CHAPTER 3 REFINEMENTS AND CLARIFICATIONS TO THE SEIR

The following text changes to the Draft SEIR are organized by the Draft SEIR chapter heading (e.g. Chapter 3, Existing Conditions, Environmental Impacts, and Mitigation Measures), subsection (e.g. 3.1, Traffic), page number, paragraph number, and location within the paragraph (e.g. paragraph #1, line #3). As noted in Chapter 1, changes in the text are signified by strikeouts (~~strikeouts~~) where text is removed, and bold font (**bold font**) where text is added.

Chapter 1: Introduction

Subsection 1.2 Purpose of the Subsequent EIR

Page 1-3, third paragraph has been revised as follows:

This Draft SEIR is appropriate under § 15162 of the CEQA Guidelines. This project-level Draft SEIR provides substantial new information related to the implementation of a commercial office campus development plan proposing to replace ~~671,944~~ **598,144** square feet of existing office space with six new eight-story office buildings and a two-story amenities building for a total of approximately 1.8 million square feet of total building area.

Chapter 2: Summary

Subsection 2.1 Project Description

Page 2-1 first paragraph has been revised as follows:

The Moffett Place Campus Project is a proposed development of an approximately 53.12 acre Class A office complex in Sunnyvale, California. The applicant is Mathilda Avenue Campus LLC, Bordeaux Borregas LLC and 1215 Borregas LLC. The proposed development would replace ~~671,944~~ **598,144** square feet of existing office space with six new eight-story office buildings, a two-story amenities building, surface parking and two three-level parking structures for a total of 1.8 million square feet of total building area.

Subsection 2.2 Summary of Environmental Impacts and Mitigation Measures

Page 2-3, third and fourth paragraphs under Significant Unavoidable Adverse Environmental Effects

However, the environmental impact analysis conducted for the proposed Project identified updated project-level significant and unavoidable adverse environmental impacts for ~~traffic and~~ air quality.

These updated project-level significant and unavoidable ~~traffic and~~ air quality impacts replace and supplement the significant and unavoidable ~~traffic and~~ air quality impacts identified in the previously certified program-level MPSP EIR. The updated project-level significant and unavoidable ~~traffic and~~ air quality impacts identified for the proposed Project, in combination with the significant and unavoidable impacts identified

in the previously certified program-level MPSP EIR, constitute the significant and unavoidable impacts for the MPSP area.

Chapter 3.0 Project Description

Subsection 3.4 Project Description

Page 3-21, fourth paragraph has been revised as follows:

The Development Reserve established by the MPSP consisted of approximately 5.4 million square feet of development potential that could be applied to development projects within the MP-I and MP-TOD subdistricts that desired to exceed the Standard FAR limit of the underlying subdistrict and were able to meet certain standards of the MPSP. At the time of publication of this SEIR the Development Reserve balance is approximately ~~1,528,120 square feet[2]~~ **1,274,167 square feet**; including the proposed project.

Page 3-21, Footnote 2 has been deleted as follows:

~~The City has received a Preliminary Review request which would bring the development reserve balance to 1,325,385 square feet.~~

Subsection 3.5 Required Permits and Approvals

Page 3-48, at the end of this sub-section add the following text:

In addition to the amendments to the existing MPSP, the Project includes the approval of a Development Agreement between the applicant and the City for improvements related to the construction of the project and other minor improvements in the vicinity of the Project area (e.g., sidewalks, pedestrian crossings, etc.). The Development Agreement is a legal and contractual mechanism that provides assurances to both parties (in this case the City and the project applicant) that each will meet their obligations. The City gains assurances that the applicant will fund and construct the agreed upon improvements, and Specific cost amounts and timelines in which the improvements must be constructed are memorialized in the Development Agreement. The applicant, as the party responsible for incurring costs associated with constructing the improvements receives assurances that the City will meet its obligations outlined in the agreement.

Items covered in the Development Agreement that relate to physical impacts on the environment include:

- **The project applicant shall provide a new fire suppression ladder truck to specifications identified by the City.**
- **Construct a new segment of Innovation Way between Bordeaux Avenue and Mathilda Avenue as well as other roadway and intersection improvements described as mitigation measures in the EIR.**

- **Construction of a new public safety facility as described and analyzed in the Fire Station Alternative**
- **Project Phasing**

Section 4.0 Existing Conditions, Environmental Impacts, and Mitigation Measures

Subsection 4.1.1 Environmental Setting (Land Use)

Page 4.1-1, first paragraph under Existing Land Uses to be revised as follows:

The proposed Project site consists of ten developed parcels within the Moffett Park Specific Plan area (Figure 3-2). Currently, the main vehicular access to the property is provided via Borregas Avenue or Bordeaux Drive from Moffett Park Drive and Java Drive, or from 5th Avenue off of Mathilda Avenue. Pedestrian access is also available from Mathilda Avenue and Java Drive where the Lockheed and Java VTA light rail stations are located. The subject property is developed with 12 buildings and ~~671,944~~ **598,144** square feet of existing office space along with associated driveways, parking areas, and landscaping.

Subsection 4.3.3 Impacts and Mitigation Measures (Biological Resources)

Page 4.3-15, Mitigation Measure 4.3-4(a) to be revised as follows:

Mitigation Measure 4.3-4(a): *Prior to the issuance of any building permits, the Project applicant shall demonstrate to the satisfaction of the Community Development Director, that the proposed building design incorporates design features for bird-safe buildings, so long as they do not conflict with the Project objective of constructing an energy efficient building designed to meet LEED Gold certification. Bird-safe design guidelines, such as the Standards for Bird-Safe Buildings adopted by the City of San Francisco Planning Department in July 2011should be used to identify appropriate design features.* ***Design features shall be directed towards the building facades that face large open areas. In addition, the applicant will be required to work the future tenants to implement a "Lights Outs" program.***

(Revision made in response to Comments B-2 and B-6 on the Draft EIR)

Subsection 4.6.3 Impacts and Mitigation Measures (Transportation and Traffic)

Page 4.6-28, the paragraph under Trip Generation shall be amended as follows:

The amount of traffic anticipated to be added to the surrounding roadway system by the proposed Project was estimated based data published in Institute of Transportation Engineers' (ITE) *Trip Generation* 9th Edition (2012). **It should be noted that the trip generation numbers include the trips generated by a proposed expansion of the existing Sheraton Hotel located adjacent to the property at the intersection of Mathilda Avenue and Moffett Park Drive. The hotel expansion is not a part of the proposed Project, however; the City has received a preliminary development application for the hotel. As a conservative approach, the City has included traffic**

trips from the hotel as part of the Project traffic analysis because hotel traffic would use the same roadways and intersections in the vicinity as the proposed Project.

The results presented in Table 4.6-6 show that the proposed Project **combined with the Hotel are** ~~is~~ estimated to generate 5,820 net new daily trips, 852 net new AM peak-hour trips (705 inbound trips and 148 outbound trips), and 1,390 net new PM peak-hour trips (179 inbound trips and 1,211 outbound trips). **The results presented in Table 4.6-6 show that the proposed Project alone is estimated to generate 4,621 net new daily trips, 769 net new AM peak-hour trips (653 inbound trips and 116 outbound trips), and 1,311 net new PM peak-hour trips (137 inbound trips and 1,174 outbound trips).** ~~It should be noted that the trip generation numbers include the trips generated by a proposed expansion of the existing Sheraton Hotel located adjacent to the property at the intersection of Mathilda Avenue and Moffett Park Drive. The hotel expansion is not a part of the proposed Project, however; the City has received a preliminary development application for the hotel. As a conservative approach, the City has included traffic trips from the hotel as part of the Project traffic analysis because hotel traffic would use the same roadways and intersections in the vicinity as the proposed Project.~~

Subsection 4.6.3 Impacts and Mitigation Measures (Transportation and Traffic)

Page 4.6-19, Table 4.6-5, Existing Freeway Segment LOS, is revised to remove bold font on US 101, SR 237 to Mathilda Avenue Freeway segment NB PM density. In this same row the LOS – Mixed goes from F to D. The bold font is also removed from this LOS designation.

Freeway Segment	Direction	Peak Hour[1]	Lanes		Density[2]		LOS[3]	
			Mixed	HOV	Mixed	HOV	Mixed	HOV
US 101, Ellis Street to SR 237	NB	AM	3	1	**101**	**65**	**F**	**F**
		PM	3	1	**81**	22	**F**	C
	SB	AM	3	1	37	20	D	C
		PM	3	1	39	19	D	C
US 101, SR 237 to Mathilda Avenue	NB	AM	3	1	**71**	40	**F**	D
		PM	3	1	34	22	~~F~~D	C
	SB	AM	3	1	26	27	C	D
		PM	3	1	25	30	C	D

(Revision made in response to Comment K-2 on the Draft EIR)

Subsection 4.6.3 Impacts and Mitigation Measures (Transportation and Traffic)

Page 4.6-29, Figure 4.6-5 has been updated to make minor refinements to the traffic distribution along Fair Oaks Avenue and Central Expressway. The updated Figure 4.6-5 is shown on the following page.

Figure 4.6-5

Figure 4.6-5 placeholder page.

Subsection 4.6.3 Impacts and Mitigation Measures (Transportation and Traffic)

Page 4.6-36, Table 4.6-7 is revised to remove shading over Existing Plus Project Conditions for intersections 22 and 25:

Intersection		Peak Hour[1]	Inter-section Control	Existing Conditions		Existing plus Project Conditions				
				Delay[2]	LOS[3]	Delay[2]	LOS[3]	Δ in Crit. V/C[4]	Δ in Crit. Delay[5]	Signal Warrant Met?[6]
22	Bordeaux Drive /Moffett Park Drive	PM	SSSC	**22.1**	**C**	**76.0**	**F**	**N/A**	**N/A**	**No**
		AM		14.1	B	40.8	E	N/A	N/A	Yes
23	Borregas Avenue/Caribbean Drive**	PM	Signal	13.3	B	13.3	B	0.022	-0.2	N/A
		AM		13.8	B	14.3	B	0.025	0.7	N/A
24	Borregas Avenue/Java Drive	PM	Signal	16.8	B	17.4	B	0.033	0.9	N/A
		AM		17.3	B	17.7	B	0.030	0.5	N/A
25	Borregas Avenue/Moffett Park Drive	PM	SSSC	**20.2**	**C**	**51.7**	**F**	**0.169**	**1.7**	**No**
		AM		11.7	B	13.2	B	0.241	2.4	Yes
26	Crossman Avenue/Caribbean Drive**	PM	Signal	6.6	A	6.6	A	0.000	0.2	N/A
		AM		18.0	B-	18.0	B-	0.003	0.0	N/A

(Revision made in response to Comment K-2 on the Draft EIR)

Subsection 4.6.3 Impacts and Mitigation Measures (Transportation and Traffic)

Page 4.6-50, Table 4.6-10, Existing Plus Project Freeway Segment LOS, is revised to remove bold font on US 101, SR 237 to Mathilda Avenue Freeway segment NB PM density. In this same row, the LOS for Existing Conditions goes from F to D. The bold font is also removed from this LOS designation.

Freeway Segment	Direction	Peak Hour[1]	Capacity (vphpl)[2]	Existing Conditions		Existing plus Project Conditions			
				Density[3]	LOS[4]	Trips[5]	Density	LOS	% Impact[6]
US 101, Ellis Street to SR 237	NB	AM	6900	**101**	**F**	22	101	F	0.32%
		PM	6900	**81**	**F**	103	**84**	**F**	**1.49%**
	SB	AM	6900	37	D	106	38	D	1.54%
		PM	6900	39	D	13	39	D	0.19%
US 101, SR 237 to Mathilda Avenue	NB	AM	6900	**71**	**F**	0	71	F	0.00%
		PM	6900	34	~~F~~D	0	34	D	0.00%
	SB	AM	6900	26	C	0	26	C	0.00%
		PM	6900	25	C	0	25	C	0.00%

(Revision made in response to Comment K-2 on the Draft EIR)

Section 5.0 Other CEQA Considerations

Subsection 5.6.3, Existing Specific Plan (0.60 FAR) Alternative

Page 5-60, paragraph under Consistency with Project Objectives to be revised as follows:

This alternative would not meet key Project objectives of developing an office/R&D park of sufficient size and quality that enable it to attract and accommodate large corporate tenants **and to develop a project of sufficient density to support the proposed amenities.** ~~and being financeable and financially feasible.~~

(Revision made in response to Comment K-2 on the Draft EIR)

Subsection 5.6.4 Fire Station Alternative

Page 5-62, new paragraph following numbered list to be added:

Under this alternative, the City would participate in a land exchange with applicant. The applicant would receive title to the parcel of the existing fire station located at 1120 Innovation Way (approximately 0.72 acres) and an adjacent parcel totaling approximately 1.03 acres. In exchange, the City would receive title to the property located at 1186 Bordeaux Drive (approximately 2.07 acres) where the proposed fire station in this alternative would be located. The land exchange is proposed because the Moffett Place parcel is larger and is in an optimal location for providing fire (and public safety) services than the existing fire station location on Innovation Way. Any future development at the 1120 Innovation Way site would be subject to environmental review at the time of a project application.

CHAPTER 4 MITIGATION MONITORING AND REPORTING PROGRAM

In compliance with *CEQA Guidelines* § 15097 (a), when significant effects are identified in an EIR, the Lead Agency is required to adopt a program for reporting or monitoring mitigation measures that were adopted or made conditions of approval for the proposed project. The monitoring program is designed to ensure that the mitigation measures and project revisions identified in the EIR are implemented. Moreover, the monitoring program is designed to ensure that mitigation measures to be monitored or the subject of reporting are fully enforceable through permit conditions or defined agreements.

Applicable mitigation measures of the certified, program-level *Moffett Park Specific Plan EIR* are included as Appendix A to this document.

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Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
4.1 Land Use			
Mitigation Measure 4.1-1a: Avigation Easement Dedication: As a condition of development approval, the Project applicant shall dedicate an avigation easement to the County of Santa Clara. The avigation easement shall be similar to that shown as Exhibit 1 in Appendix A of the Moffett Federal Airfield CLUP.	Project Applicant shall dedicate an avigation easement to County of Santa Clara.	Community Development Department (Planning Division)	Prior to issuance of building permits.
Mitigation Measure 4.1-1b: Federal Aviation Administration (FAA) Notification: As a condition of development approval, the Project Applicant shall notify the Federal Aviation Administration (FAA) as required by FAR Part 77, Subpart B on FAA Form 7460-1, Notice of Proposed Construction or Alteration.	Project Applicant shall provide proof of notification to the FAA per FAR Part 77, Subpart B on FAA Form 7460-1, Notice of Proposed Construction or Alteration.	Community Development Department (Planning Division)	Prior to issuance of building permits.
4.2 Aesthetics			
Mitigation Measure 4.2-3a: Glare Reduction: All exterior windows and glass used on building surfaces shall be non-reflective or treated with a non-reflective coating.	Project Applicant shall submit building plans for review and approval.	Community Development Department (Planning Division)	Prior to issuance of building permits.
Mitigation Measure 4.2-3b: Exterior Lighting Location Requirements: All exterior lighting proposed as part of the Project's required exterior lighting plan shall be constructed and located in such a manner that it cannot be mistaken for airport approach or runway lights by pilots.	Project Applicant shall submit building plans for review and approval.	Community Development Department (Planning Division)	Prior to issuance of building permits.

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
4.3 Biological Resources			
Mitigation Measure 4.3-2: Channel Protection: The following measures extracted from the City's adopted "Guidelines and Standards for Land Use Near Streams" would ensure that site construction and operation would not result in indirect adverse effects on the riparian and aquatic habitats or the Sunnyvale West Channel: Measures to be Implemented During Project Construction a. Dust control must be practiced during demolition and grading. b. The City of Sunnyvale routinely requires implementation of protective measures for all projects adjacent to stream courses. For all work adjacent to stream channels, best management practices (BMPs) shall be implemented to prevent bank erosion, sedimentation, release of contaminants, accidental incursion by construction equipment below the tops of bank. Such measures may include installation of silt fencing, hay bales, straw wattles or other protective devices to prevent the downslope migration of silt or sediment from the construction site. Measures to be Implemented During Project Operation c. Post-construction BMPs incorporated into the project's drainage plan shall comply with Provision C.3.c of the Municipal Regional Stormwater Permit (see Impact 4.5-5 in Section 4.3, Hydrology and Water Quality, for more discussion) to ensure that no significant adverse effects on water quality of the Sunnyvale West Channel or the adjacent riparian habitat would result. d. All storm water treatment facilities must be in accordance with local and regional water quality standards to ensure there is no release of contaminants into the aquatic environment.	Project Applicant shall submit construction plans for review and approval.	Community Development Department (Planning Division)	Prior to issuance of a grading permit or approval of improvement plans.

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
Mitigation Measure 4.3-4(a): Bird-Safe Building Design: Prior to the issuance of any building permits, the Project applicant shall demonstrate to the satisfaction of the Community Development Director, that the proposed building design incorporates design features for bird-safe buildings, so long as they do not conflict with the Project objective of constructing an energy efficient building designed to meet LEED Gold certification. Bird-safe design guidelines, such as the Standards for Bird-Safe Buildings adopted by the City of San Francisco Planning Department in July 2011should be used to identify appropriate design features. Design features shall be directed towards the building facades that face large open areas. In addition, the applicant will be required to work the future tenants to implement a "Lights Out" program.	Project Applicant shall submit building plans for review and approval.	Community Development Department (Planning Division)	Prior to issuance of building permits.
Mitigation Measure 4.3-4(b): Non-Special Status-Species: Prior to the issuance of Grading Plans or improvement plans, the Project applicant shall demonstrate to the satisfaction of the Community Development Director that the following notes are shown on the grading and improvement plans: All tree and building removal and initial grading of the site shall occur outside of the migratory bird and raptor breeding season (August 16 through February 28) unless the following requirements are implemented: • If construction activities are scheduled to occur during the breeding season for non-special-status species (generally between March 1 and August 15), a qualified wildlife biologist shall be retained to conduct the following focused nesting surveys, as follows: • Tree surveys shall be conducted within the Project site to look for nesting non-special-status migratory birds and raptors. • In addition, surveys of all buildings shall be conducted to look for nesting non-special-status	Project Applicant shall submit construction plans for review and approval. Project Applicant retains qualified biologist to conduct surveys subject to City approval.	Community Development Department (Planning Division) Community Development Department (Building Safety Division), biologist	Prior to issuance of a grading permit or approval of improvement plans. Prior to commencement of grading or construction.

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
migratory birds and raptors. • The surveys shall be conducted between March 1 and August 15 and within one week prior to initiation of construction activities. A summary report of the survey findings shall be submitted to the satisfaction of the Community Development Director. If no active nests are detected during surveys, then no additional mitigation is required. • If construction activities are scheduled to occur during the breeding season (generally between March 1 and August 15), and if surveys indicate that migratory bird or raptor nests are found in any areas that would be directly affected by construction activities, a no-disturbance buffer shall be established around the site to avoid disturbance or destruction of the nest site until after the breeding season, or after a wildlife biologist determines that the young have fledged (usually late-June to mid-July). The extent of these buffers shall be determined by a qualified wildlife biologist and shall depend on the level of noise or construction disturbance, line of sight between the nest and the disturbance, ambient levels of noise and other disturbances, and other topographical or artificial barriers. These factors shall be analyzed in order to make an appropriate decision on buffer distances. A summary report of the survey findings with the location of the active nests and required buffer distances shall be submitted to the satisfaction of the Community Development Director.			
Mitigation Measure 4.3-5: The applicant shall demonstrate to the satisfaction of the Director of Community Development that the removal of the protected trees as defined by the City Code has been mitigated through the planting of new trees at a 1:1 ratio, in conformance with the Landscape Plan.	Project Applicant shall submit landscape plans for review and approval.	Community Development Department (Planning Division)	Prior to issuance of building permits.

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
4.4 Geology and Soils			
Mitigation Measure 4.4-1a: Foundations: The proposed 8-story office buildings and parking structures should be supported on deep foundations consisting of driven, precast, prestressed concrete friction piles or augured cast-in-place piles. In order to reduce the potential for settlements due to liquefaction impacting pile foundations, it is recommended that each pile extend to a depth of at least 50 feet below grade. The amenities building and vehicular bridge may be supported on conventional shallow foundations consisting of continuous and/or isolated spread footings, as long as the estimated differential settlements are considered reasonable from a structural viewpoint.	Project Applicant shall submit building plans for review and approval.	Public Works Department (Engineering Services Division)	Prior to issuance of building permits.
Mitigation Measure 4.4-1b: Implement Recommendations of Geotechnical Report: The project sponsor shall implement all of the recommendations of the project geotechnical report, and any associated updates or revisions, related to review of plans and specifications for proposed buildings; demolition observation and testing; construction observation and testing; site demolition, clearing, and preparation; subgrade preparation; subgrade stabilization; material for fill; compaction requirements; trench backfill; site drainage; foundations; concrete slabs and pedestrian pavements; vehicular pavements; and retaining walls.	Project Applicant shall submit grading plans for review and approval.	Public Works Department (Engineering Services Division)	Prior to issuance of a grading permit or approval of improvement plans.
Mitigation Measure 4.4-1c: Geological Monitor: A representative from TRC should observe the geotechnical aspects of the grading and earthwork for general conformance with their recommendations including site preparation, selection of fill materials, and the placement and compaction of fill. The Project plans and specifications should incorporate all recommendations contained in the Geotechnical Report.	Project Applicant shall submit grading plans for review and approval.	Public Works Department (Engineering Services Division)	Prior to issuance of a grading permit or approval of improvement plans.

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
Mitigation Measure 4.4-3a: Compaction: In accordance with the recommendations of the project geotechnical report, all fill and scarified surface soils should be uniformly compacted to at least 90 percent relative compaction at a moisture content near the laboratory optimum, except for the native expansive clays. The native expansive clays should be compacted to between 87 and 92 percent relative compaction at a moisture content at least 3 percent over optimum. Fill should be placed in lifts no greater than 8 inches in uncompacted thickness. Each successive lift should be firm and relatively non-yielding under the weight of construction equipment. In pavement areas, the upper 6 inches of subgrade and full depth of aggregate base should be compacted to at least 95 percent relative compaction, except for the native clays. Aggregate base and all import soils should be compacted at a moisture content near the laboratory optimum moisture content. If there are updates or revisions to the project geotechnical report, the above mitigation requirements shall be revised to match the updated recommendations as necessary.	Project Applicant shall submit grading plans for review and approval.	Public Works Department (Engineering Services Division)	Prior to issuance of a grading permit or approval of improvement plans.
Mitigation Measure 4.4-3b: Abandonment of Existing Utilities: In accordance with the recommendations of the project geotechnical report, the project sponsor shall ensure that existing utilities are completely removed from all building areas. A utility may only be abandoned in place if it would not pose and unacceptable risk, and if approved by the geotechnical engineer. If abandoned in place, the utility must be completely backfilled with grout or sand-cement slurry and the ends outside of the building area must be capped with concrete. Trench fills must also be removed and replaced with engineered fill with the trench side slopes flattened to at least 1:1. If there are updates or revisions to the project	Project Applicant shall submit grading plans for review and approval.	Public Works Department (Engineering Services Division)	Prior to issuance of a grading permit or approval of improvement plans.

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
geotechnical report, the above mitigation requirements shall be revised to match the updated recommendations as necessary.			
Mitigation Measure 4.4-3c: Corrosion Protection Engineer: In accordance with the recommendations of the preliminary geotechnical report, a corrosion protection engineer shall be consulted about appropriate corrosion protection methods for buried metallic materials on the project site prior to site grading and construction.	Project Applicant shall submit grading plans for review and approval.	Public Works Department (Engineering Services Division)	Prior to issuance of a grading permit or approval of improvement plans.
4.6 Transportation and Traffic			
Mitigation Measure 4.6-1: Prior to occupancy of each phase, the project applicant shall, to the satisfaction of the Public Works Director, provide a Traffic Impact Fee payment to the City. The payment would be based on the amount of development associated with each phase of development and be based on the current TIF rates at the time of payment. Payment of the TIF fee would constitute the project's fair share contribution to the required improvements to reduce potential impacts at the Mathilda/Moffett Park intersection. Required improvements consist of reconfiguration of the SR 237/Mathilda Avenue ramp intersections, as recommended by the 2006 Route 237 Corridor Study: • Shifting the SR 237 Westbound Off-ramp 150 feet to the north to align with Moffett Park/Mathilda Avenue; • Removing SR 237 Westbound On-ramp; and, • Constructing a direct southbound right-turn on-ramp from Mathilda Avenue to US 101 north Reconfiguration of the SR 237/Mathilda Avenue ramp intersections would reduce the impact to a less-than-significant level. These improvements are programmed in both the City's Transportation Strategic Program and the Valley Transportation Plan (VTP) 2035 list of constrained projects, and the project is currently in the design/environmental	The Project Applicant shall make a Traffic Impact Fee payment to the City.	Public Works Department (Transportation and Traffic Division)	Confirm payment received prior to issuance of building permits.

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
phase. The final design of the Mathilda/237 interchange will be determined in the design phase.			
Mitigation Measure 4.6-2: Prior to occupancy of each phase, the project applicant shall, to the satisfaction of the Public Works Director, provide a fair share contribution to freeway improvements were identified in the Valley Transportation Plan (VTP) 2035 to improve freeway operations on the affected segments: • Convert HOV lanes to express lanes on US 101 from SR 85 in Mountain View to San Jose (VTP ID H5) • Convert HOV lanes to express lanes on SR 237 from I-880 to Mathilda Avenue (VTP ID H9) • Construct new HOV/express lanes on SR 237 between Mathilda Avenue and SR 85 (VTP H11). The payment would be based on the amount of development associated with each phase of development and be based on the VTA project estimates at the time of payment. The freeway improvement projects listed in the VTP 2035 are financially constrained (financially constrained projects are planned project for which VTA anticipates full funding within the timeframe of the VTP 2035 and are currently under design). These improvements are anticipated to relieve traffic congestion added by the project. Therefore a fair share contribution to these regional projects, which VTA is actively designing, would constitute mitigation toward the following identified freeway impacts: • US 101: Convert HOV lanes to express lanes from SR 85 in Mountain View to San Jose (VTP ID H5) o Northbound, Ellis Street to SR 237 o Northbound, Mathilda Avenue to Fair Oaks Avenue o Northbound Fair Oaks Avenue to Lawrence Expressway	Project Applicant makes fair share contribution.	Public Works Department (Transportation and Traffic Division)	Confirm payment received prior to issuance of building permits.

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
• SR 237: Convert HOV lanes to express lanes from I-880 to Mathilda Avenue (VTP H9) o Westbound, Fair Oaks Avenue to Mathilda Avenue o Eastbound/Westbound, Fair Oaks Avenue to Lawrence Expressway • SR 237 – Construct new HOV/express lanes between Mathilda Avenue and SR 85 (VTP H11) o Eastbound/Westbound, US 101 to Maude Avenue o Eastbound, Mathilda Avenue to US 101			
Mitigation Measure 4.6-8a: Prior to issuance of a grading permit, the applicant shall, to the satisfaction of the Public Works Director, receive approval of a traffic control plan that restricts directional access to the construction site. In-bound construction traffic from Mathilda Avenue shall be directed to access the construction site via Mathilda Avenue or Moffett Park Drive, while outbound construction traffic shall be restricted to Java Drive, eastbound Moffett Park Drive or as approved by the Public Works Director. The traffic control plan shall prohibit truck access to the site during peak commute times (7 AM to 9 AM and 4 PM to 6 PM) to limit potential impacts to the operations of Mathilda Avenue. Alternative times may be considered in specific cases as approved by the Public Works Director.	Project Applicant submits traffic control plans for review and approval.	Public Works Department (Transportation and Traffic Division)	Prior to construction.
4.7 Noise			
Mitigation Measure 4.7-1: Prior to the issuance of demolition permits or ground disturbing activities (whichever occurs first), the Contractor shall demonstrate to the satisfaction of the City of Sunnyvale Community Development Department that the proposed project complies with the following: • Construction contracts specify that all construction	Project Applicant follows appropriate protocols, as necessary. Construction contractor complies with procedures during construction.	Community Development Department (Building Safety Division) Community Development Department (Building Safety Division)	Prior to issuance of Grading Permits. Conduct periodic site visits during construction.

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices. • Property occupants located adjacent to the project boundary shall be sent a notice, at least 15 days prior to commencement of construction of each phase, regarding the construction schedule of the proposed project. A sign, legible at a distance of 50 feet shall also be posted at the project construction site. All notices and signs shall be reviewed and approved by the City of Sunnyvale Community Development Department prior to mailing or posting and shall indicate the dates and duration of construction activities, as well as provide a contact name and a telephone number where residents can inquire about the construction process and register complaints. • The Contractor shall provide evidence that a construction staff member will be designated as a Noise Disturbance Coordinator and will be present on-site during construction activities. The Noise Disturbance Coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the Noise Disturbance Coordinator shall notify the City within 24-hours of the complaint and determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the Community Development Department. All notices that are sent to residential units immediately surrounding the construction site and all signs posted at the construction site shall include the contact name and the telephone number for the Noise Disturbance Coordinator. • During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. • Pursuant to the Municipal Code Chapter 16.08,			

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
construction activities shall occur between the hours of 7:00 a.m. and 6:00 p.m. on weekdays, 7:00 a.m. and 5:00 p.m. on Saturdays, and shall be prohibited on Sundays and holidays or as approved by the Chief Building Official.			
4.8 Air Quality			
Mitigation Measure 4.8-1a: BAAQMD Basic and Additional Construction Mitigation Measures: Prior to issuance of any Grading or Demolition Permit, the City Engineer and the Chief Building Official shall confirm that the Grading Plan, Building Plans, and specifications stipulate that the following basic and enhanced construction mitigation measures shall be implemented: • Water all active construction areas to maintain 12 percent soil moisture. • All grading shall be suspended when winds exceed 20 miles per hour. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered. • Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites. • Hydroseed or apply non-toxic soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more). • Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.). • All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. Install sandbags or other erosion control measures to prevent silt runoff to public	Project Applicant shall submit plans for review and approval. Construction contractor implements measures during construction.	Community Development Department (Planning Division)	Prior to issuance of any grading or demolition permit.

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
roadways. • Wind breaks and perimeter sand bags shall be used to minimize erosion. • The amount of simultaneously disturbed surface shall be minimized as much as possible. • Site access points from public roadways shall be paved or treated to prevent track-out. • Replace vegetation in disturbed areas as quickly as possible. • All vehicle speeds on unpaved roads shall be limited to 15 mph. • All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. • Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to two minutes. Clear signage shall be provided for construction workers at all access points. • All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. • Post a publicly visible sign with the telephone number and person to contact at the City regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.			
Mitigation Measure 4.8-1b: **BAAQMD Architectural Coatings Mitigation Measures:** Prior to issuance of any Building Permit, the Chief Building Official and Project LEED Accredited Professional shall confirm that the Building Plans and specifications include the	Project Applicant shall submit plans for review and approval.	Community Development Department (Planning Division)	Prior to issuance of any building permit.

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
following BAAQMD additional construction mitigation measures: • Use low volatile organic compounds (VOC) (i.e., reactive organic gases [ROG] coatings beyond the BAAQMD requirements [i.e., Regulation 8, Rule 3: Architectural Coatings]). • VOC content of architectural coatings shall not exceed the following for each construction phase: – Phases 1 and 2: VOC content of architectural coatings shall not exceed 23 grams per liter. – Phase 3: VOC content of architectural coatings shall not exceed 31 grams per liter. – Phase 4: VOC content of architectural coatings shall not exceed 25 grams per liter.			
Mitigation Measure 4.8-1c: **NO_X Reduction Measures:** The following measures shall be implemented during construction to reduce NO_X related emissions. They shall be included in the Grading Plan, Building Plans, and contract specifications. Contract specification language shall include the following: • All construction equipment, diesel trucks, and generators shall be equipped with Best Available Control Technology for emission reductions of NO_X.[1] • All contractors shall use equipment that meets the California Air Resources Board's most recent certification standard for off-road heavy duty diesel engines. • The idling time of diesel powered construction equipment shall be minimized to two minutes.	Project Applicant shall submit plans for review and approval.	Community Development Department (Planning Division)	Prior to issuance of any building permit.

[1] Best Available Control Technology (BACT) is defined as technology, verified by CARB, for an off-road vehicle that achieves reductions in emissions at the highest applicable classification level for diesel emission control strategies. A summary of CARB-verified diesel emission control strategies may be found at http://www.arb.ca.gov/diesel/verdev/vt/cvt.Htm. Where this policy requires BACT, this requirement can be satisfied by a factory installed equivalent device, such as a diesel particulate filter.

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
• The Project shall develop a plan demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction project (i.e., owned, leased, and subcontractor vehicles) would achieve a project wide fleet-average 20 percent NO_X reduction and 45 percent PM reduction compared to the most recent California Air Resources Board fleet average. Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such become available. • Utilize existing power sources (i.e., electrical power) when available. This measure would minimize the use of higher polluting gas or diesel generators.			
4.10 Hazards and Hazardous Materials			
Mitigation Measure 4.10-2: Hazardous Building Materials Surveys and Abatement: Prior to demolition of each building, the project applicant shall incorporate into contract specifications the requirement that the contractor(s) have a hazardous building materials survey completed by a Registered Environmental Assessor or a registered engineer. This survey shall be completed prior to any demolition activities associated with the project. If any friable asbestos-containing materials or lead-containing materials are identified, adequate abatement practices, such as containment and/or removal, shall be implemented in accordance with applicable laws prior to demolition. Specifically, asbestos abatement shall be conducted in accordance with Section 19827.5 of the California Health and	Project Proponent follows appropriate protocols, as necessary.	Community Development Department (Building Safety Division)	Prior to demolition of any structures.

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
Safety Code, as implemented by the BAAQMD, and 8 CCR Section 1529 and Sections 341.6 through 341.14, as implemented by Cal/OSHA. Lead-based paint abatement shall be conducted in accordance with Cal/OSHA's Lead in Construction Standard. Any PCB-containing equipment, fluorescent light tubes containing mercury vapors, and fluorescent light ballasts containing DEHP shall also be removed and legally disposed of in accordance with applicable laws including 22 CCR Section 66261.24 for PCBs, 22 CCR Section 66273.8 for fluorescent lamp tubes, and 22 CCR Division 4.5, Chapter 11 for DEHP.			
4.11 Cultural Resources			
Mitigation Measure 4.11-2a: Discovery of Archaeological Resources: If prehistoric or historic archaeological resources are encountered during project activities, all work within 25 feet of the discovery should be stopped and a qualified archeologist meeting federal criteria under 36 CFR 61 should be contacted to assess the resources and make recommendations. While prehistoric or historic archaeological resources should be avoided by project activities, if the resources cannot be avoided, they should be evaluated for their potential historic significance in consultation with the City of Sunnyvale. If the resources are recommended to be non-significant, avoidance is not necessary. If the resources are recommended as potentially significant or eligible to the CRHR, they should be avoided. If avoidance is not feasible, project impacts should be mitigated in accordance with the recommendations of the evaluating archaeologist and CEQA Guidelines §15126.4 (b)(3)(C), which require development and implementation of a data recovery plan that would include recommendations for the treatment of the discovered archaeological materials. The data recovery plan should be submitted to the City of Sunnyvale for review and approval. Upon approval and completion of the data recovery program, project construction activity within the area of the find may	Qualified cultural resources specialist conducts archaeological monitoring during grading activities to appropriate protocols. Qualified cultural resources specialist submits data recovery plan (if necessary) to the City of Sunnyvale and to the Regional Information Center at Sonoma State University.	Community Development Department (Planning Division) Community Development Department (Planning Division)	Confirm construction monitoring prior to issuance of grading permits. Confirm receipt of materials within approximately one year of completion of the field work.

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
resume, and the archaeologist will prepare a report documenting the methods of investigation and the findings. The report will be submitted to the City of Sunnyvale. Once the report is reviewed and approved by the City of Sunnyvale, a copy of the report will be submitted to the NWIC.			
Mitigation Measure 4.11-2b: Discovery of Human Remains: In the event that human remains are discovered, the County Coroner, upon recognizing the remains as being of Native American origin, is responsible to contact the NAHC within 24 hours. The Commission has various powers and duties, including the appointment of a Most Likely Descendant (MLD) to the project. The MLD, or in lieu of the MLD, the NAHC, has the responsibility to provide guidance as to the ultimate disposition of any Native American remains. The MLD shall make recommendations to the Community Development Director regarding the method for exposure and removal of human burials and associated grave goods, and shall advise the Community Development Director regarding the place and method of reburial of these materials.	Construction contractor stops work and notifies County Coroner, if human remains are encountered. If remains are of Native American origin, contact Native American Heritage Commission.	Community Development Department (Planning Division), County Coroner, Native American Heritage Commission	Field monitoring during grading.
Mitigation Measure 4.11-2c: Archaeological Monitor: A qualified archaeologist shall be retained to monitor the site clearing and grading operations in those areas where buildings will be removed and/or new construction will occur. The archaeologist shall be present on-site to observe site clearing at a representative sample of building removal areas until he/she is satisfied that there is no longer a potential for finding buried resources. In the event that any potentially significant archaeological resources (i.e., potential historical resources or unique archaeological resources) are discovered, the project archaeologist shall stop work inside a zone designated by him/her where additional archaeological resources could be found. A plan for the evaluation of the resource shall be submitted to the Community Development Director for approval. Evaluation	Qualified cultural resources specialist conducts archaeological monitoring during grading activities to appropriate protocols. Qualified cultural resources specialist submits data recovery plan (if necessary) to the City of Sunnyvale and to the Regional Information Center at Sonoma State University.	Community Development Department (Planning Division) Community Development Department (Planning Division)	Confirm construction monitoring prior to issuance of grading permits. Confirm receipt of materials within approximately one year of completion of the field work.

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
normally takes the form of limited hand excavation and analysis of materials and information removed to determine if the resource is eligible for inclusion on the California Register of Historic Resources (CRHR).			
Mitigation Measure 4.11-3a: Halt Construction and Evaluate Resource: In the event that a paleontological resource (fossilized invertebrate, vertebrate, plan or micro-fossil) is found during construction, excavation within 50 feet of the find shall be temporarily halted or diverted until the discovery is evaluated. Upon discovery, the Community Development Director shall be notified immediately and a qualified paleontologist shall be retained to document and assess the discovery in accordance with Society of Vertebrate Paleontology's 2010 Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources, and determine procedures to be followed before construction is allowed to resume at the location of the find. If the Community Development Director determines that avoidance is not feasible, the paleontologist will prepare an excavation plan for mitigating the project's impact on this resource, including preparation, identification, cataloging, and curation of any salvaged specimens.	Qualified paleontological resource specialist conducts monitoring during grading activities to appropriate protocols. Qualified paleontological resource specialist submits recovery plan (if necessary) to the City of Sunnyvale.	Community Development Department (Planning Division) Community Development Department (Planning Division)	Confirm construction monitoring prior to issuance of grading permits. Confirm receipt of materials within approximately one year of completion of the field work.
Mitigation Measure 4.11-3b: Paleontological Monitor: A qualified paleontologist shall be retained to monitor the site clearing and grading operations in those areas where buildings will be removed and/or new construction will occur. The paleontologist shall be present on-site to observe site clearing at a representative sample of building removal areas until he/she is satisfied that there is no longer a potential for finding buried resources. In the event that any potentially significant paleontological resources are discovered, the project paleontologist shall stop work inside a zone designated by him/her where additional paleontological resources could be found. A plan for the evaluation of the resource shall	Qualified paleontological resource specialist conducts monitoring during grading activities to appropriate protocols. Qualified paleontological resource specialist submits recovery plan (if necessary) to the City of Sunnyvale.	Community Development Department (Planning Division) Community Development Department (Planning Division)	Confirm construction monitoring prior to issuance of grading permits. Confirm receipt of materials within approximately one year of completion of the field work.

Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
be submitted to the Community Development Director for approval.			
4.12 Public Services and Utilities			
Mitigation Measure 4.12-1: Fire and Police Protection: Concurrent with project entitlements, the Project applicant will enter into a binding agreement with the City of Sunnyvale regarding the addition of adequate public safety facilities and equipment.	Project Applicant enters into binding agreement with City.	Community Development Department (Planning Division)	Prior to issuance of building permits.
5. Cumulative Impacts			
Mitigation Measure 5.4-1 (Traffic and Circulation): Traffic Signal at Moffett Park Drive/Bordeaux Drive Intersection. Construct a traffic signal to the satisfaction of the Public Works Director at the Moffett Park Drive/Bordeaux Drive intersection prior to occupancy of the second phase of development. Impacts at this intersection would not occur with the first phase of development (Buildings B1, B2, and B5 and Parking Structure A). This intersection could potentially be removed when the future improvements to the SR237/Mathilda Avenue interchange are constructed. Temporary traffic signals or other interim traffic improvements may be considered by the Public Works Director and installed/ completed prior to occupancy of the second phase of development if the SR237/Mathilda Avenue interchange project has not been completed at that time. The final design of the SR237/Mathilda interchange will be determined in the operations study lead by VTA.	Project applicant constructs a traffic signal or other interim traffic improvements may be considered by the Public Works Director.	Public Works Department (Transportation and Traffic Division)	Prior to occupancy of the second phase of development.

APPENDIX A:

APPLICABLE MITIGATION MEASURES FROM THE MITIGATION MONITORING AND REPORTING PROGRAM OF THE *MOFFETT PARK SPECIFIC PLAN* EIR; DECEMBER 2002; SCH #: 2001052121

A program-level EIR was prepared for the *Moffett Park Specific Plan MPSP* pursuant to *CEQA* (Public Resources Code § § 21000 et. seq.) as amended and the *CEQA Guidelines* (Title 14, California Code of Regulations, § § 15000 et. seq.) as amended. The Sunnyvale City Council certified the program-level *MPSP* Final EIR November 11, 2003.

The City of Sunnyvale will utilize the project-level Moffett Place Subsequent EIR in conjunction with the program-level *MPSP Final EIR* for the implementation of the proposed Moffett Place Project. Together, the program-level *MPSP Final EIR* and the project-level Moffett Place Subsequent EIR are intended to provide both program and project-level analysis of the potential environmental impacts resulting from implementation of the Moffett Place Project.

The project-level Moffett Place Subsequent EIR, where applicable, tiers off of, and incorporates by reference, the program-level *MPSP FEIR*. Under § 15152 of the *CEQA Guidelines*, tiering is appropriate when the sequence of analysis follows from an EIR prepared for a general plan, policy, or program to an EIR of lesser scope, or to a site-specific EIR. The *MPSP FEIR* is a policy level document for future development on the land contained within the *MPSP* area boundaries. The Moffett Place Project is a site-specific development project of a lesser scope than the program-level *MPSP FEIR*. Thus, where applicable and where potential impacts associated with the proposed Moffett Place Project were adequately analyzed in the program-level *MPSP FEIR*, this project-level Draft SEIR relies on and tiers off of and incorporates by reference the analysis and findings presented in the previously certified program-level *MPSP FEIR*. Therefore, the following mitigation measures from the *MPSP FEIR* shall be implemented with the mitigation measures identified in the Moffett Place Subsequent EIR.

Applicable Mitigation Measures from the Mitigation Monitoring And Reporting Program of the Moffett Park Specific Plan EIR; December 2002; SCH #: 2001052121

Addressed in Moffett Place SEIR?	Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
	3.3 Biological Resources			
Mitigation Measure 4.3-5	**Mitigation 3.3-D Trees Impacts:** No existing street trees shall be removed from the Moffett Park Specific Plan area. Should future development within the Moffett Park Specific Plan area require or request removal of significantly sized trees as defined by Municipal Code 19.94, then the property owner/developer shall obtain tree removal permit. Tree removal will require replanting at a ratio of 2 to 1, of a tree size determined to be comparable in value by the Director of Community Development (Less Than Significant Impact with Mitigation).	Require as a condition of approval. If removal of significantly sized trees are proposed for future development, project applicant shall obtain tree removal permit.	Community Development Department (CDD) Project Applicant	Draft and incorporate condition as part of project approval. Prior to issuance of building permit.
	3.5 Geology and Soils			
Mitigation Measure 4.4-1	**Mitigation 3.5-A Foundation and Settlement Impacts:** All grading shall be in conformance with Title 16, "Buildings and Construction," of the City of Sunnyvale Municipal Code. Prior to approval of each grading plan, the property owner/developer shall submit a soils and geological report in conformance with Title 16 of the Sunnyvale Municipal Code.	Require as a condition of approval. Project applicant to submit soils and geology report prepared by Geotechnical/ Structural Engineer. Review and approval of Geotechnical Report by City Engineer. Geotechnical Engineer shall submit letter to City Engineer stating that	CDD Project Applicant Public Works Department (DPW) DPW	Draft and incorporate condition as part of project approval. Prior to filing building permit. Prior to filing building permit. Prior to filing building permit.
Mitigation Measure 4.4-4	**Mitigation 3.5-B Expansive Soil:** Incorporation of Mitigation Measure 3.5-A1, above, will reduce potentially significant impacts associated with Expansive Soils to less-than-significant levels.	Refer to Mitigation Measure 3.5-A.	Refer to Mitigation Measure 3.5-A.	Refer to Mitigation Measure 3.5-A.
Mitigation Measure 4.4-1	**Mitigation 3.5-C1 Liquefaction:** Prior to issuance of each building permit, the proposer owner/developer shall	Refer to Mitigation Measure 3.5-A.	Refer to Mitigation Measure	Refer to Mitigation Measure

Addressed in Moffett Place SEIR?	Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
	submit for review and approval, detailed foundation design information for the subject building(s), prepared by a civil engineer, based on recommendations by a geotechnical engineer.		3.5-A.	3.5-A.
Mitigation Measure 4.4-1	**Mitigation 3.5-C2 Liquefaction:** The final geotechnical report shall demonstrate compliance with, and adherence to, Public Resources Code Section 2690 and the Mountain View Quadrangle Seismic Hazards Map.	Refer to Mitigation Measure 3.5-A.	Refer to Mitigation Measure 3.5-A.	Refer to Mitigation Measure 3.5-A.
Mitigation Measure 4.4-1	**Mitigation 3.5-D Seismic Shaking:** Prior to issuance of each foundation permit, the property owner/developer shall submit a report by a geotechnical engineer for review and approval that shall investigate the subject foundation excavations to determine whether soft layers are present immediately beneath the footing site and to ensure that compressibility does not underlie the footing.	Refer to Mitigation Measure 3.5-A.	Refer to Mitigation Measure 3.5-A.	Refer to Mitigation Measure 3.5-A.
Mitigation Measure 4.4-1	**Mitigation 3.5-F Seismic Densification:** Prior to approval of each final grading plan, the property owner/developer shall consult with a qualified Geotechnical Engineer to confirm areas of fill that would require excavation and re-compaction prior to initiation of construction activities. These areas shall be identified on all final grading plans, and the contractor shall excavate and re-compact the loose fill during grading of the site. (Less Than Significant Impact With Mitigation.)	Refer to Mitigation Measure 3.5-A.	Refer to Mitigation Measure 3.5-A.	Refer to Mitigation Measure 3.5-A.
	3.6 Hazards			
Mitigation Measure 4.10-2	**Mitigation 3.6-C1 Hazardous Material Impacts:** Prior to approval of the first grading plans or issuance of the first demolition permit, the property owner/developer shall retain the services of a qualified environmental professional or registered Environmental Assessor to conduct an investigation for the presence of underground storage tanks, agricultural pesticides	Require as a condition of approval. Project applicant shall retain services of an Environmental Assessor	CDD Project Applicant CDD Department of Public	Draft and incorporate condition as part of project approval. Prior to issuance of demolition and/or grading permit, whichever comes first.

Addressed in Moffett Place SEIR?	Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
	and groundwater contamination. Soil sampling or a soil organic vapor survey may be required if soil sampling results are not available, or indicate contamination is present above regulatory guidelines or standards. If warranted, subsurface investigation and sampling shall be undertaken and appropriate remediation measures developed, if necessary, before demolition, excavation or grading takes place.	If warranted, subsurface investigation and sampling shall be undertaken and appropriate remediation measures implemented.	(DPS) CDD DPS	Prior to issuance of demolition and/or grading permit, whichever comes first.
Mitigation Measure 4.10-2, also addressed through Closure Permit required by City.	**Mitigation 3.6-C2 Hazardous Materials Impacts:** Prior to approval of the first grading plan or issuance of the first demolition permit, whichever occurs first, the property owner/developer shall submit a plan which details procedures that will be taken into account if a previously unknown USTs, or other unknown hazardous materials or waste, is discovered onsite. If the project applicant/developer or their contractor discovers unknown waste/materials or an underground tank or piping during grading or construction, which he/she believes may involve hazardous waste/materials, the contractor shall, at minimum: Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area; Notify the Project Engineer of the implementing agency; Secure the area as directed by the Project Engineer; and, notify the implementing agency's Hazardous Waste/Materials Coordinator (Less Than Significant Impact With Mitigation).	Refer to Mitigation Measure 3.6-C1. In addition, complete the following: If unknown waste/ materials or underground tank or piping is discovered, the contractor is to follow steps to mitigation measure 3.6-C2.	Refer to Mitigation Measure 3.6-C1. CDD DPS	Refer to Mitigation Measure 3.6-C1. During construction and/or grading activities.
Mitigation Measure 4.10-2	**Mitigation 3.6-E1 Asbestos Containing Materials**: Prior to renovation/demolition activities, the property owner/developer shall retain a Certified Asbestos	Require as a condition of approval.	CDD	Draft and incorporate condition as part of project approval.

Addressed in Moffett Place SEIR?	Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
	Consultant to perform an asbestos survey(s) to verify the quantity of ACM's within on-site structures. Should the pre-demolition asbestos survey(s) identify the presence of ACM's, demolition activities shall comply with State law, which requires a contractor, where there is asbestos-related work involving 100 square feet or more of ACM's, to be certified and that certain procedures regarding the removal of asbestos be followed.	Certified Asbestos Consultant, hired by the project applicant, to conduct site inspection for asbestos. If asbestos is encountered, contractor to properly remove,	DPW DPW	Pre-demolition asbestos survey to occur prior to renovation/demolition activities. Complete ACM survey prior to renovation or demolition activities.
Mitigation Measure 4.10-2	**Mitigation 3.6-E2 Lead-Based Paints:** Prior to renovation/demolition activities, the property owner/developer will determine whether paint must be separated from the building materials (e.g., chemically or physically). The paint waste shall be evaluated independently from the building material to determine its proper management. According to the California Department of Toxic Substances Control, if paint is not removed from the building material during demolition (and is not chipping or peeling), the material could be disposed of as construction debris (a non-hazardous waste). The appropriate landfill operator shall be contacted in advance to determine any specific requirements they may have regarding the disposal of lead-based paint materials (Less Than Significant Impact With Mitigation).	Require as a condition of approval. Project applicant to conduct site inspection for lead-based paint. If paint is separated from building material during demolition, project contractor shall follow mitigation measure 3.6-E2.	CDD CDD CDD	Draft and incorporate condition as part of project approval. Pre-demolition lead-based paint survey to occur prior to renovation/demolition activities. During demolition activities.
N/A. This issue was addressed in Section 4.10.3 and the project was found to have no impact on the City's emergency	**Mitigation 3.6-F1 Emergency Preparedness Impacts:** Prior to the issuance of the first certificate of occupancy, the property owner/developer shall prepare an emergency preparedness plan for review and approval by the Community Development Department. The plan shall include, at a minimum the following elements: Location of on-site emergency exits.	Require as a condition of approval. Project applicant to prepare Emergency Preparedness Plan.	CDD CDD DPS	Draft and incorporate condition as part of project approval. Submit plan for review and approval by CDD and DPS.

Addressed in Moffett Place SEIR?	Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
response plan or emergency evacuation plan.	Emergency contact information. Evacuation procedures in the event of disaster (Less Than Significant Impact With Mitigation).			
N/A. This issue was addressed in Section 4.10.3 and the project was found to have no impact on the City's emergency response plan or emergency evacuation plan.	**Mitigation 3.6-F2 Emergency Preparedness Impacts:** To reduce to the need for additional emergency services the following mitigation measure shall be implemented in addition to compliance and conformance to the above-mentioned policies and action statements. The consequences of implementing the mitigation policy will create a less than significant impact for emergency preparedness. The City shall encourage disaster service training for all businesses and employees in Moffett Park Specific Plan area. The City shall work with businesses and the American Red Cross to establish an ARK within the Specific Plan area. The City shall incorporate the policies and requirements established by the Governors Special Advisor on State Security for the purposes of Homeland Security (Less Than Significant Impact With Mitigation).	Refer to Mitigation Measure 3.6-F1. In addition, project applicant shall follow mitigation measure 3.6-F2.	Refer to Mitigation Measure 3.6-F1.	Refer to Mitigation Measure 3.6-F1.
	3.7 Hydrology, Drainage, Flooding, and Water Quality			
N/A –This issue was addressed in Section 4.5 of the EIR. Compliance with the provisions of	**Mitigation 3.7-B Impacts to Stormwater Drainage Infrastructure:** Prior to the approval of new development applications, the City of Sunnyvale will incorporate the following measures into the conditions of approval for all new development, as applicable. The pproperty owner/developer shall maintain all drainage facilities on a quarterly basis, or as required	Require as a condition of approval. Project applicant shall maintain all drainage facilities on a quarterly basis.	CDD Project Applicant CDD DPW	Draft and incorporate condition as part of project approval. Project applicant to submit copies of maintenance records to CDD and DPW on a quarterly basis following project development.

Addressed in Moffett Place SEIR?	Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
the Municipal Stormwater Permit, and the Constr-uction General Stormwater Permit	by programs established by the City. This maintenance shall be recorded, and copies of applicable reports sent to the City of Sunnyvale. The City of Sunnyvale shall require all new development to label new storm drain inlets. (Less Than Significant With Mitigation).	 Project contractor shall label new storm drain inlets.	 DPW	Submit copies for review by CDD and DPW. Prior to issuance of first certificate of occupancy.
N/A –This issue was addressed in Section 4.5 of the EIR. Compliance with the provisions of the Municipal Stormwater Permit, and the Constr-uction General Stormwater Permit	**Mitigation 3.7-C Alteration of Drainage Patterns:** The following mitigation measures shall be considered by the City of Sunnyvale and incorporated, to the extent feasible, in future development applications within the Moffett Park Specific Plan area. These measures would reduce the potential water quality impacts resulting from construction and site grading within the Specific Plan area: Future development design shall minimize the amount of onsite grading required to the extent feasible during construction activities Future development design shall maximize the amount of landscaping in the project design (a minimum of 20% of parking lot areas must be landscaped). All proposed development shall comply with the requirements of the NPDES Permit regarding construction practices, including filing of a Notice of Intent with the Regional Water Quality Control Board, and the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Construction Best Management Practices shall be outlined in the SWPPP prior to the commencement of grading on the site, and shall include elements regarding construction site planning, housekeeping practices and material storage, vehicle and equipment	Require as a condition of approval. Project applicant to minimize the amount of onsite grading during construction activities Project applicant to maximize the amount of landscaping in the project design. Project applicant shall prepare a SWPPP.	CDD CDD DPW CDD DPW CDD DPW Project Contractor DPW CDD (Building Inspectors)	Draft and incorporate condition as part of project approval. Prior to issuance of grading permit, submit plans for review by CDD and DPW. Prior to issuance of grading permit, submit plans for review by CDD and DPW Prior to issuance of grading permit, applicant to submit SWPPP for review and approval by CDD and DPW. Contractor to maintain copy of SWPP on construction site during grading and construction activities.

Addressed in Moffett Place SEIR?	Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
	fueling and maintenance, erosion and sedimentation controls, slope stabilization, dust control, road and construction entrance stabilization, storm drain inlet protection, and temporary drainage systems.			
N/A – The project results in a net reduct-ion of impervious surface which increases percolation.	**Mitigation 3.7-D Groundwater Recharge:** During the review of applications for new development, the City of Sunnyvale shall consider all opportunities to incorporate open space and other environmentally beneficial measures to enhance groundwater recharge to allow additional percolation of surface waters into the ground. (Less Than Significant With Mitigation).	Require as a condition of approval. Project applicant to incorporate open space opportunities into project design.	CDD CDD DPW	Draft and incorporate condition as part of project approval. Submit plans for review by CDD and DPW prior to approval of grading permit.
	3.9 Noise			
N/A. This issue was evaluated in Section 4.7 of the EIR. The project is outside of the 65 dBA CNEL contour of Moffett Field.	**Mitigation 3.9-A Noise Related to Moffett Airfield:** Prior to issuance of building permits for future projects developed within the southwestern portion of the Specific Plan area (Exhibit 3.9-1 describes Noise contours in south and southwestern MPSP area), each property owner/developer shall be required to perform a final detailed analysis of interior noise reduction requirements and implement the required noise insulation features into the building design of the proposed buildings to ensure that noise levels are reduced to less than significant levels (Less Than Significant Impact With Mitigation).	Require as a condition of approval. Project applicant to conduct final detailed analysis of interior noise reduction requirements. Project applicant to construct required noise insulation features into building design.	CDD CDD DPW CDD DPW	Draft and incorporate condition as part of project approval. City staff to review analysis and revised building design plan prior to issuance of building permit. City staff to inspect construction site.
N/A –Traffic noise levels were evaluated in Table 4.7-12 of the EIR. No impacts from Freeway traffic noise were identified.	**Mitigation 3.9-C: Freeway Traffic Noise:** Prior to the issuance of building permits for future projects developed under the guidance of the proposed Specific Plan, the property owner/developer of such projects shall perform a final detailed analysis of interior noise reduction requirements and implement the required noise insulation features into the building design of the proposed buildings (in the southwestern portion of the proposed Specific Plan area) to ensure that noise levels are reduced to less than significant levels (Less Than Significant Impact With Mitigation).	Refer to Mitigation Measure 3.9-A	Refer to Mitigation Measure 3.9-A.	Refer to Mitigation Measure 3.9-A. .

Addressed in Moffett Place SEIR?	Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
	3.10 Population and Housing			
Required as condition of approval.	**Mitigation 3.10-A Population and Housing Impacts:** The property owners/developers of future development projects within the Moffett Park Specific Plan Area shall contribute to the City of Sunnyvale's "Housing Mitigation Fund" as deemed for development in excess of current General Plan levels. The City shall in turn utilize and expend the monies collected in the Housing Mitigation Fund to reduce the City's housing deficiency in relation to the number of jobs located in the City. (Significant and Unavoidable Impact).	Require as a condition of approval. Project applicant to contribute to Housing Mitigation Fund.	CDD CDD	Draft and incorporate condition as part of project approval. Receive payment prior to issuance of building permit.
	3.11 Public Services			
N/A – The Project was reviewed by the City's Department of Public Safety and no new additional security plans were required.	**Mitigation 3.11-A Police Service:** Prior to issuance of building permits, each future development project within the Specific Plan area shall incorporate a comprehensive on-site security system to assist the DPS in reducing the number of potential calls for police protection service. These shall include, at minimum, the following features: A lighting plan utilizing a variety of lighting types and features to illuminate the project area at night. Security lighting shall be provided in all areas that are not visually accessible to police patrols, as determined by the Sunnyvale Department of Public Safety (DPS). Nighttime illumination of buildings, pedestrian walkways and parking areas shall be used to highlight building design features, emphasize prominent entrances and create an atmosphere of security. In-progress robbery and burglar detection alarms installed in all project buildings to augment the private security force. A public address system for use by private security and the Sunnyvale DPS.	Require as a condition of project approval.	CDD DPS	Draft and incorporate condition prior to approval of project.

Addressed in Moffett Place SEIR?	Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
	Prior to issuance of buildings permits for each future development project within the Specific Plan area, the Sunnyvale DPS shall review building and lighting plans for the purpose of ensuring that the lighting plan meets the minimum requirements needed by the DPS to provide for on-site safety, thereby reducing the potential increase in calls for police protection service (Less Than Significant Impact With Mitigation).			
	Mitigation 3.11-B1 Fire Service: Prior to approval of each grading plan for projects in the Specific Plan area, the property owner/developer shall submit an emergency fire access plan to the DPS for review and approval to ensure that service to the site is in accordance with the DPS service requirements.	Require as a condition of project approval. Project applicant submits an emergency fire access plan to DPS for review and approval	CDD PWD DPS CDD DPS	Draft and incorporate condition prior to approval of project. Prior to issuance of building permits.
	Mitigation 3.11-B2 Fire Service: Prior to issuance of each building permit in the Specific Plan area, plans shall indicate that all buildings, exclusive of parking structures, have sprinklers installed by the property owner/developer in accordance with the City of Sunnyvale Municipal Code. Said sprinklers shall be installed prior to each final building and zoning inspection.	Require as a condition of project approval.	CDD PWD DPS	Draft and incorporate condition prior to approval of project.
	Mitigation 3.11-B3 Fire Service: The City shall monitor its needs and allocate the appropriate funds for additional facilities, staff, and equipment.	City staff shall monitor fire service needs.	DPS	Ongoing
	Mitigation 3.11-B4 Fire Service: Prior to issuance of each building permit in the Specific Plan area, the property owner/developer shall submit a Construction Fire Protection Plan, which shall include	Require as a condition of project approval.	CDD PWD DPS	Draft and incorporate condition prior to approval of project.

Addressed in Moffett Place SEIR?	Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
	detailed design, plans for accessibility of emergency fire equipment, fire hydrant locations, and any other construction features required by the Fire Marshal. The property owner/developer shall be responsible for securing facilities acceptable to the DPS and hydrants shall be operational with required fire flow.			
	Mitigation 3.11-B5 Fire Service: Prior to approval of street improvements plans for Specific Plan area, the water supply system shall be designed by the property owner/developer to provide sufficient fire flow pressure and storage for the proposed land use and fire protection system in accordance with DPS requirements. (Less Than Significant Impact With Mitigation).	Require as a condition of project approval.	CDD PWD	Draft and incorporate condition prior to approval of project.
	Mitigation 3.11-C Schools: The property owner/ developer of each development project within the Specific Plan area would be required to pay school fees to Fremont Union High School District in the amount adopted by the district as mitigation for school facilities impacts. Pursuant to Section 65995 (3)(h) of the California Government Code (Senate Bill 50, chaptered August 27, 1998), the payment of statutory fees "...is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or developed of real property, or any change in governmental organization or reorganization..." Therefore, subsequent to payment of statutory fees, school impacts would be considered less than significant (Less Than Significant Impact With Mitigation).	Require as a condition of project approval.	CDD PWD	Draft and incorporate condition prior to approval of project.
	3.12 Transportation And Circulation			
Mitigation Measure 4.6-2	**Mitigation 3.12-B Freeway Operations:** The City of Sunnyvale shall be responsible for the implementation of all intersection improvements identified in Table	City staff implements intersection improvements.	CDD DPW	As identified in the Transportation Strategic Program.

Addressed in Moffett Place SEIR?	Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
	3.12-14 commensurate with and pursuant to the City of Sunnyvale Transportation Strategic Program. Future property owners/ developers within Moffett Park shall be required to pay the City of Sunnyvale all applicable transportation fees in an amount determined by the City Council Resolution in effect at the time of issuance of the building permit. The Citywide Deficiency Plan shall be utilized to offset impacts at any intersection where providing additional capacity is determined to be infeasible or undesirable by the City. Funding of improvements will be linked to trip generation of new development, so improvements will be provided as the level of trip making from approved development necessitates.	Require as a condition of project approval.	CDD	Draft and incorporate condition prior to approval of project.
Mitigation Measure 4.6-2	**Mitigation 3.12-C Freeway Operations:** Refer to Mitigation 3.12-B. (Significant and Unavoidable Impact)	Refer to Mitigation Measure 3.12-B.	Refer to Mitigation Measure 3.12-B.	Refer to Mitigation Measure 3.12-B.
Mitigation Measure 4.6-2	**Mitigation 3.12-D Freeway Operations:** Refer to Mitigation Measures 3.12-A, 3.12-B, and 3.12-C (Significant and Unavoidable Impact).	Refer to Mitigation Measure 3.12-A, 3.12-B, and	Refer to Mitigation Measure 3.12-A, 3.12-B, and 3.12-C.	Refer to Mitigation Measure 3.12-A, 3.12-B, and 3.12-C.
Mitigation Measure 4.6-2	**Mitigation 3.12-G Freeway Operations: Emergency Access:** Prior to final approval of all future site- specific development projects within the Specific Plan area, a final Circulation Plan and all applicable traffic mitigation measures(as identified in this section of the EIR) shall be submitted for review to the Department of Public Safety (DPS) to ensure that emergency vehicle response times within the Specific Plan not compromised by the decline in level of service operations at the freeway segments or intersections analyzed within the study area. If the DPS determines, following their review of the aforementioned final circulation plan and/or project mitigation measures, that the emergency response times would be compromised, then the developer/project applicant shall be required to submit an emergency access plan to the DPS for review and approval to ensure that service to the site and within the project study area is in accordance with the DPS requirements.	Require as a condition of project approval. Project applicant to submit a Final Circulation Plan for City staff review. Project applicant to submit an emergency access plan to DPS	CDD PWD CDD PWD DPS CDD DPS	Draft and incorporate condition prior to approval of project. Prior to issuance of first building permit. Prior to issuance of first building permit.

Addressed in Moffett Place SEIR?	Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
	Said plan shall include detailed design plans for emergency accessibility (Less Than Significant Impact With Mitigation).			
Mitigation Measure 4.6-8	**Mitigation 3.12-H Freeway Operations:** Prior to issuance of each building permit, the project applicant/developer shall limit the time periods of construction to off peak hours. A construction routing and staging plan shall be prepared subject to the review and approval of the Community Development Department (Less Than Significant Impact With Mitigation).	Require as a condition of project approval. Project applicant to submit a construction routing/staging plan for City staff review.	CDD PWD CDD PWD	Draft and incorporate condition prior to approval of project. Prior to issuance of first building permit
	3.13 Utilities And Service Systems			
N/A - The Project's potable water system has been reviewed and approved by the Department of Public Works. No further studies or mitigation is required.	**Mitigation 3.13-B2 Potable Water Distribution System:** Prior to the approval of any new developments in the Moffett Park Specific Plan area, the Public Works Department shall review plans to identify any projects which may generate the need for water distribution line improvements as identified in the Capital Improvement Plan. Prior to the approval of any new projects in the Moffett Park Specific Plan area identified by the Public Works Department as generating the need for capital improvements, the City of Sunnyvale shall require the project applicants to either pay fees for a "fair share" towards specified capital improvements, or to make the improvements (Less Than Significant Impact With Mitigation).	City staff reviews project plans and identifies necessary capital improvements. Require as a condition of project approval.	CDD PWD CDD	Prior to project approval. Draft and incorporate condition prior to project approval.
N/A – The Project Applicant	**Mitigation 3.13-F2 Wastewater Collection and Conveyance:** Prior to the approval of any new developments in the Moffett Park Specific Plan area, the Public Works	City staff reviews project plans and identifies necessary	DPW	Prior to approval of the project.

Addressed in Moffett Place SFIR?	Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
has prepared project specific Sanitary Sewer impact analysis which was reviewed and approved by the Department of Public Works. No further studies or mitigation is required.	Department shall review plans to identify any projects that may generate the need for wastewater collection and conveyance line improvements as identified in the Capital Improvement Plan. Prior to the approval of any new projects in the Moffett Park Specific Plan area identified by the Public Works Department as generating the need for capital improvements, the City of Sunnyvale shall require the project applicants to either pay fees for a "fair share" towards specified capital improvements, or to make the improvements (Less Than Significant Impact With Mitigation).	Require as a condition of project approval.	CDD	Draft and incorporate condition prior to approval of project.
N/A – This requirement is addressed through compliance with the City's Zero Waste Policy and Council adopted Zero Waste Strategic Plan.	**Mitigation 3.13-H Long Term Solid Waste:** Prior to issuance of the first building permit, the applicant shall submit a Solid Waste/Recycling Management Plan for City staff review and approval. At minimum, this plan shall include bin sizes and locations for solid waste, and the allocation of separate bins for paper, glass, plastic, newspaper, cardboard or other recyclables.	Require as a condition of project approval. Project applicant to submit a Solid Waste/Recycling Management Plan for City Staff review.	CDD CDD DPW	Draft and incorporate condition prior to approval of project. Prior to issuance of first building permit.
N/A – The Project proposes to be developed to a LEED Gold rating which includes address energy efficient buildings design and appliances.	**Mitigation 3.13-I Electricity and Natural Gas:** In order to reduce escalating energy demands generated by implementation of future projects or the subsequent increase in building intensity FAR, all future development projects in the Moffett Park Specific Plan area shall be required to implement the following mitigation measures: Prior to issuance of all building permits, the City of Sunnyvale shall review project plans to ensure that the project is designed in accordance with the energy conservation measures under Title 24 of the California Administrative Code.	Require as a condition of project approval Project applicant to submit an energy conservation plan for City staff review.	CDD CDD	Draft and incorporate condition prior to approval of project. Prior to determining completeness of development application.

Addressed in Moffett Place SEIR?	Mitigation Measure	Implementation Procedure	Monitoring/Reporting Responsibility	Monitoring/Reporting Schedule
	Prior to issuance of all building permits, the City of Sunnyvale shall require that new development within the Specific Plan area prepare an energy conservation plan. The plans shall include techniques to minimize the use of electricity. Techniques may include, but are not limited to, the following: Lighting: use of fluorescent light bulbs, motion detections systems for lights, and task lighting Heating and Cooling: use of energy efficient HVAC systems, evaporative condensers, PG&E equipment rebates, solar chimneys, roof wetting systems during summer months, automatic louvers, and high efficiency fans. Appliances: use of computers and appliances with energy star labels Building and site: Installation of spectrally-selective windows, perimeter blinds, energy efficient installation, skylights, tightly sealed duct connections, movable awnings, and landscaping and trees to provide shade. Policies: company policies that require employees to turn off computers, lights, printers, copy machines, etc. when operation is not necessary (Less Than Significant Impact With Mitigation).	Project applicant to submit an energy conservation plan for City staff review.	CDD	Prior to determining completeness of development application.

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