



REPORT TO PLANNING COMMISSION

Hearing Date: November 25, 2013

File #: 2013-7542

Location: 420 South Pastoria Avenue
(APN: 165-04-002):

Proposed Project: **SPECIAL DEVELOPMENT PERMIT** to allow a child care center of up to 188 students in an existing office building located in an Office/Planned Development (O/PD) zoning district.

Applicant/Owner Teresa Lai /Distel LP

Environmental Review: Negative Declaration

Staff Contact: Momoko Ishijima, (408)730-7532
mishijima@sunnyvale.ca.gov

REPORT IN BRIEF:

General Plan: Office

Zoning: O/PD

Existing Site Conditions One-story office building

Surrounding Land Uses

| | |
|-------|---|
| North | Residential |
| South | City of Sunnyvale Library and Sunnyvale Office Center |
| East | Sunnyvale Teaching and Demonstration Garden |
| West | Residential |

Issues Neighborhood Compatibility, Parking and Circulation, Landscaping

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

Staff Recommendation Approve with Conditions

BACKGROUND:

Little Tree Montessori International School proposes to locate a child care center in an existing office building located in the Office-Planned Development Zoning District. The office building was constructed in 1974 and was previously occupied by the State of California Employment Development Department (EDD) and NOVA Workforce Services. There are no relevant previous Planning actions at the site.

DISCUSSION:

Project Description

The proposed project is to allow a child care center for up to 188 students and 18 employees in an existing office building located in the Office-Planned Development Zoning District. The facility would operate 7:30 A.M. to 6:00 P.M., Monday through Friday. No evening or major holiday activities would be held on site except by separate permit. A few daytime Saturday events are planned during the year. The child care center will occupy the entire building; no other tenants are proposed. Minor interior and exterior modifications are proposed to convert the existing office building to a child care center.

On-site development activities consist of the following: parking lot restriping; the conversion of the front landscaped area to a 1,270-square foot outdoor play area with security fencing; the conversion of a portion of the rear parking lot to a 7,670-square foot outdoor play area with a free-standing play structure, a shade structure with picnic tables, and security fencing; the construction of a new solid waste enclosure; interior tenant improvements to create nine classrooms and staff support offices; and minor exterior improvements. The conversion of the existing parking lot to a play area will displace 21 existing parking spaces and would require restriping of the remaining parking lots to provide the required 47 parking spaces. Off-site improvements include replacing the site's existing driveway approaches and sidewalk with new facilities that meet current City standards.

The applicant proposes the use of the front play area twice a day from 10:00 A.M. to 10:30 A.M. and 3:40 P.M. to 4:10 P.M. for 30-minutes each, by a maximum of 12 toddler aged children. The rear play area would be utilized between the hours of 9:30 A.M. to 11:40 A.M., 2:20 P.M. to 3:30 P.M., and 5:00 P.M. to 5:30 P.M., by up to 48 preschool aged children for 30-minute intervals per class.

Requested Permit

- **Special Development Permit**

A Special Development Permit (SDP) is required to allow a child care center use within the O-PD Zoning District.

ANALYSIS:

Architecture

The existing building on the site is a single-story, 16,587-square foot office building constructed in 1974. The main entrances of the building are currently located in the rear facing the parking lot. The proposed project includes minor architectural alterations including the relocation of the main entrance to the front of the building facing South Pastoria Avenue, and the installation of security gates and fencing at secondary exits throughout the building. Staff finds the proposed architectural modifications to be positive, and help create street presence for the proposed child care center.

Key Code Provisions and Guidelines

The proposed project complies with the applicable code requirements as set forth in the Sunnyvale Municipal Code (SMC), with the exception of the trash enclosure and easements. The following items have been identified for clarification for the Planning Commission:

- **Site Layout**

The project site is located on the east side of South Pastoria Avenue between West Iowa Avenue and West Olive Avenue. The site is served by three driveways taking access from South Pastoria Avenue. The site is occupied by a single-story office building with a parking lot to the north, along South Pastoria Avenue, providing 21 parking spaces, and a parking lot in the rear with 47 parking spaces. With the exception of several small landscaped areas around the building and along the periphery of the parking lots, the remainder of the site is paved.

The project site is directly adjacent to the City of Sunnyvale Public Library, NOVA Workforce Services, and City administrative offices to the south; and the Sunnyvale Teaching and Demonstration Garden to the east. All of the various access points and parking lots on the site and on City of Sunnyvale properties are inter-connected and mutually accessible. The parking lots on the project site and on City properties are encumbered with reciprocal parking and access easements, which are further discussed in the “Easements” section of this report.

- **Parking/Circulation**

The project site currently has a total of 68 parking spaces. The proposal includes minor modifications to the front parking lot to provide new accessible parking spaces and restriping. The reconfigured front parking lot will provide 20 parking spaces, and the pedestrian path adjacent to the landscape median would be modified to provide a 24-foot wide drive aisle. The 16 foot, six inch-wide drive aisle between the building and the front parking lot would be designated one-way for outgoing traffic only.

The main access to the parking lot in the rear would be from the south driveway off of South Pastoria Avenue, which is shared with the City of

Sunnyvale property. The rear parking lot can also be accessed from various access points on City of Sunnyvale properties from both South Pastoria Avenue and Charles Street. Half of the parking lot in the rear would be modified to provide an outdoor play area, displacing 21 parking spaces. The remaining parking lot would be restriped to provide 27 parking spaces, for a total of 47 parking spaces total for the site. SMC section 19.46.100(c) requires parking for child care center uses at a rate of 0.25 space per student. The project proposes 47 parking spaces, which is the minimum required for a child care use with 188 students.

The peak parking demand is anticipated during the A.M. drop off hours between 7:30 and 9:00 A.M., and the P.M. pick up hours between 5:00 and 6:00 P.M. The age of the students at the proposed child care center require the parent to sign in at drop off, and sign out at pick up time. Curbside drop off is not permitted under State law. The applicant has submitted a Parking Management Plan (PMP), which describes in detail how the parking spaces would be utilized and managed (Attachment H). Although there are reciprocal parking easements between the project site and the City properties, there is high demand for parking on City properties throughout the day. The PMP ensures the use of the City parking lots is to be discouraged.

Currently, there is no bicycle parking provided onsite. SMC section 19.46.150 requires bicycle spaces equivalent to five percent of the required parking spaces onsite, which is three bicycle parking spaces. The project proposes five bicycle parking spaces with Class 2 type bicycle racks in conformance with the Santa Clara Valley Transportation Authority Bicycle Technical Guidelines.

The proposed site plan has a gap in the pedestrian access between the rear parking lot and the existing pedestrian walkway along the north side of the building. To enhance pedestrian safety, staff recommends Conditions of Approval PS-1(a) requiring a curb, fence, bollards, or other physical separation between the walkway and vehicles.

- **Landscaping and Tree Preservation**

The applicant proposes 20% landscaping on site in conformance with the minimum requirements of the SMC section 19.37.040. The project is required to meet the City's water efficiency landscaping standards per Condition of Approval.

The existing 24-foot wide front landscape area is proposed to be converted into an outdoor play area. The play area would be 1,270 square feet with a four-foot high security fence. New landscaping is proposed between the pedestrian sidewalk and the play area to provide an additional buffer and screening. The play area surface is proposed to be artificial turf.

The applicant has submitted an arborist report, which identifies 14 of the 21 trees on site to be protected trees. One of the four trees in the front parking lot landscape median is a protected Mexican fan palm tree with a trunk

circumference greater than 38 inches, as defined in SMC Chapter 19.94. This palm tree is proposed to be relocated within the same landscape median to accommodate the increase in the drive aisle width to 24 feet. Three unprotected olive trees in the north landscape median in the rear parking area are proposed to be removed. The applicant is proposing two new trees to be planted along the south side of the building.

- **Easements and Utilities**

As noted in the Site Layout section of this report, the project site is directly adjacent to the City of Sunnyvale Public Library, NOVA Workforce Services, and City administrative offices to the south, and the Sunnyvale Teaching and Demonstration Garden to the east. All of the various access points and parking lots on the site and on the City of Sunnyvale properties are inter-connected and mutually accessible. The parking lots and drive aisles on the project site and on the City properties are encumbered with reciprocal parking and access easements. The project proposes to convert part of the rear parking lot to a 7,670-square foot outdoor play area. However, no private structures may be constructed over an easement. Staff recommends Condition of Approval BP-5 requiring the relinquishment of a portion of the parking easements on the project site by the City, and mutually, the relinquishment of a portion of the parking easements on City properties by the owner, prior to the issuance of a building permit for the outdoor play area. The vacation of the easements may require separate action by the City prior to initiation of the process.

In addition, staff has identified potential deficiencies in the sanitary sewer cleanout at the property line and the driveway approaches on South Pastoria Avenue. Staff recommends Conditions of Approval EP-8 and EP-11 to install a new sanitary sewer cleanout at the property line and to install new driveway approaches per City standards.

- **Trash and Recycling Access**

The existing recycling and solid waste enclosure is located in the rear setback at the northeast corner of the property. The project proposes to upgrade the nonconforming recycling and solid waste enclosure at the same location, and in compliance with the current City standards with regard to size and material. The new enclosure will have a concrete masonry wall with a steel gate and roof. The applicant is seeking deviation from the trash enclosure location to be 10 feet from the rear property line, where the requirement is 20 feet.

Environmental Review

A Negative Declaration has been prepared in compliance with the California Environmental Quality Act provisions and City Guidelines. As part of the environmental analysis, a Traffic Impact Analysis and Noise Study were prepared for the project. The technical analysis and initial study have determined that the proposed project would not create any significant environmental impacts on surrounding properties or uses (see Attachment E, Initial Study).

Neighborhood Compatibility

The land use designation for the project site is Office. However, it is surrounded by Residential uses to the north and west, and a community serving library, Civic Center, and open space uses to the east (garden). There are also a private school and a public park in close proximity to the north. The Noise Study prepared for this project analyzed the potential noise impacts at the adjacent residences, and concluded that the proposed play areas would generate intermittent and brief noise incidents that are within the limits of City noise regulations. The proposed child care center would enhance the community services provided in the area as well as provide much needed child care services for the residents of Sunnyvale. Child care centers are permitted in the Office zoning district with approval of a Use Permit or Special Development Permit.

FISCAL IMPACT

Transportation Impact Fee: A Transportation Impact Fee is required to offset the impact of additional peak hour trips generated by the proposed use. The fee is due prior to issuance of building permits, and is estimated as \$13,369.12 (Condition of Approval BP-10).

PUBLIC CONTACT

| 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 • 73 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 |

Staff has received two email correspondences in support of the proposed project (Attachment I). The letters express the need for a quality preschool in the neighborhood.

CONCLUSION

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

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

ALTERNATIVES

1. Adopt the Negative Declaration and approve the Special Development Permit with the 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 – Adopt the Negative Declaration and approve the Special Development Permit with the attached conditions in accordance with the Findings in Attachment C and Conditions of Approval in Attachment D.

Prepared by:

Momoko Ishijima
Project Planner

Reviewed by:

Gerri Caruso
Principal Planner

Approved by:

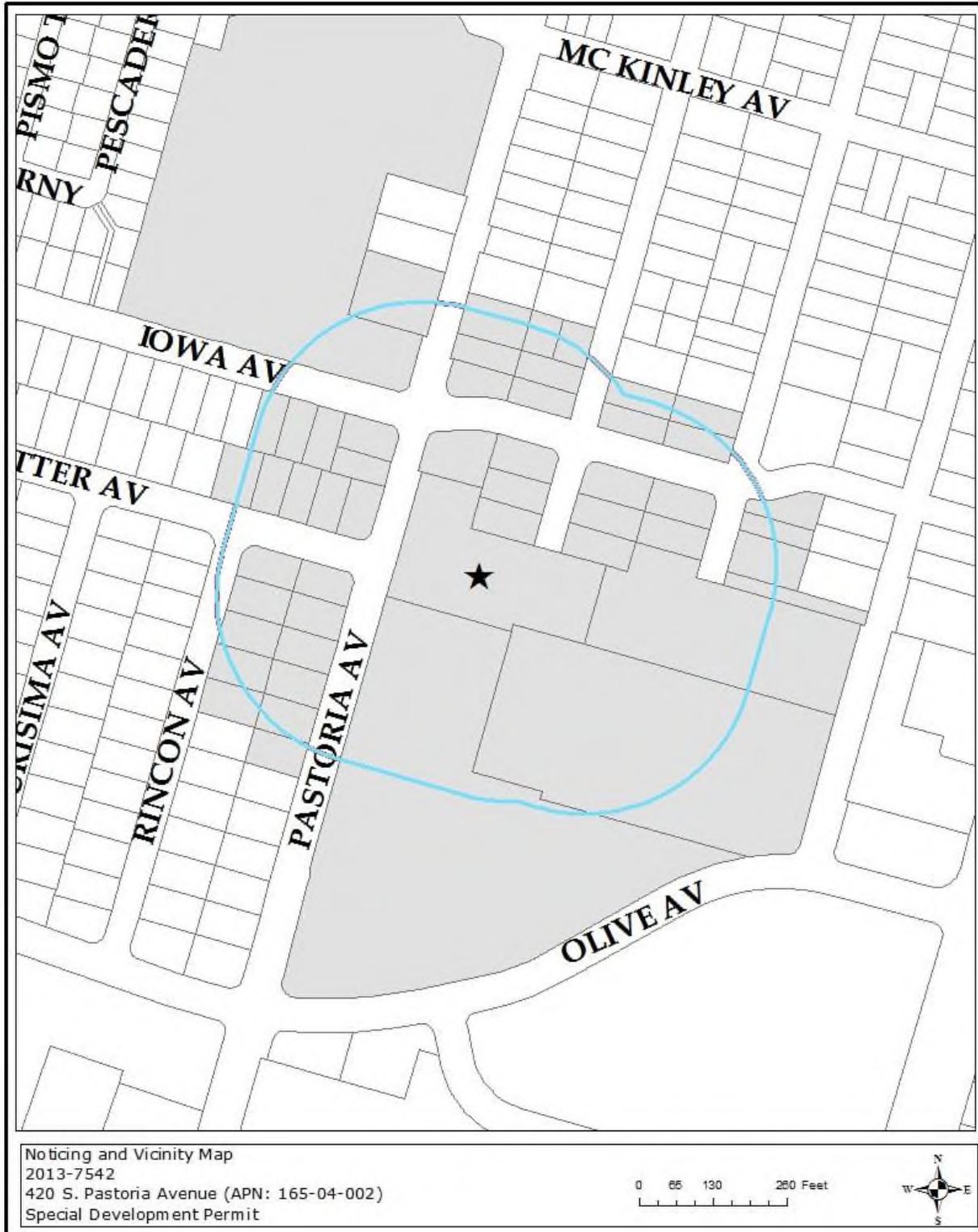
Trudi Ryan
Planning Officer

Attachments:

- A. Vicinity and Noticing Map
- B. Data Table
- C. Recommended Findings
- D. Recommended Conditions of Approval
- E. Negative Declaration
- F. Site and Architectural Plans
- G. Project Description
- H. Parking Management Plan
- I. Letters of Support
- J. Good Neighbor Tips for Child Care Providers Operating in Residential Neighborhoods

- K. Traffic Impact Analysis prepared by Hatch Mott MacDonald, dated October 8, 2013 (electronic copy only)
- L. Noise Impact and Mitigation Study prepared by Environmental Consulting Service, dated August 12, 2013 (electronic copy only)

VICINITY AND NOTICING MAP



PROJECT DATA TABLE

| | EXISTING | PROPOSED | REQUIRED/ PERMITTED |
|--|-----------------|-----------------|--------------------------------|
| General Plan | Office | Same | Office |
| Zoning District | O-PD | Same | O-PD |
| Lot Size (s.f.) | 61,812 | Same | 8,000 min. |
| Gross Floor Area (s.f.) | 16,587 | Same | --- |
| Gross Floor Area of Tenant Lot Coverage (%) | 26.8% | 27.4% | 40% max. |
| Floor Area Ratio (FAR) | N/A | N/A | --- |
| No. of Buildings On-Site | 1 | Same | --- |
| Building Height (ft.) | 15'-0" | Same | 30'-0" max. |
| No. of Stories | 1 | Same | 2 stories max. |
| Setbacks | | | |
| Front (ft.) | 24'-0" | Same | 20' -0" min. |
| Left Side (ft.) | 32'-2" | Same | 6'-0" min. |
| Right Side (ft.) | 24'-5" | Same | 9'-0" min. |
| Rear (ft.) | 152'-5" | Same | 20'-0" min. |
| Landscaping (sq. ft.) | | | |
| Total Landscaping | 10,884 | 12,584 | 12,362 min. |
| % Based on Parking Lot | 18% | 25% | 20% |
| Parking Lot Area Shading (%) | 60% | 60% | 50% min. in 15 years |
| Water Conserving Plants (%) | 85% | 95% | 80% min. |
| Parking | | | |
| Total Spaces | 69 | 47 | 0.25 spaces / student min. |
| Aisle Width (ft.) | 20'-0" | 24'-0" | 24'-0"min. |
| Bicycle Parking | 0 | 5 | 3 min. |

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

RECOMMENDED FINDINGS

Special Development Permit

Goals and Policies that relate to this project are:

Land Use and Transportation Element Policy LT-2.1 – *Recognize that the City is composed of residential, industrial, and commercial neighborhoods, each with its own character; and allow change consistent with reinforcing positive neighborhood values.*

Land Use and Transportation Element Policy LT-4.1a – *Limit the intrusion of incompatible uses and inappropriate development in to city neighborhoods.*

Land Use and Transportation Element Policy LT-4.13.b – *Support convenient neighborhood commercial services that reduce automobile dependency and contribute positively to neighborhood character.*

Land Use and Transportation Element Policy LT-4.14 – *Support the provision of a full spectrum of public and quasi-public services (e.g. parks, day care, group living, recreation centers, religious institutions) that are appropriately located in residential, commercial, and industrial neighborhoods and ensure that they have beneficial effects on the surrounding area.*

The required Findings for this project are:

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale. *[Finding Made]*

The proposed project would locate a quasi-public service (child care) within an Office zoning district. The neighborhood is surrounded by residential uses to the north and west, and community serving uses to the east and south. The proposed use is compatible with the neighborhood. The project would provide a convenient service to the surrounding neighborhood through the adaptive reuse of an existing office building. No environmental impacts were identified. As conditioned and with the adopted Negative Declaration, potential incompatibility with surrounding uses is expected to be less than significant.

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 Made]*

Minor modifications are proposed to the interior and exterior of the existing office building. No significant architectural changes or major construction are proposed that would impact the orderly development of, or existing adjacent uses. The tenant improvement and minor modifications to the site are expected to take approximately 6 months. Based on the technical analysis prepared for the project, the traffic and noise would have a less than significant impact to the existing neighborhood.

ATTACHMENT D

RECOMMENDED CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS NOVEMBER 25, 2013

Planning Application 2013-7542

420 South Pastoria Avenue

Special Development Permit to allow a child care center in an existing office building in the Office/Planned Development zoning district.

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.

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. |
|--|

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:

The permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date and is approved by the Director of Community Development. [SDR] [PLANNING]

GC-4. INDEMNITY:

The applicant/developer shall defend, indemnify, and hold harmless the City, or any of its boards, commissions, agents, officers, and employees (collectively, "City") from any claim, action, or proceeding against the City to attack, set aside, void, or annul, the approval of the project when such claim, action, or proceeding is brought within the time period provided for in applicable state and/or local statutes. The City shall promptly notify the developer of any such claim, action or proceeding. The City shall have the option of coordinating the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith. [COA] [OFFICE OF THE CITY ATTORNEY]

GC-5. TITLE 25:

Provisions of Title 25 of the California Administrative Code shall be satisfied with dependence on mechanical ventilation. [SDR][BUILDING]

GC-6. ON-SITE AMENITIES:

Swimming pools, pool equipment structures, play equipment and other accessory utility buildings, except as otherwise subject to Planning Commission review, may be allowed by the Director of Community Development subject to approval of design, location and colors. [COA] [PLANNING]

GC-7. SIGNS:

All existing/new signs shall be brought into conformance with Title 19 of the Sunnyvale Municipal Code. [PLANNING] [COA]

GC-8. OFF-SITE IMPROVEMENT PLANS:

Submit off-site improvement plans separate from the Building on-site improvement plans as the off-site improvement plans are approved through a Public Works Encroachment Permit Process. [SDR] [PUBLIC WORKS]

GC-9. ENCROACHMENT PERMIT:

Prior to any work in the public right-of-way, obtain an encroachment permit with insurance requirements for all public improvements including a traffic control plan per the latest California Manual on

Uniform Traffic Control Devices (MUTCD) standards to be reviewed and approved by the Department of Public Works. [SDR] [PUBLIC WORKS ENGINEERING]

GC-10. NOTICE OF FEES PROTEST:

As required by California Government Code Section 66020, the project applicant is hereby notified that the 90-day period has begun as of the date of the approval of this application, in which the applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this development. The fees, dedications, reservations or other exactions are described in the approved plans, conditions of approval, and/or adopted City impact fee schedule.

GC-11. PUBLIC IMPROVEMENTS:

Developer shall install public improvements as required by the project conditions and as shown on City approved plans. .

All public improvements shall be designed and constructed in accordance with current City design standards, standard details and specifications, and Americans with Disabilities Act (ADA) requirements where applicable, unless otherwise approved by the Department of Public Works.

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) Install a curb, fence or bollard between the landscape strip and pedestrian walkway on the north side to enhance pedestrian safety and access from the rear parking lot to the outdoor play area and the front entrance. [COA] [PLANNING]
- b) A "no stopping any time" sign shall be placed on the streetlight pole at the northern end of the project site in conformance with Section 2 of the latest CA-MUTCD for placement, spacing and orientation of the sign.

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 be 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. BUILDING PERMIT ISSUANCE:
No building permit issuance prior to relinquishment of certain existing Grant of Easements and/or Parking Easements associated with reciprocal parking and ingress and egress easements, unless otherwise approved by the Director of Public Works and the Director of Community Development.

No building permit issuance prior to execution and recordation of an ingress/egress agreement for driveway purposes. [COA] [PUBLIC WORKS]

BP-6. RECYCLING AND SOLID WASTE ENCLOSURE:
The building permit plans shall include details for the installation of a recycling and solid waste enclosure that are consistent with SMC 19.38.030. 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) Be screened from view;
- d) All gates, lids and doors shall be closed at all times;
- e) Shall not conflict with delivery/receiving areas;
- f) Shall be consistent with the approved Waste and Recycling Management Plan;
- g) Waste and recycling diversion systems shall be incorporated into the facilities and tenant improvements. [COA] [PUBLIC WORKS/PLANNING]

BP-7. RECYCLING AND SOLID WASTE CONTAINER:

All recycling and solid waste containers shall be metal or State Fire Marshall listed non-metallic. The building permit plans shall provide details illustrating compliance with this condition. [COA] [PLANNING]

BP-8. 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-9. 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-10. FEES AND BONDS:

The following fees and bonds 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 \$13,369.12, prior to issuance of a Building Permit. (SMC 3.50). [SDR] [PLANNING]

BP-11. LANDSCAPE PLAN:

Landscape and irrigation plans shall be prepared by a certified professional, and shall comply with Sunnyvale Municipal Code Chapter 19.37 requirements. 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. [COA] [PLANNING]

BP-12. LANDSCAPE MAINTENANCE PLAN:

Prepare a landscape maintenance plan subject to review and approval by the Director of Community Development prior to issuance of building permit. [COA] [PLANNING]

BP-13. TREE PROTECTION PLAN:

Implement tree protection plan as recommended by Ray Morneau, Arborist, on the arborist report dated August 23, 2013, and letter, dated November 13, 2013. The tree protection plan shall also include measures noted in Title 19 of the Sunnyvale Municipal Code and at a minimum:

- a) Provide fencing around the drip line of the trees that are to be saved and ensure that no construction debris or equipment is stored within the fenced area during the course of demolition and construction.
- d) The tree protection plan shall be installed prior to issuance of any Building or Grading Permits, subject to the on-site inspection and approval by the City Arborist and shall be maintained in place during the duration of construction and shall be added to any subsequent building permit plans. [COA] [PLANNING/CITY ARBORIST]

BP-14. BEST MANAGEMENT PRACTICES - STORMWATER:

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-15. 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 15 feet on the interior of the project and 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-16. PHOTOMETRIC PLAN:

Prior to issuance of a Building Permit submit a contour photometric plan for approval by the Director of Community Development. The plan shall meet the specifications noted in the Standard Development Requirements. [COA] [PLANNING]

BP-17. BICYCLE SPACES:

Provide a minimum of three bicycle spaces. The plans will need to clearly indicate the location and type for the project. Select high-quality decorative designs for bicycle racks. [COA] [PUBLIC WORKS/PLANNING]

BP-18. FIRE PROTECTION PERMIT:

Obtain an approved Child Care Fire Operations Permit from the Department of Public Safety prior to issuance of a building permit. [SDR] [PUBLIC SAFETY/FIRE PROTECTION]

- BP-19. KNOX BOX AND ACCESS:
A Knox key box will be required for access to the building and gated areas in accordance with Fire Prevention guidelines. Gated areas are subject to emergency vehicle access requirements. [COA] [PUBLIC SAFETY/FIRE PROTECTION]
- BP-20. SPRINKLER AND ALARM:
A fully automated sprinkler system, and a manual and automatic fire alarm system are required. [SDR] [PUBLIC SAFETY/FIRE PROTECTION]
- BP-21. SMOKE DETECTORS:
Smoke detectors shall be installed in every room used for sleeping or napping. [SDR] [PUBLIC SAFETY/FIRE PROTECTION]
- BP-22. FIRE PROTECTION WATER SUPPLY:
The water supply for fire protection and fire fighting shall be approved by the Department of Public Safety. [COA] [PUBLIC SAFETY/FIRE PROTECTION]
- BP-23. EXITING:
Exiting from the fenced play areas shall not be less than that required for exiting from the building. Panic hardware required on the play area exits and doors/gates must swing in the direction of egress.
- BP-24. ELECTRONIC PLANS:
Provide Fire Protection staff with an electronic version of project plans to assist with “pre-fire survey maps.” [COA] [PUBLIC SAFETY/FIRE PROTECTION]

EP: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED AS PART OF AN ENCROACHMENT PERMIT APPLICATION.

- EP-1. UTILITY CONNECTION:
This project requires connection to all City utilities or private utilities operating under a City or State franchise which provide adequate levels of service. [COA] [PUBLIC WORKS]
- EP-2. UTILITY CONNECTION TO THE MAIN:
All sanitary sewer laterals connecting to the existing main line shall be with a new sanitary sewer manhole, except where the point of the connection is within close vicinity of an existing down-stream manhole where a “Y” connection is permitted as determined by the Director of Public Works. [SDR] [PUBLIC WORKS]

- EP-3. DRY UTILITIES:
Submit dry utility plans and/or joint trench plans (PG&E, telephone, cable TV, fiber optic, etc.) to the Public Works Department for review and approval prior to issuance of any permits for utility work within public right-of-way or public utility easements, if applicable. Separate encroachment permits shall be required for various dry utility construction. [SDR] [PUBLIC WORKS]
- EP-4. WET UTILITIES:
All wet utilities (water, sanitary sewer, storm drain) on-site shall be privately owned and maintained. [SDR] [PUBLIC WORKS]
- EP-5. RE-USE OF EXISTING CITY UTILITY SERVICE LINES:
The re-use of any existing City utility service lines and appurtenances is subject to City's review and approval. Developer's contractor shall expose the existing facilities during construction for City's evaluation or provide video footage of the existing pipe condition. Developer's contractor shall replace any deficient facilities as deemed necessary by the Public Works Department. [COA] [PUBLIC WORKS]
- EP-6. SEPARATE DOMESTIC/FIRE PROTECTION SERVICE LINE:
Provide separate fire and domestic service lines to the building. Install double check detector assembly (DCDA) behind the street right-of-way. [COA] [PUBLIC WORKS/PUBLIC SAFETY-FIRE PREVENTION]
- EP-7. WATER METER:
Install new radio-read water meter(s) for each point of connection to the water main. For water meter sizes three (3) inches or larger, provide meter sizing calculations to Public Works Department for approval of meter size, as part of the off-site improvement plan submittal. [SDR] [PUBLIC WORKS]
- EP-8. SEWER CLEANOUT:
Install new sewer cleanouts at the property lines for all existing and proposed sanitary sewer laterals to be used for the project. [SDR] [PUBLIC WORKS]
- EP-9. UTILITY METER/VAULT:
No existing or new utility meters or vaults shall be located within the new driveway approach areas. All existing or new utility vaults serving the project site shall be located on-site and not within the public utility easement, if any. [COA] [PUBLIC WORKS]
- EP-10. STREETLIGHTS:
Install new LED light fixtures for existing streetlights along South Pastoria Avenue on and adjacent to the project frontage. [SDR] [PUBLIC WORKS]

EP-11. DRIVEWAY APPROACHES:

Remove existing driveway approaches and install new driveway approaches along the project frontage to comply with Americans with Disabilities Act (ADA) requirements and per city standard details and specifications. All unused existing driveway approaches shall be replaced with new curb, gutter and sidewalk. [COA] [PUBLIC WORKS]

EP-12. TRAFFIC CONTROL PLAN:

Submit a traffic control plan with the off-site improvement plans for review and approval. All construction related materials, equipment, and construction workers parking need to be stored on-site and the public streets need to be kept free and clear of construction debris. [COA] [PUBLIC WORKS]

EP-13. PROTECTION OF EXISTING TREES:

No utility trench shall be allowed within 15' radius of an existing mature tree. Boring, air spade or other excavation method as approved by the City Arborist shall be considered to protect existing mature tree. Consult with the City Arborist prior to adjusting locations of utility lines. [SDR] [PUBLIC WORKS]

EP-14. DAMAGE TO EXISTING PUBLIC IMPROVEMENTS:

Developer shall be responsible to rectify any damage to the existing public improvements fronting and adjacent to the project site as a result of project construction to City's satisfaction by the Director of Public Works. [COA] [PUBLIC WORKS]

EP-15. RECORD DRAWINGS:

Record drawings (including street, sewer, water, storm drain and off-site landscaping plans) shall be submitted to the City prior to encroachment permit sign-off. [COA] [PUBLIC WORKS]

EP-16. PUBLIC WORKS DEVELOPMENT FEES:

Developer shall pay all applicable Public Works fees associated with the project, including but not limited to, off-site improvement plan check and inspection fees, prior to issuance of encroachment permit. Exact fee amount shall be determined at the time of plan review and based upon fee rate then. [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, guest spaces, and compact spaces shall be striped as per the approved building permit plans and Zoning standards prior to occupancy. [COA] [PLANNING/ENGINEERING]

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]

DC-2. TREE PROTECTION:

All tree protection shall be maintained, as indicated in the tree protection plan, until construction has been completed and the installation of landscaping has begun. [COA] [PLANNING]

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

AT-1. MAXIMUM CAPACITY:

The use permitted by this application shall comply with the following capacity limits at all times:

- a) The maximum number of students permitted on-site at any time is 188;
- b) The maximum number of teachers permitted on-site at an time is 18;
- c) Any proposed modification to the site's capacity shall be subject to review and approval by the City at a public hearing. [COA] [PLANNING]

AT-2. 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 7:30 A.M. to 6:00 P.M., Monday through Friday. Extended hours shall require separate approval by the City. Minor modifications may be approved by the Director of Community Development; major modifications may require approval at a public hearing. The Director of Community

Development shall determine whether requested modifications are major or minor. [COA] [PLANNING]

AT-3. GOOD NEIGHBOR POLICIES

Observe policies outlined in the “Good Neighbor Tips for Child Care Providers Operating in Residential Neighborhoods” prepared by City of Sunnyvale Youth, Family & Child Care Resources and periodically engage neighbors to address operational concerns and issues for improvement.

AT-4. 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-5. RECYCLING AND SOLID WASTE:

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

AT-6. LOUDSPEAKERS PROHIBITED:

Out-of-door loudspeakers shall be prohibited at all times. [COA] [PLANNING]

AT-7. 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-8. PARKING MANAGEMENT:

On-Site parking management shall conform with the approved parking management plan. [COA] [PLANNING]

AT-9. PARKING LOT MAINTENANCE:

The parking lot shall be maintained in accordance with the approved plans and as follows:

- a) Maintain all parking lot striping and marking.
- b) Assure that adequate lighting is available in parking lots to keep them safe and desirable for the use.
- c) Require signs to direct vehicles to additional parking spaces on-site, as needed. [COA] [PLANNING]

AT-10. UNENCLOSED STORAGE (PROHIBITED):
Unenclosed storage of any kind shall be prohibited on the premises.
[COA] [PLANNING]

AT-11. SOLID WASTE RECYCLING MANAGEMENT:
The account holder will be responsible for ensuring adequate services and that all locations, private sidewalks, and streets are kept free of litter and stains. Requirements shall be specified in the approved documents and be submitted for approval by the City. [COA] [PUBLIC WORKS]

END OF CONDITIONS

Santa Clara County Clerk-Recorder's Office
State of California

County of Santa Clara
Office of the County Clerk-Recorder
Business Division



Document No.: 726
Number of Pages: 25
Filed and Posted On: 11/04/2013
Through: 11/24/2013
CRO Order Number:
Fee Total: 0.00

County Government Center
70 West Hedding Street, E. Wing, 1st Floor
San Jose, California 95110 (408) 299-5688

REGINA ALCOMENDRAS, County Clerk-Recorder
by Vanessa Ortiz, Document Examiner,

CEQA DOCUMENT DECLARATION

ENVIRONMENTAL FILING FEE RECEIPT

PLEASE COMPLETE THE FOLLOWING:

- 1. LEAD AGENCY: City of Sunnyvale
- 2. PROJECT TITLE: Application for a Special Development Permit.
- 3. APPLICANT NAME: Teresa Lai PHONE: (408) 730-7352
- 4. APPLICANT ADDRESS: 420 S. Pastoria Ave., Sunnyvale, CA 94086
- 5. PROJECT APPLICANT IS A: Local Public Agency School District Other Special District State Agency Private Entity
- 6. NOTICE TO BE POSTED FOR 20 DAYS.

7. CLASSIFICATION OF ENVIRONMENTAL DOCUMENT

a. PROJECTS THAT ARE SUBJECT TO DFG FEES

- 1. ENVIRONMENTAL IMPACT REPORT (PUBLIC RESOURCES CODE §21152) \$ 2,995.25 \$ 0.00
- 2. NEGATIVE DECLARATION (PUBLIC RESOURCES CODE §21080(C)) \$ 2,156.25 \$ 0.00
- 3. APPLICATION FEE WATER DIVERSION (STATE WATER RESOURCES CONTROL BOARD ONLY) \$ 850.00 \$ 0.00
- 4. PROJECTS SUBJECT TO CERTIFIED REGULATORY PROGRAMS \$ 1,018.50 \$ 0.00
- 5. COUNTY ADMINISTRATIVE FEE (REQUIRED FOR a-1 THROUGH a-4 ABOVE)
Fish & Game Code §711.4(e) \$ 50.00 \$ 0.00

b. PROJECTS THAT ARE EXEMPT FROM DFG FEES

- 1. NOTICE OF EXEMPTION (\$50.00 COUNTY ADMINISTRATIVE FEE REQUIRED) \$ 50.00 \$ 0.00
- 2. A COMPLETED "CEQA FILING FEE NO EFFECT DETERMINATION FORM" FROM THE DEPARTMENT OF FISH & GAME, DOCUMENTING THE DFG'S DETERMINATION THAT THE PROJECT WILL HAVE NO EFFECT ON FISH, WILDLIFE AND HABITAT, OR AN OFFICIAL, DATED RECEIPT / PROOF OF PAYMENT SHOWING PREVIOUS PAYMENT OF THE DFG FILING FEE FOR THE *SAME PROJECT IS ATTACHED (\$50.00 COUNTY ADMINISTRATIVE FEE REQUIRED)
- DOCUMENT TYPE: ENVIRONMENTAL IMPACT REPORT NEGATIVE DECLARATION \$ 50.00 \$ 0.00

c. NOTICES THAT ARE NOT SUBJECT TO DFG FEES OR COUNTY ADMINISTRATIVE FEES

- NOTICE OF PREPARATION NOTICE OF INTENT NO FEE \$ NO FEE

8. OTHER: _____ FEE (IF APPLICABLE): \$ _____

9. TOTAL RECEIVED..... \$ 0.00

*NOTE: "**SAME PROJECT**" MEANS **NO** CHANGES. IF THE DOCUMENT SUBMITTED IS NOT THE SAME (OTHER THAN DATES), A "NO EFFECT DETERMINATION" LETTER FROM THE DEPARTMENT OF FISH AND GAME FOR THE **SUBSEQUENT** FILING OR THE APPROPRIATE FEES ARE REQUIRED.

THIS FORM MUST BE COMPLETED AND ATTACHED TO THE FRONT OF ALL CEQA DOCUMENTS LISTED ABOVE (INCLUDING COPIES) SUBMITTED FOR FILING. WE WILL NEED AN ORIGINAL (WET SIGNATURE) AND THREE COPIES. (YOUR ORIGINAL WILL BE RETURNED TO YOU AT THE TIME OF FILING.)

CHECKS FOR ALL FEES SHOULD BE MADE PAYABLE TO: SANTA CLARA COUNTY CLERK-RECORDER

PLEASE NOTE: FEES ARE ANNUALLY ADJUSTED (Fish & Game Code §711.4(b)); PLEASE CHECK WITH THIS OFFICE AND THE DEPARTMENT OF FISH AND GAME FOR THE LATEST FEE INFORMATION.

"... NO PROJECT SHALL BE OPERATIVE, VESTED, OR FINAL, NOR SHALL LOCAL GOVERNMENT PERMITS FOR THE PROJECT BE VALID, UNTIL THE FILING FEES REQUIRED PURSUANT TO THIS SECTION ARE PAID." Fish & Game Code §711.4(c)(3)



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

File Number: 2013-7542
No. 13-22

**NOTICE OF INTENT TO ADOPT A
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 #118-04.

PROJECT TITLE:

Application for a **Special Development Permit** filed by **Teresa Lai**.

PROJECT DESCRIPTION AND LOCATION (APN):

FILE #: 2013-7542
Location: 420 S. Pastoria Avenue (APN: 165-04-002)
Proposed Project: **SPECIAL DEVELOPMENT PERMIT** to allow use of an existing one-story building for a preschool/childcare for up to 188 students.
Applicant / Owner: Teresa Lai / Distel LP et al
Environmental Review: Negative Declaration
Staff Contact: Momoko Ishijima, (408) 730-7352, mishijima@sunnyvale.ca.gov

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, November 25, 2013**. 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:

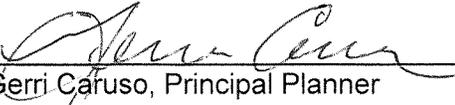
A public hearing on the project is scheduled for:

Monday, November 25, 2013 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 November 1, 2013

Signed: 
Gerri Caruso, Principal Planner

| | |
|--|--|
| Project Title | Special Development Permit # 2013-7542 |
| Lead Agency Name and Address | City of Sunnyvale P.O. Box 3707, Sunnyvale, CA 94088-3707 |
| Contact Person | Momoko Ishijima, Associate Planner |
| Phone Number | 408-730-7532 |
| Project Location | 420 S. Pastoria Avenue Sunnyvale, CA 94086 (APN: 165-04-002) |
| Applicant's Name | Teresa Lai / Little Tree Montessori International School |
| Project Address | 420 S. Pastoria Avenue Sunnyvale, CA 94086 |
| Zoning | O-PD (Office – Planned Development) |
| General Plan | Office |
| Other Public Agencies whose approval is required | Licensing of the proposed child care provider is required through the State of California Community Care Licensing Division (CCLD) |

Description of the Project:

The proposed project is to allow a child care center for up to 188 students and 18 employees in an existing office building located in the Office – Planned Development Zoning District. The facility would operate 7:30 A.M. to 5:30 P.M., Monday through Friday. No evening or major holiday activities would be held on site except by separate permit. A few daytime Saturday events are planned during the year. The child care center will occupy the entire building; no other tenants are proposed. Site modifications include parking lot restriping, the conversion of a portion of the existing front landscaped area and rear parking lot to outdoor play areas, construction of a solid waste enclosure, interior tenant improvements, and minor exterior modifications.

DETAILED PROJECT DESCRIPTION:

On-site Development: Minor interior and exterior modifications are proposed to convert the existing office building to a child care center. On-site development activities are anticipated to consist of the following: parking lot restriping; the conversion of the front landscaped area to a 1,400-square foot outdoor play area with security fencing; the conversion of a portion of the rear parking lot to a 7,670-square foot outdoor play area with a free-standing play structure, a shade structure with picnic tables, and security fencing; the construction of a new solid waste enclosure; interior tenant improvements to create nine classrooms and staff support offices; and minor exterior improvements. The conversion of the existing parking lot will displace 21 existing parking spaces and would require reconfiguring of the remaining parking lot to provide 47 parking spaces.

Off-site Improvements: Minor off-site improvements are proposed. These include replacing the site's existing driveway approaches and sidewalk to current City standards.

Construction Activities and Schedule: The project does not propose significant construction activities. Minor interior and exterior modifications are proposed as detailed above. Construction is anticipated to begin in Spring 2014 and is expected to take approximately 3 months.

Surrounding Uses and Setting: The project is proposed on a 1.4-acre site occupied by a 16,587-square foot single-story office building and a paved surface parking lot. The site was previously occupied by the State of California Employment Development Department (EDD). Immediate surrounding uses are residential to the north and west, and the City of Sunnyvale Library, Civic Center to the south, and Sunnyvale Teaching and Demonstration Garden to the east.

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

Mandatory Findings of Significance? 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

Mandatory Findings of Significance? 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 Planner Name: Momoko Ishijima

Date: 11/4/13

Title: Associate Planner

City of Sunnyvale

Signature: *Momoko Ishijima*

| 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, Land Use and Transportation Chapter 3, and Community Character Chapter 4 of the Sunnyvale General Plan 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 type="checkbox"/> | <input checked="" type="checkbox"/> | Sunnyvale General Plan Map, Land Use and Transportation Chapter 3, and Community Character Chapter 4 of the Sunnyvale General Plan 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, Land Use and Transportation Chapter 3, and Community Character Chapter 4 of the Sunnyvale General Plan www.sunnyvaleplanning.com |
| 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 General Plan Map, and Land Use and Transportation Chapter 3 of the Sunnyvale General Plan 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"/> | Land Use and Transportation Chapter 3, and Housing Chapter 5 of the Sunnyvale General Plan 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 Chapter 5 of the Sunnyvale General Plan and General Plan Map 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 |
| 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"/> | Land Use and Transportation Chapter 3 of the Sunnyvale General Plan, Title 19 (Zoning) of the Sunnyvale Municipal Code http://qcode.us/codes/sunnyvale/view.php?topic=19&frames=off |

| Planning | Potentially Significant Impact | Less than Sig. With Mitigation | Less Than Significant | No Impact | Source Other Than Project Description and Plans |
|---|--------------------------------|--------------------------------|-------------------------------------|-------------------------------------|---|
| 9. Transportation and Traffic - Result in inadequate parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>Parking Requirements (Section 19.46) in the Sunnyvale Municipal Code http://qcode.us/codes/sunnyvale/view.php?topic=19-4-19_46&frames=off</p> <p>Traffic Impact Analysis prepared by Hatch Mott MacDonald 10/31/2013</p> |
| 10. For a project located within the Moffett Field CLUP 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"/> | <p>Moffett Field AICUZ , Sunnyvale Zoning Map, Sunnyvale General Plan Map www.sunnyvaleplanning.com Federal Aviation Administration Determination of No Hazard to Air Navigation Issued 10/24/2012, Aeronautical Study No. 2012-AWP-7706-OE</p> |
| 11. 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"/> | <p>There are no private airstrips in or in the vicinity of Sunnyvale</p> |
| 12. 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"/> | <p>Moffett Field AICUZ, Project Description</p> |
| 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"/> | <p>Sunnyvale Zoning Map www.sunnyvaleplanning.com</p> |
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Safety and Noise Chapter 6 of the Sunnyvale General Plan, SMC www.sunnyvaleplanning.com 19.42 Noise Ordinance http://qcode.us/codes/sunnyvale/view.php?topic=19&frames=off</p> <p>Noise Impact and Mitigation Study prepared by Environmental Consulting Services, 08/12/2013</p> |
| 15. Noise - Exposures of persons to or generation of excessive groundborne vibration? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>Safety and Noise Chapter 6 of the Sunnyvale General Plan www.sunnyvaleplanning.com, Project Description</p> |
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com</p> <p>Noise Impact and Mitigation Study prepared by Environmental</p> |

| Planning | Potentially Significant Impact | Less than Sig. With Mitigation | Less Than Significant | No Impact | Source Other Than Project Description and Plans |
|--|--------------------------------|--------------------------------|-------------------------------------|-------------------------------------|--|
| | | | | | Consulting Services, 08/12/2013 |
| 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 Department of Fish and Game or U.S. Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com |
| 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"/> | Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com |
| 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"/> | Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com |
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> | SMC 19.90 Tree Preservation Ordinance Sunnyvale Inventory of Heritage Trees Tree Inventory prepared by Ray Morneau (08/23/13) |
| 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"/> | Land Use and Transportation Chapter 3 of the Sunnyvale General Plan and General Plan Map www.sunnyvaleplanning.com |
| 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"/> | Community Character Chapter 4 of the Sunnyvale General Plan, Sunnyvale Inventory of Heritage Resources The United States Secretary of the Interior's "Guidelines for Rehabilitation" Criteria of the National Register of Historic Places |

| Planning | Potentially Significant Impact | Less than Sig. With Mitigation | Less Than Significant | No Impact | Source Other Than Project Description and Plans |
|--|--------------------------------|--------------------------------|-------------------------------------|-------------------------------------|--|
| 23. Historic and Cultural Resources - Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | California Health and Safety Code Section 7050.5(b), CEQA Guidelines Section 15064.5(e) |
| 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 acceptable performance objectives? | <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. |
| 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, highway or freeway? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | BAAQMD CEQA Guidelines Sunnyvale General Plan Map Environmental Management Chapter 7 of the Sunnyvale General Plan 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 checked="" type="checkbox"/> | <input type="checkbox"/> | BAAQMD CEQA Guidelines |
| 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 |
| 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 General Plan Map Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com |
| 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 General Plan Map Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com |
| 30. Air Quality - Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | BAAQMD CEQA Guidelines Sunnyvale General Plan Map Environmental Management Chapter 7 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 |
|---|--------------------------------|--------------------------------|--------------------------|-------------------------------------|--|
| 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"/> | Safety and Noise Chapter 6 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"/> | Safety and Noise Chapter 6 of the Sunnyvale General Plan www.sunnyvaleplanning.com |
| 33. Seismic Safety - Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Safety and Noise Chapter 6 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"/> | Safety and Noise Chapter 6 of the Sunnyvale General Plan www.sunnyvaleplanning.com |

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

9. Transportation and Traffic (Less than Significant) – Result in inadequate parking capacity?

The Sunnyvale Municipal Code (SMC) requires 0.25 parking spaces per student (Educational Use Standards). The project proposes a maximum of 188 students, which requires a total of 47 parking spaces on-site. The applicant proposes 47 parking spaces. The Traffic Impact Analysis prepared by Hatch Mott MacDonald (dated October 31, 2013) analyzed parking demands during peak drop off hours between 9:00 A.M. ~ 9:15 A.M. at the child care center. The Traffic Impact Analysis concluded that there would be sufficient parking available for parents dropping off their children. With implementation of a parking management plan, including a drop-off and pick-up plan, and proper signage, staff finds that parking on-site will be adequate.

14. Noise (Less than Significant) – 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?

A Noise Impact and Mitigation Study was prepared for the project by Environmental Consulting Services to analyze potential noise impacts at nearby residential receptors generated from the proposed child care use. The noise exposures at the site were evaluated against the standards of the City of Sunnyvale Safety and Noise Chapter of the General Plan, which utilizes the Day-Night Level (DNL) descriptor. The City of Sunnyvale General Plan indicates that for school uses, exterior noise levels up to 60 dBA Ldn are normally acceptable, and exterior noise levels greater than 60 dBA Ldn up to 75 dBA Ldn are conditionally acceptable. The study is available for review at the City of Sunnyvale's Community Development Department, Monday through Friday between 8:00 A.M. and 5:00 P.m.

The primary source for noise near the project site is from traffic on Pastoria Avenue, which is classified as a Residential Collector street. The project noise assessment indicates current exterior noise levels throughout the site are less than 60 dBA Ldn. The assessment indicates that the ambient noise levels at the residences across Pastoria Avenue are already exceeding 60 dBA, at 63 dBA. The playgrounds will be utilized in the morning and afternoon for 30-minute outdoor play time intervals each day. The proposed play areas will generate intermittent and brief noise incidents ranging in levels of

50 to 60 dBA at a distance of 30 to 40 feet. The noise analysis concludes that the dominant noise sources at the project site will continue to be traffic noise and the primary noticeable noise would be intermittent and brief voice incidents from the play areas. However, with the informal play activities, the age of the children, and distances to the receptors, the proposed activities would be within the City noise ordinance limits. Therefore, the proposed project is a less than significant impact.

16. Noise (Less than Significant) – A substantial permanent or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

The project may introduce short-term and temporary additional sources of noise to the project area during construction. Compliance with the standard requirements of SMC Section 16.08.110 which limit the hours of construction to 7:00 A.M. to 6:00 P.M. will ensure that these short term impacts are less than significant.

20. Biological Resources (Less than Significant) – Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

A Tree Inventory and Evaluation was prepared by Ray Morneau (dated August 23, 2013). The study found a total of 24 trees on-site, 16 of which are protected trees under the Sunnyvale Municipal Code (greater than 38 inches in circumference as measured 4 ½ feet from the ground), and none are proposed for removal. 12 of the trees are in poor condition and 12 of the trees are in good or fair condition. The proposed project will provide the required tree protection and preservation measures during construction. Therefore, this is a less than significant impact.

25. Air Quality (Less than Significant) – Conflict with or obstruct implementation of the BAAQMD air quality plan? How close is the use to a major road, highway or freeway?

The BAAQMD CEQA Air Quality Guidelines contain methodology and thresholds of significance for evaluating greenhouse GHG emissions from land use development projects. The BAAQMD thresholds were developed specifically for the Bay Area after considering the latest Bay Area Greenhouse Gas (GHG) inventory and the effects of Assembly Bill 32 – California Global Warming Solutions Act (AB 32) scoping plan measures that would reduce regional emissions. BAAQMD provides guidance to achieve GHG reductions from new land use developments to close the gap between projected regional emissions with AB 32 scoping plan measures and the AB 32 targets. The recommendations include a bright-line emissions threshold of 1,100 metric tons (MT) of CO₂e (carbon dioxide equivalent) per year or an efficiency metric of 4.6 MT of CO₂e per year per service population if the bright-line threshold is exceeded. Service population is the sum of full-time workers. There are no other quantified thresholds adopted by other agencies or the City to evaluate GHG emissions from land use projects.

The most recent clean air plan is the BAAQMD Bay Area 2010 Clean Air Plan that was adopted in September 2010. The proposed project would not conflict with the latest Clean Air planning efforts since the project would have emissions well below the BAAQMD thresholds, the development of the project site would be considered adaptive reuse of an existing office building, the project is a day care center which would serve the needs of the existing population and not affect population or vehicle travel growth. The project is not required to incorporate project-specific transportation control measures listed in the latest Clean Air Plan. In addition, the project would replace an existing use (government office) that produced operational emissions and the project would not result in project-specific impacts for any criteria pollutant and would not have a considerable contribution to cumulative criteria pollutant impacts.

26. Air Quality (Less than Significant) – Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Due to the project size, construction period emissions would be less than significant. The BAAQMD CEQA Air Quality Guidelines identified the size of land use projects that could result in significant air pollutant emissions as: air pollutant emissions during construction or operation that would exceed 54 pounds per day of ROG, NO_x or PM_{2.5} exhaust and 82 pounds of PM₁₀ exhaust. For construction impacts, the day care center project size was identified in the Guidelines at 277,000 square feet in size. For operational impacts, the project size was identified in the Guidelines at 11,000 square feet. Since the project proposes to renovate the 16,587-square foot office building on a 61,812-square foot site, it is concluded that emissions would be below the BAAQMD 2011 significance thresholds for construction exhaust emissions.

For operational emissions, the project would replace an existing use that produced significantly higher operational emissions as a government office building. Thus, the project would not result in project-specific impacts for any criteria pollutant and would not have a considerable contribution to cumulative criteria pollutant impacts.

30. Air Quality (Less than Significant) – Expose sensitive receptors to substantial pollutant concentrations?

Operation of the project is not expected to cause any localized emissions that could expose sensitive receptors to unhealthy air pollutant levels. Construction activity, which includes the construction of outdoor play areas and minor exterior modifications, would generate dust and equipment exhausts on a temporary basis. Nearby sources of air pollutant emissions are not anticipated to adversely affect new residents, which are considered sensitive receptors.

Responsible Division: Planning Division

Completed by: Momoko Ishijima

Date: 11/4/2013

| 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 non-motorized 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com</p> <p>Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/</p> <p>Traffic Impact Analysis prepared by Hatch Mott MacDonald 10/31/2013</p> |
| 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"/> | <p>Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/</p> |
| 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"/> | <p>Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com</p> <p>Project Description</p> |
| 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"/> | <p>Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com</p> <p>Project Description</p> |
| 39. Conflict with adopted policies, plans, or programs regarding public transit or non-motorized transportation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com</p> <p>Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/</p> |

| Transportation | Potentially Significant Impact | Less than Sig. With Mitigation | Less Than Significant | No Impact | Source Other Than Project Description and Plans |
|--|--------------------------------|--------------------------------|-------------------------------------|-------------------------------------|--|
| 40. Affect the multi-modal performance of the highway and/or street and/or rail and/or off road non-motorized trail transportation facilities, in terms of structural, operational, or perception-based measures of effectiveness (e.g. quality of service for non-motorized and transit modes)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/ Traffic Impact Analysis prepared by Hatch Mott MacDonald 10/31/2013 |
| 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"/> | Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/ |
| 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"/> | Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/ |

Further Discussion:

Item #35. Circulation System Capacity (Less Than Significant) – 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 non-motorized 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?

The Traffic Impact Analysis, prepared by Hatch Mott MacDonald (dated October 31, 2013), concludes that the vehicle trips generated by the proposed project would not significantly impact the study intersections or the transportation system based on the Background Plus Project and Cumulative Plus Project Conditions analysis. Based on the Traffic Impact Analysis, the proposed project would not increase pedestrian, bicycle, or transit volumes that would exceed available capacity. The proposed parking should accommodate parking demand, however, school operators would need to monitor the parking demand after the project is in operation to verify that the demand for parking is being accommodated and encroachment into adjacent neighborhoods is not occurring.

Item #40. Performance of Transportation Facilities (Less than Significant with Mitigation) – Affect the multi-modal performance of the highway and/or street and/or rail and/or off road non-motorized trail transportation facilities, in terms of

structural, operational, or perception-based measures of effectiveness (e.g. quality of service for non-motorized and transit modes)?

The Traffic Analysis prepared by Hatch Mott MacDonald (dated October 31, 2013) concludes that the vehicle trips generated by the proposed project would not significantly impact the multi-modal performance of the highway and/or street and/or rail and or/off road non-motorized trail transportation facilities based on the Background Plus Project and Cumulative Plus Project Conditions analysis.

Responsible Division: Planning Division

Completed by: Momoko Ishijima Date: 11/4/2013

| 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 |
| 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 |
| 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 |
| 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 Management Practices Guideline Manual |
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> | Safety and Noise Chapter 6 of the Sunnyvale General Plan, 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:

Items #47 and 48. Geology and Soils (No Impact) – The California Building Code contains a series of building code requirements to address safety issues regarding seismic shaking, flooding, and soil types. In addition, Title 16.62 of the Sunnyvale Municipal Code requires a series of measures for provisions to reduce flood-related hazards to buildings. These standards are suggested by the Federal Emergency Management Agency and required by code by the City of Sunnyvale. These standards must be met for a building permit to be issued.

Responsible Division: Planning Division

Completed by: Momoko Ishijima Date: 11/4/2013

| 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"/> | Environmental Management Chapter 7 of the Sunnyvale General Plan 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"/> | Environmental Management Chapter 7 of the Sunnyvale General Plan 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"/> | Environmental Management Chapter 7 of the Sunnyvale General Plan 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"/> | Environmental Management Chapter 7 of the Sunnyvale General Plan 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"/> | Environmental Management Chapter 7 of the Sunnyvale General Plan 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"/> | Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com |
| 55. Hydrology and Water Quality - Violate any water quality standards or waste | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Regional Water Quality Control Board (RWQCB) Region 2 |

| Engineering | Potentially Significant Impact | Less than Sig. With Mitigation | Less Than Significant | No Impact | Source Other Than Project Description and Plans |
|--|--------------------------------|--------------------------------|--------------------------|-------------------------------------|---|
| discharge requirements? | | | | | Municipal Regional Permit http://www.waterboards.ca.gov/ |
| 56. Hydrology and Water Quality - Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | | | | | RWQCB, Region 2 Municipal Regional Permit http://www.waterboards.ca.gov/ City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects www.sunnyvaleplanning.com |
| 57. Hydrology and Water Quality - Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | RWQCB, Region 2 Municipal Regional Permit http://www.waterboards.ca.gov/ City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects www.sunnyvaleplanning.com |
| 58. Hydrology and Water Quality - Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Santa Clara Valley Water District Groundwater Protection Ordinance www.valleywater.org |
| 59. 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 http://www.waterboards.ca.gov/ City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects www.sunnyvaleplanning.com |
| 60. 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 |
| 61. 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"/> | Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com |

| Engineering | Potentially Significant Impact | Less than Sig. With Mitigation | Less Than Significant | No Impact | Source Other Than Project Description and Plans |
|---|--------------------------------|--------------------------------|--------------------------|-------------------------------------|--|
| 62. 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"/> | Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com |

Responsible Division: Public Works Division

Completed by: Momoko Ishijima

Date: 11/4/2013

| Public Safety | Potentially Significant Impact | Less than Sig. With Mitigation | Less Than Significant | No Impact | Source Other Than Project Description and Plans |
|---|--------------------------------|--------------------------------|--------------------------|-------------------------------------|--|
| 63. 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"/> | Safety and Noise Chapter 6 of the Sunnyvale General Plan www.sunnyvaleplanning.com |
| 64. 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: Department of Public Safety

Completed by: Momoko Ishijima

Date: 11/4/2013

| Public Safety – Hazardous Materials | Potentially Significant Impact | Less than Sig. With Mitigation | Less Than Significant | No Impact | Source Other Than Project Description and Plans |
|-------------------------------------|--------------------------------|--------------------------------|-----------------------|-----------|---|
| | | | | | |

| | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|--|
| 65. 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"/> | Safety and Noise Chapter 6 of the Sunnyvale General Plan, www.sunnyvaleplanning.com |
| 66. 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"/> | Safety and Noise Chapter 6 of the Sunnyvale General Plan, www.sunnyvaleplanning.com Title 20 of the City of Sunnyvale Municipal Code Phase I Environmental Site Assessment, Environmental Risk Specialties Corp., 8/17/2011 |
| 67. 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"/> | Sunnyvale Zoning Map www.sunnyvaleplanning.com |
| 68. 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"/> | State of California Hazardous Waste and Substances Site List (Cortese List), Department of Toxic Substance Control |
| 69. 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"/> | Safety and Noise Chapter 6 of the Sunnyvale General Plan www.sunnyvaleplanning.com |

Responsible Division: Department of Community Services Completed by: Momoko Ishijima Date: 11/4/2013

| Community Services | Potentially Significant Impact | Less than Sig. With Mitigation | Less Than Significant | No Impact | Source Other Than Project Description and Plans |
|---|--------------------------------|--------------------------------|--------------------------|-------------------------------------|---|
| 70. 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 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com |

| Community Services | Potentially Significant Impact | Less than Sig. With Mitigation | Less Than Significant | No Impact | Source Other Than Project Description and Plans |
|---|--------------------------------|--------------------------------|--------------------------|-------------------------------------|--|
| public services? | | | | | |
| 71. 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"/> | Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com |
| 72. 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"/> | Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com |

Responsible Division: Department of Community Services Completed by: Momoko Ishijima Date: 11/4/2013

ENVIRONMENTAL SOURCES

Initial Study Checklist
433 N. Mathilda Avenue Office Development
File # 2013-4778
Page 21 of 23

City of Sunnyvale General Plan:

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

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

City of Sunnyvale Municipal Code:

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

Specific Plans:

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

Environmental Impact Reports:

- Futures Study Environmental Impact Report
- Lockheed Site Master Use Permit Environmental Impact Report
- Tasman Corridor LRT Environmental Impact Study (supplemental)

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

Maps:

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

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

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

Lists / Inventories:

- Sunnyvale Cultural Resources Inventory List
- Heritage Landmark Designation List
- Santa Clara County Heritage Resource Inventory
- Hazardous Waste & Substances Sites List (State of California)
- List of Known Contaminants in Sunnyvale
- USFWS / CA Dept. F&G Endangered and Threatened Animals of California
<http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/TEAnimals.pdf>
- The Leaking Underground Petroleum Storage Tank List www.geotracker.waterboards.ca.gov
- The Federal EPA Superfund List

ENVIRONMENTAL SOURCES

Initial Study Checklist
433 N. Mathilda Avenue Office Development
File # 2013-4778
Page 22 of 23

www.epa.gov/region9/cleanup/california.html

- The Hazardous Waste and Substance Site List
www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm

Guidelines and Best Management Practices

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

Transportation:

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

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

Public Works:

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

Miscellaneous Agency Plans:

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

Building Safety:

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

ENVIRONMENTAL SOURCES

Initial Study Checklist
433 N. Mathilda Avenue Office Development
File # 2013-4778
Page 23 of 23

OTHER :

Project Specific Information

- Project Description
- Project Development Plans dated 10/14/2013
- Project Traffic Impact Analysis dated 10/31/2013
- Project Noise Impact and Mitigation Study dated 8/12/2013
- Project Tree Inventory 08/23/2013
- Field Inspection

LITTLE TREE MONTESSORI - NEW CAMPUS

420 S. PASTORIA AVE
SUNNYVALE, CA 94086

PLANNING DEPT SUBMITTAL
NOT FOR CONSTRUCTION

LITTLE TREE MONTESSORI
SUNNYVALE CAMPUS

420 S. PASTORIA AVE
SUNNYVALE, CA 94086

VICINITY PLAN

1" = 200'-0"



PROJECT INFORMATION

1. ASSESSOR'S PARCEL NUMBER: 165-64-002
2. LOT SIZE: 61,812 SQ. FT. (1.419 ACRES)
3. GENERAL PLAN DESIGNATION: OFFICE
4. ZONING DESIGNATION: O-PD (OFFICE-PLANNED DEVELOPMENT)
5. BUILDING DESCRIPTION: EXISTING 1 STORY, 16,587 SQ. FT. BUILDING, TYPE C-B CONSTRUCTION.
6. FLOOR AREA RATIO: 16,587 / 61,812 = 1 : 3.7
7. EXISTING USE: B OCCUPANCY
EDD OFFICE
8. PROPOSED USE: E OCCUPANCY
A MONTESSORI PRESCHOOL FOR CHILDREN AGES 2 TO 6, WITH 18 EMPLOYEES AND 188 STUDENTS. THE BUSINESS HOURS ARE FROM 8:30 AM TO 7:00 PM, MONDAY TO FRIDAY. THE PRESCHOOL WILL BE REQUIRED TO OBTAIN A CHILD CARE CENTER LICENSE FROM THE COMMUNITY CARE LICENSING DIVISION OF THE STATE DEPARTMENT OF SOCIAL SERVICES.
9. PARKING REQUIRED: 47 SPACES (BASED ON 0.25 SPACE PER CHILD)
10. PARKING PROVIDED: 47 SPACES
11. LOT COVERAGE: EXISTING: 16,587 / 61,812 = 26.6%
PROPOSED: 16,567 / 61,812 = 27.4%

DRAWING INDEX

GENERAL

- A0.1 PROJECT INFO, DRAWING INDEX, & VICINITY PLAN

CIVIL

- CD.1 TOPOGRAPHIC SURVEY
- CD.2 EASEMENT EXHIBIT

LANDSCAPE

- L1 LANDSCAPE PLAN
- L2 HYDROZONE PLAN

ARCHITECTURAL

- A1.1 SITE PLAN
- A1.2 SITE DETAILS
- A1.3 CIRCULATION PLAN
- A2.1 FLOOR PLAN

PROJECT TEAM

TENANT

LITTLE TREE MONTESSORI INTERNATIONAL SCHOOL
450 DARRYL DR
CAMPBELL, CA 95008
CONTACT: TERESA LAI
(510) 579-6832

ARCHITECT

ADAPTIVE ARCHITECTURE
20100 STEVENS CREEK BLVD.
CUPERTINO, CA 95014
CONTACT: JANICE YEH
(408) 865-1089

CIVIL ENGINEER

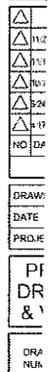
ALLIED ENGINEERING
3170 WILSHIRE RD
SAN JOSE, CA 95117

LANDSCAPE ARCHITECT

W. JEFFREY HIRD
8179 CAMELDA DR
SAN JOSE, CA 95123
(408) 867-8859

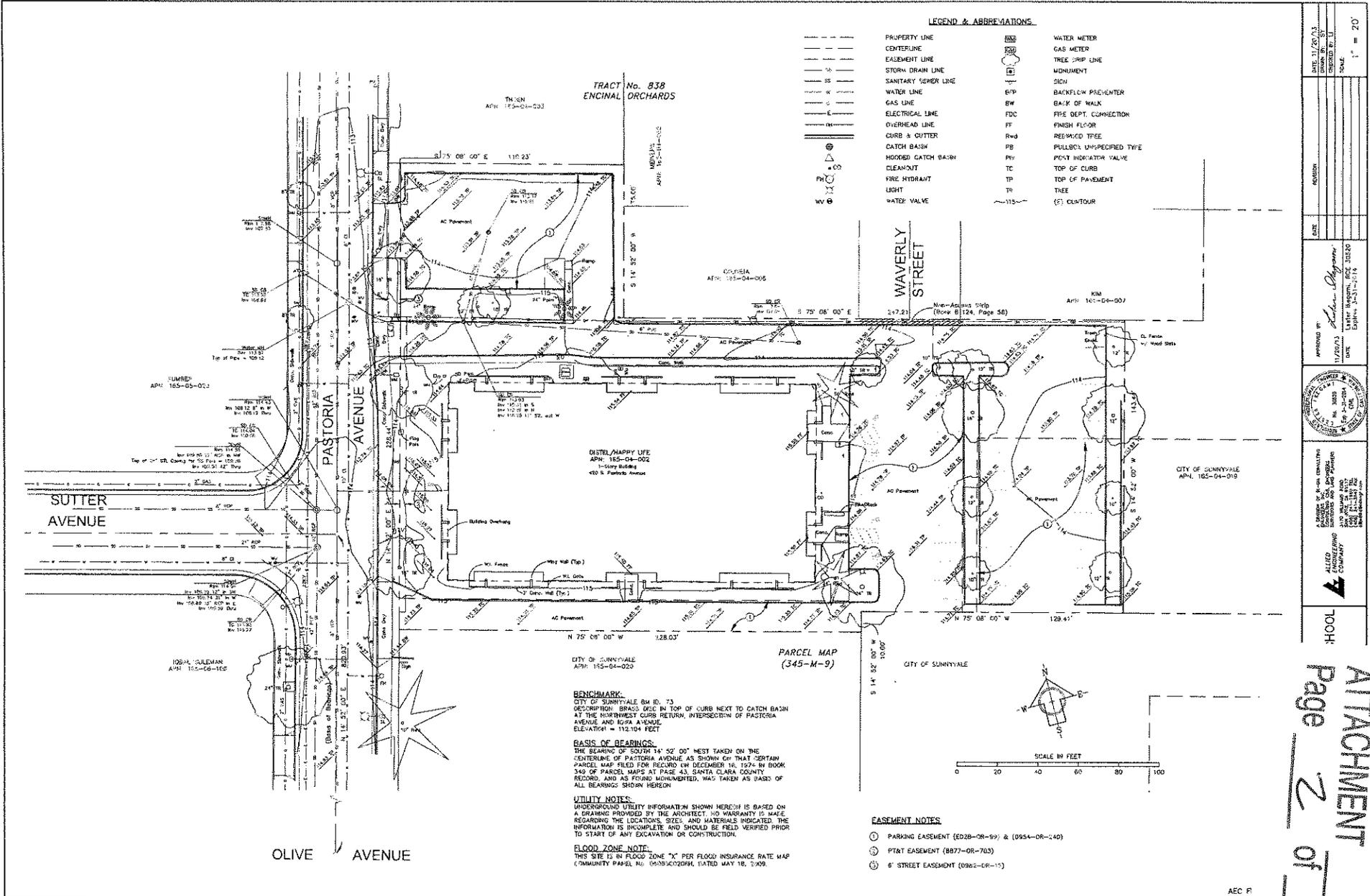


ADAPTIVE ARCHITECTURE
20100 STEVENS CREEK BLVD
SUITE 190
CUPERTINO, CA 95014
(408) 865-1089



DRAW: _____
DATE: _____
PROJECT: _____
PI
DR
&
DRA
N/A

ATTACHMENT F
Page 1 of 9



DATE: 11/20/13
DRAWN BY: JY
CHECKED BY: JY

APPROVED BY: *John P. ...*
DATE: 11/20/13
LARRY KAPLAN, P.E. 20120
EXPIRES: 12-31-2014

SCALE: 1" = 20'

100%

ATTACHMENT
Page 2 of 9

W. Jeffrey Heid
Landscape Architect
C-2235

6179 Onelda Drive
San Jose, California
PH 408 567-8856
Fax 408 223-8365
email: wjeff@lpa.com

DISCLAIMER AND USE OF DRAWINGS
All material specifications and quantities herein are the property of W. Jeffrey Heid Landscape Architect and shall remain the property of W. Jeffrey Heid. No part of this drawing shall be used for any other project without the written consent of W. Jeffrey Heid. The user of this drawing shall be responsible for obtaining all necessary permits and approvals for the project. W. Jeffrey Heid is not responsible for any errors or omissions in this drawing or for any consequences arising therefrom.

REVISED 10/4/13
REVISED 11/9/13
REVISED 11/12/13
REVISED 11/20/13

LITTLE TREE MONTESSORI
SUNNYVALE CAMPUS
for:
Little Tree Montessori
420 S. Pastoria Ave.
Sunnyvale, Ca. 94086

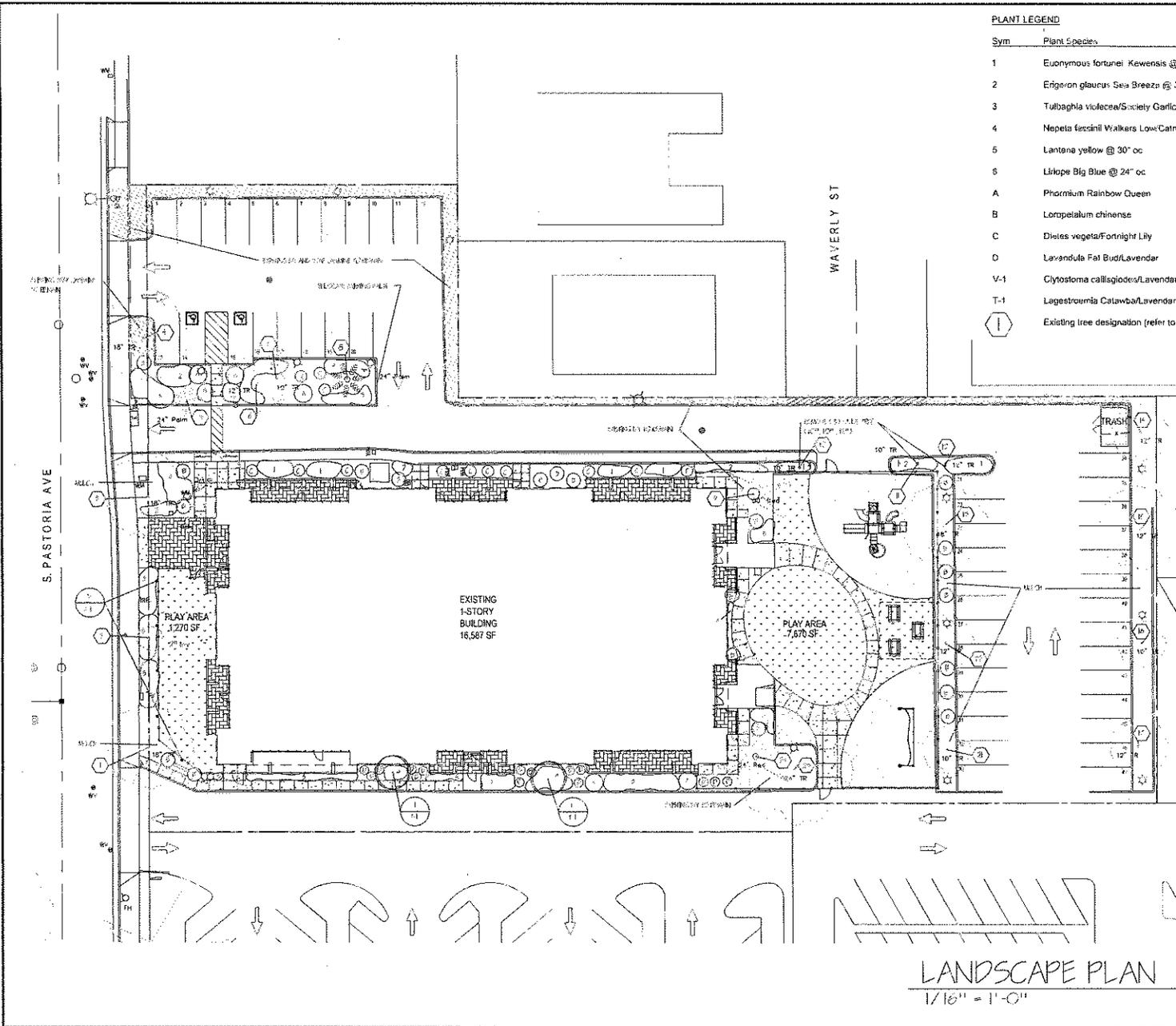
date: 10/1/13
scale: NOTED
drawn by: WJH
job no.: 21253
sheet: L1
of: 9
of: 5 sheets

PLANT LEGEND

| Sym | Plant Species | Size | Water |
|-----|---|-----------|-------|
| 1 | Euonymus fortunei Kewensis @ 24" oc | 1 gallon | M |
| 2 | Erigeron glaucus Seta Breeze @ 36" oc | 1 gallon | L |
| 3 | Tulbaghia violacea/Society Garlic @ 30" oc | 1 gallon | L |
| 4 | Nepeta fessandii Walkers Low Catmint @ 30" oc | 1 gallon | L |
| 5 | Lantana yellow @ 30" oc | 1 gallon | L |
| 6 | Liriope Big Blue @ 24" oc | 1 gallon | M |
| A | Phoradendron Rainbow Queen | 5 gallon | L |
| B | Loropetalum chinense | 5 gallon | L |
| C | Dielsia vegeta/Fortnight Lily | 5 gallon | L |
| D | Lavandula Fat Bud/Lavender | 5 gallon | L |
| V-1 | Clytostoma callisiodendron/Lavender Trumpet Vine at fence | 15 gallon | L |
| T-1 | Lagostroemia Catalpa/Lavender Crape Myrtle std. | 24" box | L |

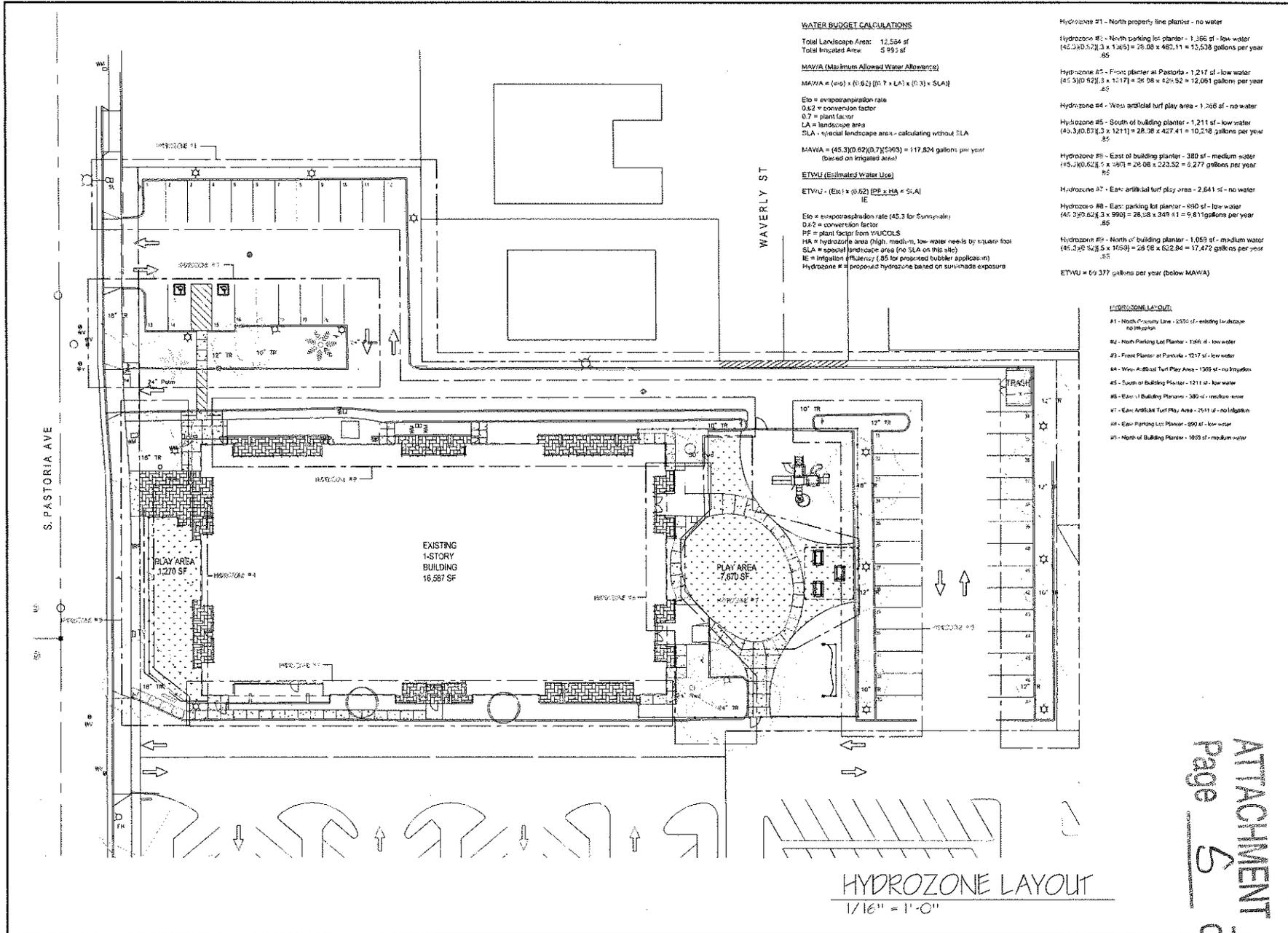
Existing tree designation (refer to arborist report)

- Artificial turf
- 1) Protect existing trees to remain from damage during construction. See arborist report for additional information and methods.
 - 2) Tree numbers correspond with arborist report.
 - 3) Play areas to be artificial turf.
 - 4) Spread 2" layer of wood chip mulch at all newly planted beds for moisture control and appearance.



LANDSCAPE PLAN
1/16" = 1'-0"

ATTACHMENT
Page 4 of 9
F



WATER BUDGET CALCULATIONS

Total Landscape Area: 12,554 sf
Total Irrigated Area: 5,993 sf

MAYA (Maximum Allowed Water Allowance)

MAYA = (avg) x (E) x (C) x (L) x (P) x (SLA)

Eto = evapotranspiration rate
0.62 = conversion factor
0.7 = plant factor
LA = landscape area
SLA = % actual landscape area - calculating without SLA

MAYA = (45.3)(0.62)(0.7)(5903) = 117,624 gallons per year
(based on irrigated area)

ETWU (Estimated Water Use)

ETWU = (Eto) x (0.62) (PF) x HA = SLA
IE

Eto = evapotranspiration rate (45.3 for 5mm/yr)
0.62 = conversion factor
PF = plant factor from WUCOLS
HA = hydrozone area (high, medium, low water needs by square foot)
SLA = special landscape area (no SLA on this site)
IE = irrigation efficiency (.85 for proposed bubbler application)
Hydrozone #1 = proposed hydrozone based on sun/shade exposure

Hydrozone #1 - North property line planter - no water

Hydrozone #2 - North parking lot planter - 1,366 sf - low water
(45.3)(0.62)(.3) x (126) = 28.08 x 462.11 = 13,061 gallons per year
.85

Hydrozone #3 - Front planter at Pastoria - 1,217 sf - low water
(45.3)(0.62)(.3) x (117) = 28.08 x 421.52 = 12,061 gallons per year
.85

Hydrozone #4 - West artificial turf play area - 1,366 sf - no water

Hydrozone #5 - South of building planter - 1,211 sf - low water
(45.3)(0.62)(.3) x (121) = 28.08 x 427.41 = 10,218 gallons per year
.85

Hydrozone #6 - East of building planter - 380 sf - medium water
(45.3)(0.62)(.5) x (90) = 28.08 x 222.52 = 6,277 gallons per year
.85

Hydrozone #7 - East artificial turf play area - 2,641 sf - no water

Hydrozone #8 - East parking lot planter - 890 sf - low water
(45.3)(0.62)(.3) x (990) = 28.08 x 349.81 = 9,811 gallons per year
.85

Hydrozone #9 - North of building planter - 1,059 sf - medium water
(45.3)(0.62)(.5) x (1059) = 28.08 x 622.84 = 17,472 gallons per year
.85

ETWU = 69,377 gallons per year (below MAYA)

HYDROZONE LAYOUT

- #1 - North Property Line - 2376 sf - existing landscape no irrigation
- #2 - North Parking Lot Planter - 1366 sf - low water
- #3 - Front Planter at Pastoria - 1217 sf - low water
- #4 - West Artificial Turf Play Area - 1366 sf - no irrigation
- #5 - South of Building Planter - 1211 sf - low water
- #6 - East of Building Planter - 380 sf - medium water
- #7 - East Artificial Turf Play Area - 2641 sf - no irrigation
- #8 - East Parking Lot Planter - 890 sf - low water
- #9 - North of Building Planter - 1059 sf - medium water

W. Jeffrey Heid
Landscape Architect
C-5235

6179 Oneida Drive
San Jose, California

tel 408 267-8859
fax 408 223-6385

email wjeff@wjeffheid.com

DISCLAIMER AND USE OF DRAWINGS
All projects, specifications and plans issued hereunder are the property of W. Jeffrey Heid, Landscape Architect and shall remain his property. They are to be used only for the project for which they were prepared. Reproduction or distribution of these drawings, specifications or plans without the written consent of W. Jeffrey Heid, Landscape Architect is prohibited. The user shall be responsible for obtaining all necessary permits, approvals and other required documents.

REVISED 11/20/13

LITTLE TREE MONTESSORI
SUNNYVALE CAMPUS

for:
Little Tree Montessori
420 S. Pastoria Ave.
Sunnyvale, Ca. 94086

HYDROZONE
LAYOUT

date: 11/9/13
scale: NOTED
drawn by: WJH
job no. 21253
sheet

L2

c/ 2 sheets

HYDROZONE LAYOUT
1/16" = 1'-0"

ATTACHMENT F
Page 5 of 9

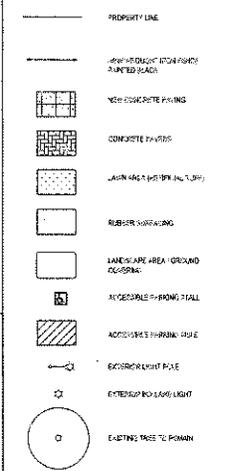
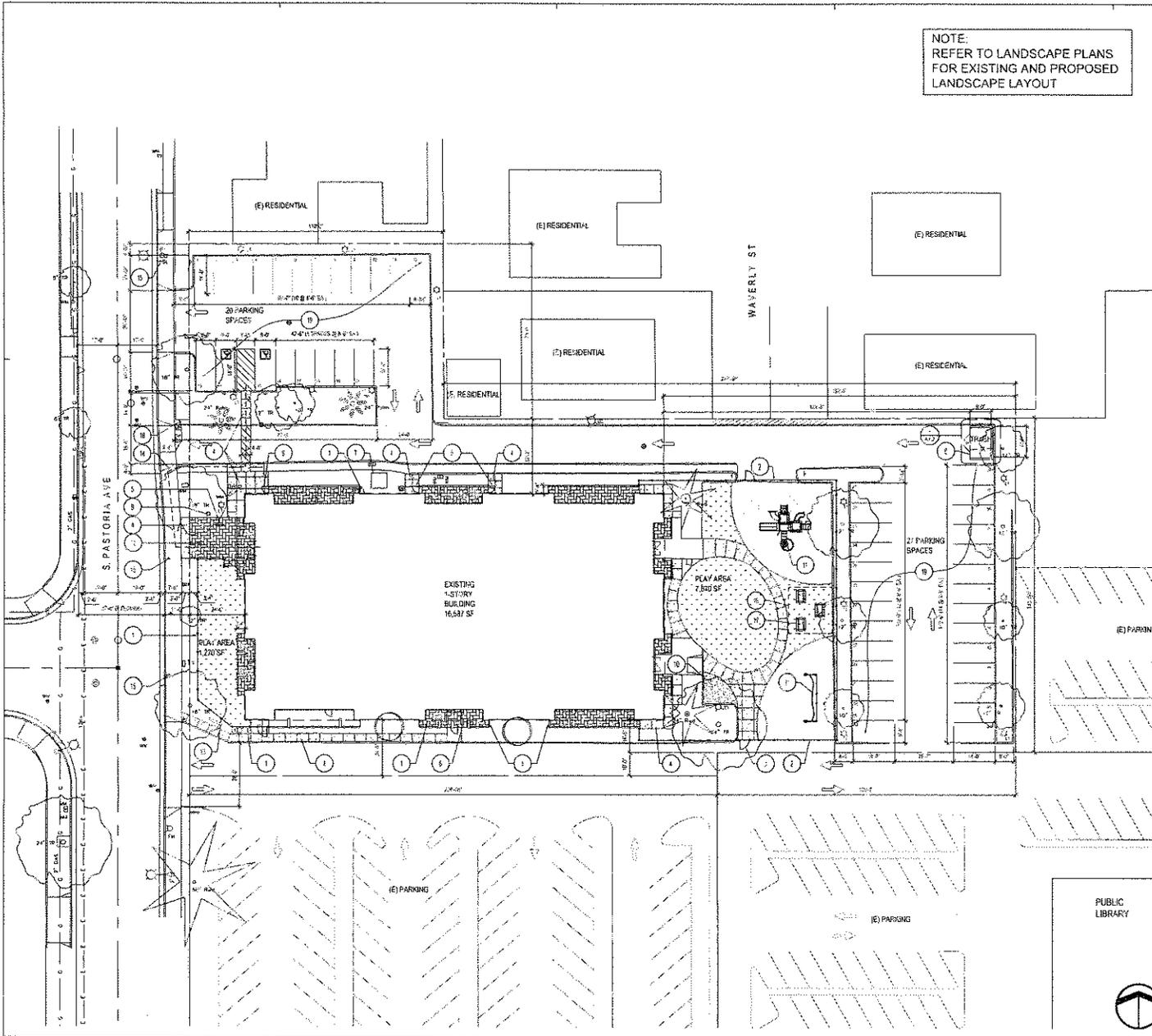
LITTLE TREE MONTESSORI
SUNNYVALE CAMPUS
420 S. PASTORIA AVE
SUNNYVALE, CA 94086



ADAPTIVE
ARCHITECTURE
20750 STEVENS CREEK BLVD
SUITE 190
CUPERTINO, CA 95014
(408) 865-1089

ATTACHMENT F
Page 6 of 9

NOTE:
REFER TO LANDSCAPE PLANS
FOR EXISTING AND PROPOSED
LANDSCAPE LAYOUT



LEGEND

- 1 NEW 4'-0" HIGH WROUGHT IRON FENCE, PAINT BLACK, SEE DETAIL 5/41.2
- 2 NEW 6'-0" HIGH WROUGHT IRON FENCE, PAINT BLACK, SEE DETAIL 5/41.2
- 3 NEW PEDESTRIAN GATE
- 4 NEW CONCRETE PAVING
- 5 NEW BICYCLE RACK (5-BIKE CAPACITY)
- 6 NEW 4'-0" HIGH EXIT GATE
- 7 (E) TRANSFORMER
- 8 NEW TRASH ENCLOSURE
- 9 RELOCATE EXISTING FLAG POLE
- 10 IN-GROUND SAND BOX
- 11 PLAY STRUCTURE, MANUF. & MODEL TO BE DETERMINED
- 12 CONCRETE PAVINGS
- 13 SIGNAGE (UNDER SEPARATE PERMIT)
- 14 ACCESSIBLE PATH OF TRAVEL (SHOWN DASHED)
- 15 "NO STOPPING ANY TIME" SIGN, SEE DETAIL 4/41.2. SIGN SHALL BE PLACED AT AN ANGLE OF NOT LESS THAN 30 DEGREES OR MORE THAN 45 DEGREES WITH THE LINE OF TRAFFIC.
- 16 SHADE STRUCTURE (18' X 20')
- 17 PICNIC TABLE (TYP. OF 3)
- 18 REPLACE EXISTING SIGN WITH NEW "DO NOT ENTER" SIGN, SEE DETAIL 5/41.2
- 19 APPLY SLURRY SEAL COAT TO EXISTING ASPHALT PAVING. RE-STRIPE PARKING SPACES PER PLAN

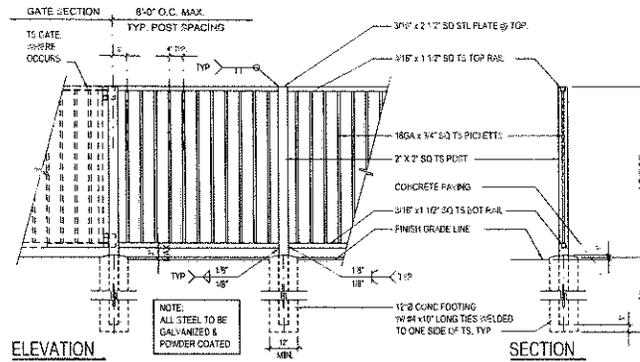
SITE PLAN

1" = 20'-0"

1

KEY NOTES

DRW
DAT
PRY

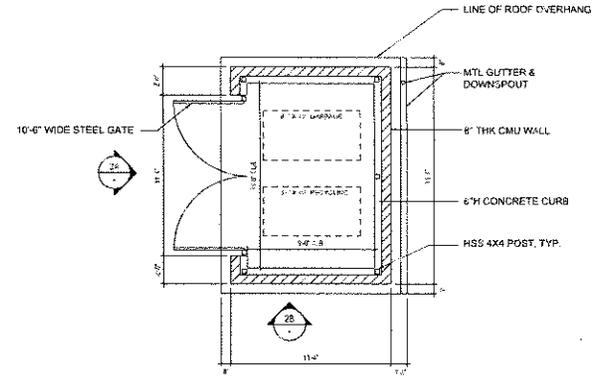


ELEVATION

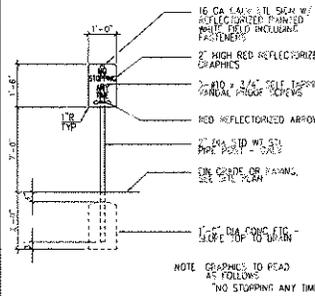
SECTION

NOTE:
ALL STEEL TO BE
GALVANIZED &
POWDER COATED

TYP. FENCE DETAIL 1/2" = 1'-0" 3

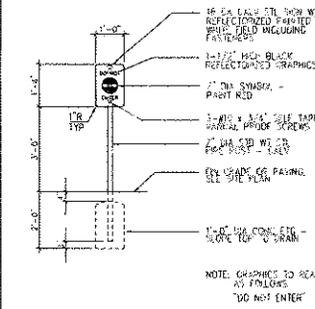


TRASH ENCLOSURE PLAN 1/4" = 1'-0" 1



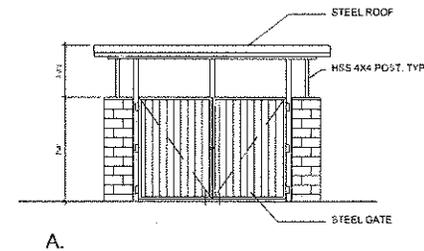
NOTE: GRAPHICS TO READ AS FOLLOWS
"NO STOPPING ANY TIME"

'NO STOPPING' SIGN 1/2" = 1'-0" 4

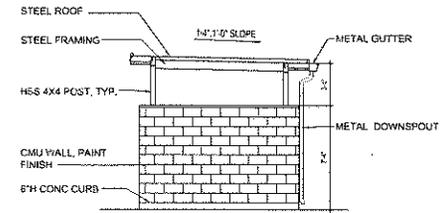


NOTE: GRAPHICS TO READ AS FOLLOWS
"DO NOT ENTER"

'DO NOT ENTER' SIGN 1/2" = 1'-0" 5



A.



B.

TRASH ENCLOSURE ELEVATIONS 1/4" = 1'-0" 2

LITTLE TREE MONTESSORI
SUNNYVALE CAMPUS
420 S. PASTORIA AVE
SUNNYVALE, CA 94086



ADAPTIVE
ARCHITECTURE
2060 STEVEN CREEK BLVD
SUITE 101
CUPERTINO, CA 95014
(408) 865-1089

ATTACHMENT
Page 7 of 9

Little Tree Montessori International School

小樹苗蒙特梭利國際學校

Our History / Mission Statement

Growing Tree Learning Center was founded in 2004. In the following year, we established a sister school, Little Tree Bilingual Montessori Preschool. Currently, Growing Tree and Little Tree Schools have four campuses in Saratoga, Cupertino, and Campbell with a total capacity of approximately 500 students.

Our schools serve children from 2 to 6 years old. We offer full-day and half-day preschool programs. During the summer, we also offer summer programs with academic enrichment classes as well as art, music, culture, sports, and fun programs for the children.

We strive to offer high quality Montessori bilingual education to the local working families with young children. In our opinion, Montessori education program is one of the best programs for young children. It provides a rich developmental spectrum of growing the children's love of learning, independent thinking capacity, curiosity, and compassion toward others. Its international focus is a perfect fit for Silicon Valley's multicultural communities.

Growing Tree and Little Tree schools incorporate bilingual education into our everyday curriculum. At the preschool age, children learn a second language very easily. We believe that it is the ideal time to expose children to a second, or even a third language other than their mother tongue. During the day, our teachers and staff communicate with students in both Mandarin Chinese and English. Additionally, Little Tree Montessori School in Campbell began to offer Japanese enrichment classes this year. We hope that we can bring more languages and learning opportunities to our schools and provide a multicultural learning environment to the students.

Our schools are also involved in many community activities and services. We hold annual events for the children in our communities to bring local families together. We also hold fundraising events to give donations to the Red Cross for disaster relief, and each year we participate in the Second Harvest Bank food drives and Toys-for-Tots programs with the local charities as partners. Currently, we are also working to be in the Green-Biz program in the City of Cupertino to help conserve water, electricity and care for our environment.

We love our work and have a passion for working with children and actively participate in the community. Our staff work tirelessly to maintain our great schools and improve the educational programs. In the coming years, we will also continue to contribute to our community and advocate for its good causes.

We are very happy to have located a great facility in the city of Sunnyvale to start a brand new school here. We are confident that we will bring a wonderful and beautiful school environment that is trademark of our schools to the families in Sunnyvale.

Daily Schedule

Room 1, 3

Full day program

<AM 8:00~PM 5:30>

| | |
|--------------------|---|
| AM 8:00~9:00 | Day care |
| AM 9:00-9:50 | Work time |
| AM 9:50-10:00 | Clean up/ Bathroom Time |
| AM 10:00-10:30 | Circle Time Greeting, Demonstrate Montessori Job |
| AM 10:30-11:00 | Playground Time/ Snack Time |
| AM 11:00-11:10 | Bathroom |
| AM 11:10-11:40 | Music & movement / Story Time |
| AM 11:40- PM 12:00 | Set up Bedding / Bathroom |
| PM 12:00-12:40 | Lunch Time |
| PM 12:40-1:00 | Bathroom |
| PM 1:00-2:40 | Naptime |
| PM 2:40-3:00 | Clean up Bedding / Bathroom |
| PM 3:00-3:30 | Playground Time/ Snack Time |
| PM 3:30-3:45 | Circle Time (Demonstrate Montessori Job) |
| PM 3:45-5:00 | Work Time |
| PM 5:00-5:20 | Story/ Music & movement |
| PM 5:20-5:30 | Getting ready for dismissal |

Daily Schedule

Room 2

Full day Toddler Program

< AM 9:15~PM 5:45 >

| | |
|--------------------|--|
| AM 9:15-9:50 | Work Time |
| AM 9:50-10:00 | Snack Time |
| AM 10:00-10:30 | Playground Time |
| AM 10:30-10:50 | Bathroom/ Diaper Change |
| AM 10:50-11:20 | Morning Circle (Demonstration/ Music & movement) |
| AM 11:20-11:40 | Bathroom |
| AM 11:40- PM 12:40 | Lunch Time/ Clean up/ Bathroom |
| PM 12:40-2:40 | Nap time |
| PM 2:40-3:00 | Clean up/ Diaper Change |
| PM 3:00-3:20 | Bathroom |
| PM 3:20-3:40 | Snack Time |
| PM 3:40-4:10 | Playground Time |
| PM 4:10-5:00 | Work Time |
| PM 5:00-5:20 | Circle Time/ Story/ Music & movement |
| PM 5:20-5:40 | Diaper Change |
| PM 5:40-5:45 | Free play & Getting ready for dismissal |

Daily Schedule

Room 5, 7

Full day program

< AM 9:00~PM 6:00 >

| | |
|--------------------|--|
| AM 9:00-9:30 | Circle Time (Greeting & Demonstration) |
| AM 9:30-10:00 | Playground Time |
| AM 10:00-10:10 | Bathroom |
| AM 10:10-11:10 | Work Time / Snack provided |
| AM 11:10-11:20 | Bathroom |
| AM 11:20-11:40 | Story Time |
| AM 11:40- PM 12:00 | Set up Bedding & Bathroom |
| PM 12:00-12:40 | Lunch Time |
| PM 12:40-1:00 | Clean up & Bathroom |
| PM 1:00-2:50 | Nap Time |
| PM 2:50-3:10 | Clean up & Bathroom |
| PM 3:10-3:40 | Circle Time(Demonstration /Music & Movement) |
| PM 3:40-4:40 | Work Time / Snack provided |
| PM 4:40-5:00 | Bathroom |
| PM 5:00-5:30 | Playground Time |
| PM 5:30-6:00 | Story Time & Ready for Dismissal |

Daily Schedule

Room 8, 9

Half day preschool Program
 <09:15AM~12:00PM>

| | |
|-----------------------|--|
| AM 9:15~9:35 | Circle time Greeting demonstration Montessori job |
| AM 9:35-10:30 | Work Time (Snack provided), Free choice individual and small group lesson given by teachers |
| AM 10:30-10:45 | Clean up/Bathroom |
| AM 10:45-11:10 | Music & Movement |
| AM 11:10-11:40 | Playground time |
| AM 11:40- 11:50 12:00 | Bathroom |
| AM 11:50-PM 12:00 | Story Time & Ready for dismissal |

Daily Schedule

Room 6

Kindergarten Program

<08:30AM-03:00PM>

| | |
|-------------------|--|
| AM 8:30-9:00 | Circle Time Greeting, Demonstrate Montessori Job |
| AM 9:00-10:00 | Work Time (Snack provided), Free choice individual and small group lesson given by teachers |
| AM 10:00-10:30 | Playground Time |
| AM 10:30-10:50 | Bathroom |
| AM 10:50-11:20 | Work time/small group |
| AM 11:20- 11:45 | Music & Movement |
| AM 11:45-PM 12:00 | Bathroom/Set up Table |
| PM 12:00-12:40 | Lunch Time |
| PM 12:40-1:00 | Clean up & Bathroom |
| PM 1:00-1:30 | Circle time, Demonstrate Montessori job |
| PM 1:30-2:20 | Work Time (Snack Provided) Free choice individual and small group lesson given by teachers |
| PM 2:20-2:50 | Playground Time |
| PM 2:50-3:00 | Ready for Dismissal |

Little Tree Montessori International School
小樹苗蒙特梭利國際學校

Sunnyvale Campus

Drop off and pick up Schedule

| Room | Program | Drop off time | Pick up time |
|------|--------------------|---------------|--------------|
| 1, 3 | Full Day Preschool | 8:00~8:30 | 17:15~17:45 |
| 5, 7 | Full Day Preschool | 8:45~9:15 | 17:45~18:15 |
| 2 | Full Day Toddler | 9:15~9:30 | 17:30~17:45 |
| 6 | Kindergarten | 8:15~8:30 | 15:00~15:30 |
| 8, 9 | Half Day preschool | 9:00~9:15 | 12:00~12:15 |

Little Tree Montessori International School
小樹苗蒙特梭利國際學校

Parking Management Plan
11/13/13

A. Staff Parking

Little Tree Montessori plans to employ 12 full-time and 6 part-time employees. The employees will work in shifts due to the staggered class schedule. For the 18 total employees, the anticipated shift schedule is as follows:

2 will work from 7:45AM to 4:45PM
2 will work from 8:00AM to 3:30PM
2 will work from 8:30AM to 5:30PM
4 will work from 8:45AM to 12:30PM
6 will work from 9:00AM to 6:00PM
2 will work from 9:30AM to 6:30PM

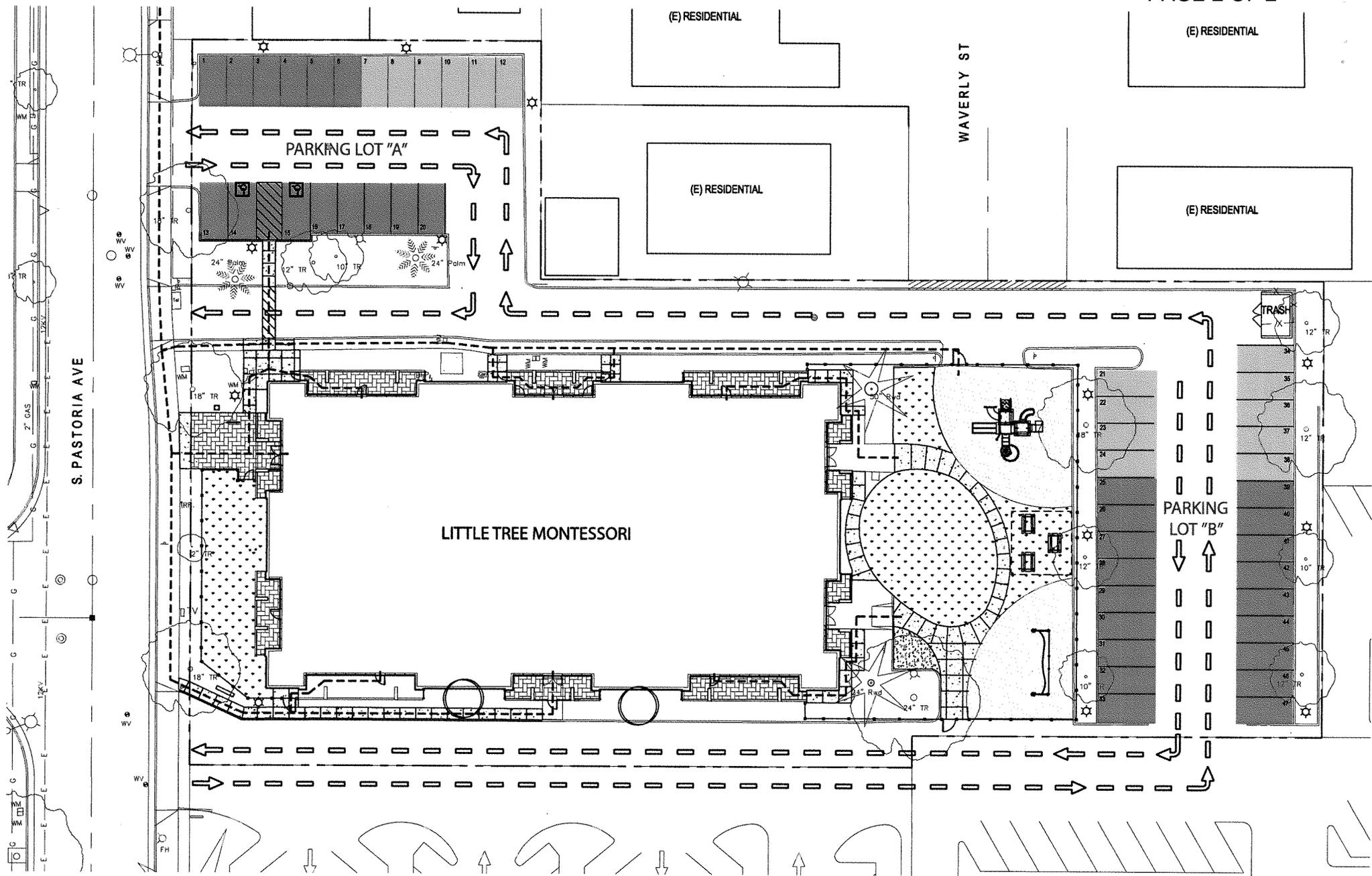
Staff will be instructed to park at specific parking spaces as shown on the attached Exhibit A. There are 6 spaces in Parking Lot A and 9 spaces in Parking Lot B, total of 15 spaces to be used by staff.

B. Drop off / Pick up Parking

Parents can use both Parking Lots A and B for drop off and pick up parking. The daily drop off and pick up times are as follows:

AM Drop off hours: 8:00-9:30
PM Pick up hours: 12:00-12:15, 3:00-3:30, and 5:15-6:30

Parents will be instructed at the time of enrollment that to park in either Parking Lot A or Parking Lot B. There are 14 spaces in Parking Lot A (2 of which are ADA spaces) and 18 spaces in Parking Lot B, total of 32 spaces to be used by parents.



Parking Management Plan - Exhibit A

Legend

-  Staff Parking (15)
-  Pick up / Drop off Parking (32)



Momoko Mishijima - mishijima@sunnyvale.ca.gov

Support for Little Tree be Sunnyvale

Qiu, Zhicheng <[REDACTED]>
To: "mishijima@sunnyvale.ca.gov" <mishijima@sunnyvale.ca.gov>

Mon, Nov 18, 2013 at 10:52 AM

Dear Momoko,

We are over exciting to hear the news that Little Tree Montessori would like setup a preschool near by the Sunnyvale library.

Sunnyvale is a young city. There are so many young families in this community are looking for the good preschool for their kids. Stratford has already reached their limitation to accept new students. We need better, and formal preschool like Little Tree to education our next generation. There are more preschools, after school, and all kinds of learning center in Cupertino for their community. No resident there complain about that except love, because they all care their next generation. That is the value of their hometown.

I have two young kids. Because Stratford has long waiting list, I have to send them to Montessori school at Cupertino school district every day for better education by driving. If Little Tree could be here, we just need to walk to send and pick up them. For me, this new school would reduce my unnecessary traffic.

I love Sunnyvale, and expect it could be better.

YES, we do need Little Tree Montessori preschool be our neighbor. Please help to approve their applications.

Thank you very much for everything you did for our home community.

Zhicheng Qiu
[REDACTED]
[REDACTED]



vote for Little Tree preschool

freegd <[REDACTED]>
To: mishijima@sunnyvale.ca.gov

Mon, Nov 18, 2013 at 7:39 PM

Dear Momoko,

My families and I are so excited to hear the news that Little Tree Montessori might setup a preschool around Sunnyvale library area. Many families in this community feel the same way as us.

I love Sunnyvale city and I love living in the Washington park community. However, I feel kind of disappointed after when I started to search for good preschool for my childrens -- there are not many good choices. The only great school around this area is Stratford which always has long waiting list. I have to send my kids to Cupertino area, where has more preschools, after schools for their communities. Residents of Cupertino are so proud of that and love that. My husband and I always hope Sunnyvale can have more better and formal preschools such as Little Tree, thus parents like us do not need to drive half hour to send or pick up our kids. A good school also increase the value of our community since people all care about education to their next generation.

We love Sunnyvale, and wish it could be better. We sincerely wish Little Tree Montessori preschool could be our neighbor. Please help or let us know how to help to pass Little Tree preschool's application.

Thank you very much for everything you did for our home community. We really appreciate that.

Sincerely yours,

☺

Susan Deng

Good Neighbor Tips for Child Care Providers Operating in Residential Neighborhoods

Home-based, licensed child care providers offer an important and vital service to the Sunnyvale Community. As a result, the City would like to offer the following tips in an effort to help you maintain good relationships with your neighbors. Home-based child care providers who follow these tips are more likely to experience far fewer complaints from neighbors about noise, traffic, safety, and aesthetics.

Exercise Good Communication With Neighbors and Daycare Families

- Know your neighbors and encourage them to get to know you. Take the time to introduce yourself, explain your routines, the number of children being cared for in your home, the number of employees you have, your credentials, and, why you decided to become a child care provider.
- Give neighbors your contact information and encourage them to contact you directly if they have a concern or problem. Be willing and committed to solve any problem quickly.
- Explain the importance of maintaining positive relationships with neighbors during your orientation with new families joining your day care. Provide regular reminders to them through newsletters and include specific instructions in their contracts with you.
- Periodically remind the children how they too can be good neighbors.
- Take the initiative to discuss with your neighbors any planned changes to shared fencing or outdoor play equipment that could potentially impact their quality of life, home appearance, privacy or home value prior to purchase and construction.

Be Proactive in Addressing Parking, Traffic and Safety Concerns

Give families instructions such as:

1. Do not block, turn around in, or park in neighbors' driveways.
2. Do not double park, or honk their horns when picking up or dropping off children.
3. Supervise children carefully between vehicles and your home, to keep them from running into the street.
4. Instruct families that if they park across the street from your home they must escort children to your door.
5. Do not allow children to walk across or play on neighbors' property.
6. Stagger arrival and pick up times, to reduce the impact of parking and traffic on your neighbors.

Reduce Outdoor Noise

- Install fences or plant hedges to create an effective sound barrier.
- Limit outdoor play time to hours when neighbors are least likely to be disturbed, after 9:00 a.m. and before 5:00 p.m. Discuss outdoor play schedules with your neighbors in an effort to be less disruptive. Avoiding singing and the use of bells, whistles, and musical instruments outside.

- Children who are having a loud tantrum or argument outdoors should be taken inside until they quiet down.
- Do not have all the children playing outside at the same time.
- If children arrive very early or leave very late, talk with families about coming and going quietly.
- Consider the placement of the entrance to your child care home. If you opt for a side entrance, be considerate of the distance to your neighbor's home. Make sure that the gate or alternate door used is in good working order and doesn't create excess noise.

Resources Available to Child Care Providers

- City of Sunnyvale One Stop Permit Center (Building/Planning/Permits),
OneStop.InSunnyvale.com, 408-730-7444
- City of Sunnyvale Youth & Family Resources, *Childcare.InSunnyvale.com*, 408-730-7800
- City of Sunnyvale Neighborhood Preservation,
DPS.InSunnyvale.com, 408-730-7610
- State of California Community Care Licensing, San Jose Office,
cclcd.ca.gov, 408-324-2148

Adapted from "Being a Good Neighbor – Tips for Family Child Care Providers" by Kristen Anderson, Redwood City Child Care Coordinator

ATTACHMENT K

This attachment is located in a separate link due to file size requirements.

<http://sunnyvale.ca.gov/Portals/0/Sunnyvale/NonCouncilReports/pc/2013/pc-2013-7542-k.pdf>

Environmental Consulting Services 18488 Prospect Road – Suite 1, Saratoga, CA 95070
Phone: (408) 257-1045 stanshell99@toast.net FAX: (408) 257-7235

August 12, 2013

Ms. Janice Yeh, AIA,
Adaptive Architecture
20100 Stevens Creek Blvd – Suite 190
Cupertino, CA 95014

RE: Noise Impact and Mitigation Study for the Little Tree Montessori School,
420 S. Pastoria Avenue, Sunnyvale

Dear Ms. Yeh,

In response to your request I have evaluated the potential noise impacts that could be produced at nearby residential receptor locations by the proposed redevelopment the existing property at 420 S. Pastoria Avenue in Sunnyvale. The report discusses the present environment, the proposed project and its associated noise-related aspects, the potential new activities and operational noise impacts on the nearest receptors in the area, and compliance with Sunnyvale noise guidelines.

To summarize the conclusions of the report, the proposed changes to the project site and building, and the new on-site activities would be expected to meet the City noise ordinance limitations and not produce any significant noise disturbance in the vicinity of the site.

Project Description [1] [2]

The Little Tree Montessori School of Sunnyvale proposes to provide weekday daytime care for toddler and preschool-age kids on the subject site. The property is zoned for commercial and school-type uses. The Little Tree Montessori School proposes to make internal modifications to the existing 16,587 square foot building to provide 9 classrooms plus several additional rooms for support activities and staff offices. Two outdoor play areas would be constructed, a 1400 square foot area in front and 7670 square foot area in back. Parking spaces now at the side of the building and in back, a total of 47, would be used, with other parking available near the Sunnyvale Library adjacent to the facility.

The facility would accommodate 188 kids and a full time staff of 17, on a normal workday schedule of 7:30 am to 5:30 pm, Monday through Friday. No evening or major holiday activities would be held on site. A few daytime Saturday events would be held during the year. Inside activities would include normal school educational, creative, and play activities in specially-designed rooms. The outdoor play areas would be constructed with age-appropriate climbing structures and play areas. During outdoor play periods there would be at least one staff person for every 6 infants/toddlers, and one staff person for every 12 preschoolers.

Sensitive Receptor Locations

The project area is a mixed residential and city agency neighborhood on the east side of Pastoria Avenue at Sutter in Sunnyvale. The nearest sensitive receptor locations for noise generated by the project include several single-family dwellings along the north property line, and several across Pastoria Avenue. Other residential receptors would have less noise due to increased distance and building obstruction. Other uses in the area are associated with the Sunnyvale Library complex, which are not considered sensitive. Vehicle access to the school would be from Pastoria Avenue.

This study investigates the extent to which the adjacent residences could be impacted by noise from Little Tree Montessori School activities. The potential noise impacts are discussed in the following sections.

Ambient Noise Levels and Noise Sources in the Area

The primary source of ambient noise in the project area is traffic on Pastoria Avenue, a two-lane residential street bounding the project site on the west side. Typical vehicle passby noise levels are in the 60-70 dBA range at 25 feet. Trucks, buses, motorcycles, and poorly-muffled vehicles produce peak levels 5 to 15 dBA higher on passby. Large and small aircraft and helicopter overflights create infrequent noise incidents of 55 to 65 dBA. Other than typical sporadic neighborhood activities are garbage pickup and also SP commuter train horns (55-60 dBA). There are no other significant noise sources in the project area.

Field noise measurements were made during the mid-morning period of July 24, 2013 with a CEL-440 Precision Noise Meter and Analyzer, calibrated with a B & K Model 4230 Sound Level Calibrator. Measurement locations were chosen to represent ambient levels at key receptor locations, as described below:

- Location 1 – near the northeast corner of the school building and adjacent to the residence facing Waverly Street
- Location 2 – in the parking lot on the north property line, adjacent to the residence facing Pastoria Avenue, 75 feet from Pastoria.
- Location 3 – adjacent to the residences across the street from the school, 20 feet from Pastoria Avenue

Noise levels were measured and are reported using percentile noise descriptors, as follows: L₉₀ (the background noise level exceeded 90 % of the time), L₅₀ (the median noise level exceeded 50% of the time), L₁ (the peak level exceeded 1% of the time), and L_{eq} (the average energy-equivalent noise level). Measured noise levels are presented in Exhibit 1 below. The DNL/Ldn noise levels were computed as the long-term average of the L_{eq} using the daily traffic distribution in the area, with standard weighted penalties for the nighttime hours, and modeled with an enhanced version of the National Cooperative Highway Research Board traffic noise model [4].

**EXHIBIT 1
AMBIENT NOISE LEVELS (dBA)**

Little Tree Montessori School project area, Pastoria Avenue, Sunnyvale

| Receptor location | L ₉₀ | L ₅₀ | L _{eq} | L ₁ | L _{dn} |
|------------------------------------|-----------------|-----------------|-----------------|----------------|-----------------|
| 1. northeast corner of building | 41 | 43 | 46 | 54 | 51 |
| 2. north property line parking lot | 40 | 46 | 53 | 68 | 55 |
| 3. across Pastoria from project | 39 | 55 | 62 | 79 | 64 |

Traffic is the dominant noise source near the project site, with noise levels at any location in the area depending upon volume, speed and distance to Pastoria Avenue, and the measurements reflect this relationship. The main outdoor play area for the school is located behind the building, partially shielding it from much of the direct traffic noise.

Relevant Sunnyvale Noise Ordinance Limits [3]

Section 19.42.030 of the Sunnyvale Municipal Code applies to this project, which limits noise during daytime hours (8 am to 8 pm) produced by sources adjacent to a residential property to 60 dBA, or 50 dBA during night time hours. Note that there are no project-related activities during night time periods.

Potential Little Tree Montessori School Noise Impacts

Outdoor playground activities

Most potentially noisy outdoor activities would occur behind the building, at the east end, where all classes except the toddlers will play. The toddlers will play in the smaller front grass play area. Several types of play activities are included in the back yard area, including two climbing structures, a sand box, and

a smooth rubberized surface appropriate for tricycle riding or group games. Outdoor kids' activities would include climbing on the play structure, and games with balls, and other typical outdoor play activities.

Between 9:30 am and noon from 24 to 48 preschool kids at a time will use the large back play area in several scheduled periods, and again in the afternoon between 2:20 and 5:30 pm. Most preschool kids have one morning and one afternoon outdoor play period of 30 minutes each day. The younger toddler class has a similar schedule in the front play yard. All of the project noise would be from sporadic voices of kids and staff. Activities of this type can create intermittent brief noise from voices of 50 to 60 dBA at a distance of 30-40 feet. The noise levels in the nearest residential yards from these activities are shown in Exhibit 2.

EXHIBIT 2
PROJECT NOISE LEVELS (dBA)
Little Tree Montessori School Project – Pastoria Avenue, Sunnyvale

| Receptor location | Max Yard Noise Levels (dBA) |
|---|-----------------------------|
| 1. Waverly residence north of school | 40-50 |
| 2. Pastoria residence north of school | Below ambient |
| 3. Residences across Pastoria from school | Same as ambient |

Noise levels from voices during outdoor play periods would be noticeable in the adjacent Waverly yards, but would be much below the 60 dBA City noise ordinance limits, and would not be considered disturbing with existing noise normal daytime noise levels, as shown in Exhibit 2.

Noise levels from voices during outdoor play periods would not be noticeable in receptor locations 2 or 3 -- the adjacent Pastoria residence or in the residences across the street, since the playground noise would be at or below existing ambient traffic noise levels. Note that project parking lot noise generated by school-related trips in both the north side parking lot and the east side parking lot would be similar to parking lot trips for previous uses at the location, but the number of school trips would be significantly less than for the previous employment and placement businesses that used the building.

Conclusions and Summary

Overall ambient noise levels in the project area now depend primarily on traffic noise, and this will continue to be the dominant noise source in the area in the foreseeable future. The primary noticeable noise would be intermittent and brief voice incidents from young children playing in the area behind the building. With the informal type of play activities, the age of the kids, and the distances and/or fence protection involved, these activities would be within the City noise ordinance limits, and would not create any noise impacts in the adjacent residential areas.

If I may be of further assistance on this project, please do not hesitate to contact me.

Respectfully submitted,

Stan Shelly

H. Stanton Shelly
Acoustical Consultant
Board Certified Member (1982)
Institute of Noise Control Engineering

CC: Ms. Chun Lin, Eva Investments, Cupertino

REFERENCES

1. Project drawings: Site Plan A1.1 and Floor Plan A2.1; Little Tree Montessori - Sunnyvale Campus , 420 S. Pastoria Avenue, Sunnyvale; Adaptive Architecture, Cupertino; 6/24/13.
2. Daily Schedule, Little Tree Montessori International School; J. Yeh, Adaptive Architecture, Cupertino; 7/25/13.
3. Sunnyvale Municipal Code Section 19.42.030 (a), Noise or sound level; City of Sunnyvale.
4. Highway Noise - A Design Guide for Highway Engineers, National Cooperative Highway Research Program Report 117, Highway Research Board, National Academy of Sciences, Washington, D.C., 1971 (model enhanced and field validated by ECS).