



REPORT TO PLANNING COMMISSION

Hearing Date: April 25, 2011

File Number: 2011-7102

SUBJECT: **Classic Communities Inc. / Sisters Of Notre Dame De Namur:** Applications for an 1.27 acre project located at **1330 Sunnyvale-Saratoga Road** in an R-2/PD Zoning District (APN: 309-53-001):

Motion **2011-7102** - Special Development Permit to allow the development of 14 single family homes;

Motion Vesting Tentative Map for 14 lots and one common lot.

REPORT IN BRIEF:

Existing Site Conditions Single Family Home and Several Accessory Structures

Surrounding Land Uses

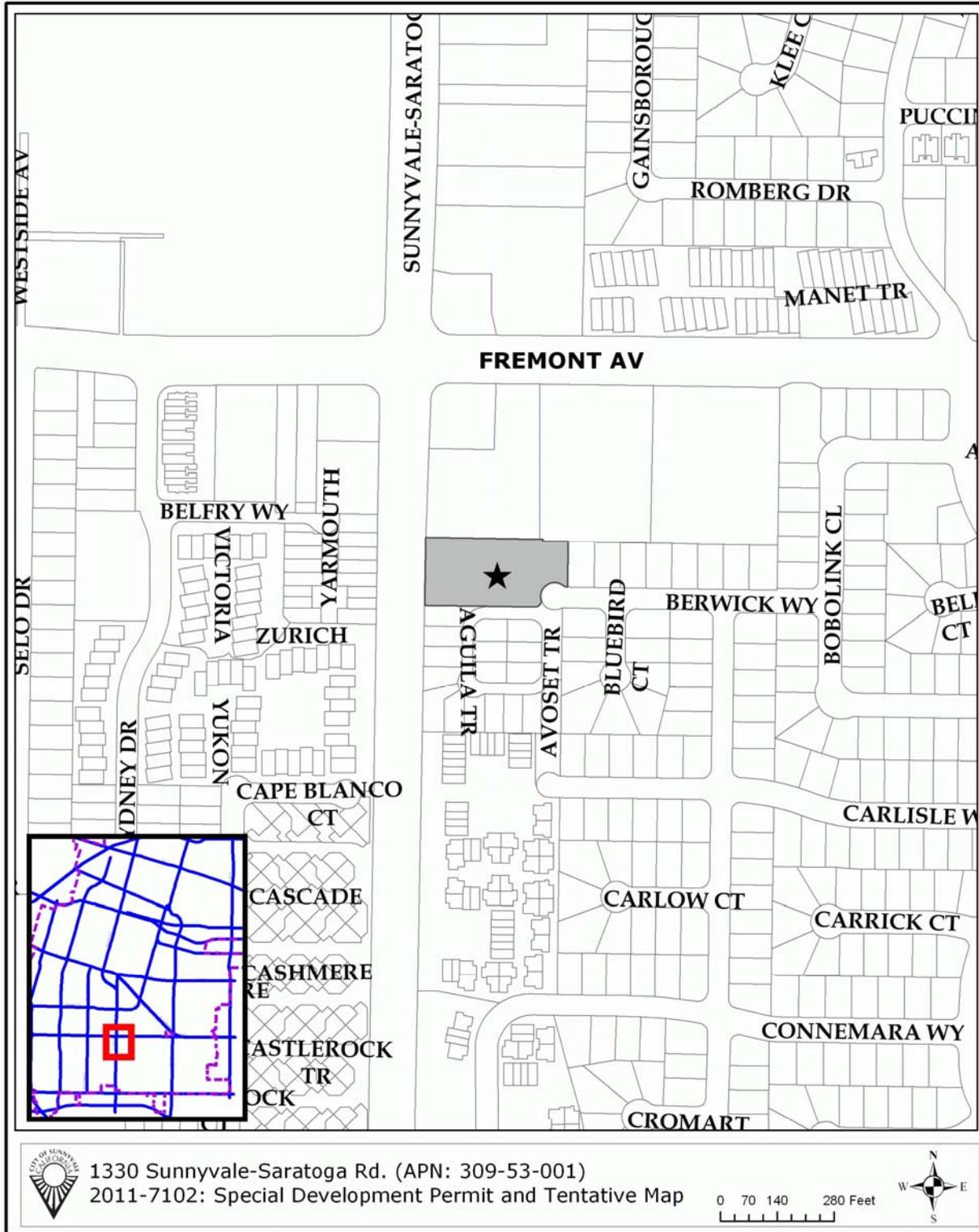
North	Commercial Shopping Center
South	Single Family Homes (Cherry Wood Estates)
East	Single Family Homes
West	Single Family Homes and Townhomes across Sunnyvale-Saratoga Road

Issues Parking, Usable Open Space

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 including modifications to the architecture.

VICINITY MAP



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.)	55,600	Same	8,000 min.
Gross Floor Area (s.f.)	Approx. 2,200	29,864	No max.
Lot Coverage (%)	4%	32%	40% max.
Floor Area Ratio (FAR)	4%	53%	No max.
No. of Units	1	14	15 max.
Density (units/acre)	1.6	11	12 / acre max.
Meets 75% min?	No	Yes	11 min.
Bedrooms/Unit	N/A	3-4	---
Unit Sizes (s.f.) (including garage)	N/A	Plan 1: 2,036 Plan 2a: 2,071 Plan 2b: 2,071 Plan 3: 2,266	N/A
No. of Buildings On- Site	5	14	---
Building Height (ft.)	25'	27'	30' max.
No. of Stories	1-2	2	2 max.
Setbacks (First /Second Facing Property)			
★ Front	75'	5' – 17'8" / 5' – 17'8"	15' min., 20' avg. / 25' min.
★ Left Side	25'	4'-5' / 4-5	10' / 16' min.
★ Right Side	60'	4'-5' / 4'-5'	10' / 16' min.
★ Rear	10'	5-18' / 5-18	10 / 20' min.
Landscaping (sq. ft.)			
Total Landscaping	N/A	20,140	11,900 min.
Landscaping/Unit	Unknown	1,438	850 min.
Usable Open Space/Unit	N/A	575	500 min.
Water Conserving Plants (%)	N/A	76%	70% min.

Parking			
Total Spaces	4	60	62 min.
Covered Spaces	2	28	28 min.
Aisle Width (ft.)	N/A	20'	20' min.
Stormwater			
Impervious Surface Area (s.f.)	23,760	36,800	No Max.
Impervious Surface (%)	42.7%	66.2%	No Max.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

BACKGROUND:

The proposed project includes a Special Development Permit to construct 14 single family homes and a Vesting Tentative Map to subdivide the lot totaling 1.27 acres into 14 lots and one common lot.

Previous Actions on the Site

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

File Number	Brief Description	Hearing/Decision	Date
1997-0375	Design Review for an addition to a single family home	Staff / Approved	5/23/1997
1994-0303	Subdivision for 18 Single Family Homes	Planning Commission / Approved	1/10/1994
1993-0481 & 0482	Subdivision for 24 Single Family Homes	Planning Commission / Approved	9/13/1993

As noted above, the project site had been part of a 27-unit project that was approved in 1993 but never built. Ultimately, the lot was split and a smaller proposal for 18 units, south of the subject site, was approved and constructed.

Planning Commission Study Session: A Planning Commission Study Session was held on April 11, 2011. At the meeting, Commissioners noted a preference to provide a connection to Sunnyvale-Saratoga Road. A pedestrian gate (accessible to residents only) at the northwest corner of the development has been incorporated into the project. Additional comments related to landscaping and the perimeter wall around the development was noted.

DISCUSSION:

Requested Permits

The proposed project is for the redevelopment of 1.27 acre site currently occupied by a single family home and several accessory structures. The proposed development would be composed of 14 single family homes accessed from a new private street leading off Berwick Way. The development proposal is composed of a Special Development Permit for the individual homes and Tentative Map for the subdivision. The current zoning is R-2/PD (Residential Low Medium Density / Planned Development).

- **Special Development Permit/Use Permit**

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

- Front yard setbacks
- Side yard setbacks
- Rear yard setbacks
- Parking Spaces

- **Vesting Tentative Map**

A subdivision is required to subdivide the existing lot into 14 ownership lots and one common lot. The purpose of the Vesting Tentative Map is to entitle the project shown on the site plans, by displaying the location of lot lines.

ANALYSIS:

Architecture

The proposed architecture is considered Spanish or Mediterranean in style. There are five different designs to accommodate the three unit types. The buildings would be predominantly composed of a stucco façade painted shades of brown and beige with tile roof materials. The divided light windows along each elevation and use of various detailing (i.e. paneling, trim, etc.) provide needed architectural interest and help break up the façade. Many of the patios would also contain different sized arched openings.

Although adequate design elements have been incorporated into the design of each elevation, staff finds that eave depth could be increased to improve the appearance of the homes. Staff has included Condition of Approval #PS-1A to increase the eave depth by one to two feet within each unit style for the development. To better illustrate the architectural style of the homes, the

applicant has provided rendering examples of similar project with the same theme in Attachment E.

Development Standards

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

- **Site Layout**

As noted in a previous section, the proposed development would attain access from a private street that would be connected to Berwick Way. Four homes towards the east end of the site would draw direct access from the newly created private street, while the remaining 10 homes would be situated in within two private cul-de-sacs. The total lot coverage for the development is 32%. The overall Floor Area Ratio for the proposed development is 53.7%, which is similar to more recently approved small-lot single family development within the City. Nine of the homes would contain three bedrooms while five larger homes contain four bedrooms as shown in the table below:

Plan	# of Units	Number of Bedrooms	Living Area (s.f.)	Garage Area (s.f.)	Gross Floor Area (s.f.)
1	3	3	1,636	400	2,036
2A	3	3	1,665	406	2,071
2B	3	3	1,665	406	2,071
3	5	4	1,821	445	2,266

*Gross Floor Area does not include front porch area.

The proposed single family development will include various setback deviations for the individual homes. The front yard setback varies greatly due to the positioning of some of the cul-de-sac homes and can range from five feet to 18 feet. For small lot single-family homes, a minimum first story side yard setback of four feet and combined side yard of 10 feet is required for the individual homes. The project meets the minimum for one side by providing at least four feet for each home, but does not meet the combined side yard setback for units #3, 4, 7, 8 and 9. The second story setback is required to be increased to seven feet on one side and 16 feet combined. The project does not meet second story side yard setbacks for several of the units. 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 response to neighbors' concerns regarding multiple driveway entrances along Berwick Way, the positioning of unit #12 was shifted to face the private street rather than Berwick Way. As a result, the setback to the southern property line was reduced to five feet (corner of the unit). Staff notes that for a majority of the development boundary along the property line to the south, the private rear yards for five of the proposed homes are adjacent to the Avocet Terrace, which is the private street of the neighboring single family development. The proposed private rear yard areas coupled with the neighboring private street provides a privacy buffer for both the proposed and existing neighboring development to the south.

The rear yard setback for unit #14 is approximately 10 feet for the first and second story. Potential privacy concerns are addressed by the positioning of the second story bedroom windows towards the north, rather than the east.

Although several setback deviations are requested, staff notes that the proposed homes are modest in size for single family development and the layout best addresses the issue of providing a private street buffer to sensitive commercial uses to the north and to the existing development to the south.

- **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 separate staging area for bins was recommended to be provided for units #1-5 per Condition of Approval #BP-5. The applicant has provided a location at the curb near unit #1. A similar location is provided, although not required, near unit #7 for units #7-10. (These locations are shown on page 6 of Attachment D.)

- **Parking/Circulation**

Sunnyvale Municipal Code Section 19.46.050 requires that single family homes provide 2 covered spaces, plus 2 uncovered spaces. Additionally, a more recent Code revision includes the requirement 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 provides a two car garage for each unit; however, two uncovered spaces are provided in front of only eight of the units. The needed two spaces for the remaining six units are provided throughout the site. Some spaces are located adjacent to these units while others are located mostly along the north property line of the development. A total of 62 spaces are required including garage spaces. The current layout indicates 60 spaces. Staff has included Condition of Approval BP.19.b requiring designation of 12 spaces for the six units which do not contain parking in front of the units.

A previous design included one additional parallel space (adjacent to the private street) at the northwest corner of the site for a total of 61 spaces. Due to the problematic access of the space, it has been modified to two motorcycle spaces, as suggested by staff. This space cannot be counted towards the total required parking for the site.

- **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 street. 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 (Attachment B). A sidewalk is proposed along one side of the private street. Decorative paving is also shown at the private street entrance.

The project includes the removal of all of the 33 existing trees on-site including each of the nine trees considered “protected,” as defined by Sunnyvale Municipal Code. Three of these trees (Mexican Fan Palm) are considered to be in good health; however, they lie at locations within the footprint of the proposed homes. Most of the remaining trees are considered to be in poor health. Preliminary plans indicate that approximately 65 trees of varying species will be added to the site. Per Conditions of approval, a 36” box tree is to be provided for every protected tree being removed. A protected size Coast Redwood tree that lies near the project site on the neighboring commercial property will remain. Tree protection measures are to be implemented for this tree prior to and during construction, as noted in the Conditions of Approval.

- **Walls and Fences**

Per environmental noise mitigation recommendations, and included in Conditions of Approval, a nine foot wall along Sunnyvale-Saratoga Road would be built. To provide additional interest and soften the appearance along this street, two four-foot indentations are proposed. Planting will be provided and maintained by the home owners association. Staff notes that the nine foot wall height would not match the wall (approximately 7-8 feet) adjacent to the development to the south and would be taller than most walls along Sunnyvale-Saratoga Road. For a distance of 120 feet extending easterly from Sunnyvale Saratoga Road, the wall is also required to be eight feet per noise mitigation measures. The height of the wall beyond that point would match the current height.

The height of this existing block wall along the north end of the development fence varies in height from six to eight feet. The applicant has noted an intention to retain this wall. Staff has included Condition of Approval BP-9f which requires the design of each new perimeter wall to be similar in

appearance and construction material. The individual homes will maintain six foot wood fences between each private yard.

- **Usable Open Space**

The proposal meets the requirement for private usable open space with approximately an average of 575 square feet per unit. Although the project exceeds the requirement by 75 square feet, five of the units (units #1, 5, 6, 10, 11 and 14) fall below the required 500 square feet. In order to be considered usable open space, area must contain a linear dimension of 12 feet. Certain private yard areas for each of the proposed units are not able to be counted toward this requirement. An illustration of the usable open space can be found on page 6 of Attachment D.

- **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 that the project is expected to achieve 123 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).

- **Easements and Utilities**

As required, all utilities and service-drops will be placed underground. A sidewalk that meets current design standards will be also provided in the public right-of-way directly in front of the development around the former cul-de-sac. The design of the sidewalk and selection of trees within the right-of-way will be determined by the Department of Public Works during the building and encroachment permit process (Attachment B).

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

As required, two of the 14 units will be sold as BMR housing. A draft agreement has been accepted by the Housing Division and will be implemented during the building permit phase (Attachment B).

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, hazardous materials that are present as a result previous activities on-site as well as soil contamination caused by a commercial use north of the site. Ongoing clean-up measures are currently taking place.

Mitigation measures for the project include clean-up of the contaminated soil as well as certain noise rated construction for the homes and boundary walls for the development. These mitigation measures have been incorporated in the attached conditions of approval at the appropriate states of construction (Attachment B).

Additional analysis regarding the historical integrity of the property and structures on-site was performed and provided as discussed in the Initial Study. The site was found to not have historic or architectural significance and no mitigation is required.

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 \$25,381.43, 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 estimated to be \$235,224.00, 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 January 19, 2011. Approximately 13 residents from the surrounding community attended. A majority of the public resided in the Cherry Wood Estates subdivision south of the project site. The applicant has addressed concerns related to a previous site layout which indicated unit #12 facing Berwick Way. This concern was addressed by repositioning the home towards the newly created private street. Additional comments were related to site landscaping.

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 • 125 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, including carriage-style garage doors, centralized trash enclosures with bins, modified floor plans, and reduced number of compact spaces.
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 to the Planning Commission: Adopt the Mitigated Negative Declaration and approve the Special Development Permit and Vesting Tentative Map with attached conditions.

Prepared by:

Ryan M. Kuchenig
Project Planner

Reviewed by:

Steve Lynch
Senior Planner

Reviewed by:

Gerri Caruso
Principal Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Negative Declaration
- D. Site and Architectural Plans
- E. Rendering Examples of the Proposed Architecture
- F. Letter and Justifications from the Applicant

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 14 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. The project will contribute two below market rate units.

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 similar in density and style of the surrounding development. The site layout adequately buffers the neighboring commercial uses by locating the private street at the north end of the development. Additionally, privacy issues are adequately addressed for the neighboring development to the south by locating the larger private yards adjacent to the southern boundary. 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 APRIL 25, 2011

Planning Application 2011-7102

1330 Sunnyvale-Saratoga Road

Use Permit for the construction of 14 single family homes & Vesting Tentative Map for the subdivision of one lot into 14 lots and one common lot.

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. BMR UNITS (OWNERSHIP):

The approved project is subject to the City's Below Market Rate (BMR) requirements and shall comply with the requirements of Sunnyvale Municipal Code 19.66.

The project will provide two Below Market Rate dwelling units in compliance with SMC 19.66 and the Below Market Rate Housing Program Administrative Procedures for Developers.

All BMR dwelling units shall be constructed concurrently with non-BMR units, and shall be dispersed throughout the property and shall reflect the range in numbers of bedrooms provided in the total project and shall not be distinguished by exterior design, construction or materials. (SMC 19.66.020(c)). [SDR][HOUSING]

GC-6. 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) Increase the eave depth by one to two feet within each unit style for the development. [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]

PS-3. BMR STANDARD PERMIT CONDITION:

The developer shall submit a "BMR Standard Conditions Form and a site plan, as Exhibit A to the Affordable Housing Manager for review prior to submitting building permit plan. The plan will include a description of the number, type, size and location of each unit on the site. The Affordable Housing Manager will then determine the specific units to be obligated as Below Market Rate (BMR) unit(s). [SDR] [HOUSING/BMR Administrative Guidelines]

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

BP-1. CONDITIONS OF APPROVAL:

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

BP-2. RESPONSE TO CONDITIONS OF APPROVAL:

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

BP-3. NOTICE OF CONDITIONS OF APPROVAL:

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

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

BP-4. BLUEPRINT FOR A CLEAN BAY:

The building permit plans shall include a “Blueprint for a Clean Bay” on one full sized sheet of the plans. [SDR] [PLANNING]

BP-5. SOLID WASTE DISPOSAL PLAN:

A detailed recycling and solid waste disposal plan shall be submitted for review and approval by the Director of Community Development prior to issuance of building permit. Staging areas for units 1-5 shall be provided. [COA] [PLANNING]

BP-6. 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 \$25,381.43 prior to issuance of a Building Permit. (SMC 3.50). [SDR] [PLANNING]
- b) PARK IN-LIEU - Pay Park In-lieu fees estimated at \$235,224.00, prior to approval of the Final Map or Parcel Map. (SMC 18.10). [SDR] [PLANNING]

BP-7. 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-8. BMR DEVELOPMENT AGREEMENT:

The developer shall execute a Development Agreement with the City to establish the BMR unit(s) prior to issuance of Building Permits. The rental/sale price of the BMR unit(s) is established at the time of the execution of the Development Agreement (BMR Administrative Guidelines).

In the event of any material breach of the Below Market Rate Program requirements and conditions, the City may institute appropriate legal actions or proceedings necessary to ensure compliance. (SMC 19.66.140)

In the event that any of the Below Market Rate dwelling units or a portion thereof is destroyed by fire or other cause, all insurance proceeds therefrom shall be used to rebuild such units. Grantee hereby covenants to cause the City of Sunnyvale to be named additional insured party to all fire and casualty insurance policies pertaining to said assisted units. [SDR] [HOUSING/BMR Administrative Guidelines]

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. 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

BP-10. LANDSCAPE MAINTENANCE PLAN:

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-11. 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-12. 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-13. 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-14. 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-15. BEST MANAGEMENT PRACTICES:

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

- a) Storm drain stenciling. The stencil is available from the City's Environmental Division Public Outreach Program, which may be reached by calling (408) 730-7738.
- b) Landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices and programs such as Bay-Friendly Landscaping.
- c) Appropriate covers, drains, and storage precautions for outdoor material storage areas, loading docks, repair/maintenance bays, and fueling areas.
- d) Covered trash, food waste, and compactor enclosures.
- e) Plumbing of the following discharges to the sanitary sewer, subject to the local sanitary sewer agency's authority and standards:
 - i) Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurants.

- ii) Dumpster drips from covered trash and food compactor enclosures.
- iii) Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.
- iv) Swimming pool water, spa/hot tub, water feature and fountain discharges if discharge to onsite vegetated areas is not a feasible option.
- v) Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option. [SDR] [PLANNING]

BP-16. CITY STREET TREES (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-17. LIGHTING POLE HEIGHTS:

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

BP-18. LIGHTING SPACING:

Installation of lights at a minimum of 50 feet intervals along all private streets. [COA] [PLANNING]

BP-19. PARKING MANAGEMENT PLAN:

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

- a) A clear definition of "guest" as proposed by the property manager/homeowner's association and subject to review and approval by the Director of Community Development.
- b) A total of twelve spaces that are located throughout the development shall be reserved for the six units without parking area in front of the garages.
- b) The property manager/homeowner's association may specify that 25% to 75% of the unassigned spaces be reserved for guest use. This calculation shall not include the designated spaces described in (BP-19b).
- c) Clearly indicate that the property manager/homeowner's association shall not rent unassigned spaces, except that a nominal fee may be charged for parking management.
- d) Residents shall use their assigned parking spaces prior to using unassigned parking spaces.

- e) Prohibit residents from parking RV's, trailers, or boats in assigned spaces.
- f) Notify potential residents that number of parking spaces provided for each unit on-site as per the approved plans. [PLANNING] [COA]

BP-20. 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) The wall along the west property line bordering Sunnyvale-Saratoga Road shall be nine feet high.
- 2) The wall along the south property line will need to be eight feet high (and extend 120 feet south, at which point the height can be reduced to six feet.
- 3) The wall must be continuous with no cracks or gaps in its face and have a minimum surface density of three pounds per square foot.
- 4) For interior noise, certain sound rated windows and exterior doors need to be installed at various facades. (*See page 3 of the acoustical report (included in the Negative Declaration for a table of STC ratings at certain locations of the proposed units).*)

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 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-21. AIR QUALITY:

The project shall comply with all necessary requirements regarding hazards and hazardous materials. [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-22. HAZARDS AND HAZARDOUS MATERIALS:

The project shall comply with all necessary requirements regarding hazards and hazardous materials. [COA][PLANNING] **Mitigation Measures**

WHAT: 1) Soil containing the pesticides above residential criteria, and the soil containing petroleum hydrocarbons and lead above screening criteria shall be excavated and disposed off-site prior to residential development.

2) Soil that is hauled off-site for grading purposes shall be sampled to determine if the soil needs to be disposed as a hazardous waste

3) In the event, evidence of a UST or petroleum-impacted soil is discovered elsewhere on the property during development activities, an environmental firm shall be contacted remove the UST and assess soil conditions.

4) Documentation shall be submitted, upon completion of the remediation activities undertaken by Geomatrix Consultants, or other licensed environmental professional, concluding that soil contaminants (PCE) have been removed from the site prior to construction of the project.

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-24: 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 and recordation of a final map prior to any permit issuance. The submittal, approval and recordation of the final map shall be in accordance with the provision of the current California Subdivision Map Act and Sunnyvale Municipal Code Title 18 Subdivision requirements.
- b) The developer shall execute a subdivision agreement and provide improvement securities and/or cash deposit(s) for all proposed public and/or private improvements prior to map recordation or any permit issuance, whichever occurs first.
- c) Provide a current preliminary title report (at least within 30-60 days) with the initial final map submittal.
- d) The developer shall pay all applicable Public Works development fees associated with the project, including but not limited to, utility connection fees and off-site improvement plan check and inspection fees, etc. An initial minimum fee of \$3,500.00 is due upon submittal of the first completed plan check set to Public Works and may increase after mid 2011.
- e) All public/private easements pertaining to the project shall be identified and/or defined and made aware to the homeowners in the CC&R's, if any.
- f) The developer shall maintain all private utilities and landscaping for a period of three years following installation of such improvements or until the improvements are transferred to a Homeowners Association, following sale of at least 75% of the units, whichever occurs first.
- g) This project may require approval and/or separate permits from California Water Service Company (Calwater). Provide approval letter from Calwater that states that they can provide water service for domestic, fire, and irrigation.
- h) All streets, both public and private, shall be shown on the final map.
- i) This project requires reservation of emergency vehicle ingress-egress easement on the private street. Ensure adequate turning radius for fire trucks throughout the site.
- j) Reservation of new and/or existing public/private utility easement(s), ingress/egress easement(s), etc. necessary for the project shall be recorded with the final map or prior to occupancy. No permanent structures are allowed within any of the easement limits. Abandonment of the existing (5) five-foot wide public utility

easement located at the Berwick Way frontage to occur as noted on civil plans.

- k) All utility companies shall be contacted to establish appropriate easements to provide services to each lot.
- l) The developer is required to install all public improvements as required by Sunnyvale Municipal Code Sections 18.08, including, but not limited to: curb & gutter, sidewalks, driveway approach, street pavements, utility extensions and connections, meters/vaults, trees and landscaping, traffic signs, striping, street lights, etc.) prior to occupancy as required by the Director of Public Works. Driveway entrance on Saratoga-Sunnyvale Road shall be closed off permanently.
- m) Ensure compliance with City standard detail 3C for appropriate cul-de-sac along the project frontage. Detail can be provided upon request.
- n) The developer is required to pay for all changes or modifications to existing city utilities, streets and other public utilities within or adjacent to the project site, including, but not limited to: utility facilities/conduits/vaults relocation due to grade change, etc. caused by the development.
- o) All public improvements shall be installed per latest City design standards and details pursuant to Sunnyvale Municipal Code Sections 18.12 unless otherwise approved by the Director of Public Works.
- p) All public improvement plans shall be submitted to and be approved by the Department of Public Works.
- q) Any existing deficient public improvements shall be upgraded to current City and ADA standards as required by the Director of Public Works.
- r) Obtain an encroachment permit with insurance requirements for all public improvements.
- s) Final approved public improvement plans shall be prepared on 24"x36", 4 mil mylars. Final approved map shall also be prepared on mylars for recordation.
- t) The private street will be considered a fire lane and should be marked as one.
- u) The developer is responsible for research on private utility lines (electrical, telephone, cable, irrigation, etc.) to ensure there are no conflicts with the project.
- v) 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.

- w) All lots shall be served by utilities, allowing each lot to function separately from one another. Individual water services and meters shall be provided to each residential lot and be privately maintained beyond the property line.
- x) Provide the Public Works Department with a detailed estimate of water consumption in gallons per day and peak water demand in gallons per minute, and estimate of sanitary sewer generation in gallons per day. Provide incremental and cumulative sewer impact analysis prior to project approval.
- y) 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).
- z) 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.
- aa) No trees are to be planted within 10' of laterals when the City maintains sanitary sewer mains and laterals up to the property line.
- ab) There shall not be any cross-lot drainage or drainage pattern conflicts for adjacent properties.

BP-25: 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) A fire alarm system is required for buildings meeting the requirements under Section 907.2.9 CFC.
- e) Install approved smoke detectors in accordance with the Sunnyvale Municipal Code (MC 16.52.280).
- f) 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)

- g) Provide required number of approved fire extinguishers (minimum size of 2A10BC) (CCR Title 19: 568)
- h) Fire access roads are required per the Sunnyvale Municipal Code and the published requirements for Fire Department Vehicle Access.
- i) Prior to any combustibile construction or materials on site, provide fire access drives and operational on-site fire protection systems if applicable. (Chapter 14 CFC)
- j) Provide a written construction Fire Protection Plan. (Section 1408 CFC)(Refer to Unidocs.org , Fire Prevention documents).

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

TM-1. CONDITIONS, COVENANTS AND RESTRICTIONS (CC&RS) (DRAFT REVIEW):

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 CC&Rs 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 CC&R's shall include the following provisions:

- a) Membership in and support of an association 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 CC&R's 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 #**2011-7102**, and associated map shall be incorporated into the CC&Rs as an exhibit or attachment. The included map shall clearly indicate all public/private easements as disclosure for property owners. The CC&Rs shall include a list of all attachments and/or exhibits.
- e) The CC&Rs shall contain language for Best Management Practices "Agreement to Maintain" pursuant to Sunnyvale Municipal Code 12.60.200.
- f) The CC&Rs 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 CC&Rs 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]

TM-2. HOA CREATION:

The Developer/Owner shall create a Homeowner's Association that comports with the state law requirements for Common Interest Developments. Covenants, conditions and restrictions (CC&Rs) relating to the development are subject to review for consistency with the Conditions of Approval by the City Attorney and Director of Community Development prior to approval of the Final Map. The Conditions of Approval shall be attached as an exhibit to the CC&Rs created for this subdivision. [COA] [PLANNING]

TM-3. HOA TRANSFER:

At the time the homeowners association is transferred from the developer to the individual property owners (typically at election of board members or officers) the developer shall schedule a meeting between the board members or officers, the City of Sunnyvale and the developer to review the Conditions of Approval of the development and other applicable City requirements. [COA] [PLANNING]

TM-4. COMMON LOT:

The common lot shall be assigned a private street name in accordance with the official Street Name System, as selected by the Community Development Department. [COA] [PLANNING]

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. CONDITIONS, COVENANTS AND RESTRICTIONS (CC&RS) (RECORDATION):
The Developer/Owner shall submit a copy of the recorded CC&Rs and a letter from the Developer/Owner either indicating that the recorded CC&Rs are in conformance with the approved draft CC&Rs or summary of changes shall be provided to the Director of Community Development prior to release if utilities or certificate of occupancy. [COA] [PUBLIC WORKS/PLANNING/CITY ATTORNEY]
- PF-4. HOA ESTABLISHMENT:
The developer shall submit to the Planning Division the names, addresses and telephone numbers of the officers of the homeowners association, architectural review committee or similar committee, at the time the organization is granted autonomy. Until such information is supplied, the developer shall remain a Responsible Person for purposes of maintaining all common property. The chairperson, secretary or principal officer of any committee or association shall notify the City of any change in officers and provide the names, addresses and telephone numbers of the new officers within thirty (30) days after the change becomes effective. [COA] [PLANNING]
- PF-5. 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-6. 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
- PF-7. BMR COMPLETION 60 ADVANCE DAY NOTICE:
The Developer/Owner shall notify the Affordable Housing Manager of the BMR unit(s) to be available sixty days (60) prior to the request for occupancy. The developer shall also coordinate a site inspection with the Affordable Housing Manager to verify that the constructed BMR units are in compliance with the BMR Development Agreement. [COA] [HOUSING]

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

DC-1. BLUEPRINT FOR A CLEAN BAY:

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

DC-2. TREE PROTECTION:

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

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

AT-1. 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. PARKING LOT MAINTENANCE:

The parking lot shall be maintained as follows:

- a) Garage and carport spaces shall be maintained at all times so as to allow for parking of vehicles.
- b) Clearly mark all assigned and guest spaces. This shall be specified on the Building Permit plans and completed prior to occupancy.
- c) Maintain all parking lot striping and marking.
- d) Maintain parking lot lighting and exterior lighting to ensure that the parking lot is maintained in a safe and desirable manner for residents and/or patrons. [COA] [PLANNING]

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. HOA REVIEW AND APPROVAL:
In common interest developments, any future applications to the City for physical modifications on commonly owned property shall require consent of the board of directors of the homeowners association, architectural review committee or similar committee; applications for physical modifications on privately owned property shall require the individual property owner's signature. Individual property owners submitting an application for physical modifications on private property shall comply with any approval processes outlined as such in the conditions, covenants & restrictions (CC&Rs) of their respective development. [COA] [PLANNING]
- AT-6. HOA RESPONSIBILITIES:
The chairperson, secretary or principal officer of any committee or association shall notify the Planning Division and the Neighborhood and Community Resources Division of any change in officers and provide the names, addresses and telephone numbers of the new officers within thirty (30) days after the change becomes effective. [COA] [PLANNING DIVISION/NEIGHBORHOOD AND COMMUNITY RESOURCES DIVISION]
- AT-7. BMP MAINTENANCE:
The project applicant, owner, landlord, or HOA, 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-8. BMP RIGHT OF ENTRY:
The project applicant, owner, landlord, or HOA, 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

File Number: 11-04
No. 2011-7102

**NOTICE OF INTENT TO ADOPT
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 **Special Development Permit and Vesting Tentative Map** by **Classic Communities**.

PROJECT DESCRIPTION AND LOCATION (APN):

2011-7102: **Classic Communities** [Applicant] **Sisters of Notre Dame De Namur** [Owner] Application for a Special Development Permit and Vesting Tentative Map for 14 single family homes located at **1330 Sunnyvale-Saratoga Road**. (APN: 309-53-001)RK

WHERE TO VIEW THIS DOCUMENT:

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

This **Mitigated Negative Declaration** may be protested in writing by any person prior to 5:00 p.m. on **Monday, April 25, 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:

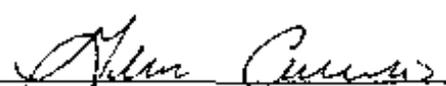
A public hearing on the project is scheduled for:

Monday, April 25, 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 April 1, 2011

Signed: 

Gerri Caruso, Principal Planner

Proj

Project Title	Special Development Permit and Tentative Map for 14 single family homes
Lead Agency Name and Address	City of Sunnyvale P.O. Box 3707, Sunnyvale, CA 94088-3707
Contact Person	Ryan Kuchenig, Associate Planner
Phone Number	408-730-7431
Project Location	1330 Sunnyvale Saratoga Road
Applicant's Name	Classic Communities
Project Address	1330 Sunnyvale-Saratoga Road, 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 1.23 acre lot into 14 lots and one common lot and a Special Development Permit for the construction of 14 single family homes.

DETAILED PROJECT DESCRIPTION:

On-site Development: The existing development consists of a single family home and accessory living unit. Several utility structures also lie on-site. The newly constructed homes are proposed to be located along a newly created private street with two cul-de-sacs that attains access from Berwick Way. An 8-10 foot masonry wall is proposed to be built along the entire Sunnyvale-Saratoga Road frontage and along the north property line adjacent to the commercial uses. Each home would be situated on individual lots separated by shared property line wood fences. Certain common area includes a private street and landscaped area that would be maintained by a newly created homeowner's association. Parking would be provided within separate two-car garages for each unit and additional guest parking throughout the site.

The fourteen single family homes are all composed of two stories with three different layouts. Slight variations exist within each plan. The unit styles are composed of three or four bedrooms. Private rear yard space which varies in size is provided for each unit. Certain units include a two-car driveway in front of the home while others do not.

Construction Activities and Schedule: Construction activities include demolition of the existing structures on the site, and construction of the private single family residential development. 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 to the south and east. Multi-family residential uses lie across the Sunnyvale-Saratoga road to the west. A multi-tenant commercial shopping center is adjacent to the north

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 checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | |

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

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

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

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

DETERMINATION:

On the basis of this initial evaluation:

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

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

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

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

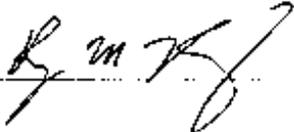
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR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

Checklist Preparer: Ryan M. Kuchenig

Date: March 30, 2011

Title: Associate Planner

City of Sunnyvale

Signature: 

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
1. Aesthetics -Substantially damage scenic resources, including, but not limited to trees, historic buildings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map, Open Space Sub-element www.sunnyvaleplanning.com Project Description
2. Aesthetics -Substantially degrade the existing visual character or quality of the site and its surroundings including significant adverse visual changes to neighborhood character?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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
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.

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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"/>	http://qcode.us/codes/sunnyvale/view.php?topic=19-4-19_46&frames=off 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sunnyvale Zoning Map www.sunnyvaleplanning.com
14. Noise - Exposure of persons to or generation of noise levels in excess of standards established in the Noise Sub-Element, Noise limits in the Sunnyvale Municipal Code, or applicable standards of the California Building Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 .
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
17. Biological Resources - Have a substantially adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	General Plan Map Project Description

Project

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

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

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

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

2. Aesthetics (Less than Significant): The City's implementation of the Citywide 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 14 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 two-car garage for each unit; however, the project is deficient by one guest parking space under its current site layout design. The project provides two Class II bicycle racks and room for secured bicycle parking within the individual garages of each unit which meets City requirements and Valley Transportation Authority (VTA) standards. Although deficient at this time, the impact is considered less than significant.

14. Noise (Less than Significant with Mitigation): An Acoustical Analysis was completed by Charles M. Salter Associates, Inc. in November, 2010. The study measured noise levels at two locations. One location was 100 feet east of the Sunnyvale-Saratoga Road, which is the location of the existing driveway gate and the second location was along the easternmost edge of the site. Noise levels were measure at DNL 68 dB at the location of the driveway gate and DNL 54 dB at the eastern location. To account for future traffic volumes, 1dB² was added to the measured DNL. A future DNL of 72 dB was calculated at the nearest building setbacks of proposed lots 1 & 2. 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 the following mitigation measures are needed:

- WHAT:
- 1) The wall along the west property line will need to be nine feet high
 - 2) The wall along the south property line will need to be eight feet high (and extend 120 feet south, at which point the height can be reduced to six feet).
 - 3) The wall must be continuous with no cracks or gaps in its face and have a minimum surface density of three pounds per square foot.
 - 4) For interior noise, certain sound rated windows and exterior doors need to be installed at various facades. See page 3 of the attached acoustical report for a table of STC ratings at certain locations of the proposed units.

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 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.

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

23. Historic and Cultural Resources (Less than Significant): A historic assessment was completed by Robert Cartier, of *Archaeological Resource Management* in March 2009. A copy of the DPR 523A form is attached. Although constructed circa 1920, the home and property was not determined meet the criteria federal, state and local criteria due to the lack of numerous modifications to the property and homes on-site which have affected its historical integrity. There are historically significant persons associated with the property and although the architecture is an example of Craftsman Bungalow style; it is not considered an exceptional or unusual example of this style. Staff has no evidence of archaeological resources being located on site or being found in the immediate vicinity. However, the scope of the project does include grading and excavation of the site associated with the construction of the project. There may be the potential that the project may uncover resources. As a standard Condition of Approval, staff has included specific project requirements related to the potential discovery of resources and procedural requirements. Based on this analysis and standard conditions of approval, staff has determined that the project would have a less than significant impact.

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 significant 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.

Proje

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

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

Responsible Division: Planning Division

Completed by: Ryan M. Kuchenig

Date: 3/30/11

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

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

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

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

Project

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?					
57. Hydrology and Water Quality - Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project description Water Resources Sub-Element www.sunnyvaleplanning.com
58. Hydrology and Water Quality - Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems in a manner which could create flooding or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	RWQCB, Region 2 Municipal Regional Permit, Stormwater Quality BMP Guidance Manual for New and Redevelopment Projects www.sunnyvaleplanning.com
59. Hydrology and Water Quality - Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Santa Clara Valley Water District (SCVWD) Guidelines and Standards for Land Use Near Streams www.valleywater.org City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects www.sunnyvaleplanning.com
60. Utilities and Service Systems: Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solid Waste Management Sub-Element of the Sunnyvale General Plan www.sunnyvaleplanning.com
61. Public Services Infrastructure? Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description

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

Responsible Division: Planning Division

Completed by: Ryan M. Kuchenig

Date: 3/30/11

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

Responsible Division: Planning Division

Completed by: Ryan M. Kuchenig

Date: 3/30/11

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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

67. Hazards and Hazardous Materials (Less than Significant with Mitigation): A Phase 1 (completed by TRC Lowney in November, 2006) and a Phase 2 (completed by GEOTrans, Inc in August, 2007) Environmental Site Assessment report were conducted for the site. An additional site investigation was completed by Geomatrix Consultants in November, 2007. The Phase 1 study identified four locations on the property of potential concern including a former equipment/vehicle storage area, a former gasoline underground storage tank (UST) location, two hazardous materials storage areas, and lastly the use of the site at one time was an orchard. The Phase 2 study included an electromagnetic survey and soil boring with sampling to detect possible contamination. Based on the results, soil impact by pesticides was confirmed in the upper foot of soil within the western hazardous materials storage area and in the eastern portion of the former orchard area. Geomatrix Consultants conducted a more detailed analysis of the contaminants that had been found from the previous studies and also identified arsenic and elevated levels of PCE in soil vapor. The source of the PCE was determined to be caused by the dry cleaning facility located immediately north of the site. Currently, remediation is being undertaken by Geomatrix. The proposal has been designed such that residential units are located away from the areas that were detected to contain the contaminated soil vapors. The pesticide soil will need to be removed as a hazardous waste based on the presence of DDT, DDD and DDE concentrations. Petroleum and lead-impacted soil from the eastern storage area can be managed and disposed as a Class II non-hazardous waste.

WHAT: 1) Soil containing the pesticides above residential criteria, and the soil containing petroleum hydrocarbons and lead above screening criteria shall be excavated and disposed off-site prior to residential development.

2) Soil that is hauled off-site for grading purposes shall be sampled to determine if the soil needs to be disposed as a hazardous waste.

3) In the event, evidence of a UST or petroleum-impacted soil is discovered elsewhere on the property during development activities, and environmental firm shall be contacted remove the UST and asses soil conditions.

4) Documentation shall be submitted, upon completion of the remediation activities undertaken by Geomatrix Consultants, concluding that soil contaminants (PCE) have been removed from the site prior to construction of the project.

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.

Responsible Division: Planning Division

Completed by: Ryan M. Kuchenig

Date: 3/30/11

Project

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

69. & 70. Recreation (Less than Significant): The project will generate an increase in the use of existing park facilities. Through implementation of the City's Park Dedication requirement, which includes payment of the estimated park in-lieu fee of \$406,467.07 for the 24 new residential units, this impact is less than significant.

Responsible Division: Planning Division

Completed by: Ryan M. Kuchenig

Date: 3/30/11

Project

City of Sunnyvale General Plan:

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

City of Sunnyvale Municipal Code:

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

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

Specific Plans:

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

Environmental Impact Reports:

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

Maps:

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

Lists / Inventories:

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

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

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

Transportation:

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

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

Public Works:

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

N. Project LEED Checklist

Miscellaneous Agency Plans:

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

Building Safety:

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

Guidelines and Best Management Practices

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

Additional Project References:

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

Other:

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

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code _____ Other Listings _____ Review Code _____ Reviewer _____ Date _____
---	--

Page 1 of 29 Resource Name or # 1330 Saratoga Sunnyvale Road

P1. Other Identifier: _____
P2. Location: _____ Not for Publication Unrestricted a. County Santa Clara
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

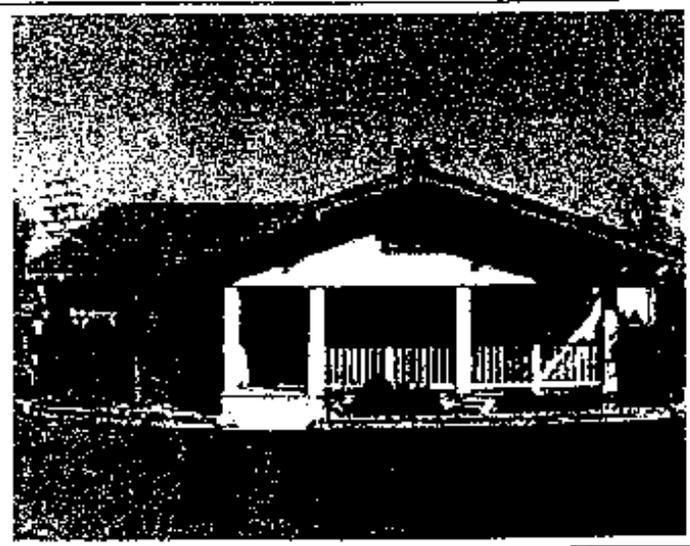
b. USGS 7.5' Quad: Cupertino, CA Date: 1991 T ; R ; 1/4 of 1/4 of Sec ; BM
c. Address: 1330 Saratoga Sunnyvale Road City: Sunnyvale Zip: 94087
d. UTM: 10S 5 85 662mE/41 34 082mN
e. Other Locational Data: (e.g. parcel #, directions to resource, elevation, etc., as appropriate)
Assessors Parcel Number: 309-53-001

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The primary structure at 1330 Saratoga Sunnyvale Road is a single story Craftsman Bungalow style residence in good condition, although somewhat modified from its original form. The residence features a somewhat complex cross gabled roof. The roof is of shallow pitch, and the eaves are broad and open, characteristic of the Craftsman Bungalow style. Decorative triangular braces are featured beneath the gables. The roof is surfaced with composition shingles. On the original portion of the home, the exterior walls are surfaced with narrow horizontal siding. Broader horizontal siding is used for some of the additions to the home.
See Continuation Sheet, Page 4

*P3b. Resource Attributes: (List attributes and codes.) HP02, HP04

*P4. Resources Present: Building Structure Object District Element of District Site Other

P5a. Photo or drawing (Photo required for buildings, structures, objects.)



P5b. Description of Photo: (View, date, accession #)
View of the main residence at 1330 Saratoga Sunnyvale Road from the west.

*P6. Date Constructed/Age and Sources
Historic Prehistoric Both
Constructed circa 1920

*P7. Owner and Address:
Sisters of Notre Dame de Namur
1520 Ralston Avenue
Belmont, CA 94002

*P8. Recorded by:
Robert Cartier
Archaeological Resource Management
496 North 5th Street
San Jose, CA 95112

*P9. Date Recorded: 3/19/09
*P10. Survey Type: Intensive

*P11. Report Citation: (Cite Survey Report and other sources, or enter "none.")
None

* Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photographic Record Other (List):

State of California - The Resources Agency Primary # _____
 DEPARTMENT OF PARKS AND RECREATION HRI # _____
BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 29 *NRHP Status Code _____
*Resource Name or # (Assigned by recorder): 1330 Saratoga Sunnyvale Road

B1. Historic Name: Braid Residence
 B2. Common Name: 1330 Saratoga Sunnyvale Road
 B3. Original Use: Residential/Orchard B4. Present Use: Residential (Vacant)
 *B5. Architectural Style: Craftsman Bungalow

*B6. Construction History: (Construction date, alterations, and date of alterations)
 Based upon visual evaluation and assessor's documentation, the primary residence at 1330 Saratoga Sunnyvale Road was constructed circa 1920. Since that time multiple small additions have been made to the residence, primarily in a style consistent with the original construction. The interior has also been somewhat modified, including modernization of kitchen cabinets, counters, and fixtures, as well as replacement of original flooring, carpeting, and resurfacing of some interior walls.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:
 Multiple additional structures are located on the property including a second residence converted from a barn, a small bunkhouse, a garage/shop structure, a packing shed, and several smaller formal and informal storage sheds, as well as an aviary. A small remnant orchard is also present on the southern portion of the lot.
 See continuation sheet, page 4.

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Theme Architecture & Shelter/Agriculture Area Sunnyvale, CA
 Period of Significance 1920-1960's Property Type Private Residential Applicable Criteria N/A

Based upon the 1876 Thompson & West Historical Atlas of Santa Clara County, in that year the subject property made up a small portion of a 127 1/2 acre parcel owned by I. N. Thompson. Thompson is listed as a capitalist, he was born in Michigan, and came to Santa Clara County in 1850. As of 1876 he owned a total of 1099 acres. By 1890, based upon the Official County of Santa Clara map for that year, the subject parcel made up a portion of the 116 acre property of D. W. Pollard. By 1906 the land was owned by J. C. Mulligan, and in that year the property was subdivided as a portion of Lots 3 and 4 of J. C. Mulligan Subdivision No. 2 (Book L of Maps, Page 39). On July 1, 1911 the property was granted by Mulligan to Carrie M. Braid (Book 367 of Deeds, Page 598). Carrie and her husband D. C. Braid Jr. would own the property until the late 1930's. It appears to have been during their ownership, circa 1920, that the primary residence on the property was constructed. On April 3, 1939 the property was granted to Paul Mardesich (Book 927 of Official Records, Page 184). Paul Mardesich and his wife Mande owned the property until 1964. During this time period the property was utilized as orchard land, as can be seen on aerial photography of the site from 1954.
 See Continuation Sheet, Page 4

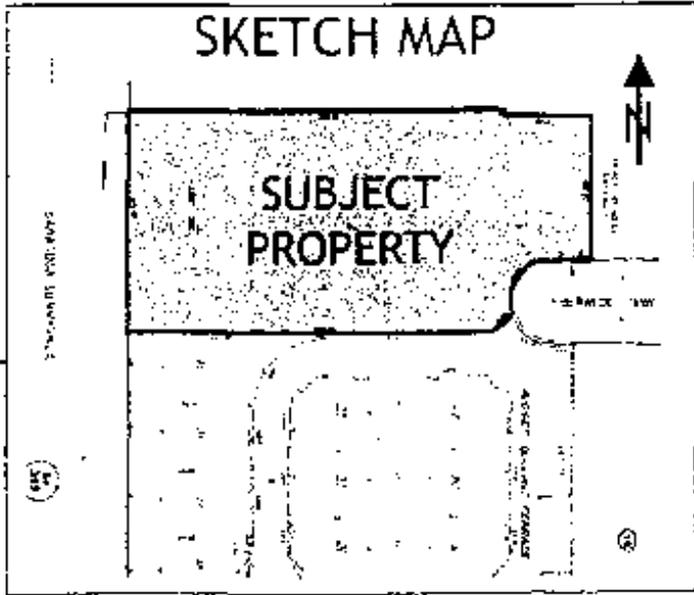
B11. Additional Resource Attributes: (List attributes and codes) NA

*B12. References:
 See continuation sheet, Page 8

B13. Remarks:

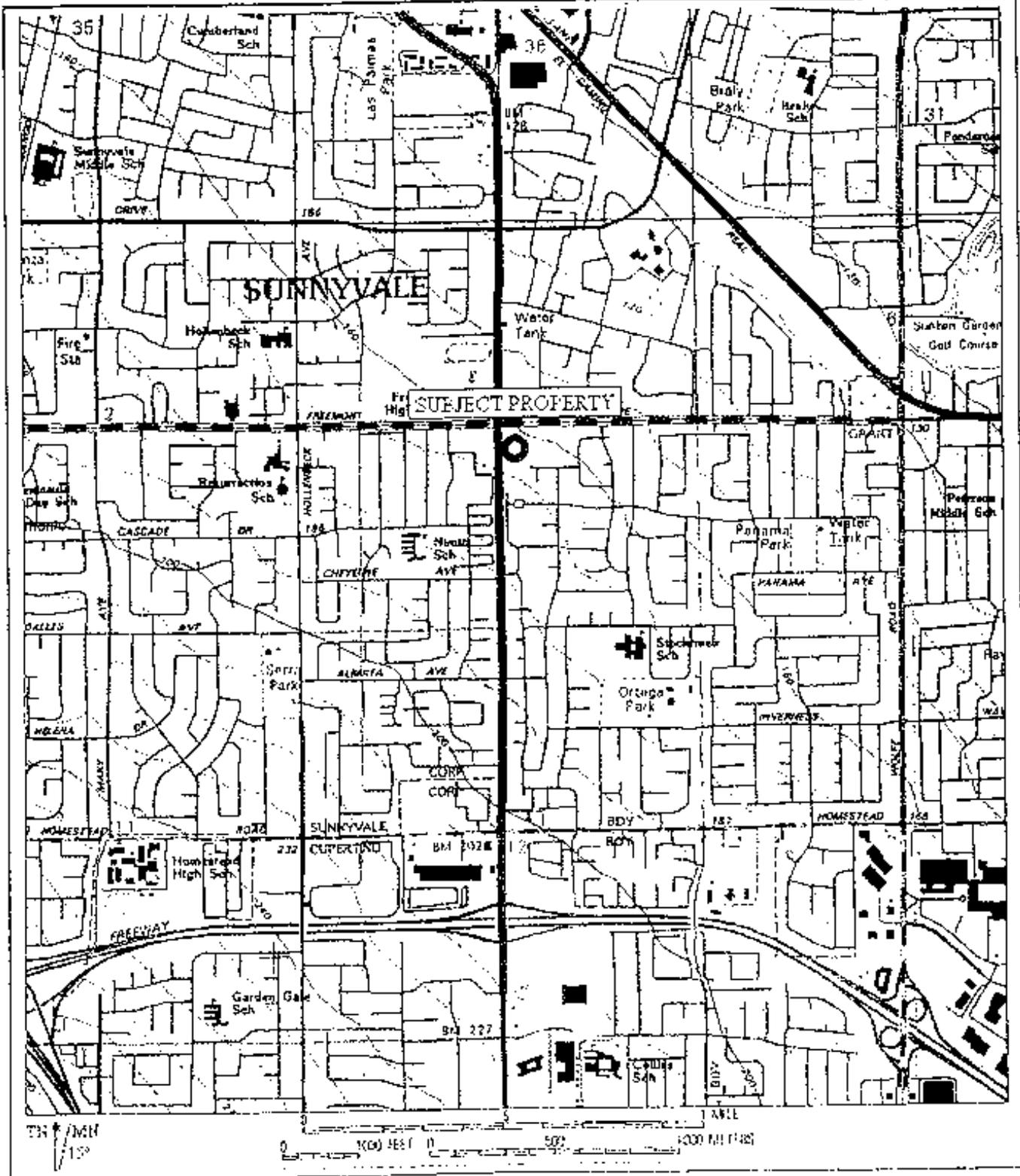
*B14. Evaluator: Robert R. Carlier
 *Date of Evaluation: 3/19/09

(This space reserved for official comments.)



State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION LOCATION MAP	Primary # _____ HRI # _____ Trinoial: _____
---	---

Page 3 of 29 Resource Name or # (Assigned by recorder) 1330 Saratoga Sunnyvale Road
 *Map Name: Cupertino, CA *Scale: 7.5 Minute *Date of Map: 1991



State of California - The Resources Agency	Primary # _____
DEPARTMENT OF PARKS AND RECREATION	HRI # _____
CONTINUATION SHEET	Trinomial _____

Page 4 of 29 *Resource Name or # (Assigned by recorder) 1330 Saratoga Sunnyvale Road
 *Recorded by Archaeological Resource Management Date 3/19/09 x Continuation Update

Continued from P3a:

Fenestration consists of multi-paned wooden framed windows in fixed and double-hung sash configurations, as well as aluminum frame windows.

The interior of the residence is in good condition, although some portions have been heavily modified. The front rooms of the home feature original built-in cabinets with multi-paned glass doors, as well as window benches with built-in storage. Countertops, cabinets, and fixtures have been modernized throughout the kitchen and bathrooms. In addition, much of the original flooring has been replaced by shag carpets and linoleum. One unique feature of the kitchen is a large cast-iron pizza oven, surrounded by a brick façade. The home features a full basement, which has been converted for use as storage.

Continued from B8:

The second residence on the property appears to have been a converted storage barn. This structure appears on the 1954 aerial photography of the property, and the original portions appear to date to circa the 1920's-1930's. This two-story structure features an unusual salt-box roof form; apparently created by the placement of a shed roof addition to one side, extending that gable downwards. The eaves are relatively narrow, and boxed, with enclosed rafters. The roof is surfaced with composition shingles. The exterior walls are surfaced with vertical wooden siding in a board-and-batten configuration, with a low section of brick running along the front and side facades. Fenestration is varied, and includes aluminum framed sliding and fixed windows, as well as a set of decorative arched windows on the front façade, and louvered windows on the rear of the second story. What appear to be the original barn doors are also visible at the base of the rear façade.

The interior of this residence includes all modern fixtures and decorative elements, apparently dating to circa the 1970's with some later additions. The lower story includes a kitchen and dining room area, as well as a living room which is connected by stairs to a loft above. The second story includes this loft area, as well as two small bedrooms and a bathroom.

The third living space on the property is a small bunkhouse. This structure is also visible on the 1954 aerial photography of the property, and appears to be of similar chronology to the second residence. This narrow rectangular structure features a side-gabled roof, surfaced with corrugated metal sheeting. The exterior walls are surfaced with vertical wooden siding in a board-and-batten configuration, with a low section of brick along the front façade. The windows are aluminum framed in a sliding configuration. The interior of this structure consists of a single living area, the walls of which are surfaced with decorative wooden paneling, with faux support beams running along the ceiling. A small bathroom makes up the remainder of the interior.

Also present on the property is a garage, also built prior to 1954 based upon aerial photography. This low rectangular structure features a salt-box roof, with a small shed roof extending to the eastern side. The main roof is surfaced with composition shingles, the shed-roof addition is covered with corrugated metal sheeting. The front façade features three modern garage doors, as well a single entry door in the addition. The exterior walls are surfaced with vertical wooden siding in a board-and-batten configuration, with small sections of low brick similar to other structures on the property. The interior of the addition is currently being used for storage while the main garage is a single large room. Interior walls appear to date this structure to circa the 1920's or 1930's.

At the rear of the current property is a large packing shed. This structure was present on the property by 1954 based upon aerial photography. The large shed features a dual level gabled roof, surfaced with corrugated metal sheeting. The exterior walls are also surfaced with corrugated metal sheeting. Numerous less formal shed and storage structures are loosely attached to this building.

Also present on the property is a small aviary, located in a centrally placed area of the cul-de-sac formed at the rear of the property. This aviary is constructed with a circular brick base, with wooden support columns holding up an

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____ HRI # _____ Trinomial _____
---	---

Page 5 of 29 *Resource Name or # (Assigned by recorder) : 1330 Saratoga Sunnyvale Road
 *Recorded by Archaeological Resource Management Date 3/19/09 x Continuation Update

octagonal roof, featuring split wooden shingles. A decorative cupola is located atop this roof. The aviary is enclosed with wire netting between the support columns. This structure appears to be of relatively recent construction. Finally, the property includes a small remnant orchard, enclosed by a garden fence, along the length of the southern side of the property.

Continued from B10:

On June 15, 1964, after the death of Paul Mardesich, the property passed by Decree of Distribution to Nikola Mardesich (Book 6596 of Official Records, Page 612). Nikola retained ownership of the property until 1998; on December 6 of that year the property passed to Annette M. Mardesich (Assessor's Doc #14722337). On March 10, 2005 the property was granted to the current owners, the Sisters of Norte Dame de Namur (Assessors Doc #19818234).

According to Mr. Jack Vidovich (grandson of then property owner Annette Mardesich), the orchardist activities carried out on the site included the growing of cherry and apricot trees. Cherries were processed at the packing shed on-site, while apricots were shipped to a nearby cannery. The bunkhouse was used to house seasonal labor for the orchard (Personal Communication, 2006).

The City of Sunnyvale's Heritage Resource Inventory

Chapter 19.96 regarding the City of Sunnyvale's Heritage Preservation outlines the guidelines for evaluating and nominating historic resources as follows: "Any improvement, building, portion of buildings, structures, signs, features, sites, scenic areas, views, vistas, places, areas, landscapes, trees, or other natural objects or objects of scientific, aesthetic, educational, political, social, cultural, architectural, or historical significance can be designated a heritage resource by the city council and any area within the city may be designated a heritage resource district by the city council pursuant to provisions of this chapter if it meets the Criteria of the National Register of Historic Places, or one or more of the following.

- (a) It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
- (b) It is identified with persons or events significant in local, state, or national history;
- (c) It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
- (d) It is representative of the work of a notable builder, designer, or architect;
- (e) It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically or by plan or physical development;
- (f) It has a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Sunnyvale;
- (g) It embodies elements of architectural design, detail, materials, or craftsmanship that represents a significant structural or architectural achievement or innovation;
- (h) It is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif;
- (i) It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;
- (j) It is one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historic type or specimen;
- (k) With respect to a local landmark, it is significant in that the resource materially benefits the historical character of a neighborhood or area, or the resource in its location represents an established and familiar visual feature of the community or city;

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 6 of 29 *Resource Name or # (Assigned by recorder) 1330 Saratoga Sunnyvale Road
*Recorded by Archaeological Resource Management Date 3/19/09 Continuation Update

- (l) With respect to a local landmark district, a collective high integrity of the district is essential to the sustained value of the separate individual resources.
- (m) With respect to a designated landmark and designated landmark district, the heritage resource shall meet Criteria of the National Register of Historic Places, which are incorporated by reference into this chapter. (Taken from Chapter 19 96.050 of the Guidelines for Heritage Preservation.)

The property at 1330 Saratoga Sunnyvale Road is not currently listed on the City of Sunnyvale's Heritage Resource Inventory. The surrounding neighborhood contains primarily structures of a later chronology, including a combination of residential and commercial properties from the mid-to-late 20th Century. Two Criteria of the inventory were particularly considered in relation to the property: "a" and "c." This property was formerly utilized for orchardist activities, and some remnants of this usage are still present on the property. However, the orchard operations have been abandoned for many years, and much of the associated equipment and materials have been removed. Thus the property does not appear to be potentially eligible for listing in the Heritage Resource Inventory under Criterion "a" as described above. The primary residence, although somewhat lacking in architectural integrity, is a good example of the Craftsman Bungalow style of architecture. Thus the property appears to be potentially eligible for listing in the Heritage Resource Inventory under Criterion "c" as described above.

California Register of Historic Resources Criteria

A cultural resource is considered "significant" if it qualifies as eligible for listing in the California Register of Historic Resources (CRHR). Properties that are eligible for listing in the CRHR must meet one or more of the following criteria:

1. Association with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
2. Association with the lives of persons important to local, California, or national history;
3. Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A property may be automatically listed in the CRHR if it is formally determined eligible for the National Register of Historic Places. Properties that are formally determined eligible for the NRHP are those that are designated as such through one of the federal preservation programs administered by the California Office of Historic Preservation (i.e., the National Register, Tax Certification, and Section 106 review of federal undertakings). The CRHR interprets the integrity of a cultural resource based upon its physical authenticity. An historic cultural resource must retain its historic character or appearance and thus be recognizable as an historic resource. Integrity is evaluated by examining the subject's location, design, setting, materials, workmanship, feeling, and association. If the subject has retained these qualities, it may be said to have integrity. It is possible that a cultural resource may not retain sufficient integrity to be listed in the National Register of Historic Places yet still be eligible for listing in the CRHR. If a cultural resource retains the potential to convey significant historical/scientific data, it may be said to retain sufficient integrity for potential listing in the CRHR.

The property at 1330 Saratoga Sunnyvale Road is not currently listed on the California Register of Historical Resources. In addition, the property does not appear to qualify as potentially eligible under any of the criteria listed above. Home is not associated with any known significant historical events, thus it does not appear to qualify as potentially eligible under Criterion 1. No historically significant persons appear to have been associated with the property, thus it does not appear to qualify as potentially eligible under Criterion 2. Although the primary residence at 1330 Saratoga Sunnyvale Road is built in the Craftsman Bungalow style, it is not an exceptional or unusual example of this style.

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____ HRI # _____ Trinomial _____
---	---

Page <u>7</u> of <u>29</u>	*Resource Name or # (Assigned by recorder) <u>1330 Saratoga Sunnyvale Road</u>	Date <u>3/19/09</u>	<input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Update
*Recorded by <u>Archaeological Resource Management</u>			

Furthermore, the alterations to the house constitute some loss of historic and architectural integrity. Thus it does not appear to qualify as potentially eligible under Criterion 3. In addition, the home does not appear to have the potential to yield significant historical information, and thus does not appear eligible under Criterion 4.

National Register Criteria

The National Register of Historic Places was first established in 1966, with major revisions in 1976. The register is set forth in 36 CFR 60 which establishes the responsibilities of the State Historic Preservation Officers (SHPO), standards for their staffs and review boards, and describes the statewide survey and planning process for historic preservation. Within this regulation guidelines are set forth concerning the National Register of Historic Places (36 CFR 60.6). In addition, further regulations are found in 36 CFR 63-66, 800, and Bulletin 15 which define procedures for determination of eligibility, identification of historic properties, recovery, reporting, and protection procedures. The National Register of Historic Places was established to recognize resources associated with the accomplishments of all peoples who have contributed to the country's history and heritage. Guidelines were designed for Federal and State agencies in nominating cultural resources to the National Register. These guidelines are based upon integrity and significance of the resource. Integrity applies to specific items such as location, design, setting, materials, workmanship, feeling, and association. Quality of significance in American history, architecture, archaeology, engineering and culture is present in resources that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet at least one of the following criteria:

- A. That are associated with events that have made a significant contribution to broad patterns of our history;
- B. That are associated with the lives of persons significant in our past;
- C. That embody distinctive characteristics of type, period, or method of construction, or that represent the work of master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- D. That have yielded, or are likely to yield, information important in prehistory or history.

Integrity is defined in Bulletin 15, How to Apply the National Register Criteria for Evaluation. (U.S. Department of the Interior, National Park Service 1982) as:

the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. If a property retains the physical characteristics it possessed in the past then it has the capacity to convey association with historical patterns or persons, architectural or engineering design and technology, or information about a culture or peoples.

There are also seven aspects of integrity which are used. These aspects are:

- | | |
|--------------|----------------|
| 1. location | 5. workmanship |
| 2. design | 6. feeling |
| 3. setting | 7. association |
| 4. materials | |

The property at 1330 Saratoga Sunnyvale Road is not currently listed on the National Register of Historic Places. In addition, the property does not appear to be potentially eligible for listing in this register. The home is not associated with significant historic events or persons, thus it does not appear to be potentially eligible for listing under Criteria A or B. Although built in the Craftsman Style, it is not a particularly exceptional or unusual example of this style, thus the structure does not appear to qualify as eligible for the NRHP under Criterion C. The property does not appear to be likely to yield information important in prehistory or history, thus it does not appear to qualify as potentially eligible under Criterion D. In addition, the structure is somewhat lacking in integrity, having been remodeled and added to since its original construction.

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____ HRI # _____ Trinomial _____
---	---

Page <u>8</u>	of <u>29</u>	*Resource Name or # (Assigned by recorder) <u>1330 Saratoga Sunnyvale Road</u>			
*Recorded by	Archaeological Resource Management	Date	3/19/09	x	Continuation Update

Continued from B12:

Assessor's Office, County of Santa Clara
 2009 Record search of assessed value and associated taxes for the property at 1330 Saratoga Sunnyvale Road.

Calloway, S. and E. Cromley
 1996 *The Elements of Style: A Practical Encyclopedia of Interior Architectural Details from 1485 to the Present, Revised Edition.* Simon & Schuster, New York.

Douglas, J.
 1993 *Historical Footnotes of Santa Clara Valley.* San Jose Historical Museum Association, San Jose.

Hoover, M. et al
 1966 *Historic Spots in California.* Stanford University Press, Stanford California.

McAlester, V. and L. McAlester
 1997 *A Field Guide to American Houses.* Alfred A. Knopf, New York.

Payne, S.
 1987 *Santa Clara County: Harvest of Change.* Windsor Publications, Northridge, California.

Recorder's Office, County of Santa Clara
 2009 Record search of recorded information for the property at 1330 Saratoga Sunnyvale Road.

Sawyer, E.
 1922 *History of Santa Clara County, California.* Historical Record Company, Los Angeles.

Seavey, K. L.
 1988 *Images. Sunnyvale's Heritage Resources* Composite Arts, Sunnyvale, California.

Thompson & West
 1876 *Historical Atlas of Santa-Clara County, California.* Thompson & West, San Francisco.

US Department of the Interior
 1990 *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*

US Department of the Interior
 1982 Bulletin 15 - "How to Apply the National Register Criteria for Evaluation."

Whiffen, M.
 1992 *American Architecture since 1780. Revised Edition.* The MIT Press Cambridge, MA.

State of California - The Resources Agency	Primary #	_____
DEPARTMENT OF PARKS AND RECREATION	HRI #	_____
CONTINUATION SHEET	Trinomial	_____

Page 9 of 29 *Resource Name or # (Assigned by recorder) 1330 Saratoga Sunnyvale Road
*Recorded by Archaeological Resource Management Date 3/19/09 x Continuation Update

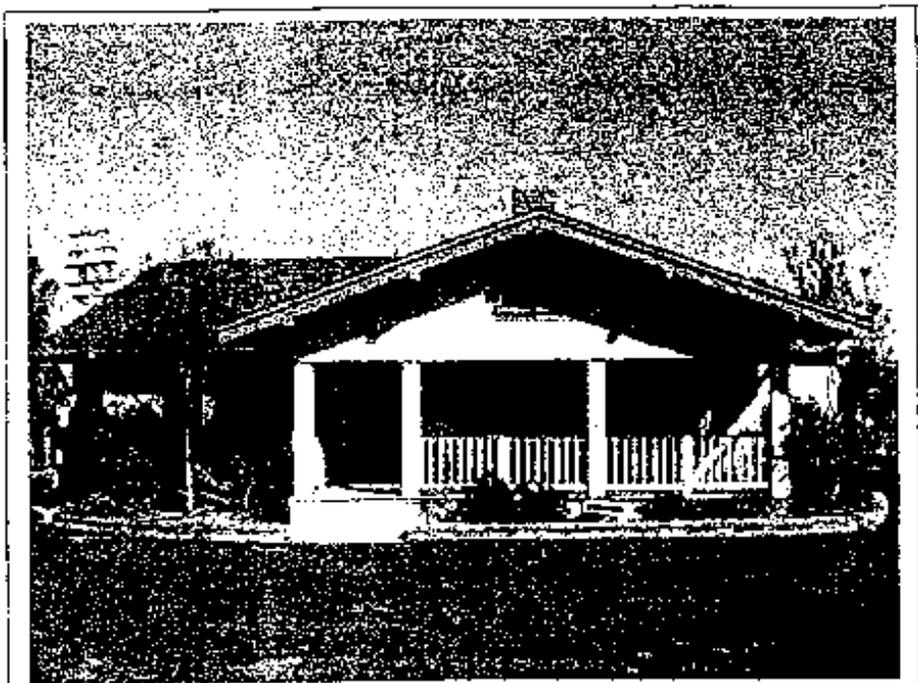


Photo 1: View of the front façade of the primary residence.



Photo 2: Oblique view of the primary residence.

State of California - The Resources Agency	Primary # _____
DEPARTMENT OF PARKS AND RECREATION	HRI # _____
CONTINUATION SHEET	Triennial _____

Page 10 of 29 *Resource Name or # (Assigned by recorder) 1330 Saratoga Sunnyside Road
*Recorded by Archaeological Resource Management Date 3/13/09 Continuation Update



Photo 3: View of the front portion of the southern façade.



Photo 4: Detail of flat-roof addition to the southern façade.

State of California - The Resources Agency	Primary # _____
DEPARTMENT OF PARKS AND RECREATION	HRI # _____
CONTINUATION SHEET	Tripomial _____

Page 11 of 29 *Resource Name or # (Assigned by recorder) 1330 Saratoga Sunnyvale Road
*Recorded by Archaeological Resource Management Date 3/19/09 x Continuation Update



Photo 5: Oblique view of the southern and rear facades.

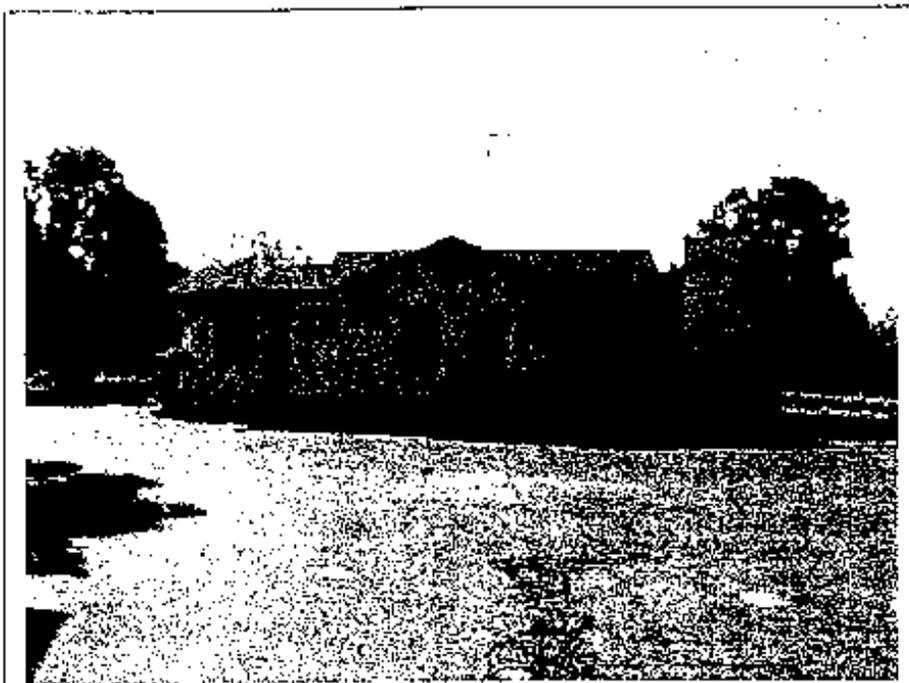


Photo 6: View of the rear facade.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 12 of 29 *Resource Name or # (Assigned by recorder) 1330 Saratoga Sunnyvale Road
*Recorded by Archaeological Resource Management Date 3/19/09 Continuation Update

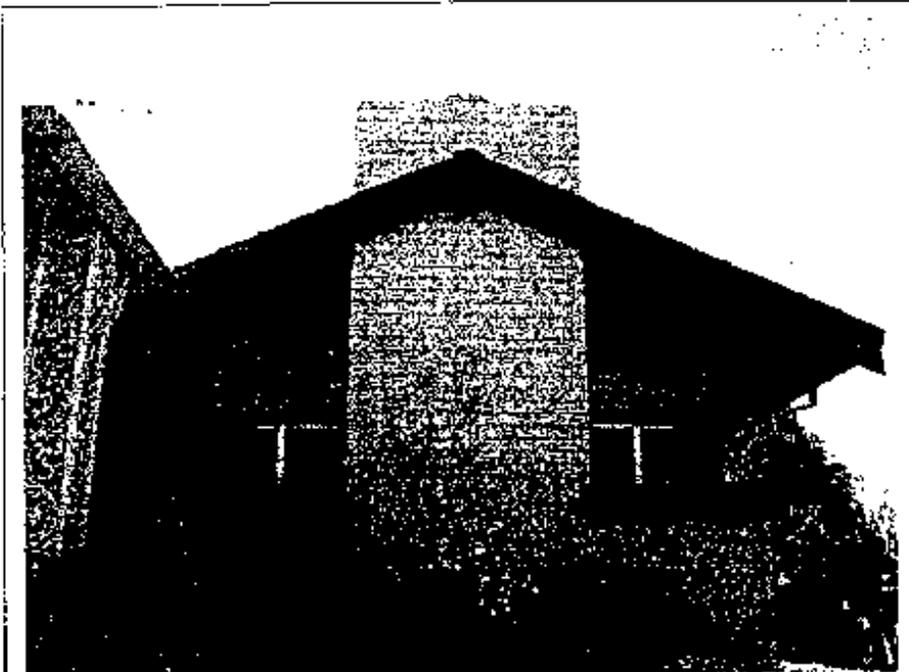


Photo 7: Detail of brick chimney on the rear façade.

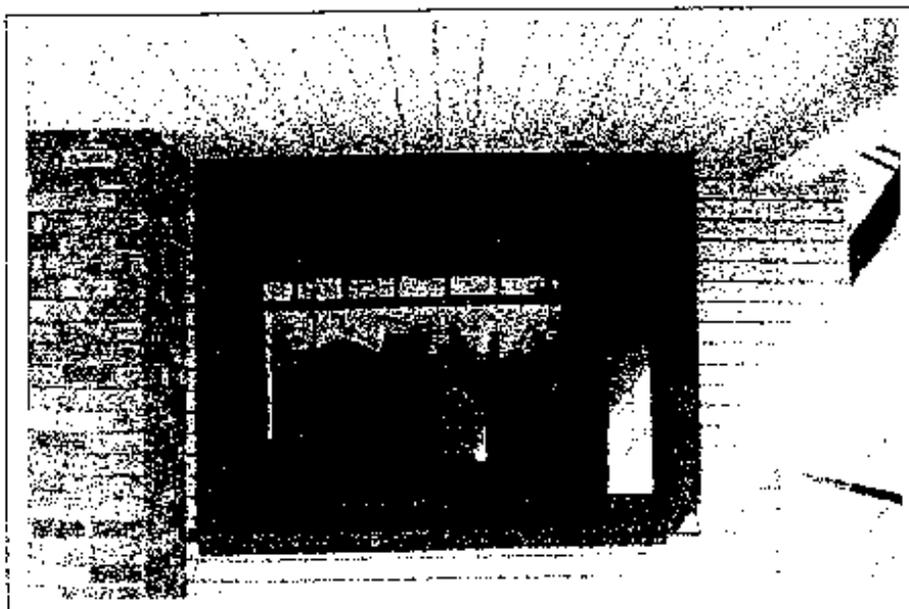


Photo 8: Detail of multi-pane window on the front porch.

State of California - The Resources Agency	Primary # _____
DEPARTMENT OF PARKS AND RECREATION	HRI # _____
CONTINUATION SHEET	Trinomial _____

Page 13 of 29 *Resource Name or # (Assigned by recorder) 1330 Saratoga Sunnyvale Road
*Recorded by Archaeological Resource Management Date 3/19/09 Continuation Update

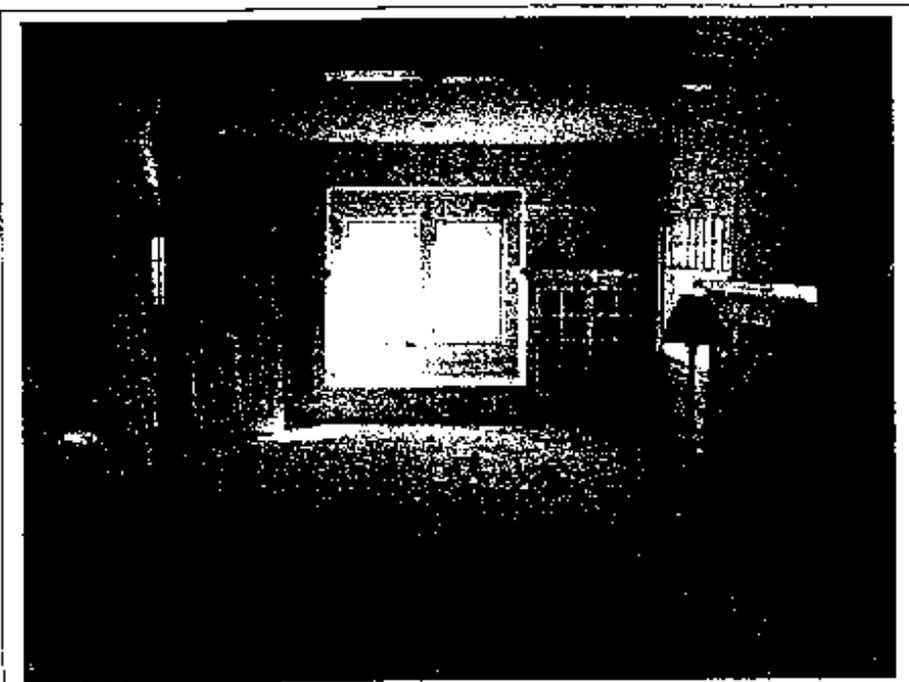


Photo 9: Interior view of living room. note built in cabinets.

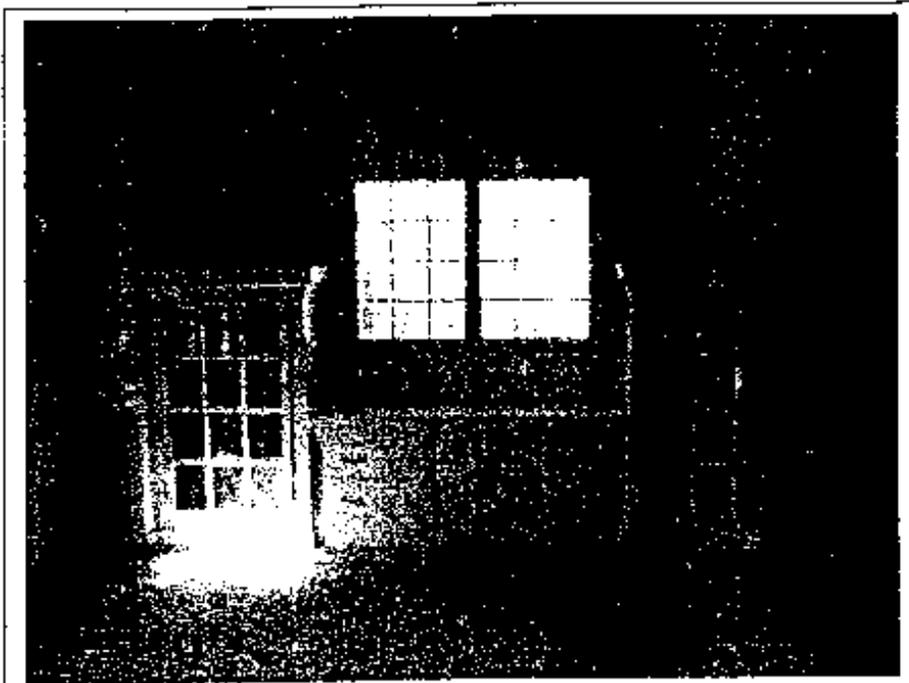


Photo 10: Detail of matching built-in cabinets in the front room.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 14 of 29 *Resource Name or # (Assigned by recorder) 1330 Saratoga Sunnyvale Road
*Recorded by Archaeological Resource Management Date 3/19/03 Continuation Update

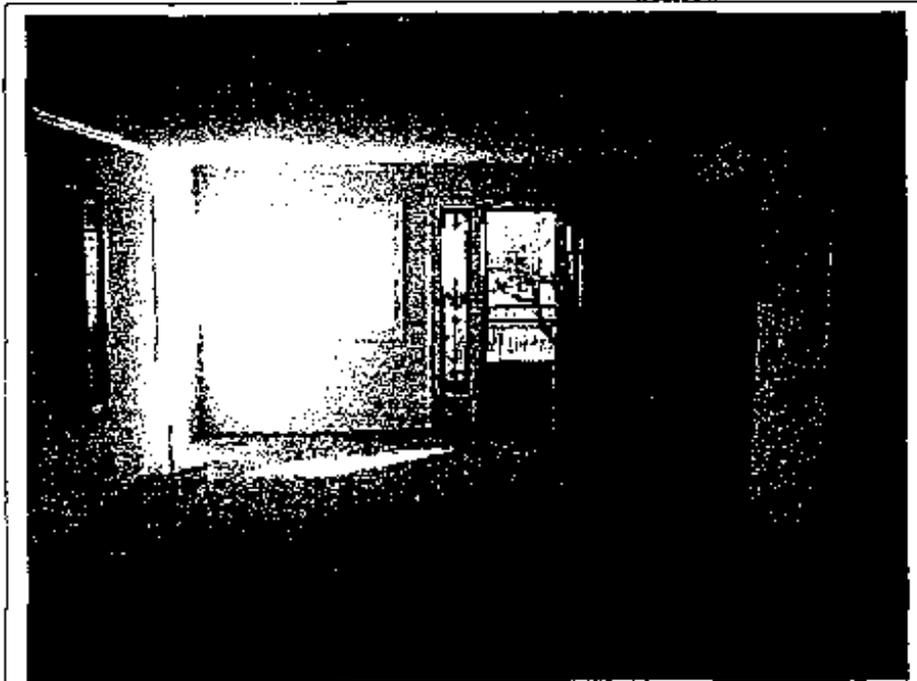


Photo 11: View of the family room.

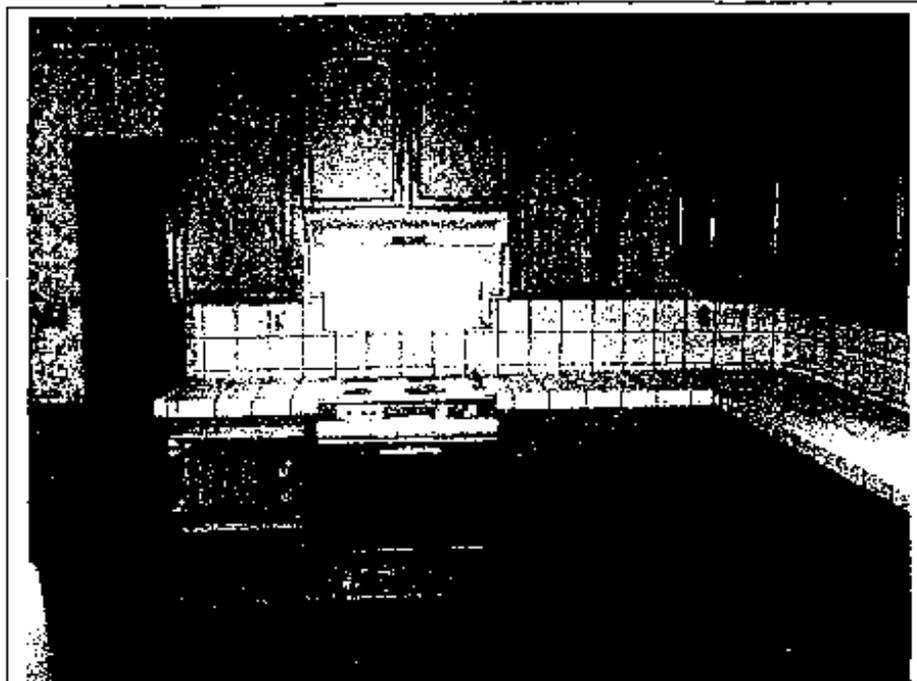


Photo 12: View of the kitchen, note modernized cabinets and counters.

State of California - The Resources Agency	Primary #	_____
DEPARTMENT OF PARKS AND RECREATION	HRI #	_____
CONTINUATION SHEET	Trinomial	_____

Page 15 of 29 *Resource Name or # (Assigned by recorder) 1330 Saratoga Sunnyvale Road
*Recorded by Archaeological Resource Management Date 3/19/09 Continuation Update



Photo 13: Detail of large cast-iron oven.

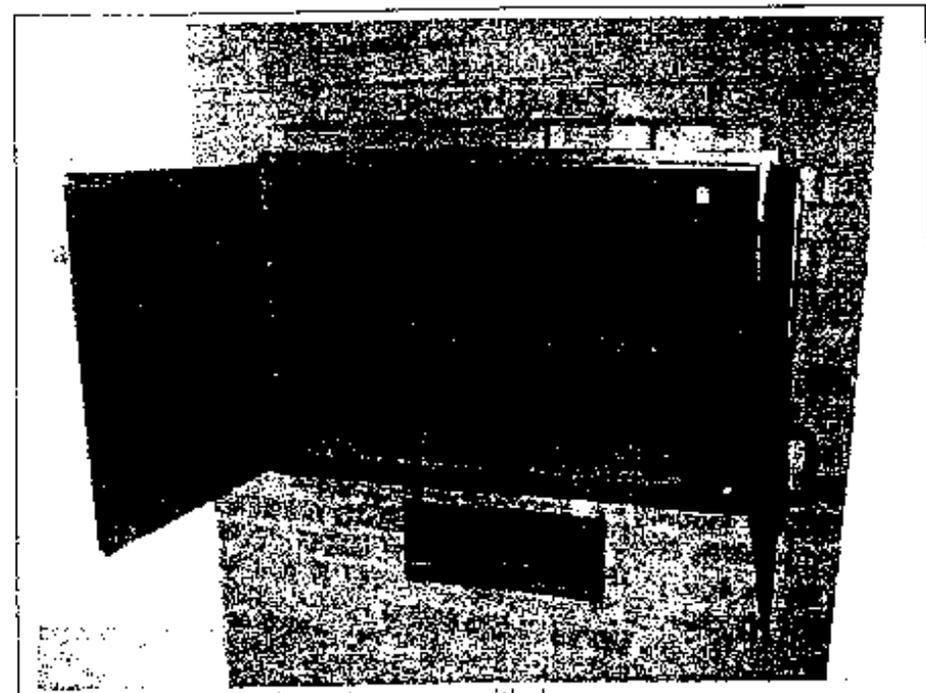


Photo 14: Detail of cast-iron oven with doors open.

State of California • The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 16 of 29 *Resource Name or # (Assigned by recorder) 1330 Saratoga Sunnyvale Road
*Recorded by Archaeological Resource Management Date 3/19/09 Continuation Update



Photo 15: View of the bathroom, note modern fixtures.

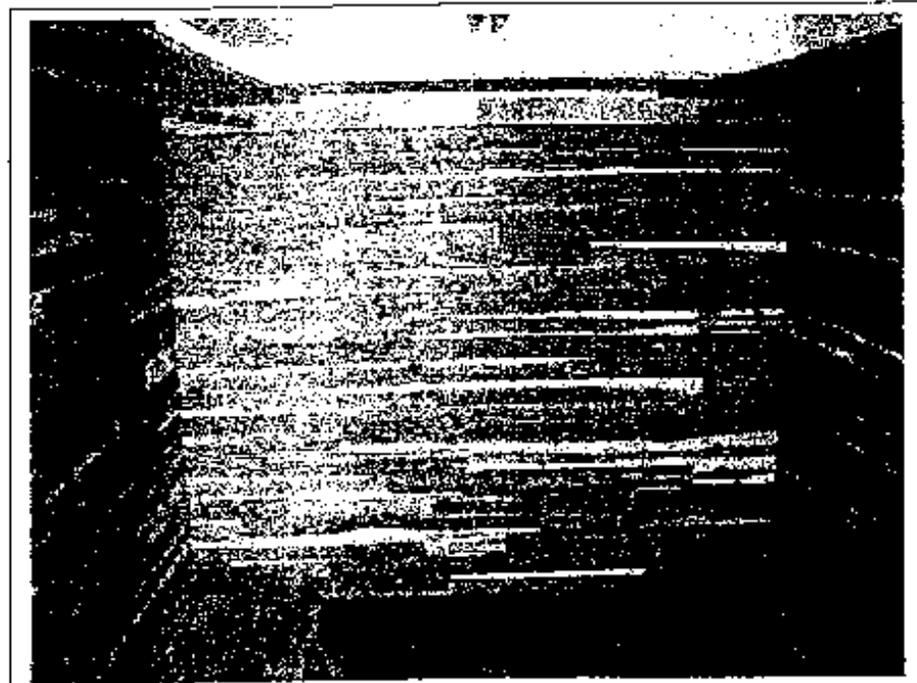
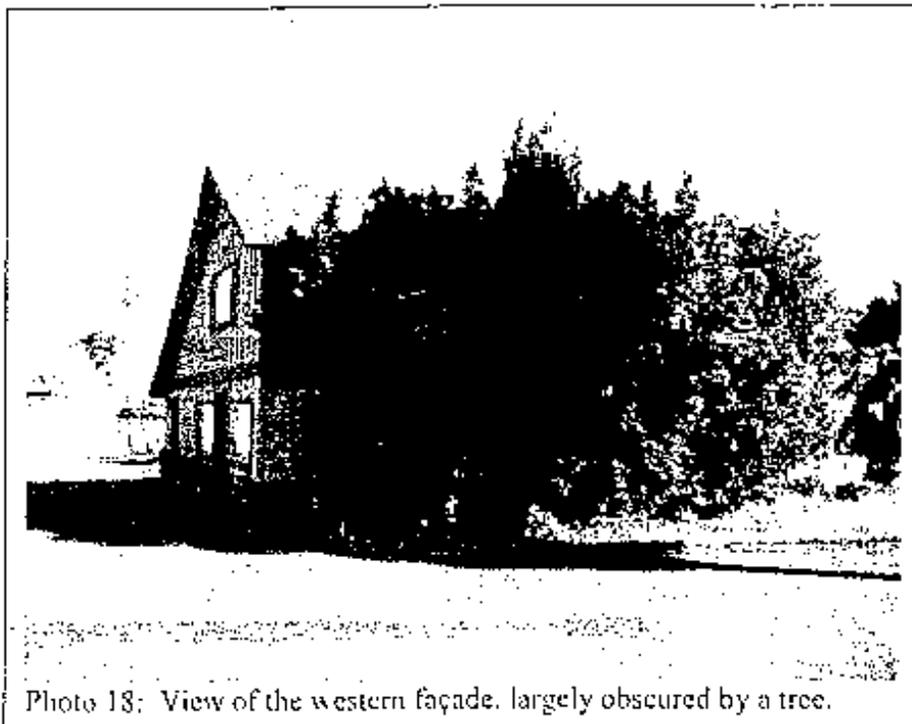
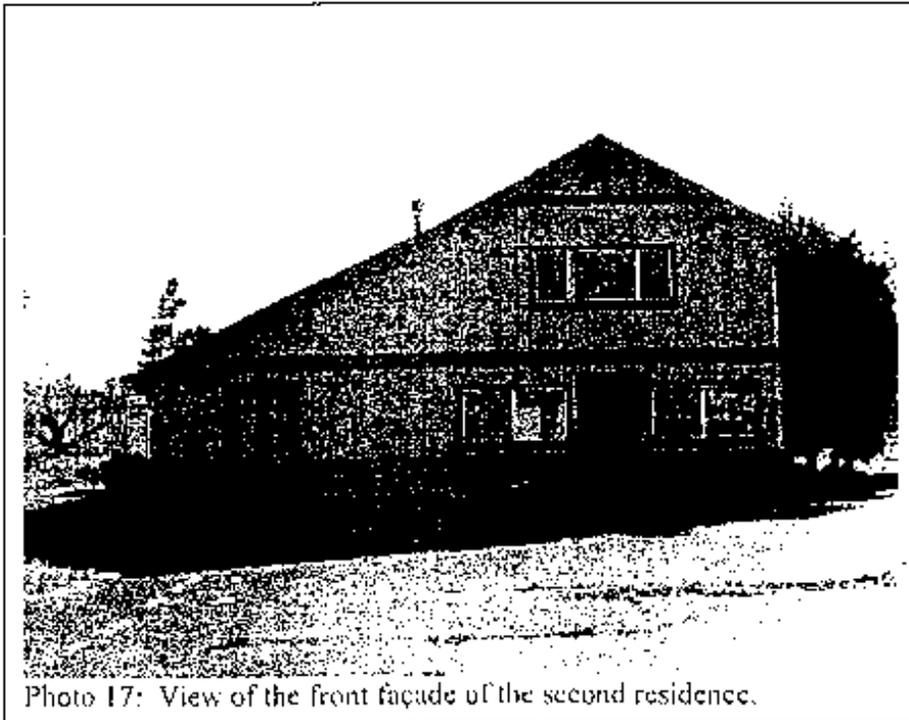


Photo 16: Detail of basement room modified for clothing storage.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 17 of 29 *Resource Name or # (Assigned by recorder) 1330 Saratoga Sunnyvale Road
*Recorded by Archaeological Resource Management Date 3/18/09 x Continuation Update



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomlat _____

Page 18 of 29 *Resource Name or # (Assigned by recorder) 1330 Saratoga Sunnyvale Road
*Recorded by Archaeological Resource Management Date 3/19/09 Continuation Update



Photo 19: View of the rear façade of the second residence.

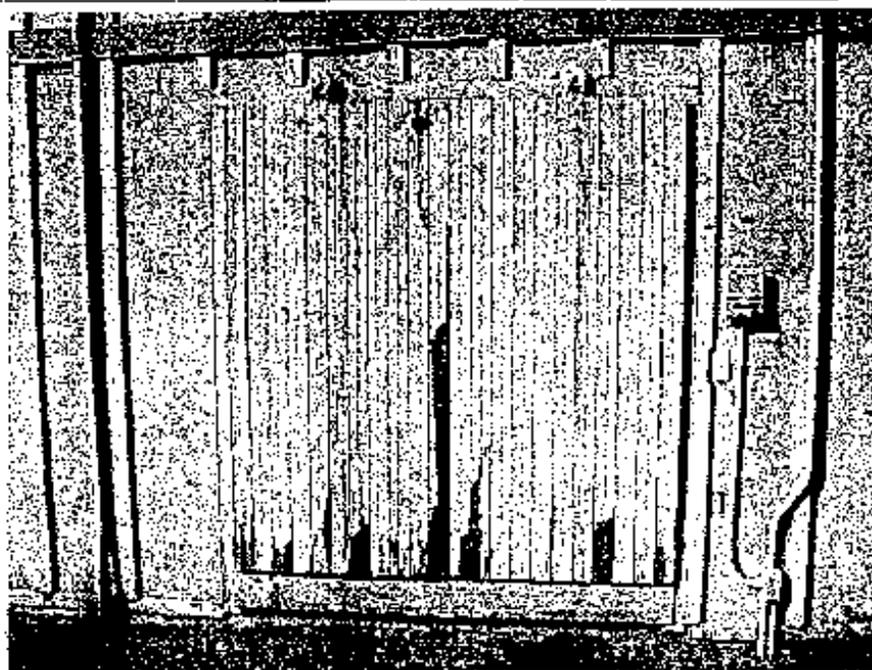


Photo 20: Detail of original barn doors on the rear façade.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 19 of 29 *Resource Name or # (Assigned by recorder) 1330 Saratoga Sunnyvale Road
*Recorded by Archaeological Resource Management Date 3/19/09 Continuation Update



Photo 21: View of the eastern façade of the second residence.



Photo 22: Detail of double-arch decorative windows on front façade.

State of California - The Resources Agency	Primary # _____
DEPARTMENT OF PARKS AND RECREATION	HRI # _____
CONTINUATION SHEET	Trinomial _____

Page 29 of 29 *Resource Name or # (Assigned by recorder) 1330 Saratoga Sunnyside Road
*Recorded by Archaeological Resource Management Date 3/19/09 x Continuation Update

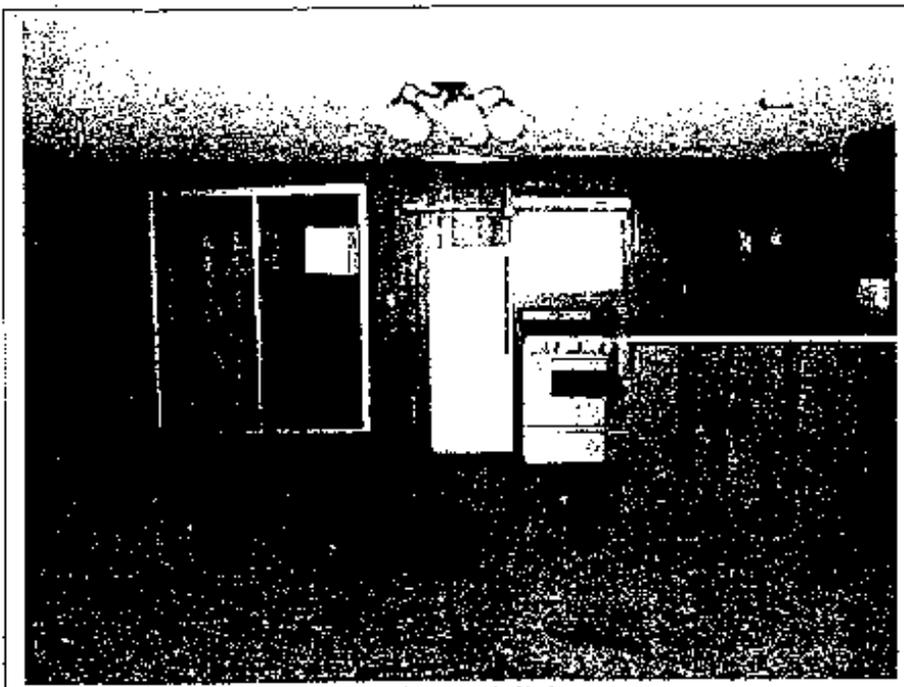


Photo 23: Interior view of kitchen and dining room.



Photo 24: View of the living room and stairs to the left above.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 21 of 29 Resource Name or # (Assigned by recorder) 1330 Saratoga Sunnyvale Road
Recorded by Archaeological Resource Management Date 3/19/09 Continuation Update

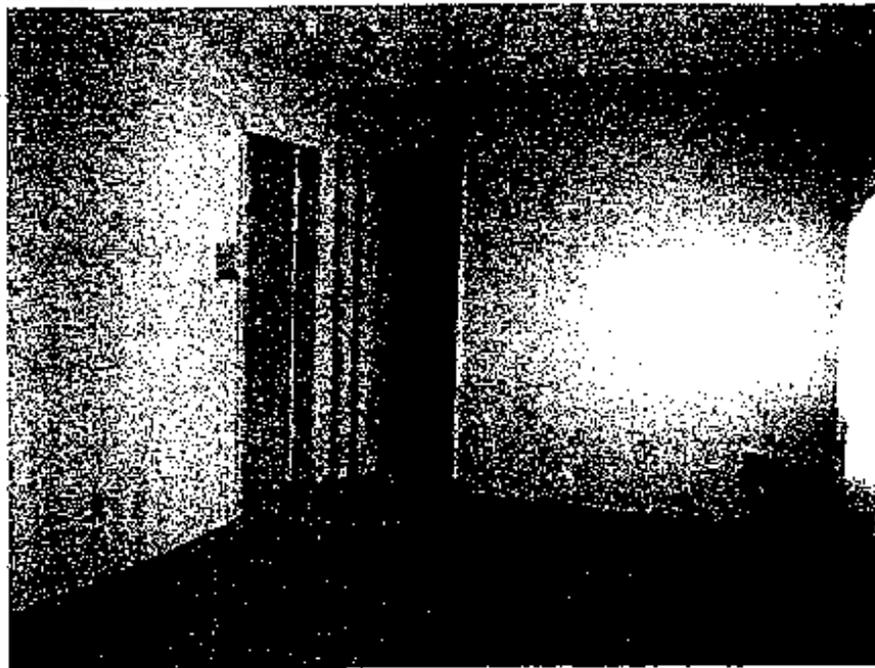


Photo 25: View of the upstairs loft area.



Photo 26: View of one of the two small bedrooms upstairs.

State of California - The Resources Agency	Primary # _____
DEPARTMENT OF PARKS AND RECREATION	HRI # _____
CONTINUATION SHEET	Trinomial _____

Page 22 of 29 *Resource Name or # (Assigned by recorder) 1330 Saratoga Sunnyvale Road
*Recorded by Archaeological Resource Management Date 3/19/09 Continuation Update

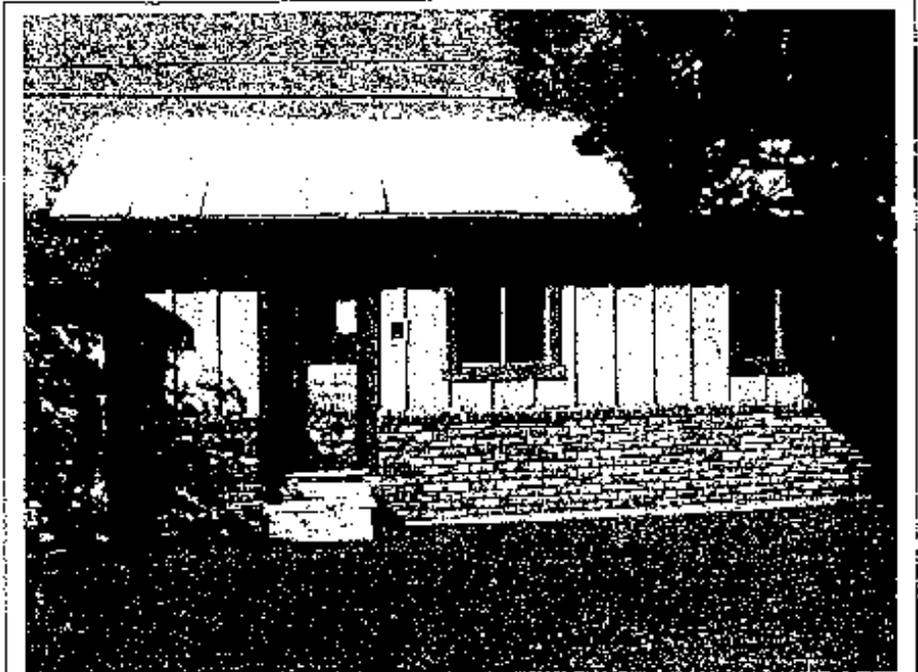


Photo 27: View of the front façade of the small bunkhouse.



Photo 28: View of the eastern façade of the bunkhouse.

State of California - The Resources Agency	Primary # _____
DEPARTMENT OF PARKS AND RECREATION	HRI # _____
CONTINUATION SHEET	Trinomial _____

Page 23 of 23 *Resource Name or # (Assigned by recorder) 1330 Saratoga Sunnyvale Road
*Recorded by Archaeological Resource Management Date 3/19/09 Continuation Update



Photo 29: Interior view of the main room in the bunkhouse.

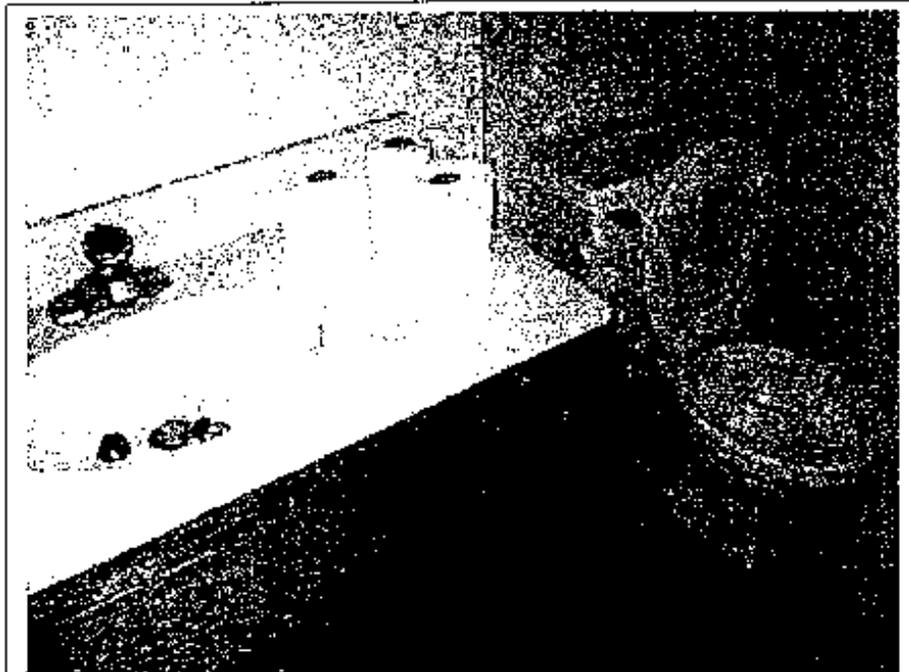


Photo 30: View of the bathroom in the bunkhouse.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 24 of 29 *Resource Name or # (Assigned by recorder) 1330 Saratoga Sunnyvale Road
*Recorded by Archaeological Resource Management Date 3/19/09 Continuation Update



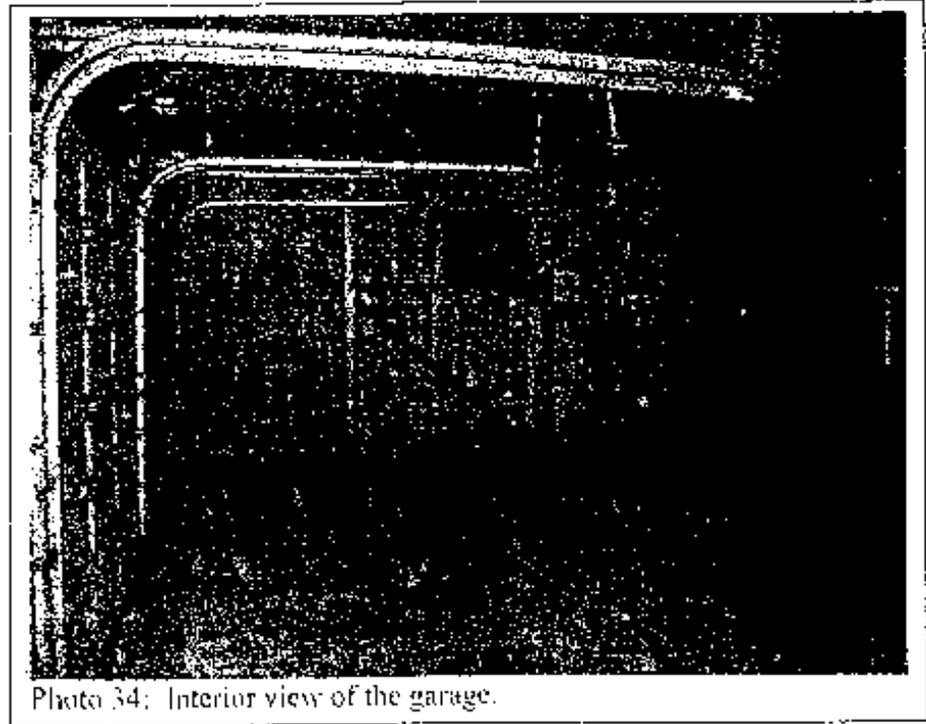
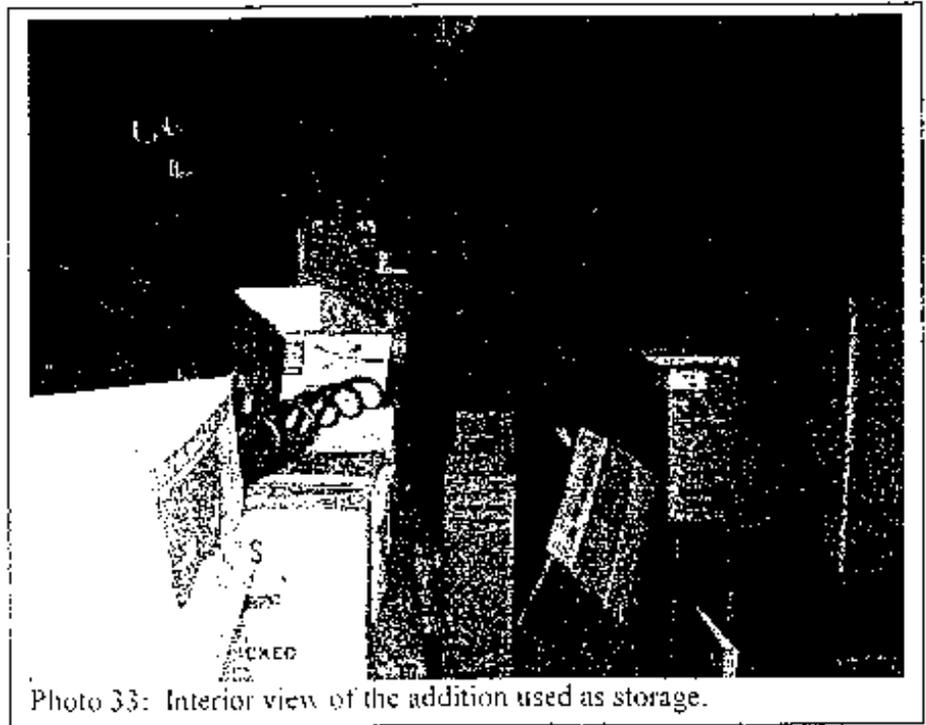
Photo 31: View of the front façade of the garage/shop structure.



Photo 32: View of the garage from the east showing addition.

State of California - The Resources Agency	Primary # _____
DEPARTMENT OF PARKS AND RECREATION	HRI # _____
CONTINUATION SHEET	Trinomial _____

Page 25 of 29 *Resource Name or # (Assigned by recorder) 1330 Saratoga Sunnyvale Road
*Recorded by Archaeological Resource Management Date 3/19/09 Continuation Update



State of California - The Resources Agency	Primary # _____
DEPARTMENT OF PARKS AND RECREATION	HRI # _____
CONTINUATION SHEET	Trinomial _____

Page 26 of 29 *Resource Name or # (Assigned by recorder) 1330-Saratoga Sunnyvale Road
*Recorded by Archaeological Resource Management Date 3/19/09 x Continuation Update

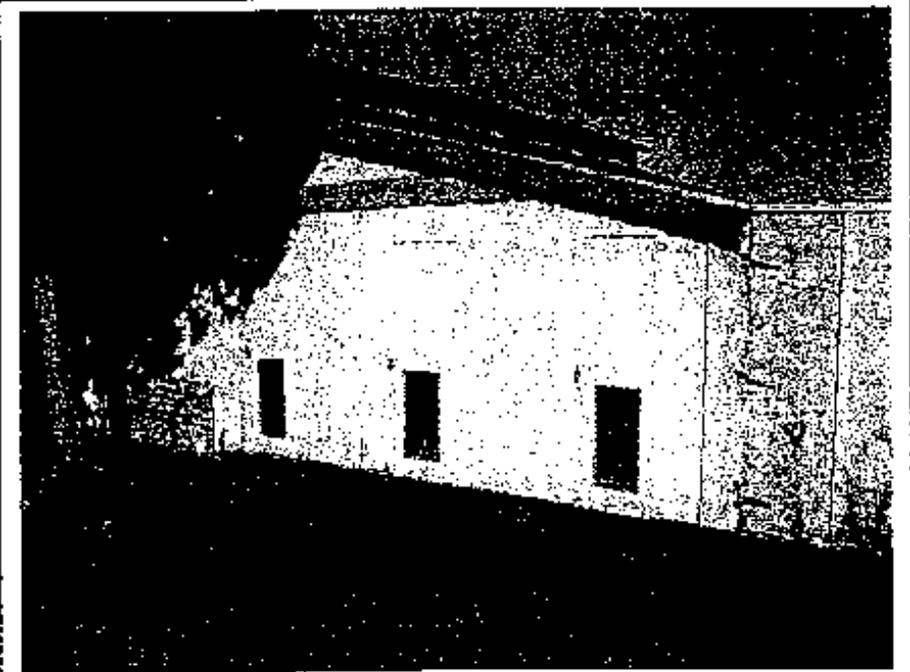


Photo 35: View of the front façade of the packing shed.



Photo 36: View of the front portion of the shed from the south.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRJ # _____
Trinomial _____

Page 27 of 29 *Resource Name or # (Assigned by recorder) 1330 Saratoga Sunnyvale Road
*Recorded by Archaeological Resource Management Date 3/19/09 Continuation Update

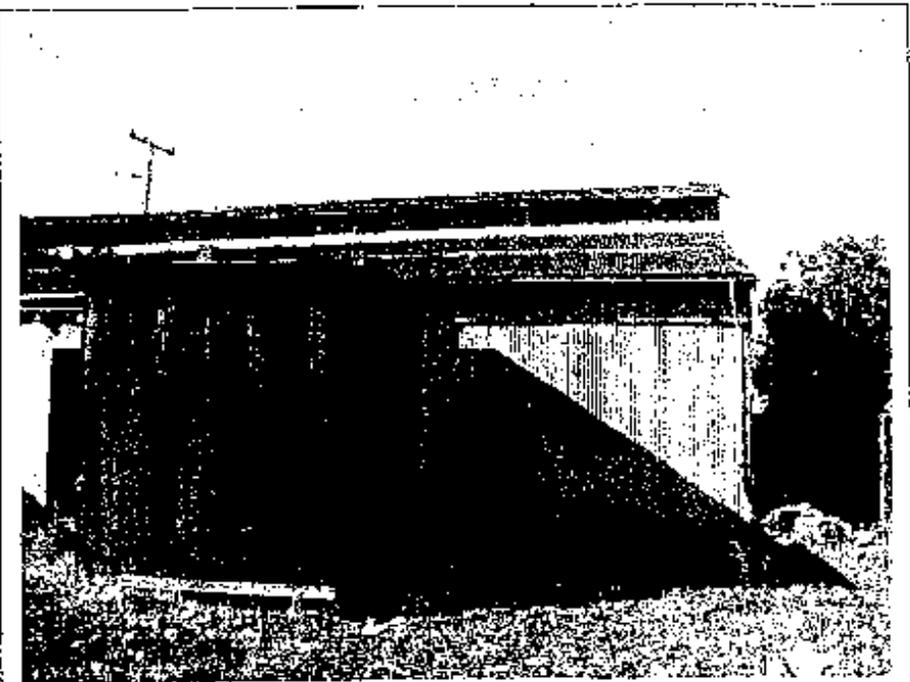


Photo 37: View of the rear portion of the shed from the south.



Photo 38: Detail of smaller informal sheds and storage areas.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 28 of 29 *Resource Name or # (Assigned by recorder) 1330 Saratoga Sunnyvale Road
*Recorded by Archaeological Resource Management Date 3/13/09 Continuation Update



Photo 39: View of the circular aviary.

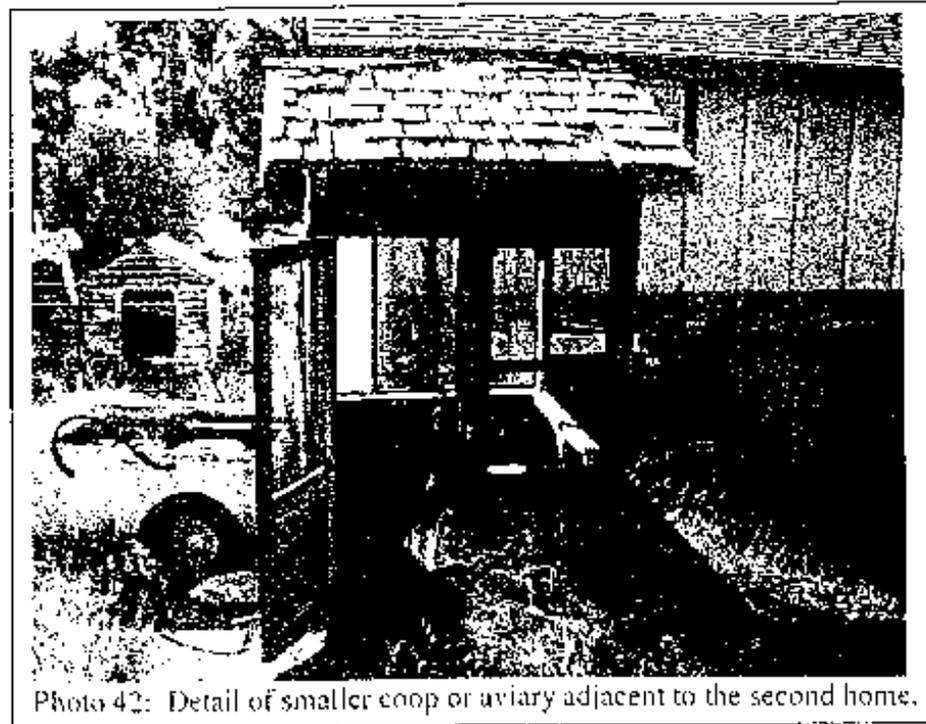
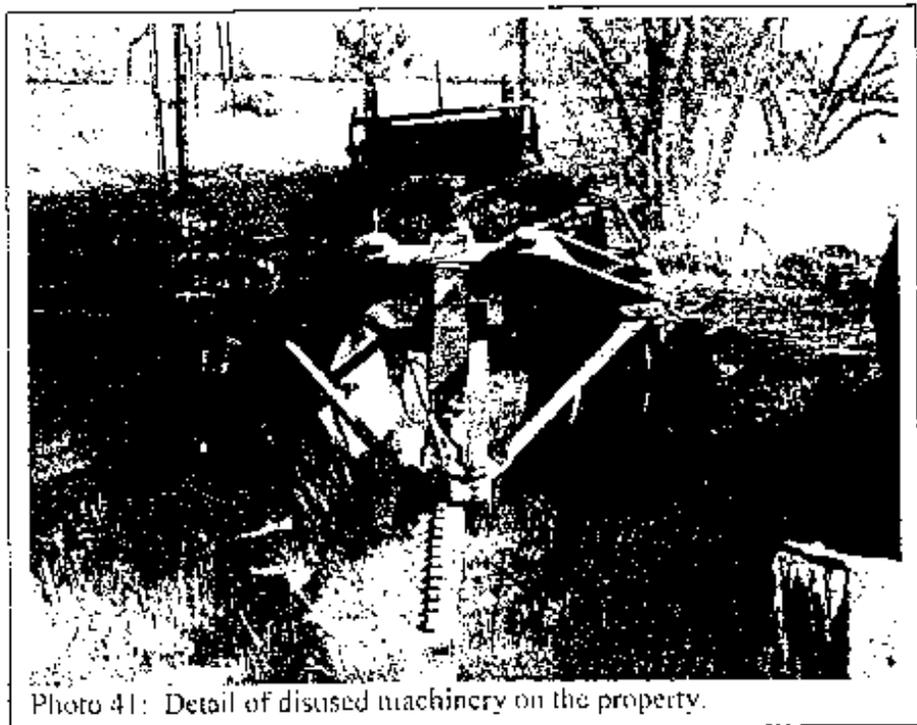


Photo 40: View of the remnant orchard, southern side of the property.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 28 of 29 *Resource Name or # (Assigned by recorder) 1330 Saratoga Sunnyvale Road
*Recorded by Archaeological Resource Management Date 3/19/09 x Continuation Update



We measured DNL 68 dB at Location 1 and DNL 57 dB at Location 2. To account for noise increases due to future traffic volumes, we have added 1 dB² to the measured DNL.

ANALYSIS AND RECOMMENDATIONS

Land-Use Compatibility

At the nearest building setback (Lots 1 and 2), we calculated a future DNL of 72 dB. This is considered Conditionally Acceptable.

Exterior Noise

To meet the City's exterior noise goal of DNL 60 dB in the yards nearest Sunnyvale-Saratoga Road, 12 dB of noise reduction is needed (based on a future DNL of 72 dB in those yards). To achieve 12 dB of noise reduction, the wall along the west property line would need to be nine-feet high and the wall along the south property line would need to be eight-feet high (and extend at least 120 feet south, at which point the height can decrease to six feet; this is shown on Figure 1). A sound wall is not needed along the north property line. The walls must be continuous with no cracks or gaps in its face and have a minimum surface density of three pounds per square foot.

Interior Noise

To meet the City's interior noise goal of DNL 45 dB, sound-rated windows and exterior doors will be needed at various facades. The following table summarizes the window and exterior door minimum STC³ ratings that are needed. The STC ratings include the acoustical shielding provided by the recommended property line walls. Figure 1 shows the location of the lots, the plan types, and the orientation of the homes.

² Future traffic levels for this project were not provided by the City as of the date of this report. However, we have assumed a three-percent increase per year (which is used by Caltrans). Over ten years, this corresponds to an increase in the DNL of 1 dB.

³ Sound Transmission Class (STC) -- A single-figure rating standardized by ASTM and used to rate the sound insulation properties of building partitions. The STC rating is derived from laboratory measurements of a particular building element and as such is representative of the maximum sound insulation. Increasing STC ratings correspond to improved noise isolation.

Lot Number	Floor	Room	Window STC Rating
1 (Plan 2B)	1	All	28
	2	Family Room (West)	35
		Family Room (North)	28
		BR2	35
		MBR, BR3	30
2 (Plan 3)	1	All	28
	2	MBR	35
		BR3	32
		BR2, BR4	28
3 to 14	Both	All	28

Typical dual-pane construction-grade windows achieve an STC rating of 28. It is important to note that the recommended STC ratings are for full window assemblies (glass-and-frame) rather than just the glass itself. Tested sound-rated assemblies should be used. If non-tested assemblies were to be used, an acoustical consultant should review the glazing and frame submittals, and the STC rating of the glass may need to be increased.

Where sound-rated windows are needed, to avoid residents having to open windows for fresh air, you should consider an alternate method of providing fresh air (e.g., mechanical ventilation). The project mechanical engineer should review this issue.

* * *

This concludes our environmental noise study for the Classics at Berwick project. Should you have any questions, please give us a call.

Sincerely,

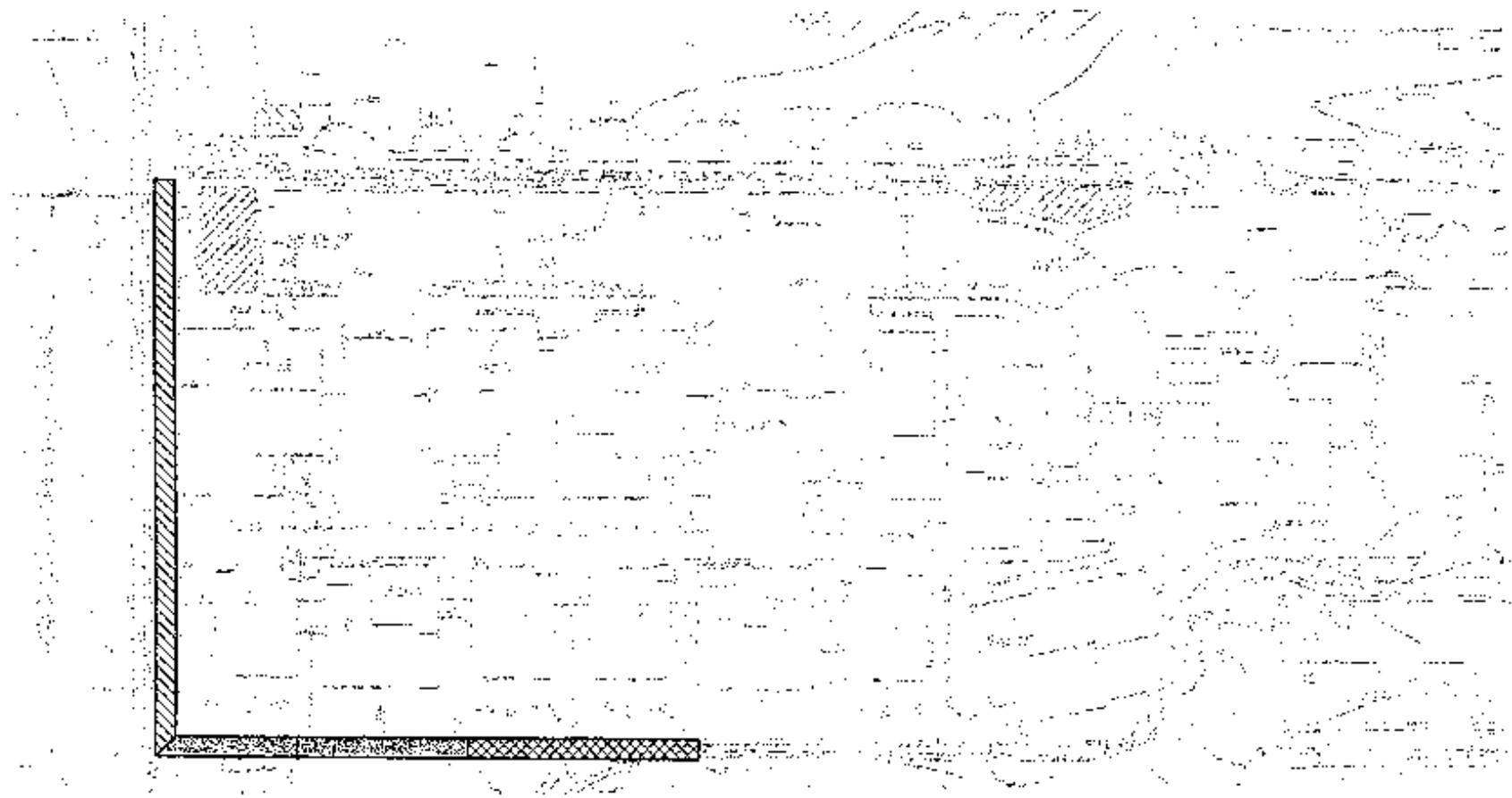
CHARLES M. SAUTER ASSOCIATES, INC.



Eric L. Broadhurst, P.E.
Senior Vice President

ELB/mac

Enclosures: Figure 1



 = 9' TALL  = 8' TALL  = 6' TALL



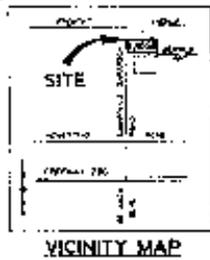
© 2010
CHARLES M. SALTER ASSOCIATES, INC
FOR ACoustICAL DESIGN INFORMATION ONLY

CLASSICS AT BERWICK: LOCATION AND HEIGHTS OF NOISE BARRIERS

FIGURE 1

CSA # 10-0444 ELB 11.19.10

VESTING TENTATIVE MAP 1330 SUNNYVALE SARATOGA ROAD SUNNYVALE, CA



1330 SUNNYVALE SARATOGA ROAD
SUNNYVALE, CA 95054
TEL: (415) 351-1000
WWW.BKFENGINEERING.COM

CLASSICS AT BERWICK WAY
VESTING TENTATIVE MAP
TITLE SHEET/TENTATIVE MAP SHEET

Sunnyvale-Saratoga Road

Berwick Way

LEGEND

	RIGHT OF WAY		WETLAND BUFFER FOR THE ADJACENT WETLANDS
	UNIMPROVED RIGHT OF WAY		WETLAND DESIGN LIMIT
	STREET RIGHT OF WAY		UTILITY RIGHT OF WAY
	RIGHT OF WAY		WELL WITH HEADER
	RIGHT OF WAY		WELL WITHOUT HEADER
	RIGHT OF WAY		WELL WITH HEADER
	RIGHT OF WAY		WELL WITHOUT HEADER

TABLE OF CONTENTS

NO.	DESCRIPTION	NO.	DESCRIPTION
0-1	PRELIMINARY SITE PLAN	1-1	LANDSCAPE SITE PLAN
0-2	PRELIMINARY GRADING AND DRAINAGE PLAN	1-2	PLANT SCHEDULE
0-3	PRELIMINARY UTILITY PLAN	1-3	LANDSCAPE DETAILS
0-4	PRELIMINARY EXISTING UTILITIES PLAN	1-4	SECTION DETAILS
0-5	PRELIMINARY EXISTING UTILITIES PLAN	1-5	SECTION DETAILS
0-6	PRELIMINARY EXISTING UTILITIES PLAN	1-6	SECTION DETAILS
1-1	GENERAL SITE PLAN	2-1	SECTION DETAILS
1-2	GENERAL SITE PLAN	2-2	SECTION DETAILS
1-3	GENERAL SITE PLAN	2-3	SECTION DETAILS
1-4	GENERAL SITE PLAN	2-4	SECTION DETAILS
1-5	GENERAL SITE PLAN	2-5	SECTION DETAILS
1-6	GENERAL SITE PLAN	2-6	SECTION DETAILS
1-7	GENERAL SITE PLAN	2-7	SECTION DETAILS
1-8	GENERAL SITE PLAN	2-8	SECTION DETAILS
1-9	GENERAL SITE PLAN	2-9	SECTION DETAILS
1-10	GENERAL SITE PLAN	2-10	SECTION DETAILS
1-11	GENERAL SITE PLAN	2-11	SECTION DETAILS
1-12	GENERAL SITE PLAN	2-12	SECTION DETAILS
1-13	GENERAL SITE PLAN	2-13	SECTION DETAILS
1-14	GENERAL SITE PLAN	2-14	SECTION DETAILS
1-15	GENERAL SITE PLAN	2-15	SECTION DETAILS
1-16	GENERAL SITE PLAN	2-16	SECTION DETAILS
1-17	GENERAL SITE PLAN	2-17	SECTION DETAILS
1-18	GENERAL SITE PLAN	2-18	SECTION DETAILS
1-19	GENERAL SITE PLAN	2-19	SECTION DETAILS
1-20	GENERAL SITE PLAN	2-20	SECTION DETAILS

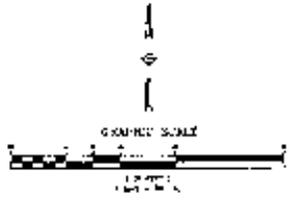
GENERAL NOTES

1. THE OWNER HAS REVIEWED THE TENTATIVE MAP AND HAS APPROVED THE TENTATIVE MAP FOR THE CITY OF SUNNYVALE. THE CITY OF SUNNYVALE HAS REVIEWED THE TENTATIVE MAP AND HAS APPROVED THE TENTATIVE MAP FOR THE CITY OF SUNNYVALE.
2. THE TENTATIVE MAP IS SUBJECT TO THE CITY OF SUNNYVALE'S REVIEW AND APPROVAL.
3. THE TENTATIVE MAP IS SUBJECT TO THE CITY OF SUNNYVALE'S REVIEW AND APPROVAL.
4. THE TENTATIVE MAP IS SUBJECT TO THE CITY OF SUNNYVALE'S REVIEW AND APPROVAL.
5. THE TENTATIVE MAP IS SUBJECT TO THE CITY OF SUNNYVALE'S REVIEW AND APPROVAL.
6. THE TENTATIVE MAP IS SUBJECT TO THE CITY OF SUNNYVALE'S REVIEW AND APPROVAL.
7. THE TENTATIVE MAP IS SUBJECT TO THE CITY OF SUNNYVALE'S REVIEW AND APPROVAL.
8. THE TENTATIVE MAP IS SUBJECT TO THE CITY OF SUNNYVALE'S REVIEW AND APPROVAL.
9. THE TENTATIVE MAP IS SUBJECT TO THE CITY OF SUNNYVALE'S REVIEW AND APPROVAL.
10. THE TENTATIVE MAP IS SUBJECT TO THE CITY OF SUNNYVALE'S REVIEW AND APPROVAL.
11. THE TENTATIVE MAP IS SUBJECT TO THE CITY OF SUNNYVALE'S REVIEW AND APPROVAL.
12. THE TENTATIVE MAP IS SUBJECT TO THE CITY OF SUNNYVALE'S REVIEW AND APPROVAL.
13. THE TENTATIVE MAP IS SUBJECT TO THE CITY OF SUNNYVALE'S REVIEW AND APPROVAL.
14. THE TENTATIVE MAP IS SUBJECT TO THE CITY OF SUNNYVALE'S REVIEW AND APPROVAL.
15. THE TENTATIVE MAP IS SUBJECT TO THE CITY OF SUNNYVALE'S REVIEW AND APPROVAL.
16. THE TENTATIVE MAP IS SUBJECT TO THE CITY OF SUNNYVALE'S REVIEW AND APPROVAL.
17. THE TENTATIVE MAP IS SUBJECT TO THE CITY OF SUNNYVALE'S REVIEW AND APPROVAL.
18. THE TENTATIVE MAP IS SUBJECT TO THE CITY OF SUNNYVALE'S REVIEW AND APPROVAL.
19. THE TENTATIVE MAP IS SUBJECT TO THE CITY OF SUNNYVALE'S REVIEW AND APPROVAL.
20. THE TENTATIVE MAP IS SUBJECT TO THE CITY OF SUNNYVALE'S REVIEW AND APPROVAL.

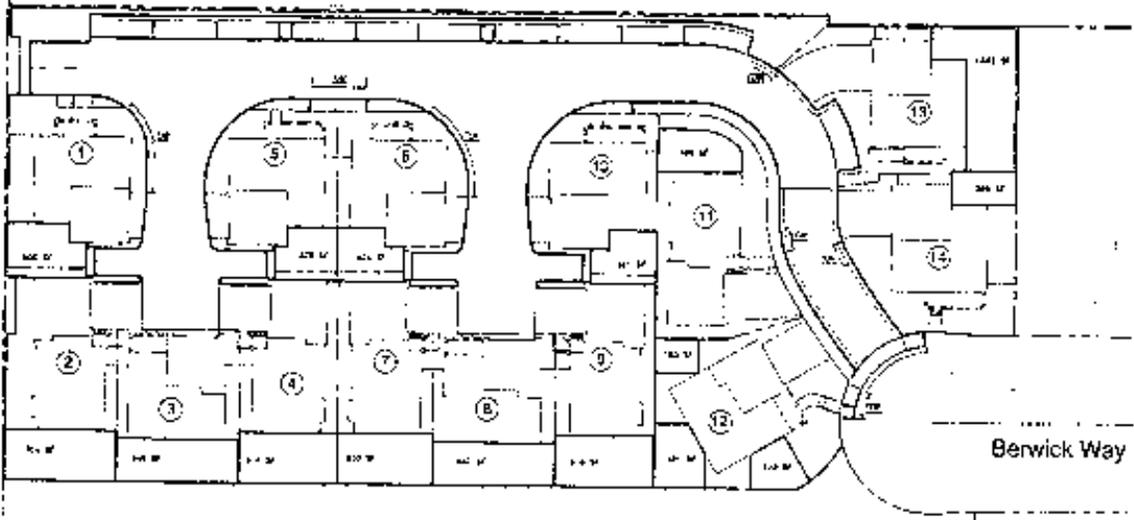
ENGINEER'S STATEMENT

I, THE ENGINEER, HAVE REVIEWED THE TENTATIVE MAP AND HAVE DETERMINED THAT THE TENTATIVE MAP IS IN ACCORDANCE WITH THE APPLICABLE ENGINEERING PRACTICE.

DATE: 12/15/14
 BY: [Signature]
 TITLE: [Title]



Sunnyvale-Saratoga Road



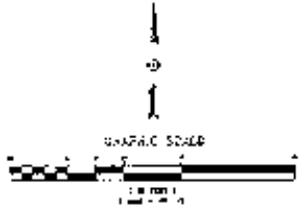
LEGEND

- PROPERTY LINE
- LOT LINE
- ① LOT NUMBER
- EXISTING DRIVE DRIVE
- EXISTING CURB DRIVE DRIVE

SUMMARY TABLE

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT	TOTAL AREA (SQ. FT.)
1	EXISTING DRIVE DRIVE	1,000	1.00	1,000
2	EXISTING CURB DRIVE DRIVE	1,000	1.00	1,000
3	EXISTING DRIVE DRIVE	1,000	1.00	1,000
4	EXISTING CURB DRIVE DRIVE	1,000	1.00	1,000
5	EXISTING DRIVE DRIVE	1,000	1.00	1,000
6	EXISTING CURB DRIVE DRIVE	1,000	1.00	1,000
7	EXISTING DRIVE DRIVE	1,000	1.00	1,000
8	EXISTING CURB DRIVE DRIVE	1,000	1.00	1,000
9	EXISTING DRIVE DRIVE	1,000	1.00	1,000
10	EXISTING CURB DRIVE DRIVE	1,000	1.00	1,000
11	EXISTING DRIVE DRIVE	1,000	1.00	1,000
12	EXISTING CURB DRIVE DRIVE	1,000	1.00	1,000
13	EXISTING DRIVE DRIVE	1,000	1.00	1,000
14	EXISTING CURB DRIVE DRIVE	1,000	1.00	1,000
15	EXISTING DRIVE DRIVE	1,000	1.00	1,000
16	EXISTING CURB DRIVE DRIVE	1,000	1.00	1,000
17	EXISTING DRIVE DRIVE	1,000	1.00	1,000
18	EXISTING CURB DRIVE DRIVE	1,000	1.00	1,000
19	EXISTING DRIVE DRIVE	1,000	1.00	1,000

Berwick Way

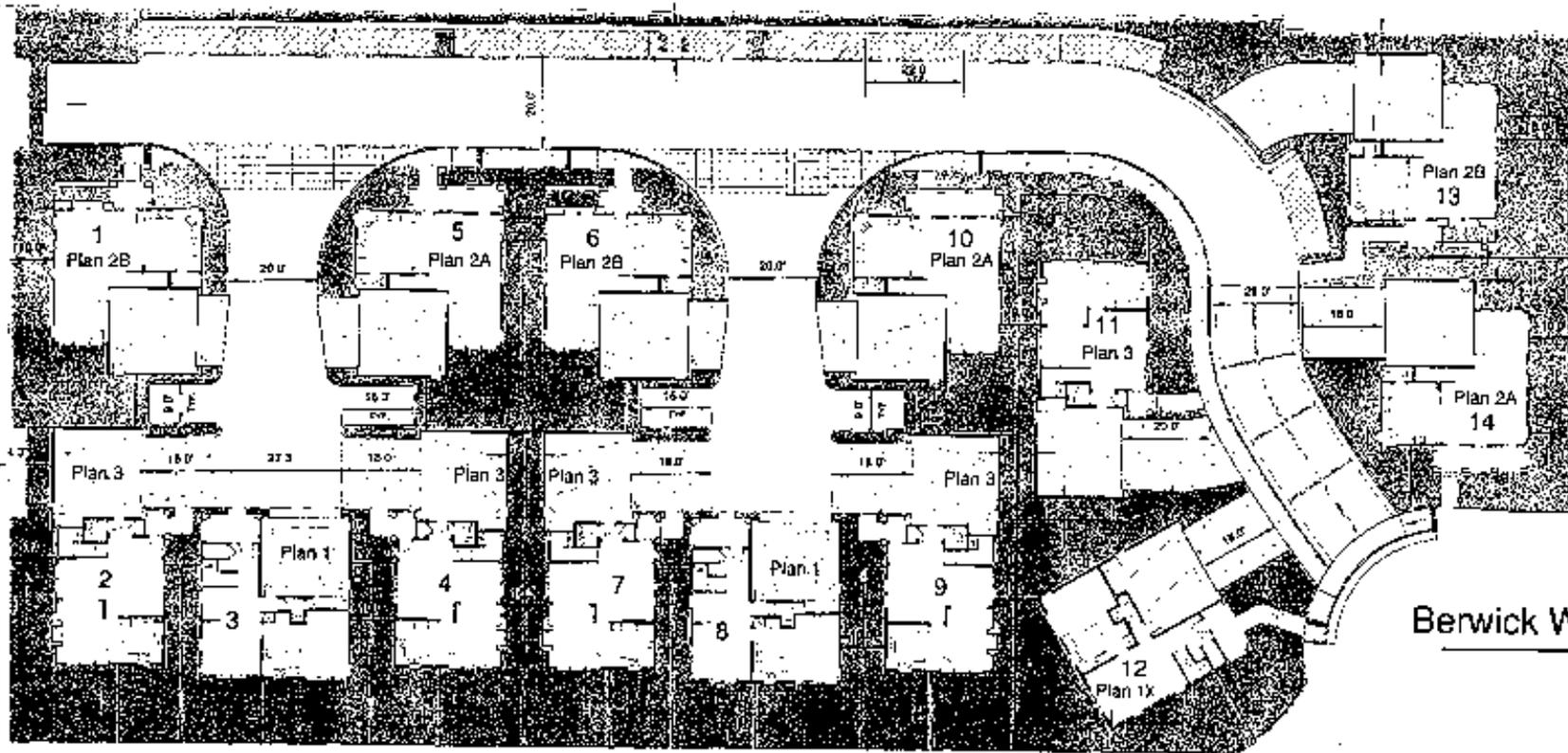


CLASSICS AT BERWICK WAY
 VESTING TENTATIVE MAP
 OPEN SPACE/TRASH STAGING EXHIBIT



DATE: 10/15/10
 DRAWN BY: J. A. JAMES
 CHECKED BY: J. A. JAMES
 PROJECT NO.: 10-10-10-001

ATTACHMENT D
 Page 6 of 24



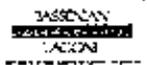
- STREET/PRT ASPHALT
- POROUS PAVERS
- POROUS CONCRETE PAVEMENT
- CONCRETE PAVEMENT

Berwick Way



CONCEPTUAL SITE PLAN

SISTER'S PROPERTY, CITY OF SUNNYVALE





PLAN 2A

PLAN 2B

PLAN 2A

PLAN 2B



CONCEPTUAL STREETSCENE (ALONG PRIVATE STREET)
SISTER'S PROPERTY, CITY OF SUNNYVALE

PLAN
A-12



SPANISH

"A"



1000 West MacArthur Blvd
Pasadena, CA 91106
Tel: 626-449-8100 Fax: 626-449-8101

PLAN 1 SPANISH "A"

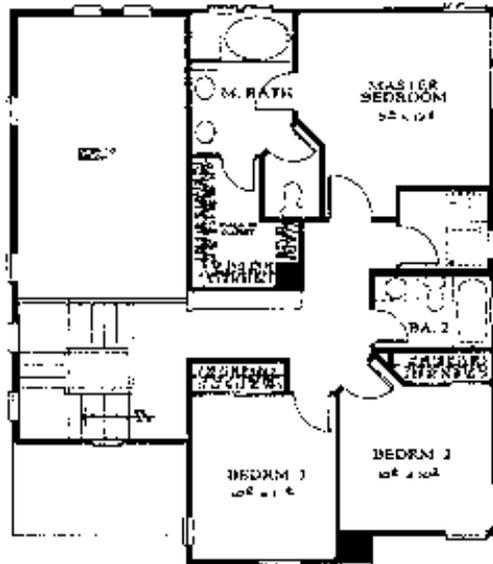
SISTER'S PROPERTY, CITY OF SUNNYVALE

27 25 11
212 26145

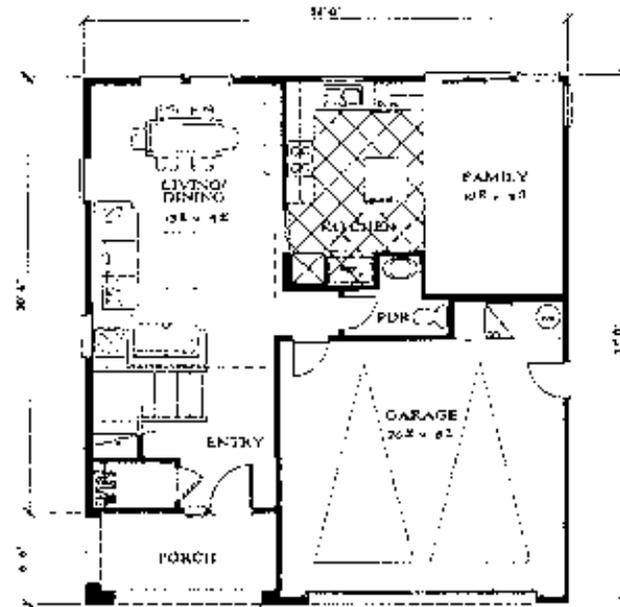
A-03

BASINIAN
LASON

ATTACHMENT
Page 9 of 24
D



SECOND FLOOR
LIVING: 864 S.F.



FIRST FLOOR
LIVING: 772 S.F.
GARAGE: 400 S.F.
PORCH: 67 S.F.

PLAN I 1,636 S.F.

SISTER'S PROPERTY, CITY OF SUNNYVALE



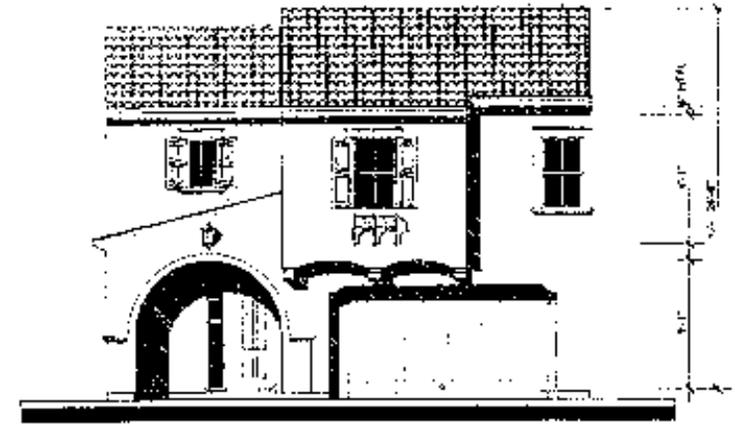
91 25 1
153 04152

BASSMAN
ARCHITECTURAL
LACON

ATTACHMENT D
Page 10 of 24



LEFT

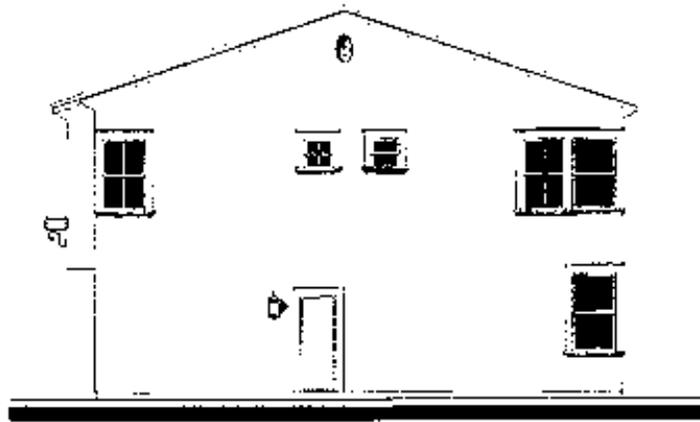


SPANISH

"A"



ROOF PLAN
 1/8" = 1'-0"
 0' 0" = 0'-0"
 0' 0" = 0'-0"



RIGHT



REAR



THE CLASSIC COMMUNITIES
 PROGRAM IS A
 PROGRAM OF THE CITY OF SUNNYVALE

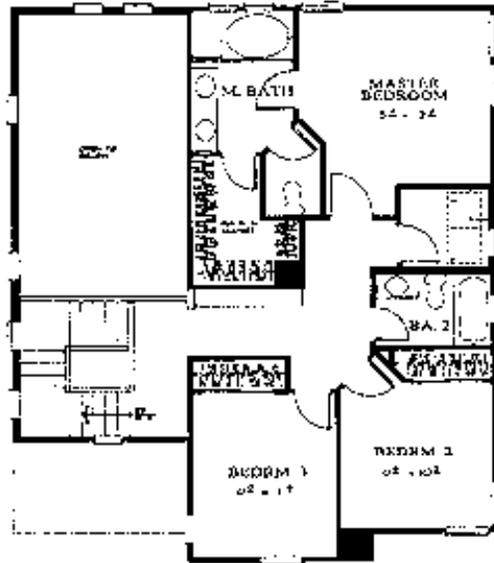
PLAN I SPANISH "A"

SISTER'S PROPERTY, CITY OF SUNNYVALE

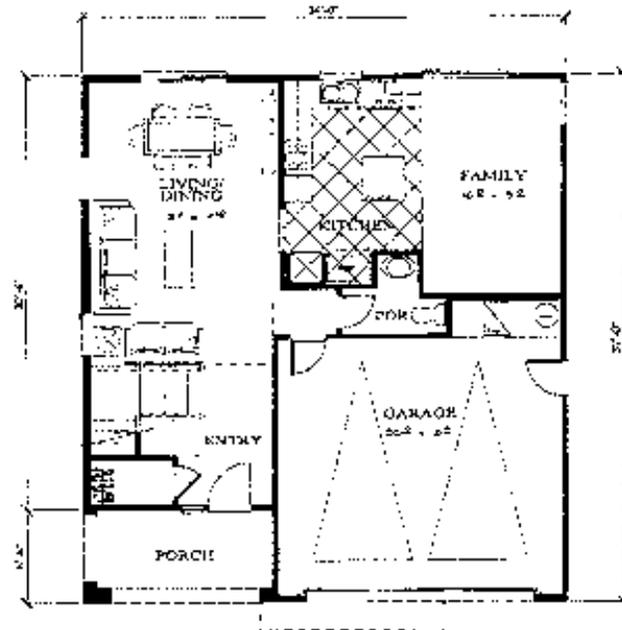
92 33 11
 101.04 43

BASELAIN
 ARCHITECTURE
 TACON

ATTACHMENT
 Page 11 of 24
 P



SECOND FLOOR
LIVING: 864 S.F.



FIRST FLOOR
LIVING: 772 S.F.
GARAGE: 400 S.F.
PORCH: 87 S.F.

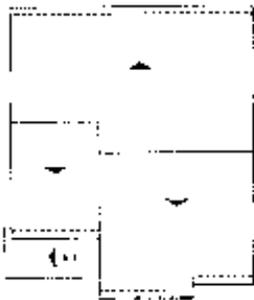
PLAN IX (LOT 12) 1,636 S.F.

SISTER'S PROPERTY, CITY OF SUNNYVALE



01.25.11
152 24112
A-0
SARBENAN
LADDC

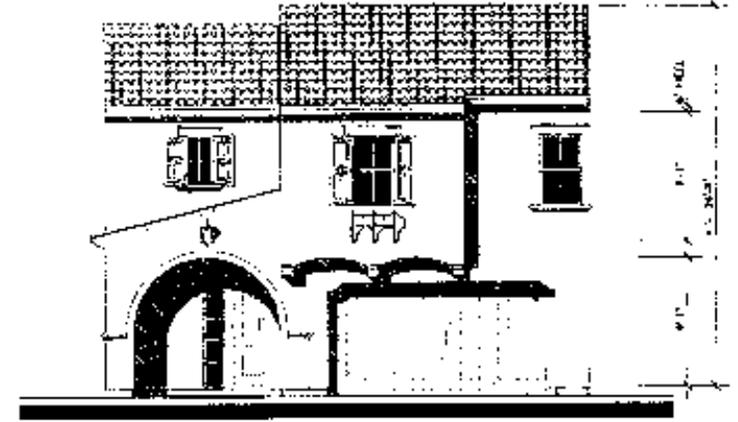
ATTACHMENT
Page 12 of 34
D



FLOOR PLAN
 2,074 S.F. (INC.)
 C.A. 03 (FLOOR)
 C.A. 07 (AREA)

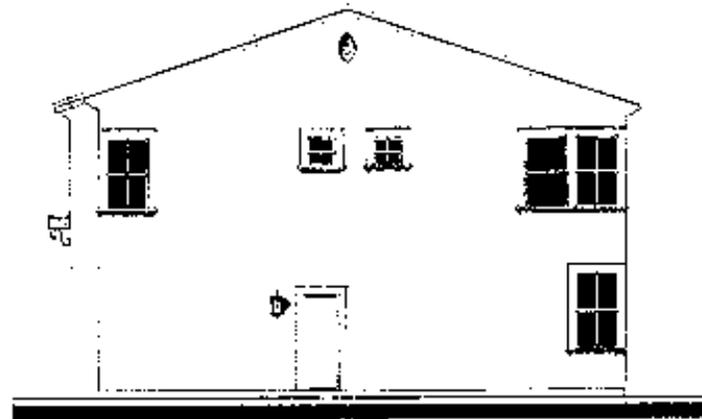


LEFT



SPANISH

"A"



RIGHT



REAR



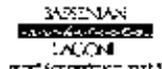
300 PUBLISHED FOR THE
 ARCHITECTS OF THE
 CITY OF SUNNYVALE

PLAN IX (LOT 12) SPANISH "A"

SISTER'S PROPERTY, CITY OF SUNNYVALE

33.35.11
 255.36.92

A-07



ATTACHMENT D
 Page 13 of 24



SPANISH

"A"



1001 Town Center Blvd
Folsom, CA 95630
Tel: 916-438-0000 Fax: 916-438-0000

PLAN 2 SPANISH "A"

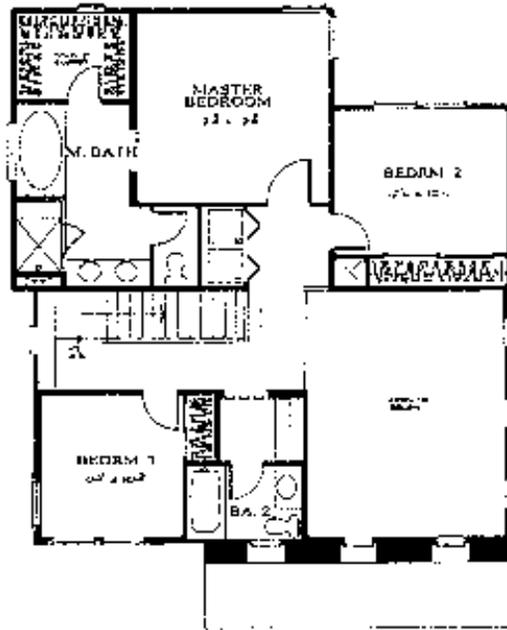
SISTER'S PROPERTY, CITY OF SUNNYVALE

02 28...
151 01192

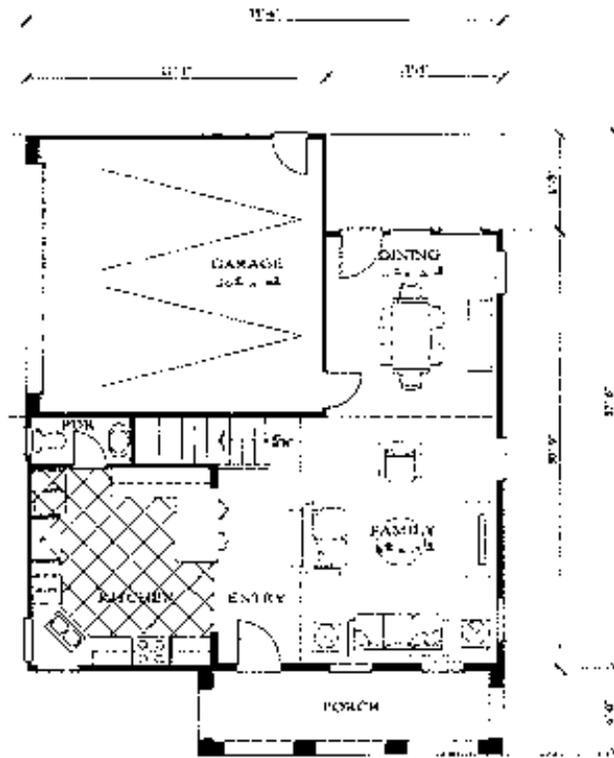
A-08

BASSEMAN
ARCHITECTURAL
LACON

ATTACHMENT D
Page 14 of 24



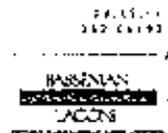
SECOND FLOOR
LIVING: 899 S.F.



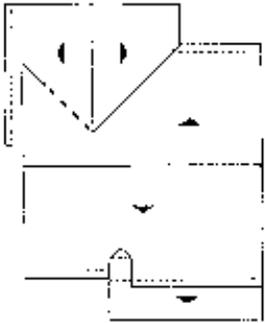
FIRST FLOOR
LIVING: 766 S.F.
GARAGE: 486 S.F.
PORCH: 329 S.F.

PLAN 2A 1,665 S.F.

SISTER'S PROPERTY, CITY OF SUNNYVALE



ATTACHMENT **D**
Page 15 of 24



FLOOR PLAN
 1000 sq. ft. approx.
 0' 0" x 30' 0" approx.

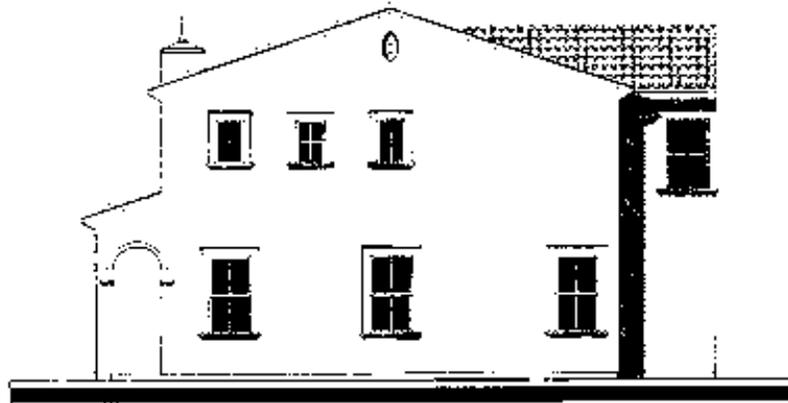


LEFT



SPANISH

"A"



RIGHT



REAR

PLAN 2 SPANISH "A"

SISTER'S PROPERTY, CITY OF SUNNYVALE



03 25 1
 310 6893

A-10



ATTACHMENT D
 Page 16 of 29



SPANISH

6"



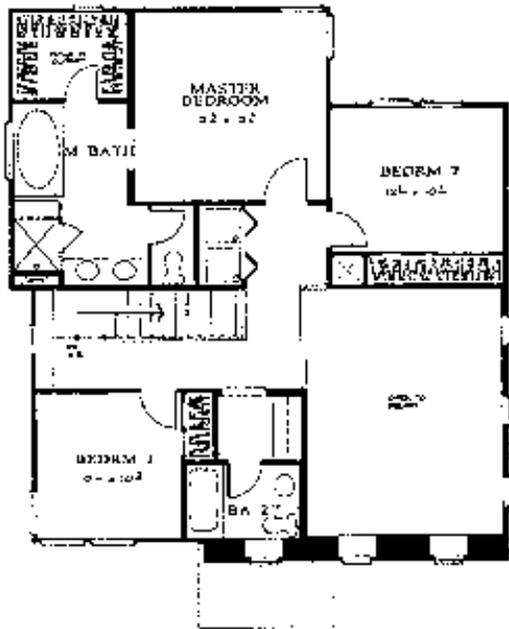
PLAN 2 SPANISH "B"

SISTER'S PROPERTY, CITY OF SUNNYVALE

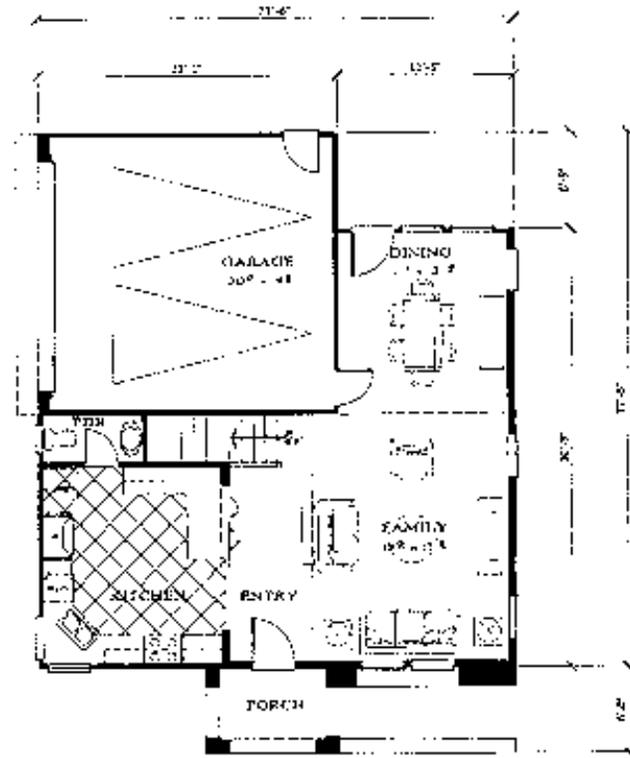
DR 15-1
222-04-193

BRASHEAR
LACONE
ARCHITECTS

A-11



SECOND FLOOR
LIVING: 899 S.F.



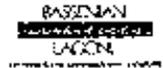
FIRST FLOOR
LIVING: 766 S.F.
GARAGE: 406 S.F.
PORCH: 57 S.F.

PLAN 2B 1,665 S.F.

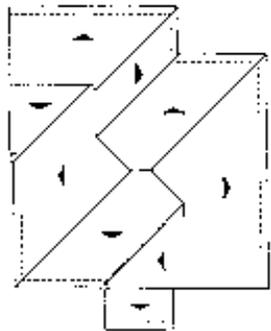
SISTER'S PROPERTY, CITY OF SUNNYVALE



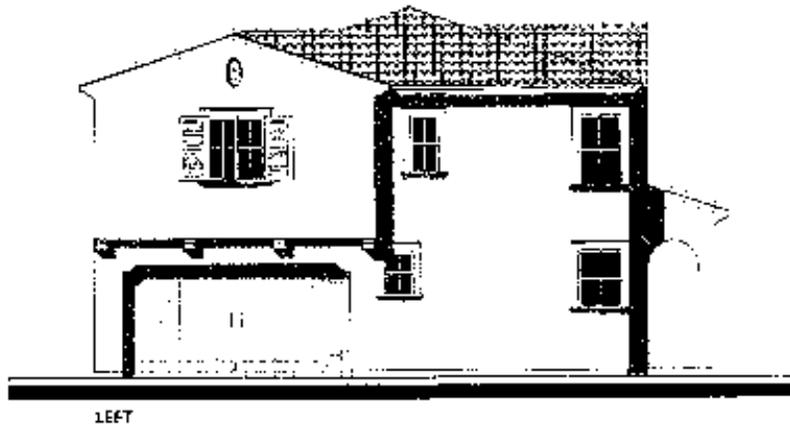
91.05.11
213.06.192



ATTACHMENT D
Page 18 of 24



FLOOR PLAN
 1:000 SCALE
 ALL DIMENSIONS
 IN METERS



LEFT

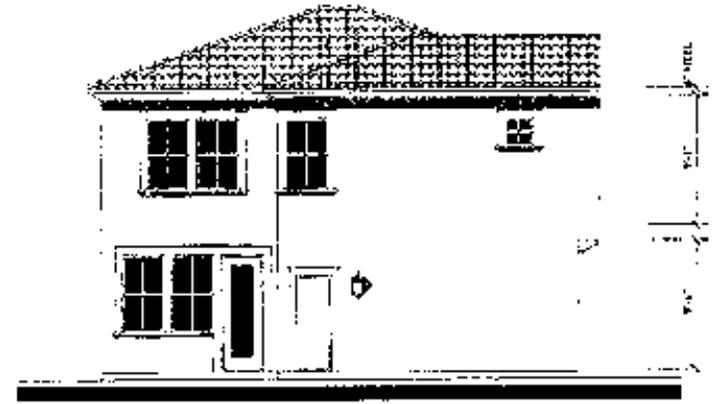


SPANISH

'B'



RIGHT



REAR



CLASSIC
 ARCHITECTURE

10000 BAYVIEW BLVD
 SUITE 100
 SAN FRANCISCO, CA 94134
 TEL: 415.778.1111
 WWW.CLASSICARCHITECTURE.COM

PLAN 2 SPANISH "B"

SISTER'S PROPERTY, CITY OF SUNNYVALE

03.28.11
 152.061192

BASSEMAN
 ARCHITECTS
 JACON

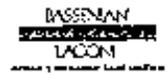


PLAN 3 SPANISH "A"

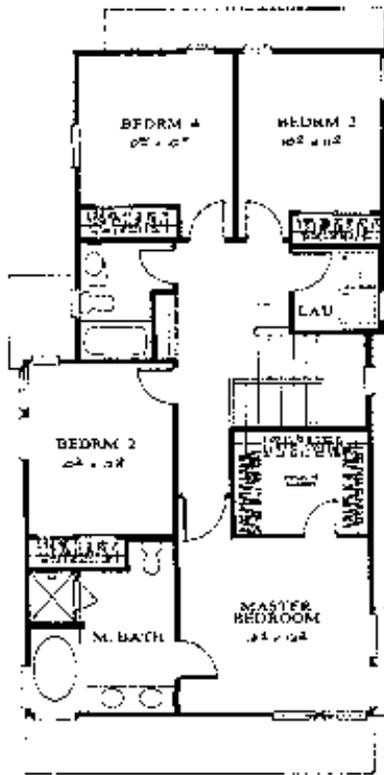
SISTER'S PROPERTY, CITY OF SUNNYVALE

03 13 1
142 06 193

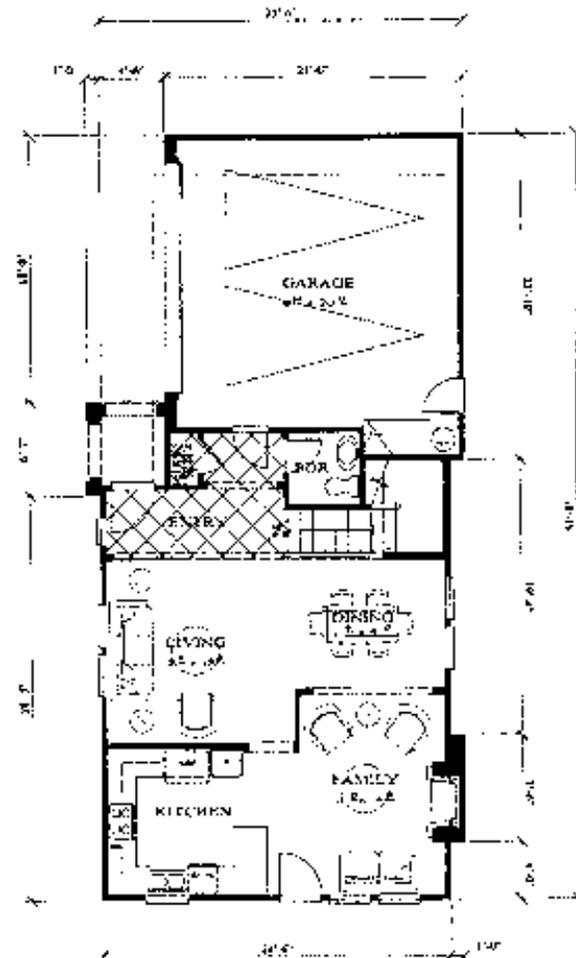
A-14



ATTACHMENT D
Page 20 of 24



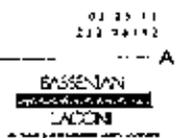
SECOND FLOOR
 LIVING: 1,031 S.F.



FIRST FLOOR
 LIVING: 790 S.F.
 GARAGE: 443 S.F.
 PORCH: 33 S.F.

PLAN 3 1,821 S.F.

SISTER'S PROPERTY, CITY OF SUNNYVALE



ATTACHMENT D
 Page 21 of 94



FLOOR PLAN
 1001' x 11' x 10'
 21' x 11' x 10'



LEFT



SPANISH

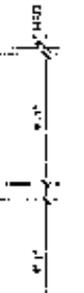
"A"



RIGHT



REAR



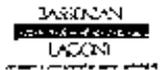
CLASSIC
 COMMERCIAL

100 INFORMATION CIRCLE
 BIRMINGHAM, AL 35201
 (205) 988-1000 FAX (205) 988-1001

PLAN 3 SPANISH "A"

SISTER'S PROPERTY, CITY OF SUNNYVALE

01 22 11
 100 26192



ATTACHMENT D
 Page 22 of 24

TREES



CYPRESS CANADENSE



LINDENVORONLICH KIFERA



WIGNONSTRANICA PL. CRIBRINOSA



PLATANUS KALENDINOS



TRIFOLIUM LAURUM

VINES



VERVOLA BLECHNATA



VERVOLA BLECHNATA

SHRUBS



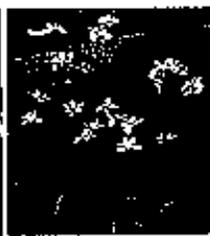
ARTEMISIA TRIFOLIATA



CAESALPINIA BICOLOR



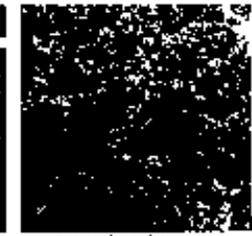
CAESALPINIA BICOLOR



CAESALPINIA BICOLOR



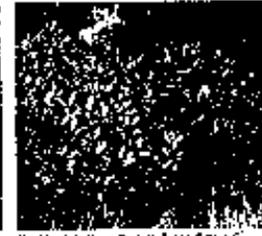
CAESALPINIA BICOLOR



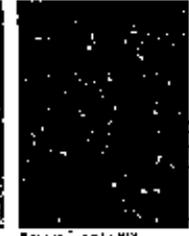
CAESALPINIA BICOLOR



CAESALPINIA BICOLOR

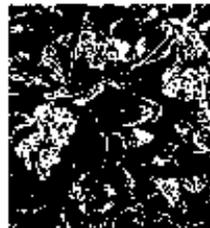


CAESALPINIA BICOLOR

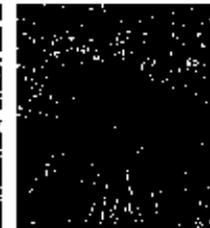


CAESALPINIA BICOLOR

GROUNDCOVERS



CAESALPINIA BICOLOR



CAESALPINIA BICOLOR



CAESALPINIA BICOLOR



CAESALPINIA BICOLOR



CAESALPINIA BICOLOR



CAESALPINIA BICOLOR



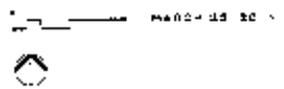
CAESALPINIA BICOLOR



CAESALPINIA BICOLOR



CAESALPINIA BICOLOR



PLANT PALETTE
CLASSICS AT BERWICK
SUNNYVALE, CALIFORNIA

L-2



ATTACHMENT D
Page 29 of 24

Miramonte-StSc_with P1 P3.jpg (1800x1200x16M jpeg)



Miramonte-StSc_with P6.jpg (1800x967x16M jpeg)



01-Miramonte-P6_Front Elevation.jpg (1800x1200x16M jpeg)



06-Miramonte-P6_Courtyard.jpg (1200x1800x16M jpeg)



07-Miramonte-P6_Rear Elevation.jpg (1200x1800x16M jpeg)



WRITTEN EXPLANATION OF THE PROJECT

The primary objective of the proposed plan is to redevelop this under-utilized approximately 1.26 acre site into a high quality residential community that implements the goals of the General Plan and zoning for the property and that respects the existing neighborhood. The proposed project will facilitate the extension of the existing residential character to the last under-developed property in the neighborhood and will serve as a buffer between the existing residential uses to the south and east and the commercial retail use immediately to the north.

The plan provides 14 single-family homes; the proposed density of the project is 11.2 units per acre, which is well below the maximum density allowed under the existing R-2 zoning. All of the proposed single-family homes will be owner-occupied units. The proposed homes range in size from approximately 1,635 square feet to approximately 1,820 square feet; 9 of the homes are 3 bedroom, 2.5 bathroom, 2 car garage units and 5 of the homes are 4 bedroom, 2.5 bathroom, 2 care garage units. The market rate units are expected to sell in the high \$700,000 to mid \$800,000 range.

The site plan for the proposed community is designed to establish a buffer between the new community and the adjacent commercial retail use and to create an attractive internal streetscape (i.e., with respect to the new private street) and an attractive external streetscape (i.e., with respect to Berwick Way). The new private street is situated on the northerly edge of the property, aligning the commercial property, which in this area features a bar, a barber and waste disposal facilities. As a result, there is a substantial setback from the proposed homes to the northerly property line, where the potentially conflictual commercial use is concentrated. The proposed project is also sensitively designed with respect to the residential uses to the south and east. On the south, the homes have substantial rear yard setbacks and back onto the driveway for the neighboring community, thereby creating unusually large building to building setbacks for this type of infill development. The setbacks on the easterly edge of the property also exceed by significant margins the minimum requirements of the R-2 zoning district. The two homes that are adjacent to Berwick Way frame the cul-de-fac in an appropriate manner.

Most of the remaining homes in the community are configured in two five-unit courtyards that align the new private street. The applicant successfully developed another nearby property adjacent to Saratoga-Sunnyvale Road several years ago. The internal streetscape is enhanced by side-loading garages for the 4 homes that front on the new private drive. Ample guest parking is provided on the private drive, which also accommodates fire and emergency vehicle turnaround requirements. There are three homes at the rear of each courtyard; the rear yards of these homes orient to the southerly property line. The landscape plan includes significant tree buffers on all sides of the property. The proposed project provides both total open space and useable open space areas that substantially exceed the minimum standards of the R-2 zoning district.

The proposed project is generally conforming with all R-2 zoning district standards. The only potential deviations from zoning district standards pertain to front setback for one of the 14 homes and floor area ratio and depend on how ordinance standards are applied in R-2 zones.

The proposed plan attains the following objectives and purposes of the General Plan of the City of Sunnyvale:

Land Use and Transportation Element

- Policy R1.3 Promote integrated and coordinated local land use and transportation planning.
- Policy R1.7 Contribute to efforts to minimize region-wide average trip length, and single-occupant vehicle trips.
 - Action Statement R1.7.1 Locate higher intensity land uses and developments so that they have easy access to transit services.
 - Action Statement R1.7.2 Support regional efforts which promote higher densities near major transit and travel facilities, without increasing the overall density of land usage.
- Policy R1.10 Support land use planning that complements the regional transportation system.
 - Action Statement R1.10.3 Encourage mixed uses near transit centers.
- Goal C1 Preserve and enhance an attractive community, with a positive image and a sense of place, that consists of distinctive neighborhoods, pockets of interest and human-scale development.
 - Policy C1.2 Encourage nodes of interest and activity, such as parks, public open spaces, well planned development, mixed use projects and other desirable uses, locations and physical attractions.
- Goals 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 choice.
 - Policy C2.3 Maintain lower density residential development areas where feasible.
 - Action Statement C2.3.2 Promote and preserve single-family detached housing where appropriate and in existing single-family neighborhoods.
 - Policy C2.4 Determine appropriate density for housing based on site planning opportunities and proximity to services.
 - Action Statement C2.4.1 Locate higher density housing with easy access to transportation corridors, rail transit stations, bus transit corridor stops, commercial services and jobs.
 - Action Statement C2.4.1 Locate lower density housing in proximity to existing lower density housing.
 - Action Statement C4.1.3 Promote commercial uses that respond to the current and future retail service needs of the community.

- Policy N1.2 Require new development to be compatible with the neighborhood, adjacent land uses, and the transportation system.
- Action Statement N1.2.1 Integrate new development and redevelopment into existing neighborhoods
- Policy N1.4 Preserve and enhance the high quality character of residential neighborhoods.
- Action Statement N1.4.1 Require infill development to complement the character of the residential neighborhood.
- Policy N1.5 Support a roadway system that protects internal residential areas from City-wide and regional traffic.

Housing and Community Revitalization Element

- Goal A Foster the expansion of the housing supply to provide greater opportunities for current and future residents given environmental, social, fiscal, and land use constraints.
- Policy A.1 Continue to improve, if feasible, the existing jobs to housing ratio.
- Action Statement A..a. The City will review its General Plan to facilitate the creation of additional housing units and in doing such review, address the need to balance single-family versus apartment and townhouse development.
- Action Statement A.1.g The City should 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
- Policy A.4. Encourage innovative types of housing in existing residential zoning districts.
- Action Statement A.4.d. The City should evaluate residential development proposals in view of the needs of families requiring three or more bedrooms.