

Building	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
43. Hydrology and Water Quality - Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • FEMA Flood Insurance Rate Map No. 06085C0045H Effective 5/18/09 • California Building Code • Title 16 (Building) of the Sunnyvale Municipal Code • Geotechnical Report dated 2/22/13
44. Hydrology and Water Quality - Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • FEMA Flood Insurance Rate Map No. 06085C0045H Effective 5/18/09 • California Building Code • Title 16 (Building) of the Sunnyvale Municipal Code • Geotechnical Report dated 2/22/13
45. Hydrology and Water Quality - Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • 1995 ABAG Dam Inundation Map www.abag.ca.gov • California Building Code • Title 16 (Building) of the Sunnyvale Municipal Code • Geotechnical Report dated 2/22/13
46. Geology and Soils - Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Sunnyvale Municipal Code 12.60 • Sunnyvale Storm Water Quality Best Management Practices Guideline Manual • Geotechnical Report dated 2/22/13
47. Geology and Soils - Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> • Safety and Noise Chapter of the Sunnyvale General Plan • www.sunnyvaleplanning.com • California Building Code • California Plumbing, Mechanical, and Electrical Codes • Title 16 (Building) of the Sunnyvale Municipal Code • Geotechnical Report dated 2/22/13
48. Geology and Soils - Be located on expansive soil, as defined by the current building code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • California Building Code • California Plumbing, Mechanical, and Electrical Codes • Title 16 (Building) of the Sunnyvale Municipal Code • Geotechnical Report dated 2/22/13

Further Discussion if "Less Than Significant" with or without mitigation:

The California Building Code contains a series of building code requirements to address safety issues regarding seismic shaking, flooding, and soil types. In addition, Title 16.62 of the Sunnyvale Municipal Code

requires a series of measures for provisions to reduce flood-related hazards to buildings. These standards are suggested by the Federal Emergency Management Agency and required by code by the City of Sunnyvale. These standards must be met for a building permit to be issued.

47. Geology and Soils (Less Than Significant) - A Geotechnical Report was prepared for the project by Cornerstone Earth Group on February 22, 2013. The study is available for review at the City of Sunnyvale's Community Development Department, Monday through Friday between 8:00 a.m. and 5:00 p.m.

The project site is not located in an area with any active faults, but may experience strong seismic ground shaking in the event of an earthquake, which could potentially result in damage and collapse to the proposed buildings. The site is not located within a State-designated Liquefaction Hazard Zone or a Santa Clara County Liquefaction Hazard Zone. Therefore, there is a low potential for Liquefaction on the project site.

Lateral spreading is horizontal/lateral ground movement of relatively flat-lying soil deposits towards a free face such as an excavation, channel, or open body of water; typically lateral spreading is associated with liquefaction of one or more subsurface layers near the bottom of the exposed slope. There are no open faces within 200 feet of the site where lateral spreading could occur; therefore, the potential for lateral spreading to affect the site is low.

Based on the project plans, it appears the undocumented fill will be removed during the basement excavations; however, any remaining undocumented fill encountered extending below the basement mass excavation should be removed and be replaced with engineered fill. In addition, granular soils with variable amounts of fines were encountered within the upper 20 feet of the soil profile. Moderately expansive surficial soils generally blanket the site. Expansive soils can undergo significant volume change with changes in moisture content. They shrink and harden when dried and expand and soften when wetted.

The proposed project will be designed and constructed in conformance with the City guidelines for Seismic Zone 4 and the most recent California Building Code to avoid or minimize potential damage. With implementation of standard design measures as outlined in the geotechnical report, the proposed project would have less than significant impacts.

Responsible Division: Planning Division

Completed by: Shaunn Mendrin

Date: 11/1/13

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
49. Utilities and Service Systems - Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Environmental Management Chapter of the Sunnyvale General Plan
50. Utilities and Service Systems - Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Environmental Management Chapter of the Sunnyvale General Plan
51. Utilities and Service Systems - Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Environmental Management Chapter of the Sunnyvale General Plan
52. Utilities and Service Systems - Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Environmental Management Chapter of the Sunnyvale General Plan
53. Utilities and Service Systems - Result in a determination by the wastewater treatment provider which services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Environmental Management Chapter of the Sunnyvale General Plan
54. Utilities and Service Systems - Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Environmental Management Chapter of the Sunnyvale General Plan
55. Hydrology and Water Quality - Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Regional Water Quality Control Board (RWQCB) Region 2 Municipal Regional Permit

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
56. Hydrology and Water Quality - Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Santa Clara Valley Water District Groundwater Protection Ordinance www.valleywater.org
57. Hydrology and Water Quality - Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> • Environmental Management Chapter of the Sunnyvale General Plan • City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects
58. Hydrology and Water Quality - Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems in a manner which could create flooding or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> • RWQCB, Region 2 Municipal Regional Permit • City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects • Draft SWMP (in project plans)
59. Hydrology and Water Quality - Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Santa Clara Valley Water District (SCVWD) Guidelines and Standards for Land Use Near Streams www.valleywater.org • City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects
60. Utilities and Service Systems - Comply with federal, state, and local statues and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Environmental Management Chapter of the Sunnyvale General Plan
61. Public Services Infrastructure - Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Safety and Noise Chapter of the Sunnyvale General Plan • Community Character Chapter of the Sunnyvale General Plan

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ratios, response times or other performance objectives for any of the public services?					

Further Discussion if “Less Than Significant” with or without mitigation:

57. Hydrology and Water Quality (Less Than Significant) – Implementation of the proposed project will temporarily increase pollutant loads due to grading and construction (i.e., demolition of the existing structures, removal of pavement, and construction of new structures). Demolition and construction activities would temporarily increase the amount of debris on-site, and grading activities could increase erosion and sedimentation that could increase pollutant loads in stormwater runoff. The project will be required to file a Notice of Intent (NOI) to comply with the NPDES General Permit for Construction Activities (No. 2009- 0009-DWQ) administered by the Regional Water Quality Control Board (RWQCB) and will prepare a Stormwater Pollution Prevention Plan (SWPPP) which addresses measures that would be included in the project to minimize and control construction runoff.

58. Hydrology and Water Quality (Less than Significant) - The project would change the impervious and pervious surfaces on the project site. The project site currently has approximately 166,413 square feet (93 percent) of impervious surfaces and approximately 13,213 square feet (7 percent) of pervious surfaces. With implementation of the project the amount of impervious surfaces on the site would decrease: approximately 155,625 square feet (87 percent) of the site would consist of impervious surfaces and 24,001 square feet (13 percent) would be pervious surfaces. The project would include stormwater management features for runoff at the project site. The stormwater management plan for the site would include such features as clustering of structures, flow-through planters, and self-treating areas. These areas will serve to percolate stormwater on the project site through the soil and filter runoff through vegetation. The site will be graded to direct the flow of stormwater into the landscaped areas prior to entering the storm drainage system, which will optimize on-site stormwater filtration. The measures would be designed to be in conformance with the Municipal Regional Stormwater National Pollutant Discharge Elimination System (NPDES) Permit (No. R2-2009-0074), Sunnyvale Municipal Code (§12.60) and the NPDES General Permit for Construction Activities (No. 2009-0009-DWQ). The stormwater management features on-site will ensure that runoff from the project site would not exceed the capacity of the local drainage system. Therefore, impacts would be less than significant.

Responsible Division: Planning Division

Completed by: Shaunn Mendrin

Date: 11/1/13

Public Safety	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
62. Public Services Police and Fire protection - Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Safety and Noise Chapter of the Sunnyvale General Plan • www.sunnyvaleplanning.com • Sunnyvale Department of Public Safety
63. Public Services Police and Fire protection - Would the project result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • California Building Code • SMC Section 16.52 Fire Code

Further Discussion if “Less Than Significant” with or without mitigation: None required.

Responsible Division: Planning Division

Completed by: Shaunn Mendrin

Date: 11/1/13

Public Safety – Hazardous Materials	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
64. Hazards and Hazardous Materials - Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Phase I environmental Site Assessment • Phase II Subsurface Investigation Report
65. Hazards and Hazardous Materials - Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> • Phase I environmental Site Assessment • Phase II Subsurface Investigation Report
66. Hazards and Hazardous Materials - Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Sunnyvale Zoning Map • General Plan Map • Community Vision Chapter of the Sunnyvale General Plan
67. Hazards and Hazardous Materials - Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> • Envirostar Hazardous Waste and Substances Site List (State of California) • SWRCB GeoTracker Map • Phase I environmental Site Assessment
68. Hazards and Hazardous Materials - Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Safety and Noise Chapter of the Sunnyvale General Plan • www.sunnyvaleplanning.com

Further Discussion if “Less than Significant” with or without mitigation:

65. Hazards and Hazardous Materials (Less than Significant with Mitigation) – A Phase I and Limited Phase II Environmental Site Assessment (ESA) was prepared by PES Environmental, Inc. on May 23, 2012. The study is available for review at the City of Sunnyvale’s Community Development Department, Monday through Friday between 8:00 a.m. and 5:00 p.m.

As stated above, the site was previously used as an auto sales dealer and repair shop. The buildings houses display areas, as well as space to repair and paint autos.

Four environmental investigations of the site have been conducted previously. These investigations identified hydrocarbon affected soil 10 to 15 feet beneath the buildings. The most current report did not find any recognized environmental conditions other than the following:

Residual petroleum hydrocarbon contaminated soil associated with underground storage tanks (USTs) remain in place underneath the site, although current concentrations are not known. Several USTs were operated on

the site have been removed and case closure was provided by the Santa Clara Water District and Regional Water Quality Control Board in 1991 and 1999.

There is a subsurface oil-water separator that could be a release point for hydrocarbon to the subsurface soil. Also, due to the auto service functions performed on the site, there may be area where there were incidental spills of petroleum or hydraulic products that have affected the soil.

In addition, historical use of the site for agricultural purposes may have resulted in potential presence of residual pesticide. However, given the site had been developed since this time it is likely that concentrations of residual pesticides would be less than if the site had been used for agricultural uses currently.

Given the date of construction of the buildings, lead-based paint and asbestos containing materials may be present.

WHAT: 1) Since the site may contain soils affected by hydrocarbons and residual pesticides, once soil is excavated during development of the project, it must be handled and disposed of according to a site-specific soil management plan. This plan must meet the requirements of the County of Santa Clara Department of Environmental Health.

2) All demolition and disposal of asbestos will be required to be conducted in accordance with the procedures specified in BAAQMD's Regulation 11 Hazardous Pollutants, Rule 2 Asbestos Demolition, Renovation and Manufacturing.

WHEN: These mitigations shall be converted into conditions of approval for this Special Development Permit and Tentative Map prior to its final approval by the City's Planning Commission. The conditions will become valid when the Special Development Permit and Tentative Map are. Conditions will be applicable during the construction of the project.

WHO: The property owner and contractor will be responsible for implementation and maintenance of these mitigation measures.

HOW: The conditions of approval will require these mitigation measures to be incorporated into the construction plans.

Responsible Division: Planning Division

Completed by: Shaunn Mendrin

Date: 11/1/13

Community Services	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
69. Public Services Parks - Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> • Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan • www.sunnyvaleplanning.com
70. Recreation - Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> • Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan • www.sunnyvaleplanning.com
71. Recreation - Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan • www.sunnyvaleplanning.com

Further Discussion if "Less Than Significant" with or without mitigation:

69. & 70. Recreation (Less than Significant): The project will generate an increase in the use of existing park facilities. Through implementation of the City's Park Dedication requirement, which includes payment of the estimated park in-lieu fee of approximately \$2.9 million dollars for the 156 new residential units, this impact is less than significant. Park fees are not required for nonresidential.

Responsible Division: Planning Division

Completed by: Shaunn Mendrin

Date: 11/1/13

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City of Sunnyvale General Plan:

Sunnyvale General Plan Consolidated in (2011)
generalplan.InSunnyvale.com

- Community Vision
- Land Use and Transportation
- Community Character
- Housing
- Safety and Noise
- Environmental Management
- Appendix A: Implementation Plans

City of Sunnyvale Municipal Code:

- Title 8 Health and Sanitation
- Title 9 Public Peace, Safety or Welfare
- Title 10 Vehicles and Traffic
- Title 12 Water and Sewers
- Chapter 12.60 Storm Water Management
- Title 13 Streets and Sidewalks
- Title 16 Buildings and Construction
 - Chapter 16.52 Fire Code
 - Chapter 16.54 Building Standards for Buildings Exceeding Seventy –Five Feet in Height
- Title 18 Subdivisions
- Title 19 Zoning
 - Chapter 19.28 Downtown Specific Plan District
 - Chapter 19.29 Moffett Park Specific plan District
 - Chapter 19.39 Green Building Regulations
 - Chapter 19.42 Operating Standards
 - Chapter 19.54 Wireless Telecommunication Facilities
 - Chapter 19.81 Streamside Development Review
 - Chapter 19.96 Heritage Preservation
- Title 20 Hazardous Materials

Specific Plans:

- Downtown Specific Plan
- El Camino Real Precise Plan
- Lockheed Site Master Special Development Permit
- Moffett Park Specific Plan
- 101 & Lawrence Site Specific Plan
- Southern Pacific Corridor Plan
- Lakeside Specific Plan
- Arques Campus Specific Plan

Environmental Impact Reports:

- Futures Study Environmental Impact Report
- Lockheed Site Master Special Development Permit Environmental Impact Report

- Tasman Corridor LRT Environmental Impact Study (supplemental)
- Kaiser Permanente Medical Center Replacement Center Environmental Impact Report (City of Santa Clara)
- Downtown Development Program Environmental Impact Report
- Caribbean-Moffett Park Environmental Impact Report
- Southern Pacific Corridor Plan Environmental Impact Report
- East Sunnyvale ITR General Plan Amendment EIR
- Palo Alto Medical Foundation Medical Clinic Project EIR
- Luminaire (Lawrence Station Road/Hwy 237 residential) EIR
- NASA Ames Development Plan Programmatic EIS
- Mary Avenue Overpass EIR
- Mathilda Avenue Bridge EIR

Maps:

- General Plan Map
- Zoning Map
- City of Sunnyvale Aerial Maps
- Flood Insurance Rate Maps (FEMA)
- Santa Clara County Assessor's Parcel
- Utility Maps
- Air Installations Compatible Use Zones (AICUZ) Study Map
- 2010 Noise Conditions Map

Legislation / Acts / Bills / Resource Agency Codes and Permits:

- Subdivision Map Act
- San Francisco Bay Region
- Municipal Regional Stormwater NPDES Permit
- Santa Clara County Valley Water District Groundwater Protection Ordinance
- Section 404 of Clean Water Act

Lists / Inventories:

- Sunnyvale Cultural Resources Inventory List
- Heritage Landmark Designation List
- Santa Clara County Heritage Resource Inventory
- Hazardous Waste & Substances Sites List (State of California)
- List of Known Contaminants in Sunnyvale
- USFWS / CA Dept. F&G Endangered and Threatened Animals of California
<http://www.dfg.ca.gov/biogeodata/cnnddb/pdfs/TEAnimals.pdf>

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- The Leaking Underground Petroleum Storage Tank List www.geotracker.waterboards.ca.gov
- The Federal EPA Superfund List www.epa.gov/region9/cleanup/california.html
- The Hazardous Waste and Substance Site List www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm

Guidelines and Best Management Practices

- Storm Water Quality Best Management Practices Guidelines Manual 2007
- Sunnyvale Citywide Design Guidelines
- Sunnyvale Industrial Guidelines
- Sunnyvale Single-Family Design Techniques
- Sunnyvale Eichler Guidelines
- Blueprint for a Clean Bay
- Santa Clara Valley Water District (SCVWD) Guidelines and Standards for Land Use Near Streams
- The United States Secretary of the Interior's Guidelines for Rehabilitation
- Criteria of the National Register of Historic Places
- Santa Clara Valley Habitat Conservation Plan

Transportation:

- California Department of Transportation Highway Design Manual
- California Department of Transportation Traffic Manual
- California Department of Transportation Standard Plans & Standard Specifications
- Highway Capacity Manual
- Institute of Transportation Engineers - Trip Generation Manual & Trip Generation Handbook
- Institute of Transportation Engineers - Traffic Engineering Handbook
- Institute of Transportation Engineers - Manual of Traffic Engineering Studies
- Institute of Transportation Engineers - Transportation Planning Handbook
- Institute of Transportation Engineers - Manual of Traffic Signal Design
- Institute of Transportation Engineers - Transportation and Land Development
- U.S. Dept. of Transportation Federal Highway Administration Manual on Uniform Traffic Control Devices for Street and Highways & CA Supplements
- California Vehicle Code
- Santa Clara County Congestion Management Program and Technical Guidelines
- Santa Clara County Transportation Agency Short Range Transit Plan
- Santa Clara County Transportation Plan

- Traffic Volume Studies, City of Sunnyvale Public Works Department of Traffic Engineering Division
- Statewide Integrated Traffic Records System
- Sunnyvale Zoning Ordinance – including Titles 10 & 13
- City of Sunnyvale General Plan – land Use and Transportation Element
- City of Sunnyvale Bicycle Plan
- City of Sunnyvale Neighborhood Traffic Calming Program
- Valley Transportation Authority Bicycle Technical Guidelines
- Valley Transportation Authority Community Design & Transportation – Manual of Best Practices for Integrating Transportation and Land Use
- Santa Clara County Sub-Regional Deficiency Plan
- City of Sunnyvale Deficiency Plan
- AASHTO: A Policy on Geometric Design of Highways and Streets

Public Works:

- Standard Specifications and Details of the Department of Public Works
- Storm Drain Master Plan
- Sanitary Sewer Master Plan
- Water Master Plan
- Solid Waste Management Plan of Santa Clara County
- Geotechnical Investigation Reports
- Engineering Division Project Files
- Subdivision and Parcel Map Files

Miscellaneous Agency Plans:

- ABAG Projections 2010
- Bay Area Clean Air Plan
- BAAQMD CEQA Guidelines

Building Safety:

- California Building Code,
- California Energy Code
- California Plumbing Code,
- California Mechanical Code,
- California Electrical Code
- California Fire Code
- Title 16.52 Sunnyvale Municipal Code
- Title 16.53 Sunnyvale Municipal Code
- Title 16.54 Sunnyvale Municipal Code
- Title 19 California Code of Regulations
- National Fire Protection Association (NFPA) standards

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OTHER :

Project Specific Information

- Project Description
- Sunnyvale Project Environmental Information Form
- Project Development Plans dated August 30, 2013
- Project Traffic Impact Analysis prepared by TJKM Transportation Consultants dated September 20, 2013
- Project Noise Study prepared by Illingworth & Rodkin, Inc. dated September 17, 2013
- Project Air Quality and Greenhouse Gas Analysis prepared by Illingworth & Rodkin, Inc. dated September 17, 2013
- Project Geotechnical Report prepared by Cornerstone Earth Group on February 22, 2013
- Project Phase I Environmental Site Assessment (ESA) and Limited Phase II Subsurface Investigation Report prepared by Cornerstone Earth Group dated 9/23/12
- Field Inspection
- Project Construction Schedule
- Project Draft Storm Water Management Plan (in project plans)
- Project Tree Inventory prepared by McClenehan Consulting LLC dated April 13, 2013
- Project Green Building Checklist



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- A2.31 Roof Plan and Detail
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- 2 Vesting Tentative Map - Proposed Conditions
- 3 Vesting Tentative Map - Grading Sections
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- C1.1 Tree Survey
- C2.0 Conceptual Stormwater Management Plan
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- C4.0 Grading Sections

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- A3.0.2 Building Plan - Level G1
- A3.1 Building Plan - Level 1
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- A3.3 Building Plan - Level 3
- A3.4 Building Plan - Level 4
- A3.5 Building Roof Plan

Landscape Architect

- L1 Conceptual Landscape Plan
- L2 Site Furnishings Imagery & Details
- L3 Landscape Imagery & Plant Palette
- L4 Irrigation Hydrozone Plan

- A4.0 Conceptual Building Sections

1095 W. EL CAMINO REAL

The Sobrato Organization
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COVER SHEET

SUNNYVALE, CA

KTGY # 2012-0642

09.18.2013

KTGY Group, Inc.
Architecture+Planning
 17922 Fitch
 Irvine, CA 92614
 949.851.2133
 ktgy.com



Project Data

Project Address
1095 West El Camino Real
Sunnyvale, CA

Site Area Information

Gross Site Area 4.12 AC
Dwelling Units 156
Density 37.9 DU / AC

Zoning Information

Existing Condition: C2 ECR
Proposed Project: C2 ECR

FAR and Lot Coverage Calculations

Area Type	Area (SF)
Gross/Total	179,626
Pedestrian Link (E.V.A.)	17,451
Remaining Property	162,175
Office Building	40,554

FAR (Building Area/Remaining Property Area)
40,554 SF / 162,175 SF = 25%

Building Height
54'-0" to parapet (Residential)
49'-8" to coping (Office)

No. of Stories
4-Story (Residential)
3-Story (Office)

No. of Buildings on Site
1 (Residential)
1 (Office)
2 Total Buildings on Site

Setbacks

Front 20'-0"
Left Side 20'-0"
Right Side 20'-0"
Rear 20'-0"

Distance Between Buildings 40'-0"

Occupancy

R-2 (Residential)
S-2 (Garage)
B (Admin, Leasing)
A-3 (Community Rm, Swimming Pool)

Construction Type

Type V-A (Residential)
Type I-A (Garage)

Unit SF Summary

Unit Name	Unit Type	Deck Area	Unit Area (SF)	Units Per Level				1-BR	2-BR	Total Unit Area (SF)	%	Average Unit Area (SF)	Total Deck Area	Storage Locker (CF)
				L1	L2	L3	L4							
Unit 1-1	1-BR/1-BA	80	740	17	17	17	15	66	48,840	35%		5280	54	
Unit 1-2	1-BR/1-BA	61	759	4	4	4	4	16	12,144	9%	743.7	976	116	
Unit 2-1	2-BR/2-BA	60	1060	9	10	16	14	49	51,940	37%		2940	146	
Unit 2-2	2-BR/2-BA	74	1098	6	7	8	4	25	27,450	20%		1850	50	
Total				36	38	45	37	82	140,374	100%	900	11046	13824	
				Total Units				156						

Parking Summary

Parking Required

Office (Dedicated)
4 sp./1,000 SF x 40,554 SF = 163 spaces
Shared Parking Pool
1 sp./1,000 SF x 40,554 SF = 41 spaces
Residential
1 sp./bedroom x 230 bedrooms = 230 spaces
Total Spaces Required: 434 spaces

Parking Provided

Office (Dedicated)
Floor 1: 58 spaces
Floor G1: 105 spaces
Total: 163 spaces
Shared Parking Pool
Floor G1: 41 spaces
Total: 41 spaces
Residential
78 units x 1 sp/unit = 82 spaces
78 units x 2 sp/unit = 74 spaces
Dedicated Leasing = 5 spaces
Total: 235 spaces
Total Spaces Provided: 439 spaces

Parking Types Provided:

Standard: 385
Compact: 38
Accessible: 16
Covered: 376
Aisle Width: 24'-0"

Bicycle Parking

Required 1 space/4 units x 156 units 39 bicycle spaces
Provided 15 racks (1 rack = 4 bicycle capacity) 60 bicycle spaces*

*59 bicycle spaces required for GreenPoint point. See Sheet A0.0.2 for GreenPoint forms.

Storage Lockers

Required: 300 cf / unit
Provided: 300 cf / unit

*Lockable Storage Lockers located at decks and in Floor G1.

Zoning District Comparison

C2 ECR

Front Setback Min. 15 ft
Side Setback Min. None
Rear Setback Min. None
Max. Lot Coverage 35%
Max. F.A.R. None
Height Limitation 55 ft
Min. Lot Area None

R-4

Front Setback Min. 35 ft
Side Setback Min. (1st story/2nd story) 15 ft / 19 ft
Rear Setback Min. 20 ft
Max. Lot Coverage 40%
Max. F.A.R. None
Height Limitation 55 ft and 4 stories
Min. Lot Area 8,000 sf
Density 1 unit/1,200 sf

Building SF Summary

Project Totals

Total Residential Leasing/Amenity: 5,135 SF
Total Residential Amenity: 4,691 SF
Total Office: 40,554 SF

Open Space

Landscape

Landscaping (Total SF) 52,985 SF
Landscaping (SF/Unit) 340 SF

Parking Lot Area Shading (%)

Required: 50% min. in 15 years
Provided: 57% / 15 years

Water Conserving Plants (%) 83%

Surface Areas

Existing:
Impervious Surface Area (SF): 166,407 SF
Impervious Surface (%): 93%

Proposed:

Impervious Surface Area (SF): 161,816 SF
Impervious Surface (%): 73%

2010 CBC Code Analysis -

Parking Garage

2010 CBC with Supplements

- Occupancy: S-2 Enclosed Garage
- Construction Type: Type I-A
- Fire Sprinklers: Automatic Sprinkler System
Sec.903.3.1.1
- Fire Alarm System: CFC Chapter 9
- Tabular Area Allowed: UL Table 503
- Tabular Ht. Allowed: UL Table 504.2

509.2 Special Provisions

Building above 3Hr Horizontal Separation is R-2 Occ. of Type V-A Construction.
Building below 3Hr Horizontal Separation is S-2 Occ. of Type I-A Construction.

TYPE I-A CONSTRUCTION NOTES	
COMPONENT	FIRE RESISTIVE RATING
FLOOR-CEILING BENEATH PLAZA	3 HR CONC
FLOOR-CEILING BENEATH TYPE V	3 HR CONC
EXTERIOR BEARING WALL	3 HR CONC
EXTERIOR NON-BEARING WALL	1 HR
INTERIOR BEARING WALL	3 HR CONC
INTERIOR NON-BEARING PARTITION	0 HR CONC OR 0 HR METAL STUD
STRUCTURAL FRAME	3 HR CONC
EXIT ENCLOSURE WALL	3 HR CONC FIRE BARRIER
TRASH TERMINATION ROOM WALLS	1 HR CONC FIRE BARRIER
ELEVATOR LOBBY WALL	3 HR CONC FIRE BARRIER

SEPARATION DESCRIPTIONS	
VERTICAL EXIT ENCLOSURE & SHAFT WALLS	INTERIOR WALLS: 2-HR FIRE BARRIER w/ 1-1/2 HR SELF-CLOSING OPENING PROTECTIVES EXTERIOR WALLS: 1 HR RATED w/ OPENING PROTECTIVES PER PLAN
INTERDWELLING SEPARATION	1 HR FIRE PARTITION w/ NO OPENINGS
CORRIDORS	1 HR FIRE PARTITION w/ 1/3 HR SELF-CLOSING OPENING PROTECTIVES & 1 HR HORIZ ASSEMBLY AT FLOOR
GROUP R-2 TO B OR R-2 TO A-3	1 HR FIRE BARRIER w/ 3/4 HR SELF-CLOSING OPENING PROTECTIVES & SEPARATION 1 HR HORIZ ASSEMBLY AT FLOOR
GROUP R-2 TO S-2 SEPARATION	3 HR FIRE BARRIER w/ 3 HR SELF-CLOSING OPENING PROTECTIVES & 3 HR HORIZ ASSEMBLY AT FLOOR

2010 CBC Code Analysis -

Residential

2010 CBC with Supplements

- Occupancy: R-2
- Construction Type: Type V-A
- Fire Sprinklers: NFPA 13
- Fire Alarm System: CFC Chapter 9
- Tabular Area Allowed: At = 12,000sf / Story Table 503
- Tabular Ht. Allowed: 50' Table 504.2
- Increases Allowed:
 - Sec.504.2 Story Increase = 4 Stories (Type V-A)
 - Sec.504.2 Height Increase = 60' Height (Type V-A)
 - Sec.506.2 Frontage Increase for area (if =0)
 - Sec.506.3 Allowable Area Increase = 200% (Is=2)

A. Allowable Area: Type V-A = 12,000 s.f. = At

Per Floor

Aa = (At + (At x if) + (At x Is))
Aa = (12,000 + (12,000 x 0) + (12,000 x 2))
A2 = 36,000 Allowable Floor Area / Floor

Per Building

Sec. 506.4.1 Total Building Area Determination
36,000 x 2 = 72,000 Total Allowable Bldg Area

TYPICAL TYPE V-A CONSTRUCTION NOTES	
COMPONENT	FIRE RESISTIVE RATING
ROOF-CEILING ABOVE INTERIOR CEILING	1 HR
ROOF-CEILING ABOVE EXTERIOR CEILING (DECKS)	1 HR
FLOOR-CEILING EXCEPT CORRIDORS & STAIR LANDINGS	1 HR
FLOOR-CEILING CORRIDORS & STAIR LANDINGS	1 HR
DECK-CEILING AT DWELLING UNITS	1 HR
EXTERIOR WALLS	1 HR
INTERIOR BEARING WALLS	1 HR
INTERIOR NON-BEARING WALLS	0 HR
INTER-DWELLING WALLS	1 HR FIRE PARTITION UNO
CORRIDOR WALLS	1 HR FIRE PARTITION UNO
EXIT ENCLOSURE WALLS (INTERIOR)	2 HR FIRE BARRIER UNO
EXIT ENCLOSURE AND SHAFT WALLS (EXTERIOR)	2 HR
SHAFT WALLS (INTERIOR) ELEVATOR, TRASH CHUTE, ETC.	2 HR FIRE BARRIER UNO
REFUSE CHUTE ACCESS ROOM WALLS (ELEVATOR (INTERIOR))	1 HR FIRE BARRIER UNO

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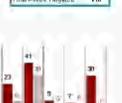
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GreenPoint Rated Planning ScoreSheet: Multifamily

The GreenPoint Rated Multifamily Planning ScoreSheet is a tool for project teams to track and report on the progress of their project. It is designed to be used in conjunction with the GreenPoint Rated Multifamily Home Data Collection Form v.1.9/22.

The information requirements for a GreenPoint Rated Multifamily project are: a minimum of 100 units, a minimum of 100,000 sq ft of gross floor area, and a minimum of 100 units. The information requirements for a GreenPoint Rated Multifamily project are: a minimum of 100 units, a minimum of 100,000 sq ft of gross floor area, and a minimum of 100 units.

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1095 W. El Camino Real Sharon Block Bright Green Strategies 2007-007 Planning ScoreSheet

A. COMMUNITY DESIGN AND PLANNING

1. Develop Bill of Materials

2. Design for Modularity & Reconfigurability

3. Minimize Transportation

4. Minimize Construction

5. Outdoor Landscaping

6. Reduce Formaldehyde in Interior Finish

7. Reduce VOCs in Interior Finish

8. Reduce VOCs in Construction Adhesives and Sealants that Meet CARB Emission Requirements

9. Reduce Formaldehyde in Interior Finish

10. Reduce VOCs in Construction Adhesives and Sealants that Meet CARB Emission Requirements

11. Reduce VOCs in Construction Adhesives and Sealants that Meet CARB Emission Requirements

12. Reduce VOCs in Construction Adhesives and Sealants that Meet CARB Emission Requirements

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20. Reduce VOCs in Construction Adhesives and Sealants that Meet CARB Emission Requirements

1095 W. El Camino Real Sharon Block Bright Green Strategies 2007-007 Planning ScoreSheet

A. SITE

1. Protect Topsoil and Minimize Disturbance of Existing Plants & Trees

2. Develop Construction Site Erosion Control Plan

3. Develop Construction Site Sedimentation Control Plan

4. Develop Construction Site Stormwater Management Plan

5. Develop Construction Site Air Quality Management Plan

6. Develop Construction Site Noise Management Plan

7. Develop Construction Site Safety Management Plan

8. Develop Construction Site Security Management Plan

9. Develop Construction Site Waste Management Plan

10. Develop Construction Site Recycling Management Plan

11. Develop Construction Site Reuse Management Plan

12. Develop Construction Site Conservation Management Plan

13. Develop Construction Site Cultural Resource Management Plan

14. Develop Construction Site Historical Resource Management Plan

15. Develop Construction Site Paleontological Resource Management Plan

16. Develop Construction Site Archaeological Resource Management Plan

17. Develop Construction Site Biological Resource Management Plan

18. Develop Construction Site Geological Resource Management Plan

19. Develop Construction Site Oceanographic Resource Management Plan

20. Develop Construction Site Atmospheric Resource Management Plan

21. Develop Construction Site Socioeconomic Resource Management Plan

22. Develop Construction Site Cultural Resource Management Plan

23. Develop Construction Site Historical Resource Management Plan

24. Develop Construction Site Paleontological Resource Management Plan

25. Develop Construction Site Archaeological Resource Management Plan

26. Develop Construction Site Biological Resource Management Plan

27. Develop Construction Site Geological Resource Management Plan

28. Develop Construction Site Oceanographic Resource Management Plan

29. Develop Construction Site Atmospheric Resource Management Plan

30. Develop Construction Site Socioeconomic Resource Management Plan

1095 W. El Camino Real Sharon Block Bright Green Strategies 2007-007 Planning ScoreSheet

B. FOUNDATION

1. Reduce Structural Frame & Building Envelope

2. Reduce Structural Frame & Building Envelope

3. Reduce Structural Frame & Building Envelope

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30. Reduce Structural Frame & Building Envelope

1095 W. El Camino Real Sharon Block Bright Green Strategies 2007-007 Planning ScoreSheet

C. EXTERIOR

1. Reduce Exterior

2. Reduce Exterior

3. Reduce Exterior

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30. Reduce Exterior

1095 W. El Camino Real Sharon Block Bright Green Strategies 2007-007 Planning ScoreSheet

D. FLOORING

1. Use Environmentally Preferable Flooring

2. Use Environmentally Preferable Flooring

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30. Use Environmentally Preferable Flooring

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E. APPLIANCES & LIGHTING

1. ENERGY STAR Appliances

2. ENERGY STAR Appliances

3. ENERGY STAR Appliances

4. ENERGY STAR Appliances

5. ENERGY STAR Appliances

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30. ENERGY STAR Appliances

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F. FINISHES

1. Reduce Finishes

2. Reduce Finishes

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1095 W. El Camino Real Sharon Block Bright Green Strategies 2007-007 Planning ScoreSheet

G. SUMMARY

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GREENPOINT RATED FORMS

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A0.0.2



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ARTIST'S CONCEPT RENDERING

SUNNYVALE, CA

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