



REPORT TO PLANNING COMMISSION

Hearing Date: June 13, 2011
File Number: 2011-7072

SUBJECT: **Sanjeev Acharya:** Applications for an 17,396 square foot site located at **110 Connemara Way** in an R-2/PD Zoning District (APN: 309-22-042):

Motion **2011-7072** - Special Development Permit to allow the development of four single-family homes;

Motion Vesting Tentative Map for four lots.

REPORT IN BRIEF:

Existing Site Conditions Single-family home and accessory structures

Surrounding Land Uses

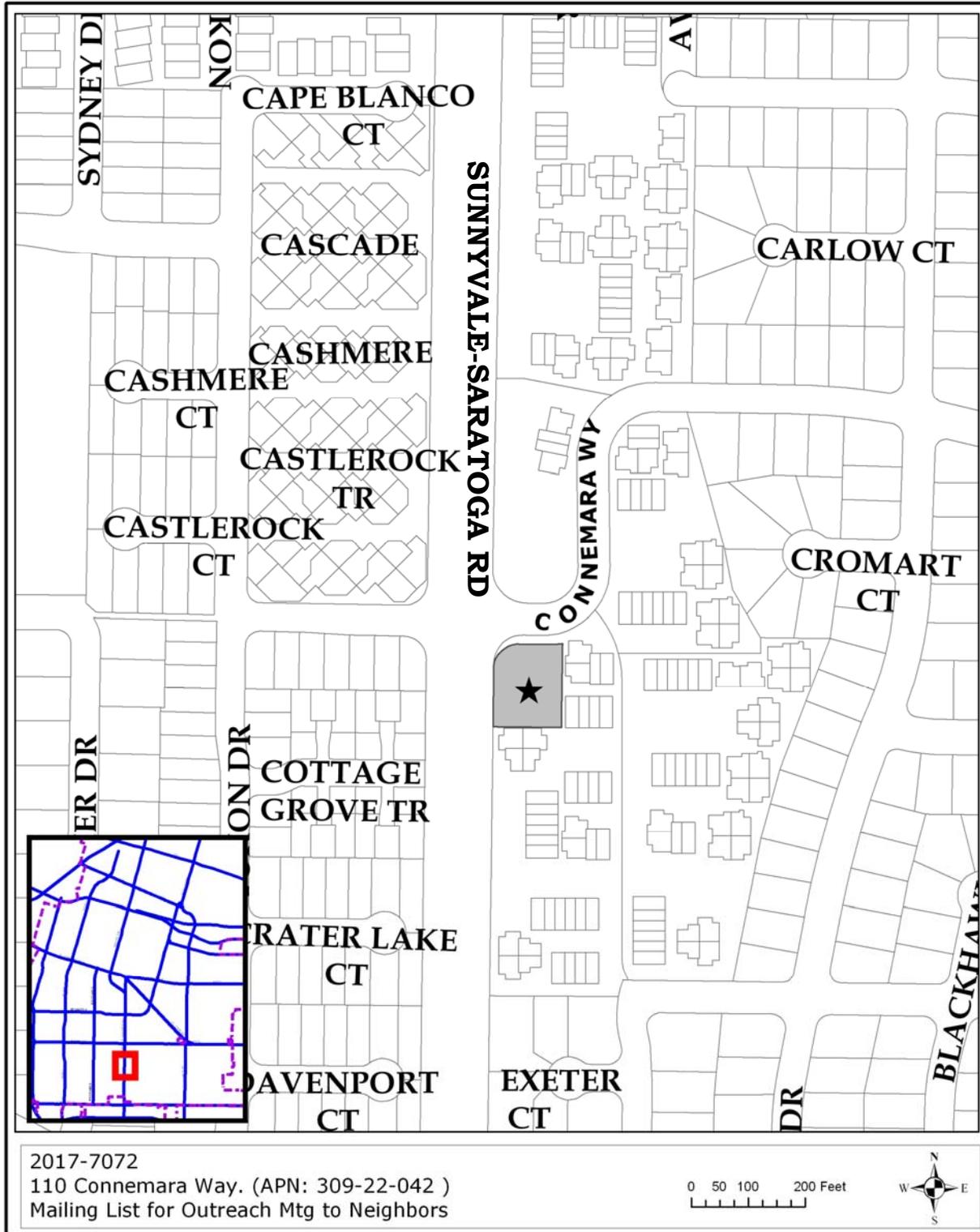
- North Connemara Way and Multi-family homes (Sunset Park)
- South Multi-family homes (Sunset Park)
- East Multi-family homes (Sunset Park)
- West Single-family homes and multi-family homes across Sunnyvale-Saratoga Road

Issues Parking, Neighborhood Compatibility

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

Staff Recommendation Approve with conditions.

VICINITY MAP



2017-7072
110 Connemara Way. (APN: 309-22-042)
Mailing List for Outreach Mtg to Neighbors

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Medium Density	Same	Residential Low Medium Density
Zoning District	R-2/PD	Same	R-2/PD
Lot Size (s.f.)	17,396	Same	8,000 min.
Gross Floor Area (s.f.)	Approx. 2,200	9,524	7,828 w/out PC hearing
Lot Coverage (%)	13%	34%	40% max.
Floor Area Ratio (FAR)	13%	55%	No max.
No. of Units	1	4	4 max.
Density (units/acre)	2.5	10	12 / acre max.
Meets 75% min?	No	Yes	3 min.
Bedrooms/Unit	4	4	---
Unit Sizes (s.f.) (including garage)	2,200	2,381	N/A
Building Height (ft.)	16'	23'4"	30' max.
No. of Stories	1	2	2 max.
Setbacks (First /Second Facing Property)			
★ Front	71'	16'8" / 19'8"	20' min. / 25' min.
★ Left Side	20'	3'4" - 19' / 6'4"-18'4"	4' / 14' min.
★ Right Side	55'	5' - 15'4" / 8'-18'4"	4' / 14' min.
★ Rear	15'	4'2" - 6'6" / 7'2" - 9'9"	20' / 7' min.
Landscaping (sq. ft.)			
Total Landscaping	10,855	5,476	3,479 min.
Landscaping/Unit	10,855	1,000-1,808	850 min.
Usable Open Space/Unit	10,855	770-1,441	500 min.
Water Conserving Plants (%)	N/A	70%	70% min.

Parking			
Total Spaces	4	20	16 min.
Covered Spaces	2	8	8 min.
Aisle Width (ft.)	N/A	20'	20' min.
Stormwater			
Impervious Surface Area (s.f.)	6,290	11,920	No Max.
Impervious Surface (%)	37%	68%	No Max.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

BACKGROUND:

The proposed project includes a Special Development Permit to construct four single-family homes and a Vesting Tentative Map to subdivide one lot into four parcels.

Previous Actions on the Site

There are no previous planning permits or actions.

DISCUSSION:

Requested Permits

The proposed project is for the redevelopment of a 17,396 square foot site currently occupied by a single-family home and several accessory structures. The proposed development would be composed of four single-family homes accessed from a private driveway leading off Connemara Way. The development proposal is composed of a Special Development Permit (SDP) for the individual homes and Vesting Tentative Map (TM) for the subdivision.

Each home would be situated on individual lots. Certain common area includes a private street and landscaped area that would be maintained by a new maintenance agreement. Parking would be provided within separate two-car garages for each unit and four additional guest parking spaces on-site. All units will include a two-car driveway in front of the home.

A 7-8 foot masonry wall is proposed to be built along the entire Sunnyvale-Saratoga Road frontage and along a portion of the southern property line adjacent to the existing residential use (Sunset Park).

The four single-family homes are all two stories with different architectural styles. The unit floor plans are composed of four bedrooms. Private rear yard space which varies in size is provided for each unit.

- **Special Development Permit/Use Permit**

An SDP is required for site and architectural review of the proposed townhome development and may allow deviations from development requirements. The proposed project includes deviations from the following requirements (see discussions below):

1. Front yard setbacks
2. Side yard setbacks
3. Rear yard setbacks

- **Vesting Tentative Map**

A subdivision is required to create separate ownership lots. The Vesting Tentative Map vests the developer's right to build the project for the life of the map. It also secures the approved project against future SMC changes by the City that might otherwise affect the project.

ANALYSIS:

Architecture

The proposed architecture is contemporary in style with similar unit floor plans but four different appearances. The applicant has incorporated all of staff's comments and there are no recommended modifications at this time. See architectural elevations in Attachment D for details.

In response to neighbors' concerns regarding second story window placement, several of the elevations have had windows removed (1" recessed wall areas) or modified to be fixed and high-sill.

Development Standards

- **Site Layout**

The proposed development would attain access from a private drive that will lead off of Connemara Way. The proposed single-family development will include various setbacks and deviations for the individual homes. The front yard setbacks are generally the same for all four units with a 16'8" setback to the first story and a 19'8" setback to the second story as measured from the internal private street. Sunnyvale Municipal Code (SMC) requires a 20' setback to the first story and at 25' setback to the second story. A minimum first story side yard setback of 4' and combined side yard of 14' is required for the individual homes. The project does not meet the 4' minimum for one side but does meet the 14' combined total side yard setback for units. The second story setback is required to be increased to 7' on one side and 17' combined. The project does not meet second story side yard setback minimum but does meet the combined total. In many cases the wall plane is extended up both stories for the majority of the building. Generally, the

City's design guidelines encourage increased setbacks for upper stories of a building to break up the mass.

As noted in the Architecture section of the report, given the architectural theme and the various design elements that have been incorporated, additional setback to break up the facade is not necessary. In addition, the City Council Policy for Small Lot Single Family Residential Developments states that the second story side yard setback along the side adjacent to the existing homes. The proposed project meets this policy with 12'-15' setbacks for the side yards facing the adjacent Sunset Park project.

Although several setback deviations are requested, staff notes that the proposed project has typical deviation for small-lot single-family development. Also, the site layout best addresses the issue of providing a more private interface with the residential uses to the east and south. The central drive will also help minimize noise generation from new car trips.

The private driveway leads off Connemara Way and crosses a small strip of land that is owned by the Sunset Park Home Owners Association (HOA). The applicant has reached an agreement with the Sunset Park HOA to slightly modify this access easement.

- **Trash and Recycling Access**

Similar to most single-family developments, individual trash and recycling pick-up will be provided. In consultation with the Department of Public Works, a staging area on Connemara Way is recommended, similar to other single-family homes in the area. The plans show a staging area near the center of the project, but the Department of Public Works has stated this is a less desirable location for service. A condition of approval has been added that will require solid waste service on Connemara Way.

- **Parking/Circulation**

SMC Section 19.46.050 requires that single-family homes provide two covered parking spaces, plus two uncovered spaces. Additionally, SMC requirements for projects located on streets with limited or no on-street parking, the provision for an additional 0.4 unassigned parking spaces per unit. The proposed project meets these requirements.

- **Landscaping and Tree Preservation**

Most of the landscaping area will be located in private yard areas for the individual single-family homes. Additional trees and groundcover landscaping are provided along the newly created private drive. A preliminary landscape plan is shown in Attachment D. A more detailed landscaping and irrigation plan will be submitted for review and approval by the Director of Community Development prior to issuance of a building permit. Decorative paving is also shown at the private street entrance.

The project includes the removal of all of the 10 trees on-site including four of the five trees considered “protected,” as defined by SMC. The four protected trees are either in poor health or are located within the footprint of the proposed homes. Per Conditions of approval, a 36” box tree is to be provided for each protected tree being removed.

- **Walls and Fences**

An Acoustical Analysis was completed by Edward L. Pack Associates, Inc. in January 2011. The study measured noise levels at a location just east of the Sunnyvale-Saratoga Road. Noise levels were measure at DNL 71 dB. To account for future traffic volumes, 1dB was added to the measured DNL. A future DNL of 72 dB is expected for the exterior noise level. This level is considered conditionally acceptable. In order to meet the City’s goal of 60 dB in the yards nearest to Sunnyvale-Saratoga Road, a reduction of 12 dB is needed.

To achieve this reduction an eight foot high wall along Sunnyvale-Saratoga Road will be required. The wall will return for short lengths along the northern and southern property lines as well. Staff is recommending a condition of approval requiring the soundwall design to be the same as the existing Sunset Park wall including insets for trees to be planted on the Sunnyvale-Saratoga Avenue side.

An interior noise level of 55 dB is also expected to occur in the living spaces of the eastern units adjacent to Sunnyvale-Saratoga Ave. Mitigation (wall and dual pane windows) has been added that will reduce this level to 45dB interior maximum.

- **Usable Open Space**

The proposal meets the requirement for private usable open space with an average of approximately 575 square feet per unit. The project exceeds the requirement with 1,369 square feet per unit.

- **Stormwater Management**

A preliminary Stormwater Management Plan has been submitted as required, which shows proposed drainage patterns and conceptual treatment techniques to minimize surface runoff and pollution. A more detailed Stormwater Management Plan will be submitted during the building permit phase per Conditions of Approval.

- **Green Building Requirements**

The project is required to achieve a minimum of 70 green building points to fulfill green building requirements. Most of the green building points are incorporated into the design of the landscaping, building materials, energy performance and plumbing. A GreenPoint Rated Checklist has been provided and demonstrates the project is expected to achieve 101 points. As required, verification of the green building measures will be completed by

the Building Safety Division during the building permit process (Attachment B, Recommended Conditions of Approval).

- **Below Market Rate (BMR) Housing**

No BMRs are required of this development since the total number of units is less than nine.

Environmental Review

A Mitigated Negative Declaration has been prepared in compliance with California Environmental Quality Act provisions and City Guidelines. An initial study has determined that the proposed project would not create any significant environmental impacts with implementation of the recommended mitigation measures.

The Initial Study includes discussion about noise impacts from Sunnyvale-Saratoga Road and air quality impacts. Mitigation measures have been incorporated in the attached conditions of approval at the appropriate states of construction (Attachment B).

FISCAL IMPACT

Transportation Impact Fee

Projects resulting in net new peak hour automobile trips are subject to a transportation impact fee. The transportation impact fee is estimated to be \$6,147.54, and must be paid prior to issuance of a building permit. The amount is subject to the fee in place at the time of payment.

Park Dedication In-Lieu Fee

The project is subject to a park dedication in-lieu fee for each new residential unit. The park dedication in-lieu fee is based on the current acreage standard of 2.25 acres/1,000 population; the fee, based on FY 2010-2011 adopted land values is estimated to be \$70,567.20, and must be paid prior to recordation of a Final Map. The amount is subject to the fee, based on a formula in the Municipal Code, in place at the time of payment.

PUBLIC CONTACT

Outreach Meeting

The applicant held a community outreach meeting on May 2, 2011. Approximately 20 residents from the surrounding Sunset Park community attended. A majority of the concerns were related to construction noise, parking, and maintenance responsibilities.

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 • 230 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

Discussion: Staff finds the project, as conditioned, meets the required Findings and Goals of the General Plan. The proposed deviations from Code requirements are considered minor relative to the benefits of the overall design of the project. Furthermore, Conditions of Approval ensure that impacts to the site and surrounding development are considered minimal.

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Special Development Permit that were provided by the applicant as well as based on staff analysis. Recommended Findings and General Plan Goals are located in Attachment A.

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

ALTERNATIVES

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

RECOMMENDATION

Recommend Alternative 1: Adopt the Mitigated Negative Declaration and approve the Special Development Permit and Vesting Tentative Map with attached conditions.

Prepared by:

Steve Lynch
Project Planner

Reviewed by:

Shaunn Mendrin
Senior Planner

Reviewed by:

Trudi Ryan
Planning Manager

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Mitigated Negative Declaration
- D. Site and Architectural Plans

RECOMMENDED FINDINGS

Special Development Permit

General Plan Goals and Policies:

Housing and Community Revitalization Sub-element

Policy A.2: *All new residential developments should build at least 75 percent of the permitted density.*

Policy C.1: *Continue efforts to balance the need for additional housing with other community values, such as preserving the character of established neighborhoods, high quality design, and promoting a sense of identity in each neighborhood.*

Goal D: *Maintain diversity in tenure, type, size, and location of housing to permit a range of individual choices for all current residents and those expected to become city residents.*

Goal E: *Maintain and increase housing units affordable to households of all income levels and ages.*

Land Use and Transportation Element

Goal C2: *Ensure Ownership and rental housing options in terms of style, size and density that are appropriate and contribute positively to the surrounding area.*

Policy C2.2: *Encourage the development of ownership housing to maintain a majority of housing in the city for ownership choices.*

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

Community Design Sub-element

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

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

The proposed project meets the goals and policies of the General Plan as listed above by creating four single-family homes that promote housing goals that encourage home ownership. The project also meets the policy for a minimum 75% of the allowable density for the zoning district.

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

The proposed project is the same density and similar style of the surrounding development. The site layout adequately buffers the existing neighbors to the east and south by locating backyards with the existing back yards and locating the new driveway in the center of the project. Additionally, privacy issues (window design) are adequately addressed for the neighboring development. The design of the homes is considered high quality and will greatly improve the overall appearance of the area over current conditions.

Tentative Map

In order to approve the Tentative Map, the proposed subdivision must be consistent with the general plan. Staff finds that the Tentative Map is in conformance with the General Plan. However, if any of the following findings can be made, the Tentative Map shall be denied. Staff was not able to make any of the following findings and recommends approval of the Tentative Map.

1. That the subdivision is not consistent with the General Plan.
2. That the design or improvement of the proposed subdivision is not consistent with the General Plan.
3. That the site is not physically suitable for the proposed type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
8. That the map fails to meet or perform one or more requirements or conditions imposed by the "Subdivision Map Act" or by the Municipal Code

Staff was not able to make any of the findings (B.1-8), and recommends approval of the Tentative Map.

ATTACHMENT B

RECOMMENDED CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS JUNE 13, 2011

Planning Application 2011-7072

110 Connemara Way

Special Development Permit to allow the development of four single-family homes; and Vesting Tentative Map for the subdivision of one lot into four lots.

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

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

GC: THE FOLLOWING GENERAL CONDITIONS AND STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE APPROVED PROJECT.

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 Use 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. TITLE 25:

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

GC-5. STORMWATER MANAGEMENT PLAN:

Project is subject to Provision C3, of the Municipal Regional Stormwater Permit Order No. R2-2009-0074, as determined by a completed “Stormwater Management Plan Data Form”, and therefore must submit a Stormwater Management Plan as per SMC 12.60.140 prior to issuance of the building permit. [SDR] [PLANNING]

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 Planning Commission’s decision, subject to review and approval by the Director of Community Development through a staff-level permit, and shall include the following:

- a) High quality materials shall be used on the exterior (e.g. no low grade foam trim, EIFS, etc., unless the materials proposed can be shown to be of a quality, appearance, and longevity equivalent to real wood). [COA] [PLANNING]

PS-2. EXTERIOR MATERIALS REVIEW:

Final exterior building materials and color scheme are subject to review and approval by the Director of Community Development prior to submittal of a building permit. [COA] [PLANNING]

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

BP-1. CONDITIONS OF APPROVAL:

Final plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans. [COA] [PLANNING]

BP-2. RESPONSE TO CONDITIONS OF APPROVAL:

A written response indicating how each condition has or will be addressed shall accompany the building permit set of plans. [COA] [PLANNING]

BP-3. NOTICE OF CONDITIONS OF APPROVAL:

A Notice of Conditions of Approval shall be filed in the official records of the County of Santa Clara and provide proof of such recordation to the City prior to issuance of any City permit, allowed use of the property, or Final Map, as applicable. The Notice of Conditions of Approval shall prepared by the Planning Division and shall include a description of the subject property, the Planning Application number, attached conditions of approval and any accompanying subdivision or parcel map, including book and page and recorded document number, if any, and be signed and notarized by each property owner of record.

For purposes of determining the record owner of the property, the applicant shall provide the City with evidence in the form of a report from a title insurance company indicating that the record owner(s) are the person(s) who have signed the Notice of Conditions of Approval. [COA] [PLANNING]

BP-4. NOISE DISTURBANCE COORDINATOR:

A Disturbance Coordinator will be assigned to the project for the full duration of building construction. This coordinator will ensure that all conditions of approval and mitigation measures are enforced. In addition, the Disturbance Coordinator will respond to complaints from the public regarding air quality issues in a timely manner. The contact information for this Coordinator will be posted in plain view at the project site at two different locations. The Coordinator will also be responsible for notifying adjacent properties of the demolition schedules. [COA] [PLANNING]

BP-5. 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-6. SOLID WASTE DISPOSAL:

Staging areas for all units shall be on Connemara Way and not on the private drive. [COA] [PLANNING]

BP-7. 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 \$6,147.54 prior to issuance of a Building Permit. (SMC 3.50). [SDR] [PLANNING]
- b) PARK IN-LIEU - Pay Park In-lieu fees estimated at \$70,567.20, prior to approval of the Final Map or Parcel Map. (SMC 18.10). [SDR] [PLANNING]

BP-8. MECHANICAL EQUIPMENT (EXTERIOR):

Detailed plans showing the locations of individual exterior mechanical equipment/air conditioning units shall be submitted and subject to review and approval by the Director of Community Development prior to issuance of building permits whether to be installed by the developer or by new property owners at a later time. Proposed locations shall have minimal visual and minimal noise impacts to neighbors and ensure adequate usable open space. Individual exterior mechanical equipment/air conditioning units shall be screened with architecture or landscaping features. [PLANNING] [COA]

BP-9. LANDSCAPE PLAN:

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

- a) All areas not required for parking, driveways or structures shall be landscaped.
- c) Ten percent (10%) of trees shall be 24-inch box size or larger and no tree shall be less than 15-gallon size.
- d) Any “protected trees”, (as defined in SMC 19.94) approved for removal, shall be replaced with a specimen tree of at least 36-inch box size.
- e) Ground cover shall be planted so as to ensure full coverage eighteen months after installation.
- f) The design of each perimeter wall for the development shall be similar in appearance and construction material. Final design is subject to review and approval by Planning Staff prior to issuance of a building permit.
- g) Backflow devices and other appurtenances are to include screening and covers as approved by the Director of Community Development. This includes all devices (irrigation, DCDA, etc.) located in the front or side yard landscape areas. Covers should be black, metal mesh with rounded top covers (e.g. – “mailbox style”).

- h) Prepare a landscape maintenance plan subject to review and approval by the Director of Community Development prior to issuance of a building permit. [COA] [PLANNING]
- BP-10. TREE PROTECTION PLAN:
Prior to issuance of a Demolition Permit, a Grading Permit or a Building Permit, whichever occurs first, obtain approval of a tree protection plan from the Director of Community Development. Two copies are required to be submitted for review. The tree protection plan shall include measures noted in Title 19 of the Sunnyvale Municipal Code and at a minimum:
- a) A tree protection measure shall be in place prior to issuance of any Building or Grading Permits for the neighboring redwood tree located on the commercial property to the north, 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-11. STORMWATER MANAGEMENT CALCULATIONS:
Submit two copies of the City of Sunnyvale Impervious Surface Calculation worksheet prior to issuance of a Building Permit. [COA] [PLANNING]
- BP-12. STORMWATER MANAGEMENT PLAN:
Submit two copies of a Stormwater Management Plan subject to review and approval by Director of Community Development and third party certification, pursuant to SMC 12.60, prior to issuance of building permit. [COA] [PLANNING/PUBLIC WORKS]
- BP-13. STORM WATER MANAGEMENT PLAN THIRD PARTY CERTIFICATION:
Third party certification of the Storm Water Management Plan is required per the following guidance: City of Sunnyvale – Storm Water Quality BMP Applicant Guidance Manual for New and Redevelopment Projects - Addendum: Section 3.1.2 Certification of Design Criteria Third-Party Certification of Storm Water Management Plan Requirements. The third party certification shall be provided prior to building permit issuance. [SDR] [PLANNING/PUBLIC WORKS]
- BP-14. BEST MANAGEMENT PRACTICES:
The project shall comply with the following source control measures as outlined in the BMP Guidance Manual and SMC 12.60.220. Best management practices shall be identified on the building permit set of plans and shall be subject to review and approval by the Director of Public Works:
- a) Storm drain stenciling. The stencil is available from the City's Environmental Division Public Outreach Program, which may be reached by calling (408) 730-7738.

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

BP-15. CITY STREET TREES (SUBDIVISION):

At the expense of the subdivider, City staff shall install required street trees of a species determined by the Public Works Department. Obtain approval of a detailed landscape and irrigation plan from the Director of Community Development (SMC 19.38.070) prior to issuance of a Building Permit. [SDR] [PLANNING/PUBLIC WORKS]

BP-16. LIGHTING POLE HEIGHTS:

Private street lighting pole heights within the project shall not to exceed 8 feet. [COA] [PLANNING]

BP-17. NOISE REDUCTION:

Final construction drawings shall incorporate all noise mitigation measures as set forth under "Mitigation Measures" in the approved environmental document and all plans shall be wet-stamped and signed by the noise consultant. [COA] [PLANNING]

Mitigation Measure

WHAT: 1) A wall must be constructed along the west property line will need to be 8 feet high but may be lowered or raised as necessary to match the height of the existing masonry sound wall on Sunnyvale-Saratoga Avenue.

2) The wall must extend along a portion of the south property line at Lot 4 and will need to be seven feet high

(extends approximately 20 feet east from Sunnyvale-Saratoga Avenue).

3) The wall must extend eastward along the property line of Lot 3 along Connemara Way and will need to be six feet high (extends approximately 20 feet east from Sunnyvale-Saratoga Avenue).

4) The wall must be continuous with no cracks or gaps in its face and have a minimum surface density of 2.5 pounds per square foot.

5) The soundwall design shall be the same as the existing Sunset Park wall including insets for trees to be planted on the Sunnyvale-Saratoga Avenue side.

6) To achieve compliance with the 45 dB interior noise level standard, Sound Transmission Class minimum rated 31 windows shall be installed at the living spaces of Lots 3 and 4. Sound Transmission Class minimum rated 28 windows shall be installed at the living spaces of Lot 1 and 2. (See page 4 of the acoustical report for additional information).

WHEN: These mitigations shall be converted into conditions of approval for this Special Development Permit (SDP) prior to its final approval by the City's Planning Commission. The conditions will become valid when the SDP is approved and prior to building permit issuance. All mitigation measures must be installed prior to building permit final.

WHO: The property owner (developer) will be solely responsible for implementation and maintenance of these mitigation measures.

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

BP-18. AIR QUALITY:

The project shall comply with all necessary requirements regarding Air Quality. [COA][PLANNING]

Mitigation Measures

WHAT: Permits must be obtained from the City of Sunnyvale and Bay Area Air Quality Management (BAAQMD).

WHEN: This mitigation shall be converted into conditions of approval for this Special Development Permit (SDP) prior to its final approval by the City's Planning Commission. The conditions will become valid when the SDP is approved and prior to

building permit issuance. These permits are required prior to any demolition or construction on site.

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

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

BP-18: TENTATIVE MAP AND RIGHT-OF-WAY REQUIREMENTS:

The following requirements and upgrades are required, for review and approval by the Department of Public Works: [COA] [PLANNING/PUBLIC WORKS]

- a) This project is subject to, and contingent upon, the approval of a tentative parcel map and recordation of a parcel map prior to any permit issuance.
- b) The developer shall execute a Development Permit and provide improvement securities and/or cash deposit(s) for all proposed public improvements prior to map recordation or any permit issuance, whichever occurs first.
- c) The developer shall pay all applicable Public Works development fees associated with the project, including but not limited to, utility frontage and/or connection fees and off-site improvement plan check and inspection fees, prior to any permit issuance. An initial minimum fee of \$3,500.00 (based upon current fee rate and is subject to change) is due upon submittal of the first complete plan check set to Public Works.
- d) Reservation of new private ingress/egress easement necessary for the project shall be recorded with the parcel map.
- e) All utility companies shall be contacted to establish appropriate easements to provide services to each parcel.
- f) All public improvements shall be installed per City's design standards pursuant to Sunnyvale Municipal Code Sections 18.12 unless otherwise approved by the Director of Public Works.
- g) Obtain an encroachment permit with insurance requirements for all public improvements.
- h) This project requires removal and replacement of handicap ramp at Connemara/Saratoga-Sunnyvale intersection (southeast corner) in accordance with City's latest standard details specifications.
- i) This project requires connection to all City utilities or private utilities operating under a City franchise which provide adequate levels of service.
- j) All existing utility lines and/or their appurtenances not serving the project and/or have conflicts with the project, shall be capped, abandoned, removed, relocated and/or disposed to the satisfaction of the City.
- k) All parcels shall be served by utilities, allowing each parcel to function separately from one another. Individual water services

shall be provided to each residential unit and each new radio-read water meter should be placed in the public right-of-way.

- l) All proposed on-site drainage and sanitary sewer systems shall be privately owned and maintained unless otherwise approved by the City as public system(s). The water system shall be privately owned and maintained beyond the meter.
- m) All utility plans (PG & E, telephone, cable TV, fiber optic, etc.) shall be submitted to the Public Works Department for review and approval prior to the issuance of any permits for utility work within public right-of-way or public utility easements.
- n) This project shall not cause any negative impact on the drainage pattern for adjacent properties.
- o) Concurrently with the parcel map recordation, record a maintenance agreement (or other document) to identify maintenance responsibilities for private common access areas and to provide garbage collection staging area away from the street intersection and to the east of the new driveway approach, to be reviewed and approved by the City.
- p) Install City street trees at minimum spacing of 35' with min. 24 gallon box.
- q) Upgrade existing fire hydrant on Saratoga-Sunnyvale Road to Clow Rich 75 if older than 30 years.

BP-19: FIRE PREVENTION REQUIREMENTS:

The following requirements and upgrades are required, for review and approval by the Department of Public Safety: [COA] [PLANNING/PUBLIC SAFETY]

- a) As applicable, comply with the requirements contained in Sunnyvale Municipal Code Chapter 16.52, 16.53 and 16.54; California Fire Code, and Title 19 California Code of Regulations. Building plan submittals after January 1, 2011 will have to comply with the 2010 adopted codes.
- b) The water supply for fire protection and fire fighting shall be approved by the Department of Public Safety (508 CFC)
- c) A fully automatic fire sprinkler system is required. The fire sprinkler systems shall be in accordance with NFPA 13, and CFC. (16.52.270 SMC & Section 903 CFC)
- d) Provide a water meter size sufficient to handle the fire sprinkler system, generally one inc
- e) A fire alarm system is required for buildings meeting the requirements under Section 907.2.9 CFC.
- f) Install approved smoke detectors and carbon monoxide detectors in accordance with the Sunnyvale Municipal Code (MC 16.52.280).
- g) Fire hydrants are required every 300 feet. Onsite fire hydrants are required along the fire access road. Provide locations of existing city fire hydrants and any proposed on-site hydrants. (508 CFC)
- h) Provide required number of approved fire extinguishers (minimum size of 2A10BC) (CCR Title 19: 568)

- i) Fire access roads are required per the Sunnyvale Municipal Code and the published requirements for Fire Department Vehicle Access.
- j) Dead end fire access roads shall have an approved turnaround if the dead-end is greater than 150 feet. Approved turnaround will be required at the west end of the project.
- k) 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)
- l) Provide a written construction Fire Protection Plan. (Section 1408 CFC)(Refer to Unidocs.org , Fire Prevention documents).
- m) Trees (at maturity) along the fire access road shall not interfere with the 13'6" vertical clearance.

TM: THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO THE APPROVAL OF THE FINAL MAP OR PARCEL MAP.

TM-1. MAINTENANCE AGREEMENT:

Any proposed deeds, covenants, restrictions and by-laws relating to the subdivision are subject to review and approval by the Director of Community Development and the City Attorney. Four (4) sets of the Maintenance Agreement including all information required below shall be submitted to the Engineering Division of the Public Works Department for routing. In addition to requirements as may be specified elsewhere, the Maintenance Agreement shall include the following provisions:

- a) Membership in and support of an association (Maintenance Agreement) controlling and maintaining all common facilities shall be mandatory for all property owners within the development.
- b) The owners association shall obtain approval from the Director of Community Development prior to any modification of the Maintenance Agreement pertaining to or specifying the City.
- c) The developer shall maintain all private utilities and landscaping for a period of three (3) years following installation of such improvements or until the improvements are transferred to a owners association, following sale of at least 75% of the units, whichever comes first.
- d) The Standard Development Requirements and Conditions of Approval included as part of the approved Planning Application, Permit #**2011-7072**, and associated map shall be incorporated into the Maintenance Agreement as an exhibit or attachment. The included map shall clearly indicate all public/private easements as disclosure for property owners. The Maintenance Agreement shall include a list of all attachments and/or exhibits.

-
- e) The Maintenance Agreement shall contain language for Best Management Practices “Agreement to Maintain” pursuant to Sunnyvale Municipal Code 12.60.200.
 - f) The Maintenance Agreement shall contain the following provisions:
 - i) The owners association shall maintain parkstrip landscaping in perpetuity along the public street fronting the project site.
 - ii) Property owners are prohibited from modifying drainage facilities and/or flow patterns unless reviewed and approval granted from the Public Works Department.
 - g. The Maintenance Agreement shall contain the following language:
 - i) “Right to Remedy Failure to Maintain Common Area. In the event that there is a failure to maintain the Common Area so that owners, lessees, and their guests suffer, or will suffer, substantial diminution in the enjoyment, use, or property value of their Project, thereby impairing the health, safety and welfare of the residents in the Project, the City, by and through its duly authorized officers and employees, will have the right to enter upon the subject Property, and to commence and complete such work as is necessary to maintain said Common Area. The City will enter and repair only if, after giving the Association and Owners written notice of the failure to maintain the Common Area, they do not commence correction of such conditions in no more than thirty (30) days from the giving of the notice and proceed diligently to completion. All expenses incurred by the City shall be paid within thirty (30) days of written demand. Upon a failure to pay within said thirty (30) days, the City will have the right to impose a lien for the proportionate share of such costs against each lot in the Project.
 - iii) It is understood that by the provisions hereof, the City is not required to take any affirmative action, and any action undertaken by the City will be that which, in its sole discretion, it deems reasonable to protect the public health, safety and general welfare, and to enforce it and the regulations and ordinances and other laws.
 - iv) It is understood that action or inaction by the City, under the provisions hereof, will not constitute a waiver or relinquishment of any of its rights to seek redress for the violation of any of the provisions of these restrictions or any of the rules, regulations and ordinances of the City, or of other laws by way of a suit in law or equity in a court of competent jurisdiction or by other action.
 - v) It is further understood that the remedies available to the City by the provision of this section or by reason of any other provisions of law will be cumulative and not exclusive of the maintenance of any other remedy. In this connection, it is

understood and agreed that the failure to maintain the Common Area will be deemed to be a public nuisance and the City will have the right to abate said condition, assess the costs thereof, and cause the collection of said assessments to be made on the tax roll in the manner provided by appropriate provisions of the Sunnyvale Municipal Code or any other applicable law.

vi) No Waiver. No failure of the City of Sunnyvale to enforce any of the covenants or restrictions contained herein will in any event render them ineffective.

vii) Hold Harmless. Declarant, Owners, and each successor in interest of Declarant and said Owners, hereby agree to save, defend and hold the City of Sunnyvale harmless from any and all liability for inverse condemnation which may result from, or be based upon, City's approval of the Development of the subject Property." [COA] [PUBLIC WORKS/PLANNING/CITY ATTORNEY]

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 shall be striped as per the approved plans and Public Works standards. [COA] (PLANNING/ENGINEERING)

PF-3. MAINTENANCE AGREEMENT:

The Developer/Owner shall submit a copy of the recorded Maintenance Agreement and a letter from the Developer/Owner either indicating that the recorded Maintenance Agreement are in conformance with the approved draft Maintenance Agreement or summary of changes shall be provided to the Director of Community Development prior to release of utilities or certificate of occupancy. [COA] [PUBLIC WORKS/PLANNING/CITY ATTORNEY]

PF-4. IRRIGATION METERS:

For commercial and industrial projects, to ensure appropriate sewer billing (water used for irrigation may not be billed for sewer), the developer may provide separate (irrigation and other) intake meters. Such meters could be installed prior to occupancy of the building. [COA] [PLANNING]

- PF-5. NOISE REDUCTION VERIFICATION:
Acoustical tests shall demonstrate that an interior Ldn scale (day and night average noise level) of 45 dBA is met on the finished units. Such test results shall be furnished to the Director of Community Development prior to occupancy of the units. [COA] [PLANNING]
Mitigation Measure

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]
- DC-3. CONSTRUCTION PARKING:
Construction parking shall be managed by the applicant and their general contractor so that neighbors are not impacted by construction vehicle parking. When the site permits, all construction parking shall be on-site and not on the public streets.
[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. 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-2. OFF-STREET PARKING:
Off-street parking for both residents and guests shall be maintained at all times in accordance with approved plans. [COA] [PLANNING]
- AT-3. GARAGES CLEAR:
Homeowners shall keep garages clear and operable for two-car parking at all times.

AT-4. RECREATIONAL VEHICLE STORAGE PROHIBITED:

Unenclosed storage of any vehicle intended for recreation purposes, including land conveyances, vessels and aircraft, but excluding attached camper bodies and motor homes not exceeding 18 feet in length, shall be prohibited on the premises. [COA] [PLANNING]

AT-5. BMP MAINTENANCE:

The project applicant, owner, landlord, or Maintenance Agreement parties, must properly maintain any structural or treatment control best management practices to be implemented in the project, as described in the approved Stormwater Management Plan and indicated on the approved building permit plans. [SDR] [PLANNING]

AT-6. BMP RIGHT OF ENTRY:

The project applicant, owner, landlord, or Maintenance Agreement parties,, shall provide access to the extent allowable by law for representatives of city, the local vector control district, and the Regional Water Quality Control Board, strictly for the purposes of verification of proper operation and maintenance for the storm water treatment best management practices contained in the approved Storm Water Management Plan. [SDR] [PLANNING]



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

**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 **Special Development Permit and Parcel Map** filed by **Sanjeev Acharya**.

PROJECT DESCRIPTION AND LOCATION (APN):

2011-7072: Sanjeev Acharya [Applicant] Jacqueline A. Elardo Et. Al. [Owner] Application for a Special Development Permit and Parcel Map to subdivide two lots into four lots and construct four single family homes located at **110 Connemara Way**. (APN: 309-22-042)SL

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, June 13, 2011**. Protest shall be filed in the Department of Community Development, 456 W. Olive Avenue, Sunnyvale and shall include a written statement specifying anticipated environmental effects which may be significant. A protest of a **Mitigated Negative Declaration** will be considered by the adopting authority, whose action on the protest may be appealed.

HEARING INFORMATION:

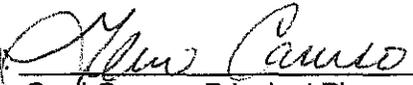
A public hearing on the project is scheduled for:

Monday, June 13, 2011 at 8:00 p.m. in the Council Chambers, City Hall, 456 West Olive Avenue, Sunnyvale.

TOXIC SITE INFORMATION:

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

Circulated On May 12, 2011

Signed: 
Geri Caruso, Principal Planner

Project Title	Special Development Permit and Tentative Parcel Map for 4 single- family homes.
Lead Agency Name and Address	City of Sunnyvale P.O. Box 3707, Sunnyvale, CA 94088-3707
Contact Person	Steve Lynch, Senior Planner
Phone Number	408-730-2723
Project Location	110 Connemara Way.
Applicant's Name	Sanjeev Acharva
Project Address	110 Connemara Way, Sunnyvale, CA 94087
Zoning	R-2/PD (Residential Low-Medium Density / Planned Development)
General Plan	Residential Low Medium Density
Other Public Agencies whose approval is required	None

DESCRIPTION OF THE PROJECT: The proposed project is a Vesting Tentative Map for the subdivision of one 17,145 sf lot into 4 lots and a Special Development Permit for the construction of 4 single-family homes.

DETAILED PROJECT DESCRIPTION:

On-site Development: The existing development consists of a single-family home and several utility structures on-site. The newly constructed homes are proposed to be located along a newly created private street that has access from Connemara Way. A 7-8 foot masonry wall is proposed to be built along the entire Sunnyvale-Saratoga Road frontage and along a portion of the southern property line adjacent to the existing residential use (Sunset Park). Each home would be situated on individual lots. Certain common area includes a private street and landscaped area that would be maintained by a new maintenance agreement. Parking would be provided within separate two-car garages for each unit and four additional guest parking spaces on-site.

The four single-family homes are all composed of two stories with different architectural styles. Slight variations exist within each plan. The unit floor plans are composed of four bedrooms. Private rear yard space which varies in size is provided for each unit. All units include a two-car driveway in front of the home.

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

Surrounding Uses and Setting: The property is located adjacent to residential uses (Sunset Park) to the south, north, and east. Multi-family residential uses lie across the Sunnyvale-Saratoga road to the west.

Off-site Improvements: Standard water, sewer, right-of-way and utility connections/upgrades are locally available and will be provided as required by the Municipal Code. Upgrades to the existing public sidewalk are also planned to occur.

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

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

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

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

DETERMINATION:

On the basis of this initial evaluation:

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

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

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

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

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

Checklist Preparer: Steve Lynch

Date: May 10, 2011

Title: Senior Planner

City of Sunnyvale

Signature: 

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

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Parking Requirements (Section 19.46) in the Sunnyvale Municipal Code. http://qcode.us/codes/sunnyvale/view.php?topic=19-4-19_46&frames=off .
10. Hazards and Hazardous Materials - For a project located the Moffett Field AICUZ or an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Moffett Field AICUZ, Sunnyvale Zoning Map, Sunnyvale General Plan Map. The previous environmental review associated with the establishment of the church concluded that activities and previously completed construction would not interfere with activities at Moffett Field. www.sunnyvaleplanning.com
11. Hazards and Hazardous Materials - For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no private airstrips in or in the vicinity of Sunnyvale
12. Hazards and Hazardous Materials - For a project within the vicinity of Moffett Federal Airfield, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Moffett Field AICUZ, Sunnyvale Zoning Map, Sunnyvale General Plan Map www.sunnyvaleplanning.com
13. Agricultural Resources - Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Zoning Map www.sunnyvaleplanning.com
14. Noise - Exposure of persons to or generation of noise levels in excess of standards established in the Noise Sub-Element, Noise limits in the Sunnyvale Municipal Code, or applicable standards of the California Building Code?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sunnyvale Noise Sub-Element, SMC www.sunnyvaleplanning.com 19.42 Noise Ordinance http://qcode.us/codes/sunnyvale/view.php?topic=19&frames=off . 2011 Edward Pack Study
15. Noise -Exposure of persons to or generation of excessive groundborne vibration?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Noise Sub-Element www.sunnyvaleplanning.com Project Description
16. Noise - A substantial permanent or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sunnyvale Noise Sub-Element www.sunnyvaleplanning.com

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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"/>	General Plan Map Project Description
18. Biological Resources -Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	General Plan Map Project Description
19. Biological Resources -Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	General Plan Map Project Description
20. Biological Resources -Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SMC 19.90 Tree Preservation Ordinance Sunnyvale Inventory of Heritage Trees
21. Biological Resources -Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description
22. Historic and Cultural Resources - Cause a substantial adverse change in the significance of a historical resource or a substantial adverse change in an archeological resource?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Heritage Preservation Sub-Element, Sunnyvale Inventory of Heritage Resources
23. Historic and Cultural Resources - Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description. There are no planned disturbances to the site that would affect sub-surface resources.

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

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
based on other substantial evidence of a known fault?					
32. Seismic Safety - Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Seismic Safety and Safety Sub-Element of the Sunnyvale General Plan www.sunnyvaleplanning.com
33. Seismic Safety-Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Seismic Safety and Safety Sub-Element of the Sunnyvale General Plan www.sunnyvaleplanning.com
34. Seismic Safety-Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Seismic Safety and Safety Sub-Element of the Sunnyvale General Plan www.sunnyvaleplanning.com

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

2. Aesthetics (Less than Significant): The City's implementation of the Single-Family Design Guidelines and staff's review of final development plans, which will be submitted for final Building Permit review, will ensure that the final design of the project is consistent with the plans reviewed by the Planning Commission. The project will not degrade the visual character or quality of the site and its surroundings. As a result, this impact will be less than significant.

4. Population and Housing (Less than Significant): The proposed four single-family units are consistent with the allowable density of the current zoning and General Plan designation of the site. The new homes would provide additional home ownership opportunities and would have a slight incremental impact to the City's Jobs/Housing balance. This minor increase in population is considered a less than significant impact.

9. Transportation and Traffic (Less than Significant): The proposed project meets the City's parking requirements by providing a two-car garage for each unit.

14. Noise (Less than Significant with Mitigation): An Acoustical Analysis was completed by Edward L. Pack Associates, Inc. in January 2011. The study measured noise levels at a location just east of the Sunnyvale-Saratoga Road. Noise levels were measure at DNL 71 dB. To account for future traffic volumes, 1dB was added to the measured DNL. A future DNL of 72 dB is expected for the exterior noise level. This level is considered conditionally acceptable. In order to meet the City's goal of 60 dB in the yards nearest to Sunnyvale-Saratoga Road, a reduction of 12 dB is needed. An interior noise level of 55 db is also expected to occur in the living spaces of the eastern units adjacent to Sunnyvale-Saratoga Ave. To achieve this reduction the following mitigation measures are needed:

WHAT: 1) A wall must be constructed along the west property line will need to be 8 feet high but may be lowered or raised as necessary to match the height of the existing masonry sound wall on Sunnyvale-Saratoga Avenue.

2) The wall must extend along a portion of the south property line at Lot 4 and will need to be seven feet high (extends approximately 20 feet east from Sunnyvale-Saratoga Avenue).

3) The wall must extend eastward along the property line of Lot 3 along Connemara Way and will need to be six feet high (extends approximately 20 feet east from Sunnyvale-Saratoga Avenue).

4) The wall must be continuous with no cracks or gaps in its face and have a minimum surface density of 2.5 pounds per square foot.

5) To achieve compliance with the 45 dB interior noise level standard, Sound Transmission Class minimum rated 31 windows shall be installed at the living spaces of Lots 3 and 4. Sound Transmission Class minimum rated 28 windows shall be installed at the living spaces of Lot 1 and 2. (See page 4 of the acoustical report for additional information).

WHEN: These mitigations shall be converted into conditions of approval for this Special Development Permit (SDP) prior to its final approval by the City's Planning Commission. The conditions will become valid when the SDP is approved and prior to building permit issuance. All mitigation measures must be installed prior to building permit final.

WHO: The property owner (developer) will be solely responsible for implementation and maintenance of these mitigation measures.

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

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

26. Air Quality (Less than Significant): The project falls below BAAQMD's applicable operational-criteria air pollutant levels and screening criteria; therefore, this impact will be less than significant.

30. Air Quality (Less than Significant with Mitigation): The project requires grading of the site, including demolition and removal of the existing building and landscaping. This may introduce temporary and short-term dust into the air, and therefore temporarily affect air quality. Nearby residents could be affected by the change in air quality if mitigation is not implemented. Through the City's implementation of the Municipal Code's construction regulations and the Bay Area Air Quality Management District (BAAQMD) regulations, this impact will be lessened to a less than significant level during construction.

This could be accomplished through the following mitigation measures:

WHAT: Permits must be obtained from the City of Sunnyvale and Bay Area Air Quality Management (BAAQMD).

WHEN: This mitigation shall be converted into conditions of approval for this Special Development Permit (SDP) prior to its final approval by the City's Planning Commission. The conditions will become valid when the SDP is approved and prior to building permit issuance. These permits are required prior to any demolition or construction on site.

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

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

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

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

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

Responsible Division: Planning Division

Completed by: Steve Lynch

Date: 5/10/11

Building	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
43. Hydrology and Water Quality - Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	FEMA Flood Insurance Rate Map Effective 5/18/09 www.sunnyvaleplanning.com , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code Project Description
44. Hydrology and Water Quality - Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	FEMA Flood Insurance Rate Map Effective 5/18/09 www.sunnyvaleplanning.com , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code Project Description
45. Hydrology and Water Quality - Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1995 ABAG Dam Inundation Map www.abag.ca.gov , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code Project Description
46. Geology and Soils -Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Municipal Code 12.60, Storm Water Quality Best Sunnyvale Management Practices Guideline Manual Project Description
47. Geology and Soils -Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Safety and Seismic Safety Sub-Element, www.sunnyvaleplanning.com California Plumbing, Mechanical, and Electrical Codes and Title 16 (Building) of the Sunnyvale Municipal Code
48. Geology and Soils -Be located on expansive soil, as defined by the current building code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	California Plumbing, Mechanical, and Electrical Codes and Title 16 (Building) of the Sunnyvale Municipal Code

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

47. Geology and Soils (Less than Significant): The project site is not located in an area with any active faults, but may experience strong seismic ground shaking in the event of an earthquake. Through the City's implementation of the *Uniform Building Code* requirements for areas with potential for seismic activity, this aspect of the project will be reduced to a less than significant level.

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
49. Utilities and Service Systems: Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Sunnyvale Wastewater Management Sub-Element www.sunnyvaleplanning.com
50. Utilities and Service Systems: Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Sunnyvale Waste Water Management Sub-Element Water Resources Sub-Element www.sunnyvaleplanning.com
51. Utilities and Service Systems: Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Sunnyvale Waste Water Management Sub-Element Water Resources Sub-Element www.sunnyvaleplanning.com
52. Utilities and Service Systems: Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Water Resources Sub-Element www.sunnyvaleplanning.com
53. Utilities and Service Systems: Result in a determination by the wastewater treatment provider which services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Sunnyvale Wastewater Management Sub-Element www.sunnyvaleplanning.com
54. Utilities and Service Systems: Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Solid Waste Management Sub-Element www.sunnyvaleplanning.com
55. Hydrology and Water Quality - Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Regional Water Quality Control Board (RWQCB) Region 2 Municipal Regional Permit
56. Hydrology and Water Quality - Substantially degrade groundwater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Santa Clara Valley Water District Groundwater Protection Ordinance

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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)?					www.valleywater.org
57. Hydrology and Water Quality - Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project description Water Resources Sub-Element www.sunnyvaleplanning.com
58. Hydrology and Water Quality - Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems in a manner which could create flooding or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	RWQCB, Region 2 Municipal Regional Permit, Stormwater Quality BMP Guidance Manual for New and Redevelopment Projects www.sunnyvaleplanning.com
59. Hydrology and Water Quality - Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Santa Clara Valley Water District (SCVWD) Guidelines and Standards for Land Use Near Streams www.valleywater.org City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects www.sunnyvaleplanning.com
60. Utilities and Service Systems: Comply with federal, state, and local statues and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solid Waste Management Sub-Element of the Sunnyvale General Plan www.sunnyvaleplanning.com

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
61. Public Services Infrastructure? Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description

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

Responsible Division: Planning Division

Completed by: Steve Lynch

Date: 5/10/11

Public Safety – Hazardous Materials	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
62. Public Services Police and Fire protection - Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Law Enforcement Sub-Element Sunnyvale Fire Services Sub-Element Safety and Seismic Safety Sub-Element www.sunnyvaleplanning.com
63. Public Services Police and Fire protection - Would the project result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	California Building Code SMC Section 16.52 Fire Code

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

Responsible Division: Planning Division

Completed by: Steve Lynch

Date: 5/10/11

Public Safety – Hazardous Materials	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
64. Hazards and Hazardous Materials - Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description
65. Hazards and Hazardous Materials - Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description
66. Hazards and Hazardous Materials - Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description
67. Hazards and Hazardous Materials - Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Hazardous Waste & Substances List (State of California) List of Known Contaminants in Sunnyvale
68. Hazards and Hazardous Materials - Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Seismic Safety and Safety Sub-Element of the Sunnyvale General Plan www.sunnyvaleplanning.com

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

Responsible Division: Planning Division

Completed by: Steve Lynch

Date: 5/10/11

Community Services	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
69. Public Services Parks - Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Open Space & Recreation Sub-Element www.sunnyvaleplanning.com Project Description
70. Recreation - Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Open Space & Recreation Sub-Element www.sunnyvaleplanning.com Project Description
71. Recreation - Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Open Space & Recreation Sub-Element www.sunnyvaleplanning.com Project Description

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

69. and 70. Recreation (Less than Significant): The project will generate an increase in the use of existing park facilities. Through implementation of the City's Park Dedication requirement, which includes payment of the estimated park in-lieu fee of \$70,567.20 for the four new residential units, this impact is less than significant.

Responsible Division: Planning Division

Completed by: Steve Lynch

Date: 5/10/11

City of Sunnyvale General Plan:

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

City of Sunnyvale Municipal Code:

- A. Title 8 Health and Sanitation
- B. Title 9 Public Peace, Safety or Welfare
- C. Title 10 Vehicles and Traffic
- D. Title 12 Water and Sewers
- E. Chapter 12.60 Storm Water Management
- F. Title 13 Streets and Sidewalks
- G. Title 16 Buildings and Construction
- H. Chapter 16.52 Fire Code
- I. Chapter 16.54 Building Standards for Buildings Exceeding Seventy –Five Feet in Height
- J. Title 18 Subdivisions
- K. Title 19 Zoning
- L. Chapter 19.28 Downtown Specific Plan District
- M. Chapter 19.29 Moffett Park Specific plan District
- N. Chapter 19.39 Green Building Regulations
- O. Chapter 19.42 Operating Standards
- P. Chapter 19.54 Wireless Telecommunication Facilities
- Q. Chapter 19.81 Streamside Development Review

- R. Chapter 19.96 Heritage Preservation
- S. Title 20 Hazardous Materials

Specific Plans:

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

Environmental Impact Reports:

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

Maps:

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

Lists / Inventories:

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

Legislation / Acts / Bills / Resource Agency

Codes and Permits:

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

Transportation:

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

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

Public Works:

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

Miscellaneous Agency Plans:

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

Other:

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

Building Safety:

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

Guidelines and Best Management Practices

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

Additional Project References:

- A. Project Description
- B. Sunnyvale Project Environmental Information Form
- C. Project Development Plans dated **/**/**
- D. Project Traffic Impact Analysis
- E. Project Noise Study - 2011 Edward Pack Study
- F. Project Air Quality Analysis
- G. Field Inspection
- H. Project Site Plan dated **/**/**
- I. Project construction schedule
- J. Project Draft Storm Water Management Plan
- K. Project Tree Inventory
- L. Project Tree Preservation Plan
- M. Project Green Building Checklist
- N. Project LEED Checklist

1975 HAMILTON AVENUE
SUITE 26
SAN JOSE, CA 95125

Acoustical Consultants

TEL: 408-371-1195
FAX: 408-371-1196
www.packassociates.com

RECEIVED February 4, 2011
Project No. 43-004

FEB 4 2011

PLANNING DIVISION

Mr. Sanjeev Acharya
305 Elan Village Lane #317
San Jose, CA 95134

Subject: Traffic Noise Assessment Study for the Planned Single-Family Subdivision, 110 Connemara Way, Sunnyvale

Dear Mr. Acharya:

This report presents the results of a traffic noise assessment study for the planned single-family subdivision at 110 Connemara Way in Sunnyvale, as shown on the Site Plan, Ref. (a). The noise exposures at the site were evaluated against the standards of the City of Sunnyvale Noise Sub-Element, Ref. (b). The analysis of the on-site sound level measurements indicates that the existing noise environment at the site is due primarily to traffic sources on Sunnyvale-Saratoga Road. The results of the study reveal that exterior and interior noise exposure excesses occur. Mitigation measures will be required.

Sections I and II of this report contain a summary of our findings and recommendations, respectively. Subsequent sections contain the site, traffic, and project descriptions, analyses, and evaluations. Attached hereto are Appendices A, B, and C, which include the list of references, descriptions of the applicable standards, definitions of the terminology, descriptions of the acoustical instrumentation used for the field survey, ventilation requirements, general building shell controls, and the on-site noise measurement data and calculation tables.

I. Summary of Findings

The noise assessment results presented in the findings were evaluated against the standards of the City of Sunnyvale Noise Sub-Element, which utilize the Day-Night Level (DNL or L_{dn}) descriptor. Policy 3.6A.1f states, "Supplement the 'Noise and Land Use Compatibility Guidelines' for residential uses by attempting to achieve an outdoor L_{dn} (DNL) of no greater than 60 dBA for common recreation areas, backyards, patios, and medium and large balconies." The Land Use Compatibility Guidelines indicate that exterior noise exposures between 60 dB DNL and 75 dB DNL are "Conditionally Acceptable".

The noise levels shown below are without the application of mitigation measures and represent the noise environment for proposed site conditions.

A. Exterior Noise Exposures

- The existing exterior noise exposure at the most impacted rear yards (Lots 3 and 4) closest to Sunnyvale-Saratoga Road (65 ft. from the centerline) is 71 dB DNL. Under future traffic conditions the noise exposure is expected to increase to 72 dB DNL. Thus, the noise exposures will be up to 12 dB in excess of the City of Sunnyvale Noise Sub-Element standards.
- The existing exterior noise exposures at the most impacted planned building setback closest to Sunnyvale-Saratoga Road is 70 dB DNL. Under future traffic conditions the noise exposure is expected to increase to 71 dB DNL.

B. Interior Noise Exposures

- The interior noise exposures in the most impacted living spaces closest to Sunnyvale-Saratoga Road will be 55 and 56 dB DNL under existing and future traffic conditions, respectively. Thus, the interior noise exposures will exceed the 45 dB DNL interior limit of the City of Sunnyvale Noise Sub-Element standards by up to 11 dB.

As shown above, exterior and interior noise exposure excesses will occur. Mitigation measures will be required. The recommended measures are described in Section II, below.

II. Recommendations**A. Exterior Noise Control**

To achieve compliance with the 60 dB DNL standard of the City of Sunnyvale Noise Sub-Element the following noise control barriers will be required:

- Construct an 8 ft. high acoustically-effective barrier along the property line contiguous with Sunnyvale-Saratoga Road. To control flanking noise, turn the barrier along the south property line and continue at 8 ft. high for 6 ft. then reduce to the barrier height to 7 ft. high and continue for 20 ft. The main barrier may terminate at the front of the parking stall on the north side of Lot 3.
- Construct a 6 ft. high acoustically-effective barrier at the side of the Lot 1 along Connemara Way. Turn the barrier to connect air-tight to the side of the house.
- The barrier heights are in reference to the nearest building pad elevation.

Please see Figure 1 for the locations of the recommended noise control barriers.

To achieve an acoustically-effective barrier, it must be made air-tight, i.e., without cracks, gaps, or other openings and must provide for long-term durability. The barriers can be constructed of wood, concrete, stucco, masonry, earth berm or a combination thereof and must have a minimum surface weight of 2.5 lbs. per sq. ft. If wood fencing is used, homogeneous sheet materials are preferable to conventional wood fencing as the latter has a tendency to warp and form openings with age. However, high quality, air-tight, tongue-and-groove, shiplap, or board and batten construction can be used, provided the minimum surface weight requirement is met and the construction is air-tight. The noise control barriers must be constructed so that all joints, including connections with posts, pilasters or the building shells are sealed air-tight and no openings are permitted between the upper barrier components and the ground.

The implementation of the above recommended measures will reduce the exterior noise exposures to 60 dB DNL or lower.

B. Interior Noise Control

To achieve compliance with the 45 dB DNL interior standards of the City of Sunnyvale Noise Sub-Element, the following window controls will be required. In addition, general building shell controls are recommended, as described in Appendix B.

- Maintain closed at all times all windows of second floor and unshielded first floor (not behind a noise control barrier) living spaces that have a direct or side view to Sunnyvale-Saratoga Road. Install windows rated minimum Sound Transmission Class (STC) 31 at the living spaces of Lots 3 and 4 that have the closed window requirement. Install windows rated minimum STC 28 at the living spaces of Lots 1 and 2 that have the closed window requirement. Provide some type of mechanical ventilation for these spaces.

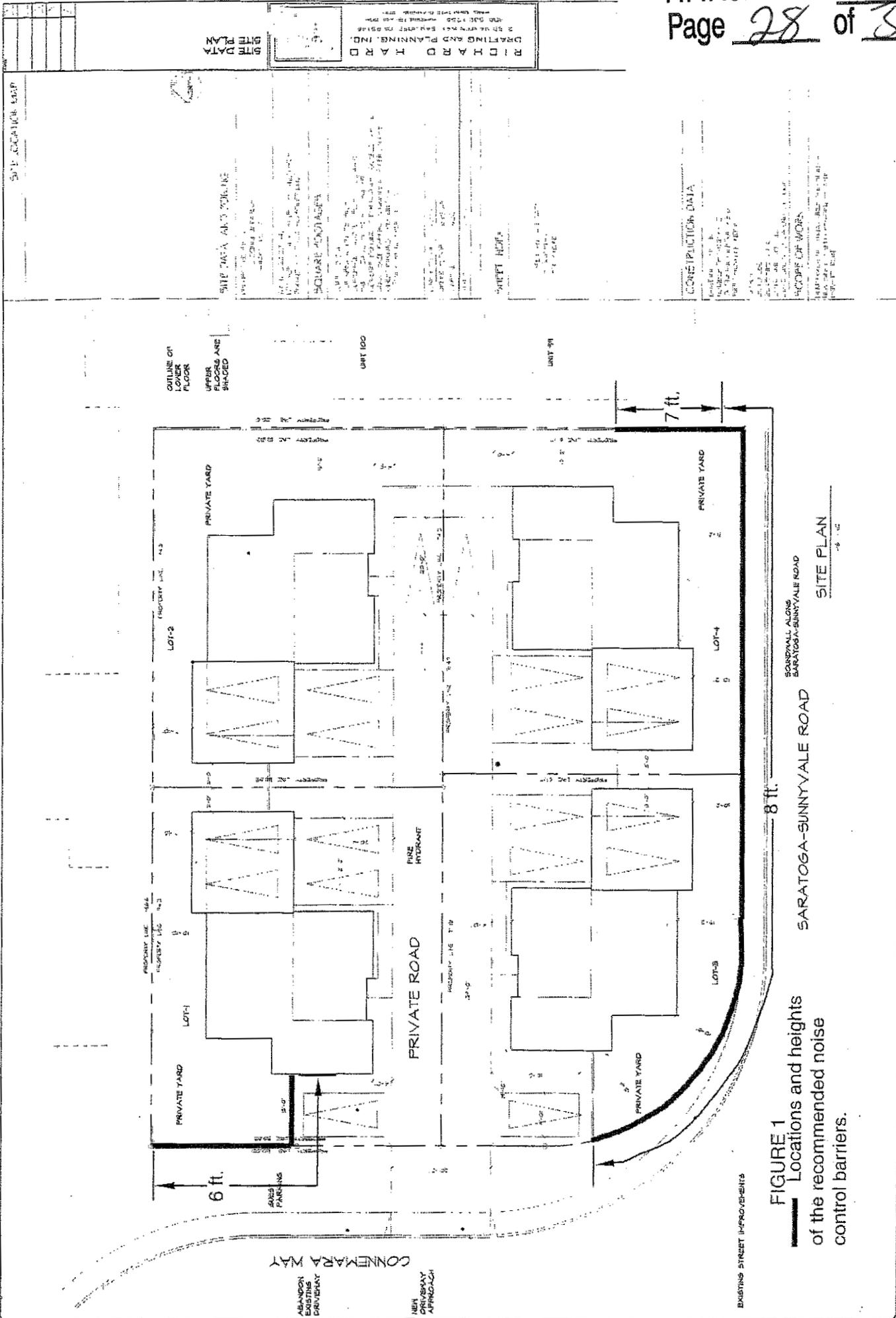


FIGURE 1
 Locations and heights
 of the recommended noise
 control barriers.

SARATOGA-SUNNYVALE ROAD
 SITE PLAN

CONSTRUCTION DATA
 PROJECT NO. 100-100-100
 SHEET NO. 100-100-100
 DATE: 10/10/10

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	10/10/10
2	REVISED PER COMMENTS	10/10/10

CONTRACTOR DATA
 CONTRACTOR: ABC COMPANY
 ADDRESS: 123 MAIN ST, ANYTOWN, CA 90000
 PHONE: (555) 123-4567
 FAX: (555) 987-6543
 E-MAIL: info@abc.com

OWNER DATA
 OWNER: DEF CORPORATION
 ADDRESS: 456 MARKET ST, ANYTOWN, CA 90000
 PHONE: (555) 456-7890
 FAX: (555) 321-0987
 E-MAIL: info@def.com

DESIGNER DATA
 DESIGNER: GHI ARCHITECTS
 ADDRESS: 789 BROADWAY, ANYTOWN, CA 90000
 PHONE: (555) 789-0123
 FAX: (555) 654-3210
 E-MAIL: info@ghi.com

DATE: 10/10/10

SCALE: 1" = 10'-0"

PROJECT NO.: 100-100-100

SHEET NO.: 100-100-100

DATE: 10/10/10

SCALE: 1" = 10'-0"

PROJECT NO.: 100-100-100

SHEET NO.: 100-100-100

DATE: 10/10/10

SCALE: 1" = 10'-0"

PROJECT NO.: 100-100-100

SHEET NO.: 100-100-100

DATE: 10/10/10

SCALE: 1" = 10'-0"

PROJECT NO.: 100-100-100

SHEET NO.: 100-100-100

DATE: 10/10/10

SCALE: 1" = 10'-0"

When windows are maintained closed for noise control, some type of mechanical ventilation to assure a habitable environment must be provided. The mechanical ventilation requirements specified by the Uniform Building Code (UBC) are described in Appendix B. The windows specified to be maintained closed are to be operable, as the requirement does not imply a "fixed" condition. All other windows of the project and all bathroom windows may have any type of glazing and may be kept opened as desired unless the bathroom is an integral part of a living space without a closeable door.

In addition to the required STC ratings, the windows and doors shall be installed in an acoustically-effective manner. To achieve an acoustically-effective window construction, the sliding window panels must form an air-tight seal when in the closed position and the window frames must be caulked to the wall opening around their entire perimeter with a non-hardening caulking compound to prevent sound infiltration. Exterior doors must seal air-tight around the full perimeter when in the closed position.

Please be aware that many dual-pane window assemblies have inherent noise reduction problems in the traffic noise frequency spectrum due to resonance that occurs within the air space between the window lites, and the noise reduction capabilities vary from manufacturer to manufacturer. Therefore, the acoustical test report of all sound rated windows and doors should be reviewed by a qualified acoustician to ensure that the chosen windows and doors will adequately reduce traffic noise to acceptable levels.

The implementation of the above recommended measures will reduce excess noise exposures to achieve compliance with the 45 dB DNL interior noise exposure standard of the City of Sunnyvale Noise Sub-Element.

III. Site, Traffic and Project Descriptions

The planned project site is located on the southeast quadrant of the intersection of Sunnyvale-Saratoga Road and Connemara Way in Sunnyvale. The site is approximately 17,467 sq. ft. and presently contains a single-family house. The site is relatively flat and at-grade with the roadways. Surrounding land uses include the Sunset Park Apartments adjacent to the east, south and across Connemara Way to the north. Single-family residential is across Sunnyvale-Saratoga Road to the west.

The primary source of noise at the site is traffic on Sunnyvale-Saratoga Road. Traffic on Connemara Way is minor in relation to the traffic on Sunnyvale-Saratoga Road and does not significantly affect the noise environment at the site. Traffic volume data for these roads were not available at the time of this study.

The planned project includes the subdivision of the parcel into four single-family home lots and construction of four two-story single-family homes. Ingress and egress to the project will be by way of a common driveway off of Connemara Way.

IV. Analysis of the Noise Levels

A. Existing Noise Levels

To determine the existing noise environment at the site, continuous recordings of the sound levels were made at two locations. Location 1 was 78 ft. from the centerline of Sunnyvale-Saratoga Road corresponding to the planned minimum setback of the homes on Lots 3 and 4 from the roadway. Location 2 was 151 ft. from the centerline of Sunnyvale-Saratoga Road and 42 ft. from the centerline of Connemara Way. The measurements were made on February 1-2, 2011 for a continuous period of 24 hours and included representative hours during the daytime and nighttime periods of the DNL index.

The noise level data were acquired using Larson-Davis Model 812 Precision Integrating Sound Level Meters. The meters yield, by direct readout, a series of descriptors of the sound levels versus time which are commonly used to describe community noise, as described in Appendix B. The measured descriptors include the L_1 , L_{10} , L_{50} , and L_{90} , i.e., those levels exceeded 1%, 10%, 50% and 90% of the time. Also measured were the maximum and minimum levels and the continuous equivalent-energy levels (L_{eq}), which are used to calculate the DNL's. The results of the measurements are shown in the data table in Appendix C.

The results of the field survey reveal that the L_{eq} 's at measurement Location 1, 78 ft. from the centerline of Sunnyvale-Saratoga Road, ranged from 66.7 to 71.6 dBA during the daytime and from 55.6 to 66.6 dBA at night.

The L_{eq} 's at measurement Location 2, 42 ft. from the centerline of Connemara Way and 151 ft. from the centerline of Sunnyvale-Saratoga Road, ranged from 58.9 to 64.1 dBA during the daytime and from 47.6 to 57.9 dBA at night.

Traffic noise dissipates at the rate of 3 to 6 dB for each doubling of the distance from the source (centerline of the roadway) to the receiver. Therefore, other locations on the site at greater distances from the roadways will have lower noise levels. Additional acoustical shielding will be provided by interposed homes on the site.

Vehicular traffic noise contains a wide spectrum of frequency components (from 100 to 10,000 Hertz), which are associated with engine, tire, drive-train, exhaust and other sources. The frequency components are centered primarily in the 250 and 500 Hz octave bands and were used in determining the noise control measures recommended for this project.

B. Future Noise Levels

Future traffic volume data for Sunnyvale-Saratoga were not available from the City of Sunnyvale. We are estimating, for the purposes of this study, that the annual average traffic volume growth rate is 1% per year. Over a 20 year horizon, a 1% per year increase in traffic volume yields a 22% total increase. A 22% increase in traffic volume equates to a 1 dB increase in the traffic noise levels.

V. Evaluations of the Noise Exposures**A. Exterior Noise Exposures**

To evaluate the on-site noise exposures against the City of Sunnyvale standards, the DNL's for the survey locations were calculated by decibel averaging of the L_{eq} 's as they apply to the daily time periods of the DNL index. The DNL is a 24-hour noise descriptor that uses the measured L_{eq} values to calculate a 24-hour time-weighted average noise exposure. The formula used to calculate the DNL is described in Appendix B.

Adjustments were made to the measured noise levels to account for the various building setback distances from the roadways and measurement locations using methods established by the Highway Research Board, Ref. (c).

The results of the calculations indicate that the exterior noise exposure at measurement Location 1, 78 ft. from the centerline of Sunnyvale-Saratoga Road, is 70 dB DNL. At the most impacted property line contiguous with Sunnyvale-Saratoga Road, 65 ft. from the centerline, the noise exposure was calculated to be 71 dB DNL. Under future traffic conditions, the noise exposure is expected to increase to 72 dB DNL. Thus, the noise exposures in the most impacted rear yards will be up to 12 dB in excess of the City of Sunnyvale Noise Sub-element standards.

At the minimum planned building setback of 78 ft. from the centerline, the noise exposures are 70 and 71 dB DNL under existing and future traffic conditions, respectively.

At measurement Location 2, 42 ft. from the centerline of Connemara Way and 151 ft. from the centerline of Sunnyvale-Saratoga Road, the noise exposure was calculated to be 63 dB DNL. Under future traffic conditions, the noise exposure is expected to increase to 64 dB DNL. Thus, the noise exposure in the most impacted rear yard along Connemara Way will be up to 4 dB in excess of the 60 dB DNL standard of the City of Sunnyvale Noise Sub-Element.

B. Interior Noise Exposures

To evaluate the interior noise exposures in project living spaces, a 15 dB reduction was applied to the exterior noise exposures at the planned building setbacks to represent the attenuation provided by the building shell under *annual-average* conditions. The *annual-average* condition assumes that windows have single pane, single-strength (3/32") glass and are kept open up to 50 % of the time for natural ventilation.

The existing and future interior noise exposures in the most impacted living spaces closest to Sunnyvale-Saratoga Road will be 55 and 56 dB DNL, respectively. Thus, the noise exposures will be up to 11 dB in excess of the standards of the City of Sunnyvale Noise Sub-Element.

The interior noise exposures in the most impacted living spaces of Lot 1 along Connemara Way will be 48 and 49 dB DNL under existing and future traffic conditions, respectively. The noise exposures will be up to 4 dB in excess of the City of Sunnyvale Noise Sub-Element standards.

As shown by the above evaluations, exterior and interior noise exposures excesses will occur and mitigation measures will be required. The recommended mitigation measures are in described in Section II of this report.

This report presents the results of a noise assessment study for the planned single-family subdivision at 110 Connemara Way in Sunnyvale. The study findings and recommendations are based on field measurements and other data and are correct to the best of our knowledge. Future noise exposures were based on estimates made by Edward L. Pack Associates, Inc. Significant changes in the future traffic volumes, speed limits, motor vehicle technology, noise regulations, or other future changes beyond our control may produce long-range noise results different from our estimates.

If you have any questions or would like an elaboration on this report, please call me.

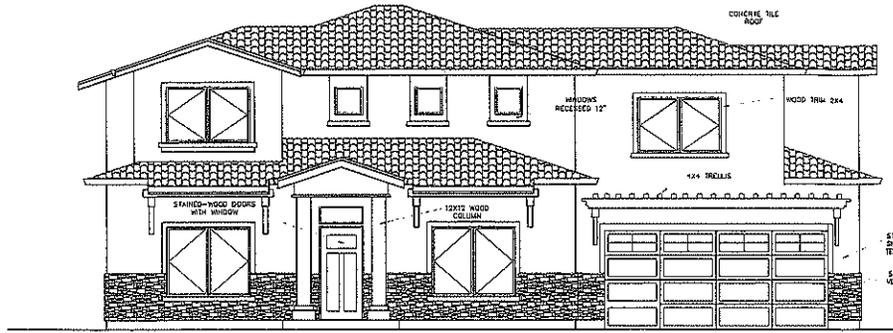
Sincerely,

EDWARD L. PACK ASSOC., INC.



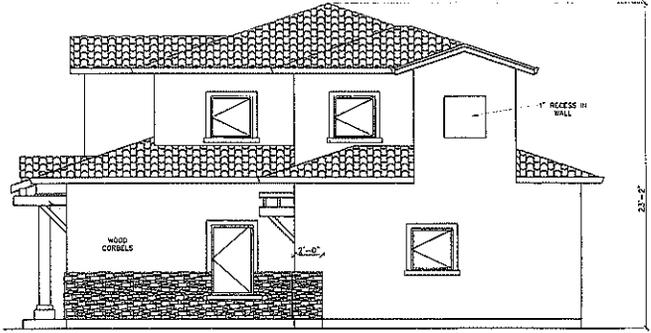
Jeffrey K. Pack
President

Attachments: Appendices A, B, and C



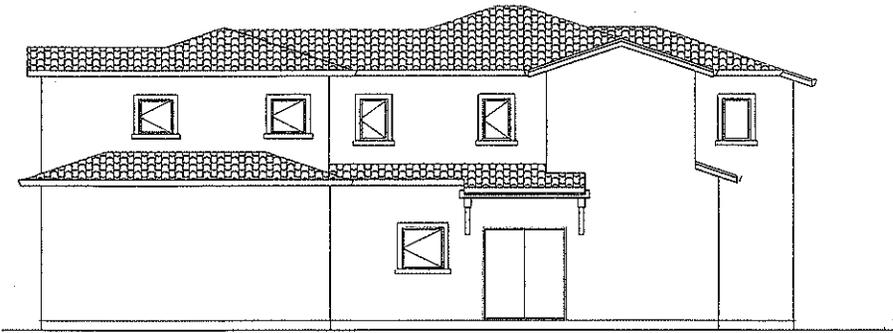
FRONT ELEVATION FROM PRIVATE ROAD

SCALE: 1/4" = 1'-0"



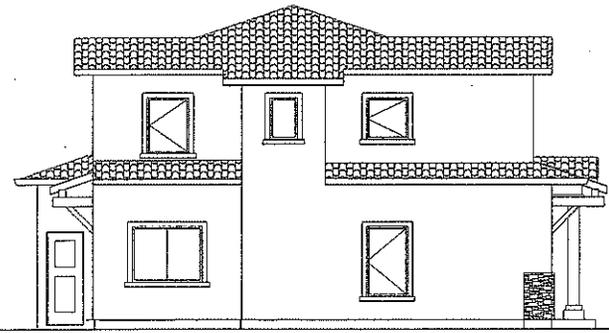
RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

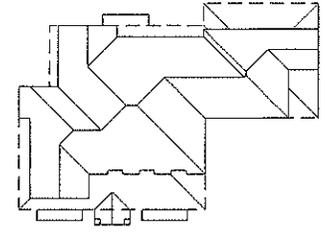
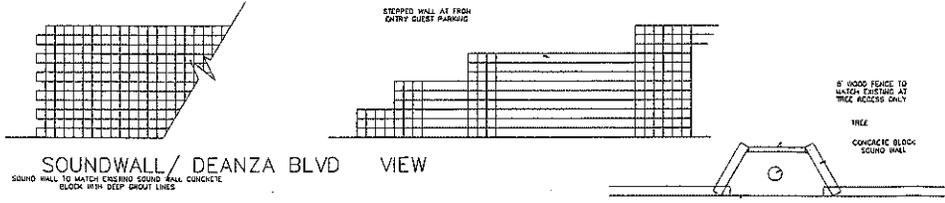
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION FROM CONNEMARA

SCALE: 1/4" = 1'-0"

ELEVATION - B



ELEVATION - B ROOF

ELEVATION-B

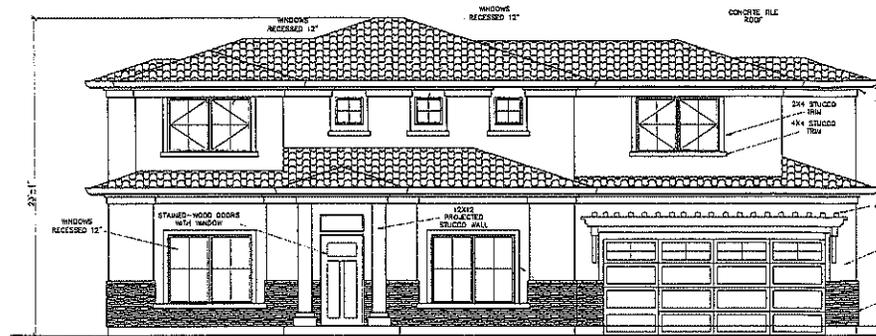
RICHARD HARD
DRAFTING AND PLANNING, INC.
2150 WARDEN WAY, SAN JOSE, CA 95148
4150 HAWK DR, SAN JOSE, CA 95148
RICHARD HARD DRAFTING PLANNING & DESIGN

SANJEEV ACHARYA
305 ELAN VILLAGE LANE
SAN JOSE, CA

12-30-10
RH
1/4" = 1'-0"
ACHARYA

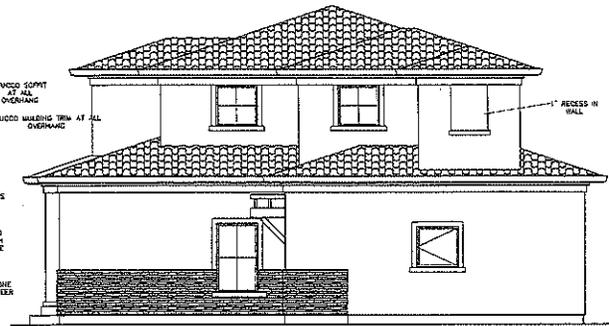
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ATTACHMENT D
Page 4 of 10



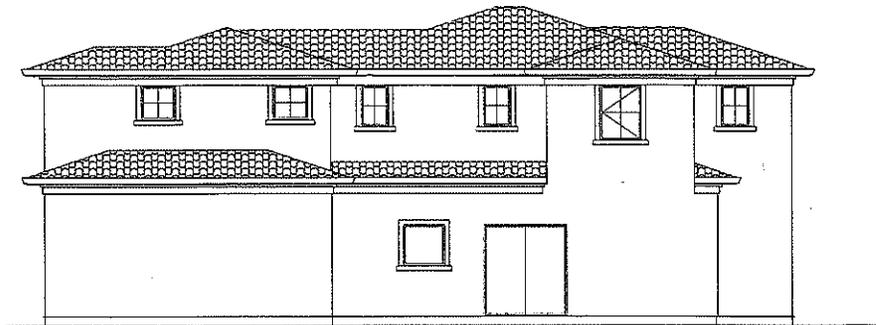
FRONT ELEVATION FROM PRIVATE ROAD

SCALE: 1/4" = 1'-0"



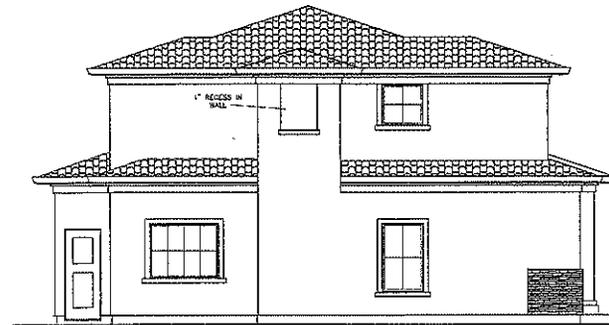
RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION FROM SARATOGA SUNNYVALE ROAD

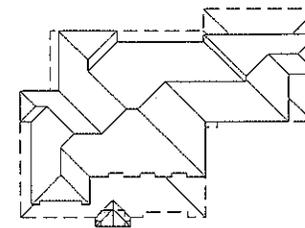
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION - A



ELEVATION - A ROOF

ELEVATION - A



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 2150 HANBURN WAY, SAN JOSE, CA 95128
 408 532-1755 HARCHARD@AOL.COM
 HARD DRAFTING PLANNING - CHN

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 305 ELAN VILLAGE LANE
 SAN JOSE, CA

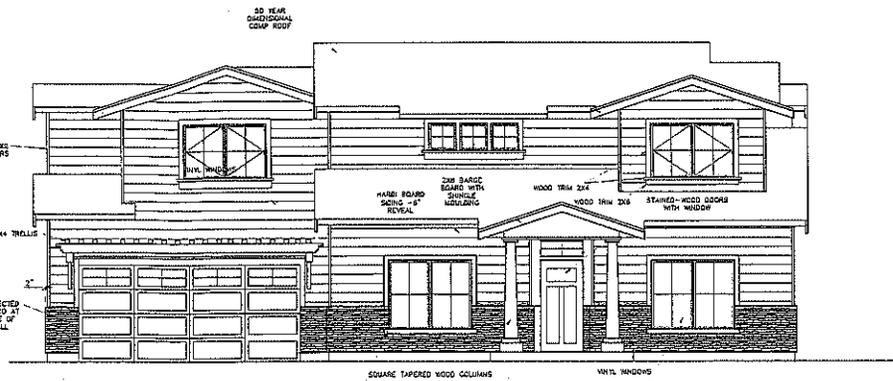
12-20-10
RH
1/4" = 1'
ACHARYA
5

Page 5 of 10
 ATTACHMENT D



LEFT SIDE ELEVATION

SCALE: 1/2" = 1'-0"



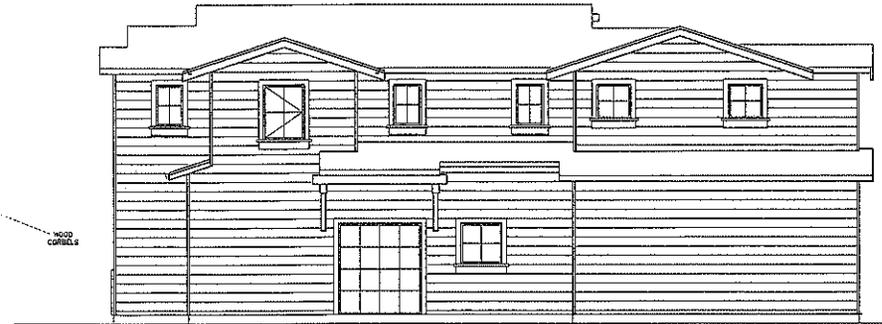
FRONT ELEVATION FROM PRIVATE ROAD

SCALE: 1/2" = 1'-0"



RIGHT SIDE ELEVATION FROM CONNEMARA

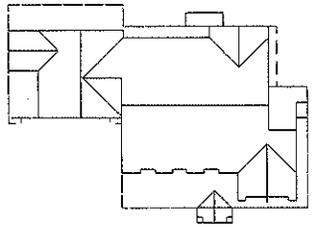
SCALE: 1/2" = 1'-0"



REAR ELEVATION FROM SARATOGA SUNNYVALE ROAD

SCALE: 1/2" = 1'-0"

ELEVATION - D



ELEVATION - D ROOF PLAN

ELEVATION - D



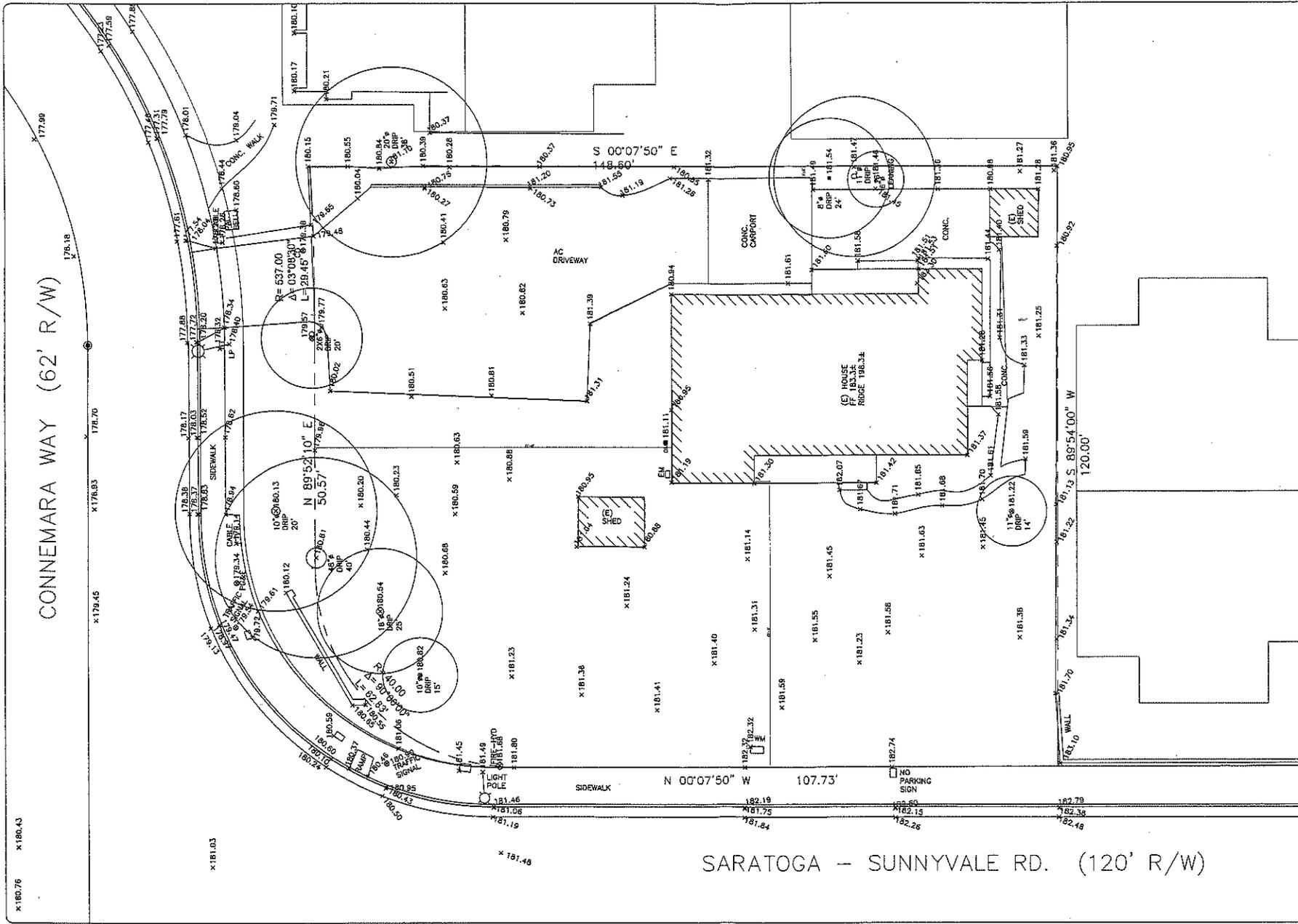
RICHARD HARD
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408.532.1755 HARDING@AOL.COM
HARD DRAFTING PLANNING - CHN

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305 ELAIN VILLAGE LANE
SAN JOSE, CA

12-30-10
BH
1/4"=1'-0
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ATTACHMENT
Page 7 of 10
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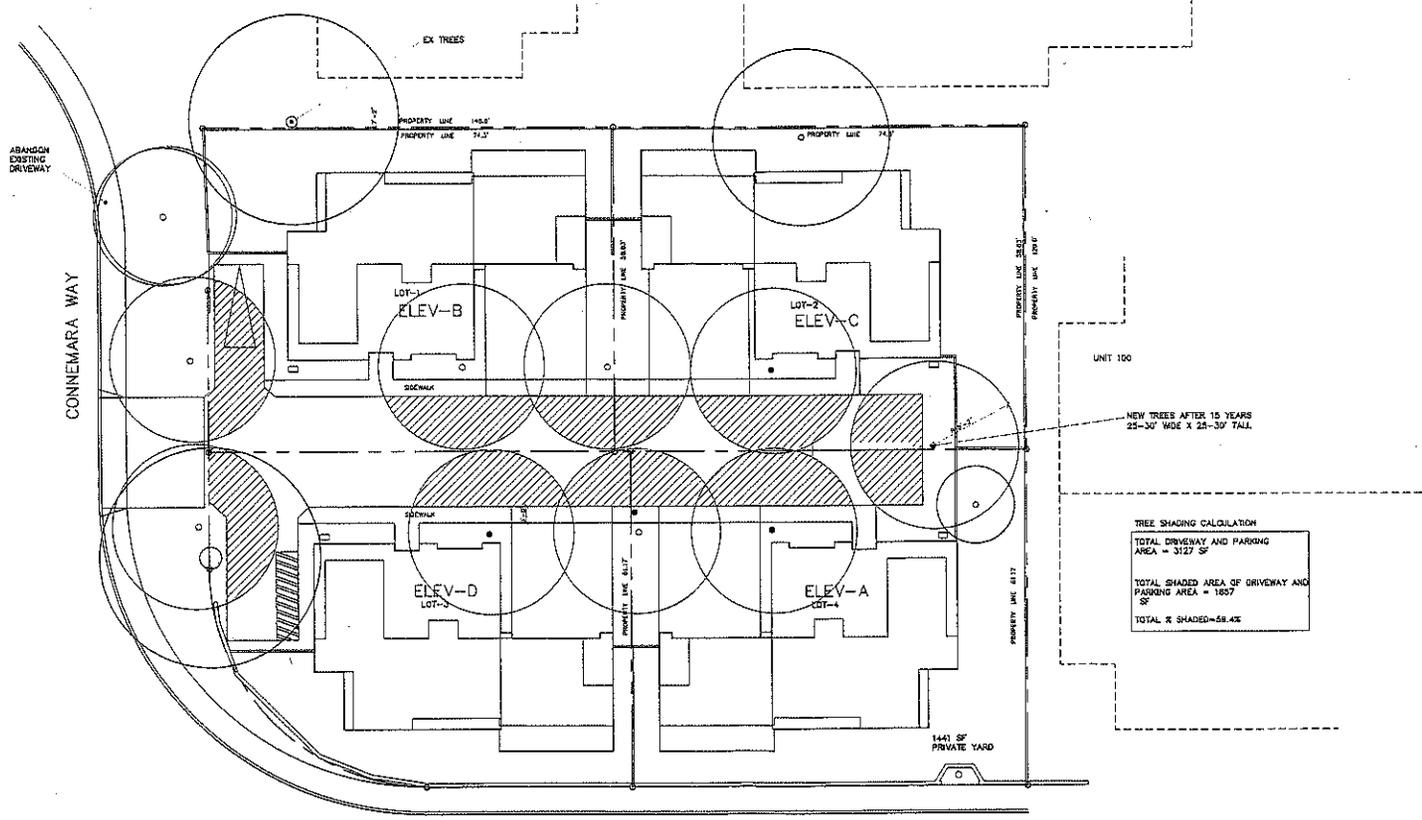
CONNEMARA WAY (62' R/W)



SARATOGA - SUNNYVALE RD. (120' R/W)

RICHARD HARD DRAFTING AND PLANNING, INC. 5150 HANSH WAY, SAN JOSE, CA 95148 4081.525-1725 FAX: 4081.525-1726 RICHARD.HARD@RHPINC.COM	
EXISTING SITE PLAN	
SANJEEV ACHARYA 305 ELAN VILLAGE LANE SAN JOSE, CA	
T1	12-X-10 R1 1/4"=1'-0" ACHARYA

ATTACHMENT
 Page 9
 of 10
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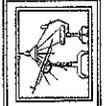
SARATOGA-SUNNYVALE ROAD



15 YEAR TREE SHADING PLAN
1/8"=1'-0"

TREE SHADING CALCULATION
 TOTAL DRIVEWAY AND PARKING AREA = 3127 SF
 TOTAL SHADED AREA OF DRIVEWAY AND PARKING AREA = 1857 SF
 TOTAL % SHADED=59.4%

TREE SHADING PLAN



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12-30-10
 RH
 12-16-10
 ACHARYA
 TS
 3 of 10

ATTACHMENT D
 Page 10 of 10