



REPORT TO PLANNING COMMISSION

Hearing Date: June 13, 2011
File Number: 2011-7104

SUBJECT: Pulte Homes (Carr Crhp Ca Props Llc): Application(s) for the development of 161 townhouse units (Fiore Homes) and vesting tentative map project located at 955 Stewart Drive in M-S/ITR/R-3 Zoning District (APN: 205-22-014);
Motion Special Development Permit to allow the development of 161 Townhouse Units;
Motion Vesting Tentative Map for the creation of 25 residential townhouse lots and 22 common lots and 1 lot for park dedication.
Motion Mitigated Negative Declaration for the Special Development Permit and Vesting Tentative Map.

REPORT IN BRIEF:

Existing Site Conditions Research and Development

Surrounding Land Uses

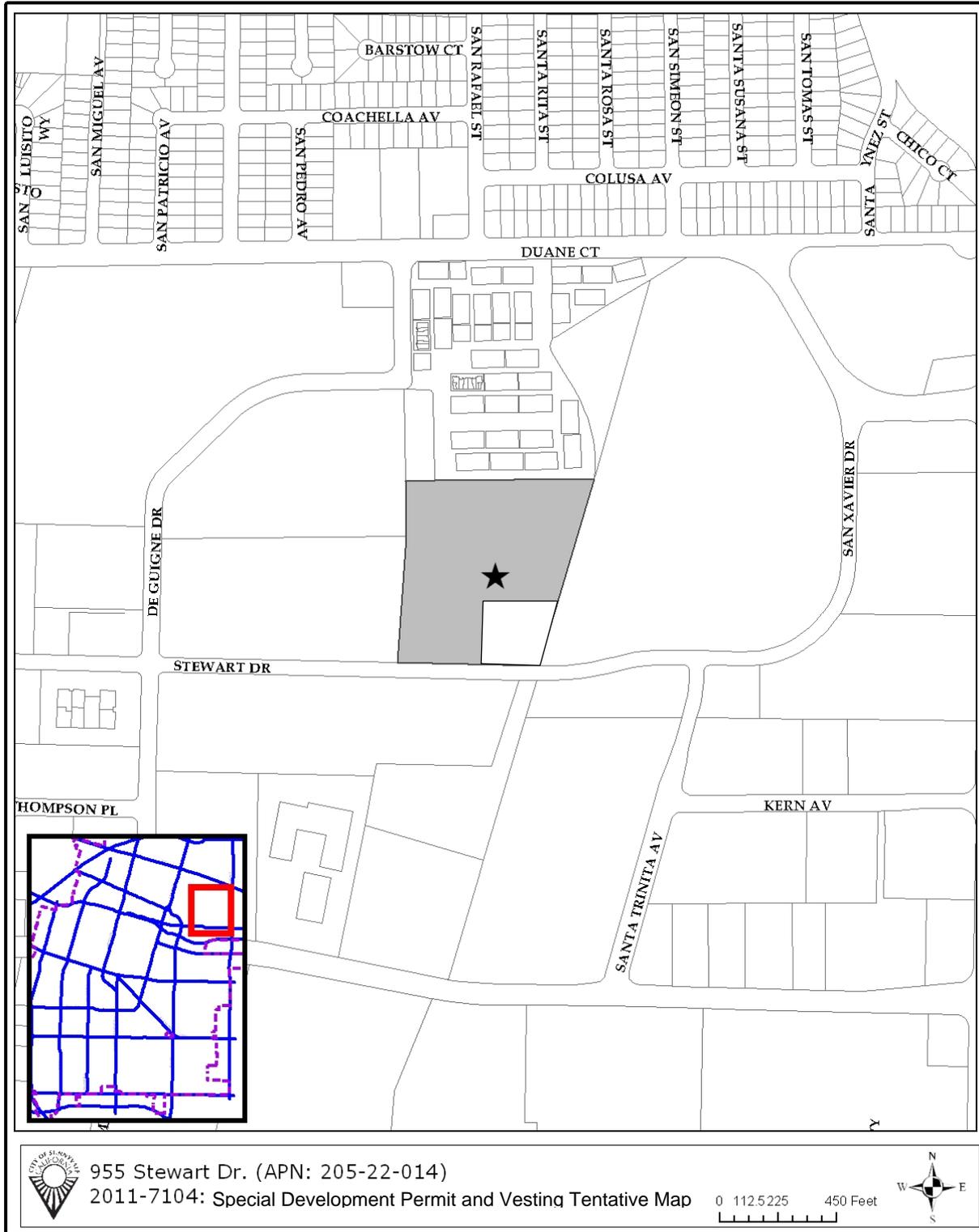
North Residential/future public park
South Research and Development
East Research and Development
West Research and Development

Issues Architecture and Neighborhood Compatibility

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

Staff Recommendation Approval with conditions

VICINITY MAP



**PROJECT DATA TABLE**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/ PERMITTED</b>
<b>General Plan</b>	Industrial to Residential/Medium Density	No Change	Industrial to Residential/Medium Density
<b>Zoning District</b>	M-S/ITR/R-3/PD	No Change	Same
<b>Lot Size (s.f.)</b>	8.53 Acres	Various, refer to Sheet 1 of Vesting Tentative Map	8,000 min.
<b>Gross Floor Area (s.f.)</b>	N/A	315,552 s.f. Residential Buildings 1,489 s.f. Community Room	No Max
<b>Lot Coverage (%)</b>	N/A	23%	40% max.
<b>Floor Area Ratio (FAR)</b>	N/A	95% (317,041 s.f.)	No Max
<b>No. of Units</b>	N/A	161	184 max.
<b>Density (units/acre)</b>	N/A	21	24 max.
<b>Meets 75% min?</b>	N/A	Yes	138 min.
<b>Bedrooms/Unit</b>	N/A	78 - 2 Bedroom <i>(Plan 1)</i> 49 - 3 Bedroom <i>(Plans 2 &amp; 3)</i> 34 - 4 Bedroom <i>(Plan 4)</i>	---
<b>Unit Sizes (s.f.)</b>	N/A	1,706 s.f. - 2 Bedroom <i>(Plan 1)</i> 2,051 s.f. - 2,088 - 3 Bedroom <i>(Plans 2 &amp; 3)</i> 2,395s.f - 4 Bedroom <i>(Plan 4)</i>	N/A
<b>Lockable Storage/Unit</b>	N/A	Within two car garage	300 cu. ft. min.
<b>No. of Buildings On-Site</b>	3	26	---
★ <b>Distance Between Buildings</b>	N/A	20'	26' min.
★ <b>Building Height (ft.)</b>	N/A	35' 10" – 36' 10"	35 max.
<b>No. of Stories</b>	N/A	3	3 max.
<b>Setbacks</b>			
★ <b>Front (Stewart Drive)</b>	N/A	20' Stewart	20' min.
★ <b>Front (Indian Wells)</b>	N/A	16'	20' min.
<b>Left Side</b>	N/A	14' 6"	12' min.
<b>Right Side</b>	N/A	15'	15' min.

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
<b>Landscaping (sq. ft.)</b>			
<b>Total Landscaping</b>	N/A	106,158 s.f.	64,646 s.f. min.
<b>Landscaping/Unit</b>	N/A	697	425 min.
<b>Usable Open Space/Unit</b>	N/A	451 per unit / 67,077 s.f. total	400 min. per unit/ 64,800 total
<b>Frontage Width (ft.)</b>	N/A	20' Stewart Drive 16' Indian Wells	15' min.
<b>Landscaping Buffer (ft.)</b>	N/A	14'	10' min.
<b>Buffer (ft.) Adj. Residential</b>	N/A	N/A	10' min.
<b>% Based on Parking Lot</b>	N/A	20%	20%
<b>Parking Lot Area Shading (%)</b>	N/A	53%	50% min. in 15 years
<b>Water Conserving Plants (%)</b>	N/A	80%	80% min.
<b>Parking</b>			
<b>Total Spaces</b>	N/A	322 Resident 78 Guest	400 min.
<b>Standard Spaces</b>	N/A	322 Resident 70 Guest	90% min.
<b>Compact Spaces/ % of Total</b>	N/A	8 Guest Spaces	8 (10%) max. (unassigned)
<b>Accessible Spaces</b>	N/A	3	3 min.
<b>Covered Spaces</b>	N/A	322	322 min.
<b>Aisle Width (ft.)</b>	N/A	26'	24' min. <sup>1</sup>
<b>Bicycle Parking</b>	N/A	In garage	80 Class 1 11 Class 2 min. per VTA standards
<b>Stormwater</b>			
<b>Impervious Surface Area (s.f.)</b>	300,612 s.f.	224,449	None per zoning code
<b>Impervious Surface (%)</b>	80%	68%	None per zoning code

1. Fire code requires 26 feet.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

**BACKGROUND:**

The proposed project includes the demolition of the existing four research and development buildings and the construction of 161 townhouse dwelling units and dedication of land for public park purposes.

**Previous Actions on the Site**

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

File Number	Brief Description	Hearing/Decision	Date
2010-7549	Parcel Map	Zoning Administrator/Approved	9/15/2010
1997-0541	Construction of new two-story building	Planning Commission/Approved	12/9/1996

**Planning Commission Study Session**

The project was presented to the Planning Commission on March 14, 2011 for comment. Overall the Planning Commission was pleased with the proposed design and park dedication and did not object to the requested deviations for front setbacks (Indian Wells), height and building separation. The Planning Commission provided the following comments:

- The units need to be better defined through the use of color (too much beige) or architecture. This was especially important along the rear elevations (alley side).
- Need to provide stronger pedestrian linkages from the interior of the lot to Stewart Drive and Indian Wells.
- Divided lights should be used for all windows.
- Concerned about access to the park area since it seemed to be integrated into the development.

**DISCUSSION:****Requested Permit(s)**

The proposed project includes the demolition of the existing structures, grading and the construction of 161 townhouse units, community center and park dedication. A Vesting Tentative Map is also included as part of the project.

- **Special Development Permit**

A Special Development Permit (SDP) is required for site and architectural review to allow the development of 161 residential rental units located within the M-S/ITR/R-3/PD Zoning District. A SDP also allows deviations from Zoning Code requirements and in this case the applicant is requesting

deviations from the required front setback on India Wells, distance between buildings and building height (see data table and further discussion below).

- **Vesting Tentative Map**

The proposed project requires a Tentative Map to re-subdivide the area to allow for future development of residential units. The purpose of the Tentative Map is to entitle the project shown on the site plans, by displaying the location of lot lines for buildings, streets (public or private), etc., and displaying areas of future ownership lots. As indicated on the plans, a total of 161 residential units are proposed for site. The Vesting Tentative Map vests the developer's right to build the project for the life of the map. It also secures the approved project against future SMC changes by the City that might otherwise affect the project.

The Vesting Tentative Map is valid only in conjunction with the approved site map and approved Conditions of Approval. The standard Tentative Map Conditions of Approval are listed in Attachment B and the Tentative Map plans can be found in Attachment C.

## **ANALYSIS:**

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### **Architecture**

The proposed development will consist of 25 buildings which contain variations of one, two and three bedroom floor plans. The buildings have been designed in a Spanish and Monterey style vernacular. The Spanish style buildings include all stucco exterior, which is complemented with varied setback, vertical elements and covered balconies. The Monterey style includes stucco and a natural stone base and the use of wood balcony elements. Both styles complement each other and will provide a contrast to the development on the opposite side of Indian Wells, which is a more contemporary style.

The Planning Commission commented that the color palate was too beige and that the units needed to have better definition. The application has revised the color palate to provide better distinction between the units and to reduce the overuse of beige.

### **Development Standards**

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

- **Site Layout**

The proposed project includes the development of twenty-five residential buildings, guest parking, community room and a dedication of park area. The residential buildings will be grouped to create paseo's for circulation within the interior of the site and those building adjacent to Stewart Drive and Indian Wells will be designed to face the streets to establish a residential appearance. Pedestrian access is coordinated through the paseo's and perimeter landscaping. Staff has added a condition requiring improved pedestrian pathways from the interior to the public streets through the use of clearly identified pathways at intersections and across drive aisles.

The proposed park area aligns with the park dedication to the north of the site and the community room has been located at the southern end of the park area. Staff was originally concerned with the location of the park space and community room and differentiation of public and private space. The applicant has revised the site plan to clearly define the park area to provide better future integration into the park area to the north.

The adjacent existing industrial building located at 975 Stewart Drive will remain until the lease expires at which time the site should be redeveloped with residential uses.

- **Parking/Circulation**

The proposed project has been design to accommodate two covered parking spaces per unit and all uncovered spaces and guest parking. Uncovered parking spaces have been oriented along the east and interior southern property lines. Additional spaces have been dispersed throughout the site.

- **Landscaping and Tree Preservation**

The site currently has 39 protected trees. Protected trees are those that measure 38 inches or greater in circumference when measured at four feet from the ground. The preliminary landscape plans for this project do not include preserving any of the protected trees due to amount of grading and project layout. However, staff has included the following conditions regarding site landscaping that will be addressed in the final landscape plan:

- Retention of a majority of the Sycamore trees along Stewart Drive.
- The retention of the Toyon trees on the northern boundary of the proposed park dedication area.
- Relocation of up to six Sycamores to the proposed park area.
- To the extent feasible, the applicant shall work with a local tree company to box and relocate existing trees for future use.

The applicant is proposing to dedicate .64 acres of land for public park area, which will be formally dedicated at time of completion of the project. As part of the development, the applicant has offered to install minor improvements (irrigation and seeding) at the site. The installation will be consistent with the City's parks requirements. Staff has included a condition of the approval requiring installation of the minor improvements of the park area prior to final of the last dwelling unit in the project.

- **Usable Open Space**

The proposal meets the requirement for private usable open space with approximately an average of 451 square feet per unit.

- **Trash and Recycling Access**

Individual trash and recycling pick-up will be provided for each townhouse unit. The garage provides an additional 50 square feet of storage area pursuant to recent Zoning Code changes. Trash pickup will occur outside of garage of each unit and residents and the Home Owners Association will be responsible for the enforcement of trash container storage.

- **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. 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**

An emergency access easement will be required on 975 Stewart Drive, which has been shown on the Vesting Tentative map. In addition, there are several utility easements along the eastern property line, which has dictated the location of uncovered parking spaces.

• **Below Market Rate (BMR) Housing**

20 ownership BMRs are required as part of this project. The applicant has signed the required Below Market Rate Developer Agreement as required.

**Environmental Review**

An Environmental Impact Report (EIR) was previously prepared and certified in 2007 for the East Sunnyvale ITR Project in compliance with the California Environmental Quality Act (CEQA). Mitigation measures to address potential significant impacts were incorporated into the EIR. As part of the proposed Industrial to Residential designation, significant and unavoidable impacts related to regional air quality and cumulative regional air quality were identified in 2007 and a Statement of Overriding Considerations was adopted at the time of certifying the EIR. These impacts will continue to be significant and unavoidable, but are not expected to increase as a result of the proposed project. This project does not modify the previous EIR Findings and Statement of Overriding Considerations.

As part of this project, a Mitigated Negative Declaration was prepared to evaluate the proposed project against recent air quality environmental threshold changes (see Attachment C for details). A GHG analysis has been performed for the proposed project and did not reveal any new significant impacts or increases in the severity of impacts previously identified in the 2007 EIR. In addition, to the GHG study, the applicant also prepared a Phase I and II soil study and an Acoustical study. All outcomes of the studies have been incorporated as mitigation measures and all applicable measures from the 2007 EIR have been identified in the Conditions of Approval for the project.

**FISCAL IMPACT**

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

**PUBLIC CONTACT**

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Staff has not received any comments of concern regarding the proposed project.

<b>Notice of Negative Declaration and Public Hearing</b>	<b>Staff Report</b>	<b>Agenda</b>
<ul style="list-style-type: none"> <li>• Published in the <i>Sun</i> newspaper</li> <li>• Posted on the site</li> <li>• 457 notices mailed to the property owners and tenants within 300 ft. of the project site</li> </ul>	<ul style="list-style-type: none"> <li>• Posted on the City of Sunnyvale's Website</li> <li>• Provided at the Reference Section of the City of Sunnyvale's Public Library</li> </ul>	<ul style="list-style-type: none"> <li>• Posted on the City's official notice bulletin board</li> <li>• City of Sunnyvale's Website</li> </ul>

## **CONCLUSION**

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

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

## **ALTERNATIVES**

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

## **RECOMMENDATION**

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

Prepared by:

Shaunn Mendrin  
Project Planner

Reviewed by:

Steve Lynch  
Senior Planner

Reviewed by:

Trudi Ryan  
Planning Officer

Attachments:

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

## RECOMMENDED FINDINGS

### Special Development Permit

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#### 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 161 townhouse 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 20 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 the same density and similar style of the development to the north of the site. The site layout adequately buffers the proposed development from adjacent uses by using uncovered parking areas and installing masonry fencing adjacent to nonresidential uses. The design of the homes is considered high quality and will greatly improve the overall appearance of the area over current conditions.

### **Tentative Map**

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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.

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

**Planning Application 2010-7104  
955 Stewart Drive**

Special Development Permit for the development of 161 townhouse units and Vesting Tentative Map.

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. The 2007 East Sunnyvale EIR is incorporated into the COAs as Exhibit 1.

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. 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-3. TITLE 25:  
Provisions of Title 25 of the California Administrative Code shall be satisfied with dependence on mechanical ventilation. [SDR] [BUILDING]

GC-4. ENVIRONMENTAL MITIGATION MEASURES:  
The project shall comply with all required mitigation and avoidance measures identified in the previously certified Environmental Impact Report (EIR) for the 2007 East Sunnyvale Industrial-to-Residential (ITR) Project as incorporated into the Conditions of Approval. [COA] [PLANNING] **Mitigation Measure**

GC-5. ON-SITE AMENITIES:  
Swimming pools, pool equipment structures, play equipment, and other accessory utility buildings, except as otherwise subject to Planning Commission review, may be allowed by the Director of Community Development subject to approval of design, location and colors. [COA] [PLANNING]

GC-6. 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 shall provide at least 12.5% of the total number of dwelling units as Below Market Rate ownership dwelling units in compliance with SMC 19.66 and the Below Market Rate Housing Program Administrative Procedures for Developers. Based on the approved project of 161 total units, 20 BMR units shall be provided.

All BMR dwelling units shall be constructed concurrently with non-BMR units, shall be dispersed throughout the property, 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-7. RECREATION FACILITIES:  
If development of the project is phased, the common recreation facilities shall be installed in connection with the first phase of the development and included on the building permit plans for the first phase. [COA] [PLANNING]

GC-8. TEMPORARY TRAILERS:

Temporary sales trailer(s) on the site shall be subject to separate review and approval by the Director of Community Development. Plans for temporary trailers shall include the following:

- a) Trailers shall be placed on the premises not sooner than 15 days following the date of final project approval by the City and shall be removed no later than 30 days after the final unit is sold;
- b) Trailer entrances shall be oriented toward the nearest building;
- c) Area lighting shall be provided in the vicinity of temporary trailers.  
[COA] [PLANNING]

GC-9. ENCROACHMENT PERMIT:

Obtain an encroachment permit from the Department of Public Works for all off-site improvements. [SDR] [PUBLIC WORKS]

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

PS-2. REVIEW OF FINAL DESIGN:

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

PS-3. BMR SPECIAL PERMIT CONDITION FORM:

The developer shall submit a “BMR Special Permit Condition Form” and a site plan as Exhibit A to the Affordable Housing Manager for review prior to submitting building permit plans. 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]

PS-4. 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-5. ENVIRONMENTAL MITIGATION MEASURES:

Prior to submittal of building permit plans, provide documentation of compliance with all relevant environmental mitigation and avoidance measures required at this project stage (refer to the Mitigation Monitoring and Reporting Program for the 2007 East Sunnyvale ITR Project EIR and the 2011 EIR Addendum). [COA] [PLANNING]  
**Mitigation Measure**

**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:

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

BP-3. NOTICE OF CONDITIONS OF APPROVAL:

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

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

- BP-4. **BLUEPRINT FOR A CLEAN BAY:**  
The building permit plans shall include a “Blueprint for a Clean Bay” on one full sized sheet of the plans. [SDR] [PLANNING]
- BP-5. **GREEN BUILDING:**  
The building permit plans shall demonstrate the project is designed to achieve a minimum of 70 points on BuildItGreen’s GreenPoint Rated Checklist. The GreenPoint Rated Checklist shall be included on plans. [SDR] [PLANNING/BUILDING]
- BP-6. **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. The solid waste disposal plan and building permit plans shall demonstrate compliance with current City requirements and guidelines for multi-family projects. [COA] [PLANNING]
- BP-7. **ROOF EQUIPMENT:**  
Roof vents, pipes and flues shall be combined and/or collected together on slopes of roofs or behind parapets out of public view as per Title 19 of the Sunnyvale Municipal Code and shall be painted to match the roof (note shall be added on the elevations). [COA] [PLANNING]
- BP-8. **FEES AND BONDS:**  
The following fees shall be paid in full prior to issuance of building permit.
- a) **PARK DEDICATION** – The developer will hold the Parkland Reservation Area (0.64 Acres) for potential dedication to the City for a period of 14 months after approval of the developer’s tentative map by the City Council to afford the City time to assess whether the land is desirable for public park purposes. In the event the City does not elect to accept the conditional offer of dedication by this outside date, the developer may seek building permits and related approvals to develop townhomes on the Parkland Reservation Area consistent with the project approvals. (SMC 18.10). [SDR] [PLANNING]
  - b) **PARK IN-LIEU FEE (ALTERNATIVE)** - In the case the approximately .64 acre portion of the project site (Parkland Reservation Area) is not accepted, Pay Park In-lieu fees estimated at \$16,936.13 per unit (2.25 acres per thousand), for a total of \$2,387,994.05 prior to approval of the Final Map or Parcel Map. (SMC 18.10) [SDR] [PLANNING]

- c) SENSE OF PLACE FEE – Pay Sense of Place fees for neighborhood pedestrian and streetscape improvements associated with industrial-to-residential transition. Sense of Place fees are estimated at \$1,071 per dwelling unit and shall be paid prior to issuance of a building permit. The final fee amount shall be calculated based on fee schedules in place at the time of payment. [COA] [PLANNING]
- d) TIF – A Transportation Impact Fee is not required due to a net decrease in peak hour trips. [SDR] [PLANNING]

**BP-9. MECHANICAL EQUIPMENT (EXTERIOR):**

Detailed plans showing the locations of individual exterior mechanical equipment/air conditioning units shall be submitted for review and approval by the Director of Community Development prior to issuance of building permits. Proposed locations shall have minimal visual and minimal noise impacts to neighbors and ensure adequate usable open space. Individual exterior mechanical equipment/air conditioning units shall be screened with architecture or landscaping features, and shall not be roof-mounted or window-mounted. [COA] [PLANNING]

**BP-10. 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-11. LANDSCAPE PLAN:**

Landscape and irrigation plans shall be prepared by a certified professional, and shall comply with Sunnyvale Municipal Code Chapter 19.37 requirements. Landscape and irrigation plans are subject to review and approval by the Director of Community

Development through the submittal of a Miscellaneous Plan Permit application. The landscape plan shall include the following elements:

- a) All areas not required for parking, driveways, or structures shall be landscaped.
- b) Provide trees at minimum 30-foot intervals along all property lines, except where mature trees are located immediately adjoining on neighboring property.
- c) Deciduous trees shall be provided along southern and western building exposures where possible for passive solar heating purposes.
- d) For new tree selection, preference shall be given to California native species, and sizes selected shall be as large as appropriate for the proposed locations. At least ten percent (10%) of trees shall be 24-inch box size or larger and no tree shall be less than 15-gallon size. 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) Tree Preservation:
  - i.) The Landscape Plan shall include the preservation of the existing Sycamore Trees on Stewart Drive (except those within proposed building footprint) and the Toyon tree at the north property line of the proposed park area.
  - ii.) To the extent feasible, the applicant shall work with a local tree company to box and relocate existing trees for future use.
  - iii.) A minimum of 6 Sycamore trees shall be relocated from the existing parking lot landscaping to the proposed park area and placed in groupings of three or more, preferably near the southern boundary of the park area.
  - iv.) Any City street trees to be removed, replaced, or installed shall be included on the landscape plan.
- f) Provide a 15-foot wide landscaped buffer along the property’s street frontages, except that the width may be reduced in limited locations as per the deviations granted and indicated on the approved project plans.
- g) Ground cover included in the landscape plans shall be planted so as to ensure full coverage eighteen months after installation.
- h) Decorative paving shall be provided as required by the Director of Community Development to distinguish entry driveways, pedestrian paths, pedestrian crossings, and common areas.
- i) Decorative paving shall be added at the Indian Wells entrance and at the two interior intersections near the Community Center building.

- j) Provide details for common area furnishing including tables, benches, grills, trash receptacles, etc. Common area furnishings shall be secured to the ground to prevent them from being moved (excepting recycling and solid waste containers located within approved enclosures).
- k) Design of all proposed fencing and walls shall be included in the landscape plans and shall comply with 19.37.080.
- l) The sidewalk along Stewart Drive shall be widened to allow for the addition of street trees adjacent to the curb to provide further separation from the public right of way. Alternatives to address this may be proposed and reviewed by the Director of Community Development.
- m) Patio and landscape walls shall not be higher than three feet.
- n) Minimum improvements for the proposed park dedication area to include an irrigation system and sod to be designed and installed per City standards. [COA] [PLANNING]

**BP-12. 975 STEWART PARKING AND LANDSCAPING:**

The applicant shall submit a separate building permit for reconfiguration of the parking area and installation landscaping. The building permit plan shall include a tree protection plan and shall clearly indicate all restriped areas. All disturbed areas shall be replanted and connected to the existing irrigation system and all parking striping shall be installed. [COA] [PLANNING]

**BP-13. CITY STREET TREES (SUBDIVISION):**

The Applicant shall install required street trees of a species determined by the Public Works Department. Street trees and frontage landscaping shall be included in the detailed landscape and irrigation plan subject to review and approval by the Director of Community Development and the City Arborist. New street trees shall be 24-inch box size or 25 gallon size or larger and spaced a minimum of 35 feet apart. [SDR] [PLANNING/PUBLIC WORKS]

**BP-14. LANDSCAPE MAINTENANCE PLAN:**

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

**BP-15. LANDSCAPE BUFFER:**

Install and maintain a solid decorative masonry wall along the east, south and west property lines compliant with 19.37.080. Wall height shall be measured from the highest adjoining grade. Wall design shall be subject to review and approval by the Director of Community

Development prior to issuance of building permits. Wherever the grade differential is one foot or higher, a concrete or masonry retaining wall shall be installed. The wall shall not impact the health of existing trees to be retained on the subject site or adjacent property. [SDR] [PLANNING]

**BP-16. 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) An updated inventory shall be taken of all existing trees on the plan including the valuation of all ‘protected trees’ by a certified arborist, using the latest version of the “Guide for Plant Appraisal” published by the International Society of Arboriculture (ISA). The inventory shall include trees proposed for removal as well as trees to remain.
- b) All existing trees on the plans, showing size and varieties, and clearly specify which are to be retained.
- c) The Director of Community Development shall have discretion over the final list of trees to be removed.
- d) Provide fencing around the drip line of the trees that are to be saved and ensure that no construction debris or equipment is stored within the fenced area during the course of demolition and construction.
- e) Provide a plan showing overlay of Civil plans including utility lines with existing trees and provide measures to protect tree root systems as needed during utility installation.
- f) The measures specified in the tree protection plan shall be installed prior to issuance of any building or grading permits, subject to the on-site inspection and approval by the City Arborist and shall be maintained in place during the duration of construction and shall be added to any subsequent building permit plans. [COA] [PLANNING/CITY ARBORIST]

**BP-17. STORMWATER MANAGEMENT PLAN:**

Submit two copies of a Stormwater Management Plan subject to review and approval by Director of Community Development, pursuant to SMC 12.60, prior to issuance of building permit. The Stormwater Management Plan shall include an updated Stormwater Management Data Form. [COA] [PLANNING/PUBLIC WORKS]

- BP-18. **STORMWATER MANAGEMENT PLAN THIRD-PARTY CERTIFICATION:**  
Third-party certification of the Stormwater Management Plan is required per the following guidance: City of Sunnyvale – Stormwater Quality BMP Applicant Guidance Manual for New and Redevelopment Projects - Addendum: Section 3.1.2 Certification of Design Criteria Third-Party Certification of Stormwater Management Plan Requirements. The third-party certification shall be provided prior to building permit issuance. [SDR] [PLANNING/PUBLIC WORKS]
- BP-19. **STORMWATER MEASURES IN USABLE OPEN SPACES:**  
The preliminary Stormwater Management Plan includes bioretention basins which are located in usable open space areas. The design of bioretention basins including size, depth, layout, design of inlets/drains, and type of vegetation shall be developed to avoid impairing the usability of the areas for recreation. [COA] [PLANNING]
- BP-20. **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) Covered trash enclosures and/or receptacles.
  - d) Plumbing of the following discharges to the sanitary sewer, subject to the local sanitary sewer agency's authority and standards:
    - i) Swimming pool water, spa/hot tub, water feature and fountain discharges if discharge to on-site vegetated areas is not a feasible option.
    - ii) Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option. [SDR] [PLANNING]
- BP-21. **EXTERIOR LIGHTING PLAN:**  
Prior to issuance of a building permit submit an exterior lighting plan, including fixture and pole designs, for review and approval by the

Director of Community Development. Driveway and parking area lights shall include the following:

- a) Sodium vapor or illumination with an equivalent energy savings. Lighting which provides true color representation is preferred.
- b) Pole heights to be uniform and compatible with the area, including adjacent single-family residential areas. Light standards shall be of pedestrian scale and shall not exceed 8 feet in height on the periphery of the project.
- c) Provide photocells for on/off control of all security and area lights.
- d) All exterior security lights shall be equipped with vandal resistant covers.
- e) Lights shall have shields to prevent glare onto adjacent residential properties.
- f) Lighting plans shall be developed to provide coverage of all parking areas, driveways, and building entrances for safety and security purposes. [COA] [PLANNING]

**BP-22. PHOTOMETRIC PLAN:**

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

**BP-23. LIGHTING SPACING:**

Install lights at a minimum of 50 feet intervals along all private streets. Final light spacing shall be subject to approval by the Director of Community Development with review of the exterior lighting plan and photometric plan. [COA] [PLANNING]

**BP-24. PARKING MANAGEMENT PLAN (RESIDENTIAL MULTI-FAMILY):**

A Parking Management Plan is required 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) All uncovered spaces shall be reserved as guest and unassigned residential parking spaces and shall remain unassigned.
- b) A clear definition of “guest” as proposed by the property manager/homeowner’s association.
- c) The property manager/homeowner’s association shall specify that at least 25% and up to 75% of unassigned spaces be reserved for guest use.

- d) 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.
- e) Residents shall use their assigned parking spaces prior to using unassigned parking spaces.
- f) Prohibit residents from parking RV's, trailers, or boats on the property.
- g) Notify potential residents of the number of parking spaces provided for each unit on-site as per the approved plans. [COA] [PLANNING]

**BP-25. COMPACT SPACES:**

Specify compact parking spaces on the building permit plans. All such areas shall be clearly marked prior to occupancy, in accordance with Title 19 of the Sunnyvale Municipal Code. [SDR] [PLANNING]

**BP-26. BICYCLE SPACES:**

Provide a minimum of 11 Class II bicycle parking spaces or as approved by the Director of Community Development. Bicycle parking shall be dispersed in several common areas throughout the site and shown on the plans submitted for building permits. Select high-quality decorative designs for bicycle racks. [COA] [PLANNING]

**BP-27. RECREATION BUILDING HOT WATER:**

Recreation building water heaters shall be tankless heaters. [COA] [PLANNING]

**BP-28. WATER METERS:**

Separate metering shall be provided for domestic and irrigation water systems. [SDR] [PLANNING]

**BP-29. UNDERGROUND UTILITIES:**

All proposed utilities shall be undergrounded. [SDR] [PLANNING/PUBLIC WORKS]

**BP-30. FIRE PROTECTION:**

Plans shall demonstrate compliance with the fire protection requirements in place at the time of building permit submittal as provided in Sunnyvale Municipal Code chapters 16.52, 16.53 and 16.54; California Fire Code; and Title 19 California Code of Regulations. The following details shall be included:

- a) The water supply for fire protection and firefighting shall be approved by the Department of Public Safety (508 CFC).

- b) A fully automatic fire sprinkler system is required. The fire sprinkler system shall be in accordance with NFPA 13, and CFC (16.52.270 SMC & Section 903 CFC).
- c) A fire alarm system is required for buildings meeting the requirements under Section 907.2.9 CFC.
- d) Install approved smoke detectors in accordance with the Sunnyvale Municipal Code (SMC 16.52.280).
- e) Fire hydrants are required every 300 feet. On-site fire hydrants are required along the fire access road. Building permit plans shall provide locations of existing City fire hydrants and any proposed on-site hydrants (508 CFC).
- f) Provide the required number of approved fire extinguishers (minimum size of 2A10BC) (CCR Title 19: 568).
- g) Fire access roads are required per the Sunnyvale Municipal Code and the published requirements for Fire Department Vehicle Access. Building permit plans shall demonstrate compliance with the approved Alternate Means agreement for fire access roads.
- h) Trash enclosures within 5 feet of building exterior walls or overhangs require fire sprinkler protection (304.3.3 CFC, 16.52.270 SMC). [SDR] [PUBLIC SAFETY-FIRE PREVENTION]

**BP-31. FIRE PROTECTION PLAN:**

Provide a written construction Fire Protection Plan (Section 1408 CFC) (Refer to Unidocs.org, Fire Prevention documents). [COA] [PUBLIC SAFETY-FIRE PREVENTION]

**BP-32. GROUNDWATER AND SOIL CONTAMINATION:**

Provide a written clearance from the California Regional Water Quality Board addressing groundwater and soil contamination identified in the 2007 East Sunnyvale ITR Project EIR. [COA] [PLANNING]

**Mitigation Measure**

**BP-33. 2007 EAST SUNNYVALE EIR MITIGATION MEASURES:**

The applicant shall comply with the following applicable Mitigation Measures from the 2007 East Sunnyvale Environmental Impact Report (see attached):

- LU-1: Construction Management Plan
- HYDRO-1: SWMPPP
- HYDRO-2: NOI
- HYDRO-3: BMP's – Construction related
- HYDRO-5: BMP's – Post Construction (addressed in the required Stormwater Management Plan)

- BIO-1,2 & 3: Burrowing Owls
- BIO-4: Raptor Survey
- HAZ-1: Oversight Agency
- HAZ-2: Vapor Barrier
- HAZ-3: Hazardous Material Licensed Contractor
- HAZ-4: Cleanup to applicable Federal, State and local standards
- HAZ-6: Storage Tanks (as applicable)
- HAZ-7: ACBMs
- HAZ-8: Closure of site for Hazardous Materials (as applicable)
- HAZ-9: Removal of underground structure (as applicable)
- HAZ-10: Appropriate Disposal of Fluorescent lights
- HAZ-11: Well location map
- HAZ-12: Environmental Professional
- AIR-2: BAAQMD emission reductions
- AIR-3: Construction vehicle exhaust mufflers
- AIR-4: Watering of construction area during grading
- AIR-5: Foundation and paving follow grading
- AIR-7: BAAQMD Dust Control Measures
- NOISE-3: Posting of construction information
- NOISE-4: Construction Plan
- NOISE-5: Limited Construction Hours
- NOISE-6: Utilize quiet air compressors
- NOISE-8: Designate Noise Coordinator
- CULT-2: Ground Disturbing Activities
- CULT-4: Archeological Monitoring
- CULT-5: Excavation Provisions
- CULT-6: Prehistoric of Native American finds [COA] [PLANNING]  
**2007 East Sunnyvale EIR Mitigation Measure**

BP-34. AIR CONDITIONING SYSTEMS:  
Since all windows and doors are required to be shut to achieve a dbA of 45 or less, ventilation or air-conditioning systems must be incorporated to provide a habitable environment for all habitable space. The building permit plans shall include air condition systems. [COA] [PLANNING] **Mitigation Measure**

BP-35. NOISE:

Based on the type of construction and the exterior noise levels, sound-rated windows are required to achieve the interior noise standard of DNL 45 dB. Specifics of the sound rating of windows by location have been provided in the noise consultant's report. Sound rated windows of high quality (with STC rating of 28-30) would be required for all units facing noise sources as indicated in the report.

The applicant shall submit a letter from an acoustical engineer stating the building permit plans are in conformance with the report.

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. [COA] [PLANNING] **Mitigation Measure**

**BP-36. EMERGENCY RESPONSE PLAN:**

The applicant shall prepare an Emergency Response Plan for the subject site. The draft plan shall be submitted for review and approval prior to issuance of building permit for any residential unit. [COA] [PLANNING] Mitigation Measure

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

**EP-1: CURB, GUTTER, AND SIDEWALK:**

Remove and replace all uplifted and damaged curb, gutter, and sidewalk along the project frontages on Stewart Drive. A continuous root barrier shall be installed as part of the provided along new sidewalk replacement if adjacent to a City trees per City standard details and specifications. [COA] [PUBLIC WORKS]

**EP-2: FIRE HYDRANTS:**

Installation of new and/or upgraded fire hydrants is required along the entire project frontage. [COA] [PUBLIC WORKS/PUBLIC SAFETY-FIRE PREVENTION]

**EP-3: CURB RAMPS:**

Construct curb ramps at all entries per City standards. [COA] [PUBLIC WORKS]

EP-4: WET UTILITIES:

All wet utilities (water, sanitary sewer, storm drain) in private streets and private drives shall be privately owned and maintained. For water lines, install public master water meter(s) in the public right-of-way. For each public master water meter installation, install a double check detector assembly. For private sanitary sewer and storm, install a manhole or cleanout at the right-of-way line. Install a separate irrigation meter with a backflow prevention device. [COA] [PUBLIC WORKS]

EP-5: UTILITY PROVIDERS:

Contact the utility companies for their review/approval requirements and/or procedures for site development and existing easement vacation/removal. [COA] [PUBLIC WORKS]

EP-7: COMPLIANCE WITH STANDARD REQUIREMENTS:

This project shall comply with all required improvements, design standards and standard details and specifications. [SDR] [PUBLIC WORKS]

EP-8: UTILITY ABANDONMENT/RELOCATION

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. 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 in the park strip area, caused by the development. [COA] [PUBLIC WORKS]

EP-9: RECORD DRAWINGS:

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

**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, pursuant to the executed Subdivision Agreement.
- d) The Standard Development Requirements and Conditions of Approval included as part of the approved Planning Application 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 landscaping, except street trees, in perpetuity along the public street fronting the project site.
  - ii) The owners association shall maintain all private utilities and common lot areas as defined on the map.
  - iii) The owners association shall maintain all facilities (such as stormwater treatment devices) shown on the approved stormwater management plan.
  - iv) The owners association shall maintain and keep up-to-date transit information and rideshare information for display in an on-site kiosk or display case. The display shall include a current VTA transit map, Caltrain station map, and contact information including Web sites and phone numbers for

Caltrain, VTA, and other area transit resources such as [www.511.org](http://www.511.org).

- v) Property owners are prohibited from modifying drainage facilities and/or flow patterns unless reviewed and approval granted by the Public Works Department.g)

TM-2. LOT AA:

Prior to first map recordation, the developer shall provide environmental insurance acceptable to the City and a hold harmless agreement naming the City as the insured for any environmental issues including but not limited to ground water contamination and/or toxic plume, etc.

Prior to city's acceptance of Lot AA and assumption of maintenance responsibility, the developer shall complete the improvements for Lot AA to City's satisfaction. [COA] [PUBLIC WORKS]

TM-3. 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.
- i) 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.
- ii) 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.

- iii) 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.
- iv) 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.
- v) 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-4. 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-5. 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-6. STREET NAMING:

The private streets located on the project common lots shall be assigned street names in accordance with the official Street Name

System, as selected by the Community Development Department.  
[COA] [PLANNING]

- TM-7. PARCEL MAP RECORDATION:  
This project is subject to recordation of parcel map as referenced as Planning Permit No. 2010-7549. [COA] [PUBLIC WORKS]
- TM-8. UTILITY EASEMENTS:  
Dedicate public utility easements on-site as required by utility providers. Reservation of new and/or abandonment of existing public/private utility easement(s), ingress/egress easement(s) necessary for the project site and adjacent Parcel B (as shown on that Parcel Map (Planning Permit No. 2010-7549) shall be recorded with the map or with separate instruments prior to occupancy. Quitclaim Deed is required for abandonment of private easements. No permanent structures are allowed within any of the easement limits. [COA] [PUBLIC WORKS]
- TM-9. EMERGENCY ACCESS EASEMENTS:  
Dedicate emergency vehicle ingress-egress easements on-site as required by the Department of Public Safety. [COA] [PUBLIC WORKS/PUBLIC SAFETY]
- TM-10. SUBDIVISION AGREEMENT:  
Execute a Subdivision Agreement and provide improvement securities and/or cash deposits as outlined in the Subdivision Agreement prior to first map recordation or encroachment permit issuance, whichever occurs first. [COA] [PUBLIC WORKS]
- TM-11. DEVELOPMENT FEES:  
If multiple final maps are desired, development fees associated with the entire project, including but not limited to utility frontage and/or connection fees, off-site improvement plan check and inspection fees, shall be paid prior to recordation of the first final map or encroachment permit issuance whichever occurs first. Improvement securities shall be provided for the entire subdivision prior to recordation of the first final map. [COA] [PUBLIC WORKS]
- TM-12. PUBLIC IMPROVEMENTS:  
If multiple final maps are desired, all public improvements for the entire subdivision shall be completed prior to first building occupancy, unless otherwise a phasing plan is approved by the City prior to first map recordation. [COA] [PUBLIC WORKS]

- TM-13. COMPLIANCE WITH SUBDIVISION REQUIREMENTS:  
Comply with all applicable Sunnyvale Municipal Code requirements as outlined in Title 18: Subdivisions. [SDR] [PUBLIC WORKS]
- TM-14. ROADWAY IMPROVEMENTS (INDIAN WELLS):  
Dedicate 21-foot along Indian Wells to the City for public improvements, subject to final review and approval by the Director of Public Works. [COA] [PUBLIC WORKS]
- TM-15. ROADWAY IMPROVEMENTS (INDIAN WELLS):  
Install new street widening, curb, gutter, and sidewalk along the Indian Wells frontage, subject to final review and approval by the Director of Public Works. [COA] [PUBLIC WORKS]
- TM-16. DRIVEWAY IMPROVEMENTS:  
Remove existing driveway on Stewart Drive and replace it with new curb, gutter, and sidewalk in accordance with City standards. [COA] [PUBLIC WORKS]
- TM-17. STREETLIGHTS:  
Install City standard streetlights, conduits, and conductors, including requirements of one or more new streetlight service points along Indian Wells, incorporating the photometric study for the development to the north, subject to final review and approval by the Director of Public Works. [COA] [PUBLIC WORKS]
- TM-18. TRANSPORTATION IMPROVEMENT FEES:  
The developer shall pay a pro rata share of the cost of the transportation mitigations and improvements as identified in the 2007 East Sunnyvale ITR Project EIR traffic study recommendation pertaining to this development. [COA] [PUBLIC WORKS] **Mitigation Measure**
- TM-19. STREET AND UTILITY MAINTENANCE:  
All internal private streets and drives, and all on-site wet utilities (water, sanitary sewer, storm drain) are to be privately owned and privately maintained in accordance with the provisions stipulated in the CC&R's. [SDR] [PUBLIC WORKS]
- TM-20. SANITARY SEWER:

A project-level sanitary sewer analysis is required during the plan check process to confirm that the project discharge system (such as the points of discharge and discharge rate) is consistent with the analysis stipulated in the 2007 East Sunnyvale ITR Project EIR. Any changes to or deficiencies in the existing system in the immediate vicinity of the project will need to be addressed and resolved at the expense of the developer. [COA] [PUBLIC WORKS]

TM-21. DOMESTIC AND FIRE FLOW WATER:

A project-level domestic and fire flow water analysis is required during the plan check process to confirm that the project water system is consistent with the analysis stipulated in the 2007 East Sunnyvale ITR Project EIR. Any changes to or deficiencies in the existing water system in the immediate vicinity of the project will need to be addressed and resolved at the expense of the developer. [COA] [PUBLIC WORKS]

TM-22. STORM DRAINS:

The project is required to follow the existing storm drain tributary pattern. Any changes or deviations would require additional analysis and be subject to approval by the Director of Public Works during the plan check process. [SDR] [PUBLIC WORKS]

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

PF-1. LANDSCAPING AND IRRIGATION:

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

PF-2. COMPLETION OF PARK IMPROVEMENTS:

All park improvements shall be completed prior to final occupancy of the last residential unit or as determined by the Director of Community Development. [COA] [PLANNING]

PF-3. PARKING LOT STRIPING:

All parking lot striping, guest spaces, and compact spaces shall be striped as per the approved building permit plans and Public Works standards prior to occupancy. [COA] [PLANNING/ENGINEERING]

PF-4. 975 STEWART PARKING AND LANDSCAPING:

- The applicant shall submit a separate building permit for reconfiguration of the parking area and installation landscaping. The building permit plan shall include a tree protection plan and shall clearly indicate all restriped areas. All disturbed areas shall be replanted and connected to the existing irrigation system and all parking striping shall be installed. [COA] [PLANNING]
- PF-5. 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 of utilities or certificate of occupancy. [COA] [PUBLIC WORKS/PLANNING/CITY ATTORNEY]
- PF-6. 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-7. ENVIRONMENTAL MITIGATION MEASURES:  
Prior to release of occupancy or utilities, provide documentation of compliance with all relevant environmental mitigation and avoidance measures required at this project stage (refer to the Mitigation Monitoring and Reporting Program for the 2007 East Sunnyvale ITR Project EIR and the 2011 EIR Addendum). This shall include furnishing results of acoustical tests demonstrating the finished units achieve the required interior noise standards, as well as any other studies or analyses required to demonstrate all mitigation measures have been satisfied. [COA] [PLANNING] **Mitigation Measure**
- PF-8. EMERGENCY RESPONSE PLAN:  
The applicant shall prepare an Emergency Response Plan for the subject site. The draft plan shall be submitted for review and approval prior to issuance of building permit for any residential unit. [COA] [PLANNING] **Mitigation Measure**

- PF-9. 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]
- PF-10. NOISE:  
The applicant shall provide a letter of compliance from the Noise consultant indicating that the structures have achieved the required noise requirements. [COA] [PLANNING]
- PF-11. PUBLIC STREET REPAIR:  
Any changes to or deficiencies in the adjacent public streets as a result of project construction are to be rectified at the expense of the developer. [COA] [PUBLIC WORKS]
- PF-12. COMPLETION OF PUBLIC IMPROVEMENTS:  
Complete all required public improvements including but not limited to sidewalks, roadway improvements, streetlights, and signals prior to occupancy. [COA] [PUBLIC WORKS]

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

- DC-1. FIRE ACCESS:  
Prior to any combustible construction or materials on-site, provide fire access drives and operational on-site fire protection systems if applicable (Chapter 14 CFC). [SDR] [PUBLIC SAFETY-FIRE PREVENTION]
- DC-2. 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-3. TREE PROTECTION:

All tree protection measures shall be maintained, as indicated in the tree protection plan, including irrigation, 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. RECYCLING AND SOLID WASTE:  
All exterior recycling and solid waste shall be confined to approved receptacles and enclosures. [COA] [PLANNING]
- AT-2. EXTERIOR EQUIPMENT:  
Exterior equipment shall be maintained within approved enclosure areas. Individual air conditioning units shall be screened with architecture or landscaping features. [COA] [PLANNING]
- AT-3. 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 -5. STORMWATER MEASURES IN USABLE OPEN SPACES:  
Any bioretention basins which are located within usable open space areas shall be maintained to ensure the stormwater treatment measures do not impair usability of the area. [COA] [PLANNING]
- AT-4. PARKING MANAGEMENT:  
On-site parking management shall conform to the approved parking management plan. [COA] [PLANNING]
- AT-5. PARKING LOT MAINTENANCE:  
The parking lot shall be maintained in accordance with the approved plans and as follows:
- a) Garage spaces shall be maintained at all times so as to allow for parking of vehicles.
  - b) Clearly mark all assigned, guest, and compact 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 guests. [COA] [PLANNING]
- AT-6. UNENCLOSED STORAGE PROHIBITED:  
Unenclosed storage of any kind shall be prohibited on the premises. [COA] [PLANNING]
- AT-7. VEHICLE SALES, LEASING, AND RENTAL PROHIBITED:  
The sales, leasing, or rental of vehicles or trailers are prohibited on the subject property. [COA] [PLANNING]
- AT-8. 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-9. 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-10. 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-11. HOA RESPONSIBILITIES:  
The chairperson, secretary or principal officer of any committee or association shall notify the Planning Division and the 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/COMMUNITY RESOURCES DIVISION]
- AT-12. STREET AND UTILITY MAINTENANCE:

The project applicant, owner, landlord, or homeowners association must properly maintain all internal private streets and drives and all wet utilities (water, sanitary sewer, storm drain) on the site. [SDR] [PUBLIC WORKS]

AT-13. BMP MAINTENANCE:

The project applicant, owner, landlord, or homeowners association 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-14. BMP RIGHT OF ENTRY:

The project applicant, owner, landlord, or homeowners association 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 stormwater treatment best management practices contained in the approved Stormwater Management Plan. [SDR] [PLANNING]

AT-15. FIRE DEPARTMENT ACCESS:

A Knox system (key switch) shall be provided and maintained for all locked gates in accordance with Fire Prevention requirements. [COA] [PUBLIC SAFETY-FIRE PREVENTION]

**MITIGATION MONITORING AND REPORTING PROGRAM**

**EAST SUNNYVALE  
INDUSTRIAL-TO-RESIDENTIAL (ITR) PROJECT**

**CITY OF SUNNYVALE**

**FEBRUARY 2007**

# P R E F A C E

Section 21081.6 of the California Environmental Quality Act (CEQA) requires a Lead Agency to adopt a Mitigation Monitoring and Reporting Program whenever it approves a project for which measures have been required to mitigate or avoid significant effects on the environment. The purpose of the monitoring and reporting program is to ensure compliance with the mitigation measures during project implementation.

On February 27, 2007, the City Council certified the Environmental Impact Report (EIR) for the East Sunnyvale Industrial-to-Residential (ITR) General Plan Amendment (GPA) and Planned Development (PD) Rezoning Project. The Final EIR concluded that the implementation of the proposed GPA scenario and the specific development projects could result in significant impacts on the environment, and mitigation measures were incorporated into the proposed project or are required as a condition of project approval. This Mitigation Monitoring and Reporting Program addresses those measures in terms of how and when they will be implemented.

**Mitigation Monitoring and Reporting Program  
The East Sunnyvale ITR Project**

Impact	Mitigation or Avoidance Measure(s)	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
<b>LAND USE</b>				
<p><b>IMPACT LU-5:</b> Construction activities would result in significant physical disturbance, and could cause temporary disruption to adjacent land uses, including the existing residential uses to the north.</p> <p><b>Significant Impact Prior to Mitigation</b></p>	<p><b>MITIGATION MEASURE LU-1:</b> The applicants shall implement a Construction Management Plan, for all development within 1,000 feet of occupied residential uses, approved by the Director of Community Development to minimize impacts on surrounding sensitive land uses, particularly the residences across Duane Avenue, as well as the future residences on the project site itself, to the fullest extent possible. The Construction Management Plan shall include the following measures to minimize the impacts of construction upon adjacent land uses:</p> <ul style="list-style-type: none"> <li>• Measures to control dust, noise and water pollution result from construction activities.</li> <li>• Measures to keep all streets and public ways clean of debris, dirt, dust and other undesirable outcomes of construction.</li> <li>• Measures to control noise by limiting hours of operation of construction activities, avoiding more sensitive early morning and evening hours, and scheduling equipment selection.</li> </ul>	<p>Project proponents.</p> <p>Measures shall be implemented during all site excavation, grading and construction activities.</p>	<p>All measures will be printed on all construction documents, contracts, and project plans and will be reviewed by the Director of Community Development prior to the issuance of permits.</p>	<p>Director of Community Development</p>

**Mitigation Monitoring and Reporting Program  
The East Sunnyvale ITR Project**

Impact	Mitigation or Avoidance Measure(s)	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
	<ul style="list-style-type: none"> <li>Selection of access routes for trucks delivering materials to and from the site which minimize neighborhood disturbance.</li> </ul> <p style="text-align: center;"><b>Less Than Significant Impact with Mitigation</b></p>			

**HYDROLOGY AND WATER QUALITY**

<p><b><u>IMPACT HYDRO-3:</u></b> Future development under the proposed ITR land use designation could cause a significant temporary increase in the amount of contaminants in storm water runoff during construction.</p> <p><b>Significant Impact Prior to Mitigation</b></p> <p><b><u>IMPACT HYDRO-6:</u></b> Construction of the proposed residential development project on the AMD property could cause a significant temporary increase in the amount of contaminants in stormwater runoff during construction.</p>	<p><b><u>MITIGATION MEASURE HYDRO-1:</u></b> Prior to construction of any phase of any project within the GPA area, the City of Sunnyvale will require that the applicant(s) submit a Storm Water Pollution Prevention Plan (SWPPP) and a Notice of Intent (NOI) to the State of California Water Resource Quality Control Board to control the discharge of storm water pollutants including sediments associated with construction activities. Along with these documents, the applicant may also be required to prepare an Erosion Control Plan. The Erosion Control Plan may include Best Management Practices (BMPs) as specified in the California Storm Water Best Management Practice Handbook for reducing impacts on the City's storm drainage system from construction activities. The SWPPP shall include control measures during the construction period for:</p>	<p>Prior to issuance of a grading permit and/or issuance of a Special Development Permit</p>	<p>All measures will be printed on all construction documents, contracts, and project plans and will be reviewed by the Director of Community Development prior to the issuance of permits.</p>	<p>Director of Community Development</p>
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**Mitigation Monitoring and Reporting Program  
The East Sunnyvale ITR Project**

Impact	Mitigation or Avoidance Measure(s)	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
<p><b>Significant Impact Prior to Mitigation</b></p> <p><b><u>IMPACT HYDRO-9:</u></b> Construction of the proposed residential development project on the Taylor Woodrow site could cause a significant temporary increase in the amount of contaminants in stormwater runoff during construction.</p> <p><b>Significant Impact Prior to Mitigation</b></p>	<ul style="list-style-type: none"> <li>- Soil stabilization practices</li> <li>- Sediment control practices</li> <li>- Sediment tracking control practices</li> <li>- Wind erosion control practices and</li> <li>- Non-storm water management and waste management and disposal control practices.</li> </ul> <p><b><u>MITIGATION MEASURE HYDRO-2:</u></b> Prior to issuance of a grading permit, the applicant will be required to submit copies of the NOI and Erosion Control Plan (if required) to the City Project Engineer, Department of Public Works. The applicant will also be required to maintain a copy of the most current SWPPP on-site and provide a copy to any City representative or inspector on demand.</p> <p><b><u>MITIGATION MEASURE HYDRO-3:</u></b> Each phase of development will include provision for post-construction structural controls in the project design where feasible, and would include Best Management Practices (BMP) for reducing contamination in storm water runoff as permanent features of the project. BMPs and design features could include regular sweeping of parking lots and driveways; use of erosion control devices such as silt fences; biofilters; and stenciling on-site catch basins to discourage illegal dumping.</p>			

**Mitigation Monitoring and Reporting Program  
The East Sunnyvale ITR Project**

Impact	Mitigation or Avoidance Measure(s)	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
	<p><b><u>MITIGATION MEASURE HYDRO-4:</u></b> The project shall comply with Provision C.3 of NPDES Permit Number CAS029718, Order #01-119, which provides enhanced performance standards for the management of storm water for new development.</p> <p><b><u>MITIGATION MEASURE HYDRO-5:</u></b> Prior to issuance of any Building Permits, each phase of development shall include provision for post-construction structural controls in the project design in compliance with the NPDES C.3 permit provisions, and shall include Best Management Practices (BMP) for reducing contamination in stormwater runoff as development will be determined based on design and site-specific considerations and will be determined prior to issuance of Special Development Permits. Post-construction BMPs and design features could include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>• <u>Infiltration Basins</u>-shallow impoundments designed to collect and infiltrate storm water into subsurface soils.</li> <li>• <u>Infiltration Trenches</u>-long, narrow trenches filled with permeable materials designed to collect and infiltrate storm water into subsurface soils.</li> </ul>			

**Mitigation Monitoring and Reporting Program  
The East Sunnyvale ITR Project**

Impact	Mitigation or Avoidance Measure(s)	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
	<ul style="list-style-type: none"> <li>• <u>Permeable Pavements</u>-permeable hardscape that allows storm water to pass through and infiltrate subsurface soils.</li> <li>• <u>Vegetated Filter Strips</u>-linear strips of vegetated surface designed to treat surface sheet flow from adjacent surfaces.</li> <li>• <u>Vegetated Swales</u>-shallow open channels with vegetated sides and bottom designed to collect, slow, and treat storm water as it is conveyed to downstream discharge point.</li> <li>• <u>Flow-Through Planter Boxes</u>-structures designed to intercept rainfall and slowly drain it through filter media and out of planter.</li> <li>• <u>Hydrodynamic Separator</u>-flow through structures with a settling or separation unit that removes sediments and other pollutants.</li> <li>• <u>Media Filtration Devices</u>-two chamber system including a pretreatment settling basin and a filter bed.</li> <li>• <u>Green Roofs</u>-vegetated roof systems that retain and filter storm water prior to drainage off building rooftops.</li> <li>• <u>Wet Vaults</u>-subsurface storage system designed to fill with storm water during larger storm events and slowly release it into the conveyance system over a number of hours.</li> </ul>			

**Mitigation Monitoring and Reporting Program  
The East Sunnyvale ITR Project**

Impact	Mitigation or Avoidance Measure(s)	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
	<p><b><u>MITIGATION MEASURE HYDRO-6:</u></b> The applicant, their arborist and landscape architects, shall work with the City to select pest resistant plants to minimize pesticide use, as appropriate using the guidance provided by the SCVURPPP. This may include the use of integrated pest management techniques, site design measures to reduce pest infestations, and the use of pest-resistant plants or landscape management methods to reduce the need for pesticide applications.</p> <p><b><u>MITIGATION MEASURE HYDRO-7:</u></b> The project shall comply with the City Storm Water Management Ordinance (Municipal Code Chapter 12.60).</p> <p><b>Less Than Significant Impact with Mitigation</b></p>			
<b>BIOLOGICAL RESOURCES</b>				
<p><b><u>IMPACT BIO-1:</u></b> Construction related to the proposed AMD Riding Group specific development project could result in impacts to Burrowing Owls, which could occupy suitable habitat on this portion of the project site.</p>	<p><b><u>MITIGATION MEASURE BIO-1:</u></b> Pre-construction surveys for burrowing owls shall be conducted by a qualified ornithologist prior to any soil-altering activity or development occurring within the project area. The preconstruction surveys shall be conducted per CDFG guidelines (currently no more than 30 days prior to the start of site grading), regardless of the time of year in which grading occurs. If no burrowing owls are</p>	<p>No more than 30 days prior to the start of site grading</p>	<p>A final report, including any protection measures, shall be submitted to the Director of Community Development prior to start of</p>	<p>Director of Community Development</p>

**Mitigation Monitoring and Reporting Program  
The East Sunnyvale ITR Project**

Impact	Mitigation or Avoidance Measure(s)	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
<p><b>Significant Impact Prior to Mitigation</b></p>	<p>found, then no further mitigation would be warranted. If breeding owls are located on or immediately adjacent to the site, a construction-free buffer zone around the active burrow must be established as determined by the ornithologist in consultation with CDFG. No activities that may disturb breeding owls, including grading or other construction work or evictions of owls, shall proceed.</p> <p><b><u>MITIGATION MEASURE BIO-2:</u></b> If preconstruction surveys determine that burrowing owls occupy the site, and avoiding development of occupied areas is not feasible, then the owls may be evicted outside of the breeding season, with the authorization of the California Department of Fish and Game (CDFG). The CDFG typically only allows eviction of owls outside of the breeding season (only during the non-breeding season [September 1-January 31]) by a qualified ornithologist, and generally requires habitat compensation on off-site mitigation lands.</p> <p><b><u>MITIGATION MEASURE BIO-3:</u></b> A final report of burrowing owls, including any protection measures, shall be submitted to the Director of Community Development prior to start of grading.</p> <p><b>Less Than Significant Impact with Mitigation</b></p>		grading.	

**Mitigation Monitoring and Reporting Program  
The East Sunnyvale ITR Project**

<b>Impact</b>	<b>Mitigation or Avoidance Measure(s)</b>	<b>Timeframe and Responsibility for Implementation</b>	<b>Method of Compliance</b>	<b>Oversight of Implementation</b>
<p><b>IMPACT BIO-2:</b> Construction activities during the nesting season may result in the disturbance or destruction of breeding raptors or their nests.</p> <p><b>Significant Impact Prior to Mitigation</b></p>	<p><b>MITIGATION MEASURE BIO-4:</b> In conformance with Federal and State regulations regarding protection of raptors, the following CDFG protocols shall be completed prior to any development on the site to ensure that development does not disturb nesting raptors:</p> <p><i>Avoidance.</i> Construction should be scheduled to avoid the nesting season to the extent feasible. The nesting season for most birds, including raptors and shrikes, in the project site area extends from January through August.</p> <p><i>Preconstruction/Pre-disturbance Surveys.</i> If demolition and/or construction are to occur between January and August, then pre-construction surveys for nesting birds shall be conducted by a qualified ornithologist to ensure that no nests will be disturbed during project implementation. This survey shall be conducted no more than 14 days prior to the initiation of demolition/construction activities during the early part of the breeding season (January through April), and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through August).</p> <p>During this survey, the ornithologist shall inspect all trees and other potential habitats (e.g.,</p>	<p>Prior to any development on the site</p>	<p>A final report of nesting birds, including any protection measures, shall be submitted to the Director of Community Development prior to start of grading.</p>	<p>Director of Community Development</p>

**Mitigation Monitoring and Reporting Program  
The East Sunnyvale ITR Project**

<b>Impact</b>	<b>Mitigation or Avoidance Measure(s)</b>	<b>Timeframe and Responsibility for Implementation</b>	<b>Method of Compliance</b>	<b>Oversight of Implementation</b>
	<p>grasslands, buildings) within and immediately adjacent to the impact areas for nests. If an active nest is found sufficiently close to work areas to be disturbed by these activities, the ornithologist, in consultation with CDFG, shall determine the extent of a construction-free buffer zone to be established around the nest, typically 250 feet, to ensure that no nests of species protected by the MBTA or State Code will be disturbed during project implementation.</p> <p><i>Inhibit Nesting.</i> If vegetation is to be removed by the project and all necessary approvals have been obtained, potential nesting substrate (e.g., bushes, trees, grass, burrows) that will be removed by the project shall be removed before the start of the nesting season (February), if feasible, to help preclude nesting. Removal of vegetation or structures to be removed by the project shall be completed outside of the nesting season, which extends from January through August.</p> <p>A final report of nesting birds, including any protection measures, shall be submitted to the Director of Community Development prior to start of grading.</p> <p><b>Less Than Significant Impact with Mitigation</b></p>			

**Mitigation Monitoring and Reporting Program  
The East Sunnyvale ITR Project**

<b>Impact</b>	<b>Mitigation or Avoidance Measure(s)</b>	<b>Timeframe and Responsibility for Implementation</b>	<b>Method of Compliance</b>	<b>Oversight of Implementation</b>
<p><b><u>IMPACT BIO-3:</u></b> The proposed conversion of the site to residential uses could result in the removal of up to 2,265 trees, 905 of which are of significant size.</p> <p><b>Significant Impact Prior to Mitigation</b></p> <p><b><u>IMPACT BIO-4:</u></b> The development of the AMD Riding Group specific development project could result in the removal of up to 126 trees, including 122 trees of significant size, on the site.</p> <p><b>Significant Impact Prior to Mitigation</b></p> <p><b><u>IMPACT BIO-5:</u></b> The development of the Taylor Woodrow specific development project could result in the removal of up to 114 trees, including 30 trees of significant size, on the site.</p> <p><b>Significant Impact Prior to</b></p>	<p><b><u>MITIGATION MEASURE BIO-5:</u></b> Prior to approval of a Site Development Permits for any subarea of the project site, a comprehensive tree survey for the parcel(s) being developed shall be required. The site design and permit approval shall incorporate preservation of existing trees to the maximum extent practicable, to the satisfaction of the Director of Community Development. In locations where preservation of existing trees is not feasible due to site constraints, relocation and replanting of significant existing trees (especially native species) shall be incorporated into the project, where feasible and appropriate, to the satisfaction of the Director of Community Development.</p> <p><b><u>MITIGATION MEASURE BIO-6:</u></b> The specific development projects shall each conform to the City’s Tree Preservation Ordinance (Municipal Code, Chapter 19.94). At the discretion of the Director of Community Development, significant trees that are to be removed shall be replaced, replanted, or relocated (Municipal Code, Sections 19.94.080, 19.94.090, and 19.94.100).</p> <p><b><u>MITIGATION MEASURE BIO-7:</u></b> A tree protection plan shall be completed. The plan shall demonstrate how tree protection shall be provided during and after construction and shall include any</p>	<p>Prior to approval of a Site Development Permits for any subarea of the project site</p>	<p>City’s Tree Preservation Ordinance (Municipal Code, Chapter 19.94)</p>	<p>Director of Community Development</p>

**Mitigation Monitoring and Reporting Program  
The East Sunnyvale ITR Project**

<b>Impact</b>	<b>Mitigation or Avoidance Measure(s)</b>	<b>Timeframe and Responsibility for Implementation</b>	<b>Method of Compliance</b>	<b>Oversight of Implementation</b>
<b>Mitigation</b>	of the protective measures set forth in Section 19.94.120 of the Municipal Code.  <b>Less Than Significant Impact with Mitigation</b>			

**HAZARDS AND HAZARDOUS MATERIALS**

<p><b>IMPACT HAZ-2:</b> Residual concentrations of chemicals of particular concern present in soils and ground water on the specific development sites could expose future sensitive receptors (including future residents or other sensitive populations) or construction workers to significant hazard impacts.</p> <p><b>Significant Impact Prior to Mitigation</b></p>	<p><b>MITIGATION MEASURE HAZ-1:</b> Prior to the issuance of demolition and site development permits, each project applicant shall prepare an application for oversight agency selection as described in the “Memorandum of Agreement between the Department of Toxic Substances Control, the State Water Resources Control Board, and the California Environmental Protection Agency for Oversight and Investigation and Cleanup Activities at Brownfield Sites”, dated March 1, 2005. This application must summarize available site information, including soil, soil vapor, and ground water sampling results, planned land uses, and a conceptual management plan to be implemented as part of the planned development. The selected oversight agency shall determine whether remediation is required to address residual contamination in soil, soil vapor, and/or ground water on the site. All requirements of the oversight agency shall be followed, and any remediation activities shall be completed in accordance with all applicable Federal, State, and</p>	<p>Project proponents.</p> <p>Prior to the issuance of demolition and site development permits.</p>	<p>Department of Toxic Substances Control (DTSC)/Regional Water Quality Control Board (RWQCB) Application for Oversight Agency Selection</p> <p>Conformance with State and Federal regulations. All measures will be printed on all construction documents, contracts, and project plans and will be reviewed</p>	<p>Director of Community Development and DTSC/RWQCB</p>
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**Mitigation Monitoring and Reporting Program  
The East Sunnyvale ITR Project**

<b>Impact</b>	<b>Mitigation or Avoidance Measure(s)</b>	<b>Timeframe and Responsibility for Implementation</b>	<b>Method of Compliance</b>	<b>Oversight of Implementation</b>
	<p>local regulations.</p> <p><b><u>MITIGATION MEASURE HAZ-2:</u></b> Locating and removing the sources of contamination beneath each development site would not be feasible because some of the VOCs in the ground water beneath the sites originate offsite. Therefore, the developers will likely be required by the oversight regulatory agency to create an impermeable membrane (for example, using an asphalt-based spray), beneath each of the residences on the site to ensure VOCs do not affect the inhabitants of the proposed residences. The specific methods used will be determined by the oversight regulatory agency.</p> <p><b><u>MITIGATION MEASURE HAZ-3:</u></b> A hazardous materials licensed contractor shall conduct construction earthwork activities with properly trained employees in areas where contaminated soil or ground water exceed residential screening levels. Employees conducting earthwork activities at the site must complete a 40-hour training course, including respirator and personal protective equipment training. Each contractor working at the site shall prepare a health and safety plan (HSP) that addresses the safety and health hazards of each phase of site operations that includes the</p>		by the Director of Community Development.	

**Mitigation Monitoring and Reporting Program  
The East Sunnyvale ITR Project**

Impact	Mitigation or Avoidance Measure(s)	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
	<p>requirements and procedures for employee protection.</p> <p><b><u>MITIGATION MEASURE HAZ-4:</u></b> Cleanup and remediation of the site will be required to meet all applicable Federal, State, and local regulations.</p> <p><b><u>MITIGATION MEASURE HAZ-5:</u></b> Excavated soils will be characterized prior to off-site disposal or reuse on-site. Appropriate soil characterization, storage, transportation, and disposal procedures shall be followed. Contaminated soils shall be disposed of at a licensed facility.</p> <p><b><u>MITIGATION MEASURE HAZ-6:</u></b> Any remaining storage tanks on the site shall be properly closed and removed according to the City of Sunnyvale Department of Public Safety standards prior to development. Any remaining wells on the site shall be properly closed and removed/abandoned in accordance with the Santa Clara Valley Water District's procedures and requirements.</p> <p><b>Less Than Significant Impact with Mitigation</b></p>			

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<p><b><u>IMPACT HAZ-4:</u></b> Demolition of the existing structures and facilities on the site could result in the upset or accidental release of hazardous materials which may be present.</p> <p><b>Significant Impact Prior to Mitigation</b></p>	<p><b><u>MITIGATION MEASURE HAZ-7:</u></b> ACBMs and lead-based paint may be present in the existing buildings on the site. The National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines require that all potentially friable ACBMs be removed prior to building demolition or renovation that may disturb ACBMs. Each proposed development project on the site shall conform to the standard requirements described in the <i>Impacts</i> discussion above for avoiding impacts associated with ACBMs.</p> <p><b><u>MITIGATION MEASURE HAZ-8:</u></b> Prior to demolition and redevelopment of properties with industrial buildings, the chemical storage and use history shall be researched for each facility and the closure requirements by local regulatory agencies (<i>i.e.</i>, City of Sunnyvale Department of Public Safety) shall be met.</p> <p><b><u>MITIGATION MEASURE HAZ-9:</u></b> During site demolition, care shall be taken when removing the various sump and underground structures located across the property. Soil and sludge contaminated above acceptable regulatory guidelines shall be appropriately disposed off-site at a licensed facility.</p>	<p>Project proponents.</p> <p>Prior to demolition and redevelopment of properties with industrial buildings.</p>	<p>Conformance with State and Federal regulations. All measures will be printed on all construction documents, contracts, and project plans and will be reviewed by the Director of Community Development.</p>	<p>Director of Community Development, Director of Public Works, and the Santa Clara Valley Water District</p>

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	<p><b><u>MITIGATION MEASURE HAZ-10:</u></b> Fluorescent lights present in the buildings on the site shall be disposed at an appropriate recycling facility. In addition, other mercury-containing products, such as heating-ventilation and air conditioning (HVAC) system thermostats, pilot light sensors, and other mercury-containing electrical components and switches, shall be properly handled and disposed at an appropriate facility.</p> <p><b><u>MITIGATION MEASURE HAZ-11:</u></b> The project applicant shall submit plans showing the existing wells on the site to the selected oversight agency for review and approval before demolition of the existing buildings. The existing wells on the site shall be abandoned in accordance with the Santa Clara Valley Water District standards and procedures.</p> <p><b><u>MITIGATION MEASURE HAZ-12:</u></b> A qualified environmental professional shall be present during demolition and stripping of the site, to identify possible soil contamination and hazards.</p> <p><b>Less Than Significant Impact with Mitigation</b></p>			

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<b>TRANSPORTATION</b>				
<p><b><u>IMPACT TRANS-1:</u></b> Future build-out of the site under the proposed GPA scenario would result in significant impacts to two City of Sunnyvale intersections: Fair Oaks Avenue/Arques Avenue and Stewart Drive/Duane Avenue.</p> <p><b>Significant Impact Prior to Mitigation</b></p>	<p><b><u>MITIGATION MEASURE TRANS-1:</u></b> The LOS impact at Fair Oaks Avenue and Arques Avenue could be mitigated by providing an exclusive eastbound right-turn lane. The mitigation includes reconstructing the eastbound leg of the intersection, which would entail removal of street parking, shifting and reducing the width of the travel lanes, and/or acquiring some right-of-way. Reconfiguring the eastbound leg would involve re-striping and traffic signal modifications. This mitigation measure would improve the intersection level of service to better than 2020 baseline conditions.</p> <p><b><u>MITIGATION MEASURE TRANS-2:</u></b> The LOS impact at Stewart Drive and Duane Avenue could be mitigated by converting the westbound shared through/right-turn lane into an exclusive right-turn lane, and converting the shared through/left-turn lane into a shared left/through/right lane. This improvement would require signal modifications and re-striping only; no additional right-of-way would be required. This mitigation measure would improve the intersection level of service from LOS F to an acceptable LOS D. The project proponents on the overall ITR site would be required to contribute</p>	<p>Project proponents on the overall ITR site would be required to contribute their proportionate fair-share of funds to implement the necessary improvements.</p>	<p>All signal improvements will be designed and reviewed by the Transportation and Traffic Manager.</p>	<p>Director of Community Development and the Transportation and Traffic Manager</p>

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	their proportionate fair-share of funds to implement the necessary improvements.  <b>Less Than Significant Impact with Mitigation</b>			
<b>AIR QUALITY</b>				
<b>IMPACT AIR-2:</b> The long-term GPA scenario would generate an increase in emissions exceeding the thresholds of significance for reactive organic gases. Therefore, the proposed GPA scenario would have a significant impact on regional air quality.  <b>Significant Impact Prior to Mitigation</b>	<b>MITIGATION MEASURE AIR-2:</b> The project shall include and implement measures identified by the BAAQMD to reduce emissions at the permit stage for each redevelopment project, to the satisfaction of the Director of Community Development and the Transportation and Traffic Manager, including the following: <ul style="list-style-type: none"> <li>○ Provide bicycle lanes, sidewalks and/or paths, connecting project residences to adjacent schools, parks, the nearest transit stops and nearby commercial areas.</li> <li>○ Provide secure and conveniently placed bicycle parking and storage facilities at parks, stores, and other facilities in conformance with the requirements of the Zoning Ordinance.</li> <li>○ Provide physical improvements, such as sidewalk improvements, landscaping and bicycle parking that would act as incentives for pedestrian and bicycle modes of travel.</li> </ul>	Project proponents.	All measures will be printed on all construction documents, contracts, and project plans and will be reviewed by the Director of Community Development prior to the issuance of permits.	Director of Community Development and the Transportation and Traffic Manager

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	<ul style="list-style-type: none"> <li>○ Provide transit information kiosks.</li> <li>○ Provide preferential parking for electric or alternatively-fueled vehicles in the commercial development.</li> </ul> <p><b>Significant Unavoidable Impact</b></p>			
<p><b>IMPACT AIR-4:</b> The effects of demolition and construction activities would be increased dustfall and locally elevated levels of PM10 downwind of construction activity. Construction dust may impact nearby properties, particularly the existing residential areas to the north, northwest and east.</p> <p><b>Significant Impact Prior to Mitigation</b></p>	<p><b>MITIGATION MEASURE AIR-1:</b> Any future development under the proposed General Plan designation would be subject to the City’s grading ordinance; all earth moving activities shall include requirements to control fugitive dust, including regular watering of the ground surface, cleaning nearby streets, damp sweeping, and planting any areas left vacant for extensive periods of time.</p> <p>The following provisions to control dust and exhaust emissions shall be followed by the specific development projects during all site excavation, grading and construction activities:</p> <p><b>MITIGATION MEASURE AIR-3:</b> All construction vehicles shall be properly maintained and equipped with exhaust mufflers that meet State standards.</p>	<p>Project proponents.</p> <p>Measures shall be implemented during all site excavation, grading and construction activities.</p>	<p>All measures will be printed on all construction documents, contracts, and project plans and will be reviewed by the Director of Community Development prior to the issuance of permits.</p>	<p>Director of Community Development</p>

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	<p><b><u>MITIGATION MEASURE AIR-4:</u></b> Newly disturbed soil surfaces shall be watered down regularly by a water truck(s) or by other approved method maintained on site during all grading operations. Construction grading activity shall be discontinued in wind conditions that in the opinion of the Public Works Construction Inspector cause excessive neighborhood dust problems. Wash down of dirt and debris into storm drain systems shall not be allowed.</p> <p><b><u>MITIGATION MEASURE AIR-5:</u></b> Construction activities shall be scheduled so that paving and foundation placement begin immediately upon completion of grading operations.</p> <p><b><u>MITIGATION MEASURE AIR-6:</u></b> All aggregate materials transported to and from the site shall be covered in accordance with Section 23114 of the California Vehicle Code during transit to and from the site.</p> <p><b><u>MITIGATION MEASURE AIR-7:</u></b> The BAAQMD has prepared a list of feasible construction dust control measures that can reduce construction impacts to a level of less than significant. The following construction practices required by the City of Sunnyvale meet or exceed</p>			

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	<p>the BAAQMD feasible construction dust control measures and will be implemented during all phases of construction on the project site:</p> <ul style="list-style-type: none"> <li>○ Use dust-proof chutes for loading construction debris onto trucks.</li> <li>○ Water to control dust generation during demolition of structures and break-up of pavement.</li> <li>○ Water or cover stockpiles of debris, soil, sand or other materials that can be blown by the wind.</li> <li>○ Cover all trucks hauling demolition debris, soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.</li> <li>○ Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.</li> <li>○ Sweep streets daily (preferably with water sweepers) all paved access road, parking areas and staging areas at construction site.</li> </ul>			

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	<ul style="list-style-type: none"> <li>○ Hydroseed or apply non-toxic soil stabilizers to inactive construction areas.</li> <li>○ Limit traffic speed on unpaved roads to 15 mph.</li> <li>○ Install sandbags or other erosion control measures to prevent silt runoff to public roadways.</li> <li>○ Replant vegetation in disturbed areas as quickly as possible.</li> </ul> <p><b><u>MITIGATION MEASURE AIR-8:</u></b> Address dust or complaints regarding dust within 24 hours to the satisfaction of City staff (or other authority).</p> <p><b>Less Than Significant Impact with Mitigation</b></p>			
<b>NOISE</b>				
<p><b><u>IMPACT NOISE-1:</u></b> The proposed project would be exposed to noise levels above the City’s exterior noise goal of 60 dB Ldn and the interior noise goal of 45 dB Ldn.</p> <p><b>Significant Impact Prior to</b></p>	<p>All new multi-family residential development will be subject to existing laws, including Title 24, Part 2, of the State Building Code.</p> <p>The following mitigation measures shall be included in the project to reduce impacts from high noise levels upon future residential areas to a less-than-significant level:</p>	<p>Project proponents.</p> <p>Measures shall be included in future site plans for development projects on the site.</p>	<p>Title 24, Part 2, of the State Building Code.</p> <p>All measures will be printed on all construction documents,</p>	<p>Director of Community Development</p>

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<p><b>Mitigation</b></p>	<p><b><u>MITIGATION MEASURE NOISE-1:</u></b> When developing each future project’s site plan, locate noise-sensitive outdoor use areas away from adjacent noise sources. Shield noise-sensitive spaces with buildings or noise barriers whenever possible to reduce exterior noise levels. The final detailed design of the heights and limits of proposed noise barriers shall be completed at the time that the final site and grading plans are submitted.</p> <p><b><u>MITIGATION MEASURE NOISE-2:</u></b> Project-specific acoustical analyses are mandated by the State for new multi-family uses where noise levels exceed 60 dBA L<sub>dn</sub>. Each future development project on the site shall complete a detailed analysis during the design-level of the project to select appropriate windows and wall assemblies to meet interior noise standards. The analyses shall meet the following noise reduction requirements.</p> <ul style="list-style-type: none"> <li>• Interior average noise levels shall be reduced to 45 dBA L<sub>dn</sub> or lower to meet State and local standards.</li> <li>• Building sound insulation requirements shall include the provision of forced-air mechanical ventilation for all new units exposed to exterior noise levels greater than 60 dBA L<sub>dn</sub>.</li> </ul>		<p>contracts, and project plans and will be reviewed by the Director of Community Development</p>	

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	<p>so that windows could be kept closed at the occupant's discretion to control noise.</p> <ul style="list-style-type: none"> <li>• Special building construction techniques (e.g., sound-rated windows and building facade treatments) would be required for new residential uses adjacent to perimeter roadways. These treatments include, but are not limited to, sound rated windows and doors, sound rated wall constructions, acoustical caulking, etc. The specific determination of what treatments are necessary will be conducted on a unit-by-unit basis.</li> <li>• Buildings with the greatest exposure to noise from Duane Avenue and Lawrence Expressway may require windows with sound insulation ratings ranging from approximately STC 28 to STC 33, depending on the size and shape of windows and rooms. These ratings can be achieved using well sealed dual pane windows with various glazing configurations.</li> </ul>			

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	<p>Results of the analysis, including the description of the necessary noise control treatments, will be submitted to the City along with the building plans and approved prior to issuance of a building permit.</p> <p><b>Less Than Significant Impact with Mitigation</b></p>			
<p><b>IMPACT NOISE-3:</b> The proposed redevelopment of the site would result in significant short-term increases in noise levels in the project area, especially during grading, below grade work, and pile driving.</p> <p><b>Significant Impact Prior to Mitigation</b></p>	<p><b>MITIGATION MEASURE NOISE-3:</b> Post signs at the construction sites that include permitted construction days and hours, a day and evening contact number for the job site and day and evening contact number for the City in the event of problems.</p> <p><b>MITIGATION MEASURE NOISE-4:</b> The contractor shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance. Notify neighbors of the schedule and type of equipment that would be used for each phase of construction.</p>	<p>Project proponents.</p> <p>To be implemented during all demolition and construction phases by the contractors.</p>	<p>All measures will be printed on all construction documents, contracts, and project plans and will be reviewed by the Director of Community Development prior to the issuance of permits.</p>	<p>Director of Community Development</p>

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	<p><b><u>MITIGATION MEASURE NOISE-5:</u></b> Limit construction hours to between 7:00 AM and 6:00 PM on weekdays, and between 8:00 AM and 5:00 PM on Saturdays.</p> <p><b><u>MITIGATION MEASURE NOISE-6:</u></b> Utilize “quiet” air compressors and other stationary noise sources where technology exists. Locate noisy stationary equipment (e.g., generators and compressors) away from the most sensitive adjacent uses.</p> <p><b><u>MITIGATION MEASURE NOISE-7:</u></b> Require that all construction equipment be in good working order and that mufflers are inspected for proper functioning.</p> <p><b><u>MITIGATION MEASURE NOISE-8:</u></b> Designate a construction noise coordinator. This coordinator shall be available to respond to complaints from neighbors and take appropriate measures to reduce noise.</p> <p><b><u>MITIGATION MEASURE NOISE-9:</u></b> If pile driving is required, implement site-specific noise and vibration attenuation measures under the supervision of a qualified acoustical consultant such as the following measures:</p>			

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	<ul style="list-style-type: none"> <li>• Multiple pile drivers shall be considered to expedite this phase of project construction. Although noise levels generated by multiple pile drivers would be higher than the noise generated by a single pile driver, the total duration of pile driving activities would be reduced.</li> <li>• Temporary noise control blanket barriers shall shroud pile drivers. Such noise control blanket barriers can be rented and quickly erected.</li> <li>• The contractor shall pre-drill pile holes to minimize the number of blows required to seat the pile for all piles driven within 200 feet of sensitive land uses. Pre-drilling foundation pile holes is a standard construction noise control technique. Pre-drilling reduces the number of blows required to seat the pile. The associated noise reduction would be based on the soil conditions of the site.</li> <li>• The contractor shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with the adjacent noise sensitive facilities so that construction activities and the event schedule can be</li> </ul>			

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	<p>scheduled to minimize noise disturbance.</p> <ul style="list-style-type: none"> <li>Notify land uses located within 200 feet of pile driving activities of the construction schedule in writing.</li> </ul> <p><b>Less Than Significant Impact with Mitigation</b></p>			
<p><b>IMPACT NOISE-4:</b> The proposed residential units at the northern end of the AMD development site along Duane Avenue, and on the Taylor Woodrow development site along Lawrence Expressway, would be exposed to noise levels above the City’s exterior noise goal of 60 dB Ldn and the interior noise goal of 45 dB Ldn.</p> <p><b>Significant Impact Prior to Mitigation</b></p>	<p><b>MITIGATION MEASURE NOISE-10:</b> Project-specific acoustical analyses are mandated by the State for new multi-family uses where noise levels exceed 60 dBA L<sub>dn</sub>. Each future development project on the site shall complete a detailed analysis during the design-level of the project to select appropriate windows and wall assemblies to meet interior noise standards. The analyses shall meet the following noise reduction requirements.</p> <ul style="list-style-type: none"> <li>Interior average noise levels shall be reduced to 45 dBA L<sub>dn</sub> or lower to meet State and local standards.</li> <li>Building sound insulation requirements shall include the provision of forced-air mechanical ventilation for all new units exposed to exterior noise levels greater than 60 dBA L<sub>dn</sub>, so that windows could be kept closed at the occupant’s discretion to control noise.</li> </ul>	<p>Project proponents.</p> <p>To be implemented during design and construction phases.</p>		

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	<ul style="list-style-type: none"> <li>Special building construction techniques (e.g., sound-rated windows and building facade treatments) would be required for new residential uses adjacent to perimeter roadways. These treatments include, but are not limited to, sound rated windows and doors, sound rated wall constructions, acoustical caulking, etc. The specific determination of what treatments are necessary will be conducted on a unit-by-unit basis.</li> </ul> <p>Buildings with the greatest exposure to noise from Duane Avenue and Lawrence Expressway may require windows with sound insulation ratings of approximately STC 30 or greater, depending on the size and shape of windows and rooms. These ratings can be achieved using well sealed dual pane windows with various glazing configurations.</p> <p>Results of the analysis, including the description of the necessary noise control treatments, will be submitted to the City along with the building plans and approved prior to issuance of a building permit.</p> <p><b>Less Than Significant Impact with Mitigation</b></p>			

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<p><b>IMPACT NOISE-6:</b> The proposed specific development projects would result in significant short-term increases in noise levels in the project area, especially during grading, below grade work, and pile driving.</p> <p><b>Significant Impact Prior to Mitigation</b></p>	<p><b>MITIGATION MEASURE NOISE-11:</b> Each specific development project shall be required to implement the mitigation measures described above under General Plan Amendment Mitigation (Mitigation Measures Noise 3-9). With implementation of these measures on each specific site, short-term noise impacts would be reduced to a less than significant level.</p> <p><b>Less Than Significant Impact with Mitigation</b></p>	<p>Project proponents.</p> <p>To be implemented during all demolition and construction phases by the contractors.</p>	<p>All measures will be printed on all construction documents, contracts, and project plans and will be reviewed by the Director of Community Development prior to the issuance of permits.</p>	<p>Director of Community Development</p>
<b>CULTURAL RESOURCES</b>				
<p><b>IMPACT CULT-1:</b> Development of the project site could result in a significant impact to buried cultural resources which could be present on the site.</p> <p><b>Significant Impact Prior to Mitigation</b></p>	<p><b>MITIGATION MEASURE CULT-1:</b> Prior to the initiation of construction or ground-disturbing activities at the southwest corner of the East Sunnyvale ITR project, a qualified professional archaeologist shall undertake a presence/absence testing program to identify the horizontal and vertical extent of any potential buried archaeological deposits associated with CA-SCI-9 or other as yet unknown cultural resources at this location within the project parcel. The testing program shall be implemented with the results presented in <i>Presence/Absence Testing Report</i> commensurate with the findings. Any</p>	<p>Project proponents.</p> <p>To be implemented during all ground-disturbing demolition and construction phases by the contractors.</p>	<p>All measures will be printed on all construction documents, contracts, and project plans and will be reviewed by the Director of Community Development prior to the issuance of permits.</p>	<p>Director of Community Development</p>

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	<p>recommendations for treatment of a significant resource shall be presented in the report.</p> <p><b><u>MITIGATION MEASURE CULT-2:</u></b> Prior to the initiation of any construction that has the potential for ground-disturbing activities within the GPA project area, the project proponent shall inform all construction personnel of the potential for exposing subsurface cultural resources at the project components and to recognize possible buried cultural resources. Personnel shall be informed of the procedures that will be followed upon the discovery or suspected discovery of archaeological materials, including Native American remains and their treatment.</p> <p><b><u>MITIGATION MEASURE CULT-3:</u></b> Archaeological monitoring on a full-time basis by a Professional Archaeologist shall be undertaken during any subsurface construction that disturbs native sediments within and within a radius of 100 feet to CA-SCI-9. The archaeologist shall maintain a log of his/her observations and complete a <i>Monitoring Closure Report</i> at the completion of monitoring detailing any observations.</p>			

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	<p><b><u>MITIGATION MEASURE CULT-4:</u></b> Archaeological monitoring on less-than-full time basis with the frequency and duration to be determined by a Professional Archaeologist shall be undertaken during any subsurface construction that disturbs native sediments within the East Sunnyvale ITR parcel. The archaeologist shall maintain a log of his/her observations and complete a <i>Monitoring Closure Report</i> at the completion of monitoring detailing any observations.</p> <p><b><u>MITIGATION MEASURE CULT-5:</u></b> Excavation contracts for development shall contain provisions for stop-work in the vicinity of an archaeological find in the event of the exposure of significant cultural resources during subsurface construction. In addition, the contract documents shall recognize the need to implement any mitigation conditions required by permitting and regulatory agencies. The appropriate construction conditions should be included within the <i>General Conditions</i> section of any contract that has the potential for ground disturbing operations.</p> <p><b><u>MITIGATION MEASURE CULT-6:</u></b> If any unanticipated prehistoric or significant historic era cultural materials including Native American burials are exposed during construction grading</p>			

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	<p>and/or excavation, operations should stop within a minimum of 10 feet of the find to avoid altering the cultural materials and their context and a qualified Professional Archaeologist retained for identification, evaluation and further recommendations. The Community Development Director of the City shall be notified of the discovery. Construction work shall not begin again within the find area until the archaeologist has been allowed to examine the cultural materials, assess their significance, and offer proposals for any additional exploratory measures deemed necessary for the further evaluation of, and/or mitigation of adverse impacts to, any potential historical resources or unique archaeological resources that have been exposed</p> <p>If the discovery is determined to be a unique archaeological or historical resource under the criteria of the <i>California Register of Historical Resources</i> after review and evaluation by a Professional Archaeologist, and if avoidance of the resource is not possible, the Professional Archaeologist shall develop plans for treatment of the find(s) and mitigation of impacts acceptable to the City of Sunnyvale. The treatment plan shall be designed to result in the extraction of sufficient non-redundant archaeological data to address important regional research considerations. The</p>			

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	<p>project proponent shall make every effort to insure that the treatment program is completed. The work shall be performed by the archaeologist, and shall result in a detailed technical report that shall be filed with the California Historical Resources Information System, Northwest Information Center. Construction in the immediate vicinity of the find shall not recommence until treatment has been completed.</p> <p>If human remains are discovered, they shall be handled in accordance with State law including immediate notification of the Santa Clara County Medical Examiner.</p> <p><b>Less Than Significant Impact with Mitigation</b></p>			

**UTILITIES AND SERVICE IMPACTS**

<p><b>IMPACT UTIL-2:</b> Buildout of the proposed project would increase sewage flows from the site and these flows could exceed the capacity of the existing downstream sewer system as well as the existing sewer mains in the immediate site area.</p> <p><b>Significant Impact Prior to</b></p>	<p><b>MITIGATION MEASURE UTIL-1:</b> The mitigation for this impact would be to increase the capacity of the Lawrence Expressway trunk line, through construction of a parallel line for the length of the capacity constraint. As individual properties on the overall ITR site develop, the project proponents on the overall ITR site may be required to conduct further specific sewer capacity discharge analyses, depending on ultimate location, and size, nature, and intensity of</p>	<p>Project proponents.</p> <p>Additional, site-specific sewer capacity discharge analyses may be required during the project design process.</p>		<p>Director of Community Development and Director of Public Works</p>
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The East Sunnyvale ITR Project**

<b>Impact</b>	<b>Mitigation or Avoidance Measure(s)</b>	<b>Timeframe and Responsibility for Implementation</b>	<b>Method of Compliance</b>	<b>Oversight of Implementation</b>
<b>Mitigation</b>	<p>development. The project proponents would be required to contribute their proportionate fair-share of funds to implement any necessary sewer system improvements.</p> <p><b><u>MITIGATION MEASURE UTIL-2:</u></b> When additional development projects are proposed on the site, all future development projects shall complete site-specific engineering and design of the sanitary sewer system on-site, and shall determine the most appropriate method for connecting to the downstream trunk line in Lawrence Expressway, to the satisfaction of the Director of Public Works. Each site-specific future development project would be responsible for installing any sewer line upgrades or connections deemed necessary by the City to accommodate the anticipated peak loads.</p> <p><b>Less Than Significant Impact with Mitigation</b></p>			



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

File Number: 2011-7104  
No. 11-08

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

This form is provided as a notification of an intent to adopt a Mitigated Negative Declaration which has been prepared in compliance with the provisions of the California Environmental Quality Act of 1970, as amended, and Resolution #118-04.

**PROJECT TITLE:**

Application for a **Special Development Permit and Vesting Tentative Map** filed by **Pulte Homes**.

**PROJECT DESCRIPTION AND LOCATION (APN):**

**2011-7104: Pulte Homes [Applicant] Carr Crhp Ca Props LLC [Owner]** Application for a Special Development Permit and Vesting Tentative Map to allow approximately 161 townhomes located at **955 Stewart Drive**. (APN: 205-22-014)SME

**WHERE TO VIEW THIS DOCUMENT:**

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

This **Mitigated Negative Declaration** may be protested in writing by any person prior to 5:00 p.m. on **Monday, June 13, 2011**. Protest shall be filed in the Department of Community Development, 456 W. Olive Avenue, Sunnyvale and shall include a written statement specifying anticipated environmental effects which may be significant. A protest of a **Mitigated Negative Declaration** will be considered by the adopting authority, whose action on the protest may be appealed.

**HEARING INFORMATION:**

A public hearing on the project is scheduled for:

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

**TOXIC SITE INFORMATION:**

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

Circulated On May 24, 2011

Signed:   
Geri Caruso, Principal Planner

Project Title	Fiore Towns: Application (#2011-7104) for a Vesting Tentative Map for Condominium purposes and Special Development Permit to allow the construction of 161 residential dwelling unitst.
Lead Agency Name and Address	City of Sunnyvale P.O. Box 3707, Sunnyvale, CA 94088-3707
Contact Person	Shaunn Mendrin, Senior Planner
Phone Number	408-730-7429
Project Location	955 Stewart Drive , between Lawrence Expressway and Duane Drive
Applicant's Name	Pulte Homes
Project Address	955 Stewart Drive
Zoning	MS/ITRR3
General Plan	Industrial to Residential Medium Density
Other Public Agencies whose approval is required	None

DESCRIPTION OF THE PROJECT: The project consists of the following two permit types:

1. Vesting Tentative Map for Condominium purposes to create 25 townhouse pads, 23 common lots, an approximately .64 acre parcel for open space park dedication, associated public right of way improvements; and
2. Special Development Permit application to allow the construction of 161 townhouse units.

DETAILED PROJECT DESCRIPTION:

On-site Development: Industrial Research and Development. The site is currently developed with four office buildings and surface parking and landscaping. The proposed project would result in the demolition of the existing buildings, parking and landscaped areas and the regarding of the site for the construction of 161 townhouse units, community room landscaping and public park pad.

Construction Activities and Schedule: Construction is anticipated to begin in spring 2012 and will take approximately three years and six months for complete construction.

Surrounding Uses and Setting: The subject site is located within the East Sunnyvale Industrial to Residential Area, bounded by Lawrence Express Way and De Guigne Drive and Stewart Drive and East Duane Avenue. To the north of the project site is a residential development currently under construction. Industrial uses are located to the east, west and south.

Off-site Improvements: The project will be required to provide additional dedication and street improvements to Indian Wells, adjacent to the property.

Previous Environmental Review: The subject site was evaluated in 2007 (East Sunnyvale ITR FEIR) to allow the conversion of the site from Industrial to Residential. The proposed project is consistent with the environmental document and all applicable Mitigation Measures shall be incorporated into the Conditions of Approval for the project. See Mitigation Monitoring and Reporting Program (attached).

#### 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 checked="" type="checkbox"/> Aesthetics         | <input checked="" 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 checked="" type="checkbox"/> Air Quality        | <input type="checkbox"/> Land Use/Planning                        | <input type="checkbox"/> Transportation/Traffic             |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Mineral Resources                        | <input type="checkbox"/> Utilities/Service Systems          |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise                         | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils                 | <input type="checkbox"/> Population/Housing                       |   |

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

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

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

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

**DETERMINATION:**

On the basis of this initial evaluation:

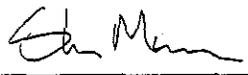
- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Checklist Preparer: Shaunn Mendrin, AICP

Date: 5/24/11

Title: Senior Planner

City of Sunnyvale

Signature: 

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
1. Aesthetics -Substantially damage scenic resources, including, but not limited to trees, historic buildings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map, Open Space Sub-element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> Project Description
2. Aesthetics -Substantially degrade the existing visual character or quality of the site and its surroundings including significant adverse visual changes to neighborhood character?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sunnyvale General Plan Map, Open Space Sub-element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> 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 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> Project Description East Sunnyvale FEIR
4. Population and Housing - Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure) in a way that is inconsistent with the Sunnyvale General Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Land Use and Transportation Element of the General Plan, General Plan Map <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> Project Description East Sunnyvale FEIR
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 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> 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 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> 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 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> 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 <a href="http://qcode.us/codes/sunnyvale/view.php?topic=19&amp;frames=off">http://qcode.us/codes/sunnyvale/view.php?topic=19&amp;frames=off</a> East Sunnyvale FEIR

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
9. Transportation and Traffic - Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parking Requirements (Section 19.46) in the Sunnyvale Municipal Code <a href="http://qcode.us/codes/sunnyvale/view.php?topic=19-4-19_46&amp;frames=off">http://qcode.us/codes/sunnyvale/view.php?topic=19-4-19_46&amp;frames=off</a> East Sunnyvale FEIR
10. Hazards and Hazardous Materials - For a project located the Moffett Field AICUZ or an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Moffett Field AICUZ, Sunnyvale Zoning Map, Sunnyvale General Plan Map <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> East Sunnyvale FEIR
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 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
13. Agricultural Resources - Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Zoning Map <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
14. Noise - Exposure of persons to or generation of noise levels in excess of standards established in the Noise Sub-Element, Noise limits in the Sunnyvale Municipal Code, or applicable standards of the California Building Code?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sunnyvale Noise Sub-element, SMC <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> 19.42 Noise Ordinance <a href="http://qcode.us/codes/sunnyvale/view.php?topic=19&amp;frames=off">http://qcode.us/codes/sunnyvale/view.php?topic=19&amp;frames=off</a> East Sunnyvale FEIR
15. Noise -Exposure of persons to or generation of excessive groundborne vibration?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sunnyvale Noise Sub-Element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> Project Description East Sunnyvale FEIR
16. Noise - A substantial permanent or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Noise Sub-element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
17. Biological Resources - Have a substantially adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	General Plan Map Project Description East Sunnyvale FEIR
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 East Sunnyvale FEIR
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 East Sunnyvale FEIR
20. Biological Resources -Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SMC 19.90 Tree Preservation Ordinance Sunnyvale Inventory of Heritage Trees
21. Biological Resources -Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description
22. Historic and Cultural Resources - Cause a substantial adverse change in the significance of a historical resource or a substantial adverse change in an archeological resource?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Heritage Preservation Sub-Element, Sunnyvale Inventory or Heritage Resources
23. Historic and Cultural Resources - Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Project Description East Sunnyvale FEIR

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
24. Public Services - Would the project result in substantial adverse physical impacts associated with the provision of new or expanded public schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The following public school districts are located in the City of Sunnyvale: Fremont Union High School District, Sunnyvale Elementary School District, Cupertino Union School District and Santa Clara Unified School District. Project Description
25. Air Quality - Conflict with or obstruct implementation of the 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 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> East Sunnyvale FEIR Air Quality and GHG Emission Study
26. Air Quality - Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	BAAQMD CEQA Guidelines Project Description East Sunnyvale FEIR Air Quality and GHG Emission Study
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 East Sunnyvale FEIR Air Quality and GHG Emission Study
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 East Sunnyvale FEIR Air Quality and GHG Emission Study
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 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> Project Description East Sunnyvale FEIR Air Quality and GHG Emission Study

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
30. Air Quality -Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BAAQMD CEQA Guidelines Sunnyvale Air Quality Sub-Element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> Project Description East Sunnyvale FEIR Air Quality and GHG Emmission Study
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 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
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 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
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 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
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 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>

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

**2. Aesthetics (Less than Significant)** - The proposed project will result in the transition of the site from industrial to residential. The proposed project is subject to the City-Wide Design Guidelines and the design of the dwellings and site layout will be in general conformance with the adopted design guidelines. The project has been designed to complement the new development on the north side of Indian Wells. The City's implementation of the City-Wide 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, the impacts will be less than significant.

**14. Noise (Less than Significant with Mitigation)** - The project may introduce short-term temporary sources of noise to the project area during construction. Through the City's implementation of the Municipal Code's construction regulations and the Bay Area Air Quality regulations, this impact will be lessened to a less than significant level during construction. Additionally, the subject site is located adjacent to office, industrial and research and development uses.

The new residential units will be located within close proximity to existing Industrial uses which may result in higher levels of existing noise. The applicant submitted a noise study prepared by Charles M Salter Associates (dated August 2, 2010) analyzing the existing exterior noise levels at the site, both short term and long term, over a period of 48-hours, between 22<sup>nd</sup> and 26<sup>th</sup> of July 2010. The study is available for review at the City of Sunnyvale's Community Development Department, Monday through Friday between 8:00 a.m. and 5:00 p.m.

When determining if noise generated from adjacent streets and surrounding uses is at acceptable levels for a project, the Noise Sub-Element of the General Plan is typically applied to projects. The Sub-Element requires noise exposure levels between 60 and 75 dbA as "Conditionally Acceptable", subject to an analysis of the necessary noise reduction requirements. Inclusion of required noise-mitigation features in the design will be necessary. The mitigation measures must be capable of reducing the interior noise levels due to exterior sources to 45 db or less.

As discussed in the noise study, the average DBA of noise measured at different locations on the site ranged between 59-78 dBA, including both short-term and long-term measurements. From the compiled data of single-event noise, the max was measured at 78 dBA adjacent approximately 35 feet from existing mechanical equipment located at the remaining industrial building at 975 Stewart Drive. These noise levels were used to determine the mitigation to meet the City's maximum noise goals. Based on acoustical measurements, the future noise levels at the proposed setback of the homes would range from DNL 60 dBA to 70 dBA. All of these measured noise levels would be considered "conditionally acceptable" per the City's Noise Element. Residences facing Stewart Drive and those facing 975 Stewart are exposed to the highest noise levels, DNL 78 dBA, due to the 24 hour operation of mechanical equipment. Therefore noise-reducing measures would be required to comply with City's noise standards and to reduce the impact to a less than significant level.

This could be accomplished through the following mitigation measures:

WHAT: 1) Based on the type of construction and the exterior noise levels, sound-rated windows are required to achieve the interior noise standard of DNL 45 dB. Specifics of the sound rating of windows by location have been provided in the noise consultant's report. Sound rated windows of high quality (with STC rating of 28-30) would be required for all units facing noise sources as indicated in the report.

2) Since all windows and doors are required to be shut to achieve a dbA of 45 or less, ventilation or air-conditioning systems must be incorporated to provide a habitable environment for all habitable space.

WHEN: These mitigations shall be converted into conditions of approval for this Special Development Permit 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. The applicant shall submit a letter from an acoustical engineer stating the building permit plans are in conformance with the report.

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 may introduce short-term and temporary additional sources of noise to the project area during construction. Through the City's implementation of the East Sunnyvale FEIR and Municipal Code noise regulations, this impact will be lessened to a less than significant level during construction. The project will not require pile driving.

**23. Historic and Cultural Remains (Less than Significant with Mitigation)** – The proposed project includes grading and land disturbance for improvements associated with the tentative map. Although the East Sunnyvale FEIR indicated that there were no recorded archeological sites for the subject site, there still remains the possibility of discovery of Native American remains and that disturbance would result in a significant impact unless mitigated. Therefore, the following mitigation measure has been included to reduce the impact to a less than significant level:

WHAT: 1) For projects involving substantial ground disturbance, the individual project sponsor shall be required to contact the California Historical Resources Information System (CHRIS) to determine whether the particular project is located in a sensitive area. Future development projects that the CHRIS determines may be located in a sensitive area--i.e., on or adjoining an identified archaeological site--shall proceed only after the project sponsor contracts with a qualified archaeologist to conduct a determination in regard to cultural values remaining on the site and warranted mitigation measures.

2) To make an adequate determination in these particular instances, the archaeologist shall conduct a preliminary field inspection to: (1) assess the amount and location of visible ground-surface, (2) determine the nature and extent of previous impacts, and (3) assess the nature and extent of potential impacts. Such field inspection may demonstrate the need for some form of additional subsurface testing (e.g., excavation by auger, shovel, or backhoe unit), or, alternatively, the need for on-site monitoring of subsurface activities (i.e., during grading or trenching).

3) If a significant archaeological resource is identified through this field inspection process, the City and project proponent shall seek to avoid damaging effects to the resource. Preservation in place to maintain the relationship between the artifact(s) and the archaeological context is the preferred manner of mitigating impacts to an archaeological site. Preservation may be accomplished by:

- Planning construction to avoid the archaeological site;
- Incorporating the site within a park, green space, or other open space element;
- Covering the site with a layer of chemically stable soil; or
- Deeding the site into a permanent conservation easement.

4) When in-place mitigation is determined by the City to be infeasible, a *data recovery plan*, which makes provisions for adequate recovery of the scientifically consequential information about the site, shall be prepared and adopted prior to any additional excavation being undertaken. Such studies must be submitted to the California Historical Resources Regional Information Center. If Native American artifacts are indicated, the studies must also be submitted to the Native American Heritage Commission. Identified cultural resources should be recorded on form DPR 422 (archaeological sites). Mitigation measures recommended by these two groups and required by the City shall be undertaken, if necessary, prior to resumption of construction activities.

A *data recovery plan* and data recovery shall not be required if the City determines that testing or studies already completed have adequately recovered the necessary data, provided that the data have already been documented in another EIR or are available for review at the California Historical Resource Regional Information Center [CEQA Guidelines section 15126.4(b)].

In the event that subsurface cultural resources are otherwise encountered during approved ground-disturbing activities for a project area construction activity, work in the immediate vicinity shall be stopped and a qualified archaeologist retained to evaluate the finds following the procedures described above.

If human remains are found, special rules set forth in State Health and Safety Code section 7050.5 and CEQA Guidelines section 15126.4(b) shall apply.

**WHEN:** These mitigations shall be converted into conditions of approval for this Special Development Permit prior to its final approval by the City's Planning Commission. The conditions will become valid when the SDP is approved. Conditions will be applicable during the construction of the project.

**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.

**26. Air Quality (Less than Significant)** – The project would generate greenhouse gas emissions (GHGs) on an annual basis (operational related) upon completion of the project. A GHG analysis was completed on March 2, 2011 and it evaluated the proposed project against recent CEQA Guidelines adopted by the Bay Area Air Quality Management District (BAAQMD). BAAQMD provides GHG thresholds for the operational related emissions. The operational analysis evaluated stationary sources and mobile sources using the Urban Land Use Emissions Model (URBEMIS) with the application of reductions (credits) based on things such as energy efficiency, waste diversion and PG&E power supply, with those adopted by the State. The URBEMIS model indicated that the impacts associated with the proposed project would be less than significant. The applied credits are all items that are required as part of the development and therefore not considered mitigations.

**30. Air Quality (Less than Significant with Mitigation)** – The project would generate dust and equipment exhausts on a temporary basis. An Air Quality analysis was completed on March 2, 2011 and it evaluated the proposed project against recent CEQA Guidelines adopted by the Bay Area Air Quality Management District (BAAQMD). BAAQMD has not developed procedures or guidelines for identifying these impacts from temporary construction where diesel particulate matter emission are transient. The construction related activities are expected to occur over a short period of time, and therefore, the impacts are considered to be less than significant if reasonable available control measures are applied. The following reasonable controls shall be implemented to ensure construction related impacts are less than significant:

**WHAT:** 1) The developer shall implement the following:

- a) Water all active construction areas at least twice daily and more often during windy periods. Active areas adjacent to residences should be kept damp at all times.
- b) All trucks to maintain at least two feet of freeboard and all hauling trucks to be covered pursuant to governing agency requirements. Dust-proof chutes shall be used as appropriate to load debris onto trucks during demolition.
- c) Pave, apply water at least twice daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas.
- d) Sweep as necessary (with water sweepers) all paved access roads, parking areas, and staging areas and sweep streets daily (with water sweepers) if visible soil material is deposited onto the adjacent roads.

- e) Hydro seed or apply (non-toxic) soil stabilizers to inactive construction areas (i.e., previously graded areas that are inactive for 10 days or more).
- f) Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles.
- g) Limit traffic speeds on any unpaved roads to 15 mph.
- h) Replant vegetation in disturbed areas as quickly as possible.
- i) Suspend construction activities that cause visible dust plumes to extend beyond the construction site.
- j) Opacity is an indicator of exhaust particulate emissions from off-road diesel powered equipment. The project shall ensure that emissions from all construction diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in anyone hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately.
- k) The contractor shall install temporary electrical service whenever possible to avoid the need for independently powered equipment (e.g. compressors).
- l) Diesel equipment standing idle for more than five minutes shall be turned off. This would include trucks waiting to deliver or receive soil, aggregate, or other bulk materials. Rotating drum concrete trucks could keep their engines running continuously as long as they were onsite. The contractor shall post signs indicating the idling restrictions.
- m) Properly tune and maintain equipment for low emissions.

WHEN: Ongoing and operational.

WHO: The property owner will be solely responsible for obtaining permits and providing the required information.

HOW: These mitigation measures will be incorporated into Conditions of Approval and shall be reproduced on the building permit plans.

Responsible Division: Planning

Completed by: Shaunn Mendrin

Date: 5/24/11

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

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

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

The proposed project is consistent with the density indicated within the East Sunnyvale ITR FEIR and all applicable mitigations will be applied to the project approval. None required.

Responsible Division: Planning

Completed by: Shaunn Mendrin

Date: 5/24/11

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 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> , 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 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> , 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 <a href="http://www.abag.ca.gov">www.abag.ca.gov</a> , 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, <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> 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 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.

Responsible Division: Planning

Completed by: Shaunn Mendrin

Date: 5/24/11

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 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
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 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
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 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
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 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
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 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
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 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
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

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
56. Hydrology and Water Quality - Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Santa Clara Valley Water District Groundwater Protection Ordinance <a href="http://www.valleywater.org">www.valleywater.org</a>
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 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
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 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
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 <a href="http://www.valleywater.org">www.valleywater.org</a> City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
60. Utilities and Service Systems: Comply with federal, state, and local statues and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solid Waste Management Sub-Element of the Sunnyvale General Plan <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>

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

Further Discussion if "Less than Significant" with or without mitigation: None required.

Responsible Division: Planning

Completed by: Shaunn Mendrin

Date: 5/24/11

Public Safety – Police & Fire	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 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
63. Public Services Police and Fire protection - Would the project result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	California Building Code SMC Section 16.52 Fire Code

Further Discussion if "Less than Significant" with or without mitigation: None required.

Responsible Division: Planning

Completed by: Shaunn Mendrin

Date: 5/24/11

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Project Description
65. Hazards and Hazardous Materials - Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description
66. Hazards and Hazardous Materials - Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description
67. Hazards and Hazardous Materials - Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Hazardous Waste & Substances List (State of California) List of Known Contaminants in Sunnyvale
68. Hazards and Hazardous Materials - Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Seismic Safety and Safety Sub-Element of the Sunnyvale General Plan <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>

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

**Item 64. Hazards and Hazardous Materials (Less than Significant, with Mitigation)** – According to the City’s Hazardous Materials Coordinator, there are companies that are currently permitted for hazardous materials in the immediate area (specifically 975 Stewart Drive). Based on types of materials and quantities stored on-site, the City’s Hazardous Materials Coordinator has indicated that the nearby companies could pose a significant risk if an accidental release occurred. The current tenants at 975 Stewart Drive have indicated that they will be located at the site no more than five years. To ensure the safety of future residents at 955 Stewart Drive, an Emergency Response Plan will be required. The consultant preparing the Emergency Response Plan have indicated that additional setbacks will not be required as part of the plan due to the predominant weather pattern in the area. The Emergency Response Plan will reduce the potential significant impact to less than significant with the following mitigation measure:

WHAT: The applicant shall develop an Emergency Response Plan for the future residents at the site. The plan shall include the following components:

- Introduction
- Response Plan Guidelines
- Emergency Team Definition
- Emergency Response Plan
- Specific Emergency Response Procedures
- The plan shall be reviewed and updated annually.

WHEN: These mitigations shall be converted into conditions of approval for this Special Development Permit prior to its final approval by the City's Planning Commission and included in the CCRs associated with the development. The conditions will become valid when the SDP is approved and prior to building permit issuance.

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

HOW: These mitigation measures will be required to be completed prior to building permit issuance.

Responsible Division: Planning

Completed by: Shaunn Mendrin

Date: 5/24/11

Community Services	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
69. Public Services Parks - Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Open Space & Recreation Sub-Element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> 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 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> 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 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> Project Description

**Further Discussion if "Less than Significant" with or without mitigation:** None required.

**69. & 70. Recreation (Less than Significant)** The project will generate an increase in the use of existing park facilities, but this impact is less than significant because the project will comply with the City's Park Dedication requirement, providing park land for dedication.

Responsible Division: Planning

Completed by: Shaunn Mendrin

Date: 5/24/2011

## ENVIRONMENTAL CHECKLIST REFERENCE LIST

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

**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

ENVIRONMENTAL CHECKLIST REFERENCE LIST

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

**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](http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm)
- E. The Leaking Underground Petroleum Storage Tank List  
[www.geotracker.waterboards.ca.gov](http://www.geotracker.waterboards.ca.gov)
- F. The Federal EPA Superfund List  
[www.epa.gov/region9/cleanup/california.html](http://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

## ENVIRONMENTAL CHECKLIST REFERENCE LIST

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

**Miscellaneous Agency Plans:**

- A. ABAG Projections 2010
- B. Bay Area Clean Air Plan
- C. BAAQMD CEQA Guidelines

**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
- J. Criteria of the National Register of Historic Places

**Additional Project References:**

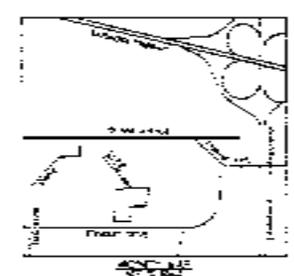
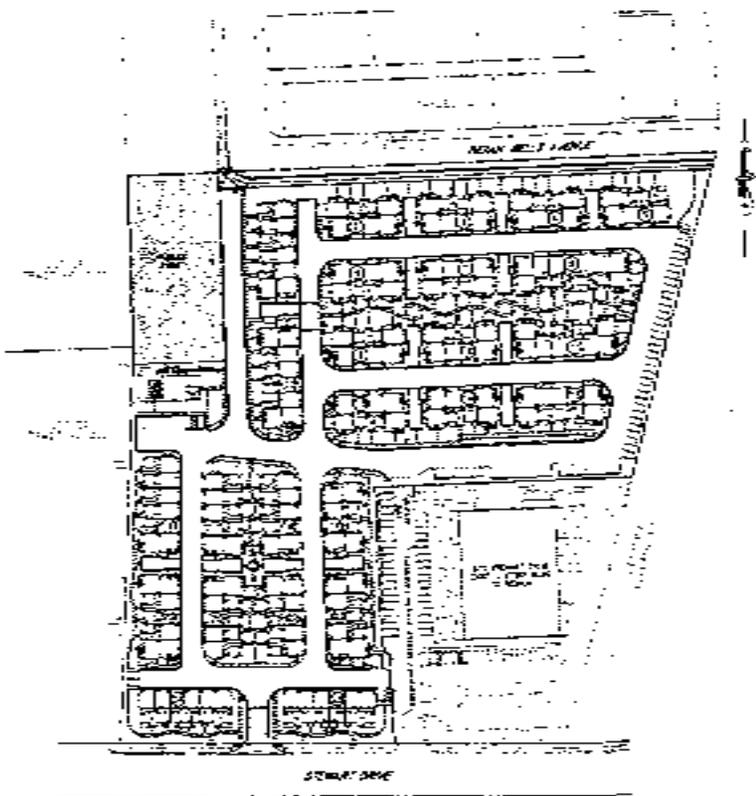
- A. Project Description
- B. Sunnyvale Project Environmental Information Form
- C. Project Development Plans dated 02/15/2011
- D. Project Noise Study
- E. Project Air Quality Analysis
- F. Field Inspection
- G. Project Site Plan dated 02/15/2011
- H. Project construction schedule
- I. Project Draft Storm Water Management Plan
- J. Project Tree Inventory
- K. Project Green Building Checklist

**Other:** None

# SPECIAL DEVELOPMENT PERMIT FIORE TOWNS A 161 UNIT CONDOMINIUM DEVELOPMENT AND 20,410 S.F. OFFICE / INDUSTRIAL BUILDING

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160	CONDOMINIUM ARCHITECTURAL RENDERING
161	OFFICE / INDUSTRIAL ARCHITECTURAL RENDERING



**RESIDENTIAL SITE DATA**

LOT AREA	10,000 S.F.
RESIDENTIAL UNIT COUNT	161
OFFICE / INDUSTRIAL UNIT COUNT	1
TOTAL UNIT COUNT	162
RESIDENTIAL UNIT TYPE	CONDOMINIUM
OFFICE / INDUSTRIAL UNIT TYPE	OFFICE / INDUSTRIAL
TOTAL UNIT TYPE	CONDOMINIUM / OFFICE / INDUSTRIAL
RESIDENTIAL UNIT PRICE	\$100,000
OFFICE / INDUSTRIAL UNIT PRICE	\$20,410
TOTAL UNIT PRICE	\$16,204,100
RESIDENTIAL UNIT RENT	\$1,000
OFFICE / INDUSTRIAL UNIT RENT	\$2,000
TOTAL UNIT RENT	\$16,204,100
RESIDENTIAL UNIT RENT PER S.F.	\$100
OFFICE / INDUSTRIAL UNIT RENT PER S.F.	\$200
TOTAL UNIT RENT PER S.F.	\$16,204,100

**OFFICE / INDUSTRIAL SITE DATA**

LOT AREA	10,000 S.F.
BUILDING SQUARE FOOTAGE	20,410 S.F.
TOTAL SQUARE FOOTAGE	20,410 S.F.
PARKING SPACES	10
PARKING SPACES PER 1,000 S.F.	0.5
LOADING DOCKS	0
TRUCK TRAILERS	0

**ATTACHMENT D**  
 Page 1 of 58



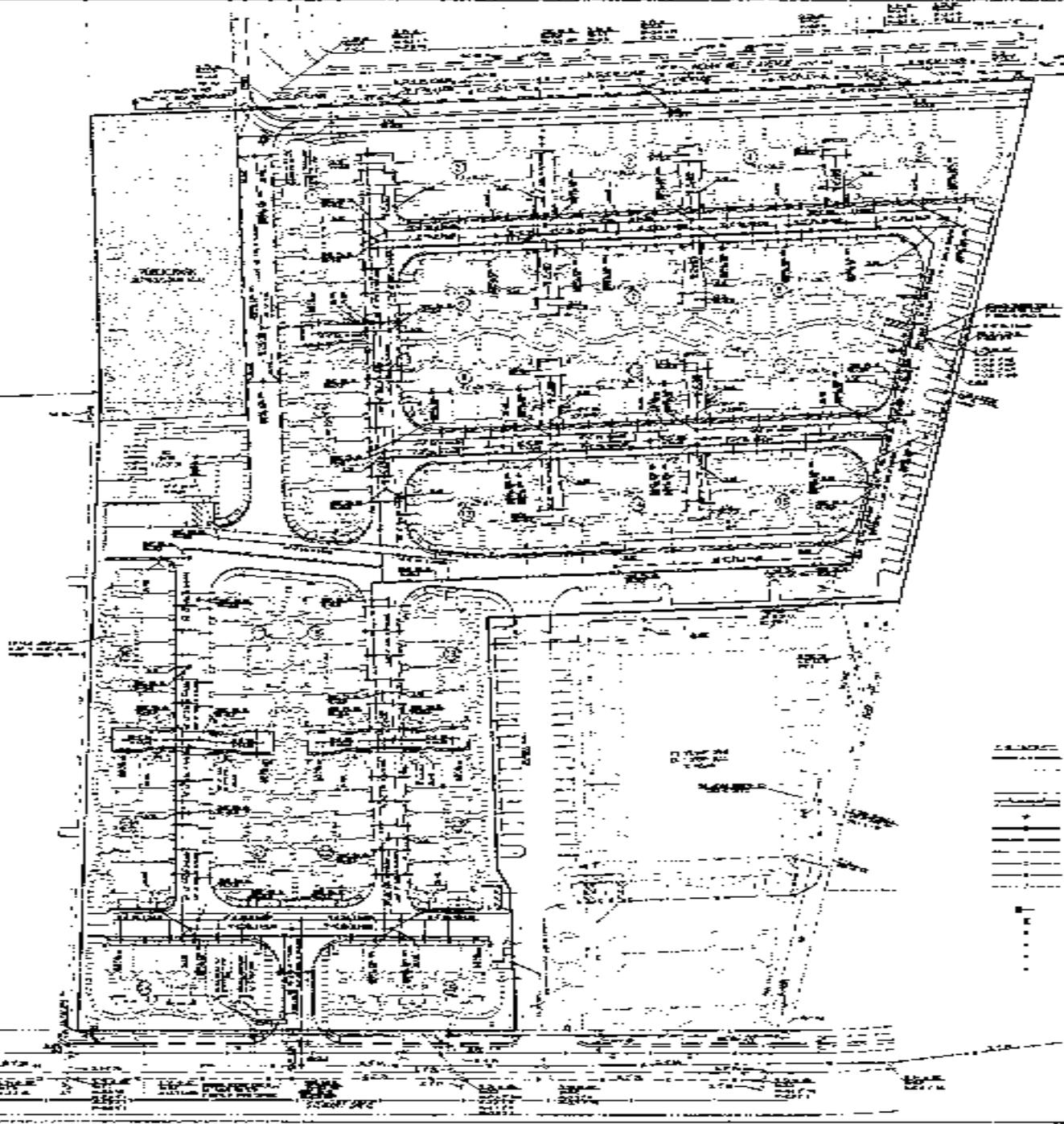




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1. The proposed development is located on a lot of 1.5 acres, zoned R-1. The lot is bounded by [redacted] to the north, [redacted] to the south, [redacted] to the east, and [redacted] to the west. The proposed development consists of a 1.2-acre residential subdivision with 12 lots, each approximately 0.1 acres in size. The lots are arranged in a grid pattern with a central access road. The proposed development is shown on the attached site plan.

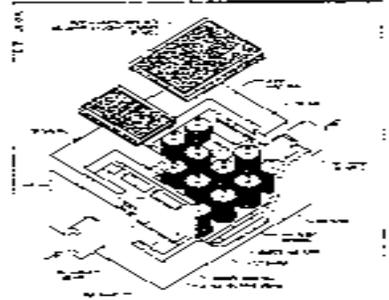
2. The proposed development is consistent with the Comprehensive Zoning Ordinance, specifically the R-1 zoning district. The R-1 zoning district is intended for single-family detached residential use. The proposed development is a residential subdivision, which is a permitted use under the R-1 zoning district. The proposed development is also consistent with the Comprehensive Zoning Ordinance, specifically the subdivision regulations. The proposed development meets all the requirements of the subdivision regulations, including the minimum lot size, the minimum lot width, and the minimum lot depth.

ROW	DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)	PERCENTAGE OF TOTAL AREA
1	RESIDENTIAL LOTS	120,000	2.75	18.18
2	ACCESS ROAD	10,000	0.23	1.54
3	LANDSCAPING	10,000	0.23	1.54
4	UTILITIES	10,000	0.23	1.54
5	OPEN SPACE	10,000	0.23	1.54
6	TOTAL	660,000	15.00	100.00

ROW	DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)	PERCENTAGE OF TOTAL AREA
1	RESIDENTIAL LOTS	120,000	2.75	18.18
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4	UTILITIES	10,000	0.23	1.54
5	OPEN SPACE	10,000	0.23	1.54
6	TOTAL	660,000	15.00	100.00

Proposed Development: [redacted]

Item	Description	Quantity	Unit	Value
1	Site Plan	1	Sheet	100.00
2	Subdivision Plat	1	Sheet	100.00
3	Engineering Fees	1	Hour	100.00
4	Survey Fees	1	Hour	100.00
5	Permit Fees	1	Hour	100.00
6	Other Fees	1	Hour	100.00
7	Total	7	Hour	700.00



The proposed development is consistent with the Comprehensive Zoning Ordinance, specifically the R-1 zoning district. The R-1 zoning district is intended for single-family detached residential use. The proposed development is a residential subdivision, which is a permitted use under the R-1 zoning district. The proposed development is also consistent with the Comprehensive Zoning Ordinance, specifically the subdivision regulations. The proposed development meets all the requirements of the subdivision regulations, including the minimum lot size, the minimum lot width, and the minimum lot depth.









6 UNIT BUILDING - EXTERIOR ELEVATION STYLE 'A'



5 UNIT BUILDING - EXTERIOR ELEVATION STYLE 'B'



5 UNIT BUILDING - EXTERIOR ELEVATION STYLE 'C'

FIORE TOWNS ILLUSTRATIVE BUILDING ELEVATIONS

APPLICANT:



CONSULTANTS:

ARCHITECT:  
Keggy GROUP



CIVIL ENGINEER:  
CEA ASSOCIATES



SUNNYVALE, CA

1st Planning Submittal	February 14, 2011
2nd Planning Submittal	March 14, 2011
3rd Planning Submittal	May 6, 2011
4th Planning Submittal	May 24, 2011



Conceptual Elevation: S.2 - Style B illustrated Above

	Body 1	Body 2	Body 3	Body 4	Accents	Roofing	Stone 1	Brick
Style "A"	<p>Exterior Finish White Stucco SA 1001</p>	<p>Exterior Finish Dark Gray SA 1002</p>	<p>Exterior Finish Light Gray SA 1003</p>	<p>Exterior Finish Dark Gray SA 1004</p>	<p>Accent 1 - Door Faded Blue SA 1005</p> <p>Accent 2 - Door Dark Gray SA 1006</p>	<p>Roofing Dark Gray SA 1007</p>		
Style "B"	<p>Exterior Finish Light Gray SA 1001</p>	<p>Exterior Finish Dark Gray SA 1002</p>	<p>Exterior Finish Light Gray SA 1003</p>	<p>Exterior Finish Dark Gray SA 1004</p>	<p>Accent 1 - Door &amp; Windows Faded Blue SA 1005</p> <p>Accent 2 - Door Dark Gray SA 1006</p>	<p>Roofing Dark Gray SA 1007</p>	<p>Stone 1 Concrete Stone Light Gray - Stone SA 1008</p>	<p>Brick Concrete Stone Medium Gray - Brick SA 1009</p>
Style "C"	<p>Exterior Finish White SA 1001</p>	<p>Exterior Finish Dark Gray SA 1002</p>	<p>Exterior Finish Light Gray SA 1003</p>	<p>Exterior Finish Dark Gray SA 1004</p>	<p>Accent 1 - Door Faded Blue SA 1005</p> <p>Accent 2 - Door Dark Gray SA 1006</p>	<p>Roofing Dark Gray SA 1007</p>	<p>Stone 1 Concrete Stone Dark Gray - Stone SA 1008</p>	<p>Brick Concrete Stone Light Gray - Brick SA 1009</p>

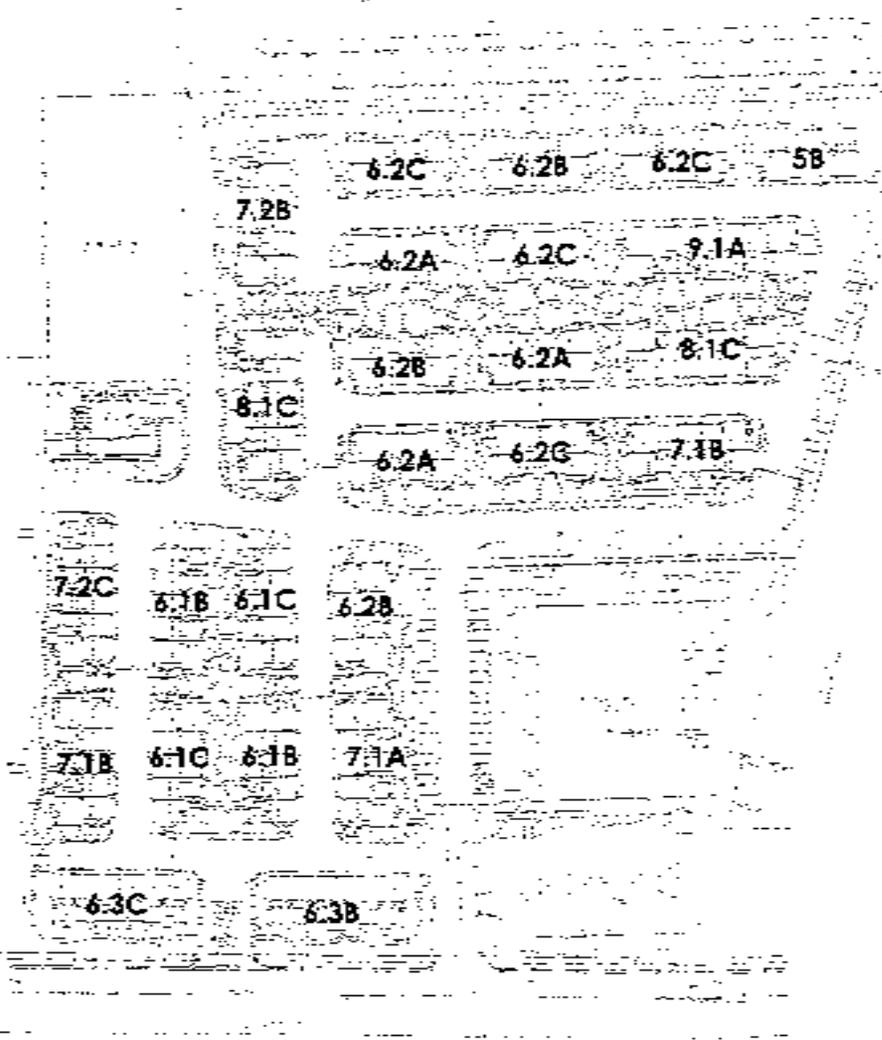
Approved:

Consultants:  
 Architect:

Dr. Steven

**Fiore Towns**  
 Sunnyvale, California

Material Board  
 Project # 2020014300 10/26/20



COLOR IDENTIFICATION KEY:

<b>6.3</b>	<b>A</b>
OWN-HOUSE	ELEVATION CONCEPT

**FIORE TOWNS**

**EXTERIOR ELEVATION  
 COLOR KEY**

APPLICANT:

CONSULTANTS:

SUNNYVALE, CA



ARCHITECT:  
 KEGY GROUP



CIVIL ENGINEER:  
 CEA ASSOCIATES



1st Planning Submittal	February 14, 2011
2nd Planning Submittal	March 14, 2011
3rd Planning Submittal	May 3, 2011
4th Planning Submittal	May 24, 2011



Indian Wells Avenue



Stewart Drive

ATTACHMENT D  
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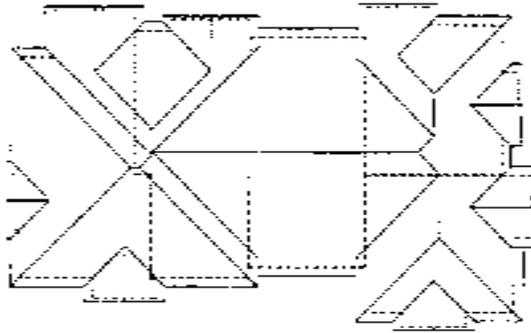
Conceptual Street Scenes



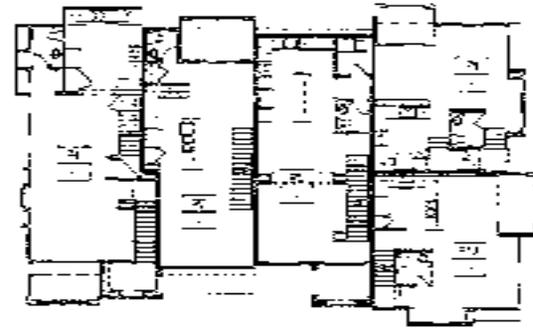
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Fiore Towns  
RENDERING

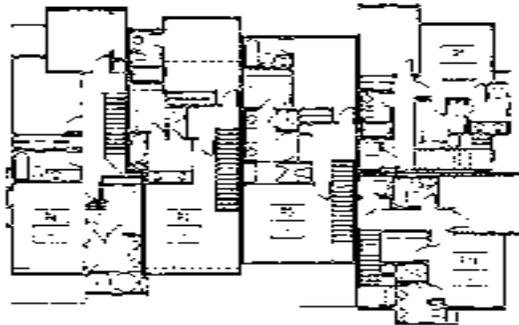
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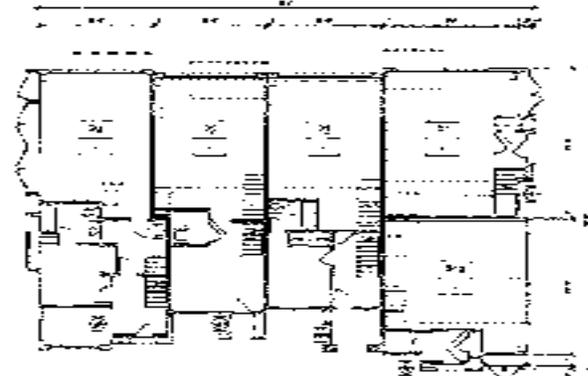
ROOF PLAN, 4:12 PITCH



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

# FIORE TOWNS

## TOWNHOME SPLIT BUILDING FLOOR PLANS

APPLICANT:

CONSULTANTS:

SUNNYVALE, CA



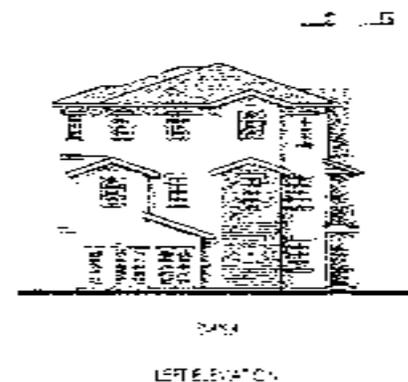
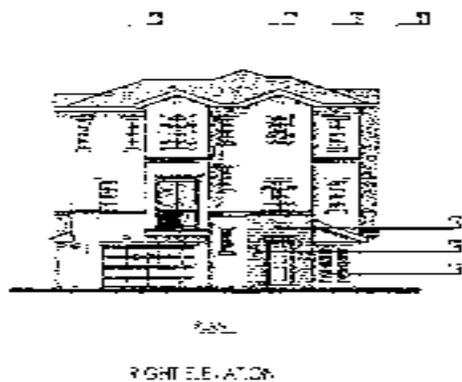
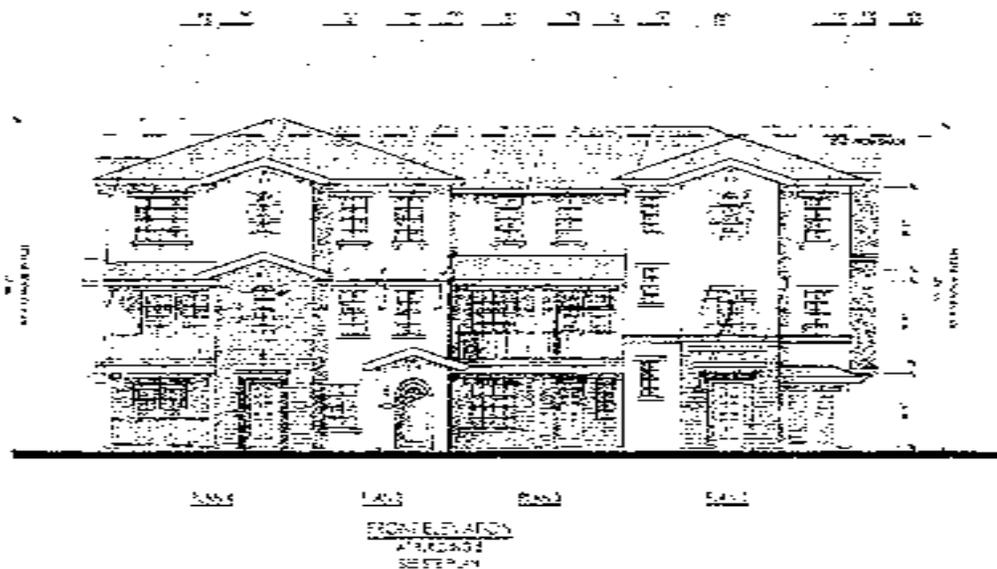
ARCHITECT:  
Vogel GROUP



CIVIL ENGINEER:  
CEA ASSOCIATES



1st Planning Submittal	February 14, 2011
2nd Planning Submittal	March 14, 2011
3rd Planning Submittal	May 4, 2011
4th Planning Submittal	May 24, 2011



- MATERIALS LEGEND**
- 1. CONCRETE FLOOR
  - 2. PLANKS
  - 3. WOOD TRIM
  - 4. WOOD TRIM
  - 5. WOOD TRIM
  - 6. WOOD TRIM
  - 7. WOOD TRIM
  - 8. WOOD TRIM
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# FIORE TOWNS

SUNNYVALE, CA

## TOWNHOME

3 UNIT BUILDING - EXTERIOR ELEVATION STYLE 'B'

1st Planning Submittal	February 14, 2011
2nd Planning Submittal	March 14, 2011
3rd Planning Submittal	March 9, 2011
4th Planning Submittal	May 24, 2011

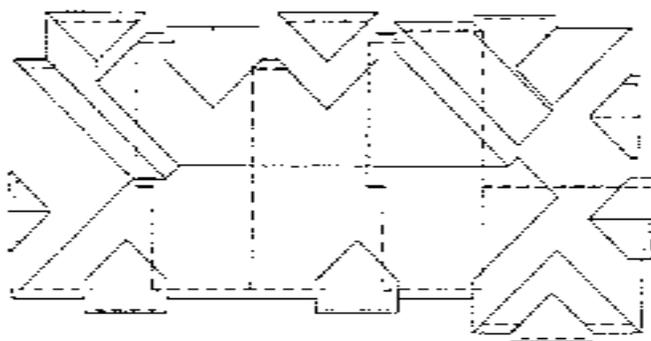
APPLICANT:

CONSULTANTS

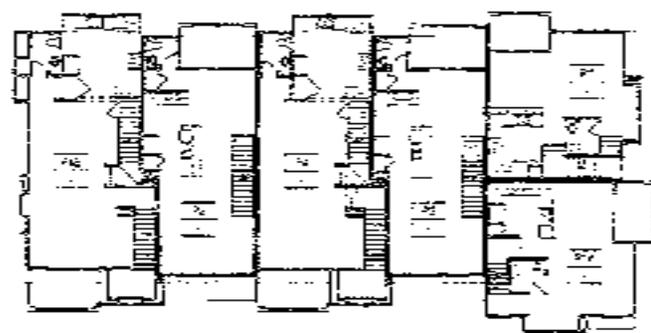
ARCHITECT:  
Kjg GROUP

CIVIL ENGINEER:  
CEA ASSOCIATES

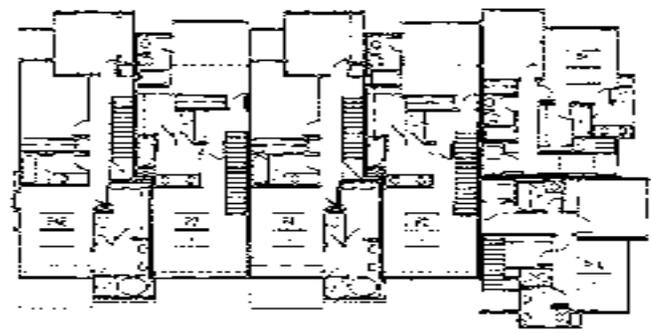




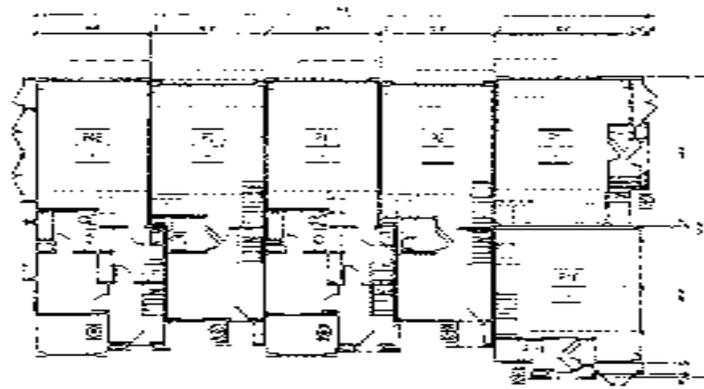
ROOF PLAN, 1/2 PITCH



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

FIORE TOWNS

TOWNHOME  
 AT LIME BLOSSOM FLOOR PLANS

APPLICANT:

CONSULTANTS:

SUNNYVALE, CA



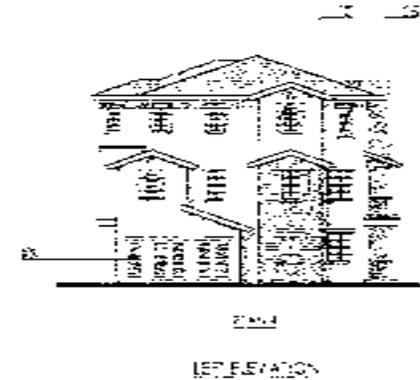
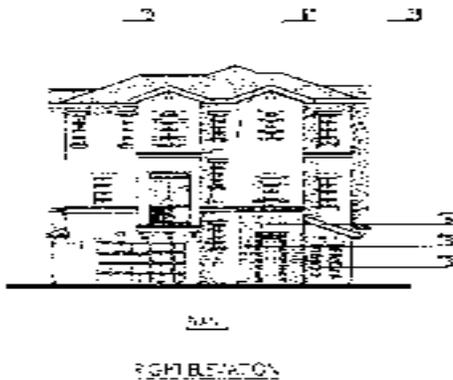
ARCHITECT:  
 cgy GROUP



CIVIL ENGINEER:  
 CEA ASSOCIATES



1st Planning Submittal	Feb. 07, 2011
2nd Planning Submittal	March 15, 2011
3rd Planning Submittal	May 5, 2011
4th Planning Submittal	May 28, 2011



- MATERIAL LEGEND**
- 1 CONCRETE TILE ROOF
  - 2 PLASTER
  - 3 WOOD SHAKE COVER
  - 4 GABLE END FINISH
  - 5 BRICK/SOUPER COURSE
  - 6 WOOD FASCIA

- 7 BRICK/ROOF W/ WOOD SHAKE
- 8 WOOD SHAKING
- 9 ROOF/ROOFLINE W/ ROOF COFFERS
- 10 GABLE FINISH
- 11 ROOF FINISH
- 12 BRICK/ROOF W/ WOOD SHAKE

- 13 METAL GARAGE DOOR
- 14 METAL GARAGE DOOR
- 15 BRICK PLASTER WOOD SHAKE
- 16 BRICK PLASTER WOOD SHAKE
- 17 WOOD CORNER
- 18 WOOD CORNER
- 19 DECORATIVE LIGHT FIXTURE

# FIORE TOWNS

SUNNYVALE, CA

## TOWNHOME

21 UNIT BUILDING - EXTERIOR ELEVATION STYLE B

1st Planning Submittal	February 14, 2011
2nd Planning Submittal	March 14, 2011
3rd Planning Submittal	May 8, 2011
4th Planning Submittal	Sept. 24, 2011

APPLICANT:



CONSULTANTS:

ARCHITECT:  
GUY GROUP



CIVIL ENGINEER:  
CEA ASSOCIATES





- MATERIALS LEGEND**
- 1 CONCRETE TIE ROD
  - 2 PROCESSED WOOD SHIMMER
  - 3 WOOD CORBEL
  - 4 RAFTERSING GABERENGED
  - 5 BRICKTODR COURSE
  - 6 WOOD FACIA
  - 7 SP. GRAU. FOS WLF WRAP
  - 8 WOOD PLANK 4x4 JNG
  - 9 DECORATIVE LIGHT FIXTURE
  - 10 VINYL SINKS
  - 11 FOAM TRIM
  - 12 DONE IN BR LINO LITED
  - 13 CUPH CLOSURE DOOR
  - 14 METAL GARAGE DOOR
  - 15 EPS OF FASTER WEATHEN DOWNER

# FIORE TOWNS

## TOWNHOME #1 UNITS LONG - INTERIOR ELEVATION FILE C

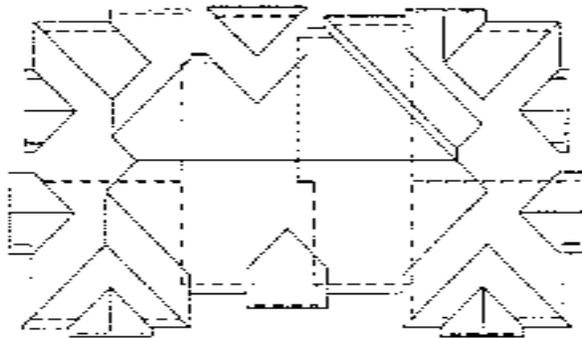
APPLICANT:

CONSULTANT'S:

SUNNYVALE, CA



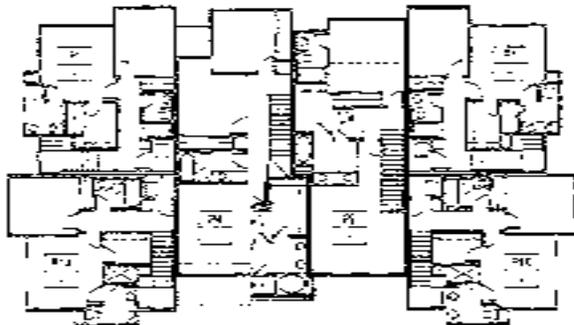
1st Planning Submittal	February 24, 2011
2nd Planning Submittal	March 14, 2011
3rd Planning Submittal	April 8, 2011
4th Planning Submittal	May 14, 2011



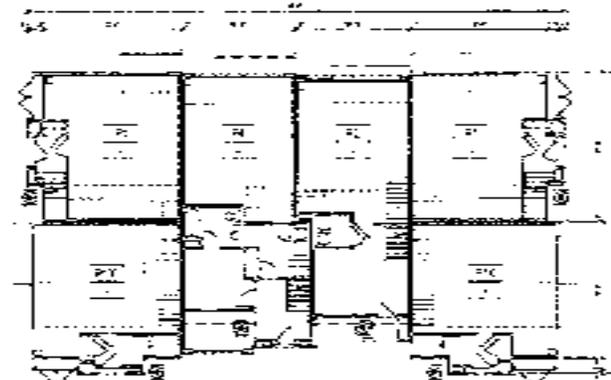
ROOF PLAN 412 PITCH



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

# FIORE TOWNS

SUNNYVALE, CA

## TOWNHOME SUITE BUILDING FLOOR PLANS

APPLICANT:



CONSULTANTS:

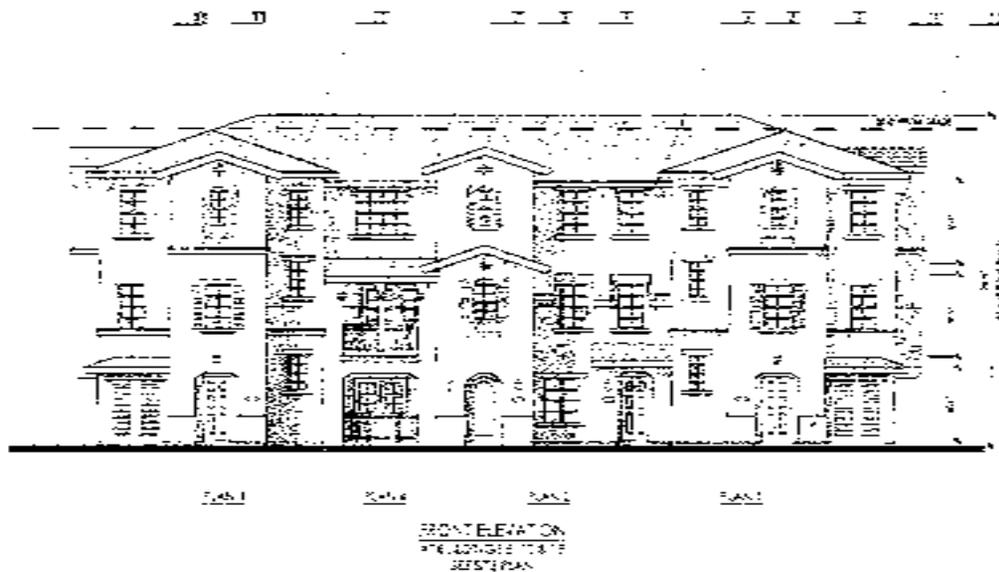
ARCHITECT:  
RIGBY GROUP



CIVIL ENGINEER  
CEA ASSOCIATES



1st Floor Submitted	February 14, 2011
2nd Floor Submitted	March 16, 2011
3rd Floor Submitted	April 6, 2011
4th Floor Submitted	April 28, 2011



- MATERIAL LEGEND**  
 1. POLYURETHANE ROOF  
 2. POLYURETHANE  
 3. DECORATIVE METAL BALING  
 4. DECORATIVE METAL GABLE  
 5. IRON CORNER

6. 2" WOOD TRIM  
 7. 2" WOOD COLUMN W/ ROUND TOP  
 8. DECORATIVE LIGHT FIXTURE  
 9. DECORATIVE METAL CORNER  
 10. VINYL SIDING

11. IRON TRIM  
 12. IRON DOOR CASE  
 13. IRON DOOR DOOR  
 14. METAL GARBAGE DOOR  
 15. EXTERIOR PLASTER W/ IRON SAND FILL

# FIORE TOWNS

SUNNYVALE, CA

## TOWN HOME 22 UNIT BUILDING - EXTERIOR ELEVATION STYLE A'

1st Planning Submittal	February 14, 2011
2nd Planning Submittal	March 14, 2011
3rd Planning Submittal	March 29, 2011
4th Planning Submittal	May 24, 2011

APPLICANT:



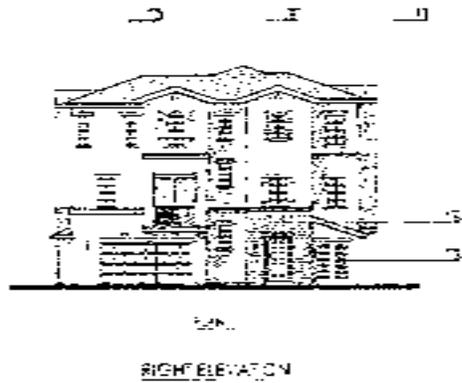
CONSULTANTS:

ARCHITECT:  
Mgy GROUP



CIVIL ENGINEER:  
CEA ASSOCIATES





- MATERIALS LEGEND**
- 1. CONCRETE FLOOR
  - 2. PLANK SILLING
  - 3. WOOD DECK & SILL
  - 4. GABLE END FEET
  - 5. BRICK SOLID COURSE
  - 6. 4\"/>

- 7. BRICK PAINTABLE AZAR
- 8. WOOD PLANK SIDING
- 9. 1\"/>

- 10. GUTTER
- 11. WOOD DOORS
- 12. DECORATIVE LIGHT FIXTURES
- 13. METAL GARAGE DOOR
- 14. BRICK OR PLASTER FINISH ON EXTERIOR
- 15. 1\"/>

# FIORE TOWNS

SUNNYVALE, CA

## TOWNHOME

5200' BLDG - EXTERIOR ELEVATION STYLE B

1st Planning Submit	February 14, 2011
2nd Planning Submit	March 14, 2011
3rd Planning Submit	April 1, 2011
4th Planning Submit	May 24, 2011

APPLICANT:



CONSULTANTS:

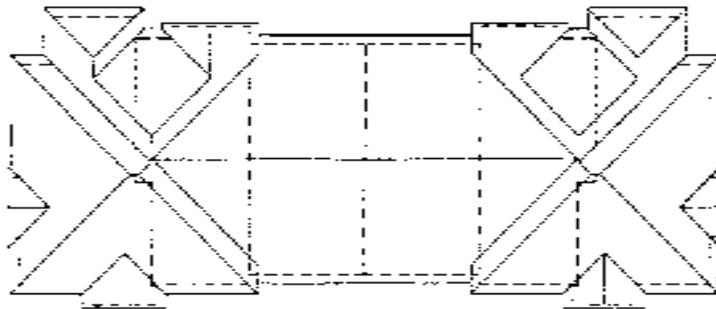
ARCHITECT:  
kgg GROUP



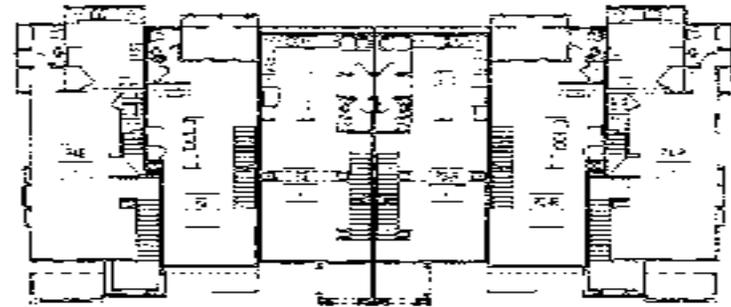
CIVIL ENGINEER:  
CEA ASSOCIATES



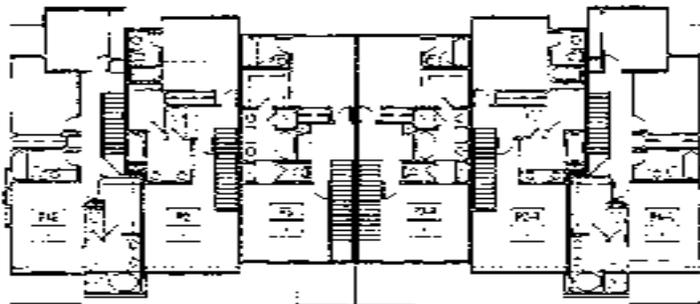




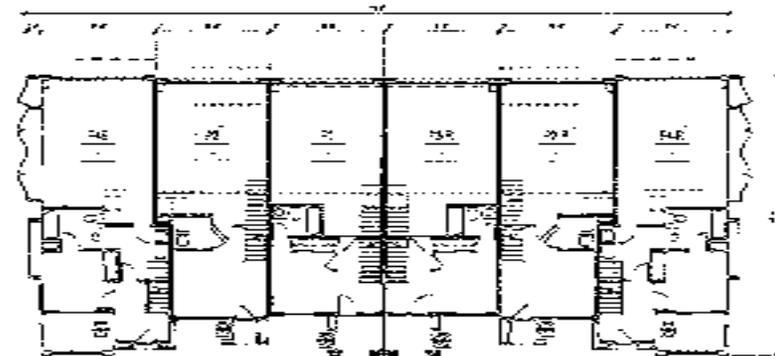
ROOF PLAN 4-1/2 PITCH



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

# FIORE TOWNS

## TOWNHOME 4-UNIT BUILDING FLOOR PLANS

APPLICANT:

CONSULTANTS:

SUNNYVALE, CA



ARCHITECT:  
KING GROUP



CIVIL ENGINEER:  
CEA ASSOCIATES



1st Planning Submit	February 14, 2011
2nd Planning Submit	March 14, 2011
3rd Planning Submit	May 6, 2011
4th Planning Submit	May 24, 2011



EAVE EAVE EAVE EAVE EAVE EAVE

FRONT ELEVATION  
BUILDING  
REARVIEW



EAVE

RIGHT ELEVATION



EAVE EAVE EAVE EAVE EAVE EAVE

REAR ELEVATION



EAVE

LEFT ELEVATION

- WATER TABLE LEGEND
1. CONCRETE FLOOR
  2. PLANKS
  3. WOOD BEAM & JOIST
  4. GABLE END PINE
  5. BRICK BOLDING COURT
  6. WOOD TRUSS

7. STRUCTURAL POST & BEAM
8. WOOD TRUSS RAFTERS
9. ROOF PITCHES & ROOF COVER
10. INSULATION
11. ROOF TRIM
12. SHED ROOF W/ TRUSS & JOIST ENTRY

13. WOOD GABLE DOOR
14. WOOD GARAGE DOOR
15. BRICK PATTERN W/ WHITE SAND PINK
16. BRICK CENTER (ACROSS THE BRICK COURSE)
17. WOOD CORNER
18. DECORATIVE LIGHT W/ LIFE

# FIORE TOWNS

SUNNYVALE, CA

TOWN HOME  
32 UNITS BUILDING - EXTERIOR ELEVATION STYLE BY

1st Planning Submittal	February 14, 2011
2nd Planning Submittal	March 14, 2011
3rd Planning Submittal	April 20, 2011
4th Planning Submittal	April 29, 2011

APPLICANT:



CONSULTANTS:

ARCHITECT:  
KOPPEL GROUP



CIVIL ENGINEER:  
CEA ASSOCIATES





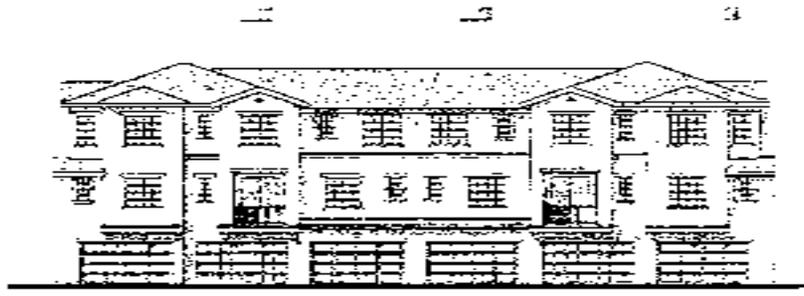
LINE LINE LINE LINE LINE LINE

FRONT ELEVATION  
ALONG D  
SECTION



LINE

RIGHT ELEVATION



LINE LINE LINE LINE LINE LINE

REAR ELEVATION



LINE

LEFT ELEVATION

- MATERIAL LEGEND
1. CONCRETE W/EIFS
  2. POLISHED CONCRETE
  3. WOOD PANELS
  4. PAINTED WOOD SHUTTERS
  5. BRICK TO 2nd COURSE

6. 5" WOOD FAÇA
7. STUCCO W/EIFS W/LEAK
8. WOOD PLANK SILLING
9. DECORATIVE LIGHT PIPE
10. VINYL GLAZES

11. FOAM TRIM
12. STONE VENEER UNCOURED
13. CLUT GLASS DOORS
14. METAL GARAGE DOOR
15. EPDM DRAINAGE MEDIUM SANDING

# FIORE TOWNS

SLIPKNOXVALE, CA

TOWNHOME  
A.3 UNITS BUILDING - EXCEPT FOR ELEVATION FILE C

APPLICANT:



CONSULTANTS:

ARCHITECT:  
KEY GROUP

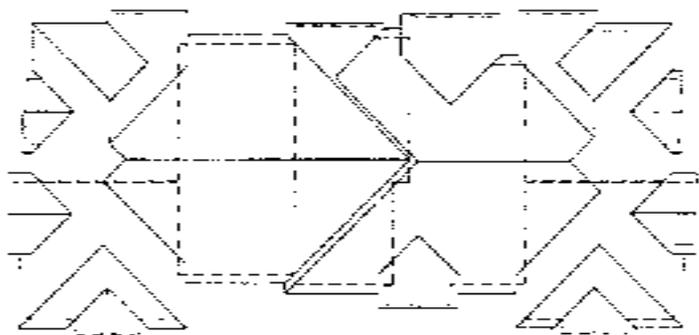


CIVIL ENGINEER:  
CEA ASSOCIATES



1st Planning Submittal	February 14, 2011
2nd Planning Submittal	March 14, 2011
3rd Planning Submittal	May 6, 2011
4th Planning Submittal	May 23, 2011

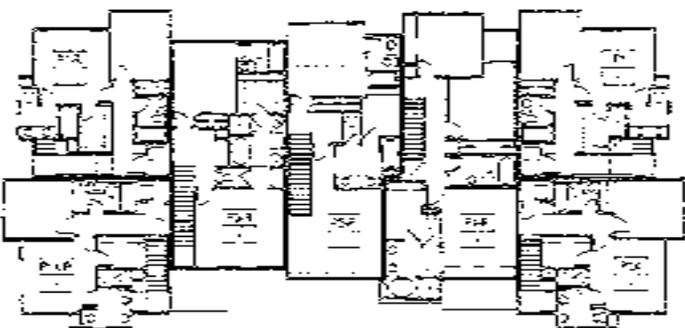
ATTACHMENT D  
Page 25 of 58



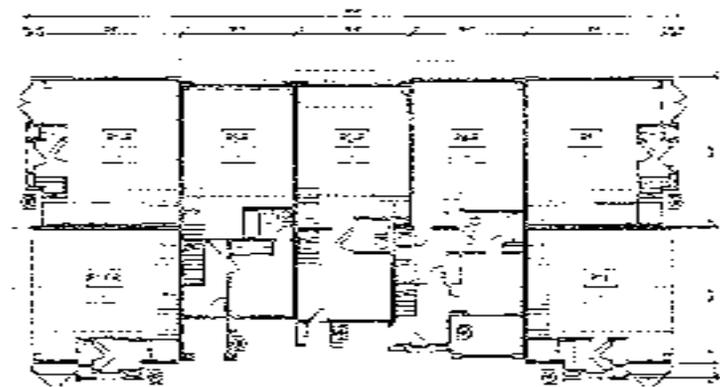
ROOF PLAN 4/12 PITCH



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

# FIORE TOWNS

## TOWNHOME 2/1 ENTITLED FLOOR PLANS

APPLICANT:

CONSULTANTS:

SUNNYVALE, CA



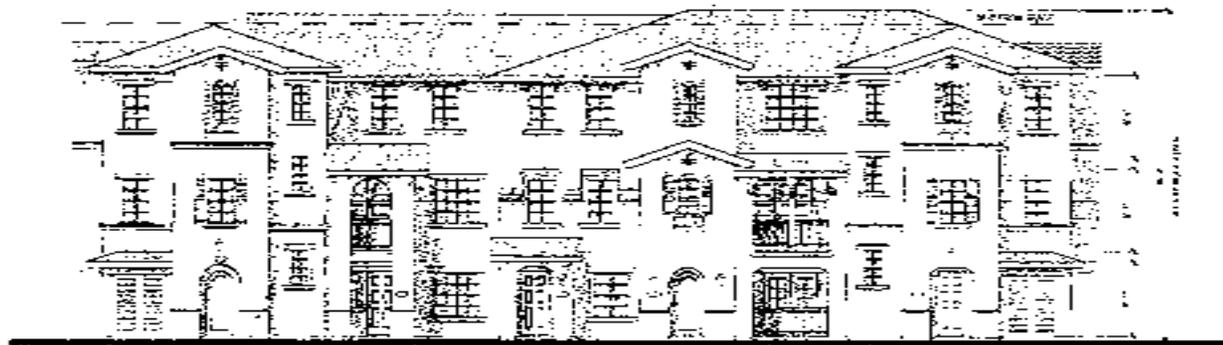
ARCHITECT:  
 klg GROUP



CIVIL ENGINEER:  
 CEA ASSOCIATES



1st Planning Submittal	February 14, 2011
2nd Planning Submittal	March 14, 2011
3rd Planning Submittal	May 6, 2011
4th Planning Submittal	May 24, 2011



FRONT ELEVATION  
 FELLOWSHIP  
 SEE PLAN



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

- MATERIALS LEGEND
- 1. CONCRETE FLOOR
  - 2. 1/2" BRICK TYP
  - 3. DECORATIVE METAL BALING
  - 4. DECORATIVE METAL GRASS
  - 5. ROW CORE

- 6. 8" WOOD RAUCA
- 7. STUCCO COLORED AL. ROW TRIM
- 8. DECORATIVE LIGHT FIXTURES
- 9. DECORATIVE METAL PORTHOLE
- 10. FINISHLINGS

- 11. ROW TRIM
- 12. 200% DOOR CASE
- 13. MILITARY CLOSET DOORS
- 14. METAL SINK SET DOOR
- 15. INTERIOR PLASTER W/CO. LINEN DRUM

# FIORE TOWNS

SUNNYVALE, CA

## TOWNHOME TOWN BUILDING - EXTERIOR ELEVATION STYLE A

1st Planning Submittal	February 14, 2011
2nd Planning Submittal	March 14, 2011
3rd Planning Submittal	April 8, 2011
4th Planning Submittal	May 24, 2011

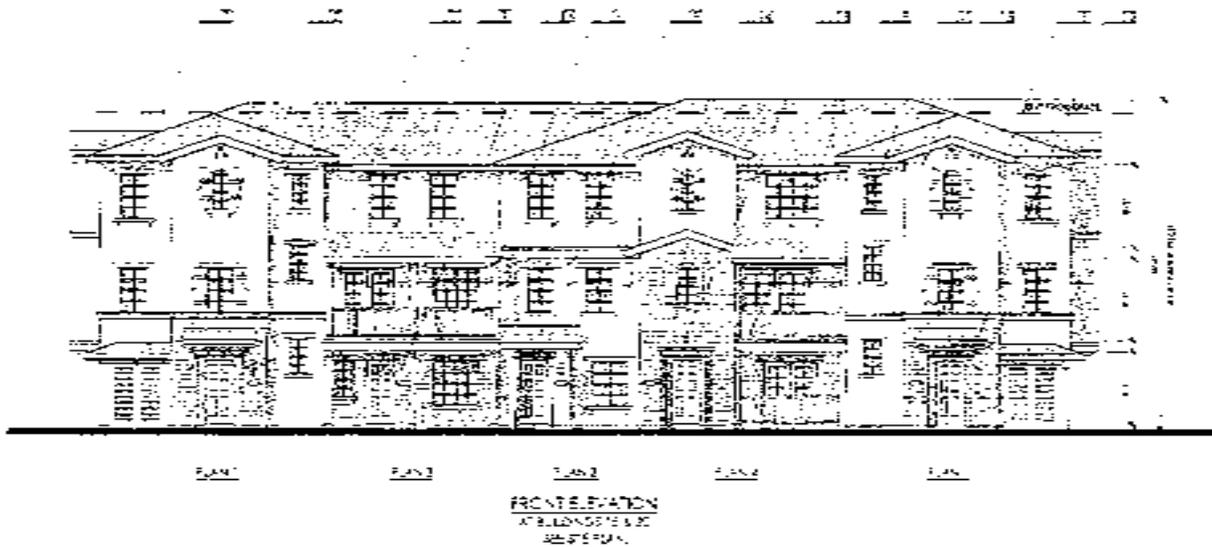
APPLICANT:

CONSULTANTS:

ARCHITECT:  
 Koyr GROUP

CIVIL ENGINEER:  
 CEA ASSOCIATES





- WATER & S. LEGEND**
- 1. CONCRETE FLOOR
  - 2. FLOOR FINISH
  - 3. ADD FINISH COLOR
  - 4. GABLE END SILL
  - 5. BRICK GABLE COURSE
  - 6. 2" WOOD PAPER

- 7. BRICK GABLE PORTAL & WALK
- 8. ADD CURB FALLING
- 9. ROW FOOTING & 1" CONCRETE
- 10. VINYL CLADDING
- 11. FLOW PAW
- 12. SHEET ROOF WALKER & ENTRY

- 13. MULTI CLOSE DOOR
- 14. WALL GAP FILL DOOR
- 15. BRICK PAPER WOOD WALKER FINISH
- 16. BRICK FINISH ACCESSIBLE REGULAR DOOR
- 17. WOOD DOOR
- 18. BRICK WALKER FINISH

# FIORE TOWNS

## TOWNHOME TOWN BUILDING - ELEVATION STYLE B

SUNNYVALE, CA

APPLICANT:

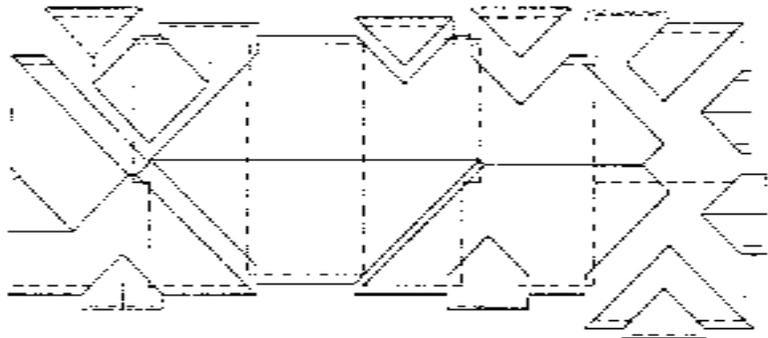
CONSULTANTS:

ARCHITECT:  
KEY GROUP

CIVIL ENGINEER:  
CEA ASSOCIATES



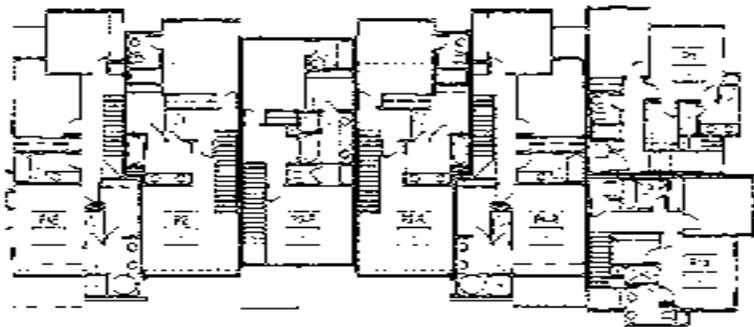
1st Planning Submittal	February 14, 2011
2nd Planning Submittal	March 14, 2011
3rd Planning Submittal	April 6, 2011
4th Planning Submittal	May 24, 2011



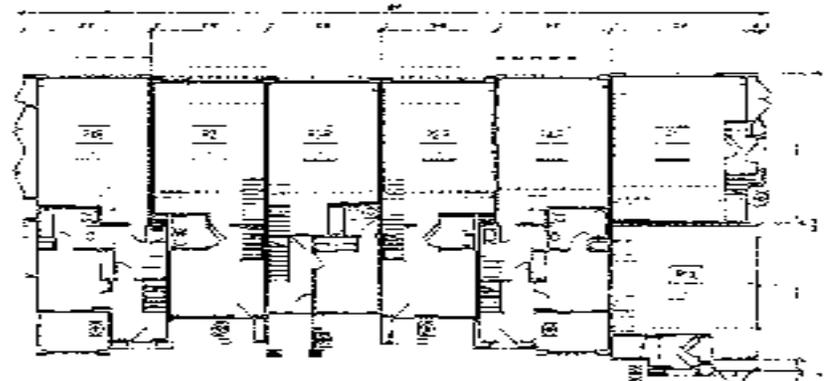
ROOF PLAN, #12 PTC-



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

# FIORE TOWNS

SUNNYVALE, CA

## TOWNHOME #2, #13, LIVING FLOOR PLANS

APPLICANT:



CONSULTANTS:

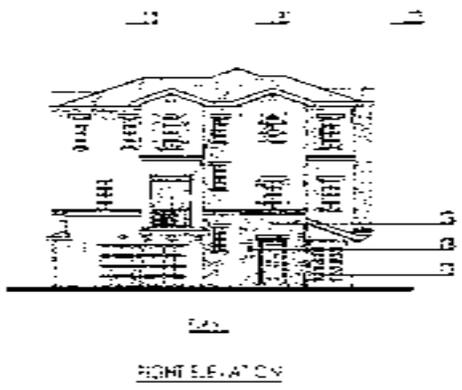
ARCHITECT:  
Mty GROUP



CIVIL ENGINEER:  
CEA ASSOCIATES



1st Planning Meeting	February 14, 2011
2nd Planning Meeting	March 14, 2011
3rd Planning Meeting	May 4, 2011
4th Planning Meeting	May 24, 2011



- MATERIAL LEGEND**
1. CONCRETE FLOOR
  2. FLOOR FINISH
  3. WOOD CABINETS & CUP
  4. WALL FINISH
  5. BRICK TOWER COURSE
  6. WOOD FAÇADE

7. STRUCTURAL FOOTING & WALL
8. WOOD FRAMING
9. FOAM INSULATION
10. VINYL SIDING
11. ROASTER
12. INSULATED POOR FLOOR & CEILING

13. SLIDING DOORS
14. METAL GARAGE DOOR
15. EXTERIOR WATER-RESISTANT BARRIER
16. BRICK - EXTERIOR ADHESIVE REGULAR COURSE
17. WOOD COMPOS
18. DECORATIVE LIGHT FIXTURE

# FIORE TOWNS

SUNNYVALE, CA

## TOWNHOME

12 UNIT BUILDING - EXTERIOR ELEVATION STYLE 6

1st Planning Submittal	February 14, 2011
2nd Planning Submittal	March 14, 2011
3rd Planning Submittal	March 2011
4th Planning Submittal	May 24, 2011

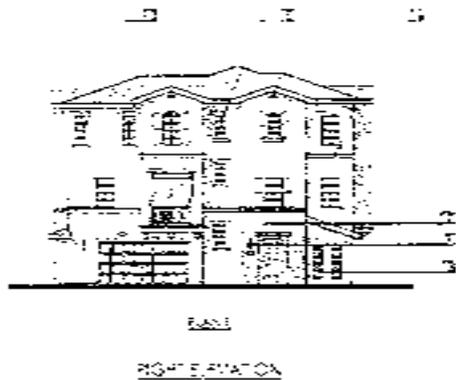
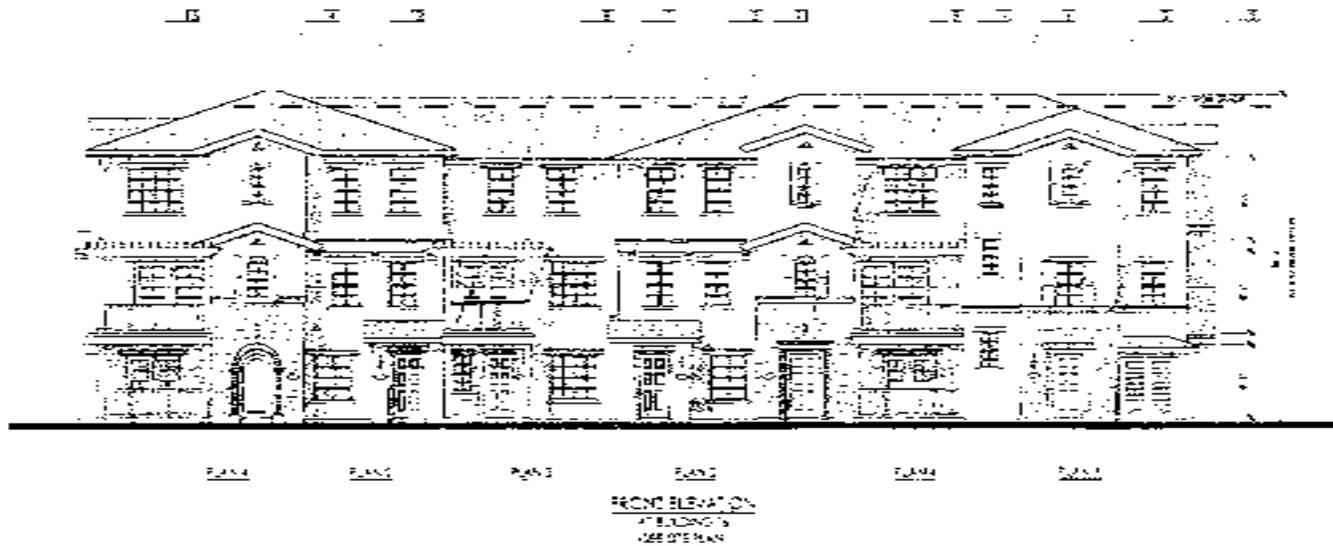
APPLICANT:

CONSULTANTS:

ARCHITECT:  
KRG GROUP

CIVIL ENGINEER:  
CEA ASSOCIATES





- MATERIAL LEGEND**
1. CONCRETE ON E ROOF
  2. POLISHED PANS, 1/4" THK
  3. WOOD GRESS
  4. HALF ROUND GALV. END PROF.
  5. BRICK, OVER COURSE

6. 2" WOOD PANDA
7. STRUCTURAL ROOF WITH WRAP
8. WOOD FLOOR RAILS
9. DECORATIVE LIGHT FIXTURE
10. VINYL CLADDING

11. FLOW TRM
12. FINE VENEER UNCOLORED
13. MULTI COLOR STONE
14. WPC, GARAGE DOOR
15. EXTERIOR PLASTER W/ SAND FINISH

# FIORE TOWNS

## TOWNHOME 72 UNIT, LONG-FIBER DEVELOPMENT PHASE C

APPLICANT:

CONSULTANTS:

SUNNYVALE, CA



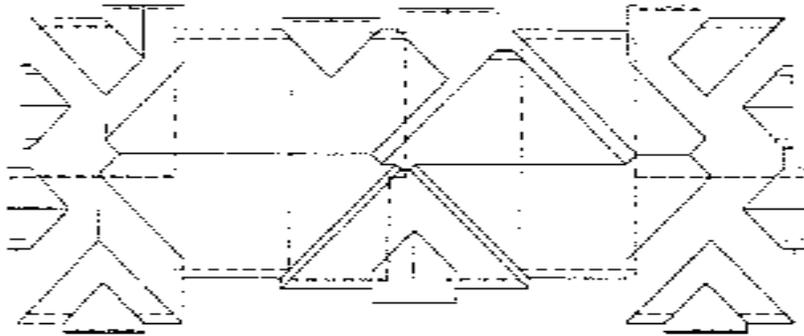
ARCHITECT:  
Kjy GROUP



CIVIL ENGINEER:  
CEA ASSOCIATES



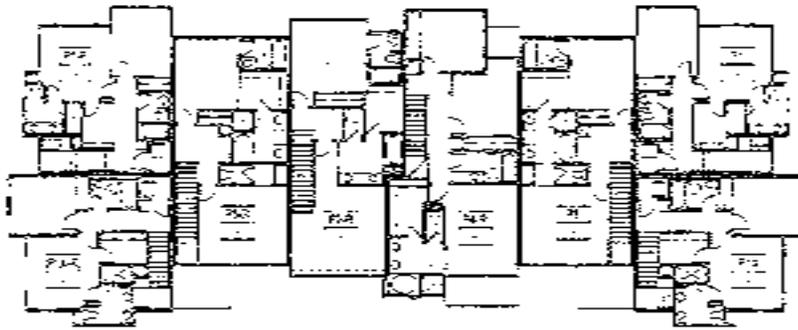
1st Planning Submittal	February 14, 2011
2nd Planning Submittal	March 14, 2011
3rd Planning Submittal	May 5, 2011
4th Planning Submittal	May 24, 2011



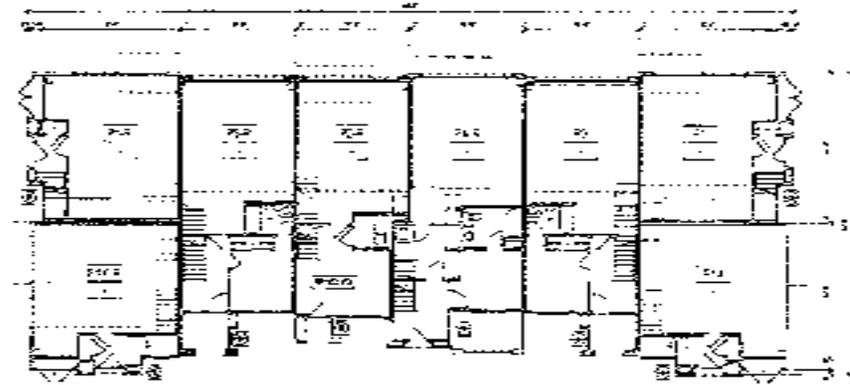
ROOF PLAN 4/12/2014



SECOND FLOOR



THRD FLOOR



FIRST FLOOR

# FIORE TOWNS

## TOWNHOME BUILDING FLOOR PLANS

APPLICANT:



CONSULTANTS:

ARCHITECT:  
 KOSY GROUP



CIVIL ENGINEER:  
 CBA ASSOCIATES



SUNNYVALE, CA

1st Planning Submittal	February 14, 2011
2nd Planning Submittal	March 14, 2011
3rd Planning Submittal	May 3, 2011
4th Planning Submittal	May 24, 2011



- MATERIAL LEGEND**
- 1 CONCRETE STONE FINISH
  - 2 REDWOOD PINE SHAPED
  - 3 WOOD COPING
  - 4 1/2" ROUND SCHEDULE PIPE
  - 5 BRICK SOLID COURSE

- 6 WOOD FASCIA
- 7 STAINLESS STEEL W/ 1/2" GAP
- 8 WOOD FLOORING
- 9 CEILING HEIGHT 9'0"
- 10 WALL SOUND

- 11 GYM TRAY
- 12 FINE VENEER INDOOR
- 13 1/2" GOLF CLOSET DOOR
- 14 METAL GARAGE DOOR
- 15 OTHER LATER VENDOR BRANDS

# FIORE TOWNS

SUNNYVALE, CA

## TOWNHOME ELEVATION LONG-SECTION ELEVATION STYLE C

1st Planning Submit	February 14, 2011
2nd Planning Submit	April 14, 2011
3rd Planning Submit	May 2011
4th Planning Submit	May 24, 2011

APPLICANT:



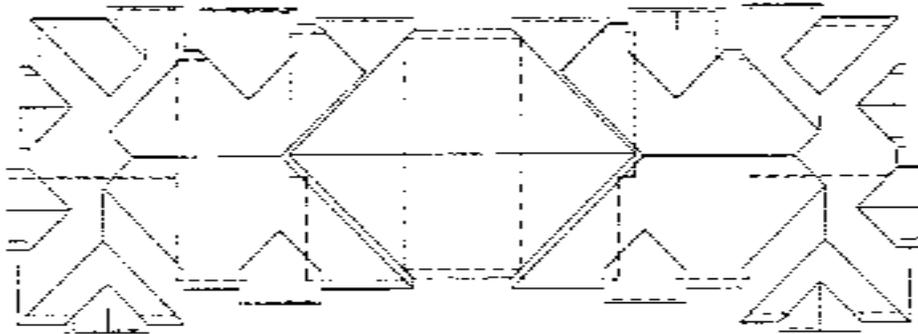
CONSULTANTS:

ARCHITECT:  
KEY GROUP

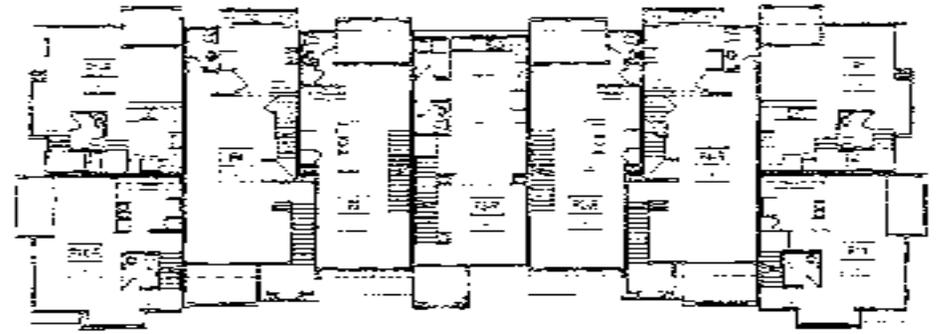


CIVIL ENGINEER:  
CEA ASSOCIATES

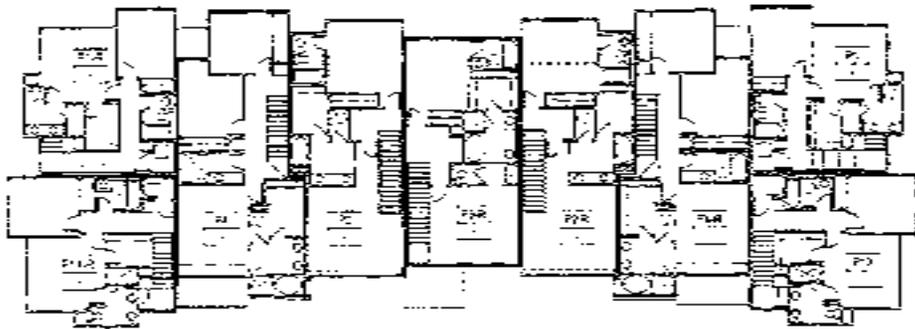




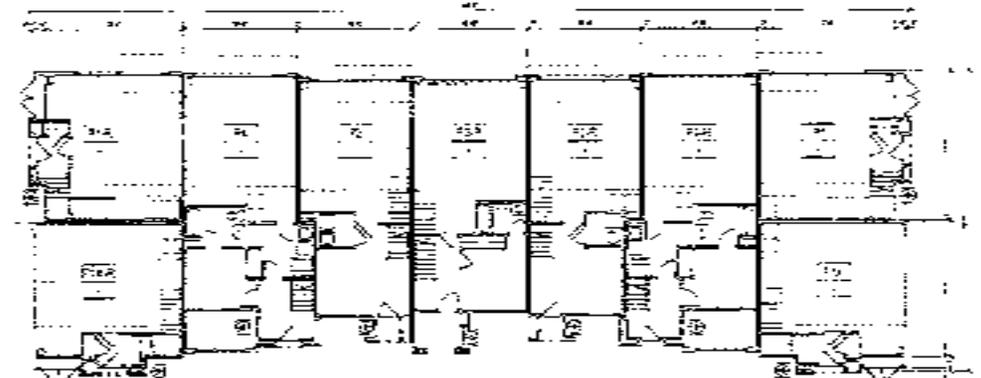
ROOF PLAN 4/12 PITCH



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

# FIORE TOWNS

SUNNYVALE, CA

APPLICANT:



CONSULTANTS:

ARCHITECT:  
KEY GROUP



CIVIL ENGINEER:  
CEA ASSOCIATES



ATTACHMENT D  
Page 34 of 58

## TOWNHOME PHASE BUILDING FLOOR PLANS

1st Planning Submission	February 14, 2011
2nd Planning Submission	March 14, 2011
3rd Planning Submission	May 4, 2011
4th Planning Submission	May 24, 2011



FRONT ELEVATION  
 APPLICANT'S RESTAURANT

PANE PANE PANE PANE PANE PANE PANE



RIGHT ELEVATION

PANE



REAR ELEVATION

PANE PANE PANE PANE PANE PANE PANE



LEFT ELEVATION

PANE

- MATERIAL LEGEND**
- 1. COVERED STAIRS
  - 2. COVERED WALKER
  - 3. DECORATIVE W/TH. BALDING
  - 4. DECORATIVE W/TH. GRATE
  - 5. FOAM CORE

- 6. 2" XOOD FASCIA
- 7. SMOOTH COLUMN - ROOF TRIM
- 8. DECORATIVE LIGHT FIXTURE
- 9. DECORATIVE METAL ROOFLET
- 10. FINISHING

- 11. ROOF TRIM
- 12. 2" FASCIA BASE
- 13. 2" XOOD FASCIA
- 14. NEW 2" FASCIA DOOP
- 15. 1/2" OF PLASTER W/ DOWEL AND FINISH

# FIORE TOWNS

SUNNYVALE, CA

## TOWNHOME FOUNDATION - EXTERIOR ELEVATION STYLE #1

1st Planning Submittal	February 14, 2011
2nd Planning Submittal	March 14, 2011
3rd Planning Submittal	May 3, 2011
4th Planning Submittal	May 24, 2011

APPLICANT:



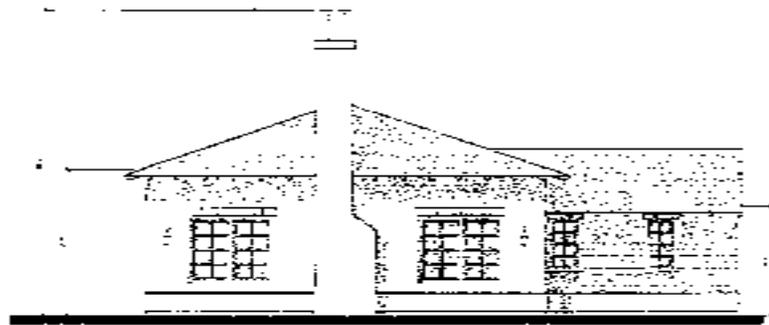
CONSULTANTS:

ARCHITECT:  
 dgy GROUP

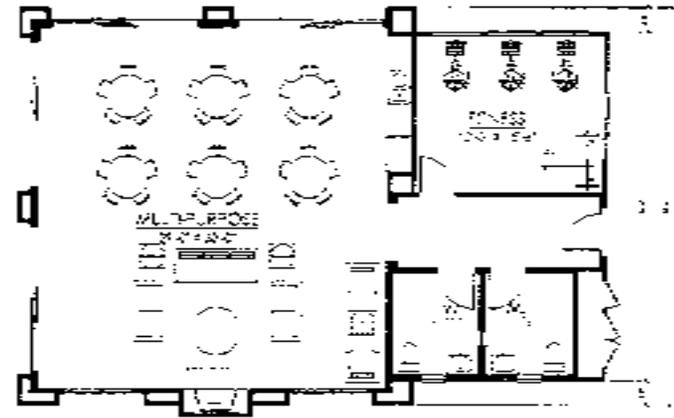


CIVIL ENGINEER:  
 CEA ASSOCIATES





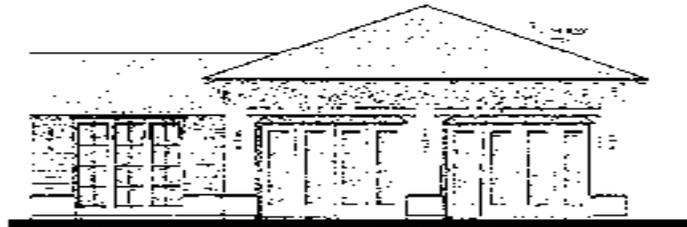
FRONT ELEVATION



COMMUNITY CENTER FLOOR PLAN  
1485 SQ. FT.



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

ATTACHMENT D  
Page 36 of 58

# FIORE TOWNS

## TOWNHOME COMMUNITY CENTER FLOOR PLAN AND ELEVATIONS

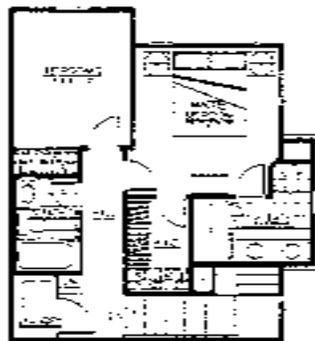
APPLICANT:

CONSULTANTS:

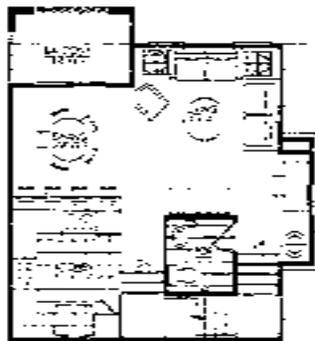
SUNNYVALE, CA



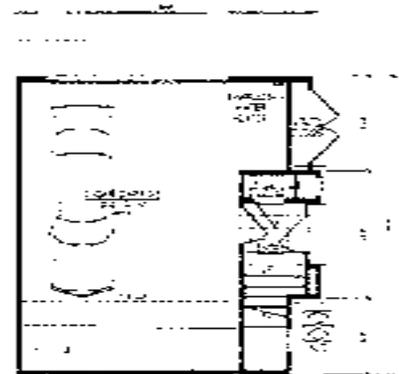
1st Planning Submittal	February 14, 2011
2nd Planning Submittal	March 14, 2011
3rd Planning Submittal	May 6, 2011
4th Planning Submittal	May 24, 2011



THRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN	NET	GROSS	
SECOND	545 SF	645 SF	
FIRST	625 SF	725 SF	
TOTAL	1170 SF	1370 SF	TOTAL BRICKS
CARAGE	250 SF	350 SF	
TOTAL	1420 SF	1720 SF	TOTAL GROSS
BLDG	1420	1720	

# FIORE TOWNS

## TOWN HOME UNIT PLAN

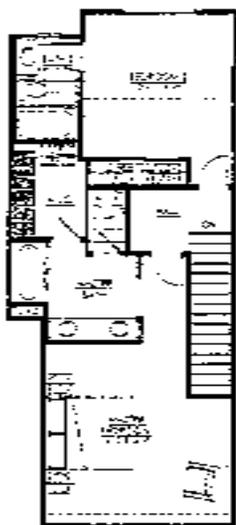
APPLICANT:

CONSULTANTS:

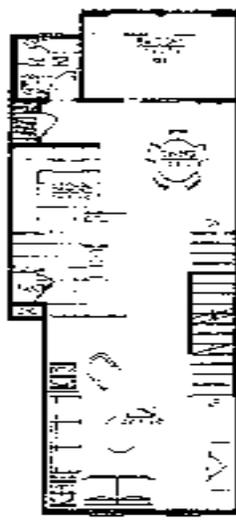
SUNNYVALE, CA



1st Planning Submittal	February 14, 2011
2nd Planning Submittal	March 14, 2011
3rd Planning Submittal	May 4, 2011
4th Planning Submittal	May 24, 2011



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

FLOOR	RSF	2411
SECOND	RSF	2311
FIRST	RSF	1111
TOTAL	RSF OF TOTAL BUILDING	6833
TOTAL	RSF	4241
TOTAL	RSF OF TOTAL PROGRAM	15892
BALCONY	RSF	1331

# FIORE TOWNS

SUNNYVALE, CA

## TOWNHOME UNIT PLAN 2

APPLICANT:



CONSULTANTS:

ARCHITECT:  
KCP GROUP



CIVIL ENGINEER:  
CEA ASSOCIATES



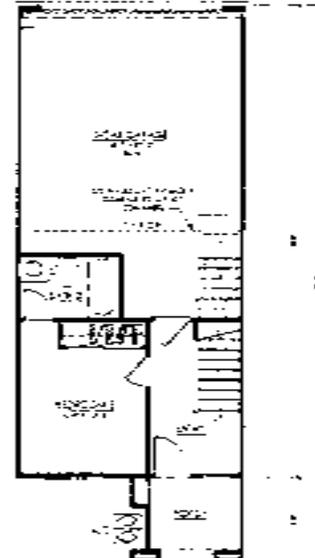
1st Parking Submittal	February 14, 2011
2nd Planning Submittal	March 14, 2011
3rd Planning Submittal	March 24, 2011
4th Planning Submittal	March 24, 2011



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 1	PAVT	56.15	
	WOOD	27.14	
	CONC	65.34	
	TOTAL	148.63	TOTAL SQUARE
	GARAGE	56.15	
	TOTAL	204.78	TOTAL GROSS
	BALCONY	61.14	
	PORCH	23.17	

## FIORE TOWNS

### TOWNHOME UNIT PLAN 3

APPLICANT:

CONSULTANTS:

SUNNYVALE, CA



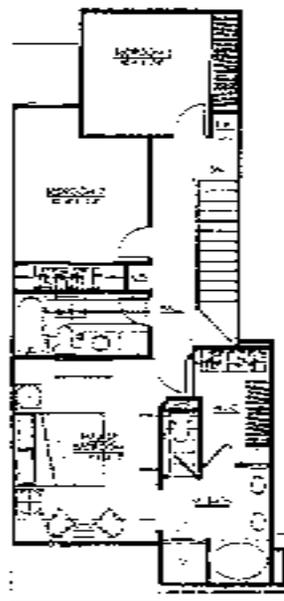
ARCHITECT:  
 cgy GROUP



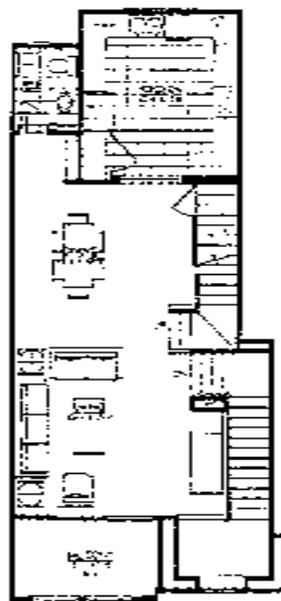
CIVIL ENGINEER:  
 CEA ASSOCIATES



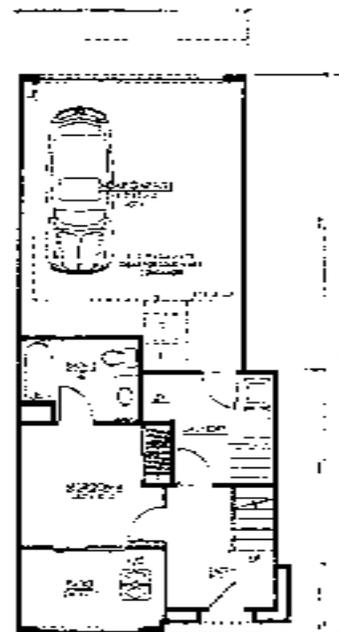
1st Planning Submittal	February 14, 2011
2nd Planning Submittal	March 14, 2011
3rd Planning Submittal	May 4, 2011
4th Planning Submittal	May 26, 2011



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR  
 1. ADULT BATHROOM  
 2. ACCESSIBLE ENTRY LEVEL

AREA	NO.	SQ. FT.
1ST FLOOR	100	1,210
2ND FLOOR	101	1,210
3RD FLOOR	102	1,210
STAIRS	103	1,000
MECH.	104	1,000
<b>TOTAL</b>	<b>404</b>	<b>5,630</b>

SALES	44.5%
RENT	55.5%

# FIORE TOWNS

SUNNYVALE, CA

## TOWNHOME UNIT PLAN 4

1st Planning Submittal	February 4, 2011
2nd Planning Submittal	March 14, 2011
3rd Planning Submittal	May 6, 2011
4th Planning Submittal	May 24, 2011

APPLICANT:

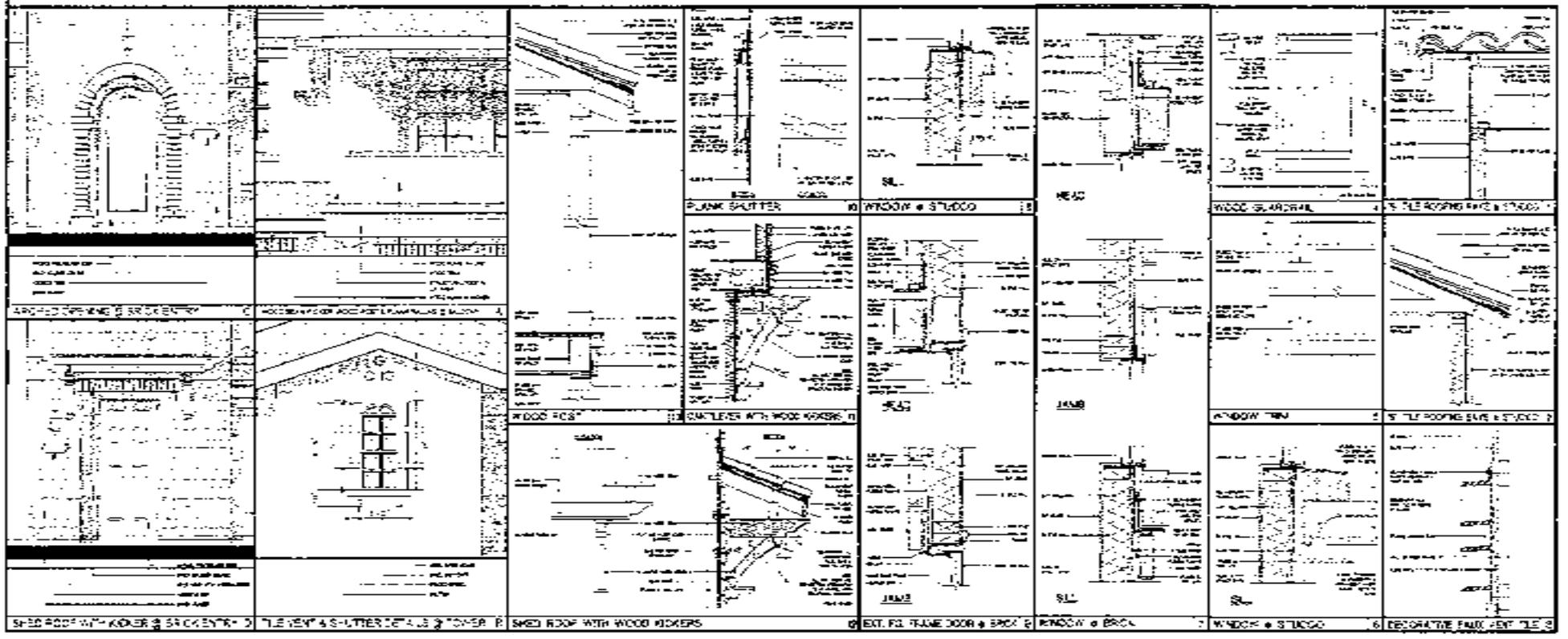
CONSULTANTS:







- WALL & CEILING**
- 1) 2" X 4" @ 16" O.C.
  - 2) 1/2" GYPSUM BOARD @ 1/2" X 12" X 8' @ 16" O.C.
  - 3) 1/2" GYPSUM BOARD @ 1/2" X 12" X 8' @ 16" O.C.
  - 4) 1/2" GYPSUM BOARD @ 1/2" X 12" X 8' @ 16" O.C.
  - 5) 1/2" GYPSUM BOARD @ 1/2" X 12" X 8' @ 16" O.C.
  - 6) 1/2" GYPSUM BOARD @ 1/2" X 12" X 8' @ 16" O.C.
  - 7) 1/2" GYPSUM BOARD @ 1/2" X 12" X 8' @ 16" O.C.
  - 8) 1/2" GYPSUM BOARD @ 1/2" X 12" X 8' @ 16" O.C.
  - 9) 1/2" GYPSUM BOARD @ 1/2" X 12" X 8' @ 16" O.C.
  - 10) 1/2" GYPSUM BOARD @ 1/2" X 12" X 8' @ 16" O.C.
  - 11) 1/2" GYPSUM BOARD @ 1/2" X 12" X 8' @ 16" O.C.
  - 12) 1/2" GYPSUM BOARD @ 1/2" X 12" X 8' @ 16" O.C.
  - 13) 1/2" GYPSUM BOARD @ 1/2" X 12" X 8' @ 16" O.C.
  - 14) 1/2" GYPSUM BOARD @ 1/2" X 12" X 8' @ 16" O.C.
  - 15) 1/2" GYPSUM BOARD @ 1/2" X 12" X 8' @ 16" O.C.
  - 16) 1/2" GYPSUM BOARD @ 1/2" X 12" X 8' @ 16" O.C.
  - 17) 1/2" GYPSUM BOARD @ 1/2" X 12" X 8' @ 16" O.C.
  - 18) 1/2" GYPSUM BOARD @ 1/2" X 12" X 8' @ 16" O.C.
  - 19) 1/2" GYPSUM BOARD @ 1/2" X 12" X 8' @ 16" O.C.
  - 20) 1/2" GYPSUM BOARD @ 1/2" X 12" X 8' @ 16" O.C.



**FIORE TOWNS**

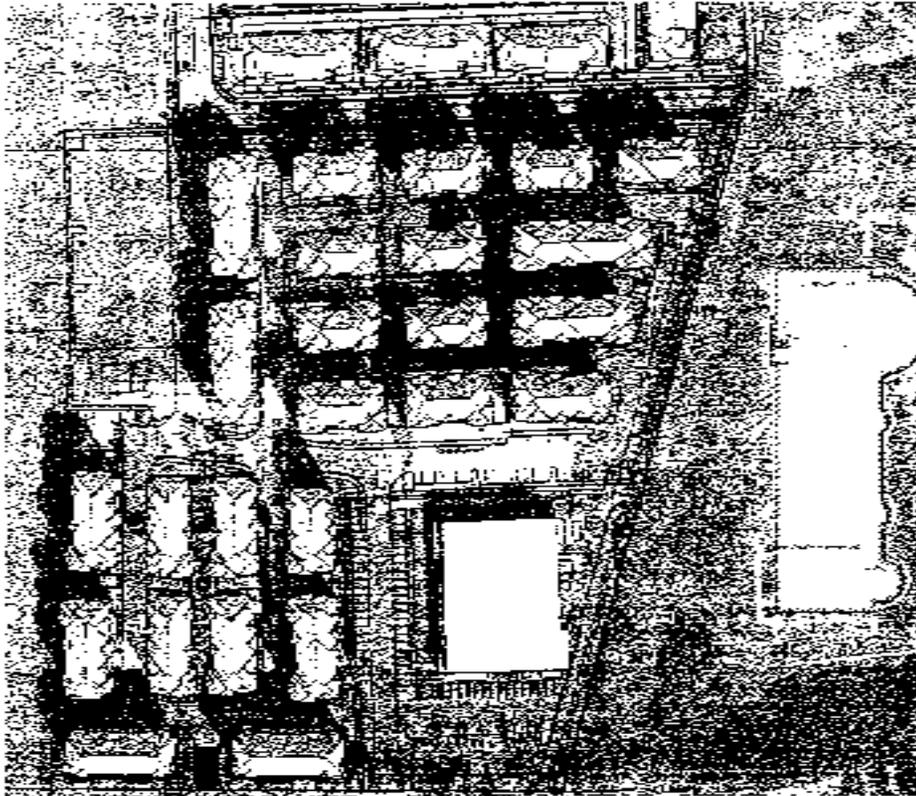
**TOWNHOME**  
STYLE B DETAILS

APPLICANT: CONSLTANTS: SLIPPYVALE, CA

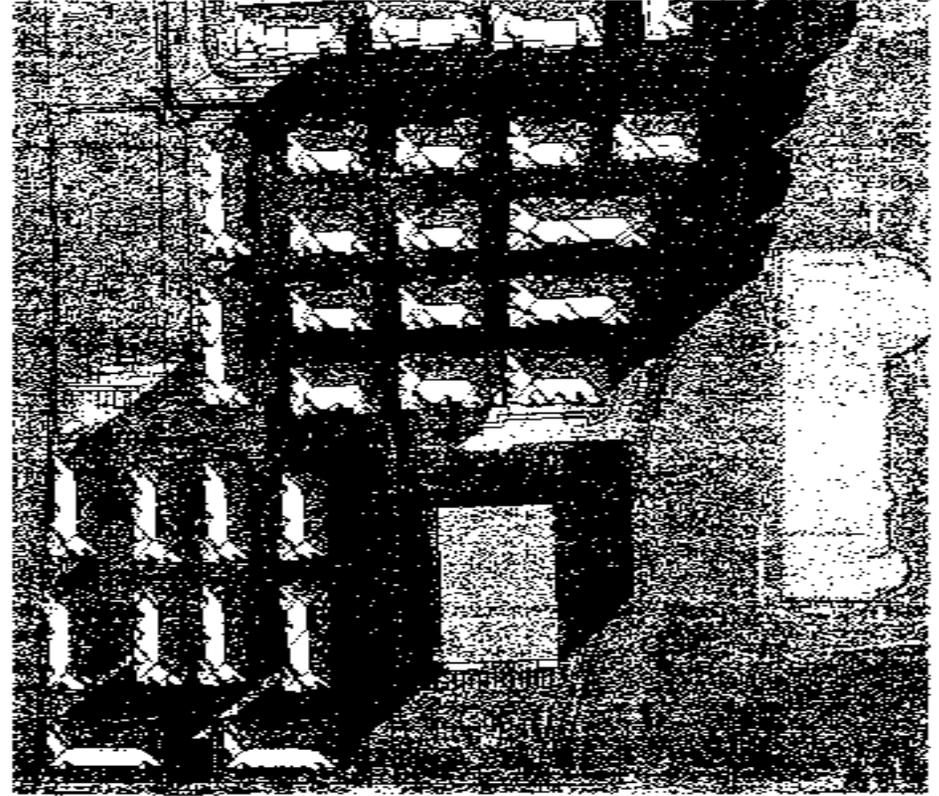


1st Planning Submittal	February 14, 2017
2nd Planning Submittal	March 14, 2017
3rd Planning Submittal	March 2017
4th Planning Submittal	May 24, 2017





DECEMBER 21st AT 9:00am



DECEMBER 21st AT 3:00pm

# FIORE TOWNS

SEARBYVALE, CA

APPLICANT:



CONSULTANTS:

ARCHITECT:  
KSY GROUP



CIVIL ENGINEER:  
CEA ASSOCIATES



ATTACHMENT D  
Page 44 of 58

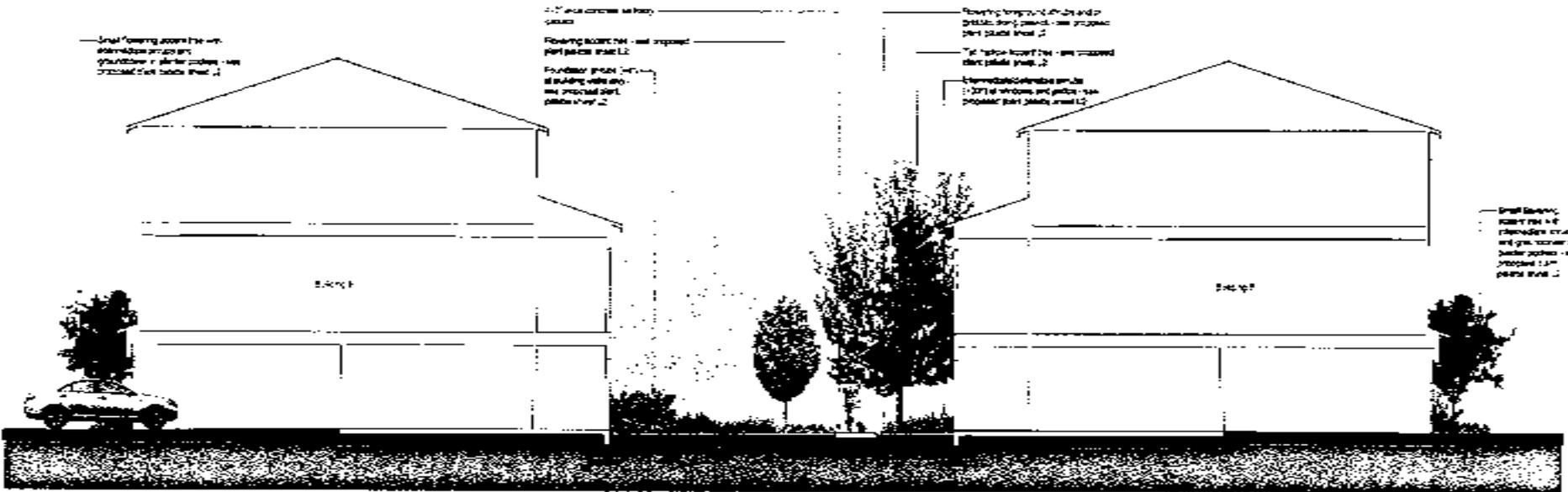
SITE SOLAR ACCESS AND SHADOW ANALYSIS	
1st Planning Submittal	February 14, 2011
2nd Planning Submittal	March 14, 2011
3rd Planning Submittal	April 5, 2011
4th Planning Submittal	May 24, 2011











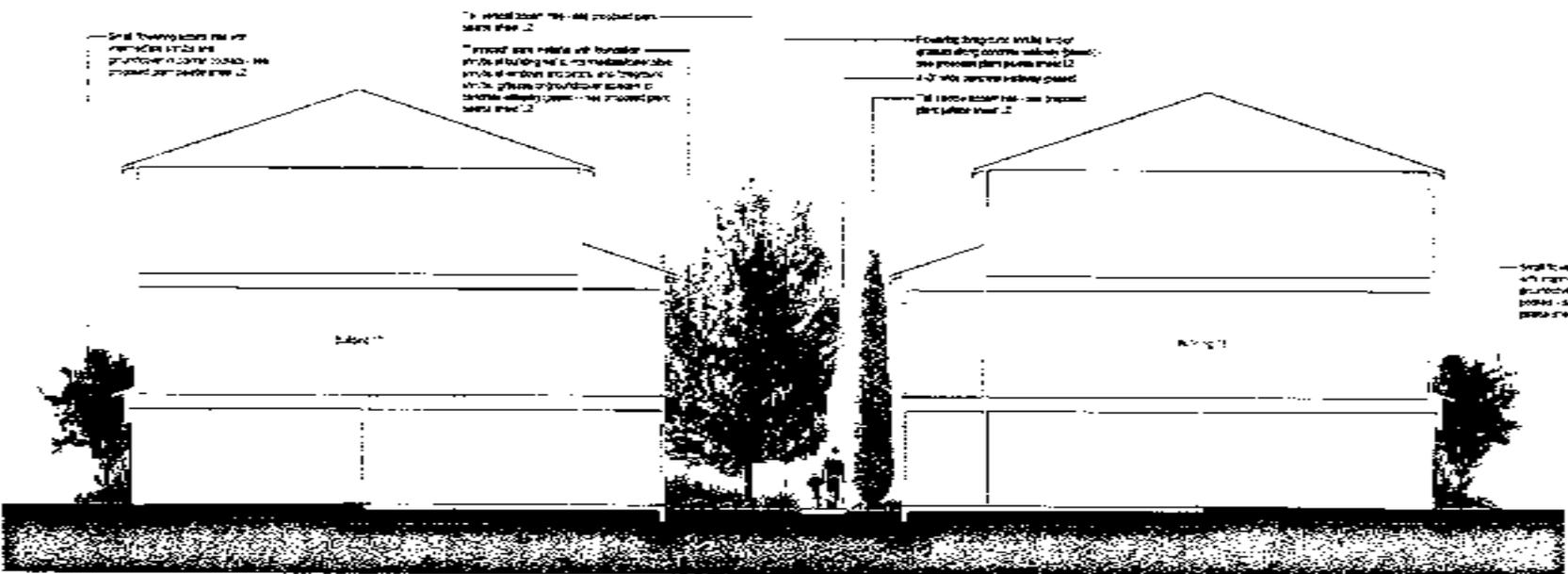
Small flowering accents like ivy  
and climbing roses are  
planted in planter boxes - see  
proposed plant palette sheet L2

4-2" wide concrete sill base  
capped  
Flowering accents like ivy and climbing  
roses planted in planter boxes - see  
proposed plant palette sheet L2  
Foundation grade  
at building with only  
one proposed plant  
palette sheet L2

Flowering foreground shrubs and/or  
perennials planted - see proposed  
plant palette sheet L2  
4-2" wide concrete sill base  
capped  
Flowering accents like ivy and climbing  
roses planted in planter boxes - see  
proposed plant palette sheet L2

Small flowering  
accents like ivy  
and climbing roses  
planted in planter  
boxes - see  
proposed plant  
palette sheet L2

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



Small flowering accents like ivy  
and climbing roses are  
planted in planter boxes - see  
proposed plant palette sheet L2

4-2" wide concrete sill base  
capped  
Flowering accents like ivy and climbing  
roses planted in planter boxes - see  
proposed plant palette sheet L2  
Foundation grade  
at building with only  
one proposed plant  
palette sheet L2

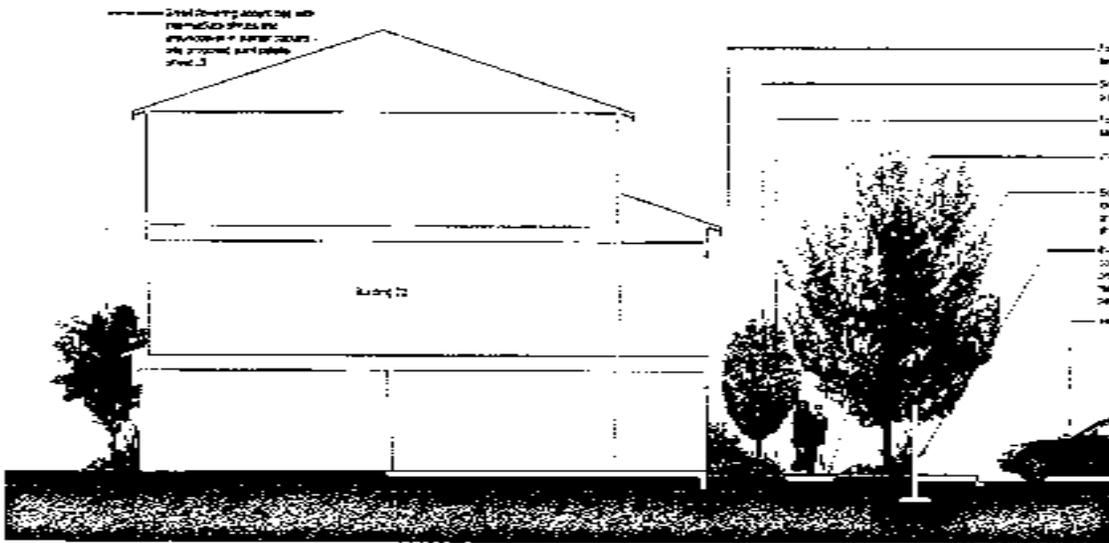
Flowering foreground shrubs and/or  
perennials planted - see proposed  
plant palette sheet L2  
4-2" wide concrete sill base  
capped  
Flowering accents like ivy and climbing  
roses planted in planter boxes - see  
proposed plant palette sheet L2

Small flowering accents  
like ivy and climbing  
roses are planted in  
planter boxes - see  
proposed plant  
palette sheet L2

2 Section  
SCALE 1/4" = 1'-0"

ATTACHMENT D  
Page 49 of 58

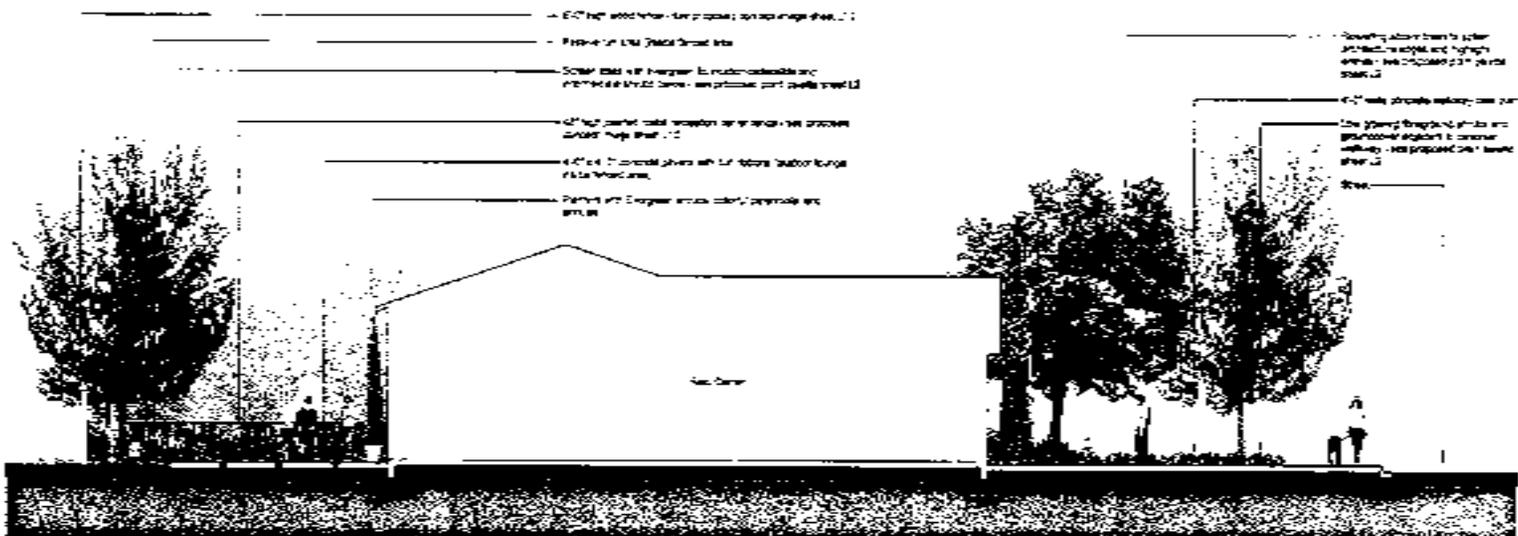




Steel framing assembly with  
insulation, sheetrock and  
finish in interior spaces  
and proposed partitions  
shown.

- Foundation walls, building with masonry  
sheetrock and finish shown.
- Steel framing below the floor joists  
shown.
- Foundation structure shown in masonry  
and proposed partitions shown.
- 2x12 floor joists shown.
- Steel framing below the floor joists  
shown.
- 2x12 floor joists shown.
- Foundation walls, building with masonry  
sheetrock and finish shown.
- Steel framing below the floor joists  
shown.
- 2x12 floor joists shown.
- Foundation walls, building with masonry  
sheetrock and finish shown.

3 Section  
SCALE 1/4" = 1'-0"



- 2x12 floor joists shown.
- Steel framing below the floor joists  
shown.
- 2x12 floor joists shown.
- Steel framing below the floor joists  
shown.
- 2x12 floor joists shown.
- Steel framing below the floor joists  
shown.
- 2x12 floor joists shown.
- Steel framing below the floor joists  
shown.
- 2x12 floor joists shown.
- Steel framing below the floor joists  
shown.

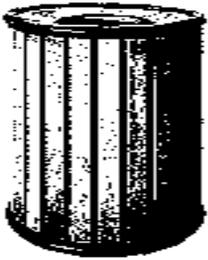
- Foundation walls, building with masonry  
sheetrock and finish shown.
- Steel framing below the floor joists  
shown.
- 2x12 floor joists shown.
- Steel framing below the floor joists  
shown.
- 2x12 floor joists shown.
- Steel framing below the floor joists  
shown.
- 2x12 floor joists shown.
- Steel framing below the floor joists  
shown.
- 2x12 floor joists shown.
- Steel framing below the floor joists  
shown.

3 Section  
SCALE 1/4" = 1'-0"









7. This trash receptacle is made of recycled plastic with a 30-gallon capacity. This receptacle is designed to provide an alternative to the traditional 44-gallon plastic trash can.

**Waste Receptacle**

Draw: 1500-100-100-100-100-100



Sample curb

7. This curb is made of concrete.

**Concrete Curb**

Draw: 1500-100-100-100-100-100



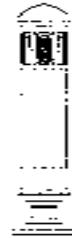
Sample curb



8. This bicycle rack is made of metal. The rack is designed to hold bicycles in a secure manner. The rack is made of metal and is designed to hold bicycles in a secure manner.

**Bicycle Rack**

Draw: 1500-100-100-100-100-100



Sample bollard

**Concrete Bollard**



Sample street lamp

**Street Lamp**

Draw: 1500-100-100-100-100-100



9. This concrete surface is made of concrete with a grid pattern. The grid pattern is made of concrete and is designed to provide a secure surface for walking.

**Concrete Grid**



10. This concrete surface is made of concrete with a grid pattern. The grid pattern is made of concrete and is designed to provide a secure surface for walking.



11. This mailbox is made of metal and is designed to hold mail in a secure manner. The mailbox is made of metal and is designed to hold mail in a secure manner.

**Mailbox**



Sample mailbox

