



**NOTICE OF PREPARATION  
DRAFT ENVIRONMENTAL IMPACT REPORT  
For the Peery Park Specific Plan Project**

**TO:** Interested Parties

**SUBJECT:** Notice of Preparation of Draft Environmental Impact Report  
Peery Park Specific Plan

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

**CONTACT:** Amber El-Hajj  
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**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) and Initial Study (IS) for a Draft Environmental Impact Report (EIR) for the proposed Peery Park Specific Plan (Project). The NOP/IS 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:** Peery Park Specific Plan, Project # 2013-7653

**A 30-DAY NOP REVIEW PERIOD:** Written comments should be submitted at the earliest possible date within the 30-day public review period of **Tuesday, June 9, 2015 to Thursday, July 9, 2015, but no later than 5:00 p.m. on Thursday, July 9, 2015.** Please indicate a contact person in your response and send your comments to:

ael-hajj@sunnyvale.ca.gov  
or  
Amber El-Hajj  
City of Sunnyvale  
P.O. Box 3707  
Sunnyvale, CA 94088-3707

**PUBLIC SCOPING MEETING:** The City will hold a Scoping Meeting on **Thursday, June 25, 2015 from 6:30 to 7:30 p.m.**, 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.

**INITIAL STUDY AND RELATED PROJECT DOCUMENTS:** Project related documents can be found on the project webpage [PeeryPark.InSunnyvale.com](http://PeeryPark.InSunnyvale.com).

**PROJECT LOCATION:** The Peery Park Specific Plan (Project) is proposed for Peery Park, an existing light industrial district in the northwestern portion of the City of Sunnyvale in Santa Clara County. The City of Sunnyvale is located in southern region of the San Francisco Bay area, bordered by the cities of Mountain View to the west, Los Altos southwest, Cupertino to the south, and Santa Clara to the east. Moffett Federal Airfield lies to the northwest and a portion of the City of San Jose is to the northeast (Figure 1). The Project area is roughly bounded by State Route 237 (SR 237) to the north and northwest, Mathilda Avenue to the east, and the Southern Pacific Rail line to the south (Figure 2). Downtown Sunnyvale is located to the southeast of Peery Park and provides transit and retail services to Peery Park.

The Project area is approximately 446 net acres with 223 parcels ranging between 0.02 and 21.45 acres in size. Land uses within the Project are predominantly industrial/research and development (approximately 77%), with service and retail commercial uses (approximately 12%), recreational uses (approximately 10%), and very limited residential use (less than 1%). Four occupied single-family residences located within an industrial zone in the southern portion of the Project area are nonconforming with current zoning regulations. Approximately 18 acres of the industrial uses within Peery Park are located east of Mathilda Avenue. Major tenants in the area include offices for Blue Coat Systems, Apple, LinkedIn, Le Boulanger, Riverbed, Good Technology, Hewlett Packard, Ariba, the Parkinson's Institute, BMC Software, Synopsis, and Patterson Dental.

**PROJECT DESCRIPTION:** The purpose of the Project is to guide future development of the existing industrial business park, addressing the type, location, intensity, and design of industrial and commercial buildings, as well as transportation and infrastructure improvements for the approximately 446 net acre area identified as Peery Park. The Project would include land use changes to allow for redevelopment of under-utilized or under-developed industrial properties to provide new commercial space for technology-based business development, as well as supporting uses within defined activity centers, such as mixed commercial and residential uses along San Aleso on the east side of Mathilda. The Project would include development policies, land use regulations, design standards, a capital improvement program, and a financing program concisely within a single document to define and guide development within the Project area over 10 to 20 years. The project may also include amendments to the Sunnyvale General Plan and the Sunnyvale Municipal Code.

The Project area has approximately 7 million square feet (sf) of existing development with 0.5 million sf approved or under construction. The study includes an increase over the existing and approved sf of 2.2 million sf for a total of 9.7 million sf within Peery Park. Recent interest in higher density Class 'A' office and tech-based industrial buildings has intensified throughout the City and particularly for properties in Peery Park. This interest is focused primarily on existing Class 'C' buildings as attractive locations for redevelopment of aging structures that do not meet the needs of current and future Silicon Valley business needs.

**Table 1: Proposed Net Increase in Building Space/Residential Units in Peery Park<sup>1</sup>**

<b>Commercial</b>	<b>2,200,000 sf</b>
Retail	200,000 sf
Office/R&D/Industrial	2,000,000 sf
<b>Residential</b>	<b>215 units</b>

The Project would include improvements to transit accessibility and interconnectivity to support the non-vehicle commutes, including potential expansion of shuttle services within Peery Park to connect employees with regional rail transit provided by VTA and Caltrain. The Project proposes improvements to Mathilda Avenue to support increase transit and multi-modal accessibility to the Caltrain Sunnyvale Station located 0.2 miles from the southern edge of the Project area on Evelyn Avenue. The Project also identifies options for providing multi-modal access to the Moffett Park Station located 0.5 miles from the northern edge of the Project area on West Moffett Park Drive. Additionally, existing local roadways would be improved where needed to serve multi-modal needs of employees and visitors, including completing sidewalk and pathway connections, bike lane striping, and streetscape and signage improvements. The Project would include intersection improvements where needed to improve multi-modal accessibility, including intersections along Mathilda Avenue.

The project will propose both public and private open space throughout the district and on individual properties. Minimum required project space will be based on the gross square feet of the individual project and will range between 20 and 40% of the total project site. Public open space will be desired and may be provided near cafes/restaurants, exercise facilities or provided in plazas and courtyards.

**THE PURPOSE OF THIS NOTICE IS:** (1) to serve as the Notice of Preparation to provide potential Responsible Agencies, agencies involved in funding or approving the project, and Trustee Agencies responsible for natural resources affected by the project with sufficient information to provide meaningful responses as to the scope and content of the EIR, 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. Environmental factors that would be potentially affected by the proposed Project are noted with brief descriptions of proposed EIR analysis:

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| <ul style="list-style-type: none"> <li>Aesthetics</li> <li>Agricultural Resources</li> <li>Air Quality</li> <li>Biological Resources</li> <li>Cultural Resources and Historic Structures</li> <li>Geology/Soils</li> <li>Greenhouse Gas Emissions and Climate Change</li> <li>Hazards and Hazardous Materials</li> <li>Hydrology and Water Quality</li> </ul> | <ul style="list-style-type: none"> <li>Land Use and Planning</li> <li>Noise</li> <li>Population and Housing</li> <li>Public Services</li> <li>Recreation</li> <li>Transportation, Circulation and Traffic</li> <li>Utilities/Service Systems</li> <li>Other CEQA Considerations</li> </ul> |
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<sup>1</sup> Preliminary land use calculations are subject to change through the draft EIR and proposed Project.

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

The attached Initial Study identifies the range of environmental resource areas applicable to the Project and assesses the potential environmental consequences of the proposed Project in accordance with the State of California Guidelines for Implementation of CEQA. CEQA requires that any proponent of a qualifying project that requires discretionary authority of a governing body must first prepare an environmental assessment to determine the potential environmental impacts of that project before the project can be approved. The attached Initial Study finds that the Project will have no potential to create impacts on aesthetics, biological resources, geology/soils, hydrology/water quality, forest resources, or on mineral resources. However, with consideration of Initial Study findings, the EIR will evaluate the following resources:

**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.

**Agricultural Resources:** The EIR will evaluate the proposed Project's potential impacts to a limited range of agricultural resources within the Project area to assess the impacts of conversion of farmland to a non-agricultural use.

**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 roosting habitat in mature tree canopy. The EIR will also evaluate any indirect effects on the Sunnyvale 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, and impacts to known historic resources, including the Libby Can (a local landmark) and the Mellow's Nursery and Farm (a local heritage resource).

**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 soil instability 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 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, including any applicable habitat conservation plan or natural community plan, or airport land use plans.

**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.

The City 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 e-mail or 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 and IS can be found on the Peery Park Specific Plan website ([PeeryPark.InSunnyvale.com](http://PeeryPark.InSunnyvale.com)) and on file at the City of Sunnyvale's One-Stop Permit Center, 456 W. Olive Avenue, Sunnyvale, CA 94086.

**Attachments:**

1. Figure 1: Project Vicinity
2. Figure 2: Project Area Map