



**CITY OF SUNNYVALE
REPORT
Planning Commission**

September 22, 2008

SUBJECT: **2008-0756 - International Technological University**
[Applicant] **DPM San Aleso LLC** [Owner]: Application for a
property located at **744 & 756 San Aleso Avenue** (near N.
Mathilda Ave.) in an M-S (Industrial & Service) Zoning
District.

Motion Use Permit to allow an institute of higher learning to occupy
approximately 9,156 square feet of tenant space within two
existing industrial office buildings

REPORT IN BRIEF

Existing Site Industrial Office
Conditions

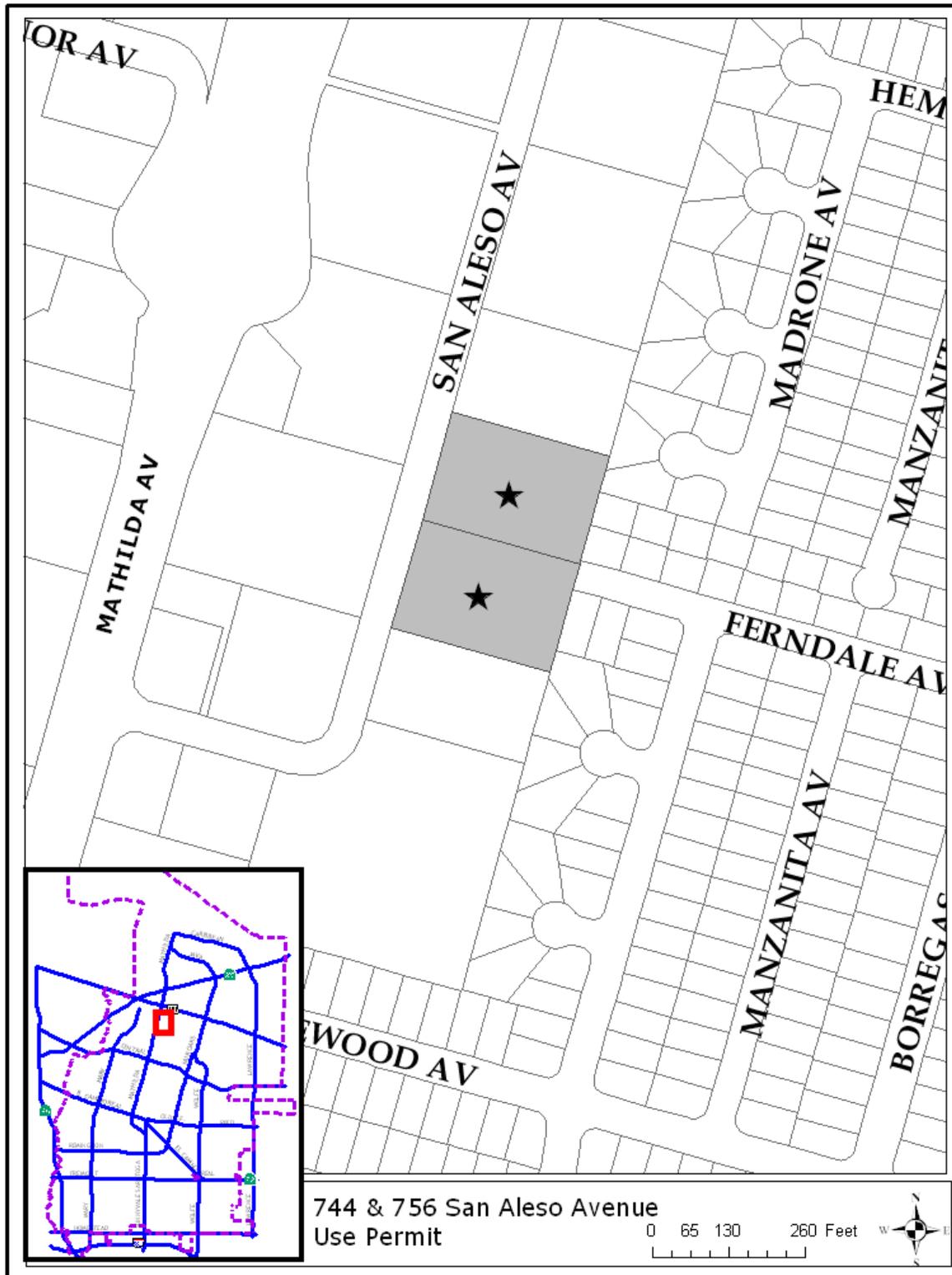
Surrounding Land Uses

North	Industrial Office
South	Auto Body Shop
East	Single Family Residential
West	Industrial Office

Issues Compatibility of Use, Parking

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

Staff Approve with conditions
Recommendation



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Industrial & Service	Same	Industrial & Service
Zoning District	M-S	Same	M-S
Lot Size (s.f.) <ul style="list-style-type: none"> • 740-748 San Aleso Ave. 52,620 • 750-756 San Aleso Ave. 52,624 		Same	22,500 min.
Gross Floor Area (s.f.) <ul style="list-style-type: none"> • 740-748 San Aleso Ave. 18,018 • 750-756 San Aleso Ave. 18,335 		Same	18,417 18,418
Gross Floor Area of Tenant	N/A	9,156 (two tenants spaces)	N/A
Lot Coverage (%)	35%	Same	45% max.
Floor Area Ratio (FAR)	45%	Same	35% max.
No. of Buildings On-Site	1 per parcel	Same	---
Building Height (ft.)	17'	Same	75' max.
No. of Stories	1	Same	8 max.
Landscaping (sq. ft.) (Includes all 3 parcels)			
Total Landscaping	Approx. 10,600 on each lot	Same	10,524 min.
Frontage Width (ft.)	Approx. 25'	Same	15 ft. min.
Buffer (ft.) Adj. Residential	0	Same	10 ft. min.
% Based on Parking Lot	42%	Same	20% min.



	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Water Conserving Plants (%)	80%	Same	70% min.
Parking (includes both parcels)			
Total Spaces	106	Same	97 min.
Standard Spaces	102	Same	91 min.
Accessible Spaces	4	6	6 min.
Aisle Width (ft.)	26'	Same	26' min.
Bicycle Parking	None	1 Class I per 30 employees + 1 spot per 9 student seats (25% Class I and 75% Class II)	1 Class I per 30 employees + 1 spot per 9 student seats (25% Class I and 75% Class II)

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

ANALYSIS

Description of Proposed Project

The application is for an institution of higher learning (International Technological Institute) within two tenant spaces of two existing industrial buildings. The International Technological Institute is a university that offers graduate programs in electrical, computer, and software engineering and business administration. Almost 98% of the students are international students. The university enables students to work legally in a field related to their studies while they continue to pursue a degree.

Sunnyvale Municipal Code allows consideration of an “Education-Institution of Higher Learning” use in an M-S (Industrial and Service) zoning district through a Use Permit application. “Education-Primary” and “Education-High School” uses are not permitted in industrially zoned properties. “Education-Recreation and Enrichment” uses are only permitted in industrial zoned properties with the Place of Assembly (POA) combining district and approval of a Use Permit.

The Code definition of “Education - Institution of Higher Learning” includes technical or trade schools where training is conducted and educational credits, degrees and “certificates of completion” are earned. The proposed use meets this definition.

Background

Previous Actions on the Site: The following table summarizes previous planning applications related to the subject site.

File Number	Brief Description	Hearing/Decision	Date
2005-0191	Miscellaneous Plan Permit for an Auto Broker office (two vehicles)	Staff / Approved	3/21/2005
1977-0014	Use Permit to allow Unenclosed Eating Area	Planning Commission / Approved	11/23/1977
1972-0007	Variance for Rear Yard Setbacks	Planning Commission / Approved	10/25/1972

The above noted auto brokers office had occupied 754 San Aleso Avenue, but is no longer present at the site. The subject site has already been occupied by the International Technological University but operating without an approved Use Permit. The Neighborhood Preservation Division notified the tenant in May of 2008 that a Use Permit is required to operate the business.

Environmental Review

A Mitigated Negative Declaration has been prepared in compliance with the California Environmental Quality Act provisions and City Guidelines. An initial study has determined that the proposed project would not create any significant environmental impacts (see Attachment C, Initial Study).

Environmental Mitigation Measures for Surrounding Uses: Although not currently located near a property or use containing hazardous materials, future businesses could locate within the immediate vicinity and operate with such hazardous materials or activities based on the current Industrial and Service zoning. The occupancy of a school, which includes a concentration of students that have an irregular attendance, and irregular emergency training of students (as opposed to full time workers), could result in the exposure of a population to hazardous materials impacts in the event of an accidental release or upset. Various local, State, and Federal laws, regulations, and ordinances require engineering controls to help prevent chemical releases, and in the event of a release, to help protect human health and the environment. The implementation and enforcement (State and City) of these regulations regarding the use, storage, transport, and disposal of hazardous materials, together with the proposed mitigation measures requiring emergency training and

procedures, will reduce the potential for impacts to the school population to be Less Than Significant with Mitigation.

The following mitigation measures are proposed:

WHAT: 1. The applicant shall develop a Site Safety Plan addressing the risks presented to employees and trainees/students, from the surrounding industrial facilities. The plan shall include the following components:

- Identification of high risk locations within 1000 ft.
- Knowledge of risks presented by these facilities (toxic gases, corrosive vapors, liquid leaks, fires).
- Contact information for nearby high risk facilities (names and phone numbers of management / safety personnel at nearby facilities).
- Arrangements with nearby facilities for phone notification in the event of a hazardous material release or potential release.
- Procedures for appropriate responses to chemical releases from nearby high risk facilities (complete evacuation / shelter in place procedures), addressing the specific needs of trainee/student population.
- Initial and ongoing safety training program for staff to insure on-site personnel are familiar with the Site Safety Plan and emergency procedures.
- Site and floor plan showing, at a minimum, building exits, evacuation routes, interior area of refuge (shelter in place), fire extinguishers and air handler shutoffs.
- The plan shall be reviewed and updated annually.

2. The applicant shall acknowledge in writing that it is locating in an industrial area that may result in higher levels of noise, traffic, and exposure to hazardous materials than would normally be encountered in non-industrial areas.

WHEN: These mitigation measures were converted into conditions of approval for this Use Permit prior to its review by the City's Planning Commission. The conditions will become valid when the Use Permit is approved. The mitigation measures are required to be approved by the City prior to occupancy of the site by either employees or trainees/students.

WHO: The applicant shall draft and submit Mitigation Measure #1 for review and approval of the Director of Community Development. The

property owner will be solely responsible for implementation and maintenance of the mitigation measure.

The applicant shall draft and submit Mitigation Measure #2 for review and approval of the City's Hazardous Materials Specialist. The property owner will be solely responsible for implementation and maintenance of the mitigation measure.

HOW: The conditions of approval will require these mitigation measures if the project is approved (Condition of Approval #3).

Use Permit

Detailed Description of Use: Class schedules for the university vary from morning to daytime and on Saturdays. Office hours are from 10am-6pm, Monday through Friday. A total of 12 employees are working fulltime at the campus. At any given time, no more than three classes are in session concurrently with approximately 20-30 students.

Site Layout: The site layout consists of two industrial buildings on two lots that are centrally positioned perpendicular to the street. Two tenant spaces would be occupied by the university; one in each building. These spaces face each other and are separated by a common parking area. A majority of the landscaping lies along the front of the site within an approximately 25 foot buffer. Additional landscaping is positioned in front of the buildings and within islands next to parking spaces abutting the entrances. The site was developed without a landscape buffer adjacent to the residential uses to the east. This deficiency does not meet current Municipal Code standards but was part of the original site layout for the development. Staff does not find an opportunity to modify this condition as part of this application due to needed vehicle access around the building.

Floor Plan: The two tenant spaces are composed of mostly office space and open classroom space. The floor plans indicate that a majority of 744 San Aleso Avenue would be the classroom area while 756 San Aleso Avenue contains more administrative office area (See Attachment D for more detail.). Roll-up doors are located at the back of the individual tenant spaces but do not appear to be utilized for the proposed use.

Architecture: The industrial buildings were built between 1974 through 1976. No exterior alterations are planned with this application.

Parking/Circulation: As previously noted, the subject project includes two tenant spaces within two separate buildings on separate lots. The two parcels share a common parking area with a third lot adjacent to the north (740-766

San Aleso Avenue), each of which are owned by the same property owner. A total of 165 spaces between the three properties are positioned around the buildings (106 spaces on the two subject properties). The buildings were developed under the “General Industrial Office/R&D” rate of 1 space 500 s.f. min. – 1 space per 250s.f. max. Each of the properties meets this parking requirement individually.

The proposed use would occupy 9,156 s.f. of the 36,353 s.f. of industrial office space on the two sites. The applicable parking requirement for university uses according to Sunnyvale Municipal Code Section 19.46 require a rate of 1 space per 3 fixed seats, plus 1 space per 21 s.f. of open area useable for seating, plus 1 space per employee, plus 1 space per special purpose vehicle. The classes would contain a specific number of seats. As previously noted in the report, the applicant has stated that no more than three concurrent classes would be in session with approximately 20-30 seats for students in each class. Using the 1 space per 3 seat rate, three classes of a total of 90 students would result in a need for 30 spaces. When added to the 12 spaces needed for faculty (using office area), the result, based on Code, is 42 spaces. Four classrooms are noted on the floor plans, but only three would be occupied at a given time by students.

Most of the remaining tenant spaces are currently vacant while some are occupied by small industrial office/R&D businesses. For the remaining 27,197 square feet, a minimum 55 spaces would be needed based on the industrial rate. A total of 97 spaces (55 + 42 for proposed school) would be needed for the site.

The applicant has stated that the university has already coordinated with the VTA to offer students an unlimited bus pass for the duration of their studies which would improve parking capacity at the site. The provided information indicates that parking capacity can accommodate the proposed use; however; staff has included Condition of Approval #1D, which requires that for further expansion at the site beyond the maximum 90 students at a given time, would require review and approval by the Planning Commission

Per Conditions of Approval #6B and 7A and as has been indicated by the applicant, additional accessible parking spaces and bicycle parking will be added to the site to meet Code standards and VTA Guidelines.

Stormwater Management: This project does not require compliance with the new Stormwater Management requirements since the project is not disturbing an area of 10,000 square feet or more.

Compliance with Development Standards/Guidelines: The project meets most applicable development standards and guidelines in terms of parking,

landscaping and site layout. Upgrades are planned to increase accessible parking by two spaces and bicycle parking standards to meet VTA standards for the site and are required through Conditions of Approval. The landscape buffer is legal non-conforming and staff finds no nexus with this change in use to require an upgrade.

Expected Impact on the Surroundings: No significant impacts on surrounding properties are expected to result from the proposed use. An increase of traffic to the site may occur; however, staff does not find that this increase is significant. Conditions of Approval require additional permits to be attained for any proposed expansion or modifications to the use.

Fiscal Impact

Transportation Impact Fee: As a school, the project would be subject to a Transportation Impact Fee (TIF) as specified in the Conditions of Approval, since the new use would create additional PM peak hour trips in excess of the existing use. The proposed use is estimated to generate 15 peak hour trips, as stipulated in the ITE provisions for junior and community college type uses. Assuming the rest of the building remains at the previous industrial uses, the TIF is estimated at \$ 16,686.71.

No fiscal impacts other than normal fees and taxes are expected.

Public Contact

Staff has not received any written comments regarding this application.

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 • 89 notices mailed to the property owners and residents within 300 ft. of the project site 	<ul style="list-style-type: none"> • Posted on the City of Sunnyvale's Website • Provided at the Reference Section of the City of Sunnyvale's Public Library 	<ul style="list-style-type: none"> • Posted on the City's official notice bulletin board • City of Sunnyvale's Website

Conclusion

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

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

Alternatives

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

Recommendation

Alternative 1.

Prepared by:

Ryan M. Kuchenig
Project Planner

Reviewed by:

Gerri Caruso
Principal Planner

Reviewed by:

Trudi Ryan
Planning Officer

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Negative Declaration
- D. Site and Floor Plans
- E. Project Description from Applicant

Recommended Findings - Use Permit

Goals and Policies that relate to this project are:

Land Use and Transportation Element

Policy N1.1 – *Protect the integrity of the City’s neighborhoods; whether residential, industrial or commercial.*

N1.1.4 *Anticipate and avoid whenever practical the incompatibility that can arise between dissimilar uses.*

Policy N1.14 *Support the provision of a full spectrum of public and quasi-public services that are appropriately located.*

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale (*Finding met*). The proposed institute of higher learning would support industrial and research and development businesses within the City by providing opportunities for a contributing workforce. The proposed location is located ideally near a major arterial (Mathilda Avenue) and Highway 101 and public transit (bus stop on Mathilda Ave).
2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties (*Finding met*). Based on information provided by the applicant, staff reviewed the needed parking for the proposed use and determined that capacity would be met. Conditions of Approval required further evaluation if expansion should occur.

Recommended Conditions of Approval - Use Permit

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 of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. GENERAL CONDITIONS

- A. Project shall be in conformance with the plans approved at the public hearing. Minor changes may be approved by the Director of Community Development; major changes may be approved at a public hearing.
- B. The Use Permit shall expire if the use is discontinued for a period of one year or more.
- C. The Use 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.
- D. Any expansion or modification of the approved use shall be approved by separate application at a public hearing by the Planning Commission.

2. COMPLY WITH OR OBTAIN OTHER PERMITS

- A. Obtain the necessary Building permits for all tenant improvements related to this use.
- B. Obtain approval from the Crime Prevention Division of Public Safety Department for crime prevention measures appropriate to the proposed development prior to issuance of a Building Permit.

3. ENVIRONMENTAL MITIGATION MEASURES

- A. In addition to complying with applicable City Codes, Ordinances, and Resolutions, the following mitigation measures are incorporated into the project to minimize the identified potential environmental impacts:
 - 1) The applicant shall develop a Site Safety Plan addressing the risks presented to employees and trainees/students, from the surrounding industrial facilities. The plan shall include the following components:

- Identification of high risk locations within 1000 ft.
 - Knowledge of risks presented by these facilities (toxic gases, corrosive vapors, liquid leaks, fires).
 - Contact information for nearby high risk facilities (names and phone numbers of management / safety personnel at nearby facilities).
 - Arrangements with nearby facilities for phone notification in the event of a hazardous material release or potential release.
 - Procedures for appropriate responses to chemical releases from nearby high risk facilities (complete evacuation / shelter in place procedures), addressing the specific needs of trainee/student population.
 - Initial and ongoing safety training program for staff to insure on-site personnel are familiar with the Site Safety Plan and emergency procedures.
 - Site and floor plan showing, at a minimum, building exits, evacuation routes, interior area of refuge (shelter in place), fire extinguishers and air handler shutoffs.
 - The plan shall be reviewed and updated annually.
- 2) The applicant shall acknowledge in writing that it is locating in an industrial area that may result in higher levels of noise, traffic, and exposure to hazardous materials than would normally be encountered in non-industrial areas.

4. FEES

- A. Pay Traffic Impact fee estimated at \$16,681.71, prior to issuance of a Building Permit. (SMC 3.50)

5. LANDSCAPING

- A. All landscaping shall continue to be maintained in a neat, clean, and healthful condition.

6. PARKING

- A. Two accessible parking spaces shall be added for the site at 740-748 San Aleso Avenue.

7. BICYCLE PARKING

- A. Provide 1 Class I plus 10 Class II bicycle parking spaces (per VTA Bicycle Technical Guidelines) as approved by the Director of Community Development.

8. RECYCLING AND SOLID WASTE

- A. All exterior recycling and solid waste shall be confined to approved receptacles and enclosures.

9. SIGNS

- A. All existing/new signs shall be in conformance with Sunnyvale Municipal Code

10. FIRE REGULATIONS

1. As applicable, comply with the requirements contained in Sunnyvale Municipal Code Chapter 16.52, 16.53 and 16.54; California Fire Code, Title 19 California Code of Regulations.
2. Provide required number of approved fire extinguishers (minimum size of 2A10BC and/or K-class for kitchens as required) (CCR Title 19: 568)
3. Buildings in excess of 3600 square feet require an automatic fire sprinkler system. Provide a fully automatic fire sprinkler system in accordance with NFPA 13. (16.52.270 SMC & Section 903 CFC)
4. The water supply for fire protection and fire fighting shall be approved by the Department of Public Safety
5. Provide information/locations of any onsite and City fire hydrants. Project may require the installation of fire hydrants.
6. A fire access road is required. Fire access roads require a minimum unobstructed width of 20 feet and a minimum inside turning radius of 30 feet. (MC 16.52.180)
7. Fire access roads shall be marked in accordance with MC 16.52.170.
8. Trash enclosures, within 5 feet of building exterior walls or overhangs require fire sprinkler protection (304.3.3 CFC, MC 16.52.270).
9. If the facility is deemed to contain public assembly occupancy (over 50 occupants) multiple exits, exit signs, and emergency lighting may be required depending on the occupant load.
10. Places of assembly require a Fire Operations permit, to be obtained/issued at the time of the Fire Prevention inspection, after completion of all construction.

11. Prior to any combustible construction or materials on site, provide fire access drives and operational on-site fire protection systems if applicable. (Chapter 14 CFC).
12. Provide a written Fire Protection Plan. (Section 1408 CFC)(Refer to Unidocs.org, Fire Prevention documents).



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

E-15 ATTACHMENT C
Page 1 of 17
File Number: 2008-0756
No. 08-17

**NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**

This form is provided as a notification of an intent to adopt a Mitigated 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 Use Permit filed by **International Technological University**.

PROJECT DESCRIPTION AND LOCATION (APN):

2008-0756 – International Technological University [Applicant] DPM San Aleso LLC [Owner]: Application for a Use Permit to allow an institute of higher learning to occupy approximately 9,156 square feet of tenant space within two existing industrial office buildings. The property is located at **744 & 756 San Aleso Avenue** (near N. Mathilda Ave.) in an M-S (Industrial & Service) Zoning District. (APN: 204-01-007 & 204-01-015) RK

WHERE TO VIEW THIS DOCUMENT:

The **Mitigated 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 **Mitigated Negative Declaration** may be protested in writing by any person prior to 5:00 p.m. on **Monday, September 22, 2008**. 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 **Mitigated 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, September 22, 2008 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 September 5, 2008

Signed: 
Andrew Miner, Principal Planner

INITIAL STUDY
 City of Sunnyvale
 Department of Community Development
 Planning Division
 P.O. Box 3707
 Sunnyvale, CA 94088-3707

Project #: 2008-0756
 Project Address: 744 & 756 San Aleso Avenue
 Applicant: International Technological University

Project Title	Application for a new institute of higher learning (technical university) within tenant space of two existing industrial buildings.
Lead Agency Name and Address	City of Sunnyvale PO Box 3707 Sunnyvale, CA 94088-3707
Contact Person	Ryan Kuchenig, Associate Planner
Phone Number	(408) 730-7431
Project Location	744 & 756 San Aleso Avenue Sunnyvale, CA 94085
Project Sponsor's Name	International Technological University Contact: Mikel Duffy
Address	756 San Aleso Avenue Sunnyvale, CA 94085
Zoning	M-S (Industrial and Service)
General Plan	Industrial
Other Public Agencies Approval Required	None

Description of the Project: The application is for an institution of higher learning (International Technological Institute) within two tenant spaces of two existing industrial buildings. The International Technological Institute is a university that offers graduate programs in electrical, computer, and software engineering and business administration. Almost 98% of the students are international students. The university enables students to work legally in a field related to their studies while they continue to pursue a degree. Class schedules vary from morning, daytime and on Saturdays. Office hours are from 10am-6pm, Monday through Friday. A total of 12 employees are working fulltime at the campus. At any given time, no more than three classes are in session concurrently with approximately 20-30 students. The university has coordinated with the Valley Transportation Agency (VTA) a program that offers each student an unlimited bus pass for the duration of their studies.

Surrounding Uses and Setting: The property is surrounded by industrial and office uses to the north south, and west. Single Family residential uses are located 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 Checklist Form

Project Number: 2008-0756
Project Address: 744 & 756 San Aleso Ave.
Applicant: International Technological University

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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.

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Solls
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Service Systems
- Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

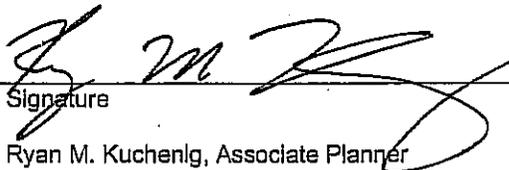
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

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.


Signature
Ryan M. Kuchenig, Associate Planner

8/28/08
Date
For the City of Sunnyvale
(Lead Agency)

Environmental Checklist Form

Project Number: 2000-0730
 Project Address: 744 & 756 San Aleso Ave.
 Applicant: International Technological University

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
1. AESTHETICS. Would the project:					
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94, 101
d. 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"/>	2, 94
2. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:					
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 94, 100, 111
b. 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"/>	3, 94, 100, 111
c. 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"/>	3, 96, 97, 100, 111
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	62, 63, 111, 112
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111, 112
3. BIOLOGICAL RESOURCES:					
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94, 111, 112, 109
b. Have a substantially adverse impact on any riparian habitat or other sensitive natural	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94, 111, 112, 109

Environmental Checklist Form

Project Number: 2000-07-00
 Project Address: 744 & 756 San Aleso Ave.
 Applicant: International Technological University

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S Wildlife Service?					
c. 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"/>	2, 94, 111, 112, 109
d. 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"/>	2, 94, 111, 112, 109
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94, 111, 112, 109
f. 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"/>	41,94, 111, 112
4. CULTURAL RESOURCES. Would the project:					
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See disc.
b. Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10, 42, 94
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10, 42, 94, 111
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 111, 112
5. LAND USE AND PLANNING. Would the project:					
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 12, 21, 28
b. Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	31, 28, 111

Environmental Checklist Form

Project Number: 2008-0756
 Project Address: 744 & 756 San Aleso Ave.
 Applicant: International Technological University

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?					
c. Conflict with any applicable habitat conservation plan or natural communities conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 41, 94, 111
6. MINERAL RESOURCES. Would the project:					
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94
7. NOISE. Would the project result in:					
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 16, 26, 94, 111, 112
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 16, 26, 94, 111, 112
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 16, 26, 94, 111, 112
d. A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 16, 26, 94, 111, 112
8. POPULATION AND HOUSING. Would the project:					
a. 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 94
b. 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"/>	2, 11, 111, 112
c. Displace substantial numbers of people, necessitating the construction of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 11, 111, 112

Environmental Checklist Form

Project Number: 2008-0756
 Project Address: 744 & 756 San Aleso Ave.
 Applicant: International Technological University

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
replacement housing elsewhere?					
9. PUBLIC SERVICES. 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:					
a. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 111, 112
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	26, 65, 66, 103, 104
c. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	26, 65, 66, 103, 104
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 111, 112
e. Other services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
10. MANDATORY FINDINGS OF SIGNIFICANCE					
a. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 10, 26, 42, 59, 60, 61, 111, 112
b. 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 111, 112
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111, 112

Environmental Checklist Form

Project Number: 2008-0750
 Project Address: 744 & 756 San Aleso Ave.
 Applicant: International Technological University

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
11. GEOLOGY AND SOILS. Would the project:					
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:					
i) 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? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	UBC, UPC, UMC, NEC
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	"
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	"
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	"
b. Result in substantial soil erosion or the loss of topsoil?					"
c. 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"/>	"
d. Be located on expansive soil, as defined in Table 18-a-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	"
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	"
12. UTILITIES AND SERVICE SYSTEMS. Would the project:					
a. 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"/>	2, 20, 24, 87, 88, 89, 90, 111, 112

Environmental Checklist Form

Project Address: 744 & 756 San Aleso Ave.
 Applicant: International Technological University

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
b. 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"/>	2, 20, 24, 25, 87, 88, 89, 111, 112
c. 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"/>	2, 20, 24, 25, 87, 88, 89, 111, 112
d. 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"/>	2, 20, 24, 25, 87, 88, 89, 111, 112
e. 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"/>	2, 20, 24, 25, 87, 88, 89, 111, 112
f. 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"/>	2, 22, 90, 111, 112
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 22, 90, 111, 112
13. TRANSPORTATION/TRAFFIC. Would the project:					
a. Cause an increase in the traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See discussion
b. Exceed, either individually or cumulatively, a level of service standard 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"/>	2, 12, 71, 75-77, 80, 84, 111, 112
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 111, 112, 113
d. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 12, 71, 75-77, 80, 84, 111,

Environmental Checklist Form

Project Number: 2008-0730
 Project Address: 744 & 756 San Aleso Ave.
 Applicant: International Technological University

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
farm equipment)?					112
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 111, 112
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Discussion at end of checklist
g. Conflict with adopted policies or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 12, 81, 111, 112
14. HAZARDS AND HAZARDOUS MATERIALS. Would the project?					
a. Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Discussion at end of checklist
b. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Discussion at end of checklist
c. 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"/>	65, 103, 104, 105, 108, 115
d. 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"/>	65, 103, 104, 105, 108
e. For a project located within 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"/>	65, 103, 104, 105, 108
f. 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"/>	65, 103, 104, 105, 108
g. 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"/>	65, 103, 104, 105, 108
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	65, 103, 104, 105, 108

Environmental Checklist Form

E-15046

ATTACHMENT C

Project Number: 2000-0756

Project Address: 744 & 756 San Aleso Ave.
Applicant: International Technological University

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
are adjacent to urbanized areas or where residences are intermixed with wildlands					
15. RECREATION					
a. 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"/>	2, 18, 111, 112
b. 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"/>	2, 18, 111, 112
16. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:					
a. Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	94
b. 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"/>	94
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	94
17. HYDROLOGY AND WATER QUALITY. Would the project:					
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112
b. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112

Environmental Checklist Form

ATTACHMENT C
 E-15013 of 17
 Project Number: 2008-0756

Project Address: 744 & 756 San Aleso Ave.
 Applicant: International Technological University

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
or planned uses for which permits have been granted)?					
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112
e. Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112
g. 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"/>	2, 24, 25, 111, 112
h. 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"/>	2, 24, 25, 111, 112
i. 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"/>	2, 24, 25, 111, 112
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 24, 25, 111, 112

Discussion:

13.a. TRANSPORTATION / TRAFFIC: The proposed use would increase traffic to the site. Staff does not expect the estimated levels to substantially exceed the existing or the levels of the site. The site is also located near a major arterial which should mitigate possible impacts to surrounding sites.

Environmental Checklist Form

Project Number: 2008-0756
Project Address: 744 & 756 San Aleso Ave.
Applicant: International Technological University

13.f. TRANSPORTATION / TRAFFIC: Staff is currently working with the applicant to clarify which uses will be restricted to which parts of the site, which will enable a final determination to be made regarding parking requirements. As the applicant has proposed to meet the City's requirements, this issue will be addressed through restriction to the locations and times of use on the site.

DISCUSSION OF IMPACTS THAT ARE LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED:

14.a and b. HAZARDS AND HAZARDOUS MATERIALS: The proposed project will not include the use of any hazardous materials. The Industrial & Service (MS) Zoning District allows various types of industrial uses. At this time, there are no uses within the area that operate with significant hazardous materials and would conflict with the proposed use. However, the proposed use may limit the ability of existing and future nearby uses to operate certain types of industrial activities. Per Municipal Code, these businesses may normally operate as a matter of right within this Zoning District.

Although not currently located near a property or use containing hazardous materials, future businesses could locate within the immediate vicinity and operate with such hazardous materials or activities based on the current Industrial and Service zoning. Various local, State, and Federal laws, regulations, and ordinances require sufficient engineering controls on such uses to help prevent chemical releases, and in the event of a release, to help protect human health and the environment. The implementation and enforcement of these regulations regarding the use, storage, transport, and disposal of hazardous materials should prevent potential impacts to the school. The following "Mitigation Measures" intend to prepare the proposed or future similar uses at the site to effectively deal with uses that operate with hazardous materials, if they choose to locate near the subject site.

Mitigation Measures

The following mitigation measures are proposed:

- WHAT:
- 1) The applicant shall develop a Site Safety Plan addressing the risks presented to employees and trainees/students, from the surrounding industrial facilities. The plan shall include the following components:
 - Identification of high risk locations within 1000 ft.
 - Knowledge of risks presented by these facilities (toxic gases, corrosive vapors, liquid leaks, fires).
 - Contact information for nearby high risk facilities (names and phone numbers of management / safety personnel at nearby facilities).
 - Arrangements with nearby facilities for phone notification in the event of a hazardous material release or potential release.
 - Procedures for appropriate responses to chemical releases from nearby high risk facilities (complete evacuation / shelter in place)

Environmental Checklist Form

Project Number: 2008-0750

Project Address: 744 & 756 San Aleso Ave.
Applicant: International Technological University

procedures), addressing the specific needs of trainee/student population.

- Initial and ongoing safety training program for staff to insure on-site personnel are familiar with the Site Safety Plan and emergency procedures.
- Site and floor plan showing, at a minimum, building exits, evacuation routes, interior area of refuge (shelter in place), fire extinguishers and air handler shutoffs.
- The plan shall be reviewed and updated annually.

2) The applicant shall acknowledge in writing that it is locating in an industrial area that may result in higher levels of noise, traffic, and exposure to hazardous materials than would normally be encountered in non-industrial areas.

WHEN: These mitigation measures will be converted into conditions of approval for this Use Permit prior to its final review by the City's Planning Commission. The conditions will become valid when the Use Permit is approved. The mitigation measures are required to be approved by the City prior to occupancy of the site by either employees or trainees/students.

WHO: The applicant shall draft and submit Mitigation measure 1) for review and approval of the Director of Community Development. The property owner will be solely responsible for implementation and maintenance of the mitigation measure.

The applicant shall draft and submit Mitigation measure 2) for review and approval of the City's Hazardous Materials Specialist. The property owner will be solely responsible for implementation and maintenance of the mitigation measure.

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

Ryan M. Kuchenig, Associate Planner

8/28/2008

Completed By

Date

Environmental Checklist Form

ATTACHMENT C
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Project Number: 2006-0750
Project Address: 744 & 756 San Aleso Ave.
Applicant: International Technological University

City of Sunnyvale General Plan:

- 2. Map
- 3. Air Quality Sub-Element
- 4. Community Design Sub-Element
- 5. Community Participation Sub-Element
- 6. Cultural Arts Sub-Element
- 7. Executive Summary
- 8. Fire Services Sub-Element
- 9. Fiscal Sub-Element
- 10. Heritage Preservation Sub-Element
- 11. Housing & Community Revitalization Sub-Element
- 12. Land Use & Transportation Sub-Element
- 13. Law Enforcement Sub-Element
- 14. Legislative Management Sub-Element
- 15. Library Sub-Element
- 16. Noise Sub-Element
- 17. Open Space Sub-Element
- 18. Recreation Sub-Element
- 19. Safety & Seismic Safety Sub-Element
- 20. Sanitary Sewer System Sub-Element
- 21. Socio-Economic Sub-Element
- 22. Solid Waste Management Sub-Element
- 23. Support Services Sub-Element
- 24. Surface Run-off Sub-Element
- 25. Water Resources Sub-Element

City of Sunnyvale Municipal Code:

- 26. Chapter 10
- 27. Zoning Map
- 28. Chapter 19.42. Operating Standards
- 29. Chapter 19.28. Downtown Specific Plan District
- 30. Chapter 19.18. Residential Zoning Districts
- 31. Chapter 19.20. Commercial Zoning Districts
- 32. Chapter 19.22. Industrial Zoning Districts
- 33. Chapter 19.24. Office Zoning Districts
- 34. Chapter 19.26. Combining Zoning Districts
- 35. Chapter 19.28. Downtown Specific Plan
- 36. Chapter 19.46. Off-Street Parking & Loading
- 37. Chapter 19.56. Solar Access
- 38. Chapter 19.66. Affordable Housing
- 39. Chapter 19.72. Conversion of Mobile Home Parks to Other Uses
- 40. Chapter 19.94. Tree Preservation
- 41. Chapter 19.96. Heritage Preservation

Specific Plans

- 43. El Camino Real Precise Plan
- 44. Lockheed Site Master Use Permit
- 45. Moffett Field Comprehensive Use Plan
- 46. 101 & Lawrence Site Specific Plan
- 47. Southern Pacific Corridor Plan

Environmental Impact Reports

- 48. Futures Study Environmental Impact Report
- 49. Lockheed Site Master Use Permit Environmental Impact Report
- 50. Tasman Corridor LRT Environmental Impact Study (supplemental)
- 51. Kaiser Permanente Medical Center Replacement Center Environmental Impact Report (City of

Santa Clara)

- 52. Downtown Development Program Environmental Impact Report
- 53. Caribbean-Moffett Park Environmental Impact Report
- 54. Southern Pacific Corridor Plan Environmental Impact Report

Maps

- 55. City of Sunnyvale Aerial Maps
- 56. Flood Insurance Rate Maps (FEMA)
- 57. Santa Clara County Assessors Parcel
- 58. Utility Maps (50 scale)

Lists/Inventories

- 59. Sunnyvale Cultural Resources Inventory List
- 60. Heritage Landmark Designation List
- 61. Santa Clara County Heritage Resource Inventory
- 62. Hazardous Waste & Substances Sites List (State of California)
- 63. List of Known Contaminants in Sunnyvale

Legislation/Acts/Bills/Codes

- 64. Subdivision Map Act
- 65. Uniform Fire Code, including amendments per SMC adoption
- 66. National Fire Code (National Fire Protection Association)
- 67. Title 19 California Administrative Code
- 68. California Assembly Bill 2185/2187 (Waters Bill)
- 69. California Assembly Bill 3777 (La Follette Bill)
- 70. Superfund Amendments & Reauthorization Act (SARA) Title III

Transportation

- 71. California Department of Transportation Highway Design Manual
- 72. California Department of Transportation Traffic Manual
- 73. California Department of Transportation Standard Plan
- 74. California Department of Transportation Standard Specification
- 75. Institute of Transportation Engineers - Trip Generation
- 76. Institute of Transportation Engineers Transportation and Traffic Engineering Handbook
- 77. U.S. Dept. of Transportation Federal Highway Admin. Manual on Uniform Traffic Control Devices for Street and Highways
- 78. California Vehicle Code
- 79. Traffic Engineering Theory & Practice by L. J. Pegnataro
- 80. Santa Clara County Congestion Management Program and Technical Guidelines
- 81. Santa Clara County Transportation Agency Short Range Transit Plan
- 82. Santa Clara County Transportation Plan
- 83. Traffic Volume Studies, City of Sunnyvale Public

Environmental Checklist Form

Project Number: 2008-0756
Project Address: 744 & 756 San Aleso Ave.
Applicant: International Technological University

ATTACHMENT C
Page 17 of 17

- works Department of Traffic Engineering Division
- 84. Santa Clara County Sub-Regional Deficiency Plan
- 85. Bicycle Plan

Public Works

- 86. Standard Specifications and Details of the Department of Public Works
- 87. Storm Drain Master Plan
- 88. Sanitary Sewer Master Plan
- 89. Water Master Plan
- 90. Solid Waste Management Plan of Santa Clara County
- 91. Geotechnical Investigation Reports
- 92. Engineering Division Project Files
- 93. Subdivision and Parcel Map Files

Miscellaneous

- 94. Field Inspection
- 95. Environmental Information Form
- 96. Annual Summary of Containment Excesses (BAAQMD)
- 97. Current Air Quality Data
- 98. Chemical Emergency Preparedness Program (EPA) Interim Document In 1985?
- 99. Association of Bay Area Governments (ABAG) Population Projections

- 100. Bay Area Clean Air Plan
- 101. City-wide Design Guidelines
- 102. Industrial Design Guidelines

Building Safety

- 103. Uniform Building Code, Volume 1, (Including the California Building Code, Volume 1)
- 104. Uniform Building Code, Volume 2, (Including the California Building Code, Volume 2)
- 105. Uniform Plumbing Code, (Including the California Plumbing Code)
- 106. Uniform Mechanical Code, (Including the California Mechanical Code)
- 107. National Electrical Code (Including California Electrical Code)
- 108. Title 16 of the Sunnyvale Municipal Code

Additional References

- 109. USFWS/CA Dept. F&G Special Status Lists
- 110. Project Traffic Impact Analysis
- 111. Project Description
- 112. Project Development Plans
- 113. Santa Clara County Airport Land Use Plan
- 114. Federal Aviation Administration
- 115. State Cortese List

Owner:
Dellinger Properties
ph: 650-766-0999

Scale: As shown

Scale: D7/11/08

Drawn By: JRM @
Heywood Design Services
ph: 650-864-1863

Site Plan

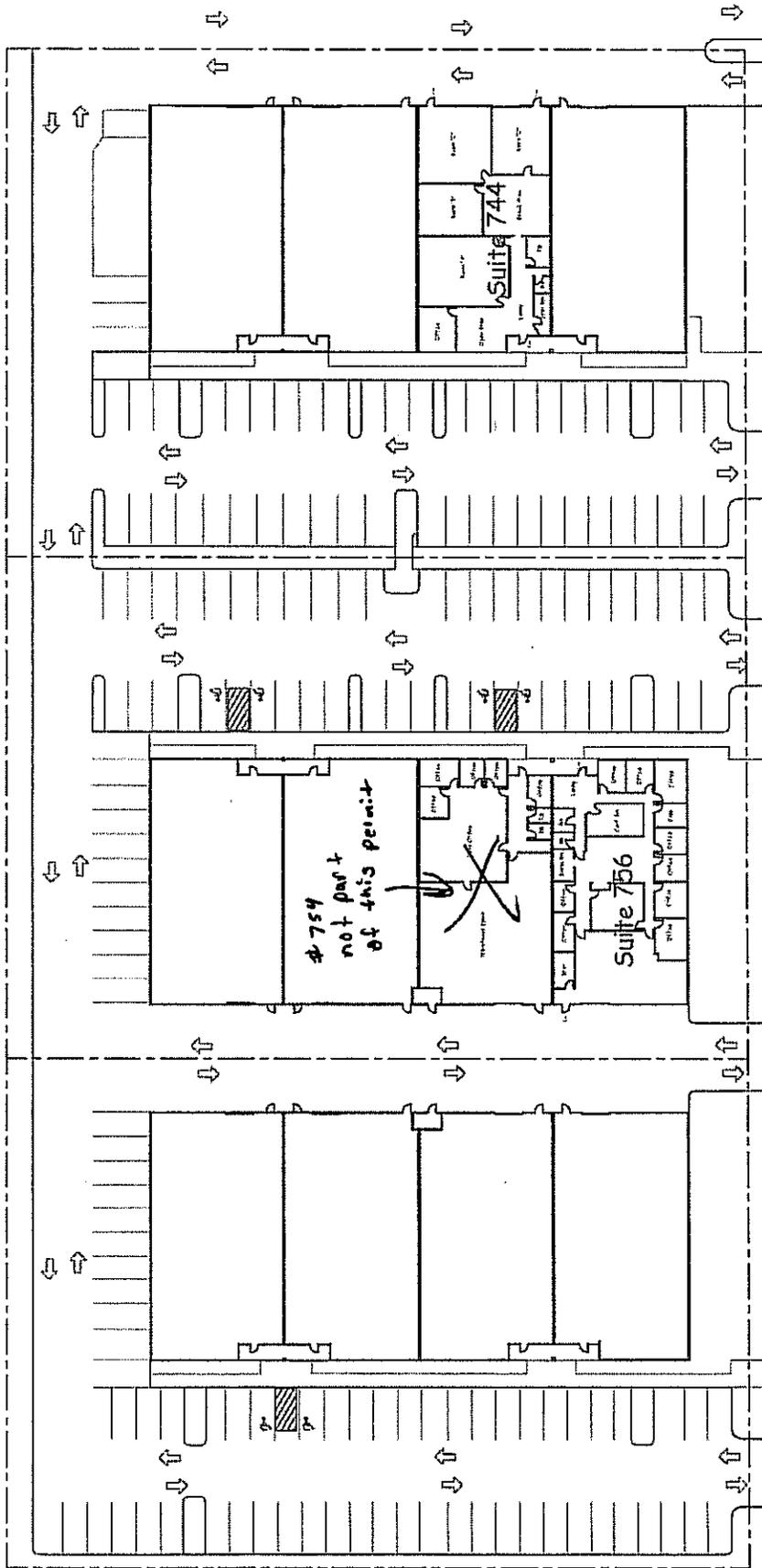
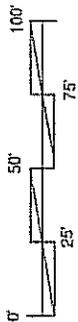
International Technological
University

756 San Aleso Avenue, Suite 756 &
733 San Aleso Avenue, Suite 744
Sunnyvale, CA 94085

SAN ALESO AVENUE

* 744 ; 756 only

SCALE:



NORTH

07/11/08
Heywood Design Services
ph: 650-804-1863

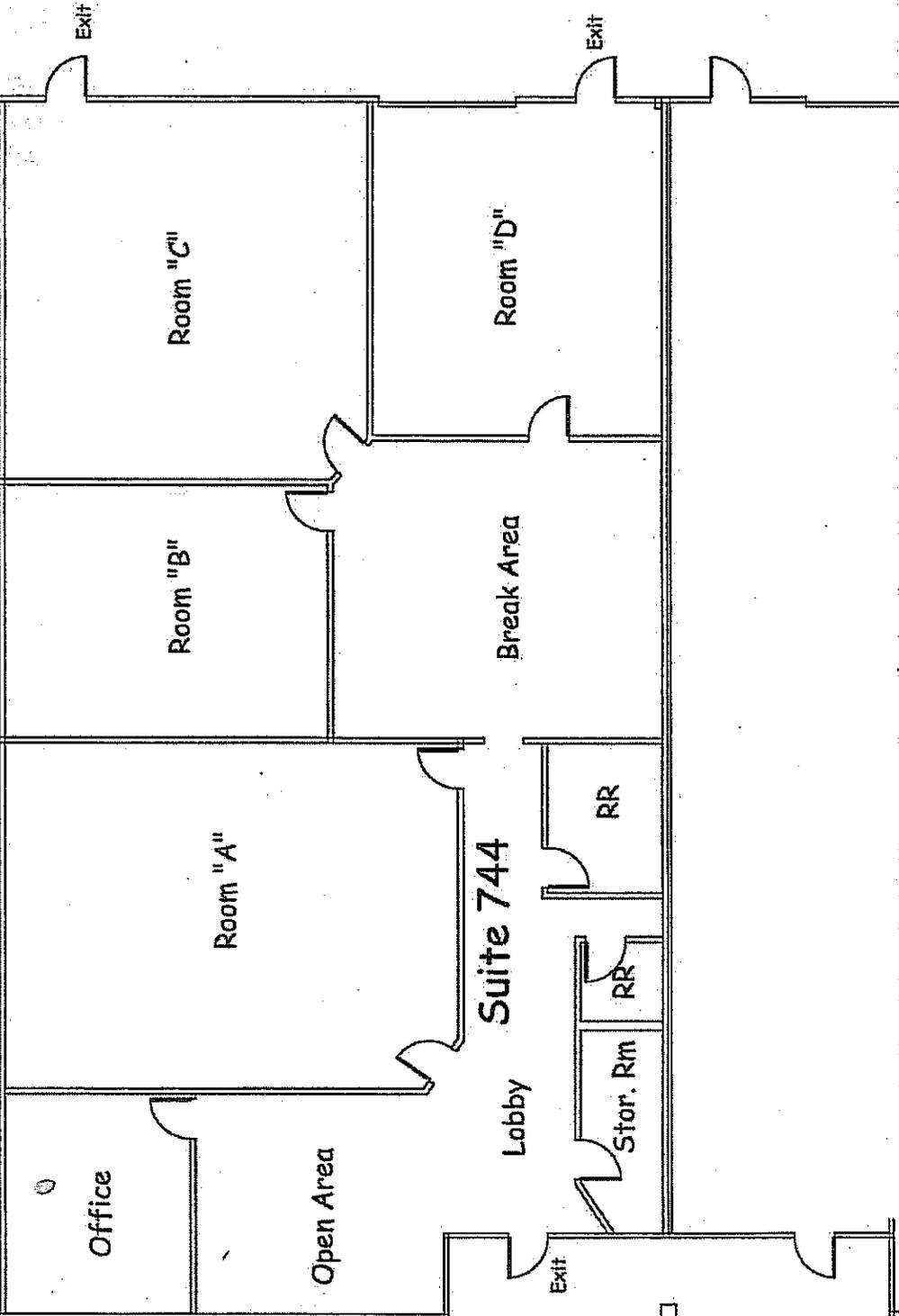


NORTH

Scale: 1/8" = 1'-0"
4,470 SF

Existing Plan

International Technological University
744 San Aleso Avenue, Suite 744
Sunnyvale, CA 94085

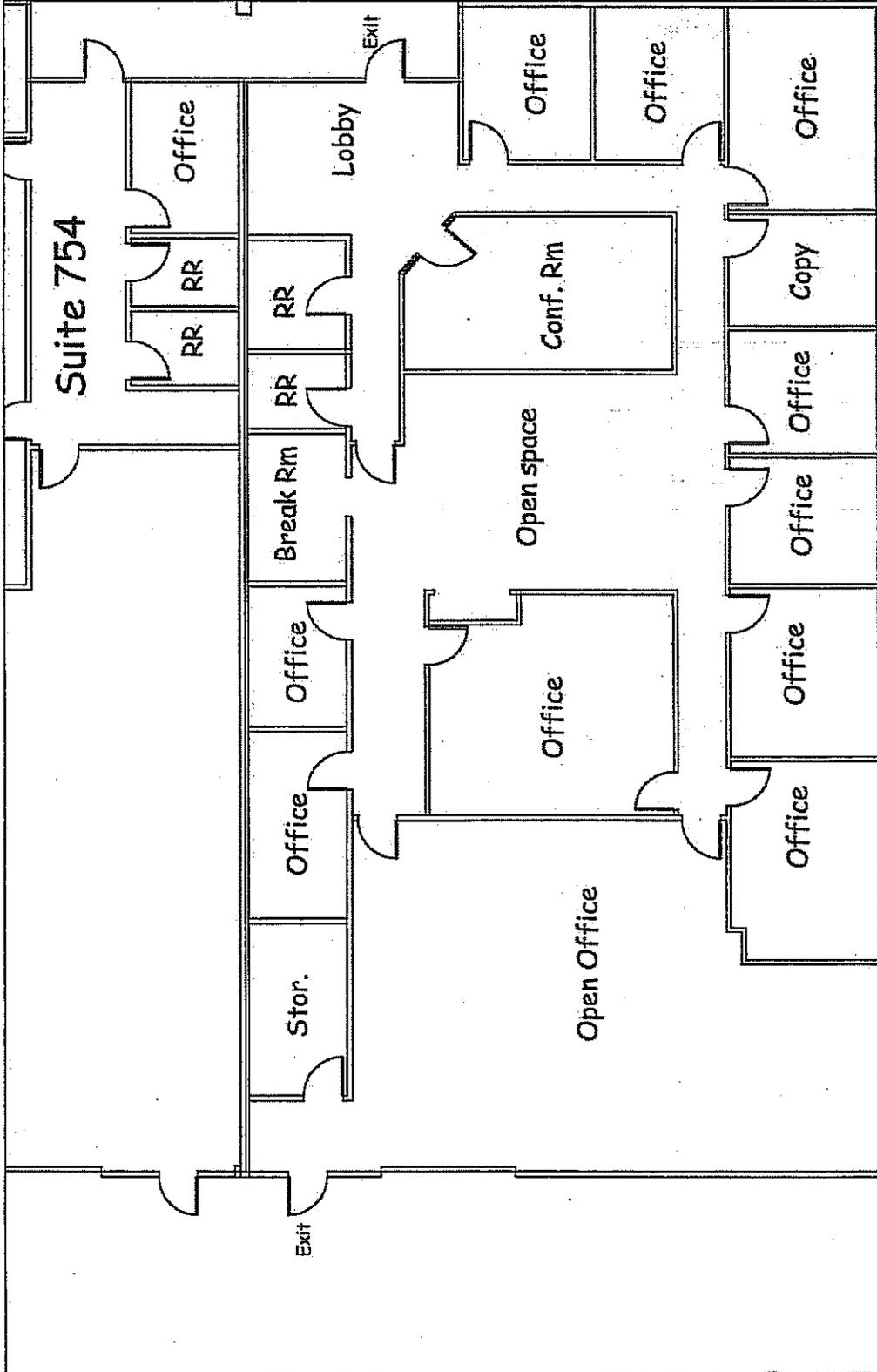


07/11/08
Heywood Design Services
ph: 650-804-1863



NORTH

Scale: 1/8" = 1'-0"
4,360 SF



Existing Plan Suite 756

International Technological
University
744 San Aleso Avenue, Suite 756
Sunnyvale, CA 94085

Project Justification:

The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project contributes significant added value to the economic growth in the City of Sunnyvale. International Technological University is approved by the State of California and delivers Graduate studies with cutting-edge technology and management theories bridging over into practical application. Our programs prepare students with the knowledge and skills that local industry demands in order to push forward individual and overall economic growth.

Project Description:

We are International Technological University and have been in the non-profit education sector since 1994. Our founder, Dr. Shu-Park Chan, started our university after 30+ years serving at Santa Clara University as the Dean of Engineering. Our instructional/degree offerings include graduate programs in electrical, computer, and software engineering as well as business administration.

Almost 98% of our students are international students from countries such as India, China, Taiwan, Kenya, Sri Lanka, among many others. We take pride in adding value to the diverse richness of Sunnyvale's population.

Many of our students take advantage of our ability to offer them CPT (Curricular Practical Training), which allows them to work legally in a field related to their studies while they continue to pursue their degree. We utilize our very strong connections with the local industrial leaders to bridge the students easily from learning theory to applying their newly learned skills into an industry position.

Our students being from various countries find that utilizing Sunnyvale's public transportation system they can avoid the pricing overhead of buying cars. Our university has coordinated with VTA to offer each one of our students an unlimited bus pass for the duration of their studies. This also serves to cut down the total amount of parking spaces needed to serve our students.

Our office hours are 10am – 6pm Monday through Friday. In total we have 12 people working fulltime at the campus. Our class schedule varies from morning, nighttime, and Saturday classes. At any given time there aren't more than three concurrent classes in session with each class having about 20-30 students in total.

Our teaching model is built around the flexibility that industry demands. In engineering there are constantly new technologies and standards being developed, and we meet that by having a faculty of adjunct professors who are up-to-date and current with the latest technologies in their field. This allows the university to avoid the overhead of tenure faculty and extra office space.