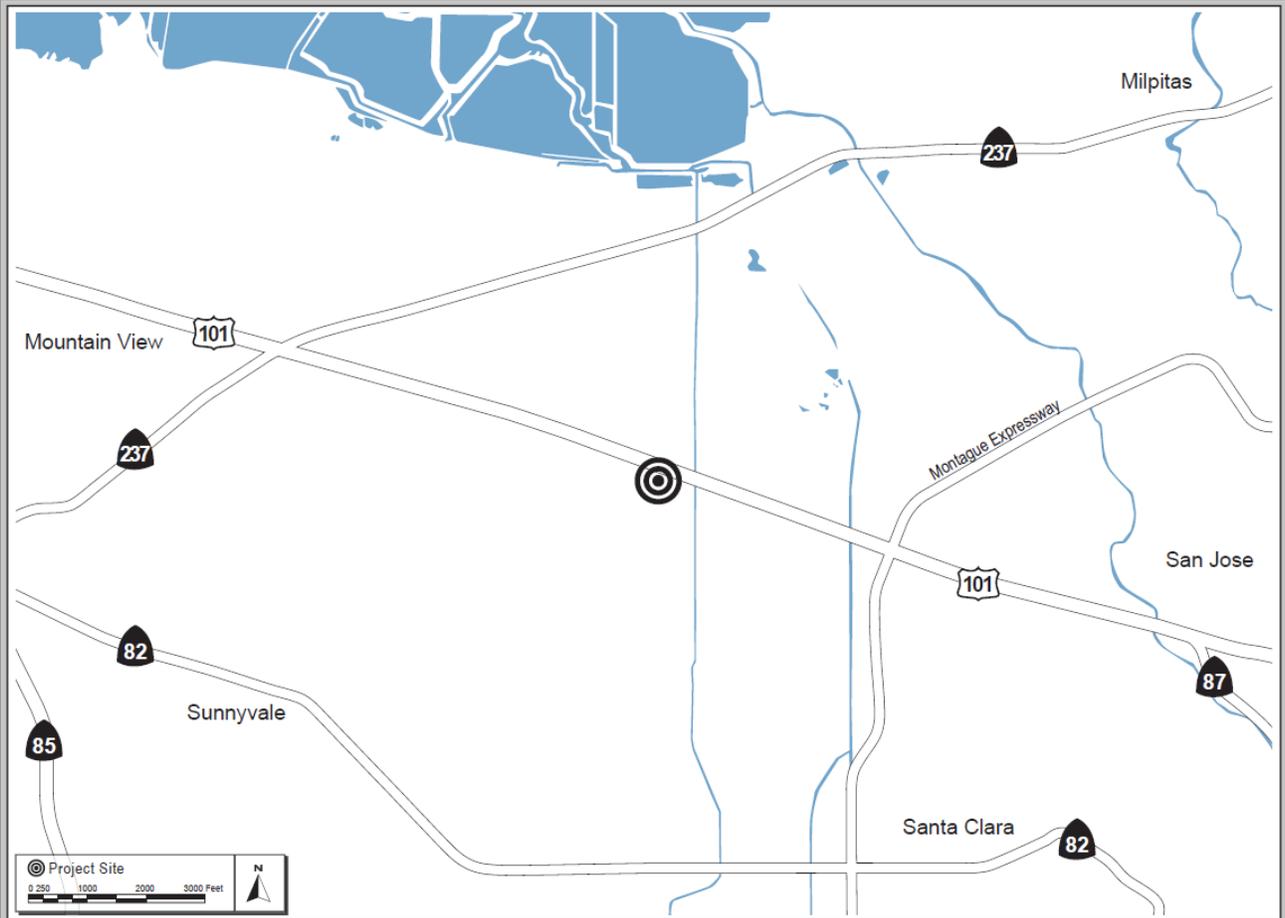
The proposed hotel would be located on the eastern portion of the site. The proposed 263-room hotel would be a six-story courtyard hotel totaling approximately 177,000 square feet. An open-to-the-public, full-service restaurant of approximately 3,393 square feet, as well as indoor meeting and banquet space, is proposed on the ground floor. Hotel parking would be located in an attached three-level above grade parking structure. The hotel building would be

up to 85 feet tall, with rooftop features (e.g., mechanical equipment screen) up to 100 feet tall. The proposed residential development would be located on the western portion of the site. The 250 residential units would be constructed in a five-story building located on top of a two-story, above-grade podium parking garage. The residential building would be approximately 445,921 square feet in size (276,008 square feet of apartment area and 169,913 square feet of parking garage) and up to 78 feet tall.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT

In accordance with §15063(c) of the CEQA Guidelines, an Initial Study has been prepared to focus the SEIR on the effects determined to be significant. The analysis in the Initial Study tiers off the certified 2005 The Crescent – Lakeside Specific Plan Final EIR (SCH# 2005022089) and concluded that a SEIR should be prepared to evaluate the project's transportation impacts. The SEIR will describe the existing environmental conditions on the project site and will identify the significant transportation impacts anticipated to result from development of the project. Where potentially significant impacts are identified, the SEIR will identify mitigation measures to avoid or reduce those impacts, as feasible. The SEIR will also discuss a reasonable range of alternatives to the project that could reasonably attain most of the basic objectives of the project and would avoid or substantially lessen any of the significant transportation impacts (CEQA Guidelines §15126.6(a)). A copy of the Initial Study is not attached to this NOP. The Initial Study will be attached as an appendix to the SEIR.

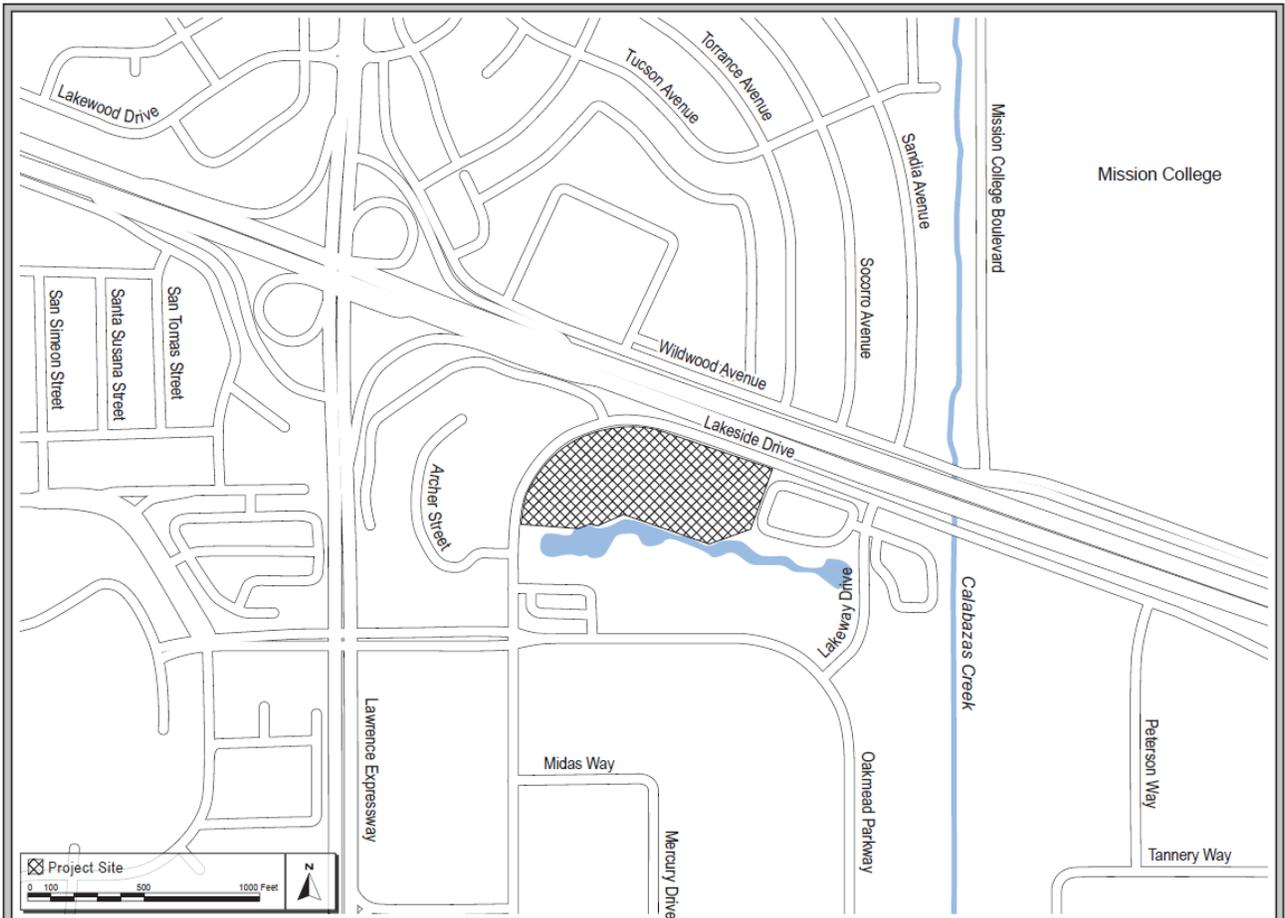
Figure 1: Regional Map



REGIONAL MAP

FIGURE 1

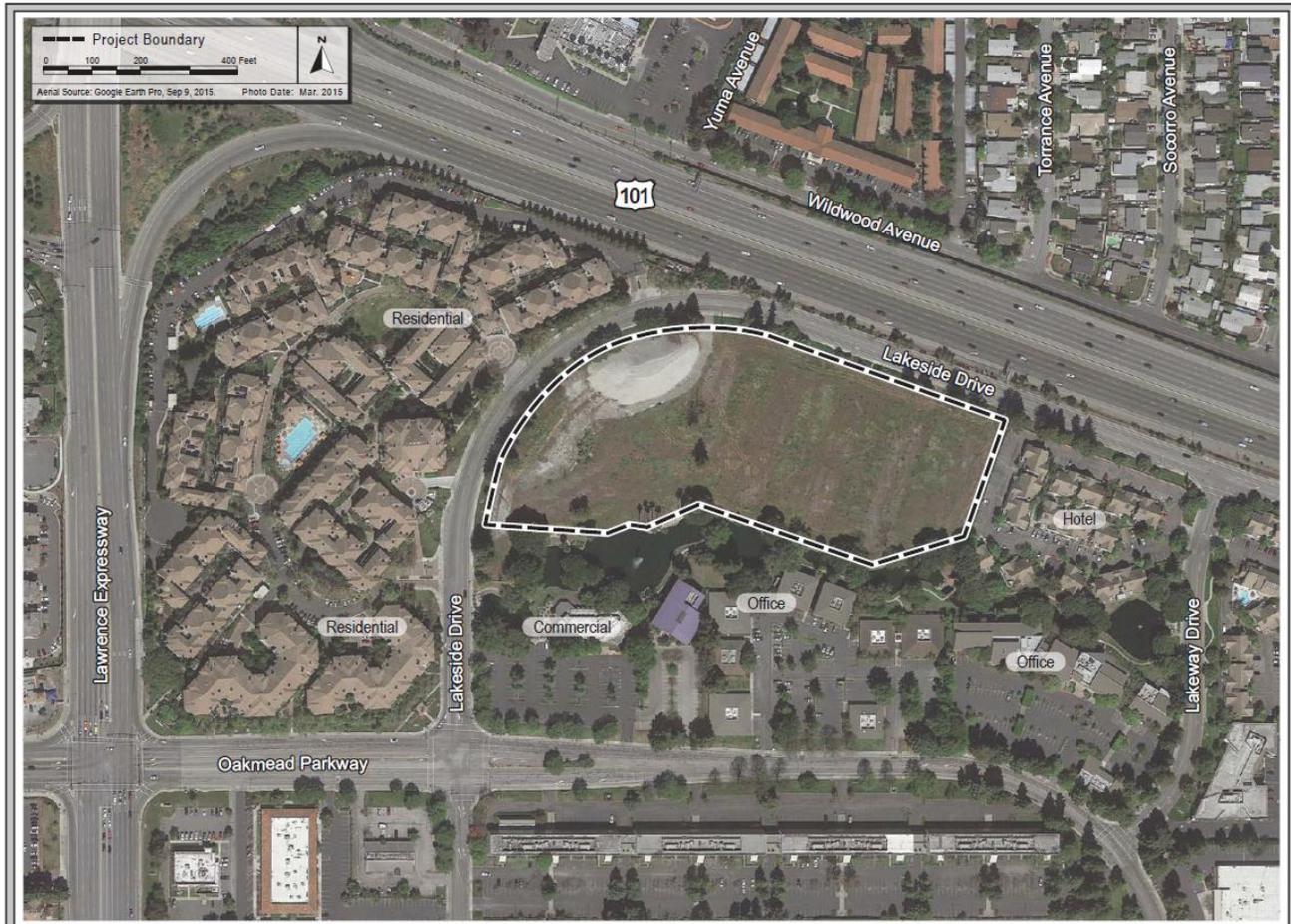
Figure 2: Vicinity Map



VICINITY MAP

FIGURE 2

Figure 3: Aerial Photograph



AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 3