



Notice of Preparation of an Environmental Impact Report

Date: April 20, 2015

To: Responsible, Trustee, and Other Interested Agencies; Interested Parties

From: City of Sunnyvale
Community Development Department
456 W. Olive Avenue
P.O. Box 3707
Sunnyvale, CA 94088-3707

Re: **Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the Proposed Stratford School at Partridge Avenue Project**

The City of Sunnyvale (lead agency) will prepare an Environmental Impact Report (EIR) for the proposed Stratford School at Partridge Avenue Project. This Notice of Preparation (NOP) is being distributed to applicable responsible agencies, trustee agencies, and interested parties as required by the California Environmental Quality Act (CEQA). Comments from interested agencies are requested as to the scope and content of the environmental information that is pertinent to each agency's statutory responsibilities in connection with the proposed project. The project location and description are summarized below. The City has established a project website: to StratfordatPartridge.inSunnyvale.com.

Project Title: Stratford School at Partridge Avenue

Project Location: The project site is located at 1500 Partridge Avenue in Sunnyvale, at the southeast corner of Dunford Way and Partridge Avenue. Regional access to the project area is provided by Interstate 280 to the south, El Camino Real to the north, Lawrence Expressway to the east, and South Wolfe Road to the west. Direct access to the project area is provided from Partridge Avenue and Dunford Way. The regional and project site location are illustrated in Figures 1 and 2.

Project Characteristics: The proposed project would modernize the existing buildings to serve a population of a maximum of 520 students. The initial use of the Stratford School at Partridge Avenue would be for middle school students with an expected capacity of 460 students. Enrollment in the first operational year would be approximately half of the expected capacity of 460 students. Preschool, kindergarten, and elementary school students may be accommodated at the site, depending on future demand. Regardless of the student body makeup, the proposed project's student numbers would not exceed 520 students at any one time. The project's site plan is shown in Figure 3.

The proposed project would include modernization of all existing buildings, fixtures, and improvements to meet any required ADA standards and fire codes. Minor exterior nonstructural improvements would include a new circulation driveway

and fencing. The proposed project would include modifications to the building façade with contemporary colors and materials. Post construction, all surfaces would be repainted and landscaping would be upgraded.

The project would include the construction of a basketball court in Raynor Park near the southeast corner of the school property. The full-size court would feature an asphalt play surface and would be surrounded by a 12-foot-tall vinyl-coated chain-link fence. The court would be used by the school during school days and be available for public use during evenings, weekends, and holidays.

Project Background: The former Raynor Elementary School site was deemed as surplus by the Santa Clara Unified School District in 1979 and was subsequently purchased by the City of Sunnyvale. The project site, formerly known as Raynor Activity Center, is approximately 3.5 acres and is located in the northwest corner of the parcel. The project site is currently occupied by the eight former school buildings, two parking lots, and two play areas. The existing buildings have been used over the years as an activity center for art studios, gymnastic clubs, private preschool operations, philatelic library, and City storage facility. The buildings are not currently in use. In 2012, The City declared the project site as surplus property and directed staff to conduct a competitive process for its sale. The project includes a joint use agreement of the park and a final map to subdivide the project site.

EIR Sections: Based on the project description and the City's understanding of the environmental issues associated with the project, the following topics will be analyzed in detail in the EIR:

- Aesthetics – This section will analyze potential impacts due to the addition of nighttime lighting. Mitigation measures will be proposed as needed.
- Air Quality – An air quality analysis will be prepared in accordance with CEQA requirements. A discussion of the project's contribution to regional air quality impacts will be included.
- Biological Resources – This section will address potential impacts due to tree removal and alteration of drainage features. Mitigation measures will be proposed as needed.
- Cultural Resources – The EIR will determine the structures' eligibility for listing on the California Register of Historic Resources, assess internal and external features, and propose mitigation measures as needed.
- Geology and Soils – This section will analyze potential impacts due to grading activities. Mitigation measures will be proposed as needed.
- Greenhouse Gas Emissions/Energy – The EIR will analyze the project's contribution to global greenhouse gas emissions and the project's anticipated energy use in relation to the requirements of CEQA Guidelines Appendix F.

- Hazards and Hazardous Materials – This section will discuss impacts from the previous uses of the project site and identify mitigation measures as needed.
- Hydrology and Water Quality – The EIR will analyze potential impacts on drainage patterns and water quality from the proposed driveway and impermeable areas, and propose mitigation measures as needed.
- Land Use/Planning – The EIR will analyze the project's consistency with City land use/planning policies and land use compatibility with the adjoining area.
- Noise – This section will analyze potential impacts due to construction noise on sensitive receptors and long-term noise exposure due to operational noise sources. Mitigation measures will be proposed as needed.
- Public Services – The EIR will analyze the project's impact on public services like police and fire protection. Mitigation measures will be proposed as needed.
- Recreation – The EIR will analyze the project's recreational opportunities and its impact on local parks and other recreational facilities. Mitigation measures will be proposed as needed.
- Traffic and Circulation – The EIR will analyze the project's impacts on both level of service and vehicle miles traveled. Mitigation measures will be proposed as needed.
- Utilities – This section will analyze the need for improved infrastructure facilities and associated demands for additional water supply and wastewater service. Mitigation measures will be proposed as needed.

Based on initial review of the project, the following environmental issue areas will be scoped out, as no impacts would occur:

- Agriculture and Forestry Resources
- Mineral Resources
- Population and Housing

Alternatives to be analyzed in the EIR will be defined based on their potential to reduce or eliminate significant environmental impacts associated with the proposed project. The specific alternatives may include, but are not limited to, the "No Project" alternative as required by CEQA and a reduced capacity alternative.

NOP Notice: The City solicits comments regarding the scope and content of the EIR from all interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. In accordance with the time limits established by CEQA, please send your response at the earliest possible date, but no later than 30 days after receipt of this notice. Review period is April 20, 2015 through May 20, 2015.

Please send your written/typed comments (including name, telephone number, and contact information) to the following:

Momoko Ishijima, Associate Planner
City of Sunnyvale – Planning Division
456 W. Olive Avenue
P.O. Box 3707
Sunnyvale, CA 94088-3707
mishijima@sunnyvale.ca.gov

Scoping Meeting: A public scoping meeting will be held from 6:30 to 8 pm on May 6, 2015, at:

Raynor Park Park Building
1565 Quail Avenue
Sunnyvale, CA 94087

ALL INTERESTED PARTIES ARE INVITED TO SUBMIT WRITTEN COMMENTS ON THE SCOPE TO ASSIST IN IDENTIFYING ISSUES TO BE ADDRESSED IN THE EIR.

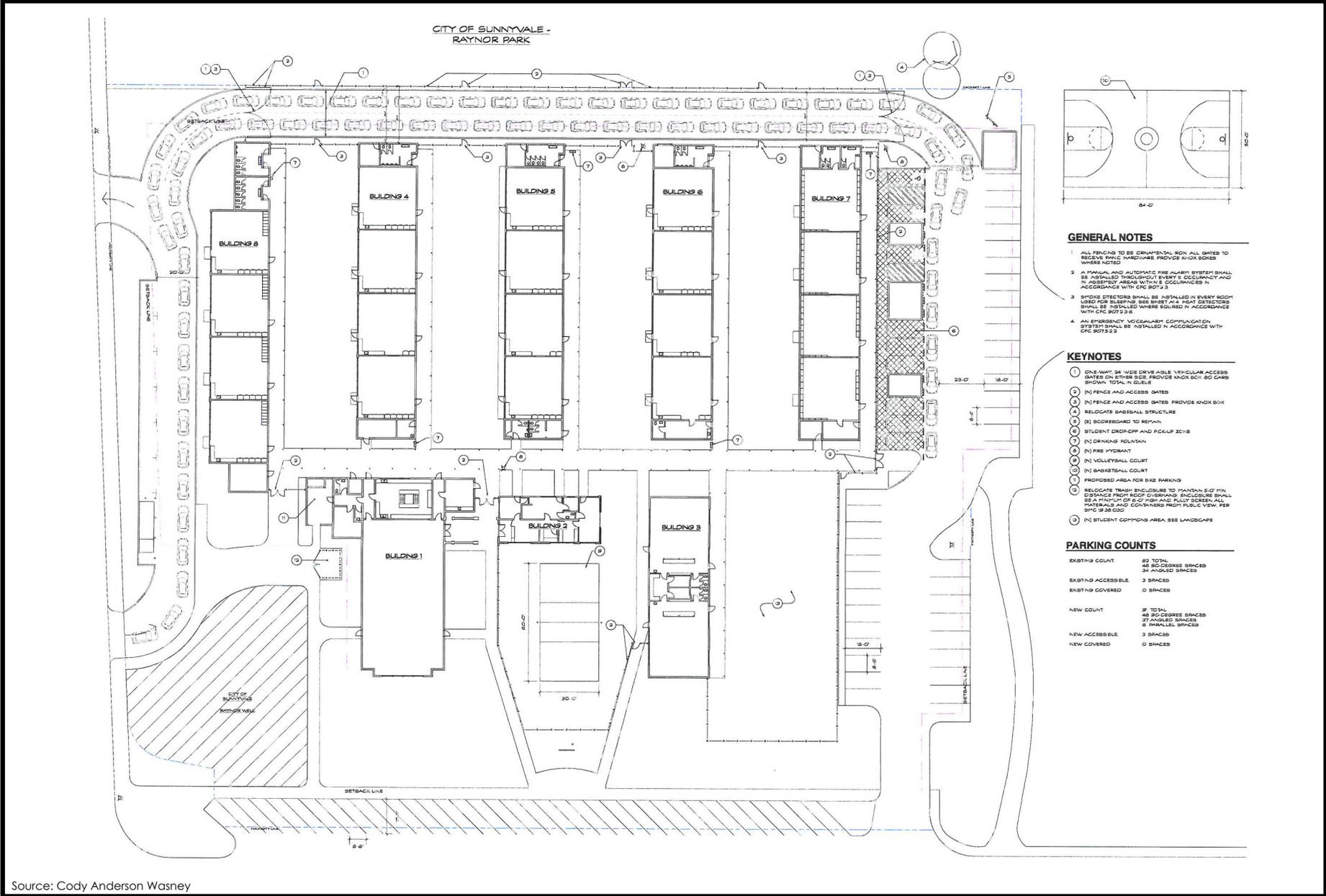
For additional information, please contact Momoko Ishijima at (408)730-7532.

_____ Date: _____

Momoko Ishijima
Associate Planner



Figure 2
Project Location



GENERAL NOTES

1. ALL FENCING TO BE ORNAMENTAL. NON ALL GATES TO RECEIVE SIGN. HARDWARE PROVIDE KNOX BOXES WHERE NOTED.
2. A MANUAL AND AUTOMATIC FIRE ALARM SYSTEM SHALL BE INSTALLED THROUGHOUT EVERY OCCUPANCY AND IN ASSEMBLY AREAS WITH THE OCCURRENCE IN ACCORDANCE WITH CFC 9072.3.
3. SMOKE DETECTORS SHALL BE INSTALLED IN EVERY ROOM USED FOR SLEEPING. SEE SHEET A-1. HEAT DETECTORS SHALL BE INSTALLED WHERE EQUIRED IN ACCORDANCE WITH CFC 9072.3.
4. AN EMERGENCY VEGETARIAN COMMUNICATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CFC 9072.3.

KEYNOTES

1. ONE-WAY 24" WIDE DRIVEABLE VEHICULAR ACCESS GATES ON EITHER SIDE PROVIDE KNOX BOX. 80" GARD. SHOWN TOTAL IN GLOBE.
2. (N) FENCE AND ACCESS GATES.
3. (N) FENCE AND ACCESS GATES. PROVIDE KNOX BOX.
4. RELOCATE BASEBALL STRUCTURE.
5. (N) SIGNAGE/GARD TO REMAIN.
6. STUDENT DROP OFF AND PICK UP ZONE.
7. (N) DRINKING FOUNTAIN.
8. (N) FIRE HYDRANT.
9. (N) VOLLEYBALL COURT.
10. (N) BASKETBALL COURT.
11. PROPOSED AREA FOR BIKE PARKING.
12. RELOCATE TRASH ENCLOSURE TO MAINTAIN 5'-0" MIN. SEPARATION FROM HIGH CURBING. ENCLOSURE SHALL BE A MINIMUM OF 5'-0" HIGH AND FULLY SCREEN ALL MATERIALS AND CONTAINED FROM PUBLIC VIEW. PER SFC 19 26.050.
13. (N) STUDENT GATHERING AREA. SEE LANDSCAPE.

PARKING COUNTS

EXISTING COUNT	82 TOTAL 48 ACCESSIBLE SPACES 34 PARALLEL SPACES
EXISTING ACCESSIBLE	3 SPACES
EXISTING COVERED	0 SPACES
NEW COUNT	81 TOTAL 46 ACCESSIBLE SPACES 37 PARALLEL SPACES 6 PARALLEL SPACES
NEW ACCESSIBLE	3 SPACES
NEW COVERED	0 SPACES

Source: Cody Anderson Wasney

Not to Scale



Figure 3
Draft Proposed Site Plan

