



REPORT TO PLANNING COMMISSION

Hearing Date: March 14, 2011
File Number: 2011-7018

SUBJECT: **Sudip Ghosh/Craig Albright Trustee [Applicant/Owner]:**
Application on a 6,928 square foot site located at **303 W. El Camino Real** in an O-ECR (Office / El Camino Real Precise Plan) Zoning District (APN: 209-29-051):

Motion **2011-7018** - Special Development Permit to allow the redevelopment of a vacant site with an approximately 3,099 square foot medical (dental) building.

REPORT IN BRIEF:

Existing Site Conditions Existing Vacant Commercial Building

Surrounding Land Uses

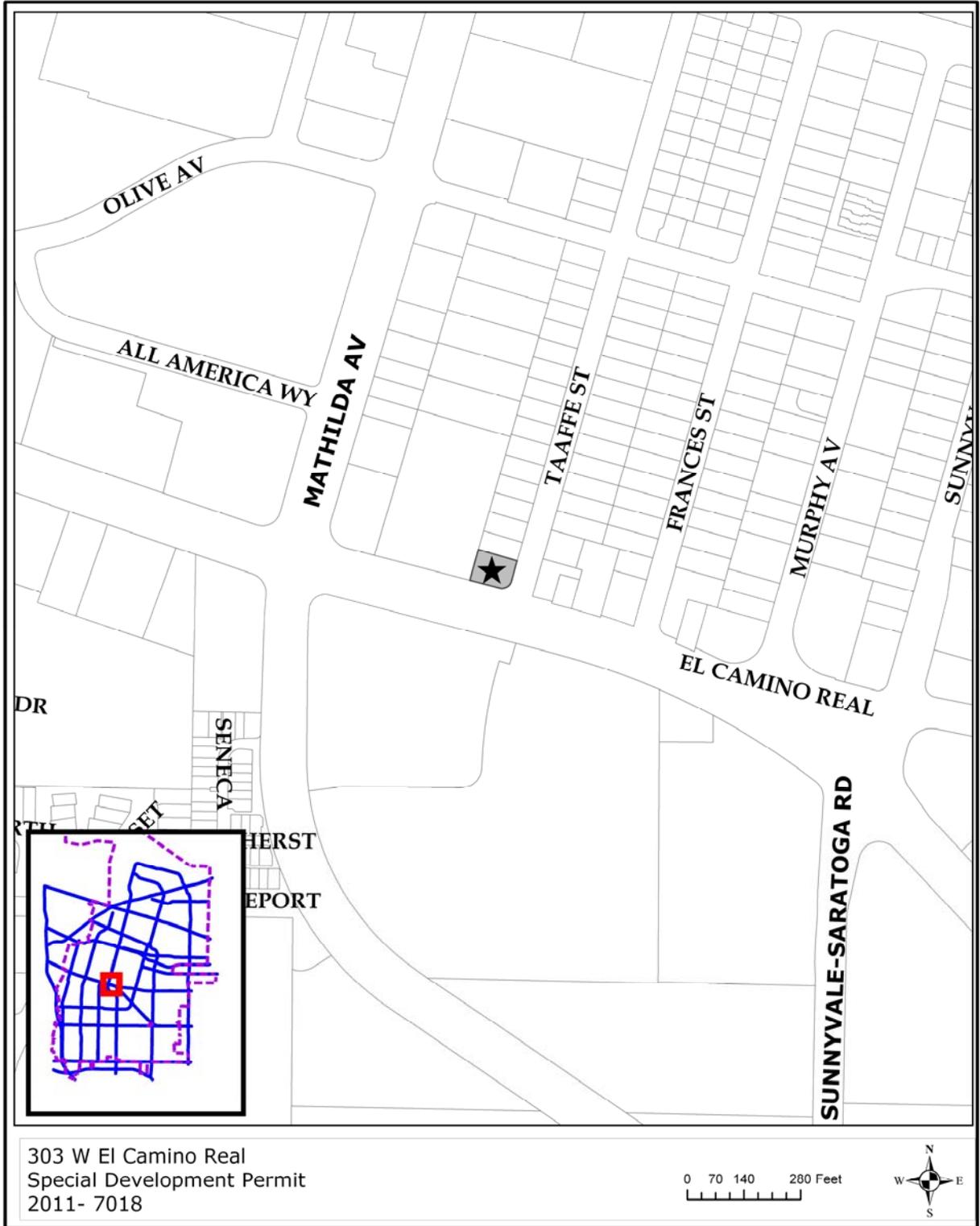
North	Single Family Residential
South	Commercial Retail
East	Commercial Retail
West	Office

Issues Parking, Vision Triangle, Trash Enclosure, Architecture, Landscape Buffer

Environmental Status A Negative Declaration has been prepared in compliance with California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve with Conditions including modifications to the architecture, trash enclosure and property line walls.

VICINITY MAP



303 W El Camino Real
Special Development Permit
2011- 7018

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Office	Same	Office
Zoning District	O/ECR	Same	O/ECR
Lot Size (s.f.)	6,928	Same	8,000 min.
Gross Floor Area (s.f.)	1,500	3,099	No max.
Lot Coverage (%)	21%	38%	40% max.
Floor Area Ratio (FAR)	21%	45%	No max.
No. of Buildings On-Site	1	1	---
Building Height (ft.)	9	30	30 max.
No. of Stories	1	3	3 max.
Setbacks (First/Second Facing Property)			
Front	0'	0 – 9' 2"	15' min.
Left Side	0'	6'	6' min.
Right Side	Approx. 85'	15' 9"	15' min.
Rear	0'	20'	20' min.
Landscaping (sq. ft.)			
Total Landscaping	0	1,550	1,386 min.
Frontage Width (ft.)	0	0 – 9' 2"	15 ft. min.
Buffer (ft.) Adj. Residential	0	5'	10 ft. min.
Parking			
Total Spaces	30	15	16 min.
Standard Spaces	30	15	16 min.
Compact Spaces/ % of Total	0	0	Not Permitted for Medical Office
Accessible Spaces	0	1	1 min.
Aisle Width	12'	12'-16'	12' min.
Bicycle Parking	0	1 Class I	Per VTA Guidelines
Stormwater			
Impervious Surface Area (s.f.)	6,928	5,255	---
Impervious Surface (%)	100%	76%	---

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

BACKGROUND:**Previous Actions on the Site**

The following table summarizes previous planning application related to the project site.

File Number	Brief Description	Hearing/Decision	Date
1996-0397	Miscellaneous Plan Permit for modification to the existing building (auto dealer)	Staff / Approved	5/17/1996

There is no active code enforcement activity at the site; however, over the past several years the property has been cited several times related to graffiti and outdoor storage.

DISCUSSION:**Requested Permit**

- **Special Development Permit**

The proposal is for the redevelopment of a 6,928 square foot corner lot at El Camino Real and Taaffe Street with an approximately 3,099 square foot medical (dental) office building. The existing structure on-site will be demolished. The business would be open from Monday through Saturday from 9am to 6pm and have a total of 9 employees. Most patrons would visit the site on an appointment basis.

ANALYSIS:**Site Layout**

The proposed building is centrally located on the lot, positioned slightly closer to El Camino Real and the property line to the west than to residents to the north or Taaffe Street. Parking is provided at the ground level under two floors of medical office. A portion of the angled parking area projects outside the building footprint towards the north. One-way directional access to parking is provided from a driveway at Taaffe to El Camino Real at the southwest corner of the site.

Floor Plan

The main floor of the building lies on the second level above the parking area. The patient rooms, waiting room and related office areas are located on this floor. An outside deck would be located along a portion of the elevation facing El Camino Real. The top floor would be utilized primarily by employees. A staff room and outdoor deck along with a storage area is located on the top floor.

Two stairwells and elevators provide access to the building. (For more detail, a floor plan is provided in Attachment D.)

Architecture

The proposed architectural style of the office building is modern and contemporary with a combination of stone, painted stucco, and glass materials. The base of the building is composed of a ‘Coronado Stone’ with a reddish brown color. Two colors of stucco, gray and brown, are utilized for a majority of each façade. Tinted and clear glass is utilized along each elevation. Similar materials and detailing is wrapped around the side elevations. In an effort to reduce privacy concerns for both the resident and patrons of the site, minimal windows are located at the back of the building. Staff has included a Condition of Approval PS-1a for the applicant to continue to work with staff regarding the design of the rear elevation. Additional interest in the form of building material and color or other architectural elements could be explored within the predominantly gray facade at this side of the building. (Elevations and Photosimulations are provided in Attachment D & E.)

The applicant has designed the building to provide a certain amount of roof area to enable adequate solar panel area for the building’s energy efficiency needs (see also, section on Green Building Requirements).

The applicant has modified the trash enclosure design to utilize a similar architectural style of the main building with a stone base, gray stucco material along with a wood lattice on top. A final trash enclosure design is required per Condition of Approval BP-5. More discussion of the enclosure is included in the “Trash & Recycling Enclosure” section of this report.

Landscaping

Landscaping for the site is provided along the perimeter of the site. The proposal meets Sunnyvale Municipal Code (SMC 19.38.070) requirements by providing approximately 22% landscaping of the site. A majority of the landscaping, as indicated in the preliminary plan, is at the front of the site. The area is composed of mostly lawn area and low lying hedges directly in front of the building. The landscaping at the rear of the site is composed mostly of rock and mulch. To provide additional screening to the adjacent residences to the north, a row of Italian cypresses lies near the property line. A final landscaping plan is required to be submitted per Condition of Approval BP-12.

Development Standards

The proposed project generally complies with the applicable Development Standards as set forth in the Sunnyvale Municipal Code. The following items are those in which the applicant is requesting a deviation from the requirements of the code or have been identified as items for clarification by the Planning Commission:

- **Setbacks and Landscape Buffer**

As indicated in the Project Data Table, the project does not meet front yard setback requirements along El Camino Real or landscaping buffer standards adjacent to the residential uses. When office/commercial is located adjacent to residential, SMC requirements specify that an 8' wall and 10' wide landscaping buffer be provided. The applicant has contacted the neighbor of the single family residence to the north regarding an acceptable shared property line wall. The applicant is requesting a deviation from this requirement to accommodate the desires of the adjacent neighbor for a wall of varying height. A portion of the approximately 8-9' foot wall is to remain. A longer portion would be built to approximately 6' 6" in height. Ultimately an area located closer to Taaffe Street (adjacent to parking space #8) will be approximately 4' in height. A final design and agreement will be required to be approved by staff prior to construction per the Conditions of Approval. The fence will also be required to be built prior to construction of the building to help lessen the impacts of the new development to the adjacent neighbor. The wall should be designed structurally so that the height can be easily extended in the future.

A 10 ft. landscape buffer is also not provided due to the size and depth constraints of the lot and need for adequate parking for the development. The current design is compatible with nearby commercial development with respect to setbacks along El Camino Real and given the constraints of the lot and need for adequate parking and circulation, staff is supportive of the reduced landscape buffer. Office uses tend to have fewer conflicts with residential neighbors than retail and late night uses where buffer width and wall height become more important in segregating land uses.

- **Vision Triangle**

Due to the relatively small size of the lot and the fact that it is located on a corner, creating a site layout which accommodates a 40 ft. corner vision triangle and separate 10 ft. driveway vision triangles is challenging. However, the site is located on a street where there is no through-vehicular traffic north of the site and the visibility of oncoming traffic along El Camino is not impaired since the site is located on the opposite side of traffic flow. An existing commercial building across the site to the east is already positioned within a corner vision triangle. Staff finds that such conditions limit possible impacts of the corner vision triangle and driveway vision triangles along Taaffe Street. Pedestrian safety also needs to be considered relative to the corner vision triangle. The project is conditioned for a wider sidewalk which will improve overall pedestrian safety and comfort.

The current location of the building projects into the corner vision triangle; however, clear visibility is provided up to an 8 ft. 3 in. height. Parking spaces #14 and #15 are located within the vision triangle. The applicant has

proposed that space #15 be composed of a turf block in an effort to provide additional green space and due to its proximity to the driveway would be utilized more often in situations where most other spaces are full. More discussion is noted in the “Parking” section of this report.

The applicant has provided additional visual evidence of the conditions at the site to support encroachment and justify the layout of the project (See Attachment G).

- **Trash & Recycling Enclosure**

A separate trash and recycling enclosure is located towards the northeast corner of the site near the Taaffe Street entrance. Several locations for the site were considered but were not chosen due to inadequate or less desirable access needed for pick-up as well as aesthetic concerns located along El Camino Real. The applicant has worked with the residential neighbor to position this structure an adequate distance away from the property line. Currently, the enclosure is positioned 10 ft. away from the north property line. The applicant is proposing a smaller enclosure (5 ft. x 12 ft.) than what is required by City guidelines. The initial recommendation from the Public Works Department is for a minimum 9 ft. x 13 ft. enclosure for a medical office use. A redesign of the enclosure would likely necessitate encroachment into the driveway vision triangle along Taaffe Street. As discussed previously in the report, such an encroachment at this location could be acceptable due to the one-way directional access of the site and the fact that vehicular access from Taaffe Street is blocked off just north of the site. The applicant suggests that the current size is adequate for the needs of the dental office and that a smaller enclosure is more appropriate based on the desire to be more environmentally friendly. Condition of Approval BP-5c is included to require the larger size, unless sufficient information is submitted that supports a smaller enclosure. Planning and Public Works staff would review this additional information jointly.

- **Parking/Circulation**

Parking for the medical office building is provided under the building at ground level. Medical office uses require one space to be provided for every 200 square feet of floor area. Recent modifications to provide an additional bathroom on the top floor result in increased floor area that make the current proposal deficient by one space. A total of 15 spaces are provided where 16 is required. Limited parking is provided nearby along the public street.

Although the recent modifications create a deficiency of one space, staff is supportive of the additional floor area that has been incorporated into the design as it should not create increased demand to the site, rather it will add a convenience feature for building employees.

The applicant has proposed that parking space #8 which attains direct access from Taaffe be dedicated to employee parking. The proposed location of the trash enclosure is located within a vision triangle adjacent to this space. A smaller enclosure has a lesser encroachment into the vision triangle.

Bicycle parking is required per the latest VTA Guidelines for new office buildings. The site plan indicates that parking will be located adjacent to the handicap parking space within the parking garage. Condition of Approval BP-20 requires that VTA Guidelines be met.

- **Stormwater Management**

This project does not require compliance with the new Stormwater Management requirements since the project is not disturbing 10,000 square feet of area. Certain Best Management Practices (BMPs) are being incorporated into the project design.

- **Green Building Requirements**

Due to the size of the building (less than 5,000 square feet), the project is not subject to green building requirements. The applicant has provided preliminary information that the building will meet LEED Gold level design standards for “New Construction” with 61 points.

Environmental Review

A Negative Declaration has been prepared in compliance with the California Environmental Quality Act provisions and City Guidelines. An initial study has determined that the proposed project would not create any significant environmental impacts (see Attachment C, Initial Study). The site had been previously occupied as a used auto dealer as well as an auto repair service use in the past. As noted in the Initial Study, additional environmental studies performed to study soil samples indicate that no contamination was found on-site.

FISCAL IMPACT

Transportation Impact Fee: The project is subject to a Transportation Impact Fee estimated at \$4,580.40 based on FY 2010-2011, per Condition of Approval #BP-9a. The applicant is required to pay the fee in place at the time of payment, and prior to issuance of building permits.

PUBLIC CONTACT

A Neighborhood Meeting was held on February 23, 2011. Approximately five Residents from the nearby single-family neighborhood to the north (Taaffe-Frances Heritage Housing District) attended the meeting. Concerns were noted regarding the scale and size of the office building. Additional concerns related to the architecture of the building facing the north towards the neighborhood. Residents also provided comments regarding the circulation and location of the trash enclosure. The neighboring resident to the north also noted concerns with the height of the shared property line wall and possible construction impacts.

Planning Commission Study Session: A study session was held by the Planning Commission on February 28, 2011. During the meeting, the Commissioners provide comments regarding the building layout and design. Additional discussion related to the location of the trash and recycling enclosure and the vision triangles. In response to a concern related to the existing wall located along the western property line shared with the neighboring office development, the applicant has agreed to explore reducing the height of the wall to four feet. Staff has included Condition of Approval BP-12f to reduce the height of this wall to four feet at a distance of 10 feet from the front property line. Although outside of the driveway vision triangle, increased visibility at this location could improve safety to pedestrians.

Notice of Negative Declaration and Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> • Published in the <i>Sun</i> newspaper • Posted on the site • 355 notices mailed to the property owners and tenants within 300 ft. of the project site 	<ul style="list-style-type: none"> • Posted on the City of Sunnyvale's Website • Provided at the Reference Section of the City of Sunnyvale's Public Library 	<ul style="list-style-type: none"> • Posted on the City's official notice bulletin board • City of Sunnyvale's Website

CONCLUSION

Discussion: The project includes requests for deviations from Code requirements including front yard setbacks, landscape buffer along El Camino Real and adjacent to residential uses, corner and driveway vision triangle, and parking.

Due to its size, depth, corner lot configuration, and limited commercial opportunities based on the zoning; there has been little interest in redevelopment of this site over the last several years. The site is also located just outside the sensitive historic single-family neighborhood (Taaffe-Frances). Also, due to the existing surrounding development, there are limited opportunities for combining properties for redevelopment (ECR Precise Plan). The proposed medical office use is considered a logical use for the site based on the zoning and its compatibility with adjacent properties. Staff has worked extensively with the applicant to modify the plan to limit impacts as much as possible. Conditions of Approval require further improvements and maintenance to ensure that impacts are limited.

Due to the lack of depth of the lot and need to provide adequate parking for the proposal, setbacks and buffer requirements are difficult to meet. Additional limited building, driveway and parking configurations limit opportunities to meet vision triangle requirements; however, existing conditions related to traffic flow and surrounding development reduce concerns of such encroachment.

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Special Development Permit. Recommended Findings and General Plan Goals are located in Attachment A.

Conditions of Approval: Recommended Conditions of Approval are located in Attachment B.

ALTERNATIVES

1. Adopt the Negative Declaration and approve the Special Development Permit with attached conditions.
2. Adopt the Negative Declaration and approve the Special Development Permit with modified conditions.
3. Adopt the Negative Declaration and deny the Special Development Permit.
4. Do not adopt the Negative Declaration and direct staff as to where additional environmental analysis is required.

RECOMMENDATION

Recommend Alternative 1 to the Planning Commission.

Prepared by:

Ryan M. Kuchenig
Project Planner

Reviewed by:

Steve Lynch
Senior Planner

Approved by:

Trudi Ryan
Planning Officer

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Negative Declaration
- D. Site and Architectural Plans Including Renderings
- E. Photosimulations
- F. Letter from the Applicant
- G. Photos Provided by the Applicant re: Vision Triangle

RECOMMENDED FINDINGS

Special Development Permit

Goals and Policies that relate to this project are:

Grand Boulevard Initiative's Guiding Principles for El Camino Real

1. Target housing and job growth in strategic areas along the corridor.
The project provides additional job opportunities at an underutilized site.
2. Encourage compact mixed-use development and high quality urban design and construction.
The project does not include mixed use development.
3. Create a pedestrian-oriented environment and improve streetscapes, ensuring full access to and between public areas and private developments
Site layout design that positions the building close to the street along with landscaping improvements provide for a more pedestrian friendly environment.
4. Develop a balanced multimodal corridor to maintain and improve mobility of people and vehicles along the corridor.
The proposed use provides a medical office use not found nearby and as a redeveloped site will improve mobility along the busy corridor.
5. Manage parking assets
The project shields the parking area with building design and landscaping but is deficient by one parking space. El Camino Real is a major bus route corridor.
6. Provide vibrant public spaces and gathering places.
There is limited opportunity for public gathering area at the site.
7. Preserve and accentuate unique and desirable community character and the existing quality of life in adjacent neighborhoods.
The proposed use is compatible with the surrounding area and impacts to the nearby residential area are expected to be limited.
8. Improve safety and public health.

The proposed project improves the public health and safety of the site and surrounding area with redevelopment of a compatible use from a site that has been vacant for several years and has attracted undesirable activity.

9. Strengthen pedestrian and bicycle connections with the corridor.

Improvements at the site should help strengthen the pedestrian and bicycle corridor.

10. Pursue environmentally sustainable and economically viable development patterns.

The project utilizes environmentally friendly site and architectural design through the use of certain building materials, solar panels, and natural lighting.

Land Use and Transportation Element

Policy N1.2: *Require new development to be compatible with the neighborhood, adjacent land uses and the transportation system.*

Community Design Sub-Element

Policy C.1: *Place a priority on quality architecture and site design which will enhance the image of Sunnyvale and create a vital and attractive environment for business, residents, and visitors, and be reasonable balanced with the need for economic development to assure Sunnyvale's economic prosperity.*

Policy C.4: *Encourage quality architectural design, which improves the City's identity, inspires creativity, and heightens individual as well as cultural identity*

Precise Plan for El Camino Real

Policy 3.2.3 *To maintain and enhance the capacity of the street to accommodate automobile and transit traffic, while providing improved facilities for bicyclists and pedestrians.*

Policy 3.2.4 *To create a series of quality places which are valued by the people of Sunnyvale as attractive, functional and comfortable destinations.*

Policy 3.2.5 *To ensure that properties are developed and operated in such a manner as to minimize their negative impacts upon adjacent residential areas.*

Policy 3.2.6 *To design, develop and maintain the public right-of-way in a manner which creates a strong, positive image of the City of Sunnyvale for both residents and visitors.*

Policy 3.2.7 *To require quality design, architecture and landscaping which incorporate sustainable design principles.*

Policy 3.2.8 *To encourage development which supports the use of public transit.*

Policy 3.2.9 *To develop a visual and functional linkage with Downtown Sunnyvale.*

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project. (*Finding Met*)

The project is consistent with the policies and objectives for land uses in the General Plan. The proposal is compatible with surrounding uses along El Camino Real and the residential neighborhood to the north. As conditioned, the project meets the Precise Plan for El Camino Real Design Guidelines.

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties. (*Finding Met*)

The proposed project will improve the overall streetscape along El Camino Real by redeveloping a vacant site that has been underutilized for several years. High-quality architecture and environmentally friendly design will contribute positively to the surrounding area and replace a site that contains little or no landscaping and continues to degrade and attract undesirable activity.

ATTACHMENT B

RECOMMENDED CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS MARCH 14, 2011

Planning Application 2011-7018

303 W. El Camino Real

Special Development Permit to allow the redevelopment of a vacant site with an approximately 3,099 square foot medical (dental) building.

The following Conditions of Approval [COA] and Standard Development Requirements [SDR] apply to the project referenced above. The COAs are specific conditions applicable to the proposed project. The SDRs are items which are codified or adopted by resolution and have been included for ease of reference, they may not be appealed or changed. The COAs and SDRs are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance. Applicable mitigation measures are noted with "Mitigation Measure" and placed in the applicable phase of the project.

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following Conditions of Approval and Standard Development Requirements of this Permit:

GC: THE FOLLOWING GENERAL CONDITIONS AND STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE APPROVED PROJECT.
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GC-1. CONFORMANCE WITH APPROVED PLANNING APPLICATION:

All building permit drawings and subsequent construction and operation shall substantially conform with the approved planning application, including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and approval by the Director of Community Development. Major changes are subject to review at a public hearing. [COA] [PLANNING]

GC-2. USE EXPIRATION:

The approved Special Development Permit shall expire if the use is discontinued for a period of one year or more. [SDR] (PLANNING)

- GC-3. PERMIT EXPIRATION (ORDINANCE 2895-09):
The Permit shall be valid for three (3) years from the date of approval by The Special Development Permit must be exercised within three (3) years from the date of approval by the final review authority (as adopted by City Council on April 21, 2009, RTC 09-094). Extensions of time may be considered, for a maximum of two one year extensions, if applied for and approved prior to the expiration of the permit approval. If the approval is not exercised within this time frame, the permit is null and void. [SDR] (PLANNING)
- GC-4. TITLE 25:
Provisions of Title 25 of the California Administrative Code shall be satisfied with dependence on mechanical ventilation. [SDR] [BUILDING]
- GC-5. SIGNS:
All existing signs shall be removed and new signs shall comply with Title 19 of the Sunnyvale Municipal Code. [PLANNING] [COA]

PS: THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO SUBMITTAL OF BUILDING PERMIT, AND/OR GRADING PERMIT.

- PS-1. REQUIRED REVISIONS TO PROJECT PLANS:
The plans shall be revised to address comments from the Planning Commission including the following:
- a) Additional architectural interest and detail in the form of paint color, articulation and/or material shall be incorporated into the north (rear) facade of the main building.
- PS-2. EXTERIOR MATERIALS REVIEW:
Final exterior building materials and color scheme are subject to review and approval by the Director of Community Development prior to submittal of a building permit. [COA] [PLANNING]

BP: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY DEMOLITION PERMIT, BUILDING PERMIT, GRADING PERMIT, AND/OR ENCROACHMENT PERMIT AND SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT(S).

- BP-1. **CONDITIONS OF APPROVAL:**
Final plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans. [COA] [PLANNING]
- BP-2. **RESPONSE TO CONDITIONS OF APPROVAL:**
A written response indicating how each condition has or will be addressed shall accompany the building permit set of plans. [COA] [PLANNING]
- BP-3. **NOTICE OF CONDITIONS OF APPROVAL:**
A Notice of Conditions of Approval shall be filed in the official records of the County of Santa Clara and provide proof of such recordation to the City prior to issuance of any City permit, allowed use of the property, or Final Map, as applicable. The Notice of Conditions of Approval shall prepared by the Planning Division and shall include a description of the subject property, the Planning Application number, attached conditions of approval and any accompanying subdivision or parcel map, including book and page and recorded document number, if any, and be signed and notarized by each property owner of record.
- For purposes of determining the record owner of the property, the applicant shall provide the City with evidence in the form of a report from a title insurance company indicating that the record owner(s) are the person(s) who have signed the Notice of Conditions of Approval. [COA] [PLANNING]
- BP-4. **BLUEPRINT FOR A CLEAN BAY:**
The building permit plans shall include a “Blueprint for a Clean Bay” on one full sized sheet of the plans. [SDR] [PLANNING]
- BP-5. **RECYCLING AND SOLID WASTE ENCLOSURE:**
The building permit plans shall include details for the installation of a recycling and solid waste enclosure. The required solid waste and recycling enclosure shall:
- a) Match the design, materials and color of the main building.
 - b) Be of masonry construction.
 - c) The proposed enclosure shall be modified to a 9’ x 13’ dimension unless sufficient information is submitted that supports a smaller enclosure. Planning and Public Works staff would review this additional information jointly. If necessary, the current enclosure design may be enlarged and repositioned with a longer dimension facing the street). The enclosure can be located partially within the driveway vision triangle along Taaffe Street but no closer to the

north property line, adjacent to the single family residence. The final size and location shall be approved by the Director of Community Development [COA] [PLANNING]

BP-6. RECYCLING AND SOLID WASTE CONTAINER:

All recycling and solid waste containers shall be metal or State Fire Marshall listed non-metallic unless an alternative plan is approved per C.O.A. BP-5c. The building permit plans shall provide details illustrating compliance with this condition. [COA] [PLANNING]

BP-7. SOLID WASTE DISPOSAL PLAN:

A detailed recycling and solid waste disposal plan shall be submitted for review and approval by the Director of Community Development prior to issuance of building permit. [COA] [PLANNING]

BP-8. ROOF EQUIPMENT:

Roof vents, pipes and flues shall be combined and/or collected together on slopes of roof or behind parapets out of public view as per Title 19 of the Sunnyvale Municipal Code and shall be painted to match the roof. [COA] [PLANNING]

BP-9. FEES:

The following fees shall be paid in full prior to issuance of building permit.

- a) TRANSPORTATION IMPACT FEE - Pay Traffic Impact fee for the net new trips resulting from the proposed project, estimated at \$4,580.40, prior to issuance of a Building Permit. (SMC 3.50). [SDR] [PLANNING]

BP-10. MECHANICAL EQUIPMENT (EXTERIOR):

Detailed plans showing the locations of individual exterior mechanical equipment/air conditioning units shall be submitted and subject to review and approval by the Director of Community Development prior to issuance of building permits. Proposed locations shall have minimal visual and minimal noise impacts to neighbors. Individual exterior mechanical equipment/air conditioning units shall be screened with architecture or landscaping features. [PLANNING] [COA]

BP-11. EXHAUST AND OPENINGS:

No exhaust fans, doors, windows, or openings, of any kind shall be placed on the wall to the rear or where residential use is to the rear of the proposed building, except as may be required by the City, nor shall any machines or fans be placed on the roof of the building which exhaust dust or odors. The building permit plans shall clearly indicate the location of all exhaust equipment, doors and window and shall be

subject to review and approval by the Planning Director. [COA]
[PLANNING]

BP-12. LANDSCAPE PLAN:

Landscape and irrigation plans shall be prepared by a certified professional, and shall comply with Sunnyvale Municipal Code Chapter 19.37 requirements. Landscape and irrigation plans are subject to review and approval by the Director of Community Development. The landscape plan shall include the following elements:

- a) All areas not required for parking, driveways or structures shall be landscaped.
- b) Ten percent (10%) shall be 24-inch box size or larger and no tree shall be less than 15-gallon size.
- c) Ground cover shall be planted so as to ensure full coverage eighteen months after installation.
- d) Decorative paving as required by the Director of Community Development to distinguish entry driveways, building entries, pedestrian paths and common areas.
- e) Provide a fifteen-foot deep band of decorative paving for the width of the drive aisle immediately behind the public sidewalk.
- f) Reduce the height of the existing property line wall adjacent to the office development (333 W. El Camino Real) to four feet for a 10 foot distance from the property line at El Camino Real).[COA]
[PLANNING]
- g) As proposed, a row of cypress trees shall be planted along the rear property line to provide additional screening to the adjacent residence.

BP-13. LANDSCAPE BUFFER (MASONRY WALL):

Install and maintain a 4-8 foot solid decorative masonry wall, along the north property lines, measured from the highest adjoining grade, of a design subject to review by the Director of Community Development. Wherever the grade differential is one foot or higher, a concrete or masonry retaining wall shall be installed. [SDR]
[PLANNING]. A fence agreement, signed by each property owner, shall be provided to City staff prior to construction. The wall shall be constructed prior to construction of the office building. The entire length of this fence shall be structurally designed to accommodate up to 8 feet in height.

BP-14. STORMWATER MANAGEMENT CALCULATIONS:

Submit two copies of the City of Sunnyvale Impervious Surface Calculation worksheet prior to issuance of a Building Permit. [COA] [PLANNING]

BP-15. BEST MANAGEMENT PRACTICES:

The project shall comply with the following source control measures as outlined in the BMP Guidance Manual and SMC 12.60.220. Best management practices shall be identified on the building permit set of plans and shall be subject to review and approval by the Director of Public Works:

- a) Storm drain stenciling. The stencil is available from the City's Environmental Division Public Outreach Program, which may be reached by calling (408) 730-7738.
- b) Landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices and programs such as Bay-Friendly Landscaping.
- c) Appropriate covers, drains, and storage precautions for outdoor material storage areas, loading docks, repair/maintenance bays, and fueling areas.
- d) Covered trash, food waste, and compactor enclosures.
- e) Plumbing of the following discharges to the sanitary sewer, subject to the local sanitary sewer agency's authority and standards:
 - i) Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurants.
 - ii) Dumpster drips from covered trash and food compactor enclosures.
 - iii) Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.
 - iv) Swimming pool water, spa/hot tub, water feature and fountain discharges if discharge to onsite vegetated areas is not a feasible option.
 - v) Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option. [SDR] [PLANNING]

BP-16. CITY STREET TREES:

The landscape plan shall include street trees, if necessary, and shall be submitted for review and approval by the City Arborist prior to issuance of building permit. [COA] [ENGINEERING/CITY ARBORIST]

BP-17. EXTERIOR LIGHTING PLAN:

Prior to issuance of a Building Permit submit an exterior lighting plan, including fixture and pole designs, for review and approval by the Director of Community Development. Driveway and parking area lights shall include the following:

- a) Sodium vapor (or illumination with an equivalent energy savings).
- b) Pole heights to be uniform and compatible with the areas, including the adjacent residential areas. Light standards shall not exceed 8 feet in height on the periphery of the project near residential uses.
- c) Provide photocells for on/off control of all security and area lights.
- d) All exterior security lights shall be equipped with vandal resistant covers.
- e) Wall packs shall not extend above the roof of the building.
- f) Lights shall have shields to prevent glare onto adjacent residential properties. [COA] [PLANNING]

BP-18. PHOTOMETRIC PLAN:

Prior to issuance of a Building Permit submit a contour photometric plan for approval by the Director of Community Development. . [COA] [PLANNING]

BP-19. PARKING MANAGEMENT PLAN (NONRESIDENTIAL):

A Parking Management Plan shall be submitted for review and approval by the Director of Community Development prior to issuance of a building permit. The Parking Management Plan shall include the following:

- a) Parking space #8, which draws direct access from Taaffe Street, shall be marked for employee use only.
- b) Employee parking locations shall be in parking spaces that are the least used away from the building entrances.
- b) Specify the location and term of short-term parking.
- c) Employees shall be required to park on the site.
- e) Provide adequate signage to direct traffic and pedestrians [COA] [PLANNING]

BP-20. BICYCLE SPACES:

Provide 1 Class I bicycle parking space per VTA Bicycle Technical Guidelines) as approved by the Director of Community Development. [COA] [PLANNING]

BP-21 OFF SITE IMPROVEMENT FEES:

The developer shall pay all applicable Public Works development fees associated with the project, including but not limited to, utility frontage and/or connection fees and off-site improvement plan check and inspection fees, prior to any permit issuance. [COA] [PUBLIC WORKS]

BP-22 PUBLIC IMPROVEMENTS:

All public improvement plans shall be submitted to and be approved by the Department of Public Works.

- a) The developer is required to upgrade the existing sidewalk, curb, gutter, and driveway approaches along the entire project frontage per City's design standards pursuant to Sunnyvale Municipal Code Sections 18.12 unless otherwise approved by the Director of Public Works.
- b) Unused driveway approaches shall be replaced with standard curb, gutter and sidewalk.
- c) Curb ramps shall be in accordance with the Americans with Disabilities Act (ADA) requirements. [COA] [PUBLIC WORKS]

BP-23 UTILITIES:

All utility plans (PG & E, telephone, cable TV, fiber optic, etc.) shall be submitted to the Public Works Department for review and approval prior to the issuance of any permits for utility work within public right-of-way or public utility easements.

- a) Upgrade existing water meters to radio read meters.
- b) Install an approved backflow prevention device on the discharge side of the irrigation, domestic (non-residential) and fire service meters.
- c) Verify location of existing sanitary sewer lateral and install cleanout(s) at the property line. [COA] [PUBLIC WORKS]

BP-24 CALTRANS APPROVAL

Obtain necessary approval and/or permits from Caltrans. [COA] [PUBLIC WORKS]

PF: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS AND/OR SHALL BE MET PRIOR TO RELEASE OF UTILITIES OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

PF-1. LANDSCAPING AND IRRIGATION:

All landscaping and irrigation as contained in the approved building permit plan shall be installed prior to occupancy. [COA] [PLANNING]

PF-2. PARKING LOT STRIPING:

All parking lot striping, carpool and compact spaces shall be striped as per the approved plans and Public Works standards. [COA] [PLANNING]

DC: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.

DC-1. BLUEPRINT FOR A CLEAN BAY:

The project shall be in compliance with stormwater best management practices for general construction activity until the project is completed and either final occupancy has been granted. [SDR] [PLANNING]

AT: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES THAT THE USE PERMITTED BY THIS PLANNING PERMIT OCCUPIES THE PREMISES.

AT-1. HOURS OF OPERATION:

The use permitted as part of this application shall comply with the following hours of operation at all times:

- a) The hours of operation are limited to 6:00 a.m. to 10:00 p.m. for standard hours of operation. Hours extending beyond 10:00 p.m. shall require approval of the Director of Community Development through a Miscellaneous Plan Permit. [COA] [PLANNING]

AT-2. DELIVERY HOURS:

Delivery hours for the approved use shall comply with SMC 19.42.030:

- a) Delivery hours are limited to daytime (period from 7:00 a.m. to 10:00 p.m. daily) only.
- b) Nighttime delivery (period from 10 p.m. to 7:00 a.m. daily) is prohibited. [SDR] [PLANNING]

AT-3. RECYCLING AND SOLID WASTE:

All exterior recycling and solid waste shall be confined to approved receptacles and enclosures. [COA] [PLANNING]

- AT-4. LOUDSPEAKERS PROHIBITED:
Out-of-door loudspeakers shall be prohibited at all times. [COA] [PLANNING]
- AT-5. EXTERIOR EQUIPMENT:
All unenclosed materials, equipment and/or supplies of any kind shall be maintained within approved enclosure area. Any stacked or stored items shall not exceed the height of the enclosure. Individual air conditioning units shall be screened with architecture or landscaping features. [COA] [PLANNING]
- AT-6. LANDSCAPE MAINTENANCE:
All landscaping shall be installed in accordance with the approved landscape plan and shall thereafter be maintained in a neat, clean, and healthful condition. Trees shall be allowed to grow to the full genetic height and habit (trees shall not be topped). Trees shall be maintained using standard arboriculture practices. [COA] [PLANNING]
- AT-7. PARKING LOT MAINTENANCE:
The parking lot shall be maintained in accordance with the approved plans and as follows:
- a) Clearly mark all employee, and customer spaces. This shall be specified on the Building Permit plans and completed prior to occupancy.
 - b) Maintain all parking lot striping and marking.
 - c) Assure that adequate lighting is available in parking lots to keep them safe and desirable for the use.
 - d) Require signs to direct vehicles to additional parking spaces on-site, as needed.



PLANNING DIVISION
CITY OF SUNNYVALE
P.O. BOX 3707
SUNNYVALE, CALIFORNIA 94088-3707

File Number: 2011-7018
No. 11-03

ATTACHMENT C
Page 1 of 43

**NOTICE OF INTENT TO ADOPT
NEGATIVE DECLARATION**

This form is provided as a notification of an intent to adopt a Negative Declaration which has been prepared in compliance with the provisions of the California Environmental Quality Act of 1970, as amended, and Resolution #193-86.

PROJECT TITLE:

Application for **Special Development Permit** by **Sudip Ghosh**.

PROJECT DESCRIPTION AND LOCATION (APN):

2011-7018: Sudip Ghosh [Applicant] **Craig Albright Trustee** [Owner] Application for a Special Development Permit for an approximately 2,998 square foot, three story medical office building located at **303 W. El Camino Real**. (APN: 209-29-051)

WHERE TO VIEW THIS DOCUMENT:

The **Negative Declaration**, its supporting documentation and details relating to the project are on file and available for review and comment in the Office of the Secretary of the Planning Commission, City Hall, 456 West Olive Avenue, Sunnyvale.

This **Negative Declaration** may be protested in writing by any person prior to 5:00 p.m. on **Monday, March 14, 2011**. Protest shall be filed in the Department of Community Development, 456 W. Olive Avenue, Sunnyvale and shall include a written statement specifying anticipated environmental effects which may be significant. A protest of a **Negative Declaration** will be considered by the adopting authority, whose action on the protest may be appealed.

HEARING INFORMATION:

A public hearing on the project is scheduled for:

Monday, March 14, 2011 at 8:00 p.m. in the Council Chambers, City Hall, 456 West Olive Avenue, Sunnyvale.

TOXIC SITE INFORMATION:

(No) listed toxic sites are present at the project location.

Circulated On February 23, 2011

Signed: 
Gerry Caruso, Principal Planner

Project Title	Special Development Permit for the redevelopment of a site with a new medical office building
Lead Agency Name and Address	City of Sunnyvale P.O. Box 3707, Sunnyvale, CA 94088-3707
Contact Person	Ryan Kuchenig, Associate Planner
Phone Number	408-730-7431
Project Location	303 W. El Camino Real
Applicant's Name	Sudip Ghosh
Project Address	303 W. El Camino Real, Sunnyvale, CA 94086
Zoning	O/ECR (Office- El Camino Real Precise Plan)
General Plan	Office
Other Public Agencies whose approval is required	None

DESCRIPTION OF THE PROJECT: The proposed project is a Special Development Permit for the redevelopment of a site with an approximately 3,000 square foot medical office building.

DETAILED PROJECT DESCRIPTION:

On-site Development: The current site is vacant with a 1,500 square foot building located along western portion of the site. The site was formerly utilized as a used automobile dealership. This building will be replaced by an approximately 3,000 square foot three-story medical office building. The first story is composed of parking area with two floors of medical office area above. The second floor is used for a majority of the office and other operatory activity area while a majority of the third story would be utilized as a storage, deck and staff room. Landscaping is proposed to be located mostly along the perimeter of the site. A trash enclosure would be located near the entrance to the site along Taaffe Street.

Construction Activities and Schedule: Construction activities include demolition of the existing building on the site, and construction of a new medical office building. The project will be subject to the Sunnyvale Municipal Code requirements for noise and hours of construction contained in Chapters 19.42.0.0 and 16.08.030.

Surrounding Uses and Setting: The property is located at 303 W. El Camino Real which is located within the City's primary commercial corridor. The site is surrounded by a three-story office building to the west, retail to the east and north. Single-family residential is located north of the site

Off-site Improvements: Standard water, sewer, right-of-way and utility connections/upgrades are locally available and will be provided as required by the Municipal Code.

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analysis," may be cross-referenced).
5. Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
 6. Earlier Analysis Used. Identify and state where they are available for review.
 7. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 8. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project
9. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | |

MANDATORY FINDINGS OF SIGNIFICANCE (see checklist for further information):

Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? Yes
 No

Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)? Yes
 No

Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? Yes
 No

DETERMINATION:

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

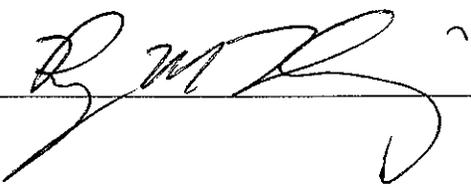
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Checklist Preparer: Ryan M. Kuchenig

Date: February 22, 2011

Title: Associate Planner

City of Sunnyvale

Signature: 

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
1. Aesthetics -Substantially damage scenic resources, including, but not limited to trees, historic buildings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map, Open Space Sub-element www.sunnyvaleplanning.com Project Description
2. Aesthetics -Substantially degrade the existing visual character or quality of the site and its surroundings including significant adverse visual changes to neighborhood character?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sunnyvale General Plan Map, Open Space Sub-element www.sunnyvaleplanning.com Project Description
3. Aesthetics -Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map, Open Space Sub-element www.sunnyvaleplanning.com Project Description
4. Population and Housing - Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure) in a way that is inconsistent with the Sunnyvale General Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Land Use and Transportation Element of the General Plan, General Plan Map www.sunnyvaleplanning.com Project Description
5. Population and Housing -Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Housing Sub-Element, Land Use and Transportation Element and General Plan Map www.sunnyvaleplanning.com Project Description
6. Population and Housing -Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Housing Sub-Element www.sunnyvaleplanning.com Project Description
7. Land Use Planning - Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map www.sunnyvaleplanning.com Project Description
8. Land Use Planning conflict - With the Sunnyvale General Plan, Zoning Ordinance, San Francisco Bay Conservation and Development Commission (BCDC) area or related specific plan adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Land Use and Transportation Element, Sunnyvale General Plan, Title 19 (Zoning) of the Sunnyvale Municipal Code http://qcode.us/codes/sunnyvale/view.php?topic=19&frames=off
9. Transportation and Traffic - Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parking Requirements (Section 19.46) in the Sunnyvale Municipal Code

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
					http://qcode.us/codes/sunnyvale/view.php?topic=19-4-19_46&frames=off
10. Hazards and Hazardous Materials - For a project located the Moffett Field AICUZ or an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Moffett Field AICUZ, Sunnyvale Zoning Map, Sunnyvale General Plan Map www.sunnyvaleplanning.com
11. Hazards and Hazardous Materials - For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no private airstrips in or in the vicinity of Sunnyvale
12. Hazards and Hazardous Materials - For a project within the vicinity of Moffett Federal Airfield, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Moffett Field AICUZ, Sunnyvale Zoning Map, Sunnyvale General Plan Map www.sunnyvaleplanning.com
13. Agricultural Resources - Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Zoning Map www.sunnyvaleplanning.com
14. Noise - Exposure of persons to or generation of noise levels in excess of standards established in the Noise Sub-Element, Noise limits in the Sunnyvale Municipal Code, or applicable standards of the California Building Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Noise Sub-element, SMC www.sunnyvaleplanning.com 19.42 Noise Ordinance http://qcode.us/codes/sunnyvale/view.php?topic=19&frames=off
15. Noise -Exposure of persons to or generation of excessive groundborne vibration?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sunnyvale Noise Sub-Element www.sunnyvaleplanning.com Project Description
16. Noise - A substantial permanent or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Noise Sub-element www.sunnyvaleplanning.com
17. Biological Resources - Have a substantially adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	General Plan Map Project Description

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
Department of Fish and Game or U.S Wildlife Service?					
18. Biological Resources -Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	General Plan Map Project Description
19. Biological Resources -Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	General Plan Map Project Description
20. Biological Resources -Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SMC 19.90 Tree Preservation Ordinance Sunnyvale Inventory of Heritage Trees
21. Biological Resources -Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description
22. Historic and Cultural Resources - Cause a substantial adverse change in the significance of a historical resource or a substantial adverse change in an archeological resource?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Heritage Preservation Sub-Element, Sunnyvale Inventory or Heritage Resources
23. Historic and Cultural Resources - Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project Description
24. Public Services - Would the project result in substantial adverse physical impacts associated with the provision of new or expanded public schools, the construction of which could cause significant environmental impacts, in order to maintain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The following public school districts are located in the City of Sunnyvale: Fremont Union High School District, Sunnyvale Elementary School District, Cupertino Union School District and Santa Clara Unified School District.

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
acceptable performance objectives?					Project Description
25. Air Quality - Conflict with or obstruct implementation of the <u>BAAQMD</u> air quality plan? How close is the use to a major road, hwy. or freeway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Sunnyvale General Plan Map Sunnyvale Air Quality Sub-Element www.sunnyvaleplanning.com
26. Air Quality - Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Project Description
27. Air Quality -Would the project conflict with any applicable plan, policy or regulation of any agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Project Description
28. Air Quality -Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Sunnyvale Air Quality Sub-Element Project Description
29. Air Quality -Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Sunnyvale Air Quality Sub-Element www.sunnyvaleplanning.com Project Description
30. Air Quality -Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Sunnyvale Air Quality Sub-Element www.sunnyvaleplanning.com Project Description
31. Seismic Safety -Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Seismic Safety and Safety Sub-Element of the Sunnyvale General Plan www.sunnyvaleplanning.com
32. Seismic Safety - Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Seismic Safety and Safety Sub-Element of the Sunnyvale General Plan www.sunnyvaleplanning.com

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
33. Seismic Safety-Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Seismic Safety and Safety Sub-Element of the Sunnyvale General Plan www.sunnyvaleplanning.com
34. Seismic Safety-Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Seismic Safety and Safety Sub-Element of the Sunnyvale General Plan www.sunnyvaleplanning.com

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

2. Aesthetics (Less than Significant): The subject property lies along El Camino Real, a busy commercial arterial. The proposed redevelopment will alter the streetscape of the property from the surrounding area in comparison to the vacant site. The new three-story building will be different from the existing one-story building in terms of architecture and overall scale; however, it will be comparable in design to the neighboring building to the west. The new building will utilize a mix of high quality architectural materials.

15. Noise (Less than Significant): The project will introduce short-term sources of noise to the project area during construction and demolition of the site. Through the City's implementation of the Municipal Code noise regulations contained in Chapters 19.42.030 and 16.08.030, this impact will be lessened to a less than significant level during construction.

23. Historic and Cultural Resources (Less than Significant): The existing buildings on site do not have any Federal, State, local historical or architectural significance. Staff has no evidence of archaeological resources being located on site or being found in the immediate vicinity. However, the scope of the project does include grading and excavation of the site associated with the construction of the project. There may be the potential that the project may uncover resources. As a standard Condition of Approval, staff has included specific project requirements related to the potential discovery of resources and procedural requirements. Based on this analysis and standard conditions of approval, staff has determined that the project would have a less than significant impact.

Responsible Division: Planning Division

Completed by: Ryan M. Kuchenig

Date: 2/22/11

Transportation	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
35. Exceeds the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all modes of transportation including nonmotorized travel and all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian walkways, bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City's Land Use and Transportation Element, Santa Clara County Transportation Plan, and AASHTO: A Policy on Geometric Design of Highways and Streets.
36. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measurements, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Santa Clara County Congestion Management Program and Technical Guidelines (for conducting TIA and LOS thresholds).
37. Results in a change in air traffic patterns, including either an increase in air traffic levels or a change in flight patterns or location that results in substantial safety risks to vehicles, bicycles, or pedestrians?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan including the Land Use and Transportation Element.
38. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City and CA Standard Plans & Standard Specifications.
39. Conflict with adopted policies, plans, or programs regarding public transit or nonmotorized transportation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Bicycle Plan, VTA Bicycle Technical Guidelines, and VTA Short Range Transit Plan.
40. Affect the multi-modal performance of the highway and/or street and/or rail and/or off road nonmotorized trail transportation facilities, in terms of structural, operational, or perception-based measures of effectiveness (e.g. quality of service for nonmotorized and transit modes)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	VTA Community Design and Transportation Manual, and Sunnyvale Neighborhood Traffic Calming Program.

Transportation	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
41. Reduce, sever, or eliminate pedestrian or bicycle circulation or access, or preclude future planned and approved bicycle or pedestrian circulation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Bicycle Plan, Pedestrian and Bicycle Opportunities Studies and associated capital projects.
42. Cause a degradation of the performance or availability of all transit including buses, light or heavy rail for people or goods movement?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	VTA Transit Operations Performance Report, VTA Short Range Transit Plan, and Valley Transportation Plan for 2035.

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

Responsible Division: Planning Division

Completed by: Ryan M. Kuchenig

Date: 2/22/11

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"/>	FEMA Flood Insurance Rate Map Effective 5/18/09 www.sunnyvaleplanning.com , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code Project Description
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"/>	FEMA Flood Insurance Rate Map Effective 5/18/09 www.sunnyvaleplanning.com , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code Project Description
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"/>	1995 ABAG Dam Inundation Map www.abag.ca.gov , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code Project Description
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"/>	Sunnyvale Municipal Code 12.60, Storm Water Quality Best Sunnyvale Management Practices Guideline Manual Project Description
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"/>	Safety and Seismic Safety Sub-Element, www.sunnyvaleplanning.com California Plumbing, Mechanical, and Electrical Codes and Title 16 (Building) of the Sunnyvale Municipal Code
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"/>	California Plumbing, Mechanical, and Electrical Codes and Title 16 (Building) of the Sunnyvale Municipal Code

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

47. Geology and Soils (Less than Significant) – 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. Through the City's implementation of the Uniform Building Code requirements for areas with potential for seismic activity, this aspect of the project will be reduced to a less than significant level.

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"/>	Project Description Sunnyvale Wastewater Management Sub-Element www.sunnyvaleplanning.com
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"/>	Project Description Sunnyvale Waste Water Management Sub-Element Water Resources Sub-Element www.sunnyvaleplanning.com
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"/>	Project Description Sunnyvale Waste Water Management Sub-Element Water Resources Sub-Element www.sunnyvaleplanning.com
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"/>	Project Description Water Resources Sub-Element www.sunnyvaleplanning.com
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"/>	Project Description Sunnyvale Wastewater Management Sub-Element www.sunnyvaleplanning.com
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"/>	Sunnyvale Solid Waste Management Sub-Element www.sunnyvaleplanning.com
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"/>	Regional Water Quality Control Board (RWQCB) Region 2 Municipal Regional Permit
56. Hydrology and Water Quality - Substantially degrade groundwater supplies or interfere substantially	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Santa Clara Valley Water District Groundwater Protection Ordinance www.valleywater.org

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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)?					
57. Hydrology and Water Quality - Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project description Water Resources Sub-Element www.sunnyvaleplanning.com
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 type="checkbox"/>	<input checked="" type="checkbox"/>	RWQCB, Region 2 Municipal Regional Permit, Stormwater Quality BMP Guidance Manual for New and Redevelopment Projects www.sunnyvaleplanning.com
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"/>	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 www.sunnyvaleplanning.com
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"/>	Solid Waste Management Sub-Element of the Sunnyvale General Plan www.sunnyvaleplanning.com
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 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"/>	Project Description

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

Responsible Division: Planning Division

Completed by: Ryan M. Kuchenig

Date: 12/13/10

Public Safety – Hazardous Materials	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"/>	Sunnyvale Law Enforcement Sub-Element Sunnyvale Fire Services Sub-Element Safety and Seismic Safety Sub-Element www.sunnyvaleplanning.com
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"/>	California Building Code SMC Section 16.52 Fire Code

Responsible Division: Planning Division

Completed by: Ryan M. Kuchenig

Date: 2/22/11

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"/>	Project Description
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 checked="" type="checkbox"/>	Project Description
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"/>	Project Description
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Hazardous Waste & Substances List (State of California) List of Known Contaminants in Sunnyvale
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"/>	Seismic Safety and Safety Sub-Element of the Sunnyvale General Plan www.sunnyvaleplanning.com

Responsible Division: Planning Division

Completed by: Ryan M. Kuchenig

Date:12/13/10

67. Hazards and Hazardous Materials (No Impact): A Phase I analysis indicated that the site had been occupied as an auto repair facility. The analysis indicated that testing of the soil located around a hydraulic lift should occur to confirm whether any contaminated soil exists as a result from previous activities on-site. As a result of the removal of the hydraulic lift and soil sampling, no contamination was found. The analysis, conducted by Hoexter Consulting Inc., is attached.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	Open Space & Recreation Sub-Element www.sunnyvaleplanning.com Project Description
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 type="checkbox"/>	<input checked="" type="checkbox"/>	Open Space & Recreation Sub-Element www.sunnyvaleplanning.com Project Description
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"/>	Open Space & Recreation Sub-Element www.sunnyvaleplanning.com Project Description

Responsible Division: Planning Division

Completed by: Ryan M. Kuchenig

Date: 2/22/11

City of Sunnyvale General Plan:

- A. General Plan Map
- B. Air Quality Sub-Element (1993)
- C. Arts Sub-Element (1995)
- D. Community Design Sub-Element (1990)
- E. Community Engagement Sub-Element (2007)
- F. Fire Services Sub-Element (1995)
- G. Community Vision (2007)
- H. Fiscal Sub-Element (2006)
- I. Heritage Preservation Sub-Element (1995)
- J. Housing & Community Revitalization Sub-Element (2009)
- K. Land Use & Transportation Sub-Element (1997)
Revised 4/28/09 with Allocation of Street Space Policies
- L. Law Enforcement Sub-Element (1995)
- M. Legislative Management Sub-Element (1999)
- N. Library Sub-Element (2003)
- O. Noise Sub-Element (1997)
- P. Open Space and Recreation Sub-Element (2006) *Updated with Parks of the Future Study 4/28/2009. Revised 4/24/09.*
- Q. Safety & Seismic Safety Sub-Element (2008)
- R. Socio-Economic Sub-Element (1989)
- S. Solid Waste Management Sub-Element (1996)
- T. Support Services Sub-Element (1988)
- U. Surface Run-off Sub-Element (1993)
- V. Wastewater Management Sub-Element (1996)
- W. Water Resources Sub-Element (2008)

City of Sunnyvale Municipal Code:

- A. Title 8 Health and Sanitation
- B. Title 9 Public Peace, Safety or Welfare
- C. Title 10 Vehicles and Traffic
- D. Title 12 Water and Sewers
- E. Chapter 12.60 Storm Water Management
- F. Title 13 Streets and Sidewalks
- G. Title 16 Buildings and Construction
- H. Chapter 16.52 Fire Code
- I. Chapter 16.54 Building Standards for Buildings Exceeding Seventy –Five Feet in Height
- J. Title 18 Subdivisions
- K. Title 19 Zoning
- L. Chapter 19.28 Downtown Specific Plan District
- M. Chapter 19.29 Moffett Park Specific plan District
- N. Chapter 19.39 Green Building Regulations
- O. Chapter 19.42 Operating Standards
- P. Chapter 19.54 Wireless Telecommunication Facilities

- Q. Chapter 19.81 Streamside Development Review
- R. Chapter 19.96 Heritage Preservation
- S. Title 20 Hazardous Materials

Specific Plans:

- A. Downtown Specific Plan
- B. El Camino Real Precise Plan
- C. Lockheed Site Master Use Permit
- D. Moffett Park Specific Plan
- E. 101 & Lawrence Site Specific Plan
- F. Southern Pacific Corridor Plan
- G. Lakeside Specific Plan
- H. Arques Campus Specific Plan

Environmental Impact Reports:

- A. Futures Study Environmental Impact Report
- B. Lockheed Site Master Use Permit Environmental Impact Report
- C. Tasman Corridor LRT Environmental Impact Study (supplemental)
- D. Kaiser Permanente Medical Center Replacement Center Environmental Impact Report (City of Santa Clara)
- E. Downtown Development Program Environmental Impact Report
- F. Caribbean-Moffett Park Environmental Impact Report
- G. Southern Pacific Corridor Plan Environmental Impact Report
- H. East Sunnyvale ITR General Plan Amendment EIR
- I. Palo Alto Medical Foundation Medical Clinic Project EIR
- J. Luminaire (Lawrence Station Road/Hwy 237 residential) EIR
- K. NASA Ames Development Plan Programmatic EIS
- L. Mary Avenue Overpass EIR
- M. Mathilda Avenue Bridge EIR

Maps:

- A. General Plan Map
- B. Zoning Map
- C. City of Sunnyvale Aerial Maps
- D. Flood Insurance Rate Maps (FEMA)
- E. Santa Clara County Assessors Parcel
- F. Utility Maps
- G. Air Installations Compatible Use Zones (AICUZ) Study Map
- H. Noise Sub-Element Appendix A 2010 Noise Conditions Map

Lists / Inventories:

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

Legislation / Acts / Bills / Resource Agency

Codes and Permits:

- A. Subdivision Map Act
- B. San Francisco Bay Region Municipal Regional Stormwater NPDES Permit
- C. Santa Clara County Valley Water District Groundwater Protection Ordinance
- D. The Hazardous Waste and Substance Site List
www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm
- E. The Leaking Underground Petroleum Storage Tank List
www.geotracker.waterboards.ca.gov
- F. The Federal EPA Superfund List
www.epa.gov/region9/cleanup/california.html
Section 404 of Clean Water Act

Transportation:

- A. California Department of Transportation Highway Design Manual
- B. California Department of Transportation Traffic Manual
- C. California Department of Transportation Standard Plans & Standard Specifications
- D. Highway Capacity Manual
- E. Institute of Transportation Engineers - Trip Generation Manual & Trip Generation Handbook
- F. Institute of Transportation Engineers - Traffic Engineering Handbook
- G. Institute of Transportation Engineers - Manual of Traffic Engineering Studies
- H. Institute of Transportation Engineers - Transportation Planning Handbook
- I. Institute of Transportation Engineers - Manual of Traffic Signal Design

- J. Institute of Transportation Engineers - Transportation and Land Development
- K. U.S. Dept. of Transportation Federal Highway Administration Manual on Uniform Traffic Control Devices for Street and Highways & CA Supplements
- L. California Vehicle Code
- M. Santa Clara County Congestion Management Program and Technical Guidelines
- N. Santa Clara County Transportation Agency Short Range Transit Plan
- O. Santa Clara County Transportation Plan for 2035
- P. Traffic Volume Studies, City of Sunnyvale Public works Department of Traffic Engineering Division
- Q. Statewide Integrated Traffic Records System
- R. Sunnyvale Zoning Ordinance – including Titles 10 & 13
- S. City of Sunnyvale General Plan – land Use and Transportation Element
- T. City of Sunnyvale Bicycle Plan
- U. City of Sunnyvale Neighborhood Traffic Calming Program
- V. Valley Transportation Authority Bicycle Technical Guidelines
- W. Valley Transportation Authority Community Design & Transportation – Manual of Best Practices for Integrating Transportation and Land Use
- X. Santa Clara County Sub-Regional Deficiency Plan
- Y. City of Sunnyvale Deficiency Plan
- Z. AASHTO: A Policy on Geometric Design of Highways and Streets
- AA. City of Sunnyvale Pedestrian and Bicycle Opportunities Studies
- BB. Valley Transportation Authority Operations Performance Report

Public Works:

- A. Standard Specifications and Details of the Department of Public Works
- B. Storm Drain Master Plan
- C. Sanitary Sewer Master Plan
- D. Water Master Plan
- E. Solid Waste Management Plan of Santa Clara County
- F. Geotechnical Investigation Reports
- G. Engineering Division Project Files
- H. Subdivision and Parcel Map Files

N. Project LEED Checklist

Miscellaneous Agency Plans:

- A. ABAG Projections 2010
- B. Bay Area Clean Air Plan
- C. BAAQMD CEQA Guidelines
- D. Criteria of the National Register of Historic Places

Other:

- A. State of California Department of Parks and Recreation From (DPR 523A-L)

Building Safety:

- A. California Building Code
- B. California Energy Code
- C. California Plumbing Code
- D. California Mechanical Code
- E. California Electrical Code
- F. California Fire Code
- G. Title 16.52 Sunnyvale Municipal Code
- H. Title 16.53 Sunnyvale Municipal Code
- I. Title 16.54 Sunnyvale Municipal Code
- J. Title 19 California Code of Regulations

Guidelines and Best Management Practices

- A. Storm Water Quality Best Management Practices Guidelines Manual 2007
- B. Sunnyvale Citywide Design Guidelines
- C. Sunnyvale Industrial Guidelines
- D. Sunnyvale Single-Family Design Techniques
- E. Sunnyvale Eichler Guidelines
- F. Blueprint for a Clean Bay
- G. SCVWD Guidelines and Standards for Land Use Near Streams
- H. The United States Secretary of the Interior 's Guidelines for Rehabilitation
- I. Criteria of the National Register of Historic Places

Additional Project References:

- A. Project Description
- B. Sunnyvale Project Environmental Information Form
- C. Project Development Plans dated **/**/**
- D. Project Traffic Impact Analysis
- E. Project Noise Study
- F. Project Air Quality Analysis
- G. Field Inspection
- H. Project Site Plan dated **/**/**
- I. Project construction schedule
- J. Project Draft Storm Water Management Plan
- K. Project Tree Inventory
- L. Project Tree Preservation Plan
- M. Project Green Building Checklist

Note: All references are the most recent version as of the date the Initial Study was prepared:

Geology / Engineering Geology / Environmental Studies

HOEXTER CONSULTING, INC.
David F. Hoexter, PG-3536/CEG-1158/REA1-762

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(650) 494-2505 (ph) (650) 494-2515 (fax) david@hoexterconsulting.com

January 30, 2011

E-203-01-814
HCEvtProp:ECR303SVHydraulLiftRemove

Dr. Sudip Ghosh
12866 La Cresta Drive
Los Altos Hills, California 94022

**RE: HYDRAULIC LIFT REMOVAL
303 EL CAMINO REAL
SUNNYVALE, CALIFORNIA**

Dear Dr. Ghosh:

INTRODUCTION

The purpose of this letter report is to document the removal of one hydraulic lift and subsequent confirmation soil sampling. The permitting and project management were conducted under your direction. The removal was conducted by Decon Environmental Services, License 545726, Hayward, California, under the direction of Sean Orman, Decon Project Manager. The lift removal and soil sampling were witnessed, and the sample locations and analyses specified by, Mr. Rick Miller, Hazardous Materials Inspector, Sunnyvale Department of Public Safety. Also present were Dr. Sudip Ghosh, owner, and David Hoexter, Consulting Geologist, who obtained the soil samples.

Figures 1 and 2 identify the site and hydraulic lift locations, respectively. Photographs A through D show various aspects of the lift removal and locations.

PERMIT

The permit is attached (Appendix A).

HYDRAULIC LIFT REMOVAL

The site is a former used car sales facility, located at the northwest corner of West El Camino Real and South Taaffe Street (Figure 1). The lift was removed with a backhoe/excavator on January 26, 2011, at approximately 08:00. Following removal, approximately 15 to 20 gallons of hydraulic fluid was drained to a 55 gallon drum, for subsequent removal. Based on its manufacturer's plate, the lift was constructed by Western Hoist Inc, of National City, California; Model XL-A; SN 72887; its rated capacity was 8,000 pounds, and its date of manufacture was February 4, 1993.

The hydraulic cylinder was 8 feet long. There was no external fluid reservoir; we observed a fluid fill port with an apparent dip stick at the top of the cylinder (ground level). There were no obvious indications of leaks from the lift. The lift was operated by air pressure acting on the contained hydraulic fluid.

An excavation 3.5 by 4.5 feet in plan dimension and 8.5 feet in depth resulted from the removal. There was no apparent discoloration or odor associated with excavated soil.

All excavated soils were returned to the excavation pending laboratory analysis. The hydraulic lift was removed from the site by Decon Environmental. The recovered hydraulic oil was labeled and left on site in a sealed 55-gallon drum for subsequent removal.

SOIL SAMPLING PROCEDURES

Two soil samples were required by the City representative, Mr. Miller. Since ground water was not encountered, ground water samples were not obtained. Sample locations are shown on Figure 1.

Sample S-1 was situated under the air line. The ground surface was cleared by the backhoe to a depth of 2 feet below grade, and a cleaned brass liner was driven by rubber mallet into the native soil. Sample S-2 was obtained from a depth of 8.5 feet below grade, by driving a cleaned brass liner into soil from this depth brought to the surface by the backhoe bucket.

The soil samples were immediately sealed with a teflon sheet held in place with a plastic cap. The samples were labeled and then placed in a cooled ice chest for transport to the analytical laboratory. The samples were stored and transported under chain of custody to the laboratory. The samples were obtained by the undersigned and then transferred to the laboratory courier later the same day.

ANALYTICAL TEST RESULTS

Laboratory Procedures

The suite of analyses delineated on the permit application was modified by Mr. Miller, eliminating various analyses. The analyses were conducted by McCampbell Analytical, of Pittsburg, California. McCampbell Analytical is certified by the California Environmental Protection Agency (formerly Department of Health Services) Department of Toxic Substances Control for the analyses conducted for this investigation.

The samples were discretely analyzed as follows:

- Total petroleum oil and grease, with silica gel clean-up, analytical method SM 5520E/F.
- Total extractable petroleum hydrocarbons as hydraulic oil (C18-C36), with silica gel clean-up, analytical method SW8015B.

Analytical Test Results

The chain of custody and laboratory reports are included in the attached Appendix A and summarized in Table 1.

Soil sample 1, the shallow sample from under the former air line, was non-detect for each of the two analytical methods.

Soil sample 2, the deeper sample from directly under the former lift, contained 240 mg/kg (equivalent to parts per million, ppm) hydraulic oil. This is the most appropriate analysis, as hydraulic oil would have been used for the hydraulic lift. Lab qualifier notes indicated that there were both oil and diesel range compounds present, but that there was no recognizable chromatogram pattern for the diesel, indicating most likely that these compounds were naturally-occurring degradation products of the heavier oil range compounds. The second test method indicated the presence of 560 mg/kg oil and grease, a wider range of petroleum hydrocarbons.

DISCUSSION

The analytical test results are summarized on Table 1. Table 1 includes relevant Environmental Screening Levels (ESLs) promulgated by the San Francisco Bay Region Water Quality Control Board (see References for full citation). The relevant chemical compound for ESL comparison is TPH (residual fuels). The relevant land use classification is "Commercial/Industrial Land Use", as the site is zoned commercial and the intended land use is commercial (a planned dental office with minimal planned grading or soil excavation, at-grade parking (no ground level offices), and second floor offices).

Environmental screening level categories were for shallow soil (less than 3 meters or approximately 10 feet), and included drinking water considerations; gross contamination ceiling value (odors, etc); human health direct exposure; potential soil gas intrusion (not applicable for heavy weight hydrocarbons); leaching (also not applicable to this site); commercial and industrial worker exposure; and construction/trench worker direct exposure. Comparing the test results (Table 1), both analytical methods indicate the presence of oil in Sample S-2 at less than the appropriate commercial/industrial environmental screening levels. Thus, in our opinion the relatively low level of hydraulic oil release is unlikely to impact the proposed construction or land use.

RECOMMENDATIONS

This report should be submitted to the City of Sunnyvale Department of Public Safety.

LIMITATIONS

This report has been prepared according to generally accepted geologic and environmental practices. No other warranty, either expressed or implied as to the methods, results, conclusions or professional advice provided is made. It should be recognized that certain limitations are inherent in the evaluation of subsurface conditions, and that certain conditions may not be detected during an investigation of this type. If you wish to reduce the level of uncertainty associated with this study, we should be contacted for additional consultation.

The analysis, conclusions and recommendations contained in this report are based on site conditions as they existed at the time of our investigation; information provided by the property owner; review of previous reports relevant to the adjacent site conditions; and laboratory results from an outside analytical laboratory. Changes in the information or data gained from any of these sources could result in changes in our conclusions or recommendations. If such changes do occur, we should be advised so that we can review our report in light of those changes.

CLOSING

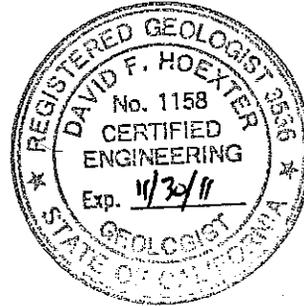
We appreciate the opportunity to provide services to you on this project and trust this report meets your needs at this time. If you have any questions, or require additional information, please do not hesitate to call.

Very truly yours,

HOEXTER CONSULTING, INC.

D.F.H.

David F. Hoexter, PG/CEG/REA
Principal Engineering Geologist



Enclosures:

References	
Table 1 -	Analytical Test Results
Figure 1 -	Location Map
Figure 2 -	Site Plan
Photograph A -	Hydraulic lift, post-removal
Photograph B -	Lift and airline excavation
Photograph C -	Sample 1 location
Photograph D -	View of site from across Taaffe Street.
Appendix A -	Closure Permit Application
	Chain of Custody
	Analytical Test Results

Copies: Addressee (4)

ENCLOSURES

REFERENCES

California Regional Water Quality Control Board (RWQCB), San Francisco Bay Region, 2007 rev. 2008, Screening For Environmental Concerns At Sites With Contaminated Soil and Groundwater, Interim Final, November 2007, revised May 2008.

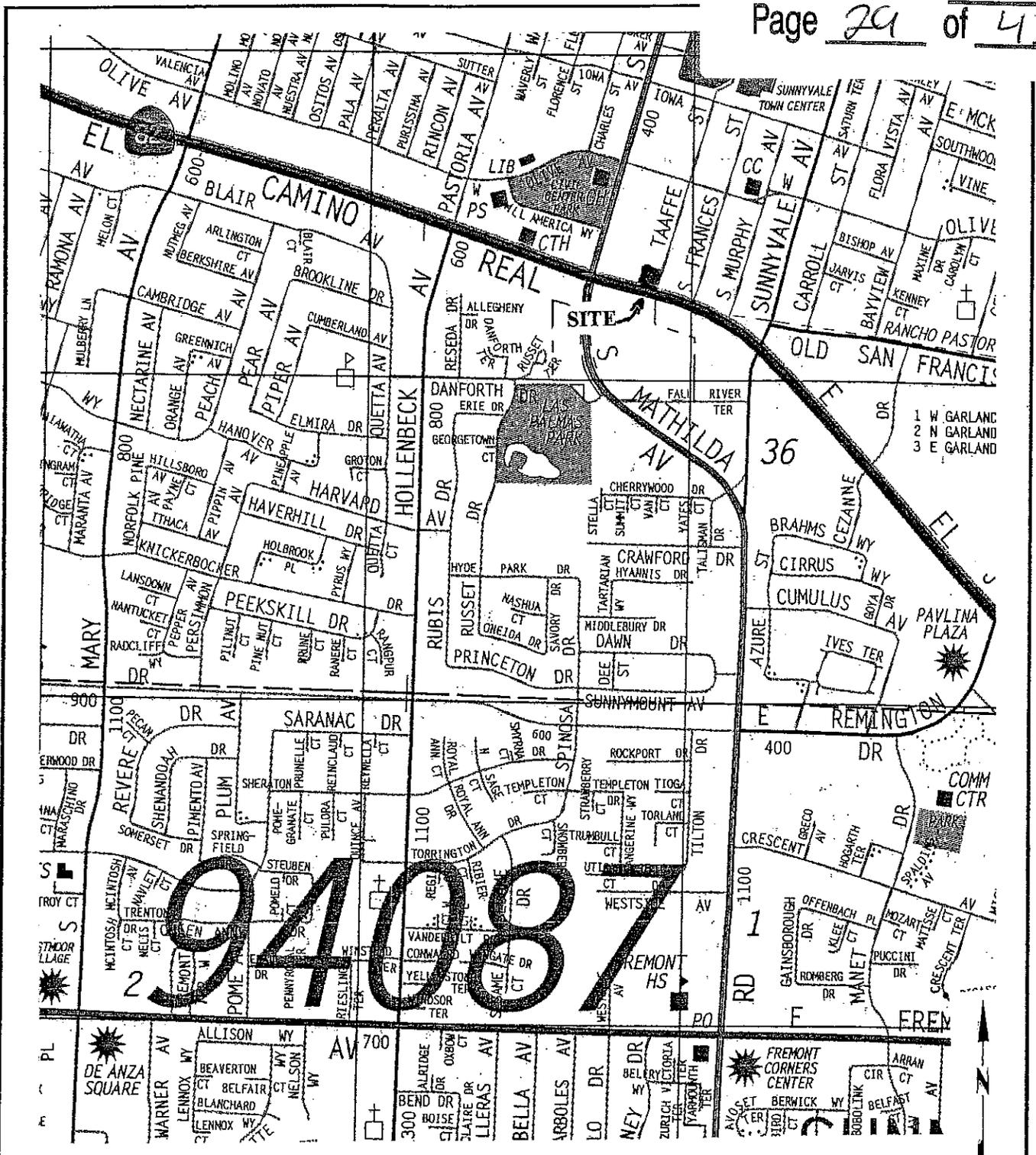
TABLE 1

Analytical Test Results
 (Results reported in parts per million, ppm, ug/l) (1)

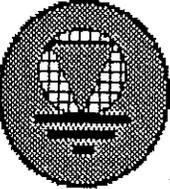
Sample	Hydraulic Oil	Petroleum Oil & Grease
S-1	ND <5	ND <50
S-2	240 (3)	560
ESL for TPH Residual Fuels (2)		
Shallow Soils (<3m bgs) ground water a potential drinking water source (Table A).	2,500	2,500
Shallow Soils (<3m bgs) ground water a potential drinking water source: gross contamination ceiling value (odors etc) (Table A-2).	2,500	2,500
Shallow Soils (<3m bgs) ground water a potential drinking water source: human health direct exposure (Table A-2).	3,700	3,700
Shallow Soil (<3m bgs) soil gas for evaluation of potential vapor intrusion (Table E-2).	N/A (volatile chemicals only)	N/A (volatile chemicals only)
Soil screening levels for leaching concerns (Table G)	NA	N/A
Commercial Industrial Worker direct exposure (Table K-2)	3,700	3,700
Construction/Trench Worker direct exposure (Table K-3)	12,000	12,000

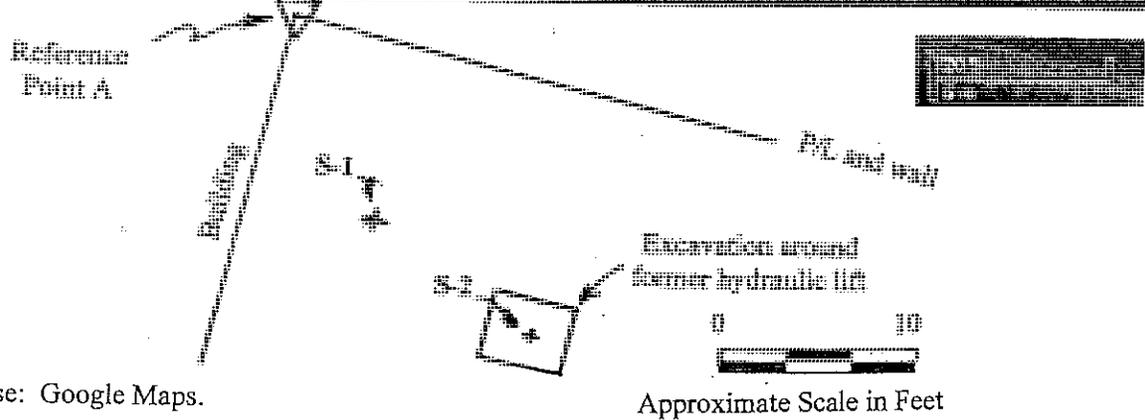
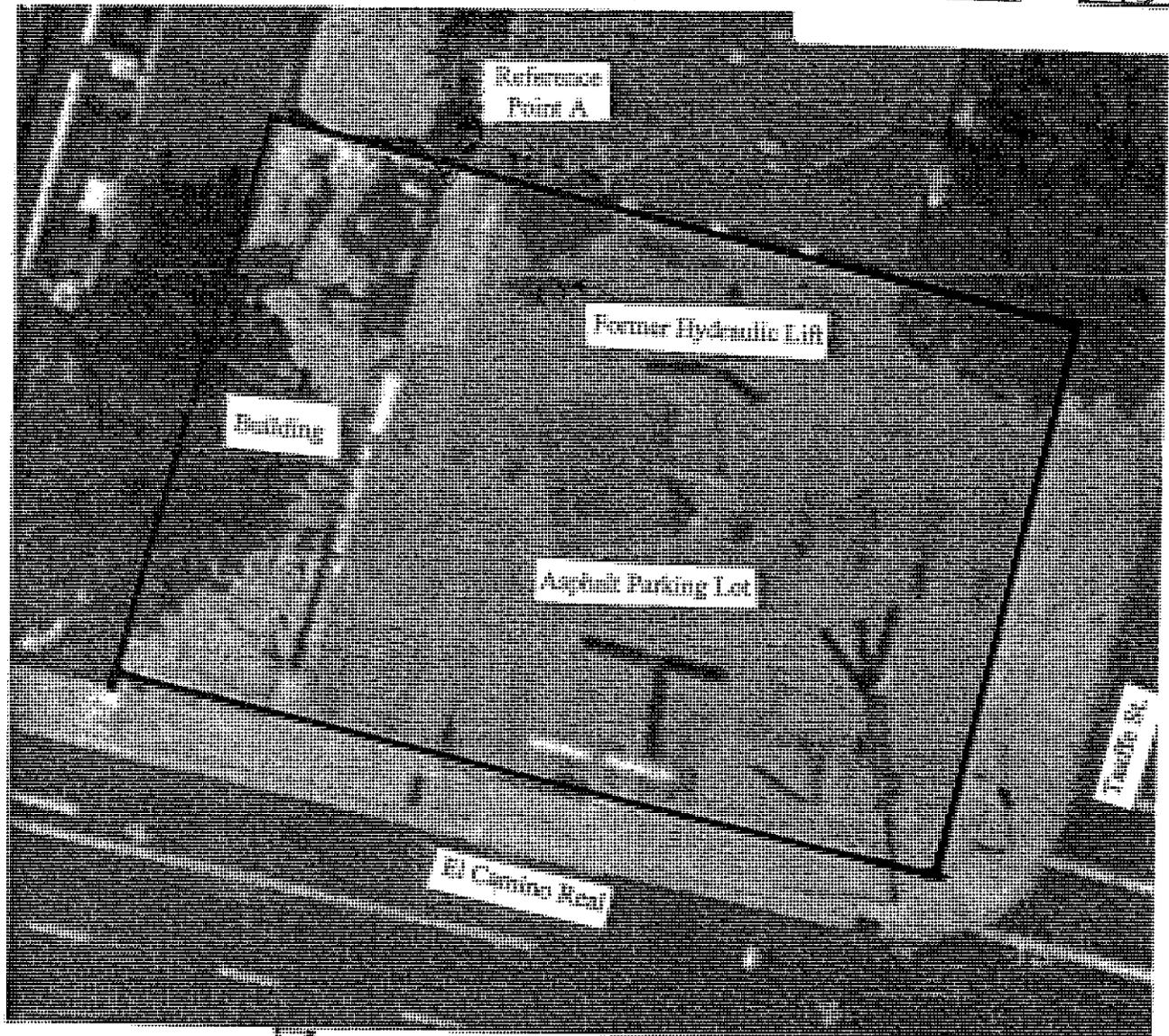
Notes

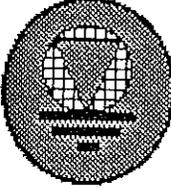
- 1 - ND - non-detect; N/A- not applicable or not tested for.
- 2 - ESL: Environmental Screening Level, RWQCB, 2007 rev 2008.
- 3 - Laboratory notes:
 - e2: diesel range compounds are significant, no recognizable pattern.
 - e7: oil range compounds are significant.

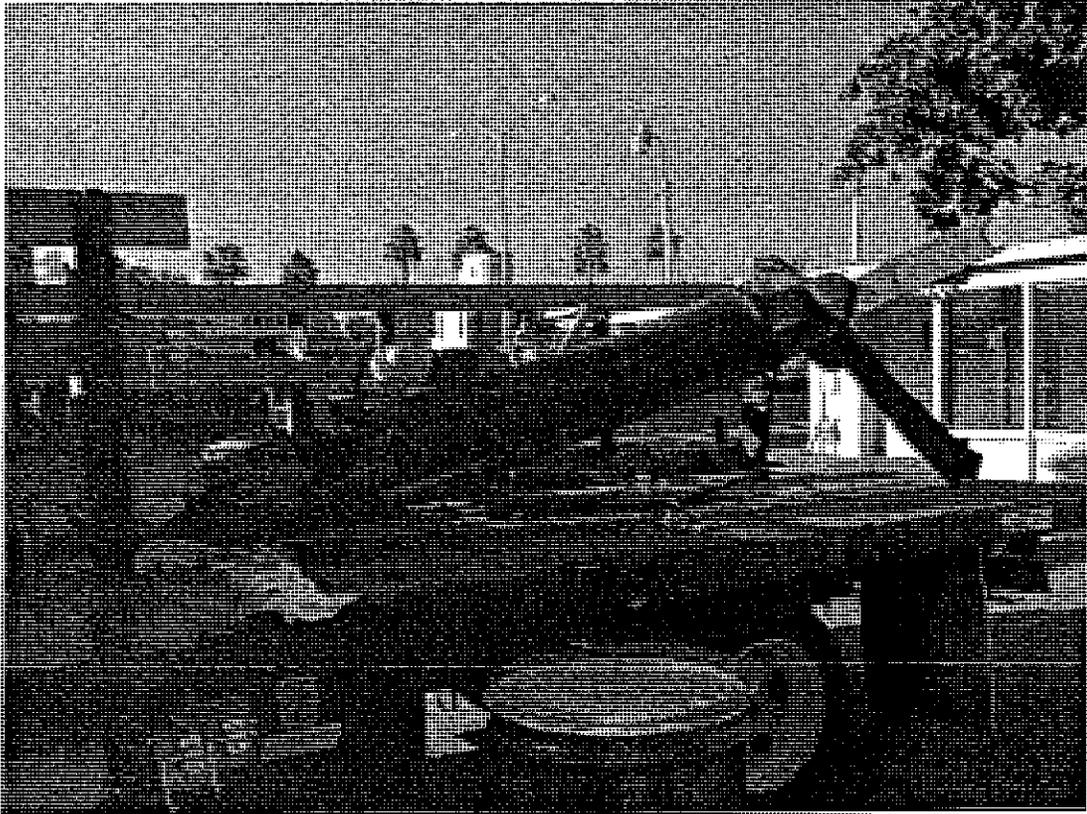


Source: Thomas Brothers Maps.

 <p>HOEXTER CONSULTING Geology Engineering Geology Environmental Studies</p>	<p>LOCATION MAP</p> <p>303 El Camino Real Sunnyvale, California</p>		
	<p>Project No.</p> <p>E-203-01-814</p>	<p>Date</p> <p>January 2011</p>	<p>Figure 1</p>



 <p>HOEXTER CONSULTING Geology Engineering Geology Environmental Studies</p>	SITE PLAN		
	303 El Camino Real Sunnyvale, California		
	Project No.	Date	Figure 2
	E-203-01-814	January 2011	



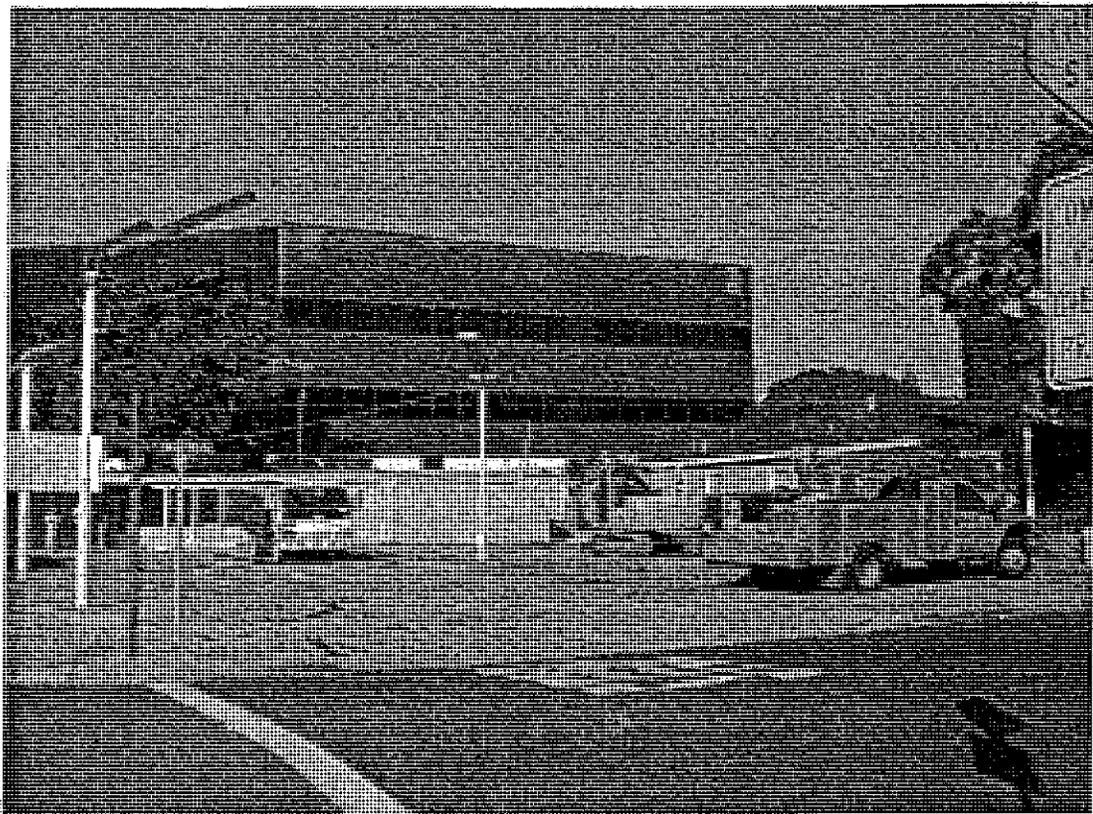
Photograph A: Hydraulic lift, post-removal.



Photograph B: Lift and airline excavation.



Photograph C: Sample 1 location.



Photograph D: View of site from across Taaffe Street.

APPENDIX A

UNDERGROUND STORAGE TANK SYSTEM CLOSURE
PERMIT APPLICATION/CLOSURE PLAN

- Facility Name (Tank Site): 303 W El Camino Real Sunnyvale CA 94 Bldg. No.: _____
Address: 303 W El Camino Real City: Sunnyvale CA Zip: 94087
EPA ID No.: _____ Contact Person: Sudip Ghosh Phone No.: (408) 966 6071
- Tank Owner's Name: Sudip Ghosh
Address: 12866 La Cresta Dr City: Los Altos Hills CA Zip: 94022
- Tank Operator's Name: Not used
Address: _____ City: _____ Zip: _____
- Applicant's Name: Sudip Ghosh
Address: 12866 La Cresta Dr City: Los Altos Hills CA Zip: 94022
Contact Person: Sudip Ghosh Phone No.: (408) 966 6071
- Tank Closure Contractor: Decon Environmental Engineers - Lic # 545726
Address: 23490 Connecticut St. City: Hayward Zip: 94545
Contact Person: Chris Tao Phone No.: (510) 732 6444

Hazardous Substance Removal Certificate: on file; attached
Worker's Compensation Declaration: on file; attached; not applicable
Business License (if required): on file; attached; not applicable

- Firm that will take soil/water samples: hoexter consulting (David Hoexter) Phone No.: (650) 494 2505
- State-certified laboratory that will analyze samples: McCambel Analytical Phone No.: (925) 252 9262

This box is for agency use only

Laboratory analyses shall test for: 12611 DTH RMA TOG - full range / silica gel cleanup

	TPH G	TPH D	BTX/E	MTBE	TE Lead	Cl Hydro	O&G	EPA 8270	pH	Other (Specify)
Tank 1							X			CAM PA METALS
Tank 2										
Tank 3										
Tank 4										
Tank 5										
Tank 6										

Additional analyses may be required by inspector in field.

8. Name of Licensed Transporter of Tanks: Decon Environmental ATTACHMENT C
EPA ID No.: _____ Phone No.: (408) 9666071 Page 35 of 43

9. Destination of Tanks and Piping: _____

10. Tank System:	Size (gallons)	Substance(s) Previously Contained
Tank 1	<u>Underground hydraulic Gas Hoist.</u>	<u>may have 30 gal. of hydraulic fluid</u> <u>made by Western Hoist Co. CA Model XL-A Mfr dt 2/1993</u>
Tank 2	_____	_____
Tank 3	_____	_____
Tank 4	_____	_____
Tank 5	_____	_____
Tank 6	_____	_____

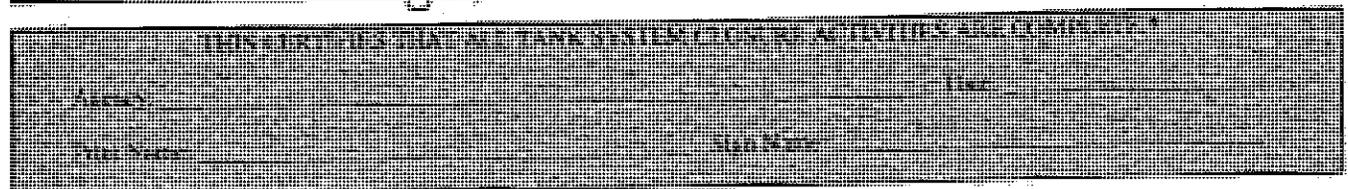
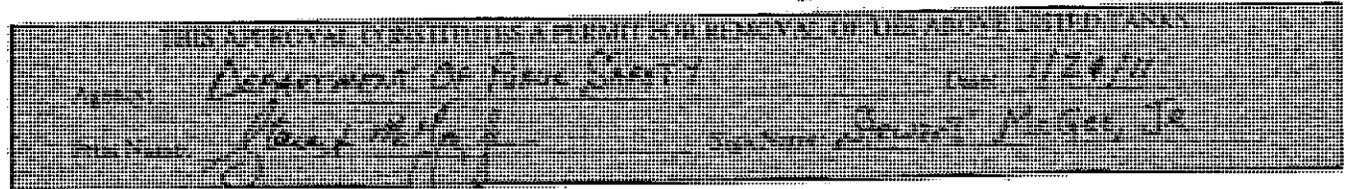
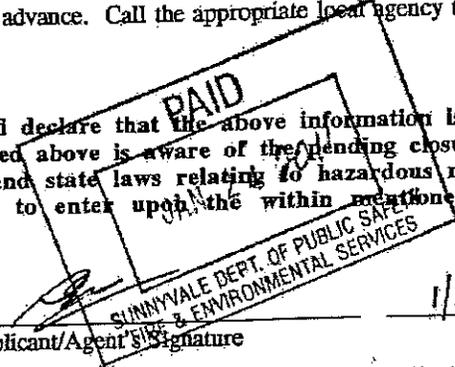
If the owner/operator does not have a current Hazardous Materials Business Plan/HMMP which includes these tanks on file with the local agency, provide an 8-1/2" x 11" plot plan of the tanks to be closed. Indicate the nearest cross street to the facility, buildings immediately adjacent to the tanks, location(s) of tanks to be closed, and location of nearby utilities.

This Underground Tank Closure Permit expires 6 months from the date of closure plan approval. If tanks have not been closed within 6 months, a new closure permit application and appropriate fees may be required.

Facility closure inspections must be scheduled at least 48 hours in advance. Call the appropriate local agency to make necessary arrangements.

I certify that I have read the tank closure guidelines and declare that the above information is correct to the best of my knowledge. The owner of the tank(s) described above is aware of the pending closure. I agree to comply with all applicable city and county ordinances and state laws relating to hazardous materials/wastes, and hereby authorize representatives of local agencies to enter upon the within mentioned property for inspection purposes.

SUDIP GHOSH [Signature] 1/24/11
Applicant/Agent's Name (Print) Applicant/Agent's Signature Date



* If contamination of any detectable concentration is found, contact the Santa Clara Valley Water District and/or Regional Water Quality Control Board for cleanup and/or remediation requirements. Rev. 9/30/94

 McC Campbell Analytical, Inc. "When Quality Counts"	1534 Willow Pass Road, Pittsburg, CA 94565-1701 Web: www.mcccampbell.com E-mail: main@mcccampbell.com Telephone: 877-252-9262 Fax: 925-252-9269	
	Hoexter Consulting Eng. Geology 734 Torrey Court Palo Alto, CA 94303-4160	Client Project ID: #E-203-01-814; 303 El Camino Real Sunnyvale, Ca Client Contact: David Hoexter Client P.O.:

WorkOrder: 1101622

January 27, 2011

Dear David:

Enclosed within are:

- 1) The results of the 2 analyzed samples from your project: #E-203-01-814; 303 El Camino Real Sunnyvale, Ca,
- 2) A QC report for the above samples,
- 3) A copy of the chain of custody, and
- 4) An invoice for analytical services.

All analyses were completed satisfactorily and all QC samples were found to be within our control limits.

If you have any questions or concerns, please feel free to give me a call. Thank you for choosing

McC Campbell Analytical Laboratories for your analytical needs.

Best regards,



Angela Rydelius
Laboratory Manager
McC Campbell Analytical, Inc.

McCampbell Analytical, Inc.



1534 Willow Pass Rd
Pittsburg, CA 94565-1701
(925) 252-9262

CHAIN-OF-CUSTODY RECORD

WorkOrder: 1101622

ClientCode: HCEP

WaterTrax WriteOn EDF Excel Fax Email HardCopy ThirdParty J-flag

Report to:

David Hoexter
Hoexter Consulting Eng. Geology
734 Torrey Court
Palo Alto, CA 94303-4160
(650) 494-2505 FAX (650) 494-2515

Email: david@hoexterconsulting.com
cc:
PO:
ProjectNo: #E-203-01-814; 303 El Camino Real
Sunnyvale, Ca

Bill to:

Accounts Payable
Hoexter Consulting Eng. Geology
734 Torrey Court
Palo Alto, CA 94303-4160

Requested TAT: 1 day

Date Received: 01/26/2011

Date Printed: 01/26/2011

Lab ID	Client ID	Matrix	Collection Date	Hold	Requested Tests (See legend below)												
					1	2	3	4	5	6	7	8	9	10	11	12	
1101622-001	S-1	Soil	1/26/2011 9:45	<input type="checkbox"/>	A	A											
1101622-002	S-2	Soil	1/26/2011 9:52	<input type="checkbox"/>	A	A											

Test Legend:

1	5520E SG S
6	
11	

2	TPH-WSG S
7	
12	

3	
8	

4	
9	

5	
10	

Prepared by: Ana Venegas

Comments: 24hr rush

NOTE: Soil samples are discarded 60 days after results are reported unless other arrangements are made (Water samples are 30 days).
Hazardous samples will be returned to client or disposed of at client expense.

ATTACHMENT
Page 38 of 43

 McC Campbell Analytical, Inc. "When Quality Counts"	1534 Willow Pass Road, Pittsburg, CA 94565-1701 Web: www.mcccampbell.com E-mail: main@mcccampbell.com Telephone: 877-252-9262 Fax: 925-252-9269
---	---

Sample Receipt Checklist

Client Name: **Hoexter Consulting Eng. Geology** Date and Time Received: **1/26/2011 5:04:22 PM**
 Project Name: **#E-203-01-814; 303 El Camino Real Sunnyvale, Ca** Checklist completed and reviewed by: **Ana Venegas**
 WorkOrder N°: **1101622** Matrix Soil Carrier: Denk Cartan (MAI Courier)

Chain of Custody (COC) Information

Chain of custody present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Chain of custody signed when relinquished and received?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Chain of custody agrees with sample labels?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Sample IDs noted by Client on COC?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Date and Time of collection noted by Client on COC?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Sampler's name noted on COC?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Sample Receipt Information

Custody seals intact on shipping container/cooler?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input checked="" type="checkbox"/>
Shipping container/cooler in good condition?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Samples in proper containers/bottles?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Sample containers intact?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Sufficient sample volume for indicated test?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	

Sample Preservation and Hold Time (HT) Information

All samples received within holding time?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Container/Temp Blank temperature	Cooler Temp: 6.6°C		NA <input type="checkbox"/>
Water - VOA vials have zero headspace / no bubbles?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	No VOA vials submitted <input checked="" type="checkbox"/>
Sample labels checked for correct preservation?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Metal - pH acceptable upon receipt (pH<2)?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input checked="" type="checkbox"/>
Samples Received on Ice?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	

(Ice Type: WET ICE)

* NOTE: If the "No" box is checked, see comments below.

Client contacted: _____ Date contacted: _____ Contacted by: _____

Comments:

 McC Campbell Analytical, Inc. "When Quality Counts"	1534 Willow Pass Road, Pittsburg, CA 94565-1701 Web: www.mcccampbell.com E-mail: main@mcccampbell.com Telephone: 877-252-9262 Fax: 925-252-9269
---	---

QC SUMMARY REPORT FOR SM5520E/F

W.O. Sample Matrix: Soil QC Matrix: Soil BatchID: 55808 WorkOrder 1101622

EPA Method SM5520E/F	Extraction SM5520E/F							Spiked Sample ID: 1101622-002A				
Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)			
	mg/Kg	mg/Kg	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	RPD	LCS/LCSD	RPD
POG	560	2000	94.9	95.8	0.709	95.7	95.3	0.449	70 - 130	30	70 - 130	30

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
NONE

BATCH 55808 SUMMARY

Lab ID	Date Sampled	Date Extracted	Date Analyzed	Lab ID	Date Sampled	Date Extracted	Date Analyzed
1101622-001A	01/26/11 9:45 AM	01/25/11	01/26/11 7:55 PM	1101622-002A	01/26/11 9:52 AM	01/25/11	01/26/11 8:00 PM

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = 100 * (MS-Sample) / (Amount Spiked); RPD = 100 * (MS - MSD) / ((MS + MSD) / 2).

MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.

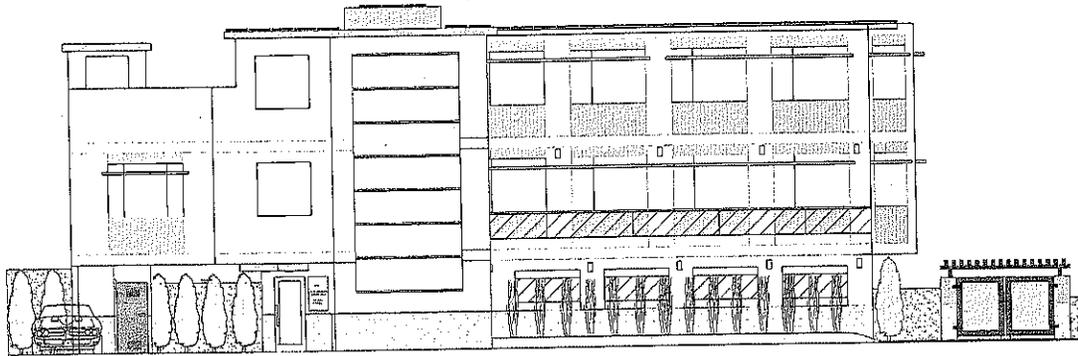
N/A = not enough sample to perform matrix spike and matrix spike duplicate.

NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.

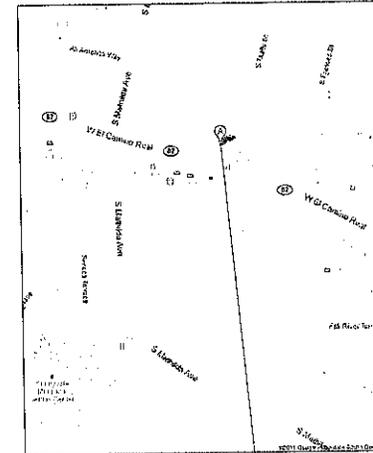
DHS ELAP Certification 1644

 QA/QC Officer

NEW DENTAL OFFICE 303 W. EL CAMINO REAL SUNNYVALE CA 94087



VICINITY MAP:



PROJECT LOCATION

PLANNING REVIEW

SHEET INDEX:

- A0 COVER SHEET
- T1 TOPO (EXISTING)
- A1 SITE PLAN & PARKING LOT (1ST FLOOR)
- A2 SECOND FLOOR PLAN
- A3 THIRD FLOOR PLAN
- A4 ROOF PLAN
- A5 EXTERIOR ELEVATIONS
- A6 EXTERIOR ELEVATIONS
- L1 LANDSCAPE PLAN

PROJECT DATA:

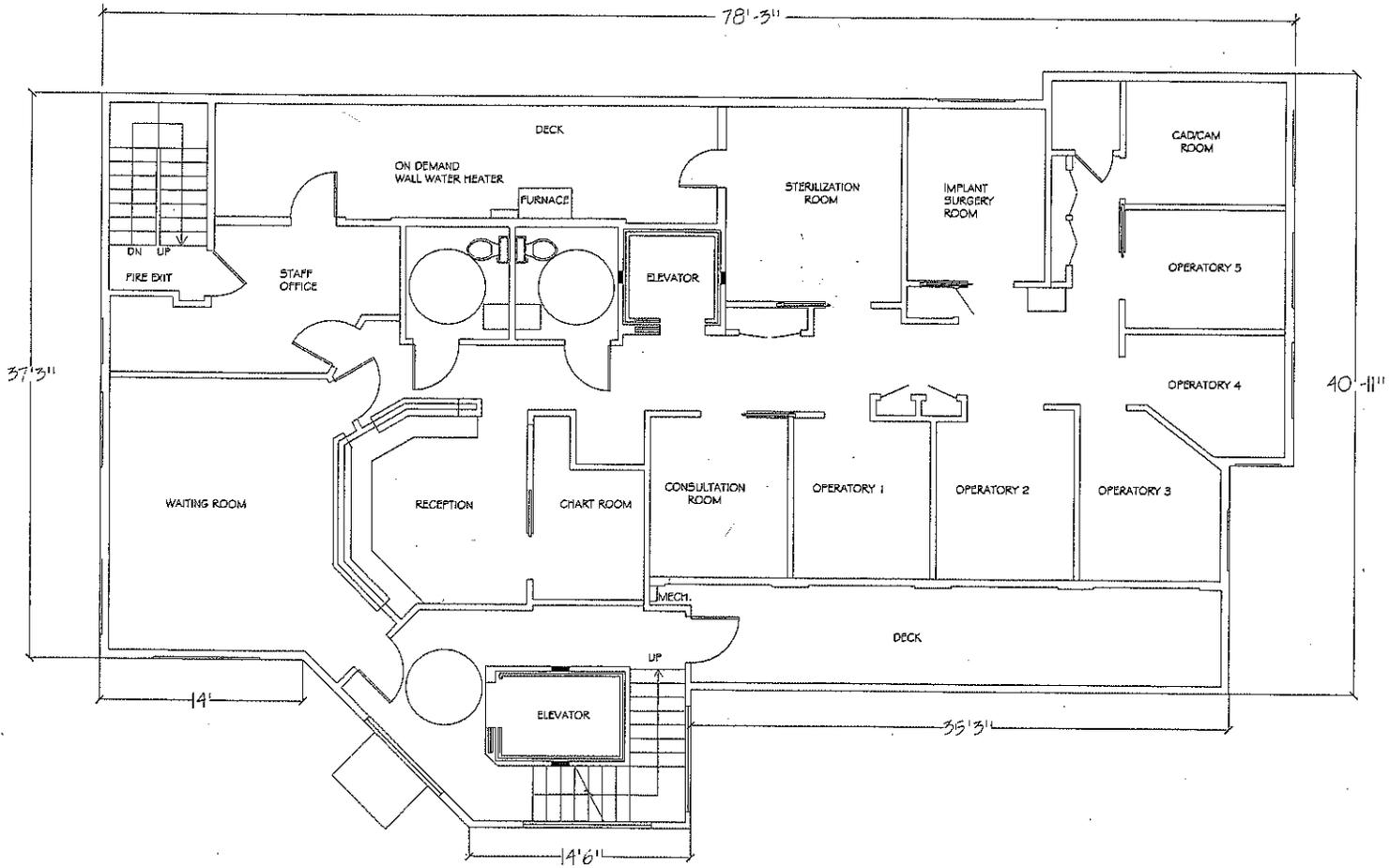
- TRACT # MAP 2
- A.P.N. # 209-29-051
- ZONING: 0
- LOT SIZE: 6928 sq. ft.
- FLOOR AREA (TOTAL) 3099 sq. ft.
- SECOND FLOOR INCLUDING ELEVATOR AND STAIRS 2661 sq. ft.
- FLOOR AREA THIRD FLOOR 438 sq. ft.
- LANDSCAPE SQUARE FOOTAGE 1484 sq. ft.

SETBACKS:	REQUIRED	PROVIDED
FRONT	15ft	9'2" & 0" FOR STAIRS
REAR	20ft	20ft
LEFT	6ft	6ft
RIGHT	20ft	15ft 9in

PROPOSED NEW DENTAL OFFICE BLDG
 SUDIP GHOSH DDS, MS
 303 W. EL CAMINO REAL
 SUNNYVALE, CA

303 W. El Camino Real
 Sunnyvale, California 94087
 SUDIP GHOSH DDS, MS
 ARCHITECT

ATTACHMENT D
 21 of 12
 A-0



SECOND FLOOR PLAN

SCALE: 1/4"=1'

ATTACHMENT D
 Page 3 of 12

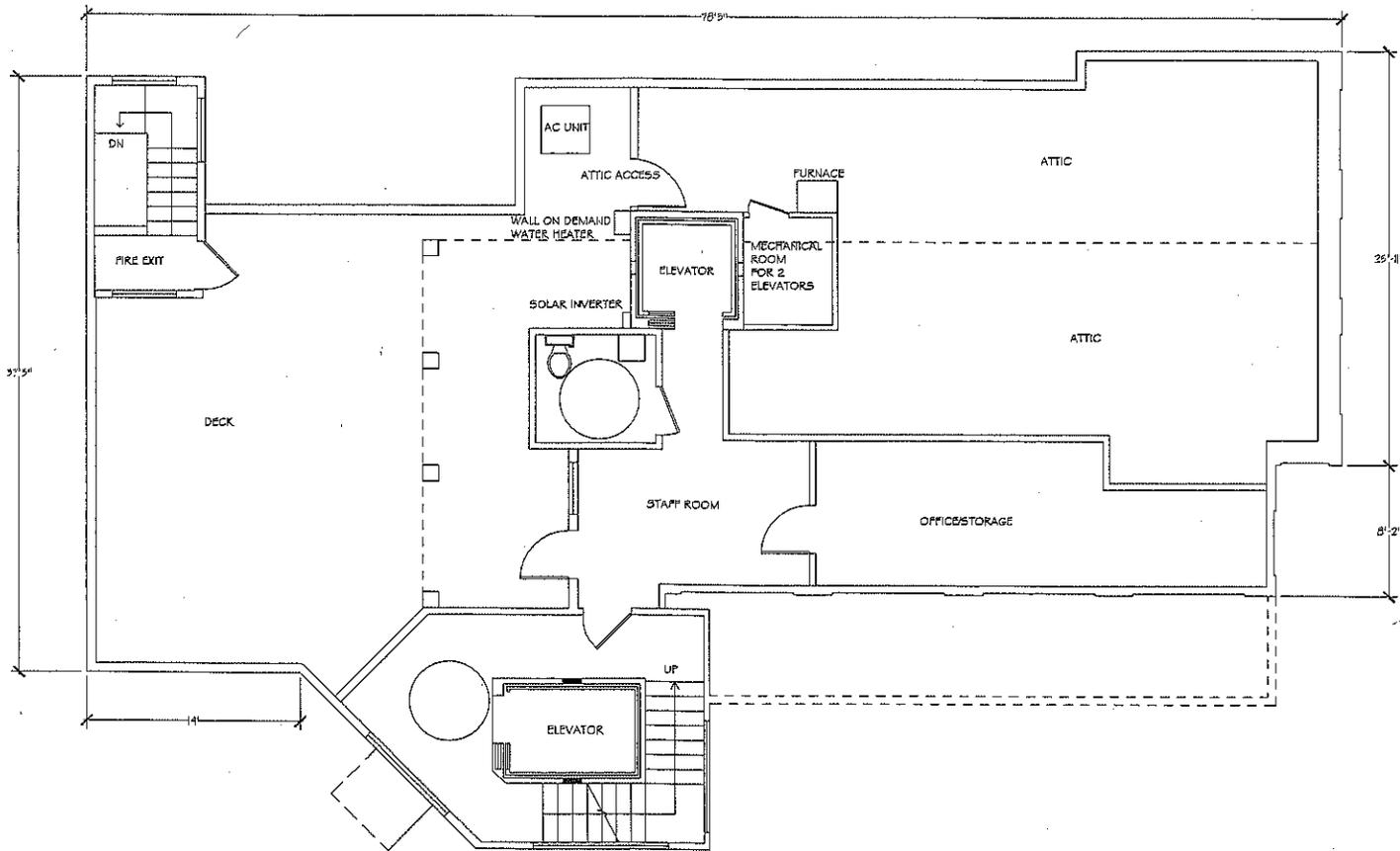
10-43
 A-2
 2/11/11

shafer
 architecture
 570 N. El Camino Rd.
 Sunnyvale, California 95087
 Tel: (408) 734-0001
 Fax: (408) 734-0002

570 N. El Camino Rd.
 Sunnyvale, California 95087

PROPOSED NEW DENTAL OFFICE BLDG
 SUDIP GHOSH DDS, MS
 303 W. EL CAMINO REAL
 SUNNYVALE, CA

NO.	REVISIONS



THIRD FLOOR PLAN

SCALE: 1/4"=1'

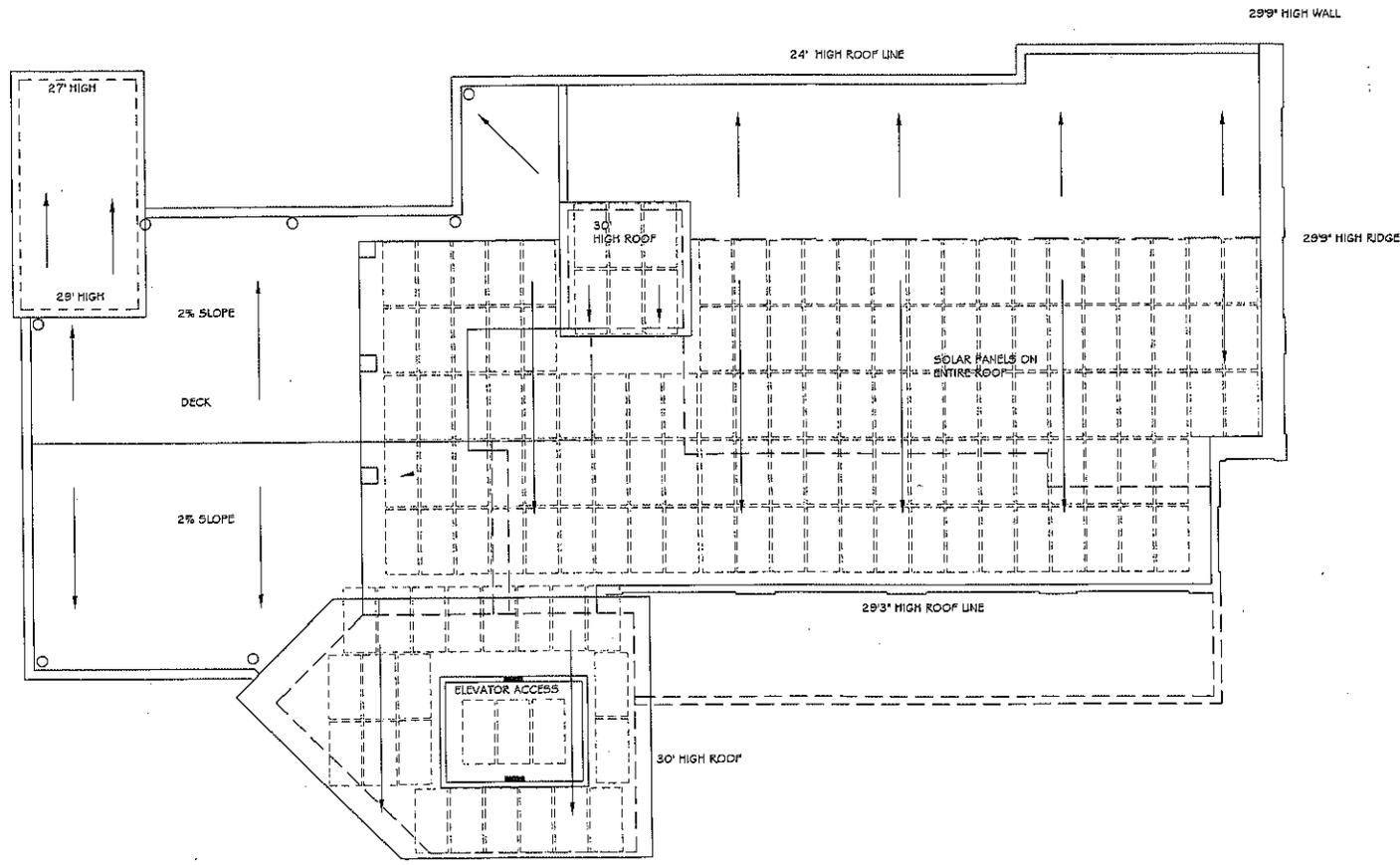
ATTACHMENT D
 Page 4 of 12

NO.	REVISIONS

PROPOSED NEW DENTAL OFFICE BLDG
SUDIP GHOSH DDS, MS
 303 W. EL CAMINO REAL
 SUNNYVALE, CA

shafer architecture
 578 e. el camino real
 sunnyvale, california 94087
 ph (408) 738-6318

19-43
A-3
 2/1/11



ROOF PLAN

SCALE: 1/4"=1'

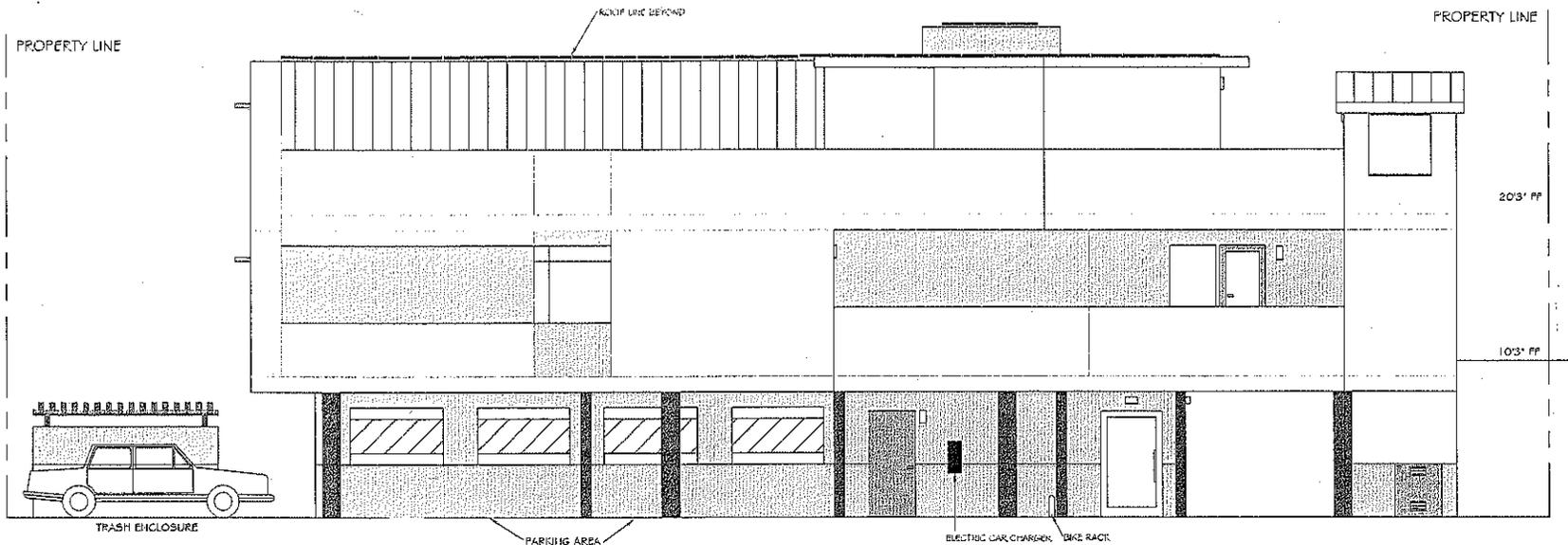
ATTACHMENT D
 Page 5 of 12

PROPOSED NEW/RENTEAL OFFICE BLDG
 SUDIP GHOSH DDS, MS
 303 W. EL CAMINO REAL

570 - el camino real
 san rafael, california 94067

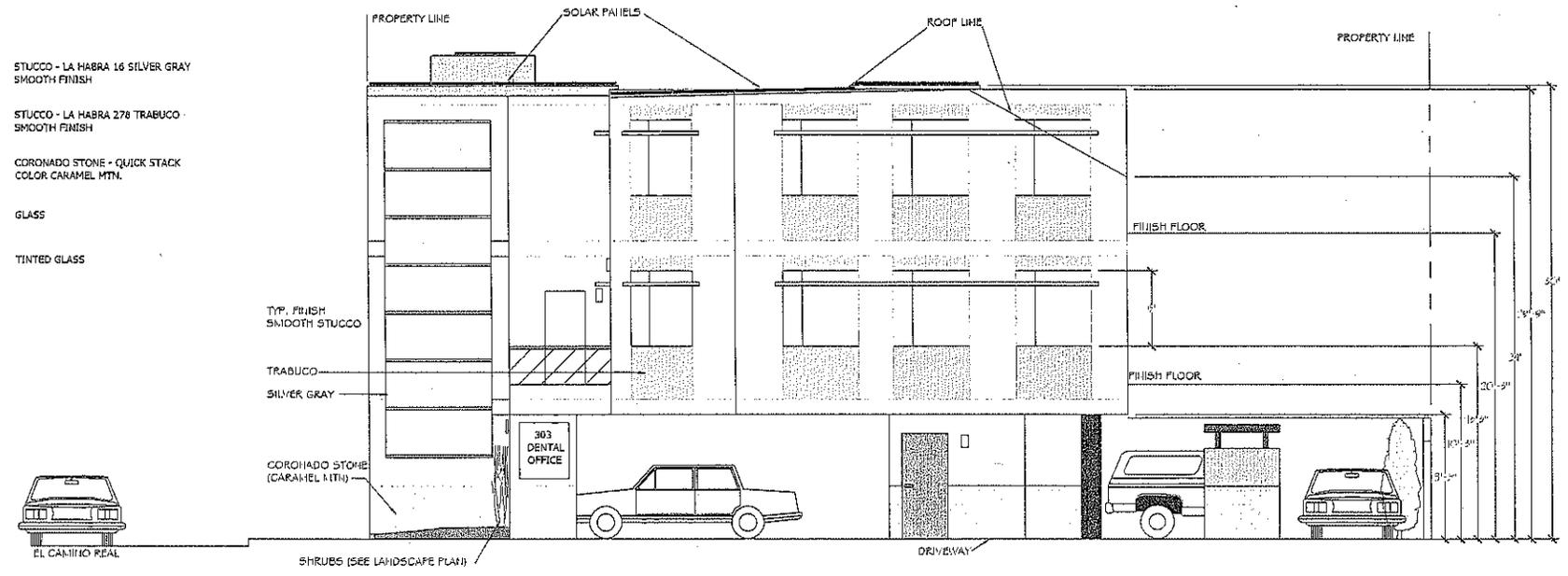
shafar architecture
 1000 MARKET STREET, SUITE 200
 SAN RAFAEL, CALIFORNIA 94067

10-43
 A-4
 2/1/17



NORTH ELEVATION (BACK)

SCALE: 1/4"=1'



EAST ELEVATION (MATHILDA SIDE)

SCALE: 1/4"=1'

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ATTACHMENT D

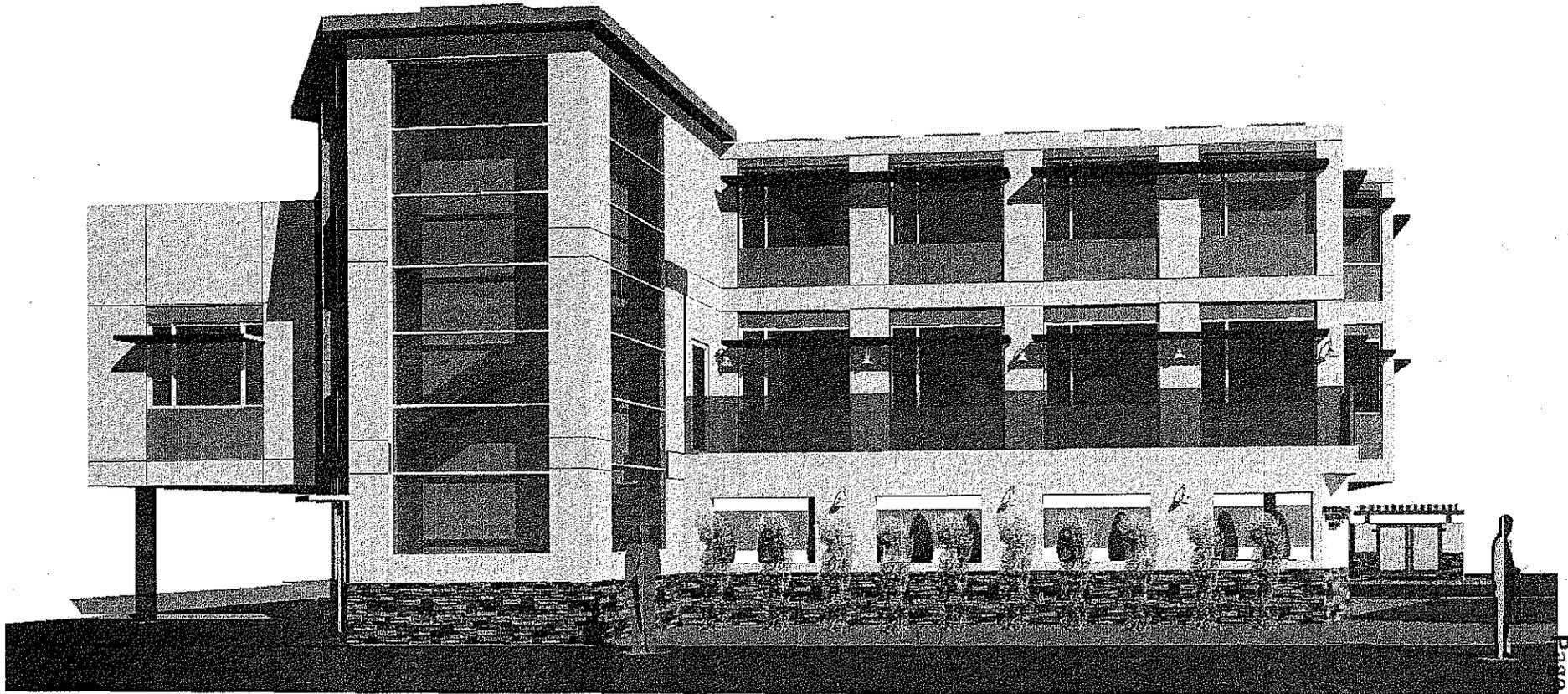
PROPOSED NEW DENTAL OFFICE BLDG
 SUDIP GHOSH DDS, MS
 303 W. EL CAMINO REAL
 SUNNYVALE, CA

NO. REVISIONS

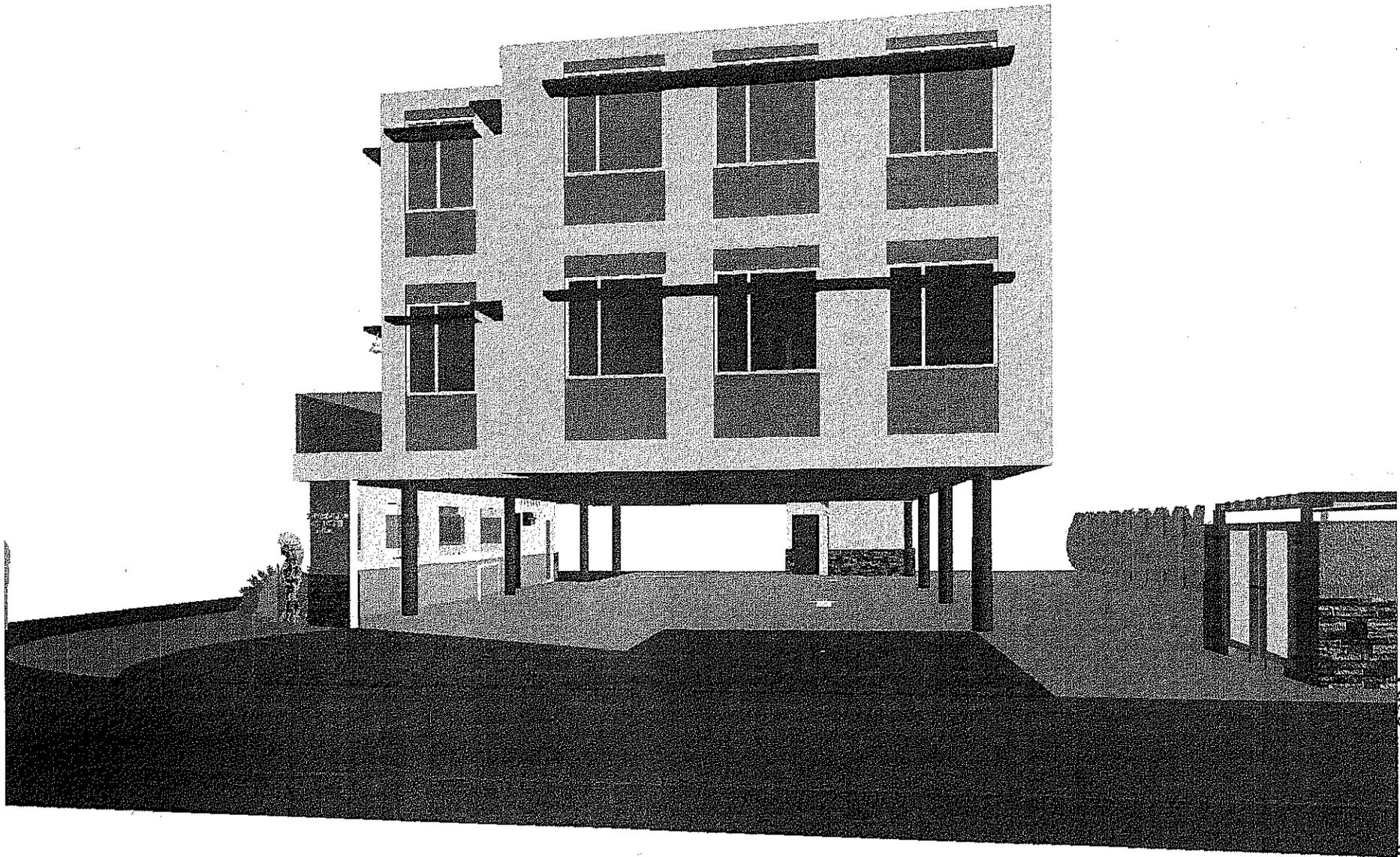
Date

shater architecture
 978 E. El Camino Real
 Sunnyvale, California 94087
 TEL: (408) 750-1088

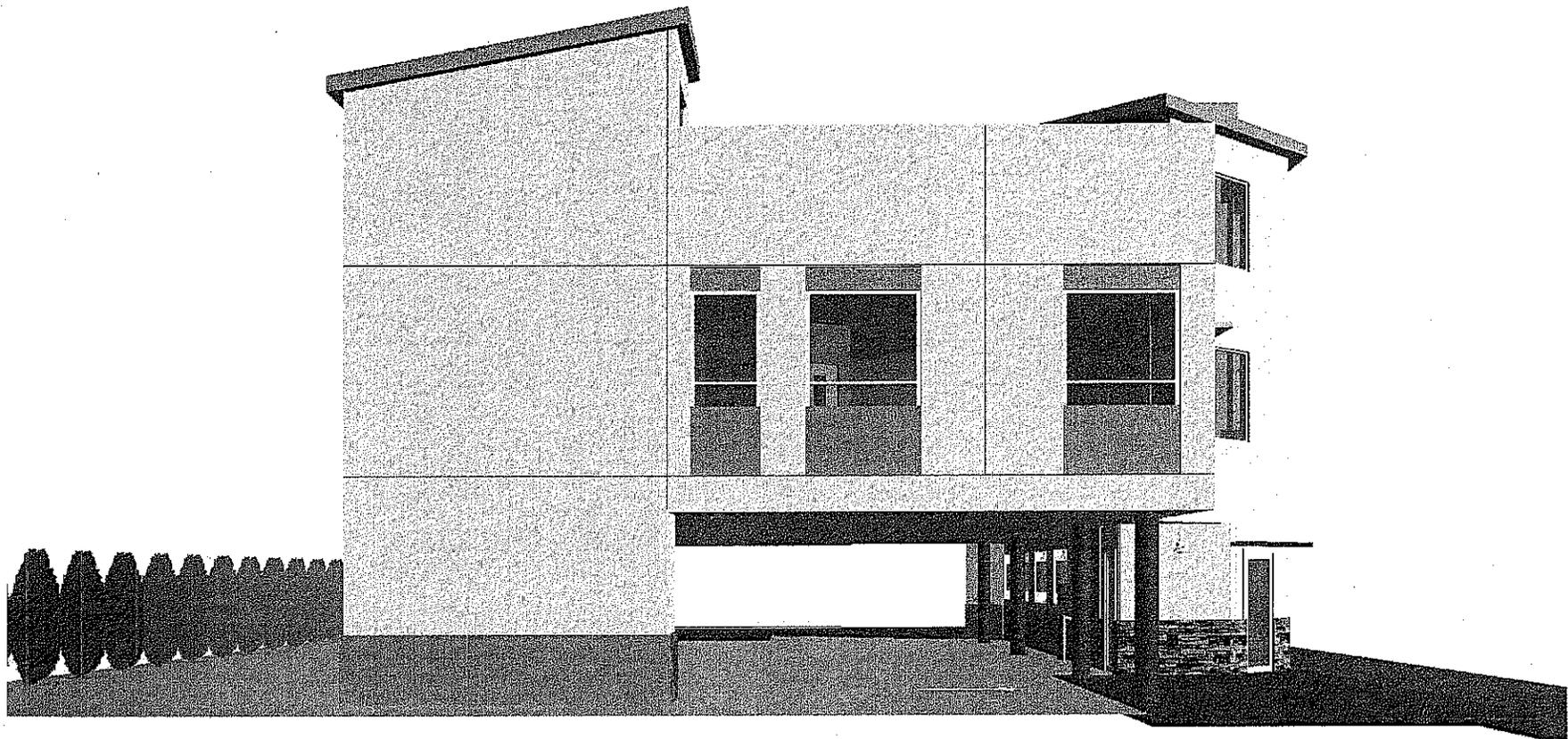
10-43
 A-6



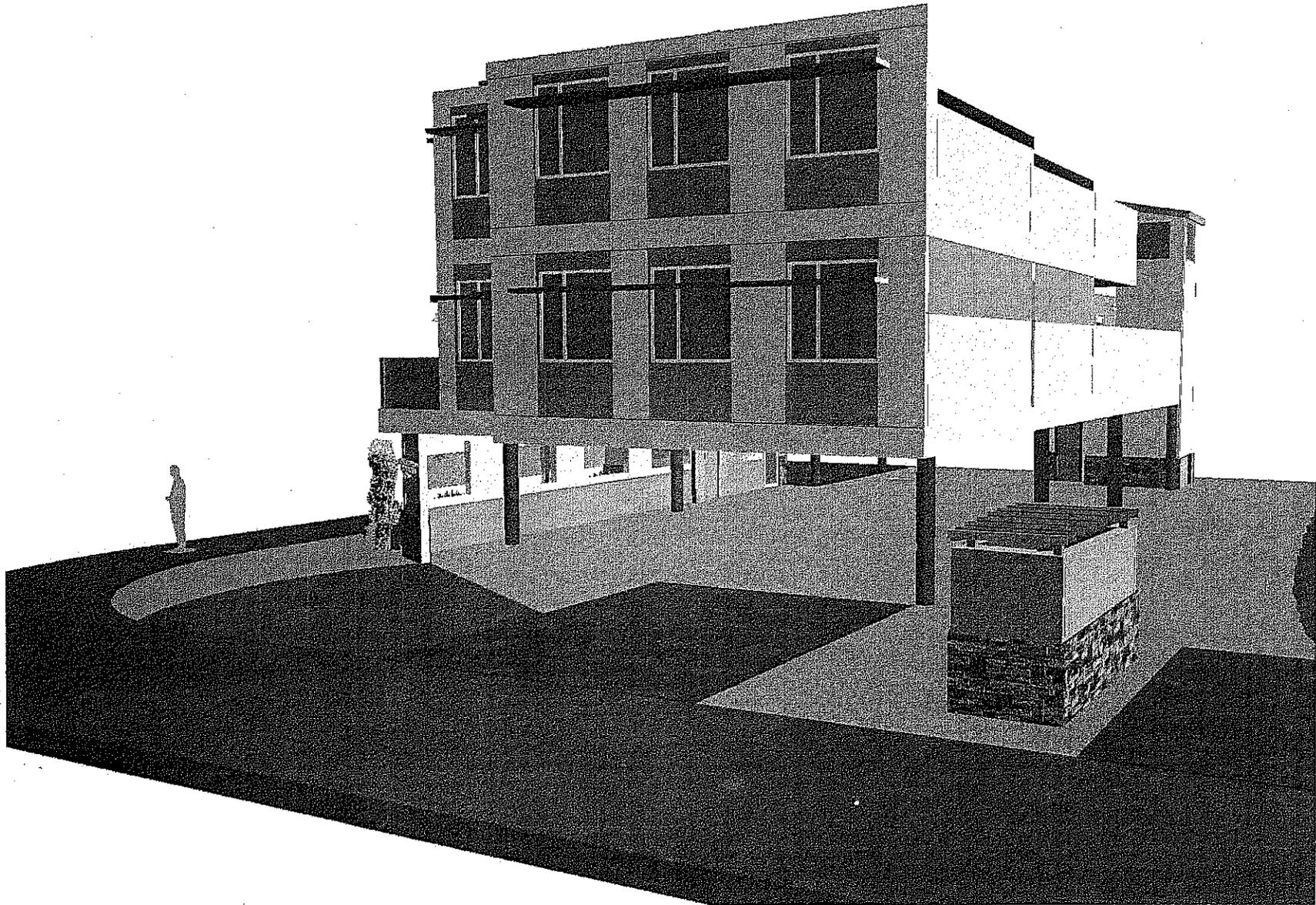
ATTACHMENT 10
Page 9 of 12



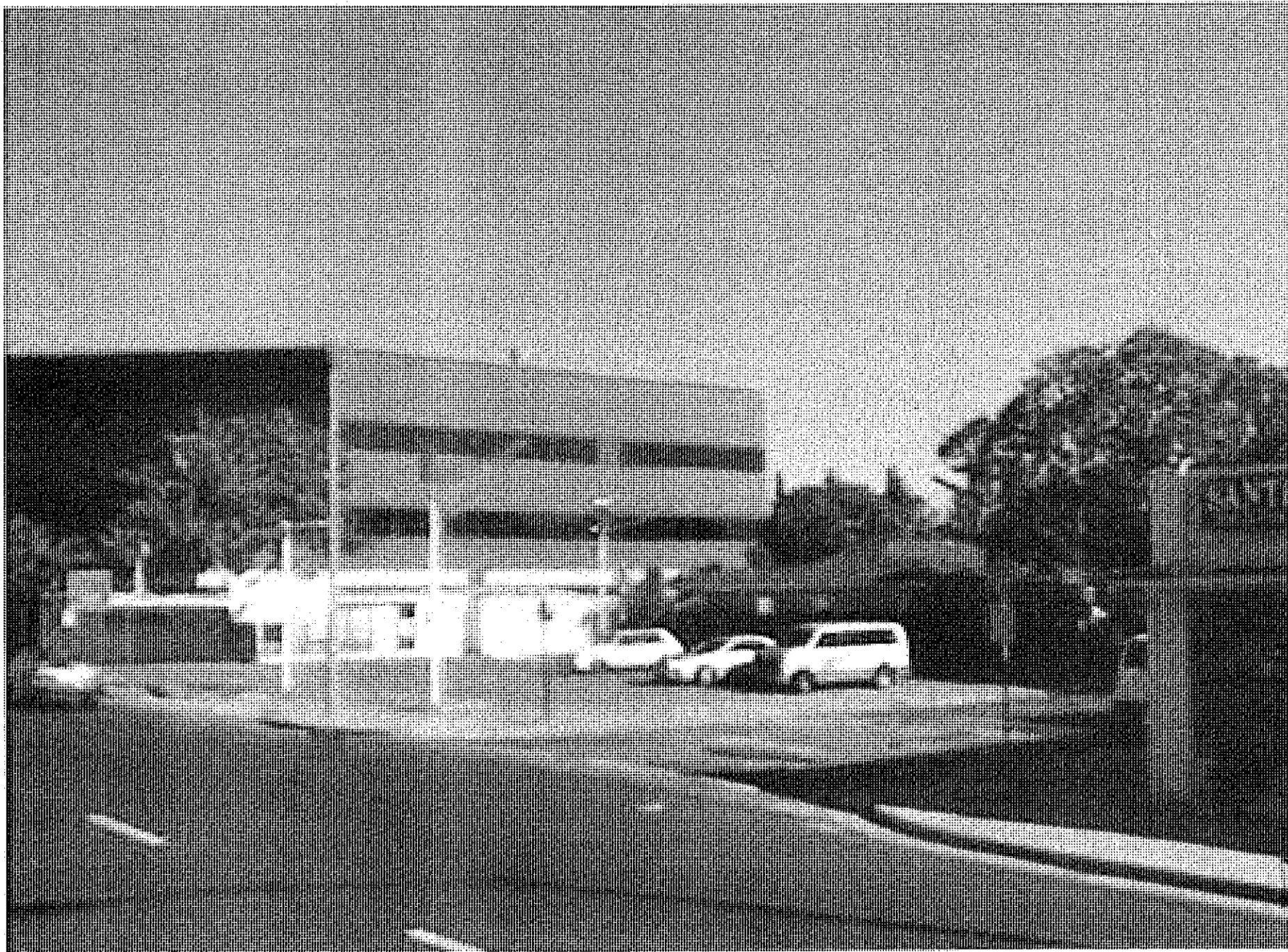
ATTACHMENT D
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ATTACHMENT *D*
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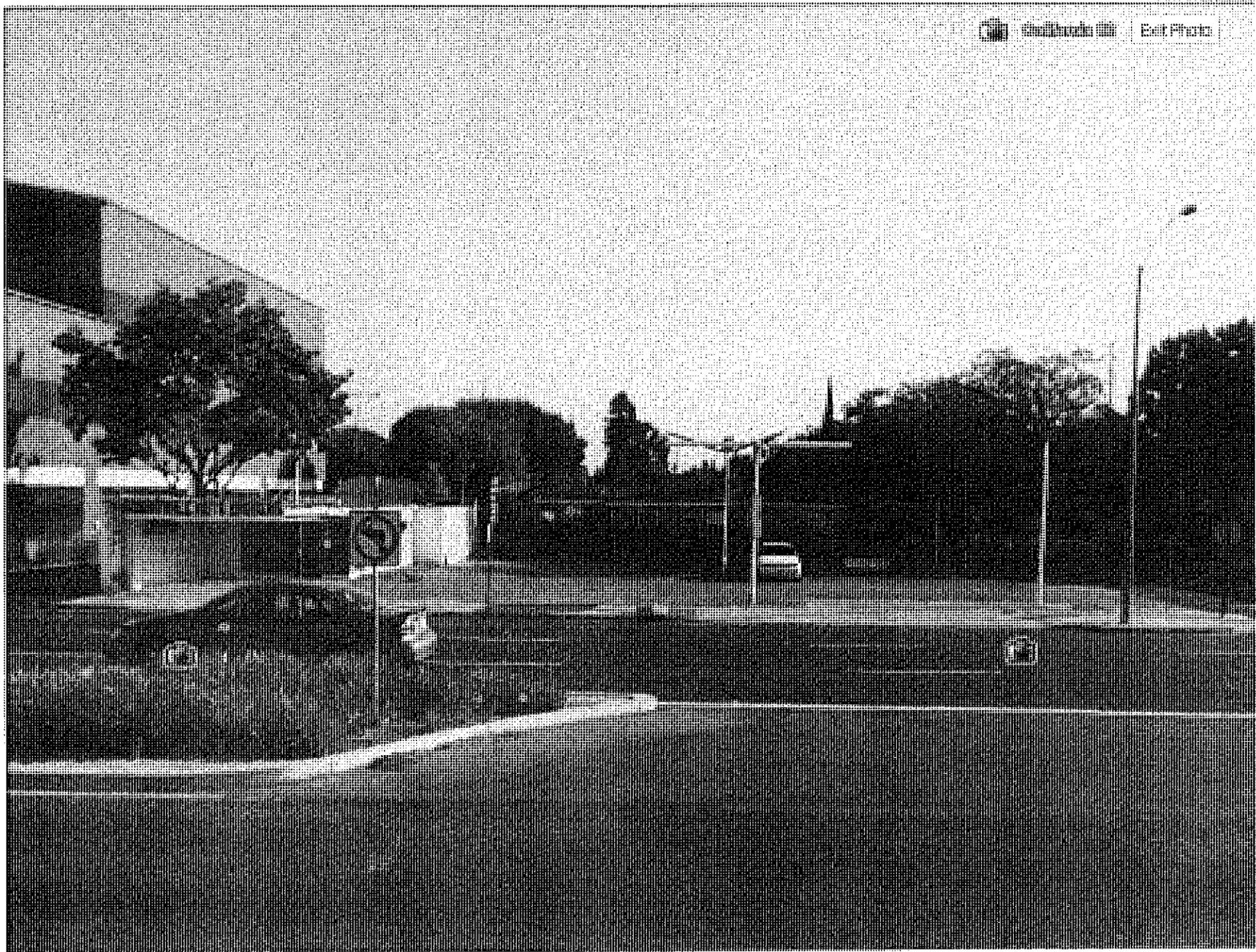
ATTACHMENT D
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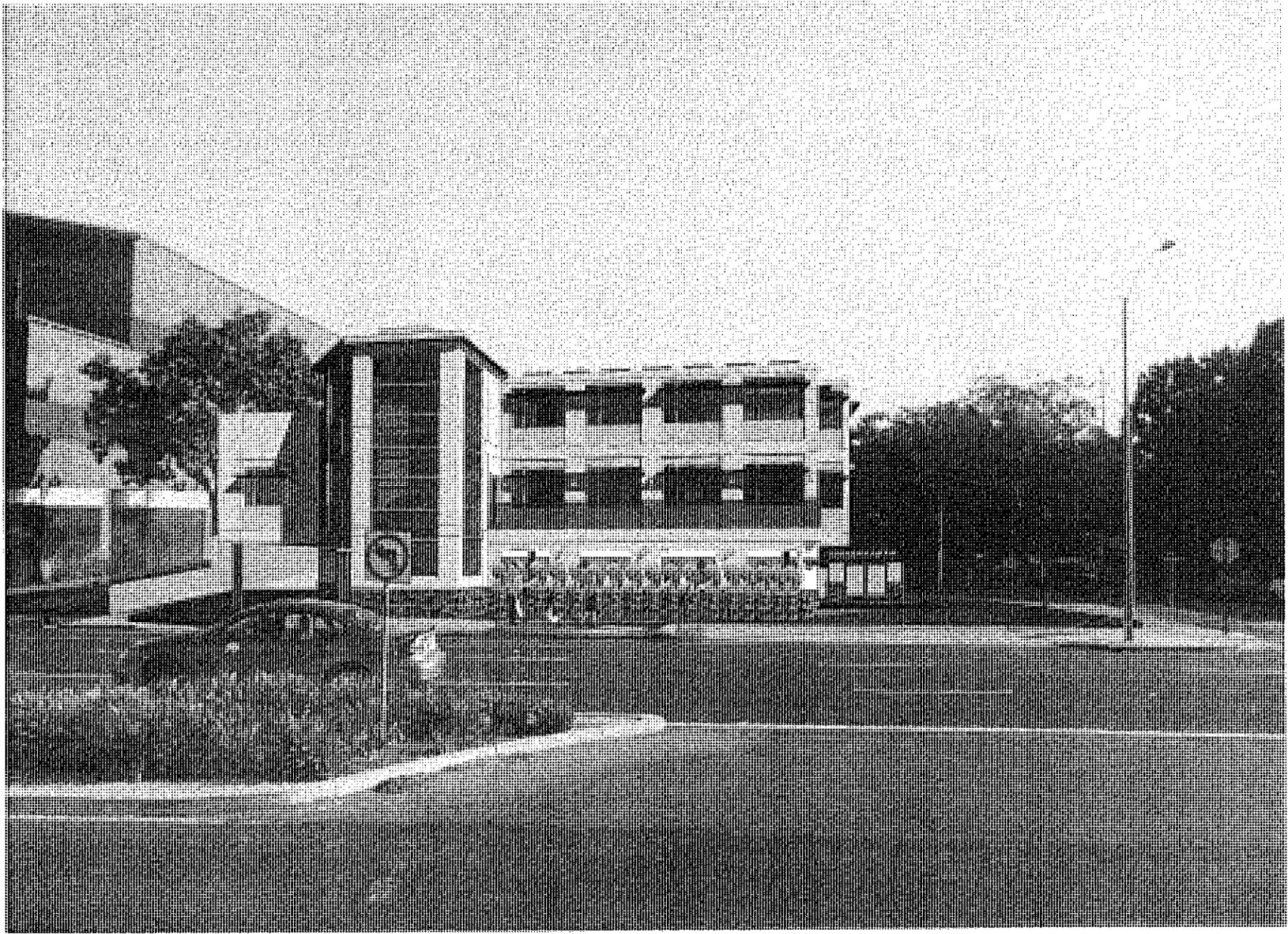
ATTACHMENT E



ATTACHMENT E
2 of 4



ATTACHMENT **E**
Page **3** of **4**



ATTACHMENT **E**
Page **4** of **7**

Sudip Ghosh DDS, MS
12866 La Cresta Drive
Los Altos Hills, CA 94022

Ryan Kuchenig
Associate Planner
City of Sunnyvale
Sunnyvale, CA 94088
November 17, 2010

RE: Preliminary Review of New Dental Office on 303 W. El Camino Real, Sunnyvale

Enclosed are the entire set of 12 plans along with the application form and questionnaires for the preliminary review for construction of this new 3 storey dental office.

My wife & I are both dentist practicing in Sunnyvale for the past 17 years and have out grown the office space currently leased by us. We propose to develop the empty used car lot on 303 W El Camino Real into a very modern and energy efficient dental office. Since this is a very small lot, we have proposed to have the parking on the street level partly under the stairs of the building and the dental office on the second floor and the staff lounge and the doctor's private office on the third floor.

This will be a single owner occupied building with the following:

No. of dentist/Employees: 9
Hours of Operation: Mon. - Sat 9am - 6.00pm By appointments.
No. of Parking Needed: 16 including 1 handicapped

The following are some of the variances that I would like to get in order to make this project work for me. This based on our current dental practice.

Vision Triangle Setback

I have designed the driveway for my employees and patients to enter from the Taffe Street and exit out to El Camino Real along the driveway of 333 El Camino Real Office Complex. Taffe Street is closed to traffic after one single storey residence (591 Taffe) and vehicles exiting out of Taffe Street can only turn right on El Camino after a stop. I request that the planning committee agrees to my plan of a slight encroachment of my 2nd Storey (8' 3" above ground) on to the Vision Triangle. Also I really need the 2 parking spaces to make this project feasible. I will use these parking only after all the parking spaces gets full at any time of the business operation.

Rear Landscape Buffer Setback of 20'

The lot is only 70' 1" deep and if I put a 20' landscape buffer, along with the front and side set back, there will be no place to put my building. I am aware of the privacy of my rear neighbour and have propose to plant tall Cypress trees at 3' - 4' apart along a new 8' concrete wall for privacy. I have such a wall of privacy on my house at 828 Cascade Drive which works so well for us and our neighbours. Also I have designed the building so that all the operatory rooms are facing the street. I have only 1 window on the back side of the property.

El Camino Real & Taffe Street Side Set Back

El Camino Real Side Since the property is so small and a corner lot, in order to make it work, I proposed a variance of the 15' front set back along El Camino to be reduced. The neighbors properties on both sides are very close to El Camino Real and Taffe and some are right along the street. On the El Camino Street, I could put my Elevator and Stairs 1' 6" away from the property line and the of the building 9' 6" away from the El Camino Side Property line. There is also a deck of 6' 6" deep on the 2nd & 3rd floor to push the building further back.

Taffe Street Side For the 2nd floor I have requested a small variance of 4' 6" so that I can get an operatory room for the practice.

Trash Enclosure

My existing trash consists mainly of paper and disposable from cleaning the rooms between patients and their treatments. I plan to install a trash compactor in this new office which will compress the paper and disposable trash greatly. I do not expect my volume of trash to increase significantly from my existing practice, so I have proposed to keep plastic roll away bins like the residences use which will be rolled by us to the Taffe Street on the garbage collection day when the truck comes to empty the residence behind. Moreover, the truck will not be able to enter under the building due to its height restriction.

The 333 El Camino Real Neighbor has a 9' concrete wall between us. I have proposed to put a trash enclosure of 5'6" x 10' in that area away from the parking. The lot size is so small, I had no other place to put it.

Hiding Parking lot facing El Camino

Facing El Camino I have proposed smoked glass tempered windows with fixed opening on the top and bottom for ventilation. the entire front will be landscaped with drought resistant shrubs like bamboo and other plants to hide the parking lot structure.

Roof Design and Hiding Solar Panels

I have planned this building to be very modern looking in architecture and will place solar panels along the entire roof square footage. In order to hide the solar panels which tends to look ugly when it is on a large square footage I have placed false windows along the attic space which can be now insulated very well and be a place to keep my heater with proper ventilation.

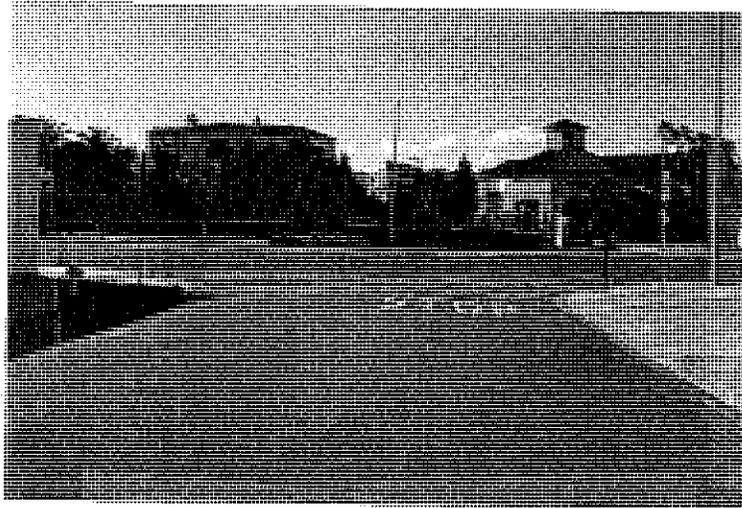
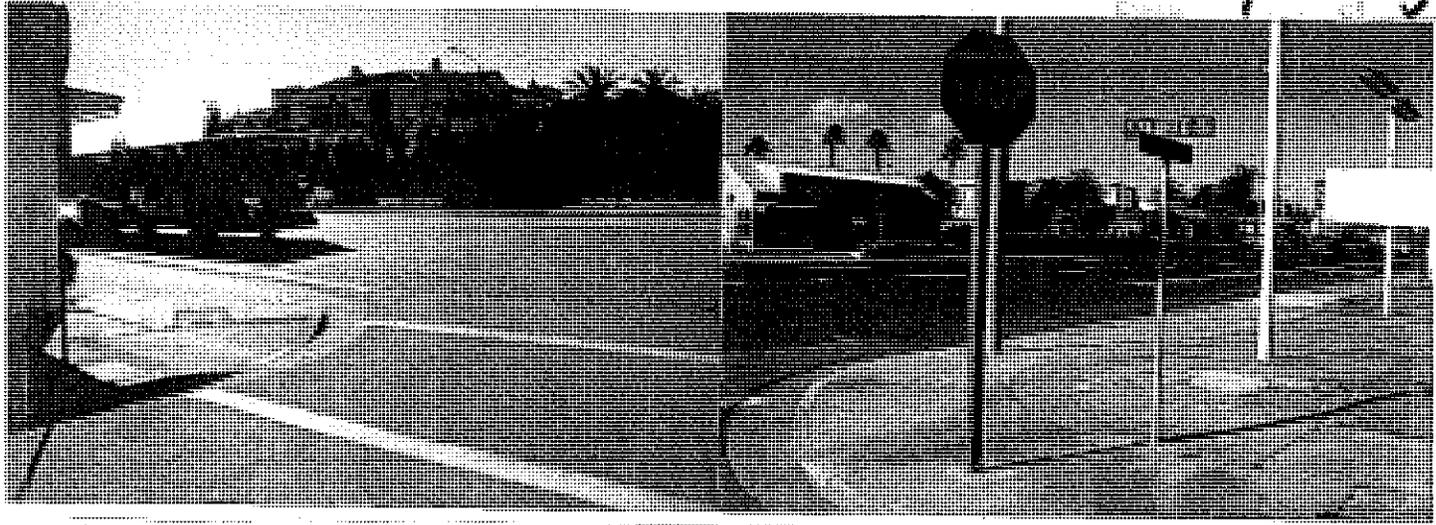
The design and color is going to be very similar to the Palo Alto Medical Building on El Camino and another Dental office in Palo Alto (Photographs enclosed). Also enclosed is a photograph of deck landscaping on an office building on Grant and El Camino in Mountain view.

I have tried to cover as much as detail as possible in this short time keeping in mind the floor plan and parking that would work for my growing practice. I hope your office reviews my design and try to make this project work for me and the city. I am sure this will be a good replacement for the empty car lot. Looking forward to hearing from you.

Sincerely



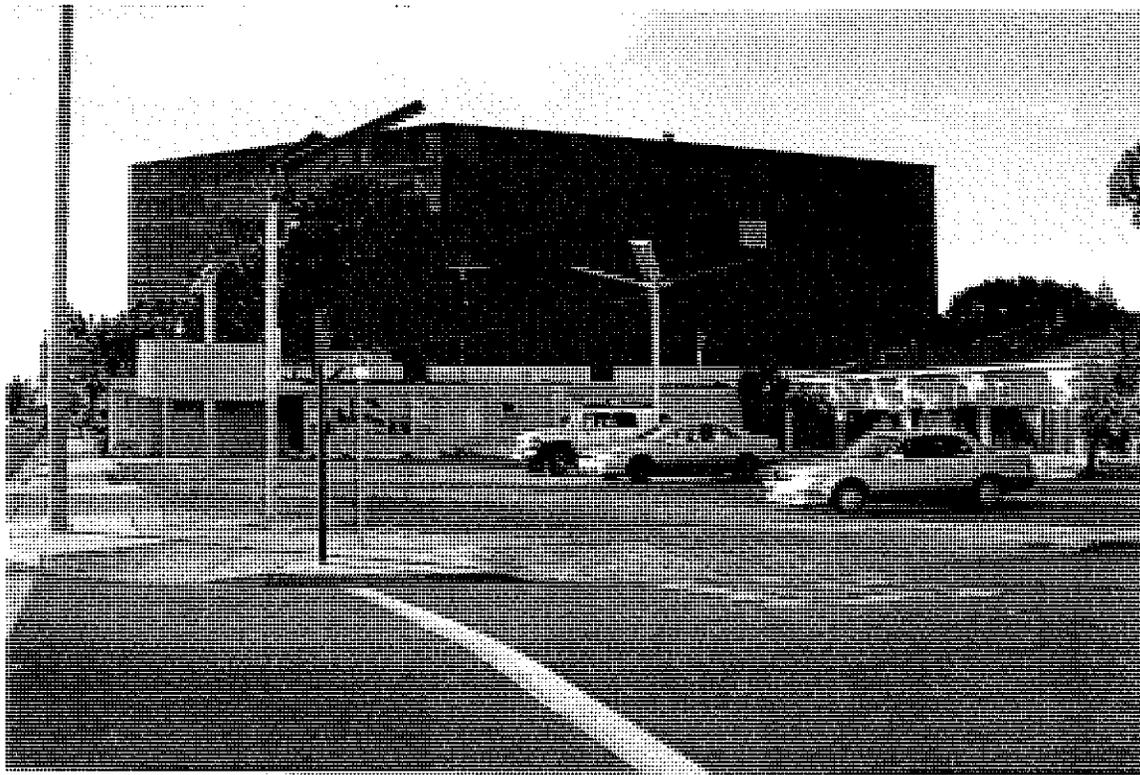
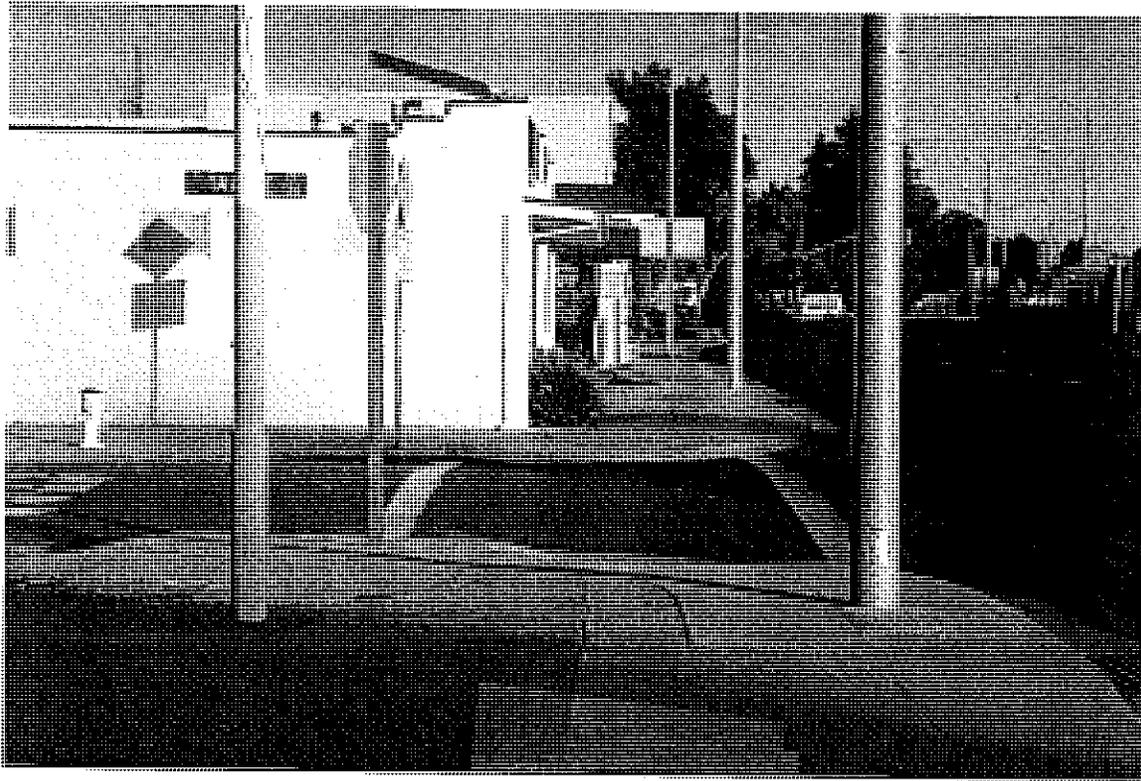
Sudip Ghosh DDS, MS



303 El Camino

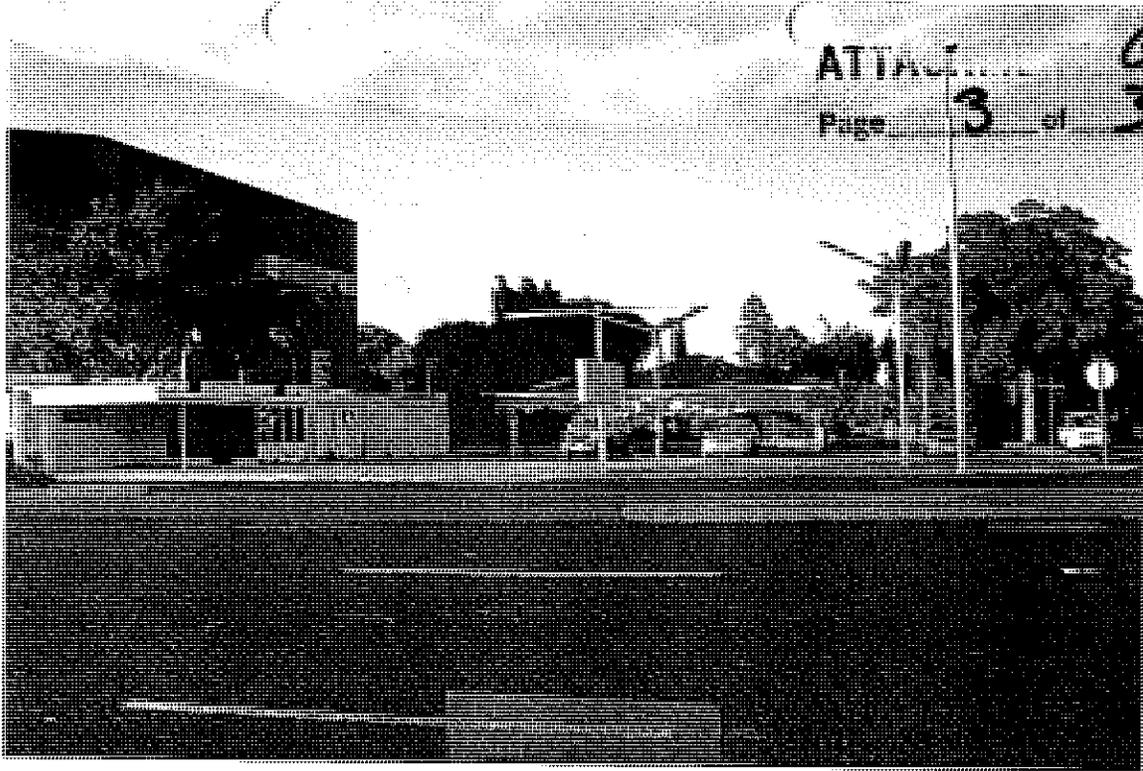
ATTACHMENT 6

Showing adjacent properties along 2nd Street of 3



302 El Camino, Street View

ATTACHMENT 6
Page 3 of 3



303 El Camino

Showing street closure on Taffe + 1 residence behind.

