



## **NOTICE OF PREPARATION**

### **DRAFT ENVIRONMENTAL IMPACT REPORT**

#### **For the Moffett Place Project**

**To:** Interested Parties  
**Subject:** Notice of Preparation of Draft Environmental Impact Report  
Moffett Place

**Lead Agency:** City of Sunnyvale  
Community Development/Planning Division  
456 W. Olive Avenue  
Sunnyvale, CA 94086  
Contact: Shaunn Mendrin, AICP: (408) 730-7429  
SMendrin@sunnyvale.ca.gov

**NOTICE IS HEREBY GIVEN THAT** the City of Sunnyvale, as Lead Agency under the California Environmental Quality Act (CEQA), has prepared a Notice of Preparation (NOP) for a Draft Environmental Impact Report (EIR) for the proposed Moffett Place Campus. The NOP includes a project description, exhibits, phasing, and an overview of the potential impacts that will be addressed in the Environmental Impact Report (EIR).

**Project Title:** Moffett Place; Planning Application Number 2012-7854

**Project Location:** The proposed Project is located within the Moffett Park Specific Plan area located within the northern part of the City of Sunnyvale, and generally bordered by Moffett Park Drive to the south, West Channel to the north, Mathilda Avenue to the west, Borregas Avenue to the east, and north of the State Route 237 South Bay Freeway, refer to **Figure 1, Regional Vicinity** and **Figure 2, Vicinity Map**.

**Project Description:** The Moffett Place project is a proposed development of a 55.394 acre office complex in Sunnyvale, California. The applicant is Mathilda Avenue Campus LLC, Bordeaux Borregas LLC and 1215 Borregas LLC. The proposed development would replace approximately 473,200 square feet of existing office space with six new eight-story office buildings, a two-story amenities building, surface parking and two parking structures for a total of approximately 1.8 million square feet of total building area. Within the campus layout will be two large landscaped common spaces to accommodate active and passive recreation on-site. Refer to **Figure 3, Proposed Site Plan**.

**The purpose of this notice** is: (1) to serve as the Notice of Preparation to potential Responsible Agencies, agencies involved in funding or approving the project, and Trustee Agencies responsible for natural resources affected by the project, pursuant to Section 15082 of the CEQA Guidelines; and (2) to advise and solicit comments and

suggestions regarding the preparation of the EIR, environmental issues to be addressed in the EIR, and any related issues, from interested parties in addition to those noted above, including interested or affected members of the public. The City of Sunnyvale requests that any potential Responsible or Trustee Agency responding to this notice do so in a manner consistent with CEQA Guidelines Section 15082(b).

All parties that have submitted their names and mailing addresses will be notified as part of the project's CEQA review process. If you wish to be placed on the mailing list or have any questions or need additional information, please contact the person identified below. A copy of the NOP is on City of Sunnyvale's website (<http://sunnyvale.ca.gov/>), is on file at the City of Sunnyvale Community Development Department/Planning Division and the Office of the City Clerk, located at the address provided below, and is also available at the Sunnyvale Public Library, 665 W. Olive Avenue, Sunnyvale, CA 94086.

**Public Scoping Meeting:** The City of Sunny will hold a Scoping Meeting on February 28, 2013 at 7:00 PM, in the City Council Chambers located at 456 W. Olive Avenue, Sunnyvale, California 94086 to: 1) inform the public and interested agencies about the proposed project; and 2) solicit public comment on the scope of the environmental issues to be addressed in the EIR.

**A 30-Day NOP Review Period:** In accordance with CEQA, should your agency have any comments, it is requested to provide a written response to this NOP within the 30-day NOP review period between February 13, 2013 and March 15, 2013. Written comments must be received at the address below no later than 4:00 PM on March 15, 2013. Please indicate a contact person in your response and send it to the following contact:

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Attachments

**Attachment to the Notice of Preparation of an Environmental Impact Report for the  
City of Sunnyvale  
Moffett Place**

**PROJECT DESCRIPTION AND LOCATION**

The Moffett Place project is a proposed development of a 55.394 acre office complex in Sunnyvale, California. The proposed development would replace approximately 473,200 square feet of existing office space with six new eight-story office buildings, a two-story amenities building, surface parking and a three-level parking structure for a total of approximately 1.8 million square feet of total building area. Within the campus layout would be two large landscaped common spaces to accommodate active and passive recreation on-site.

The proposed Moffett Place will require the following modifications to the existing 2004 Moffett Park Specific Plan:

- Eight parcels currently planned as Moffett Park Industrial (MP-I) changed to Moffett Park Transit Oriented Development (MP-TOD).
- Amend the specific plan to allow the base density of the existing MP-1 parcels to increase from a 35% up to approximately 50% Floor Area Ratio (FAR).

An increase in square footage of 20% FAR is allowed in the MP-TOD area resulting in a 70% FAR and an additional 10% is allowed through the City's Green Building Program. The proposed square footage over the existing base FAR would be allocated from the Moffett Park Specific Plan Development Reserve and would not increase the overall density of Moffett Park.

The proposed project will require the following entitlements from the City of Sunnyvale:

- Amendment to the MPSP to change project parcels from MP-I to MP-TOD and to amend language for siting MP-TOD parcels.
- Rezoning of the project parcels from MP-I to MP-TOD
- Moffett Park Major Design Review
- Parcel Map
- Potential Development Agreement

With the consideration of the Specific Plan Amendment and zoning changes, an Environmental Impact Report (EIR) will be prepared to analyze the associated environmental impacts. This process will involve the consideration of past environmental documents that have already been completed for the area including the 2003 Program Environmental Impact Report (EIR), and any additional environmental review for development applications within the Specific Plan area that have been approved since 2006.

## Project Location

The proposed Project is located within the Moffett Park Specific Plan area located within the City of Sunnyvale, California. **Figure 1** shows the project site's location in regional context and **Figure 2** presents the project site's location and vicinity in a more localized context. The Project area is comprised of ten parcels, located northeast of the intersection of Moffett Park Drive and North Mathilda Avenue. The site is generally bordered by Moffett Park Drive to the south, West Channel to the north, Mathilda Avenue to the west, and Borregas Avenue to the east, with Bordeaux Drive extending through the center of the site. The project site is near the SR 237 Southbay Freeway and Moffett Federal Airfield. Existing and surrounding land uses include multi-tenant offices, a Cogswell Polytechnical College building, and various tech and Research and Development (R&D) uses. The site is also near several Santa Clara Valley Transportation Authority (VTA) light rail and bus stops on Mathilda Avenue and Java Drive.

## Project Key Features

In conjunction with the proposed Project, the development would include the construction of a new street that will connect Bordeaux Drive to the Mathilda Ave/Innovation Way intersection. The new connection would reduce traffic at the Mathilda Ave/Innovation Way intersection and provide a more direct freeway access to Moffett Park via Innovation Way. Integral to the campus, the development would also provide a 50,000 square foot amenities building which will include a fitness center, café, and extensive outdoor facilities including a pool and basketball court. The proposed amenities center would be solely for the use of the campus tenants and employees. Creating this type of facility would reduce traffic trips, as employees would more likely stay on site for lunch and alter their commute times to allow for before or after business hours workouts or activities. The development would achieve certification from the United States Green Building Council (USGBC) as a LEED Gold rated building consistent with the Moffett Park Specific Plan's Green Building Incentive option and the City of Sunnyvale's Green Building Program.

The following environmental factors are not impacted by the proposed Project: agricultural/forestry and mineral resources.

## SUMMARY OF KEY ENVIRONMENTAL ISSUES TO BE ADDRESSED IN EIR

- **Aesthetics:** The EIR will evaluate the proposed Project's potential impacts on scenic vistas, public views, existing visual character, as well as potential impacts effects from light and glare. The EIR will evaluate any potential impacts related to the height of the proposed new structures.
- **Air Quality:** The EIR will evaluate the proposed Project's consistency with applicable air quality plans and evaluate project-specific air quality issues, including both those related to construction activities and operation.
- **Biological Resources:** The EIR will evaluate potential biological impacts, in including those associated burrowing owls. The EIR will also evaluate any indirect effects on West Channel (e.g. siltation, debris, etc.).

- **Cultural Resources:** The EIR will evaluate the proposed Project's impacts on unknown subsurface cultural resources, including the disturbance of human remains.
- **Geology and Soils:** As is true for the entire region, the project would likely be subject to one or more severe earthquakes and associated seismic hazards during the life of the project. The EIR will evaluate seismic issues as well as any risks of undocumented fill soils onsite that could impact future structures.
- **Greenhouse Gases:** The EIR will evaluate the proposed project's contribution to greenhouse gas emissions and its compliance with applicable GHG reduction strategies and goals.
- **Hazards and Hazardous Materials:** The EIR will discuss possible risks that project implementation could result in the exposure of the public to the release of hazardous materials into the environment, such as asbestos or lead-based paints, during demolition of the existing buildings onsite and through the transport or disposal of such materials. The EIR will discuss industrial uses formally supported onsite and nearby railroad operations, and will address whether disturbance of onsite soils during the construction phase may expose the public to contaminated soils that exceed established screening levels.
- **Hydrology/Water Quality/Flooding:** The EIR will evaluate the Project for consistency with local and regional water quality standards and will assess any impacts that the project will have on existing drainage patterns. Potential flooding risks and impacts will also be discussed.
- **Land Use and Planning:** The EIR will evaluate the proposed Project's consistency with local policies and regulations that have jurisdiction over the project and any applicable habitat conservation plan or natural community plan.
- **Noise:** The EIR will discuss temporary short-term noise increases due to construction activities and any long term noise impacts due to operations.
- **Public Services and Utilities:** The EIR will discuss the proposed Project's impact on public services including fire protection, police protection, schools, and other public facilities. The Project site is currently developed and served by water, sewer lines, drainage and solid waste collection facilities. The EIR will discuss the adequacy of this existing infrastructure to provide service to the proposed project.
- **Population and Housing:** The EIR will evaluate the proposed Project's direct and indirect effect on population growth by introducing new businesses and infrastructure extension.
- **Recreation:** The EIR will discuss the impacts of the proposed Project on existing neighborhood parks, regional parks, and other recreational facilities.

- **Transportation and Traffic:** The EIR will evaluate the proposed Project's impacts to traffic, circulation, intersection operation, level of service, public transit, pedestrian and bicycle conditions.

***Cumulative Impacts***

As required by CEQA, potential cumulative impacts of the project will be addressed within the EIR.

***Alternatives***

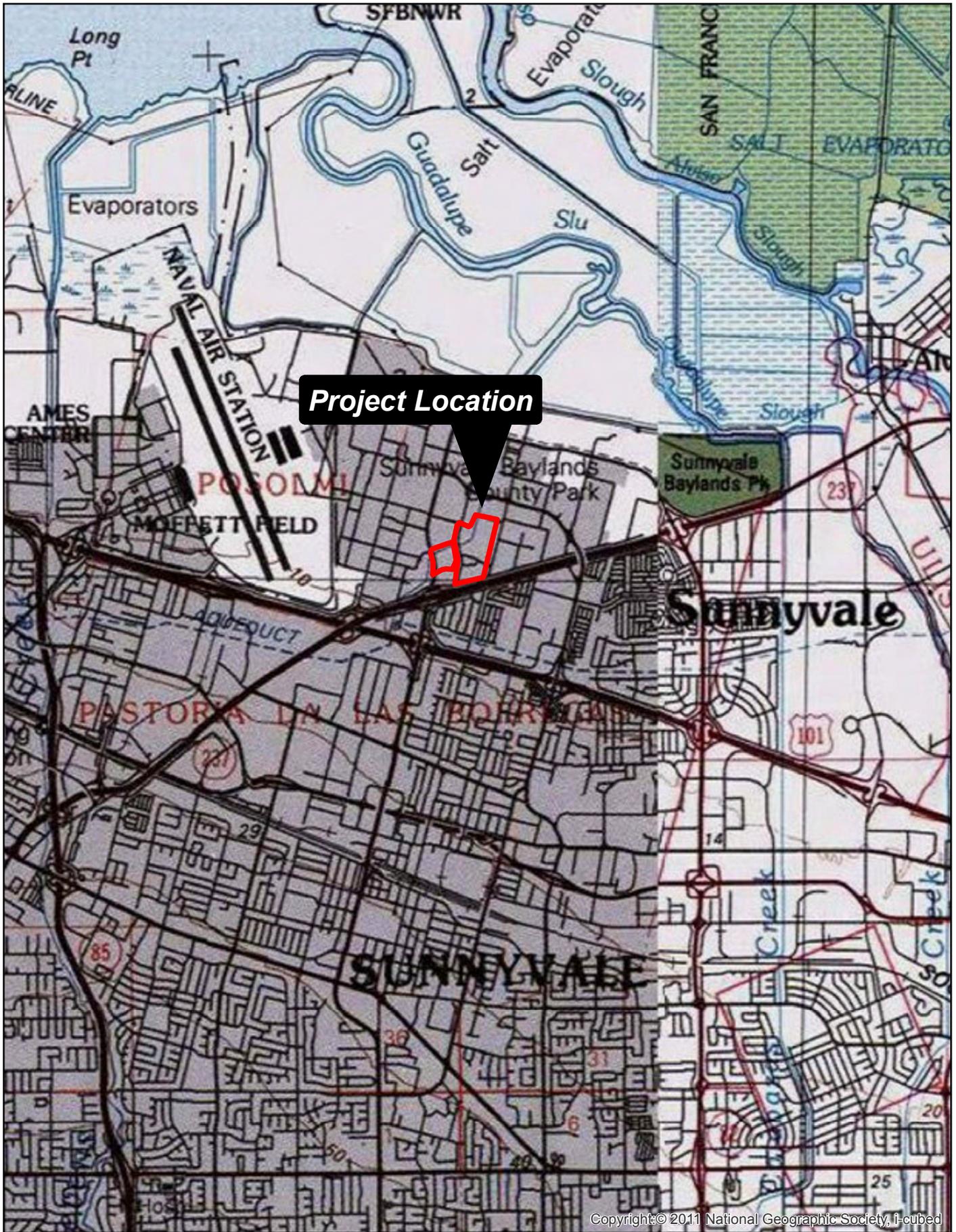
As required by CEQA Guidelines Section 15126.6, a range of reasonable alternatives to the project will be addressed within the EIR.

**ENVIRONMENTAL REVIEW PROCESS**

Following completion of the 30-day Notice of Preparation public review period, the City of Sunnyvale will incorporate relevant information into the Draft EIR, including results of public scoping and technical studies. The Draft EIR will be circulated for public review and comment for the required 45-day public review period. All individuals that have requested, in writing, will be placed on a Notice of Availability list for the Draft EIR. In addition, the Draft EIR and related materials will be available for review on the City of Sunnyvale's website: <http://sunnyvale.ca.gov/>, at the Sunnyvale Public Library (address above), and at the City of Sunnyvale, located at 456 W. Olive Avenue, Sunnyvale, CA 94086. Following receipt of all written comments on the Draft EIR, the City of Sunnyvale will prepare Responses to Comments as part of the Final EIR, which will be considered and acted upon by the City of Sunnyvale's City Council. The City of Sunnyvale will provide notification of future public meetings for this project to individuals that have requested to be included on the project interest list.

Should you have any questions or comments regarding this Notice of Preparation, please contact Shaunn Mendrin, Senior Planner, City of Sunnyvale, at (408) 730-7429 or [SMendrin@sunnyvale.ca.gov](mailto:SMendrin@sunnyvale.ca.gov).





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Source: ESRI, USGS Topo Map: Mountain View

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## Vicinity Map

Figure 2



FIGURE 3

**Proposed Site Plan**

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