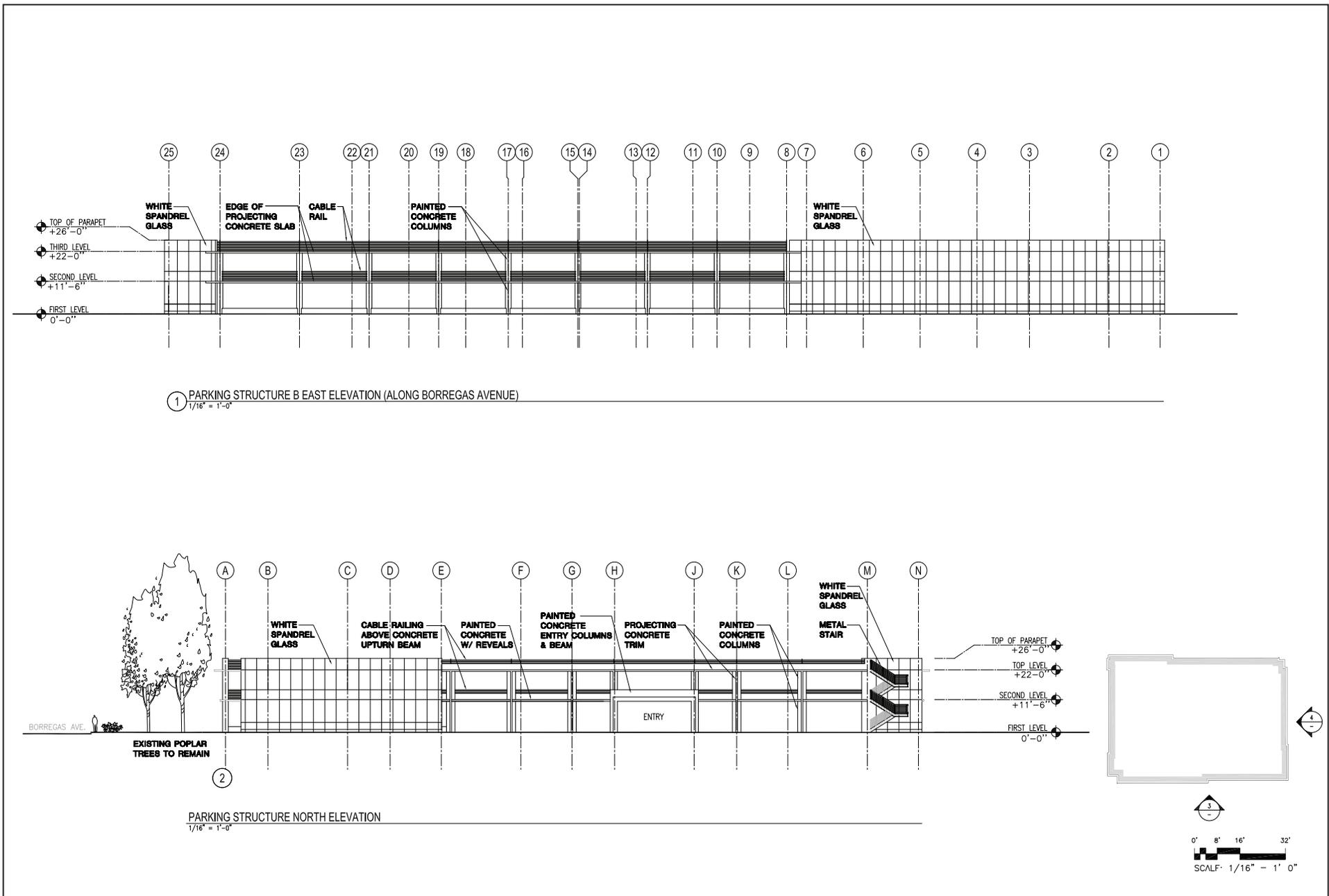


Source: DES Architects, 2013.



Source: DES Architects, 2013.



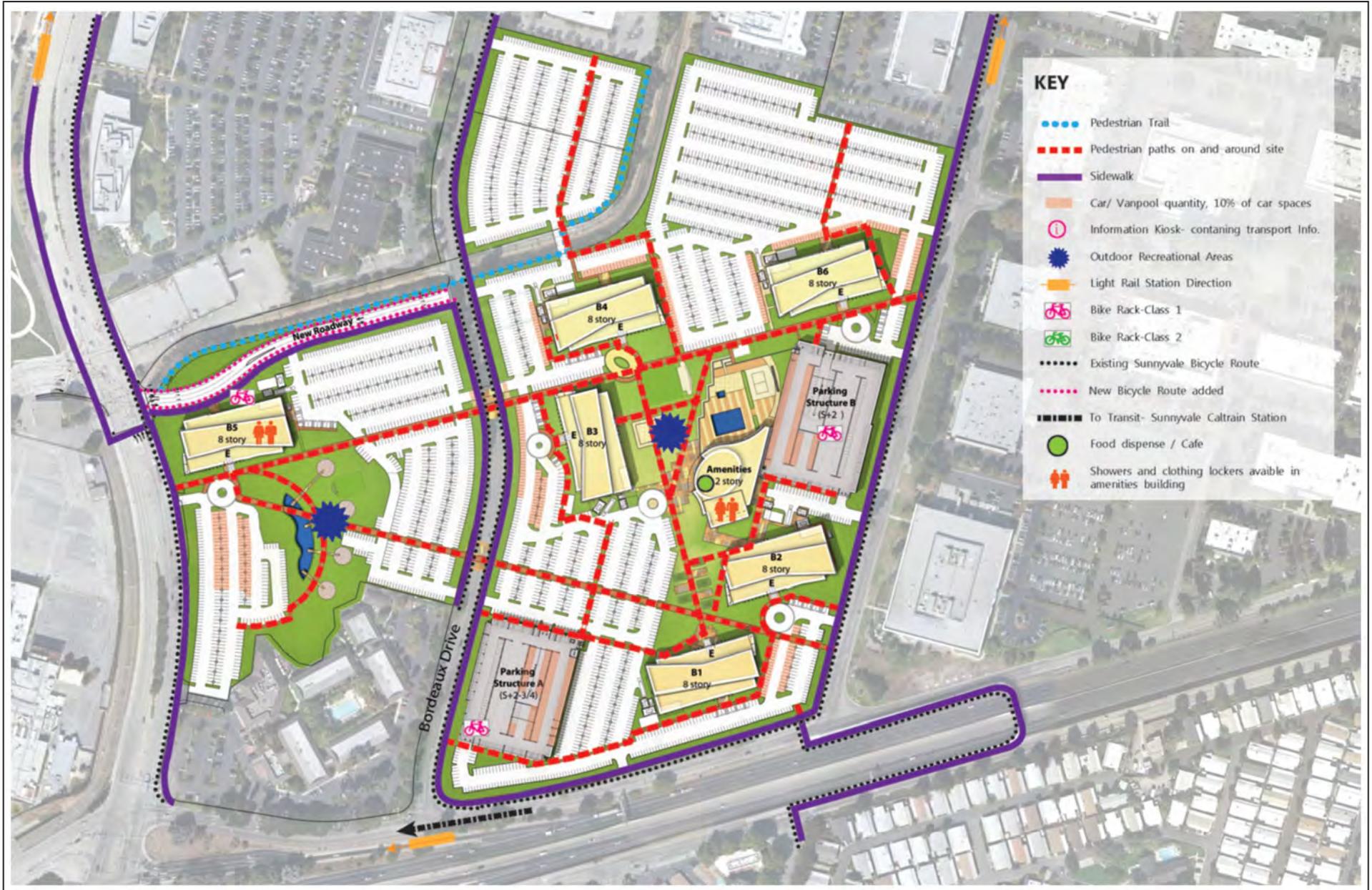
Source: DES Architects, 2013.



Source: DES Architects, 2013.



Source: DES Architects, 2013.



Source: DES Architects, 2013 and Krupka Consulting, 2013.

3.4.3 PROJECT UTILITIES

The proposed Project would require relocation of some of the existing utilities. Existing utilities that would no longer be used would be removed or abandoned in place as approved by the relevant regulatory authority. New easements and right-of-way areas would be granted where necessary. Easements no longer used would be vacated. Water service to the Project area is provided by the City of Sunnyvale Environmental Services Department. The City provides water service to existing office buildings on the Project site via a combination of 8-inch, 12-inch, and 16-inch water distribution lines. The Project proposes to connect on-site water lines to existing water mains located within Borregas Avenue, Bordeaux Drive, and Mathilda Avenue. Water laterals would be extended under the site's internal roadways and landscape areas connecting with proposed buildings.

The City's Environmental Services Department also provides sewer service to the Project site. There are existing sanitary sewer lines on the site serving existing the buildings and ancillary facilities. In general, an onsite sanitary sewer main line would extend under onsite roadways and landscape areas with sewer laterals connecting to each building. This onsite main line would connect to the existing sanitary sewer main located within Borregas Avenue, Bordeaux Drive, and Mathilda Avenue. No significant interruption of any existing services is anticipated in conjunction with build out of the Project.

3.4.4 LANDSCAPING

As part of past development projects, the subject property has been landscaped with ornamental trees, shrubs, and ground cover surrounding the office buildings on the site. A tree survey and inventory for the Project site was prepared for the property and indicates that there are 652 trees on the site, most of which are considered moderate (41%) to low suitability (51%) for preservation. All but 60 of the existing trees would be removed during construction, including 10 of which will be relocated on site. The proposed landscape plan proposes to plant approximately 292 trees in replacement throughout the Project site including common areas and parking areas, at a replacement ratio of 1.1. Other landscaping proposed throughout the site includes native and ornamental shrubs, grasses and other groundcovers. An additional 7 protected trees will be removed as part of the proposed sidewalk extension along Borregas Avenue from the Project's northern boundary north to Gibraltar Court. The utilization of native grasses and shrubs will ensure the landscaping is low-maintenance and will conserve water. The proposed landscaping plan is shown in Figure 3-20, *Conceptual Landscape Plan*.

3.4.5 DEVELOPMENT PHASING

The Project may be constructed in up to four phases. All or any portion of the existing development is permitted to remain in place and continue in office/R&D use, such that at any time the property may be improved partially with all or some of the existing buildings and partially with new development.

Demolition of existing buildings and construction of the proposed approximately 1.8 million square feet of new buildings, new parking lots, parking garage, and landscaping is proposed to be completed in

approximately 16 to 64 months, depending on Project phasing, market conditions, and the extent of new development. Prior to the construction of the buildings in any phase, demolition of certain existing structures would be completed in approximately two months, depending on the number of buildings being demolished. Each construction phase, including demolition would last approximately 16 months.

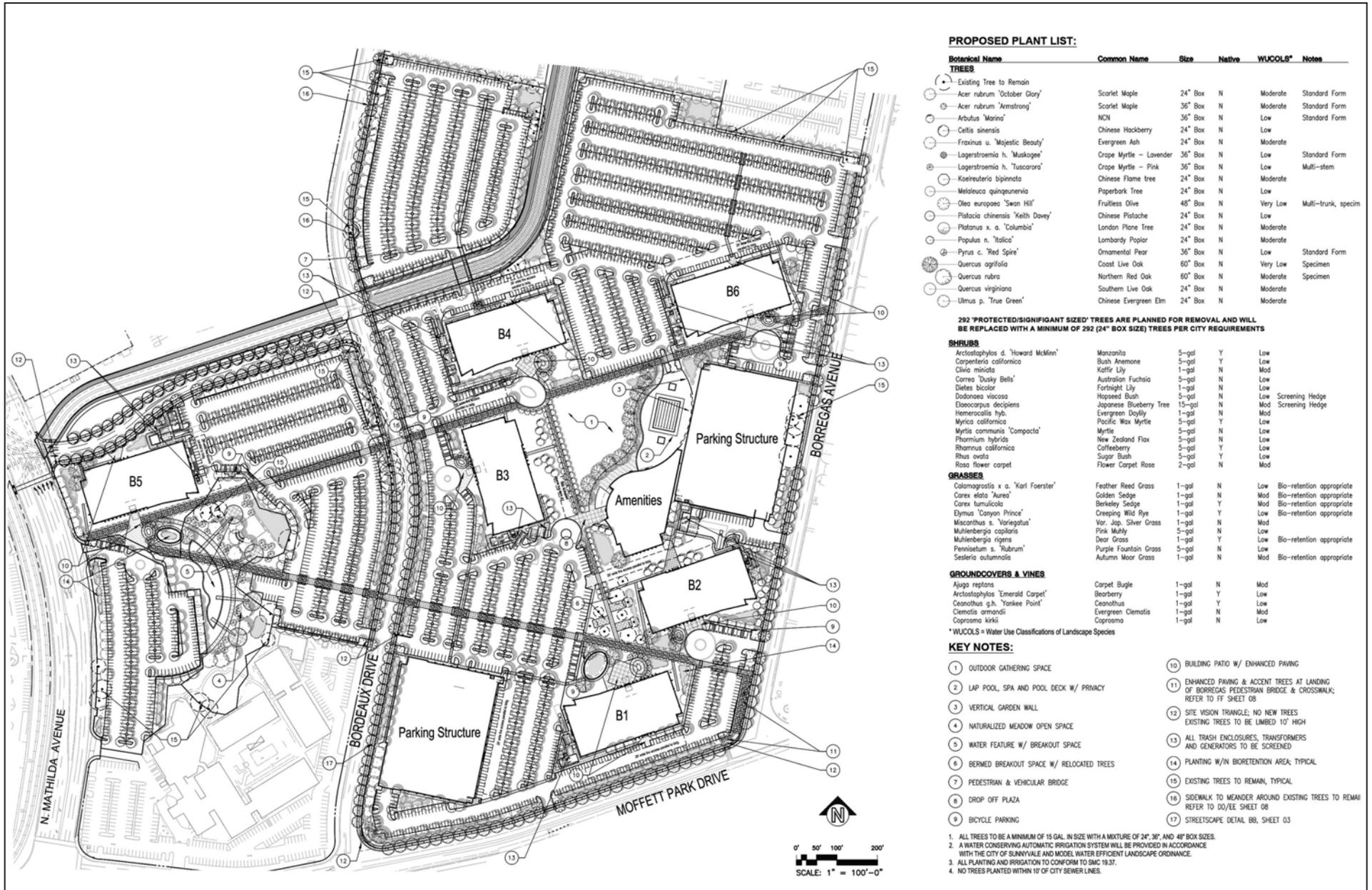
3.5 REQUIRED PERMITS AND APPROVALS

In conformance with Sections 15050 and 15367 of the *CEQA Guidelines*, the City of Sunnyvale has been designated as the “lead agency” for the proposed Project, defined as the “public agency, which has the principal responsibility for carrying out or approving a project.”

Following certification of the SEIR by the City Council, the City must make findings for each significant effect identified in the SEIR and determine whether it will adopt each mitigation measure (and if not, why). In considering approval of the proposed Project, the City Council will be considering the following actions to the existing 2004 Moffett Park Specific Plan:

1. Text Amendment to allow for eight parcels currently planned as Moffett Park Industrial (MP-I) to change to Moffett Park Transit Oriented Development (MP-TOD).
2. Zoning Map Amendment to allow the intensity of the combined parcels to increase from a 0.62 to a 0.80 Floor Area Ratio (FAR), to accommodate the proposed density of 0.78 FAR and approximately 352,000 additional square feet over the current base zone. An increase in developable square footage up to an additional 10% is allowed through the City’s Green Building Program.

The proposed square footage over the current maximum FAR would come from the Moffett Park Specific Plan Development Reserve and would not increase the overall intensity of Moffett Park. The Development Reserve is a floating reserve space that is allocated on a first-come, first-serve basis until the entire reserve has been exhausted. At the time of publication of this SEIR the Development Reserve balance is approximately 1,274,167 square feet, including the proposed Project.



Source: DES Architects, 2013.

Responsible agencies are those agencies that have discretionary approval over one or more actions involved with the development of the proposed Project site. Trustee agencies are state agencies having discretionary approval or jurisdiction by law over natural resources affected by the Project. Table 3-3, *Matrix of Project Approvals and Permits*, lists the agencies from which approvals and permits are required to implement the Project. This SEIR will be relied on by the City and other responsible agencies when determining whether to issue discretionary approvals to implement the Project.

TABLE 3-3
MATRIX OF PROJECT APPROVALS AND PERMITS

Permit Required	Approving Agency	Lead/Trustee/ Responsible Agency Designation
Specific Plan Amendment	City of Sunnyvale	Lead Agency
Zoning Amendment	City of Sunnyvale	Lead Agency
Major Moffett Park Design Review	City of Sunnyvale	Lead Agency
Tree Removal Permit	City of Sunnyvale	Lead Agency
Demolition Permit	City of Sunnyvale	Lead Agency
Grading Permit	City of Sunnyvale	Lead Agency
Building Permits	City of Sunnyvale	Lead Agency
Certificates of Occupancy	City of Sunnyvale	Lead Agency
Building Plan Review and Approval	City of Sunnyvale	Lead Agency
Stormwater Pollution Prevention Plan	Regional Water Quality Control Board (San Francisco Bay Region)	Responsible Agency
Demolition Permit	Bay Area Air Quality Management District	Responsible Agency

THIS PAGE INTENTIONALLY LEFT BLANK.