Agenda Item # 4

REPORT TO PLANNING COMMISSION

Hearing Date: April 9, 2012
File Number: 2011-7829

SUBJECT: **Silicon Valley Builders, Inc**: Application on a 0.4 acre site at 411 and 425 North Fair Oaks and 599 East Taylor Avenue in an R-3 (Medium Density Residential) Zoning District. (APNs: 204-38-046 and 204-38-047).

Introduction of an Ordinance — Rezoning from R-3 to R-3/PD;

Motion — Special Development Permit to allow the development of eight townhomes;

Motion — Vesting Tentative Map for eight townhouse lots and one common lot.

REPORT IN BRIEF:

Existing Site Conditions — One single family home and one duplex on two properties

Surrounding Land Uses

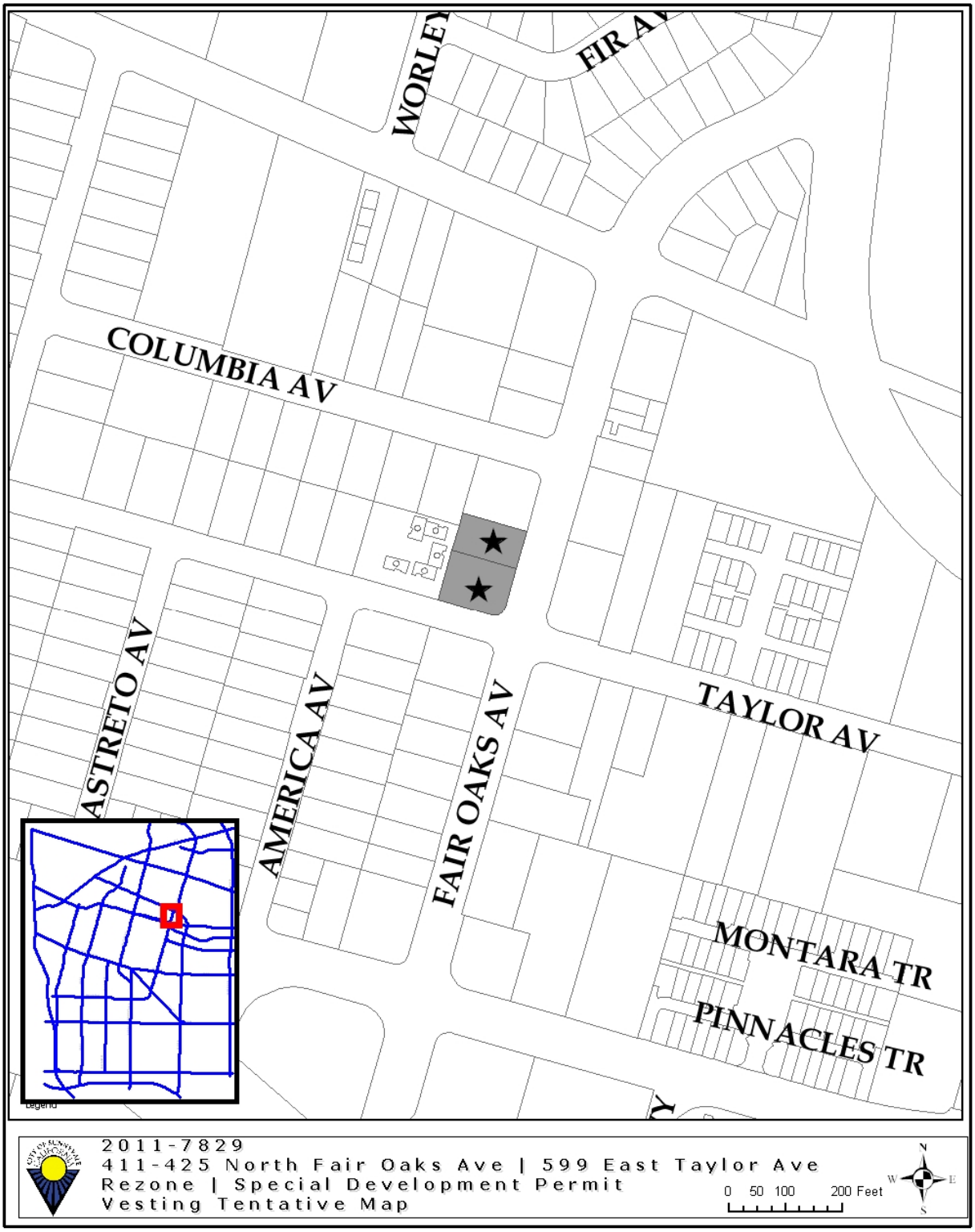
North	Apartments
South	Retail center across E. Taylor Avenue
East	Apartments across N. Fair Oaks Avenue
West	Condominiums (Taylor Gardens)

Issues — Amount of open space and noise impacts on that space

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

Staff Recommendation — Approve with Conditions

VICINITY MAP



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Medium Density	Same	Residential Medium Density
Zoning District	R-3	R-3/PD	With Rezone
Lot Size (s.f.)	17,642	Same	941-1,124 permitted with SDP
Gross Floor Area (s.f.)		18,584	No max.
Lot Coverage (%)		33.8	40 max.
Floor Area Ratio (FAR)		105%	No max.
No. of Units	3	8	10 max.
Density (units/acre)	7 du/ac	20 du/ac	24 du/ac max.
Meets 75% min?	No	Yes	by Housing Policy
Bedrooms/Unit	N/A	4	N/A
Unit Sizes (s.f.)	N/A	2,294	N/A
Lockable Storage/Unit	N/A	Located in garage	Permitted for garages meeting minimum area requirements
Number of Buildings On-Site	2	2	N/A
Distance Between Buildings (ft.)	N/A	26	26 min.
Building Height (ft.)	N/A	35	35 max. for townhomes
No. of Stories	1	3	3 max.
Setbacks (Facing Property) ft.			
★ **Front (Taylor Avenue)**	N/A	15 min. 19.8 avg.	15 min. 20 avg.
Left Side	N/A	12.5	12 min.
Right Side (North Fair Oaks Avenue)	N/A	15 min. 27 combined side	12 min. 15 combined side
Rear	N/A	29.5	20 min.
Landscaping (sq. ft.)			
Total Landscaping	N/A	6,048 (34%)	3,528 (20%) min.
Landscaping/Unit	N/A	755	375 min.
★ **Usable Open Space/Unit**	N/A	385	400 min.
Frontage Width (ft.)	N/A	15 ft.	15 ft. min.
Parking Lot Area Shading (%)	N/A	54%	50% min. in 15 years
Water Conserving Plants (%)	N/A	92.6%	70% min.
Parking			
Total Spaces	N/A	22	22 min.
Accessible Spaces	N/A	1	1 min.

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Covered Spaces	N/A	16	16 min.
Aisle Width (ft.)	N/A	26	24 min.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

BACKGROUND:

The proposed project includes demolition of several residential structures and construction of eight townhomes in conjunction with site improvements.

Previous Actions on the Site

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

File Number	Brief Description	Hearing/ Decision	Date
76-74	Variance from minimum lot width and setback requirements for a lot split in the R-3 Zoning District	Administrative Hearing/ Approved	08/18/1976

Neighborhood Preservation Actions

There are no open cases for the site.

DISCUSSION:

Requested Permits

The applicant proposes to demolish the existing structures and construct eight three-story townhomes. The new units will be grouped into two buildings, with four units in each building.

- **Rezoning**

  Change under Consideration: R-3 to R-3/PD.

  Discussion of Rezoning: The Planned Development (PD) Combining District request does not change the permitted density of the site but instead is a common tool utilized throughout Sunnyvale for the development of infill and small lot development projects. PD is intended to allow for flexibility in meeting the City's development standards and in some instances to place stricter controls on new development. Below are the City Council Policy Guidelines for approving a PD zoning request that are applicable to this project:

  - To allow for a proposed use that is compatible with the neighborhood but requires deviations from development standards for a successful project.

  The proposed density is consistent with the overall density allowed by the General Plan, and is compatible with the densities found within the

neighborhood. Additionally, the project exceeds other development standards, such as total landscaping and provides high quality architecture.

- **Special Development Permit/Use Permit**

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

  - Front yard setback
  - Useable open space

- **Vesting Tentative Map**

  A Tentative Map is required to allow for 8 townhouse units and one common lot. The purpose of the Vesting Tentative Map is to entitle the project shown on the site plans by displaying the location of lot lines. 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 Sunnyvale Municipal Code (SMC) changes by the City that might otherwise affect the project.

ANALYSIS:

Architecture

The proposed architectural style has Spanish Eclectic influences with a stucco exterior, tile roof, and wrought iron details. Window accents include decorative treatments such as shutters, iron railings and wooden trellises. The architecture is compatible with recently approved townhomes at 628 E. Taylor Avenue which was also Spanish Eclectic.

Applicable Design Guidelines and Policy Documents

This property is subject to the City-wide Design Guidelines. The purpose of the Guidelines is to achieve a higher design quality and protect and preserve the existing character of the community.

The project architecture is consistent with recently approved townhome developments in the area and has a high degree of detailing with wall projections, molded stucco entry features and well-planned window placement.

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**

  There are two main buildings on the site with a driveway entrance from Taylor Avenue. The building along North Fair Oaks has front entrances

leading from the sidewalk. A 3 ft. stucco wall with wrought iron gates separates the project from Fair Oaks Avenue and provides decorative entry features at the driveway on Taylor Avenue. Open space is located at the rear of the site and in the individual yard areas.

The front yard setback, as measured from the Taylor Avenue property line is 15 ft. for one building and 24.74 ft. for the other building. SMC 19.34.040 allows for properties with two or more units in the R-3 Zone to have a minimum of 15 ft. as long as the average is 20. The project falls just short of that requirement with a 19.8 average.

- **Parking/Circulation**

  Each unit provides two covered spaces in an enclosed garage. Six unassigned spaces are available at the end of the driveway, and one of the spaces is accessible.

- **Landscaping and Tree Preservation**

  Useable Open Space: The project proposes approximately 2,750 sq. ft. of useable open space between the west property line and the building, and the landscaped areas at the rear of the lot. The amount of open space is 343 sq. ft. /unit, which is below the 400 sq. ft. required minimum area.

  Some of the difficulty in providing useable open space is the tension between minimum density, access and parking requirements, and design and setback requirements. This tension is especially apparent on small corner lots such as the subject property.

  If the project were to reduce units, it would fall below the 75% minimum density requirement set by the General Plan Housing policy (see Attachment A). The unit sizes generally are consistent for townhomes, with 1,800 sq. ft. of living area with the mandatory 400 sq. ft. garage. City-wide Design Guidelines discourage "walling-off" projects from the street, and encourage visible entryways, which put yard areas in front of units.

  Proposed Landscaping: The proposed landscape plan includes 10 Chinese Pistache trees located along North Fair Oaks Avenue and in the common areas. Water-efficient landscaping is proposed throughout. The applicant will coordinate with the Public Works department on the planting of street trees along Taylor Avenue and North Fair Oaks Avenue.

  Tree Preservation: An arborist's report was completed identifying 19 trees of 11 different species. The site currently has only two protected trees that exceed 38 inches in circumference. One tree is an English Walnut, the other is a yucca.

  The proposed landscape plan preserves the English Walnut and a smaller Chinese Pistache that is not significantly sized. The yucca is proposed to be removed due to conflicts with the proposed pedestrian walkway along the western property line.

- **Stormwater Management**

  The project is subject to stormwater management measures. A swale along western and northern property lines leads to detention basins with biofilters.

- **Green Building Requirements**

  The project is required to achieve a minimum of 70 green building points to fulfill green building requirements. Most of the green building points are incorporated into the design of the landscaping, building materials, energy performance and plumbing. A GreenPoint Rated Checklist has been provided and demonstrates that the project is expected to achieve 81 points.

- **Easements and Utilities**

  New utilities will be placed underground and easements will be created to provide for ingress/egress, guest parking and other common area uses. New sidewalks are conditioned to be built. The project is providing individual containers for recycling and trash enclosures as a townhouse project with dedicated attached garages. An area along Taylor has been designated for placement of the containers on pick-up days (Attachment D, Trash Plan).

- **Noise**

  The project is subject to traffic noise from North Fair Oaks Avenue. An acoustical analysis by Edward L. Pack Associates, Inc. determined that while the interior noise levels would comply with Title 24 standards, the exterior useable open space areas would exceed the 60 dB DNL standard suggested by the City's General Plan Policies for Noise. To mitigate the noise effects, the report recommends a 6- ft. tall noise control barrier 1 ft. behind the front façade of the buildings along Fair Oaks to the North Property line. This wall should wrap around the north property line and continue to terminate at the east property line to control "flanking" noise. This mitigation measure is included in Conditions of Approval BP-16.

Environmental Review

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

FISCAL IMPACT

Transportation Impact Fee*:* Projects resulting in net new peak hour trips are subject to a transportation impact fee. This fee is estimated at approximately $3,900 and must be paid prior to issuance of a building permit. The amount may change depending on the fee in place at the time of payment.

Park Dedication Fee*:* The project is subject to a park dedication in-lieu fee for each net new residential unit. The project was deemed complete on February 1, 2012 and is subject to the park dedication requirement of three acres per one

thousand people. Assuming that the park dedication in-lieu fee is paid during fiscal year 2011-2012, the fee is estimated to be approximately $81,200 and must be paid prior to recordation of a Final Map. The amount is subject to the fee (based on the value of land) in place at the time of payment.

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

PUBLIC CONTACT

Neighborhood Meeting: A neighborhood meeting was held on Wednesday, March 21st at the Fair Oaks Park Building. Five people attended. The comments were generally positive. A question was asked about the adequacy of street lighting along Taylor Avenue. There are no street lights currently along the north side of Taylor Avenue and no streetlight directly across Taylor Avenue from the project site at the convenience store. Public Works has confirmed that there is no street light planned for that side of Taylor Avenue. Staff is recommending as Condition of Approval BP-16 that a lighting plan be submitted to ensure adequate lighting safety along the Taylor Avenue frontage of the project.

Planning Commission Study Session: Planning Commission reviewed this project at their study session of March 26, 2012. The following comments were given:

- Ensure that the recycling and solid waste plan is in accordance with City guidelines and codes and does not create a safety hazard. *Planning staff has reviewed the plan with the Solid Waste Division and the Transportation and Traffic Division and confirmed the project complies with the code and applicable guidelines and will not create a safety hazard. The plan was further modified to require containers to be placed east of the proposed driveway entrance.*
- Look at additional ways to add detail to the Taylor Avenue frontage and entry features. Also consider the additional use of color to break up the buildings. *The applicant has added a window to the entry facades along Taylor and modified the color scheme.*
- Confirm speed limits along Taylor and Fair Oaks Avenues and ensure that the driveway is positioned safely. *Marked speed limits for that section of Fair Oaks Avenue is 30 mph. The speed limit for Taylor Avenue is 25 mph.*

Notice of Mitigated Negative Declaration and Public Hearing	Staff Report	Agenda
• Published in the *Sun* newspaper • Posted on the site • 64 notices mailed to the property owners and residents within 300 ft. of the project site	• Posted on the City of Sunnyvale's Website • Provided at the Reference Section of the City of Sunnyvale's Public Library	• Posted on the City's official notice bulletin board • City of Sunnyvale's Website

CONCLUSION

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the 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

1. Adopt the Mitigated Negative Declaration and introduce an Ordinance to Rezone 411, 425 N. Fair Oaks Avenue and 599 E. Taylor Avenue from R-3 to R-3/PD and approve the Special Development Permit and Vesting Tentative Map with attached conditions.
2. "Previous Alternative" with modified conditions.
3. Adopt the Mitigated Negative Declaration and do not introduce an Ordinance to Rezone 411, 425 N. Fair Oaks Avenue and 599 E. Taylor Avenue and deny the Special Development Permit, Use Permit and Vesting Tentative Map).
4. Do not adopt the Mitigated Negative Declaration and direct staff as to where additional environmental analysis is required.

RECOMMENDATION

Recommend Alternative 1 to the City Council.

Reviewed by:

Hanson Hom, Director, Community Development
Reviewed by: Trudi Ryan, Planning Officer
Prepared by: Diana O'Dell, Senior Planner

Approved by:

Gary Luebbers
City Manager

Attachments:

A. Recommended Findings
B. Recommended Conditions of Approval
C. Mitigated Negative Declaration
D. Site and Architectural Plans
E. Draft Rezoning Ordinance

RECOMMENDED FINDINGS

Rezone

In order to approve a Rezoning request the City Council is required by Zoning Code Section 19.92.050 to make a finding that "the amendment, as proposed, changed, or modified, is deemed to be in the public interest." The proposed Rezoning is consistent with this finding because it is consistent with the proposed General Plan land use designation and density, while also assisting the City in meeting its housing goals by providing five additional ownership units (eight units total).

Special Development Permit

General Plan Goals and Policies:
Housing

Policy HE-1.1: *Encourage diversity in the type, size, price and tenure of residential development in Sunnyvale, including single-family homes, townhomes, apartments, mixed-use housing, transit oriented development and live-work housing.*

Policy HE-4.3: *Require new development to build to at least 75% of the maximum zoning density, unless an exception is granted by the City Council.*

Policy HE-6.6: *Encourage use of sustainable and green building design in new and existing housing.*

Land Use and Transportation
Policy LT-3.2: *Encourage the development of ownership housing to maintain a majority of housing in the city for ownership choices.*

Policy LT-4.2: *Require new development to be compatible with the neighborhood, adjacent land uses and the transportation system.*

Community Character
Policy CC-3.1: *Place a priority on quality architecture and site design which will enhance the image of Sunnyvale and create a vital and attractive environment for businesses, residents and visitors, and be reasonably balanced with the need for economic development to assure Sunnyvale's economic prosperity.*

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

The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project in that the proposed project provides eight new ownership housing units in compliance with the planned residential density for the area.

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 meets the City-Wide Design Guidelines with high quality architecture and adequate setbacks to be compatible with surrounding development. The construction of this project will further encourage other high-quality development in the area compatible with the Medium Density Residential zoning district.

Vesting Tentative Map

In order to approve the Vesting 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 <u>not</u> able to make any of the following findings and recommends approval of the Tentative Map.

1. That the subdivision is not consistent with the General Plan.

2. That the design or improvement of the proposed subdivision is not consistent with the General Plan.

3. That the site is not physically suitable for the proposed type of development.

4. That the site is not physically suitable for the proposed density of development.

5. That the design of the subdivision or proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.

7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

8. That the map fails to meet or perform one or more requirements or conditions imposed by the "Subdivision Map Act" or by the Municipal Code

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

ATTACHMENT B

RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
APRIL 24, 2012

Planning Application 2011-7829
411-425 N. Fair Oaks Avenue, 599 E. Taylor Avenue
Rezone, Special Development Permit and Vesting Tentative Map to allow eight townhomes.

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

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

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

GC-1. CONFORMANCE WITH APPROVED PLANNING APPLICATION:
All building permit drawings and subsequent construction and operation shall substantially conform with the approved planning application, including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and approval by the Director of Community Development. Major changes are subject to review at a public hearing. [COA] [PLANNING]

GC-2. 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. 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-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: THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO SUBMITTAL OF BUILDING PERMIT, AND/OR GRADING PERMIT.

PS-1. EXTERIOR MATERIALS REVIEW:
Final exterior building materials and color scheme are subject to review and approval by the Director of Community Development prior to submittal of a building permit. [COA] [PLANNING]

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

BP-1. CONDITIONS OF APPROVAL:
Final plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans. [COA] [PLANNING]

BP-2. RESPONSE TO CONDITIONS OF APPROVAL:
A written response indicating how each condition has or will be addressed shall accompany the building permit set of plans. [COA] [PLANNING]

BP-3. 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-4. GREEN BUILDINGS:
The project shall comply with green building requirements. A copy of the green building checklist shall be included on a sheet of the building permit plans. [SDR] [PLANNING]

BP-5. FEES AND BONDS:
The following fees and bonds shall be paid in full prior to issuance of building permit.

a) TRANSPORTATION IMPACT FEE - Pay Traffic Impact fee for the net new trips resulting from the proposed project prior to issuance of a Building Permit. (SMC 3.50). [SDR] [PLANNING]

b) PARK IN-LIEU - Pay Park In-lieu fees prior to approval of the Final Map. (SMC 18.10). [SDR] [PLANNING]

BP-6. MECHANICAL EQUIPMENT (EXTERIOR):
Detailed plans showing the locations of individual exterior mechanical equipment/air conditioning units shall be submitted and subject to review and approval by the Director of Community Development prior to issuance of building permits. Proposed locations shall have minimal visual and minimal noise impacts to neighbors and ensure adequate usable open space. Individual exterior mechanical equipment/air conditioning units shall be screened with architecture or landscaping features. [PLANNING] [COA]

BP-7. LANDSCAPE PLAN:
Landscape and irrigation plans shall be prepared by a certified professional, and shall comply with Sunnyvale Municipal Code Chapter 19.37 requirements including water efficient landscaping. Landscape and irrigation plans are subject to review and approval by the Director of Community Development through the submittal of a Miscellaneous Plan Permit (MPP). 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 feet intervals along side and rear property lines, except where mature trees are located immediately adjoining on neighboring property.

c) Ten percent (10%) shall be 24-inch box size or larger and no tree shall be less than 15-gallon size.

d) Any "protected trees", (as defined in SMC 19.94) approved for removal, shall be replaced with a specimen tree of at least 36-inch box size.

e) Ground cover shall be planted so as to ensure full coverage eighteen months after installation.

f) Provide a band of decorative paving for the width of the private drive(s) immediately behind the public sidewalk. [COA] [PLANNING]

g) No trees are to be planted within 10' of laterals when the City maintains sanitary sewer mains and laterals up to the property line. [COA][PUBLIC WORKS]

BP-8. LANDSCAPE MAINTENANCE PLAN:
Prepare a landscape maintenance plan subject to review and approval by the Director of Community Development prior to issuance of building permit. [COA] [PLANNING]

BP-9. 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) 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.

b) 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-10. STORMWATER MANAGEMENT PLAN:
Submit two copies of a Stormwater Management Plan subject to review and approval by Director of Community Development and third party certification, pursuant to SMC 12.60, prior to issuance of building permit. [COA] [PLANNING/PUBLIC WORKS]

BP-11. STORM WATER MANAGEMENT PLAN THIRD PARTY CERTIFICATION:
Third party certification of the Storm Water Management Plan is required per the following guidance: City of Sunnyvale – Storm Water Quality BMP Applicant Guidance Manual for New and Redevelopment Projects - Addendum: Section 3.1.2 Certification of Design Criteria Third-Party Certification of Storm Water Management Plan Requirements. The third party certification shall be provided prior to building permit issuance. [SDR] [PLANNING/PUBLIC WORKS]

BP-12. BEST MANAGEMENT PRACTICES - STORMWATER:
The project shall comply with the following source control measures as outlined in the BMP Guidance Manual and SMC 12.60.220. Best management practices shall be identified on the building permit set of plans and shall be subject to review and approval by the Director of Public Works:

a) Storm drain stenciling. The stencil is available from the City's Environmental Division Public Outreach Program, which may be reached by calling (408) 730-7738.

b) Landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices and programs such as Bay-Friendly Landscaping.

BP-13. CITY STREET TREES:
The landscape plan shall include street trees and shall be submitted for review and approval by the City Arborist prior to issuance of building permit. [COA] [ENGINEERING/CITY ARBORIST]

BP-14. PARKING MANAGEMENT PLAN (RESIDENTIAL MULTI-FAMILY):
A Parking Management Plan is subject to review and approval by the Director of Community Development prior to issuance of a building permit. The Parking Management Plan shall include the following:

a) A clear definition of "guest" as proposed by the property manager/homeowner's association and subject to review and approval by the Director of Community Development.

b) The property manager/homeowner's association may specify that 25% to 75% of unassigned spaces be reserved for guest use.

c) Clearly indicate that the property manager/homeowner's association shall not rent unassigned spaces, except that a nominal fee may be charged for parking management.

d) Tenants shall use their assigned parking spaces prior to using unassigned parking spaces.

e) Prohibit tenants from parking RV's, trailers, or boats from parking in the development.

f) Notify potential residents of the number of parking spaces provided for each unit on-site as per the approved plans. [PLANNING] [COA]

BP-15. NOISE REDUCTION:
Final construction drawings shall incorporate all noise mitigation measures as set forth under "Mitigation Measures" in the approved environmental document and all plans shall be wetstamped and signed by the acoustical consultant. [COA] [PLANNING]

Mitigation Measure

WHAT: Noise control barriers must be installed at locations specified in the Noise Assessment in compliance with barrier construction details.

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

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

HOW: As part of the building permit submittal, the property owner shall submit a letter from Edward L. Pack Associates, Inc. stating that the proposed noise barriers are in compliance with the noise recommendations of the report.

BP-16. EXTERIOR LIGHTING PLAN:
Prior to issuance of a Building Permit submit an exterior lighting plan for the Taylor Avenue frontage, 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).

d) All exterior security lights shall be equipped with vandal resistant covers.

e) Wall packs shall not extend above the roof of the building. [COA] [PLANNING]

BP-17. TIMING OF FINAL MAP:
Final map shall be recorded prior to any building permit issuance.

BP-18. SIDEWALKS:
Install new sidewalk, curb, gutter and driveway approaches along the entire project frontage.

BP-19. STREET LIGHT:
Upgrade existing streetlight on Fair Oaks to most current city standard, if necessary.

BP-20. SEWER CAPACITY:
This project site has been identified by the city's preliminary "wastewater collection master plan" to have potential sewer capacity issues on Fair Oaks Avenue, therefore, submit incremental and cumulative sewer impact analysis during plan check process. The applicant shall be responsible for the fair share of any sewer capacity upgrades.

BP-21. FIRE ACCESS DRIVES:
Prior to any combustible construction or materials on site, provide fire access drives and operational on-site fire protection systems if applicable.

BP-22. FIRE PROTECTION PLAN:
Provide a written construction fire protection plan prior to issuance of the building permit. (refer to www.unidocs.org , fire prevention documents).

BP-23. SANITARY SEWER LATERALS:
If there are sanitary sewer laterals on the site, abandonment procedures must be completed. New sanitary sewer laterals are required for each lot.

BP-24. DOMESTIC WATER METER:
A domestic master water meter must be provided.

BP-25. PAVING IN THE PUBLIC RIGHT-OF-WAY:
Decorative paving is not permitted in the public right-of-way.

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

TM-1. CONDITIONS, COVENANTS AND RESTRICTIONS (CC&RS) (DRAFT REVIEW):
Any proposed deeds, covenants, restrictions and by-laws relating to the subdivision are subject to review and approval by the Director of Community Development and the City Attorney. Four (4) sets of the CC&Rs including all information required below shall be submitted to the Engineering Division of the Public Works Department for routing. In addition to requirements as may be specified elsewhere, the CC&R's shall include the following provisions:

a) Membership in and support of an association controlling and maintaining all common facilities shall be mandatory for all property owners within the development.

b) The owners association shall obtain approval from the Director of Community Development prior to any modification of the CC&R's pertaining to or specifying the City.

c) The developer shall maintain all private utilities and landscaping for a period of three (3) years following installation of such improvements or until the improvements are transferred to a owners association, following sale of at least 75% of the units, whichever comes first.

d) The Standard Development Requirements and Conditions of Approval included as part of the approved Planning Application, Permit #2011-7829, and associated map shall be incorporated into the CC&Rs as an exhibit or attachment. The included map shall clearly indicate all public/private easements as disclosure for property owners. The CC&Rs shall include a list of all attachments and/or exhibits.

e) The CC&Rs shall contain language for Best Management Practices "Agreement to Maintain" pursuant to Sunnyvale Municipal Code 12.60.200.

f) The CC&Rs shall contain the following provisions:

   i) The owners association shall maintain parkstrip landscaping in perpetuity along the public street fronting the project site.

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

g. The CC&Rs shall contain the following language:

   i) "Right to Remedy Failure to Maintain Common Area. In the event that there is a failure to maintain the Common Area so that owners, lessees, and their guests suffer, or will suffer, substantial diminution in the enjoyment, use, or property value of their Project, thereby impairing the health, safety and welfare of the residents in the Project, the City, by and through its duly authorized officers and employees, will have the right to enter upon the subject Property, and to commence and complete such work as is necessary to maintain said Common Area. The City will enter and repair only if, after giving the Association and Owners written notice of the failure to maintain the Common Area, they do not commence correction of such conditions in no more than thirty (30) days from the giving of the notice and proceed diligently to completion. All expenses incurred by the City shall be paid within thirty (30) days of written demand. Upon a failure to pay within said thirty (30) days, the City will have the right to impose a lien for the proportionate share of such costs against each lot in the Project.

   iii) It is understood that by the provisions hereof, the City is not required to take any affirmative action, and any action undertaken by the City will be that which, in its sole discretion, it deems reasonable to protect the public health, safety and general welfare, and to enforce it and the regulations and ordinances and other laws.

   iv) It is understood that action or inaction by the City, under the provisions hereof, will not constitute a waiver or relinquishment of any of its rights to seek redress for the violation of any of the provisions of these restrictions or any of

the rules, regulations and ordinances of the City, or of other laws by way of a suit in law or equity in a court of competent jurisdiction or by other action.

v) It is further understood that the remedies available to the City by the provision of this section or by reason of any other provisions of law will be cumulative and not exclusive of the maintenance of any other remedy. In this connection, it is understood and agreed that the failure to maintain the Common Area will be deemed to be a public nuisance and the City will have the right to abate said condition, assess the costs thereof, and cause the collection of said assessments to be made on the tax roll in the manner provided by appropriate provisions of the Sunnyvale Municipal Code or any other applicable law.

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

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

TM-2. HOA CREATION:
The developer/Owner shall create a Homeowner's Association that comports with the state law requirements for Common Interest Developments. Covenants, conditions and restrictions (CC&Rs) relating to the development are subject to review for consistency with the Conditions of Approval by the City Attorney and Director of Community Development prior to approval of the Final Map. The Conditions of Approval shall be attached as an exhibit to the CC&Rs created for this subdivision. [COA] [PLANNING]

TM-3. HOA TRANSFER:
At the time the homeowners association is transferred from the developer to the individual property owners (typically at election of board members or officers), the developer shall schedule a meeting between the board members or officers, the City of Sunnyvale and the developer to review the Conditions of Approval of the development and other applicable City requirements. [COA] [PLANNING]

TM-4. COMMON LOT:
The common lot shall be assigned a private street name in accordance with the official Street Name System, as selected by the Community Development Department. [COA] [PLANNING]

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

PF-1. LANDSCAPING AND IRRIGATION:
All landscaping and irrigation as contained in the approved building permit plan shall be installed prior to occupancy. [COA] [PLANNING]

PF-2. 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-3. IRRIGATION METERS:
For commercial and industrial projects, to ensure appropriate sewer billing (water used for irrigation may not be billed for sewer), the developer may provide separate (irrigation and other) intake meters. Such meters could be installed prior to occupancy of the building. [COA] [PLANNING]

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

DC-1. BLUEPRINT FOR A CLEAN BAY:
The project shall be in compliance with stormwater best management practices for general construction activity until the project is completed and either final occupancy has been granted. [SDR] [PLANNING]

DC-2. TREE PROTECTION:
All tree protection shall be maintained, as indicated in the tree protection plan, until construction has been completed and the installation of landscaping has begun. [COA] [PLANNING]

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

AT-1. LANDSCAPE MAINTENANCE:
All landscaping shall be installed in accordance with the approved landscape plan and shall thereafter be maintained in a neat, clean, and healthful condition. Trees shall be allowed to grow to the full genetic height and habit (trees shall not be topped). Trees shall be maintained using standard arboriculture practices. [COA] [PLANNING]

AT-2. PARKING LOT MAINTENANCE:
The parking lot shall be maintained as follows:

a) Garage and carport spaces shall be maintained at all times so as to allow for parking of vehicles.
b) Clearly mark all assigned, 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/or patrons. [COA] [PLANNING]

AT-3. 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-4. 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-5. HOA RESPONSIBILITIES:
The chairperson, secretary or principal officer of any committee or association shall notify the Planning Division and the Neighborhood and Community Resources Division of any change in officers and provide the names, addresses and telephone numbers of the new officers within thirty (30) days after the change becomes effective. [COA] [PLANNING DIVISION/NEIGHBORHOOD AND COMMUNITY RESOURCES DIVISION]

AT-6. BMP MAINTENANCE:
The project applicant, owner, landlord, or HOA, must properly maintain any structural or treatment control best management practices to be implemented in the project, as described in the approved Stormwater Management Plan and indicated on the approved building permit plans. [SDR] [PLANNING]

AT-7. BMP RIGHT OF ENTRY:
The project applicant, owner, landlord, or HOA, shall provide access to the extent allowable by law for representatives of city, the local vector control district, and the Regional Water Quality Control Board, strictly for the purposes of verification of proper operation and maintenance for the storm water treatment best management practices contained in the approved Storm Water Management Plan.[SDR] [PLANNING]

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

Document No.: 509
Number of Pages: 23
Filed and Posted On: 3/07/2012
Through: 3/28/2012
CRO Order Number:
Fee Total: 0.00

REGINA ALCOMENDRAS, County Clerk – Recorder
by Mary Rattanapanya, Clerk – Recorder Office Spe, MR

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

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

CEQA DOCUMENT DECLARATION

ENVIRONMENTAL FILING FEE RECEIPT

PLEASE COMPLETE THE FOLLOWING:

1. LEAD AGENCY: City of Sunnyvale
2. PROJECT TITLE: Application for a Special Development Permit filed by the City of Sunnyvale
3. APPLICANT NAME: City of Sunnyvale PHONE: 408-730-7257
4. APPLICANT ADDRESS: 456 W. Olive Avenue, Sunnyvale, CA 94086
5. PROJECT APPLICANT IS A: ☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity
6. NOTICE TO BE POSTED FOR 21 DAYS.
7. CLASSIFICATION OF ENVIRONMENTAL DOCUMENT

a. PROJECTS THAT ARE SUBJECT TO DFG FEES

☐ 1. ENVIRONMENTAL IMPACT REPORT (PUBLIC RESOURCES CODE §21152)	$ 2,919.00	$ 0.00
☐ 2. NEGATIVE DECLARATION (PUBLIC RESOURCES CODE §21080(C)	$ 2,101.50	$ 0.00
☐ 3. APPLICATION FEE WATER DIVERSION (STATE WATER RESOURCES CONTROL BOARD ONLY)	$ 850.00	$ 0.00
☐ 4. PROJECTS SUBJECT TO CERTIFIED REGULATORY PROGRAMS	$ 992.50	$ 0.00
☐ 5. COUNTY ADMINISTRATIVE FEE (REQUIRED FOR a-1 THROUGH a-4 ABOVE) Fish & Game Code §711.4(e)	$ 50.00	$ 0.00

b. PROJECTS THAT ARE EXEMPT FROM DFG FEES

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

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

☐ NOTICE OF PREPARATION ☒ NOTICE OF INTENT	NO FEE	$ NO FEE

8. OTHER: _____ FEE (IF APPLICABLE): $ _____
9. TOTAL RECEIVED..... $ 0.00

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

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

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

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

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

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

File Number: 2011-7829
No. 12-02

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** filed by the **City of Sunnyvale**.

PROJECT DESCRIPTION AND LOCATION (APN):

The proposed project is a Rezoning from R-3 to R-3/PD, a Special Development Permit to allow 8 townhomes and a Vesting Tentative Map to allow 8 townhomes and one common lot.

WHERE TO VIEW THIS DOCUMENT:

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

This **Mitigated Negative Declaration** may be protested in writing by any person prior to 5:00 p.m. on **Monday, April 9, 2012**. Protest shall be filed in the Department of Community Development, 456 W. Olive Avenue, Sunnyvale and shall include a written statement specifying anticipated environmental effects which may be significant. A protest of a **Mitigated Negative Declaration** will be considered by the adopting authority, whose action on the protest may be appealed.

HEARING INFORMATION:

A public hearing on the project is scheduled for:

Monday, April 9, 2012 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 March 7, 2012

Signed: _____
Andrew Miner, Principal Planner

Project Title	8 Townhomes on North Fair Oaks
Lead Agency Name and Address	City of Sunnyvale P.O. Box 3707, Sunnyvale, CA 94088-3707
Contact Person	Diana O'Dell
Phone Number	408-730-7257
Project Location	411 - 425 N. Fair Oaks Avenue and 599 E. Taylor Avenue
Applicant's Name	City of Sunnyvale
Project Address	456 W. Olive Avenue Sunnyvale, CA 94088
Zoning	R-3
General Plan	Medium Density Residential (14-27 du/acre)
Other Public Agencies whose approval is required	None

Description of the Project: The proposed project is a Rezoning from R-3 to R-3/PD, a Special Development Permit to allow 8 townhomes and a Vesting Tentative Map to allow 8 townhomes and one common lot.

DETAILED PROJECT DESCRIPTION:

Surrounding Uses and Setting: The subject property is located along the west side of Fair Oaks Avenue north of Taylor Avenue, in an area that has a mix of industrial and residential uses. The site is bordered along the north, west and east by multi-family residential developments, with a retail center to the south across Taylor Avenue.

On-site Development: Currently, the 17,642 square foot site is made up of two properties: one single family house and one duplex. The project includes full demolition of the entire site and construction of 8 three-story townhomes. The new units will be grouped into two buildings, with four units in each building. Each 4-bedroom unit will also have individual two-car garages and storage areas. In addition, private open space will be provided in the form of enclosed patio areas for some of the units. Living units are 2,294 sq. ft. including the garage. The common lot will include landscaped areas and uncovered parking spaces. Driveway access to the site will be provided from Taylor Avenue.

Construction Activities and Schedule: Construction activities include full demolition of all existing buildings on the subject properties, and construction of all new residential buildings and associated site improvements. The project will be subject to the Sunnyvale Municipal Code requirements for noise and hours of construction contained in Chapters 19.42.0.0 and 16.08.030.

Off-site Improvements: New sidewalks will be installed in the public right of way. Standard water, sewer, right-of-way and utility upgrades will be provided as required by the Municipal Code.

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.

☐ Aesthetics	☐ Hazards & Hazardous Materials	☐ Public Services
☐ Agricultural Resources	☐ Hydrology/Water Quality	☐ Recreation
☒ Air Quality	☐ Land Use/Planning	☐ Transportation/Traffic
☐ Biological Resources	☐ Mineral Resources	☐ Utilities/Service Systems
☐ Cultural Resources	☒ Noise	☐ Mandatory Findings of Significance
☐ Geology/Soils	☐ 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 Prepared By: **Error! Reference source not found.** Diana O'Dell Date: March 2, 2012

Title: Senior Planner City of Sunnyvale

Signature: Diana O'Dell

Planning	**Potentially Significant Impact**	**Less than Sig. With Mitigation**	**Less Than Significant**	**No Impact**	**Source Other Than Project Description and Plans**
Planning					
1. Aesthetics -Substantially damage scenic resources, including, but not limited to trees, historic buildings?	☐	☐	☐	☒	Sunnyvale General Plan Map, Community Character and Land Use and Transportation Chapters of the Sunnyvale General Plan generalplan.InSunnyvale.com
2. Aesthetics -Substantially degrade the existing visual character or quality of the site and its surroundings including significant adverse visual changes to neighborhood character	☐	☐	☐	☒	Sunnyvale General Plan Map, Community Character and Land Use Chapters of the Sunnyvale General Plan
3. Aesthetics -Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒	General Plan Map, Community Character and Land Use and Transportation Chapters of the Sunnyvale General Plan
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?	☐	☐	☒	☐	Land Use and Transportation Chapter of the Sunnyvale General Plan, General Plan Map www.sunnyvaleplanning.com
5. Population and Housing -Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒	Housing Sub-Element, Land Use and Transportation Chapter of the Sunnyvale General Plan and General Plan Map www.sunnyvaleplanning.com
6. Population and Housing -Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒	Housing Sub-Element www.sunnyvaleplanning.com
7. Land Use Planning - Physically divide an established community?	☐	☐	☐	☒	Sunnyvale General Plan Map www.sunnyvaleplanning.com
8. Land Use Planning conflict - With the Sunnyvale General Plan, Zoning Ordinance, San Francisco Bay Conservation and Development Commission (BCDC) area or related specific plan adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒	Land Use and Transportation Chapter of the Sunnyvale General Plan, Title 19 (Zoning) of the Sunnyvale Municipal Code http://qcode.us/codes/sunnyvale/view.php?topic=19&frames=off
9. Transportation and Traffic - Result in inadequate parking capacity?	☐	☐	☐	☒	Parking Requirements (Section 19.46) in the Sunnyvale Municipal Code

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
					http://qcode.us/codes/sunnyvale/view.php?topic=19-4-19_46&frames=off
10. 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?	☐	☐	☐	☒	Moffett Field Air Installations Compatible Use Zones (AICUZ), Sunnyvale Zoning Map, Sunnyvale General Plan Map www.sunnyvaleplanning.com
11. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒	There are no private airstrips in or in the vicinity of Sunnyvale
12. For a project within the vicinity of Moffett Federal Airfield, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒	Air Installations Compatible Use Zones (AICUZ) Study Map
13. Agricultural Resources - Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒	Sunnyvale Zoning Map www.sunnyvaleplanning.com
14. Noise - Exposure of persons to or generation of noise levels in excess of standards established in the Noise Sub-Element, Noise limits in the Sunnyvale Municipal Code, or applicable standards of the California Building Code?	☐	☒	☐	☐	Safety and Noise Chapter of the Sunnyvale General Plan, SMC www.sunnyvaleplanning.com 19.42 Noise Ordinance http://qcode.us/codes/sunnyvale/view.php?topic=19&frames=off
15. Noise -Exposure of persons to or generation of excessive ground borne vibration?	☐	☐	☒	☐	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com Project Description
16. Noise - A substantial permanent or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
17. Biological Resources - Have a substantially adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S Wildlife Service?	☐	☐	☐	☒	Santa Clara Valley Habitat Conservation Plan (under development, expected adoption date mid-2012), www.scv-habitatplan.org Project Description
18. Biological Resources -Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not	☐	☐	☐	☒	Santa Clara Valley Habitat Conservation Plan (under development, expected adoption date mid-2012), www.scv-

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?					habitatplan.org Project Description
19. Biological Resources -Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒	Santa Clara Valley Habitat Conservation Plan (under development, expected adoption date mid-2012), www.scv-habitatplan.org Project Description
20. Biological Resources -Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒	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?	☐	☐	☐	☒	Santa Clara Valley Habitat Conservation Plan (under development, expected adoption date mid-2012), www.scv-habitatplan.org
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?	☐	☐	☐	☒	Community Character Chapter of the Sunnyvale General Plan, Sunnyvale Inventory or Heritage Resources The United States Secretary of the Interior's "Guidelines for Rehabilitation" Criteria of the National Register of Historic Places
23. Historic and Cultural Resources - Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐	Project description. Project archeological study and cultural resource survey.
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?	☐	☐	☐	☒	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. See discussion for information about school impacts.
25. Air Quality - Conflict with or obstruct implementation of the BAAQMD air quality plan? How close is the use to a	☐	☐	☐	☒	BAAQMD CEQA Guidelines Sunnyvale General Plan Map Sunnyvale Air Quality Sub-Element

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
major road, hwy. or freeway?					www.sunnyvaleplanning.com
26. Air Quality - Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐	BAAQMD CEQA Guidelines AB 32
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?	☐	☐	☐	☒	BAAQMD CEQA Guidelines AB 32
28. Air Quality -Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	☐	☐	☐	☒	BAAQMD CEQA Guidelines Sunnyvale Air Quality Sub-Element
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)?	☐	☐	☐	☒	BAAQMD CEQA Guidelines Sunnyvale Air Quality Sub-Element www.sunnyvaleplanning.com
30. Air Quality -Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐	BAAQMD CEQA Guidelines Sunnyvale Air Quality Sub-Element www.sunnyvaleplanning.com
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?	☐	☐	☐	☒	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
32. Seismic Safety - Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
33. Seismic Safety-Strong seismic ground shaking?	☐	☐	☐	☒	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
34. Seismic Safety-Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans

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

4. Population and Housing (Less than Significant): The 8 proposed residential units will provide additional opportunities for homeownership in the City of Sunnyvale The project is consistent with the General Plan designation of the sites. The project's impact will be a slight incremental beneficial impact to the City's Jobs/Housing balance. As a result, this positive aspect of the project is a less than significant impact.

14. Noise (Less than Significant with Mitigation): An Noise Assessment study was completed by Edward L. Pack Associates, Inc. in October 2011. The study measured noise levels along the perimeter property lines of the two properties and provided estimated DNL or LD_N (Day-Night Level). The study found that the existing exterior noise exposure in the most impacted private yards is 71 dB DNL and 69 dB DNL at the building setback. Under future traffic conditions, the noise exposure is expected to increase to 72 dB DNL in the open spaces and 70 dB DNL at the building setback. Thus, the noise exposures will be 10-12 dB in excess of the City of Sunnyvale Noise Sub-element standards. The interior noise exposures are not expected to exceed 45 dB under future traffic conditions, and thus no mitigation is required for interior noise exposure.

The installation of a noise barrier is expected to reduce exterior noise exposures to 62 and 63 dB DNL at the common area closest to North Fair Oaks under existing and future traffic conditions, respectively. The General Plan encourages exterior noise in residential areas to achieve a 60 dB DNL, however, noise in excess of this amount is considered "conditionally acceptable" up to 75 dB DNL. To mitigate the exterior noise, the following mitigation measure is required:

> WHAT: Noise control barriers must be installed at locations specified in the Noise Assessment in compliance with barrier construction details.
>
> WHEN: This mitigation shall be converted into conditions of approval for this Special Development Permit (SDP) prior to its final approval by the City's Planning Commission. The conditions will become valid when the SDP is approved and prior to building permit issuance. These barriers must be shown on the plans for the building permit.
>
> WHO: The property owner will be solely responsible for implementation and maintenance of these mitigation measures.
>
> HOW: As part of the building permit submittal, the property owner shall submit a letter from Edward L. Pack Associates, Inc. stating that the proposed noise barriers are in compliance with the noise recommendations of the report.

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

23. Historic and Cultural Resources (Less than Significant): A Phase 1 Environmental Site Assessment report was completed by PIERS Environmental Services, Inc. in October 2011 which found no evidence of historic and cultural resources on site. The existing buildings on site do not have any Federal, State, local historical or architectural significance. Staff has no evidence of archaeological resources being located on site or being found in the immediate vicinity. However, the scope of the project does include grading and excavation of the site associated with the construction of the project. There may be the potential that the project may uncover resources. As a standard Condition of Approval, staff has included specific project requirements related to the potential discovery of resources and procedural requirements.

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans

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

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

This could be accomplished through the following mitigation measures:

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

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

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

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

Responsible Division: Planning Completed by: Diana O'Dell Date: March 2, 2012

Transportation	**Potentially Significant Impact**	**Less than Sig. With Mitigation**	**Less Than Significant**	**No Impact**	**Source Other Than Project Description and Plans**
Transportation					
35. Exceeds the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all modes of transportation including non-motorized travel and all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian walkways, bicycle paths, and mass transit?	☐	☐	☐	☒	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?	☐	☐	☐	☒	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?					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)?	☐	☐	☐	☒	City and CA Standard Plans & Standard Specifications.
39. Conflict with adopted policies, plans, or programs regarding public transit or non-motorized transportation?	☐	☐	☐	☒	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 non-motorized trail transportation facilities, in terms of structural, operational, or perception-based measures of effectiveness (e.g. quality of service for non-motorized and transit modes)?	☐	☐	☐	☒	VTA Community Design and Transportation Manual, and Sunnyvale Neighborhood Traffic Calming Program.
41. Reduce, sever, or eliminate pedestrian or bicycle circulation or access, or preclude future planned and approved bicycle or	☐	☐	☐	☒	Sunnyvale Bicycle Plan, Pedestrian and Bicycle Opportunities Studies and associated capital projects.

Transportation	**Potentially Significant Impact**	**Less than Sig. With Mitigation**	**Less Than Significant**	**No Impact**	**Source Other Than Project Description and Plans**
pedestrian circulation?					
42. Cause a degradation of the performance or availability of all transit including buses, light or heavy rail for people or goods movement?	☐	☐	☒	☐	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: None required.

42. Transportation and Traffic (Less than Significant): The Traffic Division of Public Works Department has determined the project does not warrant the preparation of a Traffic Study based on the anticipated number of peak trips relative to existing peak trip amounts. In addition, there are no roadway or signal upgrades needed to accommodate the multi-modal project trips and the proposed project is expected to result in no impact on peak traffic conditions for the area streets. Pedestrian movements to/from the site can be accommodated by the existing sidewalks. Through implementation of the City's Transportation Impact Fee requirement this impact is less than significant.

Responsible Division: Transportation and Traffic Division Completed by: Diana O'Dell Date: March 2, 2012

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

Further Discussion: The California Building Code contains a series of building code requirements to address safety issues regarding seismic shaking, flooding, and soil types. In addition, Title 16.62 of the Sunnyvale Municipal Code requires a series of measures for provisions to reduce flood-related hazards to buildings. These standards are suggested by the Federal Emergency Management Agency and required by code by the City of Sunnyvale. These standards must be met for a building permit to be issued.

Responsible Division: Building Division Completed by: Diana O'Dell Date: March 2, 2012

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
Engineering					
49. Utilities and Service Systems: Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒	Environmental Management Chapter of the Sunnyvale General Plan
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?	☐	☐	☐	☒	Project Description Environmental Management Chapter of the Sunnyvale General Plan
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?	☐	☐	☐	☒	Project Description Environmental Management Chapter of the Sunnyvale General Plan
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?	☐	☐	☐	☒	Project Description Environmental Management Chapter of the Sunnyvale General Plan
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?	☐	☐	☐	☒	Project Description Environmental Management Chapter of the Sunnyvale General Plan
54. Utilities and Service Systems: Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒	Environmental Management Chapter of the Sunnyvale General Plan
55. Hydrology and Water Quality - Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒	Regional Water Quality Control Board (RWQCB) Region 2 Municipal Regional Permit
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	☐	☐	☐	☒	Santa Clara Valley Water District Groundwater Protection Ordinance www.valleywater.org

Engineering	**Potentially Significant Impact**	**Less than Sig. With Mitigation**	**Less Than Significant**	**No Impact**	**Source Other Than Project Description and Plans**
land uses or planned uses for which permits have been granted)?					
57. Hydrology and Water Quality - Otherwise substantially degrade water quality?	☐	☐	☐	☒	Project description Environmental Management Chapter of the Sunnyvale General Plan
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?	☐	☐	☐	☒	RWQCB, Region 2 Municipal Regional Permit, Stormwater Quality BMP Guidance Manual for New and Redevelopment Projects www.sunnyvaleplanning.com
59. Hydrology and Water Quality - Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river?	☐	☐	☐	☒	Santa Clara Valley Water District (SCVWD) Guidelines and Standards for Land Use Near Streams www.valleywater.org City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects
60. Utilities and Service Systems: Comply with federal, state, and local statues and regulations related to solid waste?	☐	☐	☐	☒	Environmental Management Chapter of the Sunnyvale General Plan
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?	☐	☐	☐	☒	

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

Responsible Division: Public Works Engineering Division Completed by: Diana O'Dell Date: March 2, 2012

Public Safety – Hazardous Materials	**Potentially Significant Impact**	**Less than Sig. With Mitigation**	**Less Than Significant**	**No Impact**	**Source Other Than Project Description and Plans**
Public Safety					
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?	☐	☐	☐	☒	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
63. Public Services Police and Fire protection - Would the project result in inadequate emergency access?	☐	☐	☐	☒	California Building Code SMC Section 16.52 Fire Code

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

Responsible Division: Department of Public Safety Completed by: Diana O'Dell Date: March 2, 2012

Public Safety – Hazardous Materials	**Potentially Significant Impact**	**Less than Sig. With Mitigation**	**Less Than Significant**	**No Impact**	**Source Other Than Project Description and Plans**
Public Safety – Hazardous Materials					
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?	☐	☐	☐	☒	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?	☐	☐	☐	☒	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?	☐	☐	☐	☒	Sunnyvale Zoning Map 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?	☐	☐	☐	☒	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?	☐	☐	☐	☒	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com

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

Responsible Division: Department of Community Services Completed by: Diana O'Dell Date: March 2, 2012

Community Services	**Potentially Significant Impact**	**Less than Sig. With Mitigation**	**Less Than Significant**	**No Impact**	**Source Other Than Project Description and Plans**
Community Services					
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?	☐	☐	☐	☒	Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
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?	☐	☐	☒	☐	Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
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?	☐	☐	☒	☐	Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com

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. Through implementation of the City's Park Dedication requirement, which includes payment of the estimated park in-lieu fee, this impact is less than significant.

Responsible Division: Department of Community Services Completed by: Diana O'Dell Date: March 2, 2012

ENVIRONMENTAL SOURCES

City of Sunnyvale General Plan:
Sunnyvale General Plan Consolidated in (2011)
generalplan.InSunnyvale.com

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

City of Sunnyvale Municipal Code:

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

Specific Plans:

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

Environmental Impact Reports:

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

Maps:

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

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

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

ENVIRONMENTAL SOURCES

Lists / Inventories:

- Sunnyvale Cultural Resources Inventory List
- Heritage Landmark Designation List
- Santa Clara County Heritage Resource Inventory
- Hazardous Waste & Substances Sites List (State of California)
- List of Known Contaminants in Sunnyvale
- USFWS / CA Dept. F&G Endangered and Threatened Animals of California http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/TEAnimals.pdf
- The Leaking Underground Petroleum Storage Tank List www.geotracker.waterboards.ca.gov
- The Federal EPA Superfund List www.epa.gov/region9/cleanup/california.html
- The Hazardous Waste and Substance Site List www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm

Guidelines and Best Management Practices

- Storm Water Quality Best Management Practices Guidelines Manual 2007
- Sunnyvale Citywide Design Guidelines
- Sunnyvale Industrial Guidelines
- Sunnyvale Single-Family Design Techniques
- Sunnyvale Eichler Guidelines
- Blueprint for a Clean Bay
- Santa Clara Valley Water District (SCVWD) Guidelines and Standards for Land Use Near Streams
- The United States Secretary of the Interior 's Guidelines for Rehabilitation
- Criteria of the National Register of Historic Places
- Santa Clara Valley Habitat Conservation Plan (under development, expected adoption date mid-2012)

Transportation:

- California Department of Transportation Highway Design Manual
- California Department of Transportation Traffic Manual
- California Department of Transportation Standard Plans & Standard Specifications
- Highway Capacity Manual
- Institute of Transportation Engineers - Trip Generation Manual & Trip Generation Handbook
- Institute of Transportation Engineers - Traffic Engineering Handbook
- Institute of Transportation Engineers - Manual of Traffic Engineering Studies
- Institute of Transportation Engineers - Transportation Planning Handbook
- Institute of Transportation Engineers - Manual of Traffic Signal Design
- Institute of Transportation Engineers - Transportation and Land Development
- U.S. Dept. of Transportation Federal Highway Administration Manual on Uniform Traffic Control Devices for Street and Highways & CA Supplements
- California Vehicle Code
- Santa Clara County Congestion Management Program and Technical Guidelines
- Santa Clara County Transportation Agency Short Range Transit Plan
- Santa Clara County Transportation Plan
- Traffic Volume Studies, City of Sunnyvale Public works Department of Traffic Engineering Division
- Statewide Integrated Traffic Records System
- Sunnyvale Zoning Ordinance – including Titles 10 & 13
- City of Sunnyvale General Plan – land Use and Transportation Element
- City of Sunnyvale Bicycle Plan
- City of Sunnyvale Neighborhood Traffic Calming Program
- Valley Transportation Authority Bicycle Technical Guidelines
- Valley Transportation Authority Community Design & Transportation – Manual of Best Practices for Integrating Transportation and Land Use

ENVIRONMENTAL SOURCES

- Santa Clara County Sub-Regional Deficiency Plan
- City of Sunnyvale Deficiency Plan
- AASHTO: A Policy on Geometric Design of Highways and Streets

Public Works:

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

Miscellaneous Agency Plans:

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

Building Safety:

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

Additional Project References:

- Project Description
- Sunnyvale Project Environmental Information Form
- Project Development Plans dated **/**/**
- Project Traffic Impact Analysis
- Project Noise Study
- Project Air Quality Analysis
- Field Inspection
- Project Site Plan dated **/**/**
- Project construction schedule
- Project Draft Storm Water Management Plan
- Project Tree Inventory
- Project Tree Preservation Plan
- Project Green Building Checklist
- Project LEED Checklist

Other

ATTACHMENT D
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CONSULTANTS

ARBORIST
NATURE FIRST
MIMI SCOPPETTONE
5738 SOQUEL DRIVE
SOQUEL, CA 95073
831-462-8233
naturefirst@sbcglobal.net

CIVIL ENGINEER

SMP ENGINEERS
15343 CAROB LANE
LOS ALTOS, CA 94024
650-941-8065
smpengineers@yahoo.com

SOUND ENGINEER

EDWARD L. PACK ASSOC.
1875 HAMILTON AVE. SUITE 26
SAN JOSE, CA 95125
408-371-1195
www.packassociates.com

STRUCTURAL ENGINEER

MS ENGINEERING
P.O. BOX 2585
SARATOGA, CA 95070
408-377-6504
msengineering2002@yahoo.com

SOILS ENGINEER
WAYNE TING
510-468-1988

GREEN BUILDING CONSULTANT
TOM WAGNER
650-269-2419

TITLE 24
FRI ENERGY CONSULTANTS, LLC
21 N. HARRISON AVE. SUITE 210
CAMPBELL, CA 95008
408-866-1620
title24@x.netcom.com

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8.0 BUILDING ELEVATIONS

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TS 15 YEAR TREE SHADING PLAN
TP TREE PROTECTION PLAN
F FENCE PLAN AND FENCE DETAILS
TRASH TRASH PICK-UP PLAN
BLUEPRINT FOR A CLEAN DAY

SITE LOCATION MAP

NORTH

SITE DATA AND ZONING

PROJECT ADDRESS:
411-425 FAIR OAKS AVE
SUNNYVALE, CA

A.P.N. 204-38-046
204-38-047
LOT SIZE : 17,642 SQ FT TOTAL
ZONING R3 MED DENSITY
GENERAL PLAN DESIGNATION: RESIDENTIAL MEDIUM DENSITY

DEFICIENCES:

FRONT SETBACKS: 15/20
A/C UNITS IN FRONT YARD
USABLE OPEN SPACE 385/400 SF

SQUARE FOOTAGES

LOTS 1.2.3.4.5.6.7.8

COVERAGE 6,000 SQ FT = 33.8 %
OVERALL FAR 18,358 SQ FT = 1.03
UPPER TO LOWER FLOOR RATIO 2.06
COVERED PARKING 2 PER UNIT= 16 COVERED PARKING
GUEST PARKING 6
TOTAL PARKING PROVIDED 22
TOTAL PARKING REQUIRED 22 (ONE HANDICAP ACCESSIBLE)
MAX HEIGHT 35

ALL 8 UNITS ARE THE SAME SIZE IN SQ FT

FIRST FLOOR	750	INCLUDES GARAGE
SECOND FLOOR	772.4	
THIRD FLOOR	772.4	
TOTAL 2294.8 SF		LIVING AREA 1706.4 SF

2294.8 X 8=18,358.4 SF/17,642 SF (LOT AREA) = 1.03 FAR

OVERALL FAR= 1.03

TOTAL PAVED AREAS	5,552.1	SQ FT	= 31.5 %
TOTAL BUILDING COVERAGE	6,000	SQ FT	= 33.8 %
TOTAL LANDSCAPED AREA	6,047.9	SQ FT	= 34.7 %

TOTAL PUBLIC USABLE OPEN SPACE 3,082 SF = 385 SF /UNIT

MIN REQUIRED USABLE PUBLIC OPEN SPACE = 400 SF / UNIT

CONSTRUCTION DATA

BUILDING TYPE: VB
NUMBER OF STORIES: 3
OCCUPANCY GROUP: R3.U
CODES:
2010 CRC
2010 FIRE CODE
2010 CMC,CPC,CEC
2010 CEC (TITLE 24 ENERGY CODE)
TITLE 24 HANDICAP ACCESSIBILITY CODE
FIRE SPRINKLERS REQUIRED

SCOPE OF SITE WORK

UNDERGROUND ALL UTILITIES
ALL ELECTRICAL SERVICES TO BE UNDERGROUND

ALL UNITS TO BE FULLY FIRE SPRINKLER PROTECTED

SCOPE OF WORK

DEMO EXISTING STRUCTURES AND BUILD 8
NEW SINGLE FAMILY ATTACHED RESIDENCES
(TOWNHOMES) WITH PRIVATE ROAD

ATTACHMENT D
Page 1 of 24

COVER SHEET

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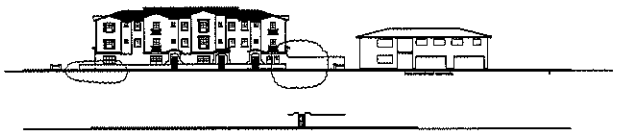
DRAFTING AND PLANNING, INC.
2150 MANSIGH WAY, SAN JOSE, CA 95148
(408) 532-1755 HARDINC1@AOL.COM
HARD DRAFTING PLANNING - .COM

SANJEEV ACHARYA
305 ELAN VILLAGE LANE
SAN JOSE, CA

3-31-12
RH
ACHARYA FAIR OAKS

1.0
SHT 1 OF 10



STREET

STREETSCAPE

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DRAFTING AND PLANNING, INC.
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(408) 532-1755 HARDING1@AOL.COM
HARO DRAFTING PLANNING . COM

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3-31-12

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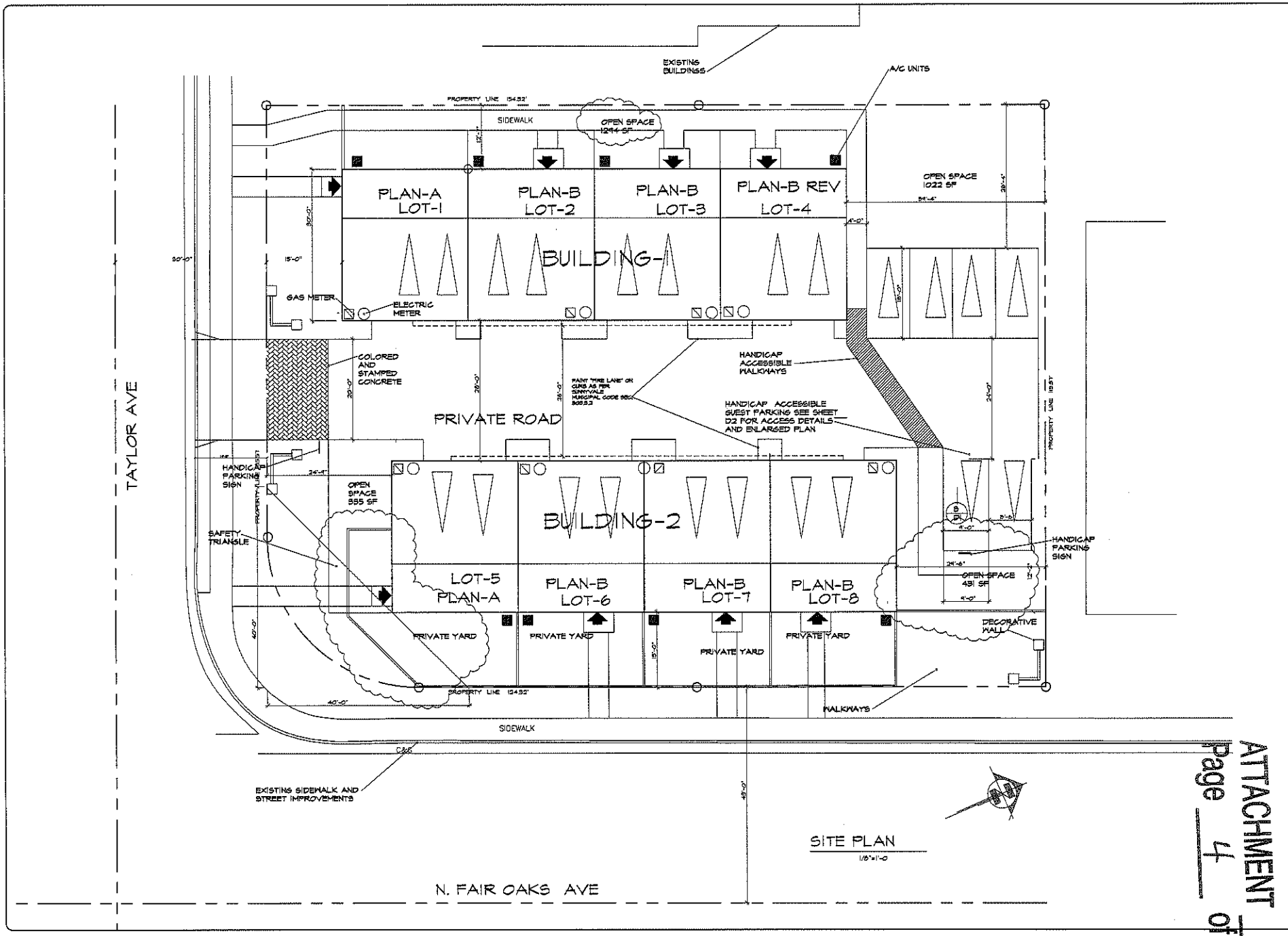

SITE PLAN

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DRAFTING AND PLANNING, INC.
3150 MANGIN WAY, SAN JOSE, CA 95148
(408) 538-1755 HARDINC1@AOL.COM
HARO DRAFTING PLANNING . COM

SANJEEV ACHARYA
305 ELAN VILLAGE LANE
SAN JOSE, CA

DATE 3-31-12
DRN RH
JOB ACHARYA FAIR OAKS
1.1
SHT 1 OF 10

ATTACHMENT D
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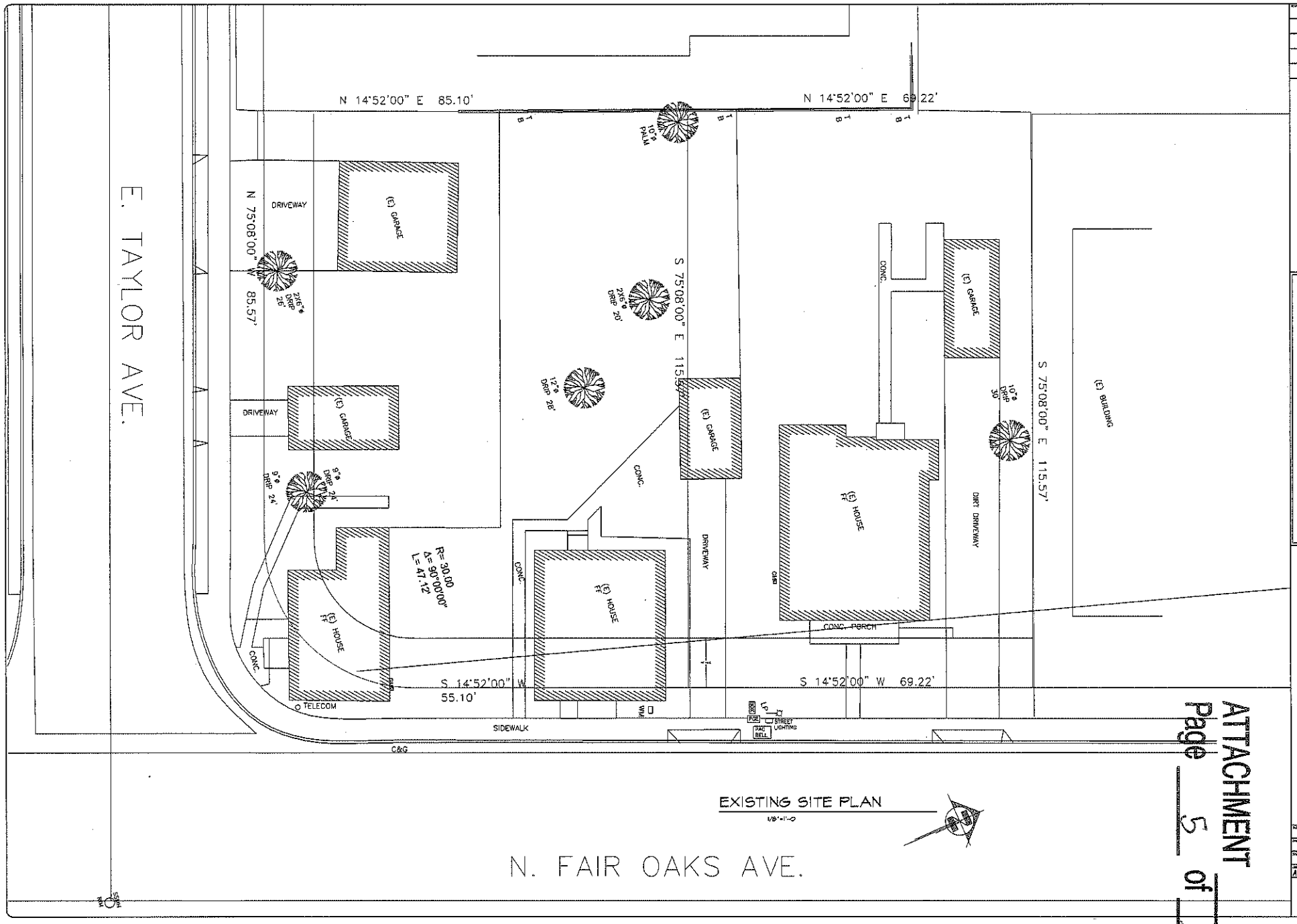

ATTACHMENT D
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EXISTING SITE PLAN

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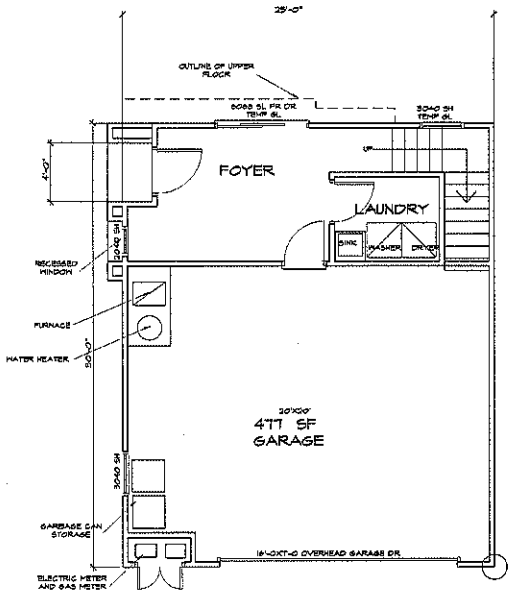
SAN JOSE, CA

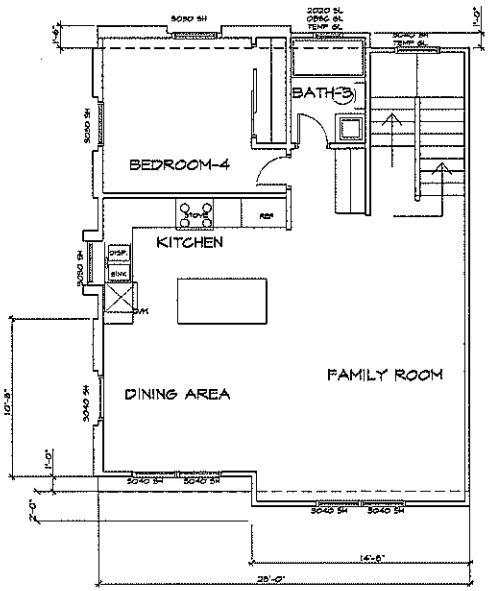
J-31-12
RH
ACHARYA FAIR OAKS

T1



PROPOSED FIRST FLOOR PLAN

SCALE: ¼" = 1'-0"



SECOND FLOOR PLAN

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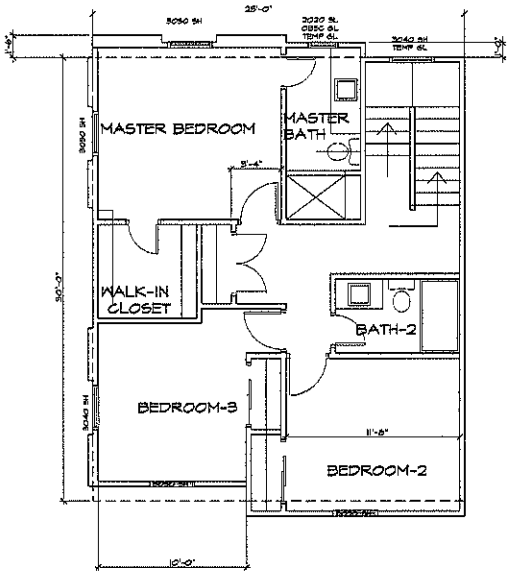

THIRD FLOOR PLAN

SCALE: ¼" = 1'-0"

PLAN-A END UNIT ONLY

ATTACHMENT D
Page 6 of 24

FLOOR PLAN -A

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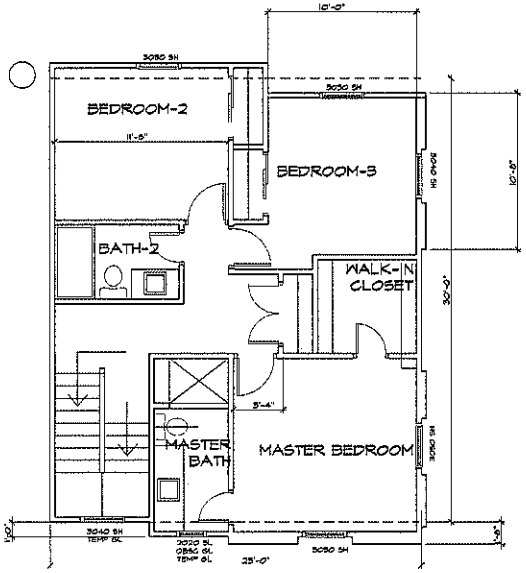
RH
ACHARYA FAIR OAKS

3



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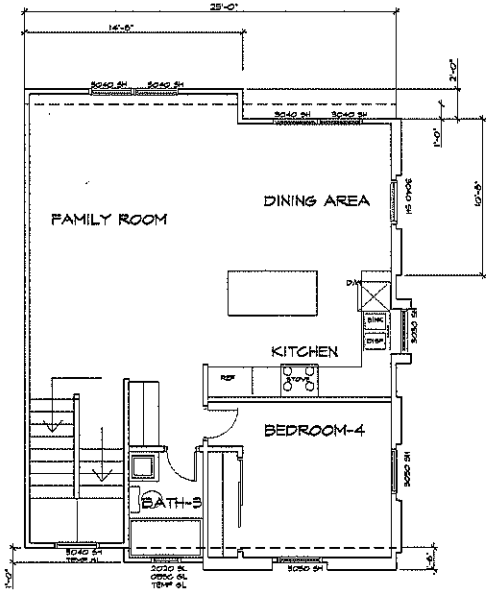

SECOND FLOOR PLAN

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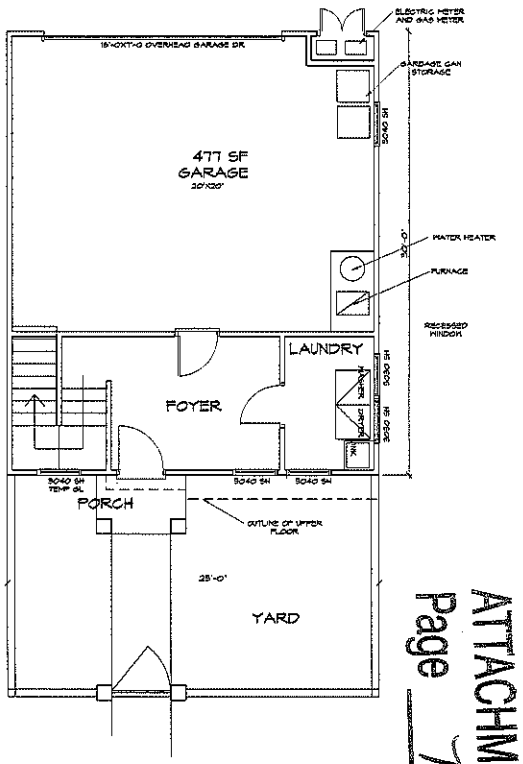

PROPOSED FIRST FLOOR PLAN

SCALE: ¼" = 1'-0"

PLAN-B END UNIT

ATTACHMENT D
Page 7 of 24

FLOOR PLAN

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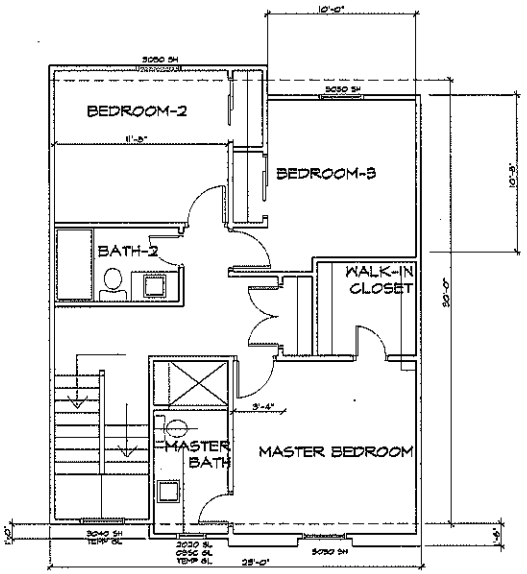
305 ELAN VILLAGE LANE
SAN JOSE, CA

3-31-12
RH
ACHARYA FAIR OAKS
4.0



THIRD FLOOR PLAN
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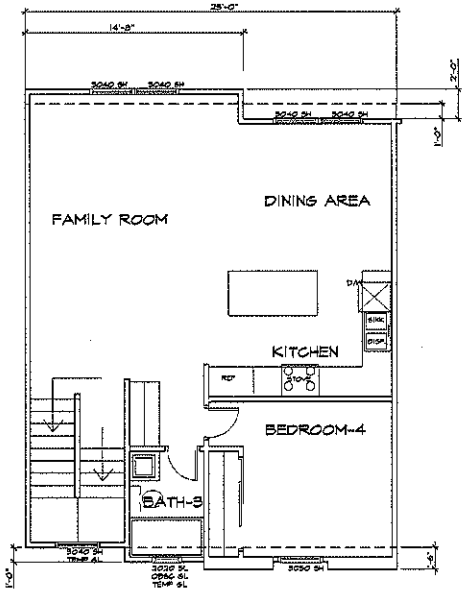

SECOND FLOOR PLAN
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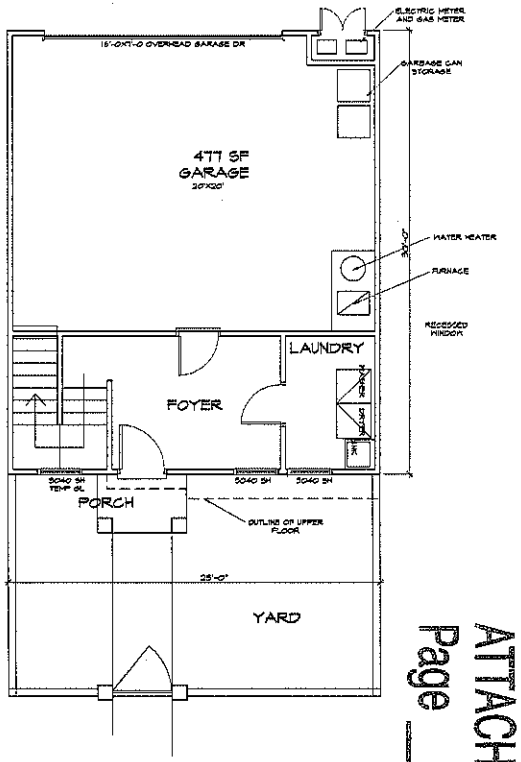

PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

PLAN-B INTERIOR UNITS

ATTACHMENT D
Page 8 of 24

PLAN-B INTERIOR FLOOR PLAN

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DRAFTING AND PLANNING, INC.
2150 NANSEN WAY, SAN JOSE, CA 95148
(408) 532-1755 HARDINC1@AOL.COM
HARO DRAFTING PLANNING . COM

SANJEEV ACHARYA
805 ELAN VILLAGE LANE
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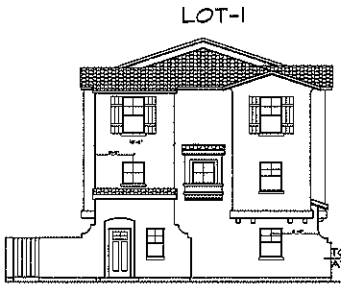
RH
ACHARYA FAIR OAKS
5.0
SHT 5 OF 10

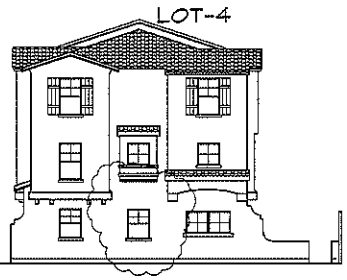


TAYLOR AVE SIDE ELEVATION

SCALE: 1/8" = 1'-0"

DRIVEWAY ELEVATION

SCALE: 1/8" = 1'-0"

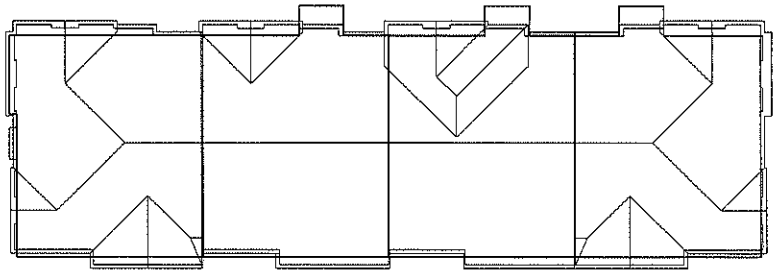


PROPERTY LINE END UNIT ELEVATION

SCALE: 1/8" = 1'-0"

PROPERTY LINE SIDE ELEVATION BUILDING-1

SCALE: 1/8" = 1'-0"



ROOF PLAN

SCALE: 1/8" = 1'-0"

ATTACHMENT D
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BUILDING I ELEVATIONS

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DRAFTING AND PLANNING, INC.
2150 MANGIN WAY, SAN JOSE, CA 95148
(408) 532-1755 HARDRC1@AOL.COM
HARO DRAFTING PLANNING . COM

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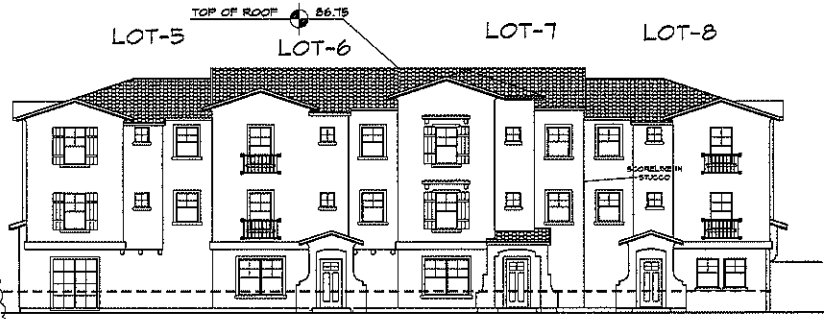
SAN JOSE, CA

3-31-12
RH
ACHARYA FAIR OAKS

6.0

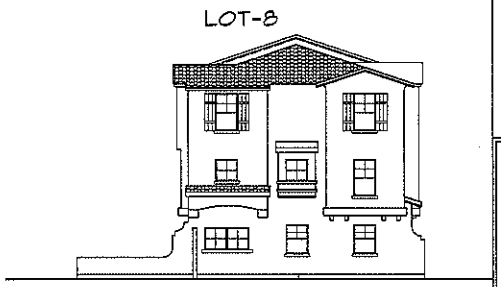
TAYLOR AVE SIDE ELEVATION

SCALE: 1/8" = 1'-0"



FAIR OAKS ELEVATION BUILDING-2

SCALE: 1/8" = 1'-0"



PROPERTY LINE END UNIT ELEVATION

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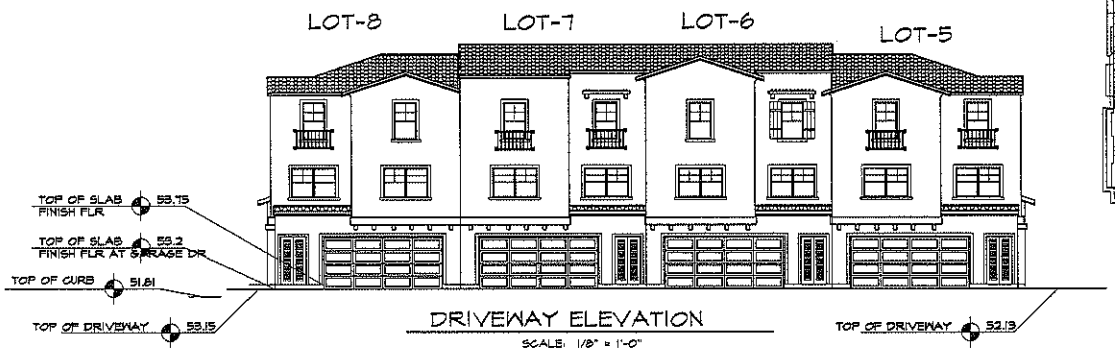

DRIVEWAY ELEVATION

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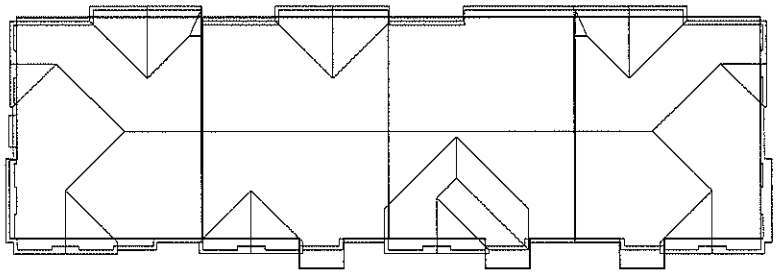

ROOF PLAN

SCALE: 1/8" = 1'-0"

ATTACHMENT D
Page 10 of 24

BUILDING 2 ELEVATIONS

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DRAFTING AND PLANNING, INC.
2150 MANGIN WAY, SAN JOSE, CA 95148
(408) 528-1755 HARDINC1@AOL.COM
HARO DRAFTING PLANNING . COM

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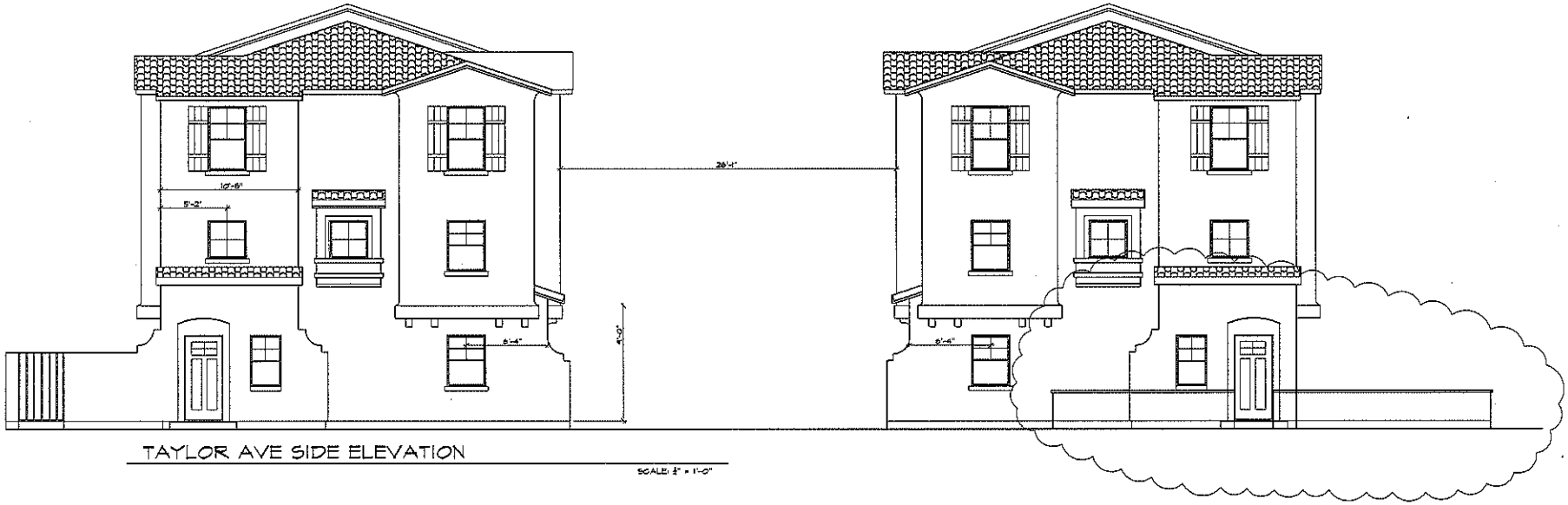
SAN JOSE, CA

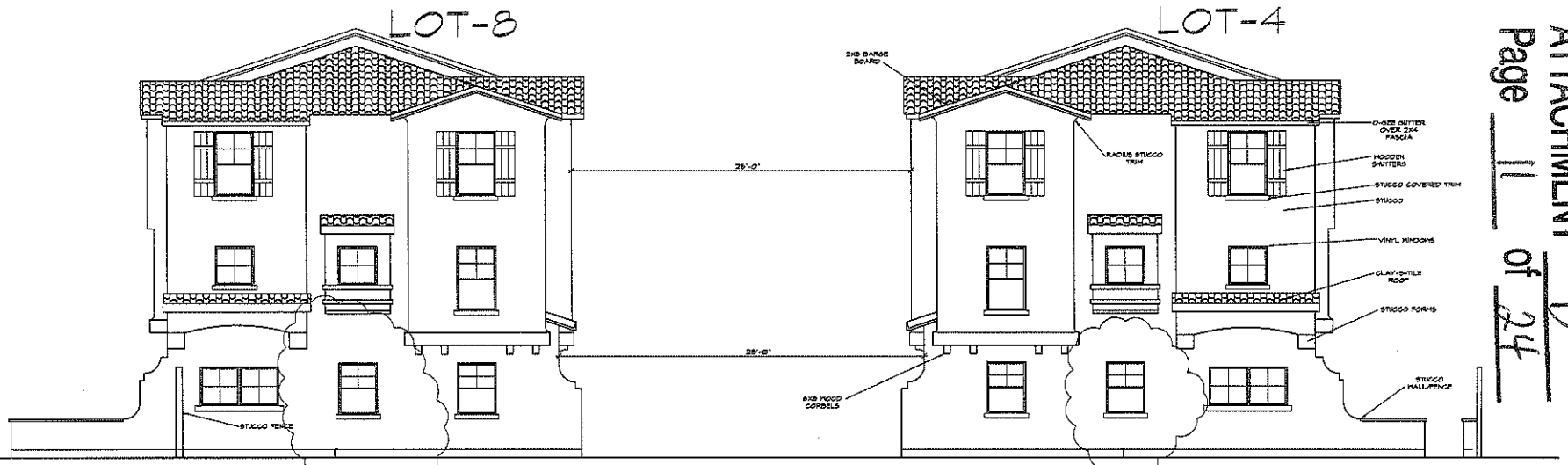
3-31-12
RH
ACHARYA FAIR OAKS

7



TAYLOR AVE SIDE ELEVATION

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



PROPERTY LINE END UNIT ELEVATION

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

ATTACHMENT D
Page 11 of 24

BUILDING ELEVATIONS

RICHARD HARD
DRAFTING AND PLANNING, INC.
2150 HANSEN WAY, SAN JOSE, CA 95148
(408) 532-1755 HANSENC1@AOL.COM
HARD DRAFTING PLANNING . COM

SANJEEV ACHARYA
305 ELAN VILLAGE LANE
SAN JOSE, CA

3-31-12
RH
ACHARYA FAIR OAKS
8

Plant Legend

KEY	SIZE	BOTANICAL NAME	COMMON NAME
TREES			
TL	15	Tristania laurina Elegant Street Tree	
PC 36"	54" box	Pistacia chinensis replacement trees for protected trees being removed	Chinese Pistache
PC	15	Pistacia chinensis	Chinese Pistache
JM	15	Pittosporum eugenioides - tree form	
MEDIUM SHRUBS			
BP	5	Burgupe pectinata Viridis	Burgupe Daisy
H	5	Heimerlia Morning Light	Coast Rosemary
RC	5	Rhaphiolepis clara	India Hawthorne
N	5	Nandina dwff Stream	Heavenly Bamboo
DV	5	Distax vagatis	Parrotlight Lily
PY	5	Phormium Yellow Wave	Mexican Flax
PH	5	Phormium Jack Spratt	Small Flax
VINES			
SJ	5	Solanum jasminoides	Potato Vine

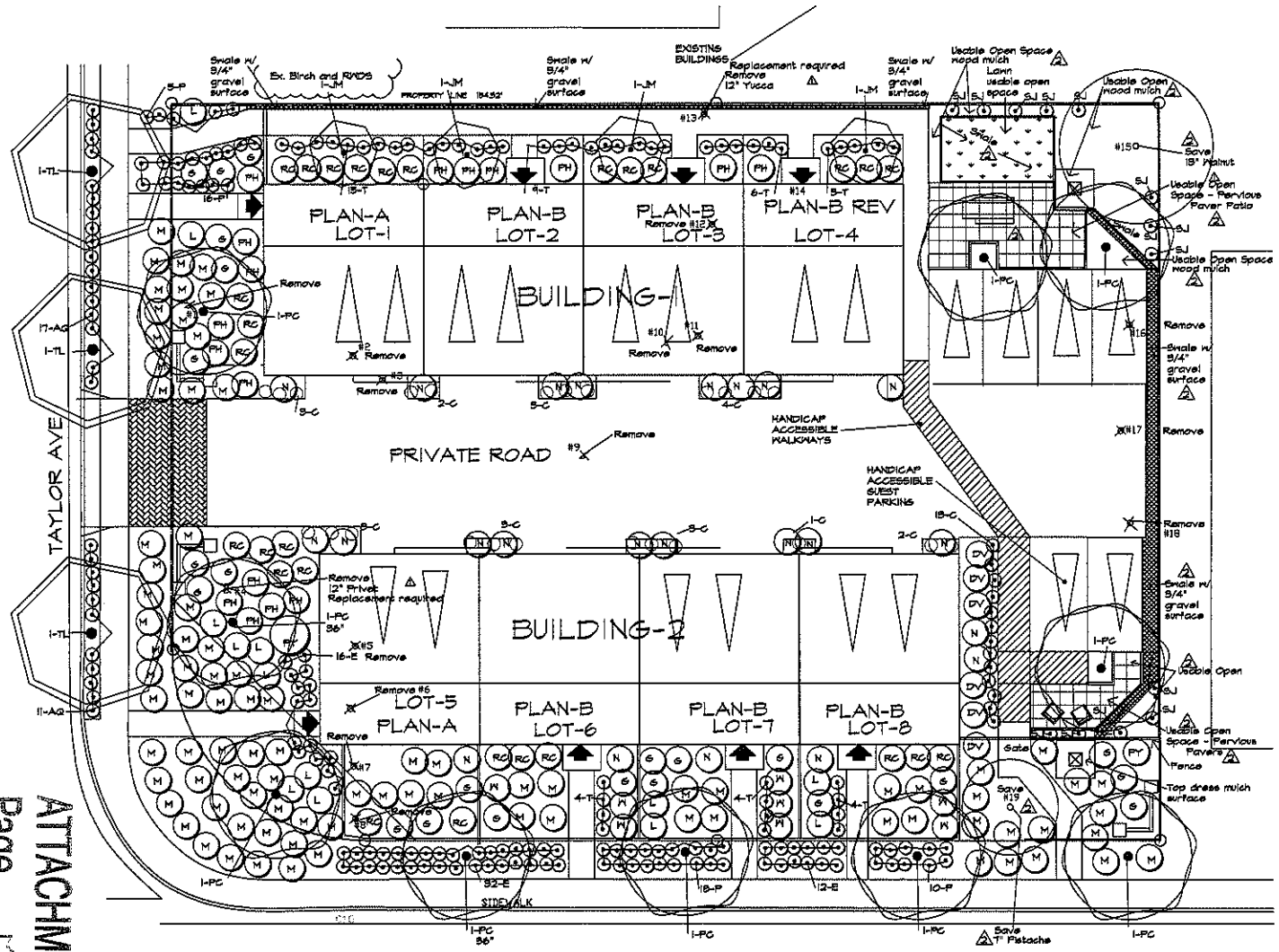
Train vines on fences with lattice.

GROUND COVERS			
L	1	Lantana montevidensis	Purple Lantana
S	1	Erigeron karvinskianus	Santa Barbara Daisy
S	1	Salvia leucantha	Mex. Sage
G	1	Pennisetum cupreum	Bronze Fountain Grass
AG	1	Agapanthus Queen Anne	Lily of the Nile
P	1	Limonium perezii	Sea Lavender
T	1	Teucrium chamaedrys	Germander
C	1	Polygonum capitatum	Pink Knotweed
H	1	Hypoxis parvifolium	Lion Hypoxium
lawn	sod	Turf Sod Fescue n/2x4 header board	

4 Add enough of ground cover "T" between other shrubs and ground covers to achieve full coverage of dirt and mulch between shrubs within 18 months

Landscape Notes

1) See sheets L3 and L4 for planting and irrigation details and specifications
2) Stake location of plants on site to be adjusted so as to best coordinate with irrigation component locations, lights, drainage features, and shrubs
3) Use 3 inch deep mulch in all planting areas. Provide owner with different mulch samples and prices including Dark Brown Fine-Chip Decorative Mulch from SFI Organics in Milpitas (408) 948-2844, Golden Nugget from Sun Up in Sacramento (800) 222-2355 or medium fir bark.
4) Install plants for all plant circles shown on the plan even if they aren't labeled. Call for clarification. For bidding purposes, if no one is available to answer questions, assume that any plant circle scaled less than 5' wide is 5 gal. size and any circle scaled larger is 15 gal. size
5) The plan is schematic. Don't install plants too close to edges of paving or buildings. Keep valves and spigot couplers away from trees.
6) The plants will do much better if efforts to compact soil that has to compacted during building construction.
7) See specs. concerning soil amendments and fertilizer. For bidding purposes until the soil fertility test is done, bid 5 cubic yards of SFI Organics Super Humus Compost. 15 pounds of 13-3-13 fertilizer tilled into the top 6" to 8" of soil after ripping soil to 12" deep, except on steep slopes. Some of the planting areas are so narrow that it will need to be dug in by hand.
8) The site is relatively level. There are no slopes exceeding 10%
9) There are no lawn areas
10) Plants in the clear sight triangle at the corner to be maintained at 3 feet or less in height and tree branches pruned up to at least 7 feet high to create better visibility for cars at the corner.
11) See the 8-12-11 Landscape Maintenance Plan.
12) There are two "Protected Trees" that are being removed, tree #4 (13" Privet) and #18 (13" Yucca). There are 2 replacement trees being installed - 54" box Chinese Pistache trees. See the arborist report.
Trees less with than 6" dia. trunk were not located by the surveyor. They were located in approximate plan locations by the arborist.
13) There is 64,04 sq.ft. of planted area divided by 500 equals 14 trees required not including required parking lot shading trees.
14) Usable open space - Pave areas that can be used for ADA accessible picnic table and area that can be used for shade with the same pervious pavers and concrete edging used on the other units in the project. See the civil and architectural plans for the paver, space, and details.
In areas under the existing walnut tree use 3 inch deep top dress wood chip mulch.
In 4 feet x 4 feet area under proposed trees use 3 inch deep top dress wood chip mulch with paver edging.
Where drainage swale crosses decomposed granite paving in common area use 3 inch deep 3/4" dia. gravel for surface or if it crosses a paver area use the pervious pavers if that will work.
15) Lawn area to have 2x4 redwood header/sound. Lawn can be in drainage swale but be sure to set the grade of the sod so it doesn't block the swale.



Planting Plan 1/8"=1'-0"

0' 8' 16'

NORTH

ATTACHMENT D
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Revision
1 10/0/11 City comments
2 12/16/11 City comments
3 1/24/12 City comments

GREGORY LEWIS LANDSCAPE ARCHITECT
7351 Park View Santa Cruz, CA 95065 (831) 423-4202
lewislandscape@sbcglobal.net

8 Townhomes

N. Fair Oaks and Taylor, Sunnyvale, CA APN
Owner: Sanjeev Acharya

Date 11/0/11
Scale As Noted
Drawn Greg
Job
Sheet L1
of 4

Attachment D
11 of 24

Drip Irrigation Notes

1) Secure larger 3/4" drip tubing 1" below grade with 7" or 11" U-shaped stakes 8 feet on center or closer so that the tubing can be found easily but close not show if the mulch gets trashed away. Cover tubing with soil and mulch and install manual flush valves at ends of tubing and mark them so they can be found easily.
2) Run large tubing close to plants to minimize length of smaller 1/4" tubing. Secure emitters on 1/2" tubing at plant root balls. When necessary run short lengths of 1/4" tubing from emitters to plant root balls. Install stakes on 1/4" tubing at 12" on center and cover tubing with 1" of soil plus mulch.
3) As the plant and plant rootball increase in size, the locations of the emitters may need to be adjusted so they are evenly spaced over the rootball.
4) Install pressure compensating emitters (with minimal difference in flow between 10 PSI and 40 PSI at each plant on root ball (not right at stem). Use Agritim PC Plus (pressure compensating emitters). Use the new that 1/4 tubing can be connected to. Other emitters may have a higher discharge rate at shorter lengths larger pipe sizes.

Emitter schedule
Two 1 GPH emitters at small shrubs (eventual size)
Three 1 GPH emitters at medium shrubs
Five 1 GPH emitters at large shrubs or vine
Five 1 GPH emitters at trees close to rootballs and fifteen 1 GPH emitters out under future tree canopy at 2 feet apart
At shrubs that have multiple emitters, put some at edge of root ball (not right at stem) and some out under future canopy. Space emitters evenly in future root zone area.

Irrigation Notes

1) See sheet L3 and L4 for details and specifications
2) This system is designed to operate with minimum 4 GPM at minimum 55 p.s.i. at the point of connection. If this condition is not met contact the Landscape Architect for possible redesign. If pressure exceeds 75 psi at point of connection install a Wilkins 500 1" pressure regulator.
3) Detector tape should be installed with any pressure lines not buried in the same trench with control wires and with any lines of any kind under paving not in a trench with control wires.
4) Electric controllers should be set to water between 8:00 PM and 10:00 am. to avoid watering during times of higher wind or temperature and programed with repeat cycles to avoid runoff. Set irrigation schedule according to plants' water needs.
5) The Hunter Solar Sync system will keep the irrigation system from operating during times of rain.
6) Run 2 extra control wires from the controller to the far end of each leg of pressure line, coming up at each valve with some extra wire along the way so valves could be added if needed in the future.
7) The routing of sprinkler lines is schematic on the plan. Do not put valves too close to trees. Stay 5' to 10' away if possible. Do not put pressure lines under trees. Install line in planting areas instead of under paving whenever possible.
8) There is a dedicated irrigation water meter and backflow preventer.
9) See the Water-Efficient Landscaping Checklist and Water Budget Calculation Worksheets that have been done. They are 8-1/2x11 format. The Water Budget Calculations are based on historically average year evapotranspiration rate data.
10) The irrigation schedule used will be done by the irrigation controller using recent evapotranspiration rate and weather data.
11) All irrig. valves are below grade in valve boxes. The backflow preventer is hidden from public view by shrubs. The irrig. controller is hidden from public view in the fenced open space area.
12) The Landscape Contractor is responsible for the cost of an Irrigation Audit and Report with an Irrigation Schedule done by a certified professional after landscaping and irrigation has been installed and prior to final building inspection. The Landscape Contractor is also responsible for fixing or changing anything that is required to pass the audit and meet the requirements of the city of Sunnyvale. A Landscape Maintenance Schedule and Certificate of Completion will also be required.

Irrigation Legend

KEY	MANUF.	MANUF. #	DESCRIPTION	RADIUS	GPM GPH	PSI
	Hunter	PGP-ADCS	6" pop-up Hunter institutional spray body with PGP Rotator nozzle - adjustable radius and arc GPM output reduces as radius and arc are reduced all nozzles have attached precip. rates	9' to 21'	.36-2.64 .41-.17	30
	Rainbird	35DLRC	3/4" quick coupler with locking cover - provide one valve key and one hose swivel			
	Hunter	PCC 12	12 station controller (expandable) exterior wall mount with multiple programming, guide start, and calendar program install base, wire danger and module			
	Hunter	PGV-101 A 1"	1" remote control angle valve with flow control below grade in valve box			
	Hunter	PGV-101 A 1"	1" remote control angle valve with flow control below grade in valve box install Amiad 3/4" drip filter, Senninger PR 30 regulator, and adapter to drip tubing			
			to a separate valve box			
			Manual gate valve below grade in valve box			
	Febco	825Y A 1"	Reduced pressure backflow preventer and Y strainer at point of connection close to the water meter			
		3/4" 1"	Nonpressure line - Sch 40 PVC 3/4" unless noted for larger size - 12" of cover			
			Pressure line - Sch 40 PVC - 1-1/4" unless noted for smaller size - 18" of cover			
			Lines under paving Pressure line, nonpressure line, control wire sleeve, or extra 1-1/4" unless noted for smaller size noted. Lines under paving to be in Sch 40 PVC line sizes larger than the			
			3/4" PE drip tubing with compression fittings - see drip notes			

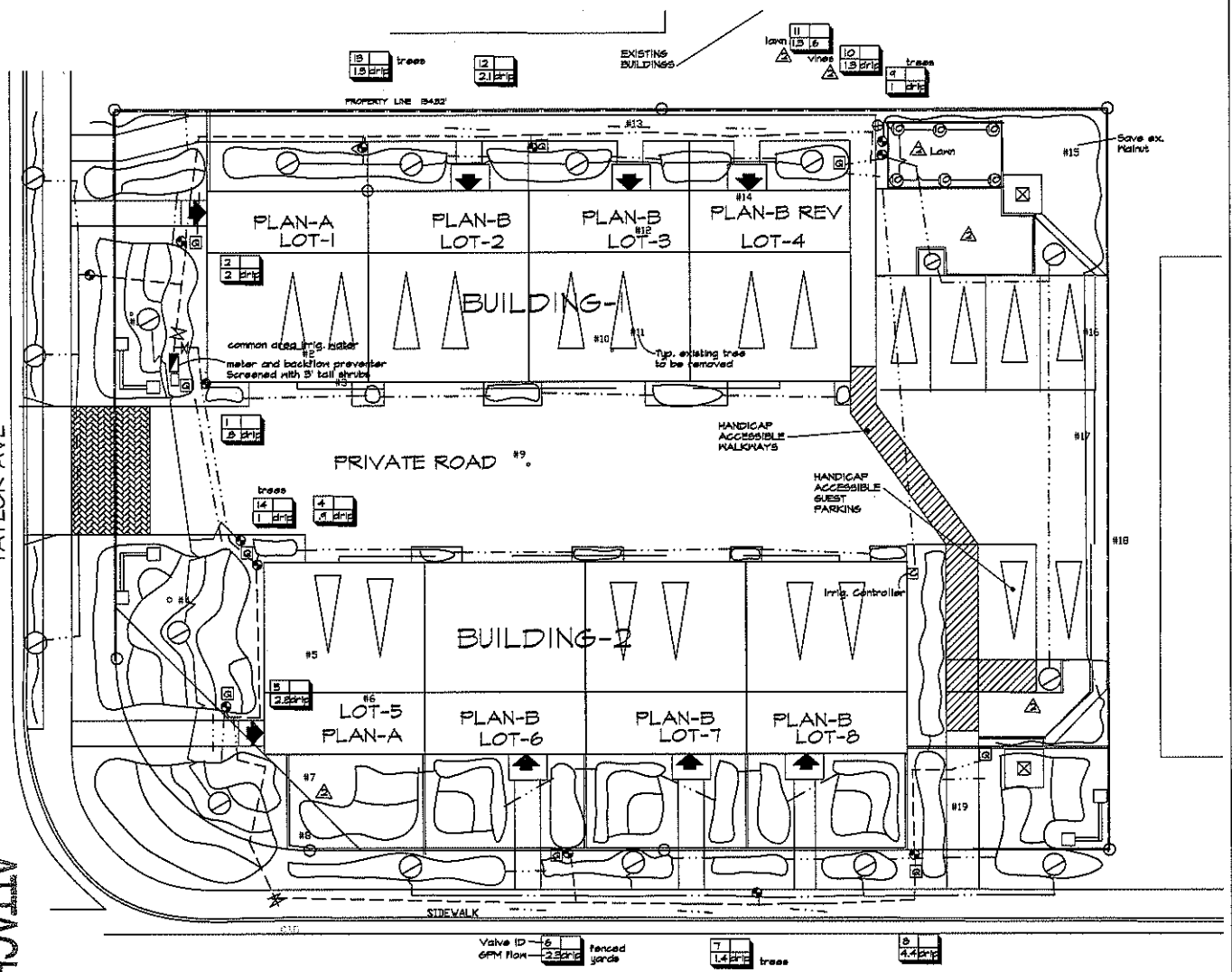
Hydrozone Table

HYDROZONE-VALVES	PLANT FACTOR (PF)	PLANT FACTOR (PF)	AREA SQ.FT. (SQ.)	PF/HA SQ.FT.
1-12,4,5,8,9,12	Low, sun, drip	.3	4762	1428.6
2-10	Med, sun, drip, vines	.5	112	56
3-7,13,14	Low, sun, drip, trees	.3	250	75
4-6,15	Med, sun, drip, trees	.5	278	139
5-11	High, sun, spray, lawn	.8	185	148
			Sum of PF/HAs	1846.6

The 185 sq.ft. lawn is less than 4% of the total 5267 sq.ft. planting area

HAWA = (46.3)(0.62)(0.7)(5267)(42.5w0) = 104,448 gallons per year
Maximum allowable water use

ETWU = (46.3)(0.62)(1846.6)(0.7) = 74,041 gallons per year
ETWU 74,041 is less than MAWA 104,448 ETWU complies with MAWA



Hydrozone/ Irrigation Plan

1/8"=1'-0"

0' 8' 16'

NORTH

Revision
10/0/11 City comments
12/16/11 City comments

GREGORY LEWIS LANDSCAPE ARCHITECT #2116
739 Park View Santa Cruz, CA 95065 (831) 426-4242
lewisarchitecture@sbcglobal.net

8 Townhomes
N. Fair Oaks and Taylor, Sunnyvale, CA APN
Owner: Sanjeev Acharya

Date 11/8/11
Scale As Noted
Drawn Greg
Job
Sheet L2 of 4

ATTACHMENT D
Page 13 of 24

Attachment D
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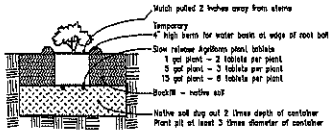
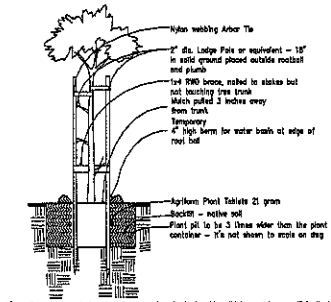


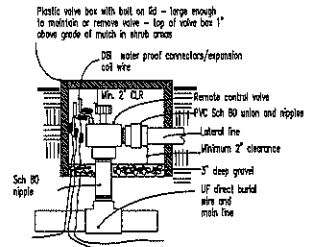
1) 8 – 12 hours before installation, water all plants while still in containers sufficiently to thoroughly wet root balls
2) Dig the plant hole at least 3 times the dia. and 2 times the depth of the plant container.
3) Replace this mixture in bottom half of hole and soak on it. The level of it should be such that when the plant is installed and settled it will be slightly above grade of existing soil. Fill hole with water.
4) Remove rootball carefully from container by tapping out, not pulling out by the stem. Scarify rootball sides in 3 vertical cuts and bottom to 1/2" deep, or by cutting roots of 1/2" or larger with shears. Do not pull roots apart.
5) Install fertilizer packets under rootball of plant. Set rootball on prepared surface and fill hole to 1/2 the depth, tamping soil around rootball. Fill hole with water.
6) Fill the remainder of the hole with backfill and pack it but do not tamp rootball.
7) Make the water basin.
8) Water shrub thoroughly within 1 hour of planting by filling the basin and allowing the water to percolate in, doing this 3 times or more until root ball and backfill is wet
9) Install mulch

Shrub Planting
No Scale



1) 8 – 12 hours before installation, water all plants while still in containers sufficiently to thoroughly wet root balls
2) Dig hole at least 3" deeper than the container and 3 times wider than the diameter of the container the plants were delivered in.
3) Gauge holes in the side of the plant pit – 2 holes per sq. ft. of wall surface
4) Remove rootball carefully from container with support from below. Sever any circling roots (1/16" dia. or greater) with sharp knife. Do not pull roots apart. The severing of large roots will encourage new roots at the cuts. Install enough backfill under root ball so top of rootball ends up 2" above grade of surrounding soil when it settles. Install some of fertilizer packets under root ball.
5) Fill around rootball with backfill mix to 1/2 its height and pack soil as you fill with shovel handle or feet being careful not to disturb root ball
6) Put Agriform Plant Tablet fertilizer at this level adjacent to rootball and at bottom of hole (5 tablets per 15 gal. or 9 tablets per 1 inch of caliper width. Fill the remainder of the hole with backfill and pack it.
7) Water tree thoroughly by filling the basin and allowing the water to percolate in, doing this 3 times or more until root ball and backfill is wet
8) Install stakes such that the stakes and the tree ties won't damage the tree and the stakes won't lean toward each other. Cut off tops of stakes if necessary to lower below branches that could be rubbed by stakes. Install stakes so they are straight up and don't lean in to each other

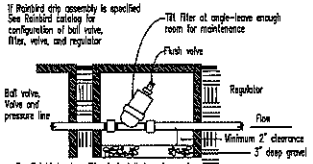
Tree Planting
No Scale



Valve(s), filter(s), and regulator(s) should be installed in valve box(es) in a way that leaves enough room to maintain, remove, and clean them without digging up the box

Common Area

Remote Control Valve
No Scale (A)

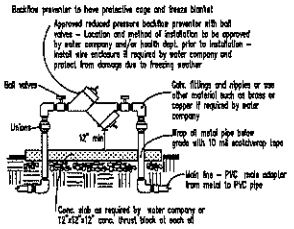


For Rainbird valves filter is installed upstream from valve especially for those valves with 3 GPM or less flow

Leave enough clearance in valve boxes for maintenance and removal of valves, filters, and regulators – use unions and threaded fittings for future removal

Common Area

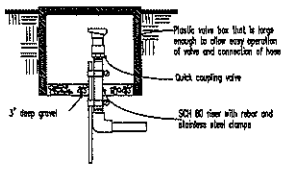
Filter/Regulator
No Scale (B)



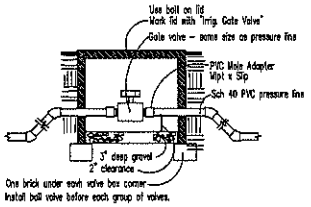
When necessary, due to high water pressure, install pressure regulator downstream from backflow prevent unless noted for other location on plans

Common Area

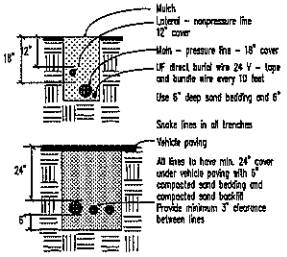
Reduced Pressure Backflow Preventor
No Scale (C)



Quick Coupling Valve Below Grade
No Scale (D)

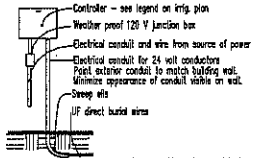


Manual Gate Valve
No Scale (E)



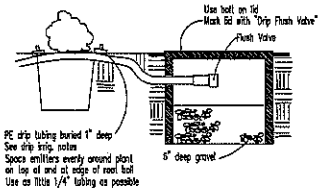
Trenches/Lines
No Scale (F)

Fasten controller to wall with suitable anchors as approved by inspector

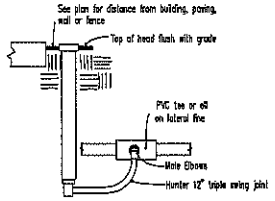


Locate controller on a wall not seen by the public but accessible to maintenance. Paint to match the wall it's on if required by the city to help hide it.

Wall Mount Controller
No Scale (G)



Drip Emitter and Flush Valve
No Scale (H)



6" and 12" Pop-Up Sprinkler
No Scale (I)

ATTACHMENT D
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Landscape Details

Revisions
12/15/11 City comments

GREGORY LEWIS LANDSCAPE ARCHITECT #2978
7067 Graf Way Santa Cruz, CA 95060 (831) 425-4747

4/30/2012

8 Townhomes
N. Fair Oaks and Taylor, Sunnyvale, CA APN
Owner: Sanjeev Acharya

Date 11/9/11
Scale As Noted
Drawn Greg
Job
Sheet L3
of 4

GENERAL CONDITIONS – SOIL PREPARATION, PLANTING, AND IRRIGATION

1.1 QUALITY ASSURANCE:
A. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this section.
B. It is the Contractor's responsibility to verify all information contained in the plans and specifications and to notify the Architect of any discrepancy prior to ordering products or commencing with the work.
C. Check and verify dimensions, reporting any variations to the Architect before proceeding with the work.

1.2 CONTRACTOR COORDINATION
A. It is the responsibility of the Landscape Contractor to familiarize himself with all grade differences, location of walls, retaining walls, etc., and to coordinate work with the General Contractor.

1.3 DIMENSIONS AND SCALE
A. Dimensions are to take precedence over scale at all times. Large scale details are to take precedence over those at small scale. Dimensions shown on plans shall be adhered to insofar as it is possible, and no deviation from such dimensions shall be made except with the consent of the Architect. The Contractor shall verify all dimensions at the site and shall be solely responsible for some or deviations from same.

1.4 LAWS AND REGULATIONS
A. The Contractor shall conform to and abide by all city, county, state and federal building, labor and sanitary laws, ordinances, rules, and regulations.

1.5 LICENSES AND PERMITS
A. The Contractor shall give all notices and procure and pay for all permits and licenses that may be required to complete the work.

1.6 SUBMITTALS
A. At the request of the owner or the Landscape Architect, submit manufacturer's and/or supplier's specifications and other data needed to prove compliance with the specified requirements including certificates stating quantity, type, composition, weight, and origin of all amendments, chemicals, import soil, planter mix, plants, and irrigation equipment used on the site.

1.7 PRODUCT SUBSTITUTIONS
A. Any product substitutions shall be requested in writing. The Landscape Architect must approve or refuse any substitutions in writing. Lack of written approval will mean the substitution is not approved. Any difference in cost to the Contractor of a less expensive substitution shall be credited to the Owner's

1.8 ERRORS AND OMISSIONS
A. The Contractor shall not take advantage of any unintentional error or omission in the drawings or specifications. He will be expected to furnish all necessary materials and labor that are necessary to make a complete job to the true intent and meaning of these specifications. Should there be discrepancies in the drawings or specifications, the contractor shall immediately call the attention of the Architect to same and shall receive the complete instructions in writing.

1.9 INSPECTIONS/REVIEWS DEFINITION
A. Inspection or observation as used in these specifications means visual observation of materials, equipment, or construction work on an intermittent basis to determine that the work is in substantial conformance with the contract documents and the design intent. Such inspection or observation does not constitute acceptance of the work nor shall it be construed to relieve the contractor in any way from his responsibility for the means and methods of construction or for safety on the construction site. Inspection or observation will be done by the Landscape Architect only if requested by the owner in writing. This service will require a written contract for additional fees.

LANDSCAPE IRRIGATION

PART 1 – GENERAL

1.1 WORK INCLUDED
A. The work includes but is not necessarily limited to the furnishing of all materials, equipments, and labor required to install a complete irrigation system.

1.2 GUARANTEE. The entire sprinkler system shall be guaranteed by the Contractor in writing to be free from defects in material and workmanship for a period of one year from acceptance of the work. The guarantee shall include repair of any trench settlement occurring within the guarantee period, including related damage to paving, landscaping, or improvements of any kind.

1.3 REVIEWS
A. Request the following reviews prior to progressing with the work: (1) Layout of system (2) Depth of lines prior to backfilling (3) Coverage adjustment of all heads, valve boxes and operation of system.

1.4 WATER PRESSURE
A. Verify the existence of the minimum acceptable volume of water at the minimum acceptable dynamic pressure as per plan at the point of connection at the earliest opportunity, reporting insufficient volume and/or pressure to the Landscape Architect. Contractor is responsible for cost of installation of pressure regulator if pressure exceeds 80 psi.

1.5 UTILITIES
A. Verify the location of all existing utilities and services in the line of work before excavating. Take all precautionary measures necessary to avoid damaging

1.6 ELECTRICAL CONNECTION
A. Verify existence of 110 Volt 20 Amp. circuit for irrigation controller (by others) at location noted on plan for installation of controller.

PART 2 – PRODUCTS

2.1 PIPE
A. Plastic pipe is to be polyvinyl chloride, marked 1120–1220, and bearing the seal of the National Sanitation Foundation. Use Schedule 40 polyvinyl chloride, type I–9 fittings bearing the seal of the National Sanitation Foundation, and complying with ASTM D2466 for pressure line and also for any water lines under asphalt paving. Use Sch 40 PVC for lateral lines in planting areas unless stronger pipe is specified in the irrigation legend. For joining, use a solvent complying with ASTM D2466 and recommended by the manufacturer of the approved pipe. Pipe is to be continuously and permanently marked with the manufacturer's name, pipe size, schedule number, type of materials, and code number.
B. Galvanized steel pipe is to comply with ASTM A120 or ASTM A53, galvanized, Schedule 40, threaded, coupled, and hot-dip galvanized. Use 150 lb. rated galvanized malleable iron, banded pattern fittings. Wrap all galvanized pipe below grade with 2" wide, 10 mil, plastic wrapping tape (3M Scotch wrap or equal).
C. Drip tubing is to be as noted on plans. Use compression fittings.

2.2 CONTROL WIRE
A. Use type UF direct burial wire minimum size #14, copper, U.L. approved for irrigation control use for runs of 1000 feet or less. For longer runs consult with Landscape Architect. Use 3M DBY (Direct Bury Wire Splice Kits or dry splice type wire connectors at splices. No underground splices will be allowed without a splice box.

2.3 OTHER MATERIALS
A. Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Architect.

PART 3 – EXECUTION

3.1 SURFACE CONDITIONS
A. Examine the areas and conditions under which the work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected.

3.2 EXCAVATION
A. Trenches may be excavated either by hand or machine, but shall not be wider than is necessary to lay the pipes. Care should be taken to avoid damage to existing water lines, utility lines, and roots of plants to be saved.
B. Minimum depth of cover for buried pipelines shall be: 1. Eighteen (18) inches for mainline pressure piping. 2. Eighteen (18) inches for 24 volt wiring from controllers to remote control valves. 3. Twelve (12) inches for lateral distribution lines. 4. Twenty-four (24) inches, minimum cover, with 6" sand bedding and 6" sand cover for any pipe or wire sleeve under A.C. paving.
C. Under existing paving, piping may be installed by jacking, boring, or hydraulic driving except that no hydraulic driving will be permitted under asphalt concrete pavement (most pipes and sleeves under A.C. paving are to be installed prior to installation of the paving). Where cutting or breaking of existing pavement is necessary, secure permission from the Architect before cutting or breaking the pavement, and then make necessary repairs and replacements to the approval of the Architect and at no additional cost to the Owner.

3.3 INSTALLATION OF PIPE
A. Handling and assembly of pipe, fittings, and accessories shall be by skilled tradesmen using methods and tools approved by the manufacturers of the pipe and equipment and exercising care to prevent damage to the materials or equipment.
B. Slotted pipe threads shall be sound, clean cut, and cored to full inside diameter. Threaded joints shall be made up with the best quality pure joint compound carefully and smoothly placed on the male threads only throughout the system.
C. On plastic threaded connections use the sealer recommended by the manufacturer of the plastic valve or fitting. Do not use paste sealer products on plastic valves. Tighten plastic threaded connections with light wrench pressure only.
D. Connections and controls shall be functionally as shown on the drawings, but physically shall be the most direct and convenient method while imposing the least hydraulic friction. Install lines in planting areas wherever possible.
E. Thread male PVC connections into metal female connections rather than the opposite.
F. Interior of pipe fittings, and accessories shall be kept clean at all times, and all openings in piping runs shall be closed at the end of each day's work or otherwise as necessary to prevent the entry of foreign materials. Bending of galvanized steel pipe will not be permitted. Install plastic pipe with the markings turned up to be seen from above until the pipe is buried. "Snake" the pipe in the trenches so that there will be a small amount of excess length in the line to compensate for contraction and expansion of the pipe.
G. Place backfill in 6" layers such that there will be no settling. The top 6" of soil is to be the top soil and soil amendment mixture. All backfill shall be free of rock and debris. Test pipe for leaks prior to backfilling joints. Obtain approval of the owner's representative before backfilling joints.

3.4 INSTALLATION OF EQUIPMENT
A. Flush lines clean prior to installation of valves, sprinkler heads, or hose bibs. Install valves, sprinkler heads, contractors, backflow preventors, hose bibs, and other equipment as per the Irrigation Plan and details.

3.5 ELECTRICAL WORK
A. The line voltage work shall consist of connecting the controller to the nearest available 110 volt supply. The line voltage connection shall be in conduit, in accordance with local electrical code. Controllers mounted inside buildings can be plugged into outlets. The low voltage work shall include all necessary wiring from the controller to the automatic sprinkler valves, installed in accordance with the manufacturer's recommendations. A loop of extra wire, a minimum of eighteen (18) inches long shall be provided at each automatic valve. Appropriate expansion loops shall be provided throughout the system to ensure that no wiring will be under stress.
B. All splices and connections on the 24 volt system shall be made using 3M DBY Direct Bury Splice Kits, Rain Bird Penlite connector, or equal.
C. Wiring, wherever possible, shall be placed in the same trench with, and alongside of, the irrigation main water line. Tape and bundle wire every ten feet. All wiring placed under paving shall be put in adequately sized Sch 40 PVC pipe sleeves prior to paving operations.
D. Wire for 24 volt control lines shall be size #14 UF direct burial irrigation wire. Unless noted differently on the plan, common grounds shall be white, size #14 UF direct burial wire. For wire runs over 1000 feet, consult with Landscape Architect for wire size. Under no circumstances, on multiple controller installations, will a single common ground, shared by each controller, be permitted. Each controller shall have its own separate common ground wire.

3.6 TESTING
A. All testing shall be done in the presence of the Owner's Representative. Center-load all pipelines with clean soil approximately every four feet to resist hydraulic pressures, but leave fittings exposed for inspection. Piping under paving shall be tested before paving is in place. Install a 0 to 160 P.S.I. gauge on lines to be tested. All valves shown on Plans shall be in place and shall be in the closed position. Mains shall be tested at 100 P.S.I. and laterals at 80 P.S.I. If available static water pressure is under 100 P.S.I. provide suitable pump for tests. Fill pipelines slowly to avoid pipe damage, and bleed all air from lines as they are being filled. After closing valve at water source, mains shall hold 100 P.S.I. gauge pressure for two hours with no leaks. Laterals are expected to have minor seepage of multiple swing joint assemblies. Major leaks are not acceptable. Laterals shall be tested for one hour at 80 P.S.I. solely to reveal any piping or assembly flaws. The laterals are not expected to hold gauge pressure. For testing laterals, cap risers or turn adjusting screws on nozzles to the "off" position, as appropriate. Repair any flaws discovered in mains or laterals, then retest in same fashion as outlined in presence of the Landscape Architect until all lines have been approved. Provide required testing equipment and personnel.

3.7 SYSTEM ADJUSTMENT
A. The entire sprinkler system shall be properly adjusted before final acceptance. Adjustments shall include but not necessarily be limited to: (1) Adjustment of arc and distance control devices on sprinklers, including changing nozzle sizes if necessary to ensure proper coverage of planted areas. (2) Relocation or addition of sprinkler heads if necessary to properly cover planted areas, without causing excessive water to be thrown onto building, walks, paving, etc. (3) Throttling of automatic valves as necessary to operate sprinklers at manufacturer's recommended pressure. (4) Adjustment and testing of all automatic control devices to ensure their proper function, both automatically and manually. (5) Installation of pop-up heads anywhere there is a chance of pedestrians or vehicles hitting heads even if pop-ups are not shown on the plan. (6) Installation of check valves to keep sprinkler head drainage from creating landscape areas, wasting water, or creating soggy spots in the landscaping.

3.8 AS-BUILT DRAWINGS AND INSTRUCTION
A. Regularly update a print of the system noting any changes which are made by dimensioning features below grade from surface features with at least two dimensions. Prior to final approval, give the Owner 2 copies of clean blueprints marked to show changes during construction. The most important features to mark on the plan are valves, pressure lines, wires, and hose bibs.
B. After the system has been completed, inspected, and approved, instruct the Owner's maintenance personnel in the operation and maintenance of the system. Give the Owner completed warranty cards for the irrigation equipment and keys to controllers and hose bibs.

SOIL PREPARATION AND PLANTING

PART 1 – GENERAL

1.1 DESCRIPTION
A. The work includes, but is not necessarily limited to, the furnishing of all materials, equipment, and labor required to do the installation and complete placement of topsoil, fine grading, soil conditioning, and planting.

1.2 QUALITY ASSURANCE
A. Plant Identification and Quality
1. Plants are to be true to name, with one of each bundle or lot tagged with the name of the plants in accordance with standards of practice of the American Association of Nurserymen. In all cases, botanical names take precedence over common names.
2. Plants shall be vigorous, of normal growth habit, free of diseases, insects, eggs, larvae, excessive abrasions, sun scalds, or other objectionable disfigurements, and shall conform to the standards as outlined by the California Association of Nurserymen. Tree trunks shall be sturdy and well "hardened off". All plants shall have normal well developed branch system, and vigorous, fibrous root systems which are not root bound. Ground cover plants (rooted cuttings) shall have well developed root systems and be kept moist prior to and during installation. Plants shall be nursery grown and of size indicated on Drawings. All plants not conforming to these requirements will be considered defective, removed from the site and replaced with acceptable new plants at the Contractor's expense.
3. Sod shall have a well developed root system. Yellowing, brown, diseased, dead, or pest infested sod shall be rejected. Sod is to be cleanly mowed within 72 hours of delivery to the site. Sod is to be delivered to the site within 24 hours after being harvested and installed immediately after being delivered. Sod shall not be stored on the site overnight. Any sod delivered to the site that cannot be installed the same day shall be removed and not used on the site.
4. Ground cover is to have well developed roots and foliage. It is to be grown in and delivered in the site in flats.

1.3 SUBMITTALS
A. Provide the results of lab tests done on representative samples of existing soils and imported soils to be used for the top 12" or more of landscape area. Tests are to be done by a reputable soils lab (i.e., Perry Lab, Watsonville or Stone Chemical and Plant Lab). Samples to be tested are to be collected by lab personnel. Soil samples are to be tested for:
1. Particle size distribution (clay, silt, sand).
2. Agricultural suitability including any excess problems; i.e., salinity (calcium, magnesium), boron, sodium, pH level.
3. Fertility – amounts of available nitrogen, potassium, phosphorous, iron, magnesium, copper, zinc, and boron.
4. Chemicals and/or poisons that would hinder plant growth. The owner is to decide if tests for poisons will be done since there is a small chance that any exist and the cost of testing for them is expensive and difficult.
An interpretation of the test results and their effect on plant performance done by the lab shall or an approved horticultural consultant should be included in the report. The Owner is responsible for the cost of initial testing and for any additional chemicals and amendments that are required but are not already included in the Specifications or Drawings. Soils tests must be done as soon as possible and prior to ordering or installing soil amendments or plant materials. Plant selections and soil amendment specifications are subject to change depending on the results of the soil tests.
B. If binding is done prior to soil fertility tests, bid it as yds. of mineralized FWD sandust and 15 lbs. of 12-12-12 fertilizer per 1000 sq.ft. tilled or dug into the top 6" to 8" of soil in all planting areas for bidding purposes only. Revise bid when results of soil fertility tests are obtained.

1.4 GUARANTEE
A. Trees shall be guaranteed 1 year – all other plant material 120 days following final acceptance. Any plant material needing replacement because of weakness or probability of dying will be replaced with material of similar type and size to that of the surrounding area. The replacement plants will have the same guarantee as the original plants or trees, starting the day of their replacement. The Contractor is not responsible for losses due to vandalism if he has taken reasonable measures for protection of the plants.

1.5 PRODUCT HANDLING
A. Protect plants before and during installation, maintaining them in a healthy condition. Application(s) of anti-transient may be required to minimize damage. The Contractor is responsible for vandalism, theft, or damage to plant material until commencement of the maintenance period.

1.6 REVIEWS
A. Request the following reviews by the Owner's Representative at least three (3) days in advance (in writing): (1) Rough grading (of landscape area) (2) Soil test (3) Verification of incorporation depths (4) Finish grade (5) Plant material quality approval (6) Plant material layout (7) Plant pit sizes (prior to planting plants) (8) Preliminary inspection (9) Final inspection (5 day advance notice required)

PART 2 – PRODUCTS

2.1 TOPSOIL
A. Native topsoil or import landscape soil

2.2 NATIVE TOPSOIL
A. Native soil on site without admixture of subsoil, free from rocks over two cubic inches, clods, and other deleterious materials. Native topsoil is to be stripped, stockpiled, and reinstalled.

2.3 IMPORT LANDSCAPE SOIL
A. Import landscape soil must be tested and meet the following specifications:
1. GRADING:

SIEVE SIZE	PERCENT PASSING SIEVE
25.4 mm (1")	95 – 100
9.51 mm (3/8")	85 – 100
53 Micron (270 mesh)	10 – 30

2. CHEMISTRY – SUITABILITY CONSIDERATIONS:
a. Salinity: Saturation Extract Conductivity (ECe x 103 @ 25 degree C) Less than 4.0
b. Sodium: Sodium Adsorption Ratio (SAR) Less than 3.0
c. Boron: Saturation Extract Concentration Less than 1.0 PPM
d. Reaction: pH of Saturated Paste 5.5 – 7.5
3. PESTS:
a. The population of any single species of plant pathogenic nematodes: fewer than 500 per pint of soil.
4. FERTILITY CONSIDERATIONS:
a. Soil is to contain sufficient quantities of available nitrogen, phosphorous, potassium, sodium, and magnesium to support normal plant growth. In the event of nutrient inadequacies, provisions shall be made to add required materials to overcome inadequacies prior to planting.

2.4 ORGANIC SOIL AMENDMENT
A. Redwood sandust, 0–1/4" in diameter, that is nitrogen stabilized by the supplier, and contains a wetting agent. Also see note on planting plan

2.5 ORGANIC MULCH
A. See Planting Plan

2.6 PLANTER SOIL MIX
A. See Planting Plan and Details.

2.7 BACKFILL FOR PLANT PITS
A. For native soils with 30% or more clay content – 75% topsoil and 25% organic amendment thoroughly mixed and incorporated together with no topsoil clods larger than 1/2" diameter. In heavy clay soils or other soils with large clods that will resulting mixing the backfill in a slopshop at the site or at the supplier. For soils with less clay content around only the top 8" of the plant pit backfill as per the soils lab recommendations.

2.8 FERTILIZER
A. Fertilizer needs and amounts will be based on the results of the soil test

B. Sod lawn areas (when included on the plan) are to have 10 lbs. per 1000 square feet of 12–12–12 fertilizer evenly distributed and incorporated just prior to laying sod.

2.9 PLANT MATERIAL SUBSTITUTES
A. Substitutes will not be permitted except when proof is submitted that plants specified are not available and then only upon approval of the Landscape Architect and Owner.

2.10 OTHER MATERIALS
A. Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Landscape Architect.

PART 3 – EXECUTION

3.1 SURFACE CONDITIONS
A. Examine the areas and conditions under which the work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected.
B. Weed and Debris Removal – All ground areas to be planted shall be cleared of all weeds and debris prior to any soil preparation or grading work. Weeds and debris shall be disposed of off the site.
C. Contaminated Soil – Do not perform any soil preparation work in areas where soil is contaminated with cement, plaster, paint, or other construction debris. Bring such areas to the attention of the Owner's Representative and do not proceed until the contaminated soil is removed and replaced.
D. Moisture Content – Soil shall not be worked when moisture content is so great that excessive compaction will occur, nor when it is so dry that dust will form in the air or that clods will not break readily. Water shall be applied, if necessary, to bring soil to an optimum moisture content for tilling and planting.

3.2 ROUGH GRADING AND TOPSOIL PLACEMENT
A. Request a review by the Owner's Representative to verify specified limits and grades of work submitted to date before starting soil preparation work. Place topsoil as required to obtain an 12" minimum depth of topsoil or as noted otherwise on the Plans. (Topsoil may already exist in the planting areas). Integrate topsoil layer into subsoil or existing compacted topsoil layer by ripping. Complete rough grading as necessary to round top and toe of all slopes, providing naturalized contouring to integrate newly graded areas with the existing topography. Verify that rough grading is completed in accordance with civil engineering drawings and/or any landscape grading drawings. Break through any compacted layers of subgrade material (sometimes left from building or paving pad compaction) that will not allow water in planting areas to percolate through, causing a boggy, over saturated soil condition. You may have to use a backhoe or rototoiler to break up and turn soil to a minimum depth of 12". If proposed planters are in areas of existing paving or basework, remove at least 12" of material and bring in top soil up to grade required by grading plan. Rough grading in planting areas is to be such that when amendment is incorporated and the mulch is installed, the grade will be +- 1" to finish grade.
B. Soil Preparation: (1) Distribute soil (organic) amendment and fertilizer in the amounts recommended by the soils lab over all planting areas unless noted otherwise on the Plans. (2) Rip and/or till the amendment and fertilizer into the top 6" to 8" of sod until they are thoroughly mixed in. Hand work areas inaccessible to mechanical equipment. (3) Water to uniform depth for settlement and regrade to establish elevations and slopes indicated on Drawings.

3.3 FINISH GRADING
A. The Contractor shall make himself familiar with the site and grading plans and do finished grading in conformance with said plans and as herein specified.
B. Grades not otherwise indicated shall be uniform levels or slopes between points where elevations are given or between points established by walks, paving, curbs, or match banks. Finish grades shall be smooth, even, and on a uniform plane with no abrupt changes of surface. Minor adjustments of finish grades shall be made at the direction of the Landscape Architect, if required.
C. All grades shall provide for natural runoff of water without low spots or pockets. Finished grades shall be accurately set and shall be not less than 2% gradient wherever possible. Grades shall slope away from building foundations unless otherwise noted on Plans. At finish grades (top of mulch) are 1" below finish grade of walks, pavements, curbs, and valve boxes unless otherwise noted.

3.5 MULCHING
A. Recultivate soils compacted by planting or other operations and smooth the soil areas prior to applying mulch. Mulch all planting areas to a depth as noted on plans. This depth should be as per the plans even after being settled and stepped on 30 days after installation. Water lightly to settle mulch. Do not bury ground cover with mulch. Place and settle mulch in such a way that it does not get washed into paving or block drain swales or inlets.

3.6 WEED CONTROL
A. The Contractor is responsible for pre-emergent weed control. Follow the manufacturer's directions. The Contractor is responsible for the replacement of any plants (other than weeds) that are hurt or killed due to the misuse of weed control products or use of the wrong product. Clay soils can increase the effect of certain pre-emergents. Adjust the application rate accordingly. Some owners may prefer hand weeding to chemical weed control although it is usually more expensive.

3.7 MAINTENANCE
A. Maintenance shall begin immediately after each plant is installed.
B. Maintenance will include:
1. Continuous operations of watering, weeding, cultivating, fertilizing, spraying, insect, pest, fungus, and rodent control, and any other operations to ensure good normal growth.
2. Fertilizing: in addition to fertilizing of trees, shrubs and ground covers, herein specified, furnish and apply any additional fertilizers necessary to maintain plantings in a healthy, green vigorous growing condition during the maintenance period.
3. Weeding, Cultivating and Clean Up: Planting areas shall be kept neat and free from debris at all times and shall be cultivated and weeded at no more than 10-day intervals.
4. Insect, Pest and Disease Control: Insects and diseases shall be controlled by the use of approved insecticides and fungicides. Moles, gophers, and other rodents shall be controlled by traps, approved pellets inserted by probe gun, or other approved means.
5. Protection: Work under this Section shall include complete responsibility for maintaining adequate protection for all areas. Any damaged areas shall be repaired at no additional expense to the Owner.
6. Replacements: Immediately replace any plant materials that die or are damaged. Replacements shall be made to the Specifications as required for original plantings.
7. Hand Watering: Even when planting areas are watered with automatic irrigation, the soil surrounding the plant pits can be moist while the sandsoil/sand root ball is dry. This can cause the plants to deteriorate or not grow (even during the winter). The plants will do best (especially during the hot season) if they are hand watered deeply until their roots grow out into the surrounding soil.

3.8 PRELIMINARY INSPECTION
A. As soon as all the planting is installed, the Contractor will request the Owner's Representative (in writing) to make a preliminary inspection. The 30 calendar day maintenance period will start when the work is approved. Replacement and/or repairs may be required for approval. The Contractor is to notify the Owner and the Owner's Representative in writing when the 30 day maintenance period begins.

3.9 FINAL INSPECTION
A. At least 3 days prior to the anticipated end of the maintenance period, the Contractor shall submit a written request for final inspection. The planting areas shall be weeded, neat and clean. The work shall be accepted by the Owner exclusive of the plant materials upon written approval of the work by the Owner's Representative.

Landscape Specifications

Revision
1 12/16/11 City comments

GREGORY LEWIS LANDSCAPE ARCHITECT #3178
108 Park Way Santa Cruz, CA 95060 (831) 423-4187

8 Townhomes
N. Fair Oaks and Taylor, Sunnyvale, CA APN
Owner: Sanjeev Acharya

Date 11/8/11
Scale As Noted
Drawn Greg
Job
Sheet L4
of 4

ATTACHMENT D
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WATER-EFFICIENT LANDSCAPING CHECKLIST

This form is required for all landscaping projects requiring review and approval by the Planning Division. For more details on landscaping, irrigation and usable open space requirements, see SMC 19.37.

PROJECT INFORMATION

Site Address: 425 N. Fair Oaks and 599 E. Taylor, Sunnyvale, CA		
APN: 204-38-046 and 047	Zoning:	
Planning Project #:		
Total Landscaped Area (sq. ft.): 5567 (planting area)		
For Option 1	Turf Area (sq. ft.): 185	
	% Turf of Total Landscaped Area: less than 4%	
	% Native, low water or no water use plants of non-turf landscaped area: 90%	
For Option 2	Special Landscaped Area *(including water features using recycled water)*: 0	

Landscaped area means a portion of a site planted with vegetation utilized for screening or ornamentation. Landscaped areas may include decorative rock or stone, provided that such materials are incidental and do not comprise more than thirty percent of the area. For purposes of computation of landscaped area as that term is used in this title, automobile parking areas, storage areas, vehicular ways and specifically permitted unenclosed uses shall not be considered as landscaping.

Turf means a ground cover surface of mowed grass.

Special landscaped area means an area of the landscaping dedicated solely to edible plants, areas irrigated with recycled water, water features using recycled water, and areas dedicated to active play such as parks, sports fields, golf courses, and where turf provides a playing surface.

APPLICANT INFORMATION

Note: The landscaping and irrigation plans shall be prepared by, and bear the signature of, a certified professional, unless the total landscaped area is less than 2,500 square feet.

Name: Gregory Lewis - Landscape Architect		Check whichever applies: ☐ Property Owner/Designee ☒ Certified Professional: Gregory Lewis - Landscape Architect
Phone: (831) 425-4747	Email: lewislandscape@sbcglobal.net	#2176 License or Certification # (if applicable)

COMPLIANCE CHECKLIST

REQUIREMENT		PROJECT COMPLIANCE (To be completed by applicant)	STAFF REVIEW
Water Efficiency Design	Landscaping design and plant selection is based on one of two options: • Option 1: Turf/lawn is limited to 25% or less of the landscaped area. Of the non-turf area, at least 80% is planted with native, low water or no water use plants. • Option 2: Landscaping design is based on water budget calculations.	☒ Option 1 ☐ Option 2. Completed Water Budget Calculation Worksheets included.	☐
Plant Material	Variety - Landscaping includes trees, shrubs, vines, flower, ground covers or a combination thereof.	☒ Yes	☐
	Size - Proposed plants are sized and spaced to achieve immediate effect.	☒ Yes	☐
Trees	One (1) tree per 1,000 sq. ft. of required landscaped area (per SMC 19.37.040) in addition to required parking lot shading trees	☒ Yes ☐ Not applicable	☐
Turf	Turf is tall fescue or similar	☒ Yes	☐
	Turf is planted on slope < 10% if slope is adjacent to hardscape No	☒ Yes	☐
Hydrozones	Plants with similar water needs are grouped together	☒ Yes	☐
	Areas that mix plants are captured in the water budget calculations	☒ Yes	☐
Soil Management	A min. 2 inches of mulch on all non-turf soil areas	☒ Yes	☐
	Soil amendments, such as compost or fertilizer, shall be appropriately added according to soil conditions and selected plants	☒ Yes	☐
	Grading is designed to minimize soil erosion, runoff and water waste	☒ Yes	☐

COMPLIANCE CHECKLIST (continued)

REQUIREMENT		PROJECT COMPLIANCE (To be completed by applicant)	STAFF REVIEW
Water Features (ponds, fountains, etc.)	Uses recirculating water system and uses recycled water if available	☐ Yes ☒ Not applicable	☐
Irrigation System Design	All landscaped areas have a permanent irrigation system (required except for single-family and duplex)	☒ Yes ☐ Not applicable	☐
	Designed and will be maintained to prevent water waste (e.g. runoff, overspray, low head drainage) and meet or exceed an average landscaping irrigation efficiency of 70%	☒ Yes ☐ Not applicable	☐
	Designed to meet the individual water needs of each hydrozone; Sprinkler heads and other emission devices are selected based on what is appropriate for the plant type within each hydrozone; Sprinkler heads have matched precipitation rates within each circuit.	☒ Yes ☐ Not applicable	☐
	Low volume irrigation (e.g. bubbler or drip-type) is used for trees, shrubs, mulched areas, areas with slope >10%, areas less than 8 ft. wide in any direction, and areas within 2 ft. of any impermeable hardscape	☒ Yes ☐ Not applicable	☐
	Irrigation controllers utilizing either evapotranspiration or soil moisture sensor data and capable of dual or multiple programming are used. Sensors that override the call for water during unfavorable weather conditions or if the soil is still moist are incorporated into the system	☒ Yes ☐ Not applicable	☐
	Irrigation controllers and backflow devices are screened from public view	☒ Yes ☐ Not applicable	☐

APPLICANT COMMENTS

CERTIFICATION

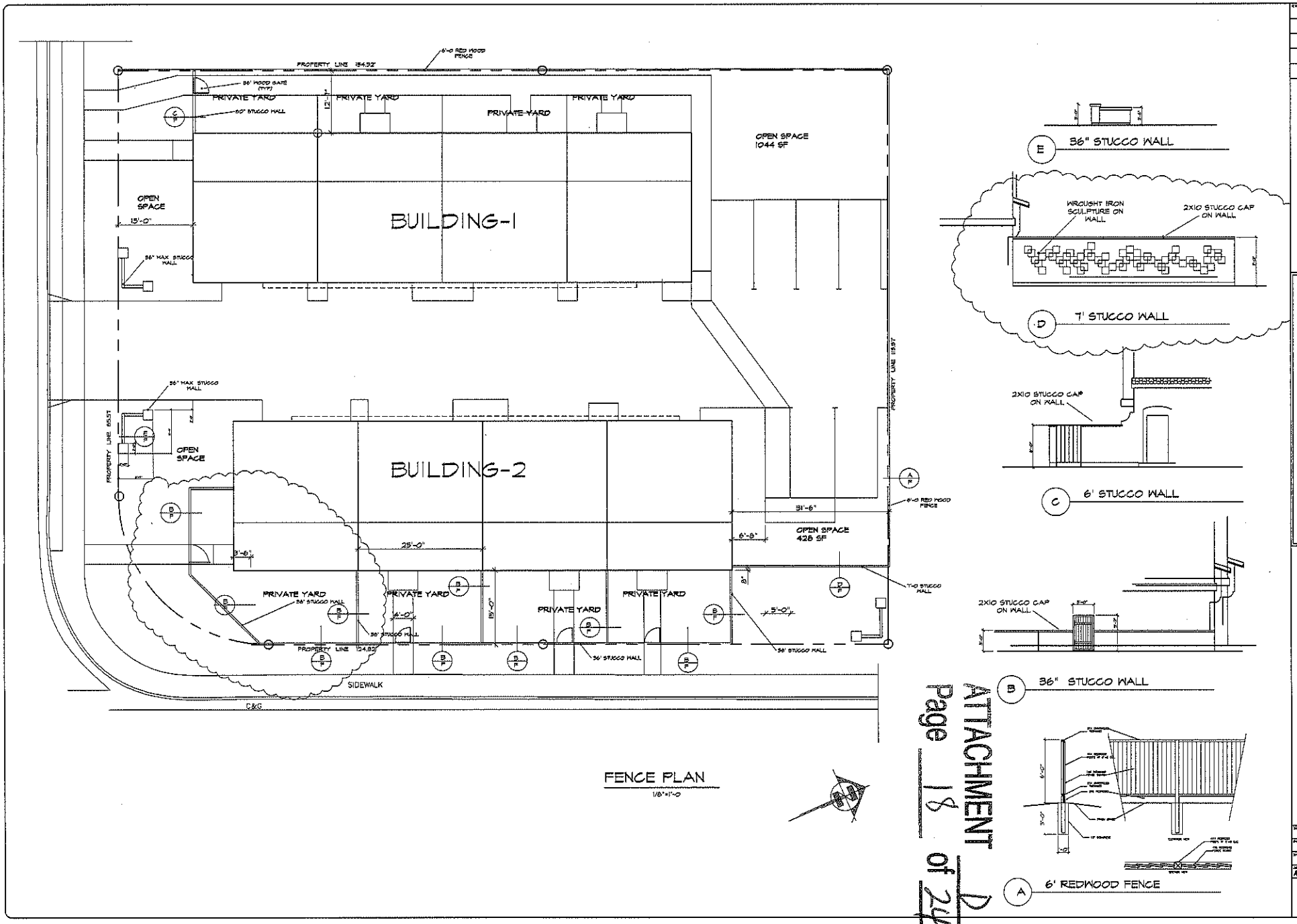
I am aware of available informational resources regarding native and water-wise plants, irrigation efficiency, and other aspects of water-efficient landscaping. I certify that the information provided on this checklist is correct, and that the landscaping project meets the specified requirements of Chapter 19.37 of the Sunnyvale Municipal Code.

Greg Lewis

APPLICANT SIGNATURE

12/16/11

DATE



ATTACHMENT D
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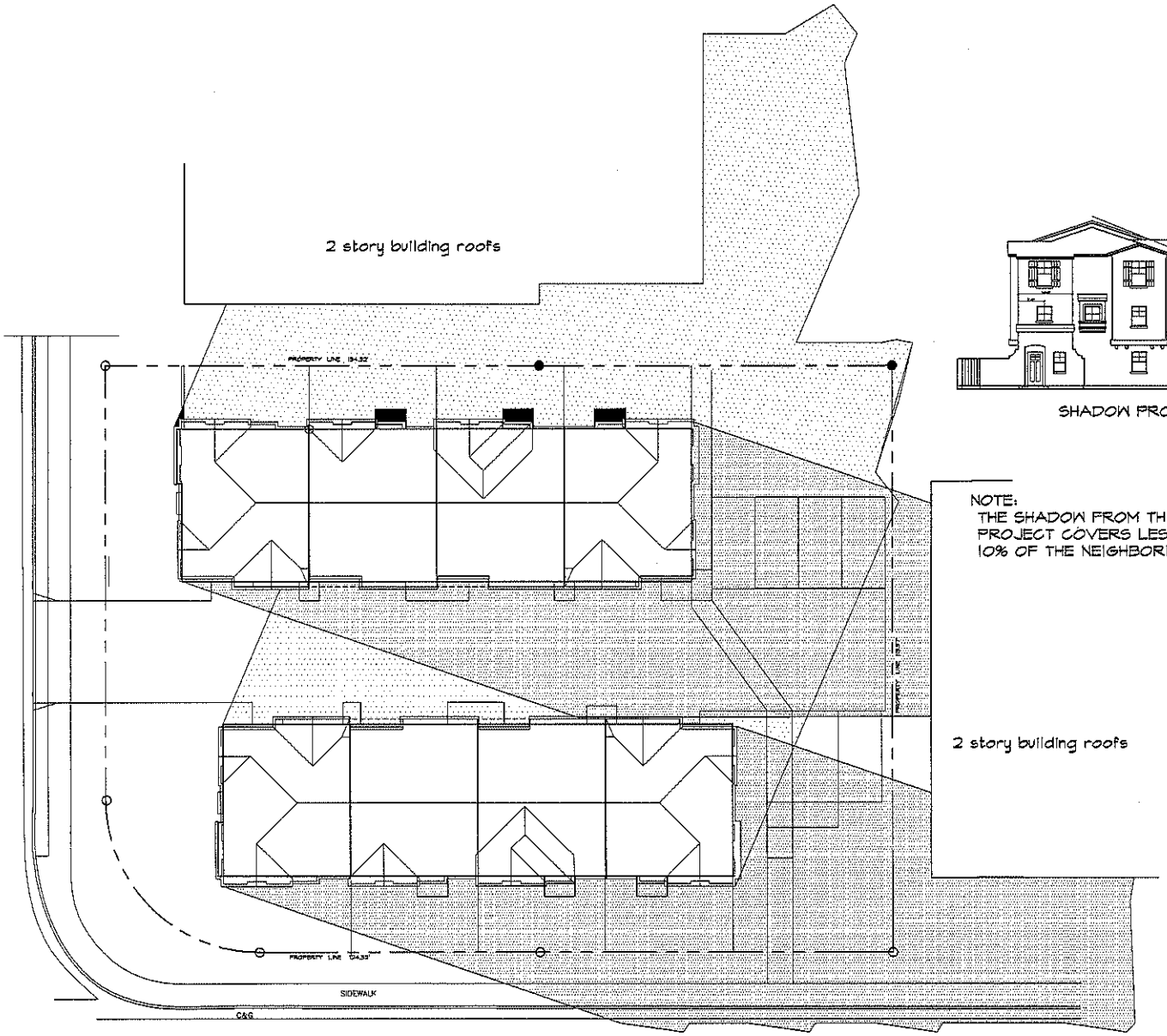
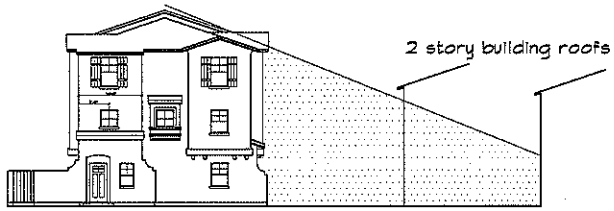
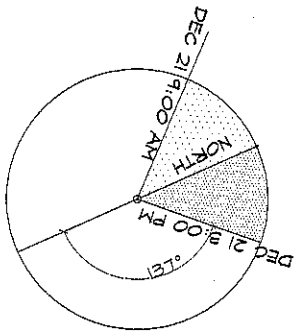


SOLAR STUDY PLAN
1"=10'-0



SHADOW PROFILE

NOTE:
THE SHADOW FROM THIS
PROJECT COVERS LESS THAN
10% OF THE NEIGHBORING ROOFS



ATTACHMENT D
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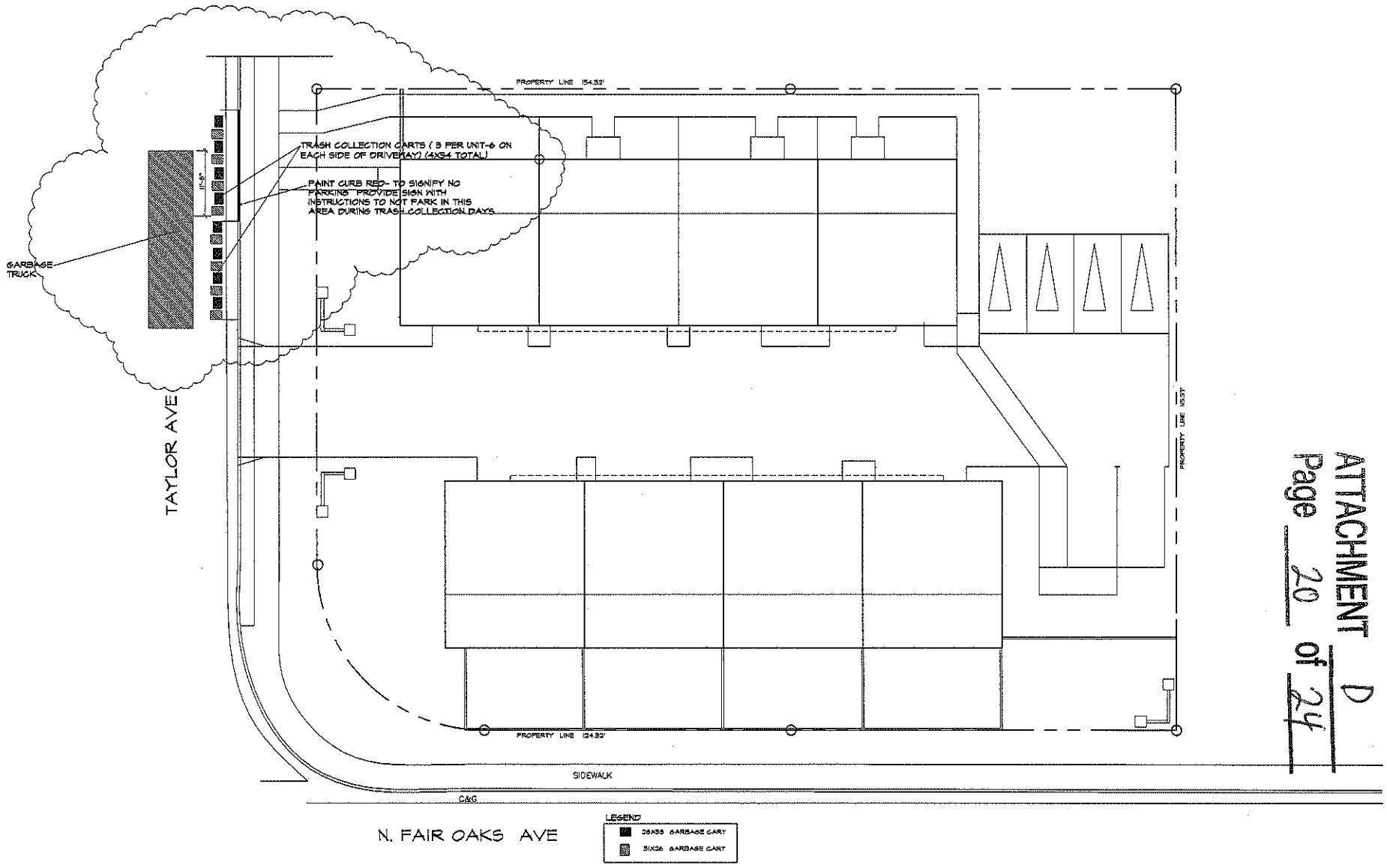
SOLAR STUDY

RICHARD HARO
DRAFTING AND PLANNING, INC.
2150 MANSIN WAY, SAN JOSE, CA 95148
(408) 532-1755 HARONC1@AOL.COM
HARO DRAFTING PLANNING . COM

SANJEEV ACHARYA
305 ELAN VILLAGE LANE
SAN JOSE, CA

3-31-12
RH
ACHARYA FAIR OAKS
SS
SHT 1 OF 10



GARBAGE PICK-UP PLAN

1/8"=1'-0

ATTACHMENT D
Page 20 of 24

COVER SHEET

RICHARD HARO
DRAFTING AND PLANNING, INC.
2150 MANGIN WAY, SAN JOSE, CA 95148
(408) 532-1755 HARONC1@AOL.COM
HARO DRAFTING PLANNING . COM

SANJEEV ACHARYA
805 ELAN VILLAGE LANE
SAN JOSE , CA

3-31-12
RH
ACHARYA FAIR OAKS

1.0

VESTING TENTATIVE MAP

NINE (9) LOT SUBDIVISION

EIGHT (8) NEW SINGLE FAMILY AND A COMMON LOT DEVELOPMENT

CONSISTING OF ONE (1) SHEET

425 N. FAIR OAKS AVE. AND 599 E. TAYLOR AVE.,
SUNNYVALE, CALIFORNIA 94085
APN: 204-38-046 AND 047

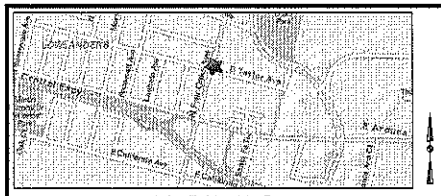
LYING ENTIRELY WITHIN THE
CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, CALIFORNIA

JANUARY 2012

SMP ENGINEERS
1534 CAROB LANE
LOS ALTOS, CA 94024

LOCATION MAP

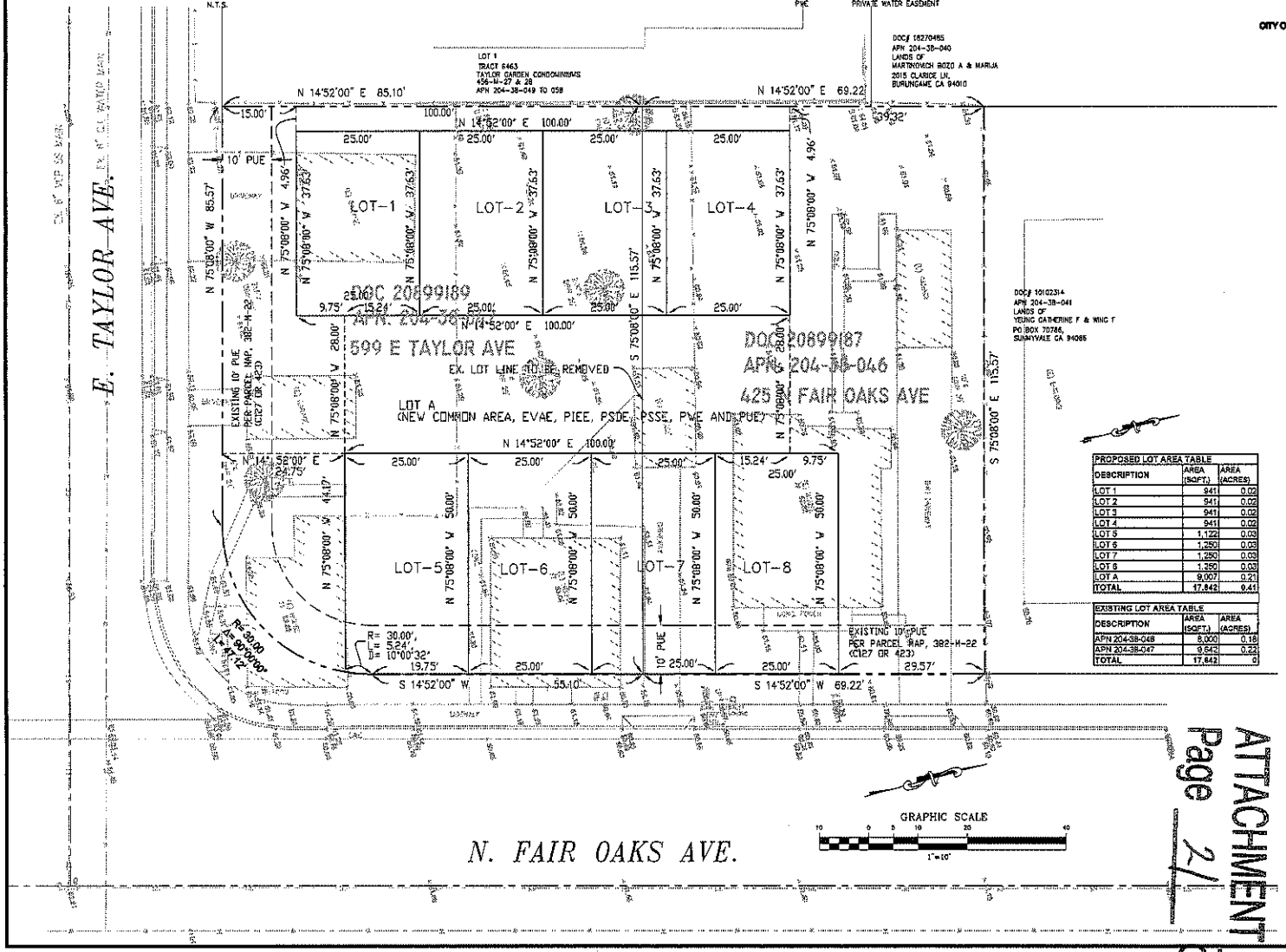
N.T.S.



LEGEND AND ABBREVIATIONS

- STREET CENTER LINE
- DISTINCTIVE BORDER LINE
- PROPOSED LOT LINE
- EASEMENT LINE
- EXISTING LOT LINES
- TIE LINES

EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PIEE	PRIVATE INGRESS EGRESS EASEMENT
PSDE	PRIVATE STORM DRAINAGE EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PWE	PRIVATE WATER EASEMENT



PROPOSED LOT AREA TABLE		
DESCRIPTION	AREA (SQFT.)	AREA (ACRES)
LOT 1	941	0.02
LOT 2	941	0.02
LOT 3	941	0.02
LOT 4	941	0.02
LOT 5	1,122	0.03
LOT 6	1,250	0.03
LOT 7	1,250	0.03
LOT 8	1,250	0.03
LOT A	9,007	0.21
TOTAL	17,642	0.41

EXISTING LOT AREA TABLE		
DESCRIPTION	AREA (SQFT.)	AREA (ACRES)
APN 204-38-046	8,000	0.18
APN 204-38-047	9,642	0.22
TOTAL	17,642	0

GENERAL NOTES & STATEMENTS

1. OWNERS:
APN: 204-38-046
425 N FAIR OAKS AVE, SUNNYVALE, CA 94085
AGUSTIN MANUEL B TRUST
1009 AMADOR AVE, SUNNYVALE CA 94085
APN: 204-38-047
599 E TAYLOR AVE. SUNNYVALE, CA 94085
AGUSTIN MANUEL B TRUST
1009 AMADOR AVE, SUNNYVALE CA 94085

2. APPLICANT: SAME AS ABOVE.

3. EXISTING ZONING: R2: 3,600 SQ FT/LOT MIN.

4. EXISTING APN 204-38-046 AND 047
5. EXISTING USE: RESIDENTIAL

6. PROPOSED USE: RESIDENTIAL

7. EXISTING WELLS: UNKNOWN

8. FLOOD ZONE: X .

9. STREETS: ALL PROPOSED STREET MODIFICATIONS WILL BE TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS

10. EXISTING USE OF ADJACENT PROPERTIES: RESIDENTIAL

11. WATER: CITY OF SUNNYVALE

12. FIRE PROTECTION: CITY OF SUNNYVALE

13. STORM/SANITARY SEWER: SUNNYVALE SANITARY DISTRICT

14. POWER AND GAS: PACIFIC GAS AND ELECTRIC

15. TELEPHONE/CABLE: AT&T/COMCAST

16. STREET TREES: STREET TREE(S) TO BE PLANTED PER CITY OF SUNNYVALE DIRECTION.

17. ALL EXISTING STRUCTURES ARE TO BE REMOVED PRIOR TO RECORD OF TRACT MAP.

BASIS OF ELEVATIONS:

– REFERENCED CITY OF SUNNYVALE B.M.# 46, EL: 56.820' BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN THE NORTHWEST CURB RETURN, INTERSECTION OF FAIR OAKS AVE. AND ARQUES AVE. ALSO BEING THE NORTH END OF WEST HEADWALL AT THE N. SUNNYVALE OVERPASS CROSSING CENTRAL EXPRESSWAY.

BASIS OF BEARINGS:

– THE BEARING N 14°52'00" E OF CENTERLINE OF FAIR OAKS AVE., AS SHOWN ON THAT CERTAIN PARCEL MAP, RECORDED IN BOOK 665 OF MAPS AT PAGES 43 AND 44, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP

ATTACHMENT D
Page 21 of 24

SMP ENGINEERS
CIVIL ENGINEERS
1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8735

OWNER/APPLICANT:

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SMP ENGINEERS
CIVIL ENGINEERS

NINE (9) LOT SUBDIVISION
EIGHT (8) NEW SINGLE FAMILY HOMES AND A COMMON LOT
425 N. FAIR OAKS AVE. AND 599 E. TAYLOR AVE.
SUNNYVALE, CALIFORNIA 94085
VESTING TENTATIVE MAP

Revisions:

Date: 1/26/2012
Scale: 1"=10'
Prepared by: V.G.
Checked by: S.R.
Job #: 211102
Sheet: 1 OF 1
TM-1

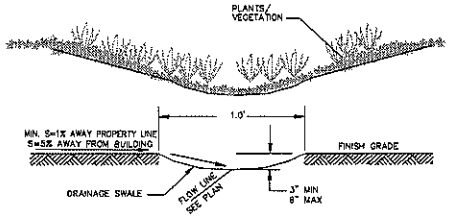
CONCEPTUAL GRADING AND DRAINAGE PLANS
NINE (9) LOT SUBDIVISION
EIGHT (8) NEW SINGLE FAMILY HOMES AND A COMMON LOT
425 N. FAIR OAKS AVE. AND 599 E. TAYLOR AVE., SUNNYVALE, CALIFORNIA 94085

ABBREVIATIONS

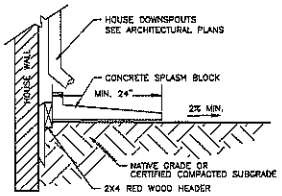
	DESCRIPTION		DESCRIPTION
AB	AGGREGATE BASE	LIP	LIP OF GUTTER
AC	ASPHALT CONCRETE	LP	LOW POINT
AD	AREA DRAIN	MON	MONUMENT
BC	BACK OF CURB	(N)	NEW
BFL	BACKFLOW PREVENTOR	OG	ORIGINAL GROUND
BW	BOTTOM OF WALL	PB	PULL BOX
C&G	CURB AND GUTTER	PIV	PRESSURE INDICATOR VALVE
℄/L	CENTERLINE	P.P.L	PROPERTY LINE
CLSW	CENTERLINE SWALE	PP	POWER POLE
CO	CLEANOUT	PPP	PLASTIC PERFORATED PIPE
CP	CONTROL POINT	PUE	PUBLIC UTILITY EASEMENT
DWY	DRIVEWAY	PVC	POLYVINYL CHLORIDE
DI	DROP INLET	R/W	RIGHT OF WAY
DTL	DETAIL	RCP	REINFORCED CONCRETE PIPE
ELCT	ELECTRIC	SD	STORM DRAIN
EP	EDGE OF PAVEMENT ELEVATION	SDMH	STORM DRAIN MANHOLE
EUC	EUCALYPTUS TREE	STD	STANDARD
(E)EX	EXISTING	SS	SANITARY SEWER
FF	FINISH FLOOR	SSMH	SANITARY SEWER MANHOLE
FG	FINISH GRADE	SW	SIDEWALK
FH	FIRE HYDRANT	TC	TOP OF CURB
FL	FLOWLINE	TF	TOP OF FOUNDATION
FDC	FIRE DEPARTMENT CONNECTION	TG	TOP OF GRATE
FOC	FACE OF CURB	TOS	TOP OF SLAB
GB	GRADE BREAK	TP	TOP OF PAVEMENT
GUY	GUY WIRE	TW	TOP OF WALL
HP	HIGH POINT	(TYP)	TYPICAL
DIP	DUCTILE IRON PIPE	VCP	VITRIFIED CLAY PIPE
INV	INVERT	WL	WHITE LINE STRIPE
JP	JOINT POLE	WLK	WALKWAY
JB	JUNCTION BOX (UTILITY)	WM	WATER METER
		WV	WATER VALVE

LEGEND

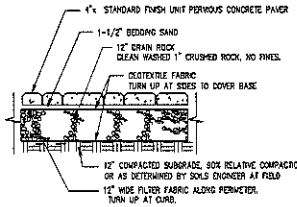
EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
	F	FILL AREA LIMIT
	C	CUT AREA LIMIT
102	102	CONTOUR
	W	WATER LINE
	FS	FIRE SERVICE LINE
	SD	STORM DRAIN PIPE (SOLID)
	SS	SANITARY SEWER PIPE
	SUD	SUBDRAIN PIPE (PERFORATED)
OH	OH	OVERHEAD UTILITIES WITH POLE
	G	GAS LINE
	E	ELECTRIC LINE (UNDERGROUND)
	JT	JOINT TRENCH (UNDERGROUND)
SLV	SLV	STREET LIGHT VAULT
SSCO	SSCO	SANITARY SEWER CLEANOUT
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		SURVEY CITY MONUMENT
		ELECTROLIER
WM	WM	WATER METER
		TREE WITH TRUNK
		6' WOODEN FENCE
102.23	102.23	SPOT ELEVATION
		TREE PROTECTION FENCE 5' TALL CHAIN LINK
		EARTHSWALE
		CONCRETE SWALE
		AREA DRAIN/ INLET
		OVERLAND RELEASE PATH
		GRADE TO DRAIN, 2% MIN. AWAY FROM HOUSE 1% MIN. FROM PROPERTY LINE TO SWALE
		(E) TREE TO BE REMOVE
		DOWN-SPOUT



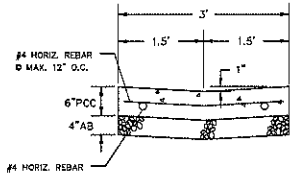
GRASSY SWALE DETAIL
NTS



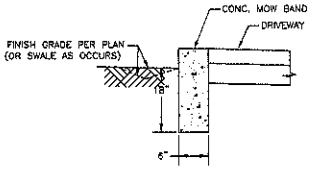
SPLASH BLOCK



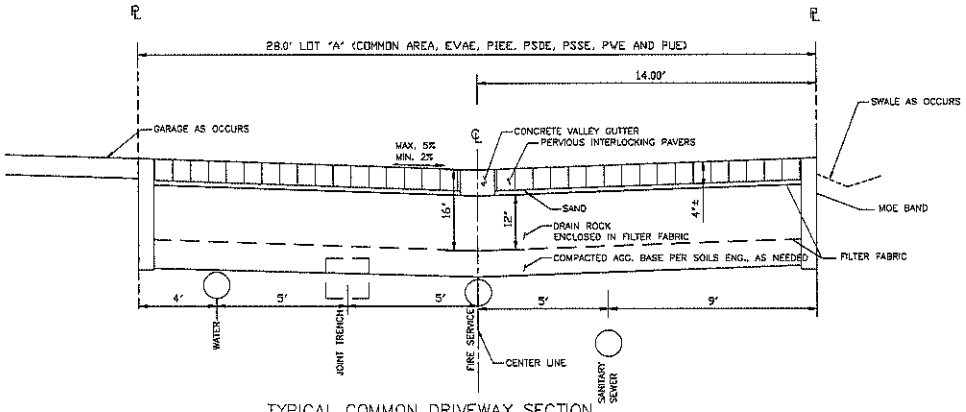
PERVIOUS INTERLOCKING PAVERS DRIVEWAY/ WALKWAY
NTS



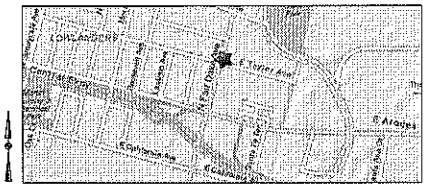
ON-SITE VALLEY GUTTER
NTS



CONCRETE MOW BAND DETAIL
NTS



TYPICAL COMMON DRIVEWAY SECTION
N.T.S.



SHEET INDEX:

C-1	COVER SHEET/ NOTES/ DETAILS
C-2	GRADING AND DRAINAGE PLAN
C-3	UTILITY PLAN
C-4	STORMWATER MANAGEMENT PLAN/ MEASURES

BASIS OF ELEVATIONS:

- REFERENCED CITY OF SUNNYVALE B.M.# 48, EL: 59.820' BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN AT THE NORTHWEST CURB RETURN, INTERSECTION OF FAIR OAKS AVE. AND ARQUES AVE. ALSO BEING THE NORTH END OF WEST HEADWALL AT THE N. SUNNYVALE OVERPASS CROSSING CENTRAL EXPRESSWAY.

BASIS OF BEARINGS:

- THE BEARING N 14°32'00" E OF CENTERLINE OF FAIR OAKS AVE., AS SHOWN ON THAT CERTAIN PARCEL MAP, RECORDED IN BOOK 665 OF MAPS AT PAGES 43 AND 44, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP

DRAINAGE NOTES

1. Surface water shall be directed away from all buildings into drainage swales, gutters, storm drain inlets and drainage systems.
2. All roof downspouts shall discharge to concrete splash pads draining away from the foundation. See architectural plans for roof downspout locations.

ATTACHMENT D
Page 22 of 24

PRELIMINARY PLANS
NOT APPROVED FOR CONSTRUCTION

SMP
ENGINEERS
CIVIL ENGINEERS
1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-6055
FAX: (650) 941-6755

OWNER/APPLICANT:

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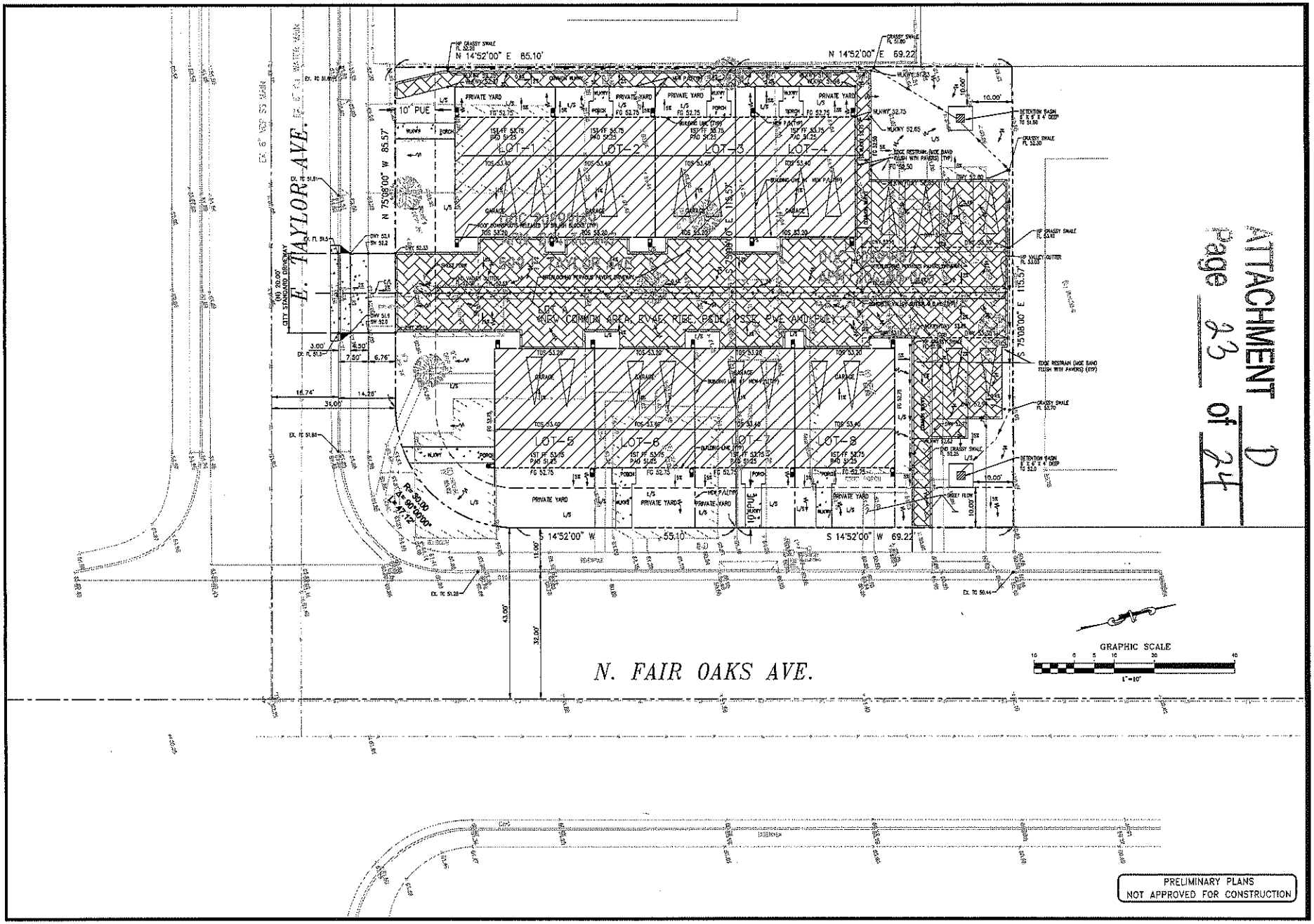
SMP ENGINEERS
CIVIL ENGINEERS

CONCEPTUAL GRADING AND DRAINAGE PLANS
NINE (9) LOT SUBDIVISION
425 N. FAIR OAKS AVE. AND 599 E. TAYLOR AVE.,
SUNNYVALE, CALIFORNIA 94085
COVER SHEET

Revisions:

Date: 1/26/2012
Scale: 1"=10'
Prepared by: V.G.
Checked by: S.R.
Job #: 211102
Sheet: 1 OF 4
C-1



ATTACHMENT D
Page 23 of 24

PRELIMINARY PLANS
NOT APPROVED FOR CONSTRUCTION

SMP
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CIVIL ENGINEERS

1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8735

OWNER/APPLICANT:

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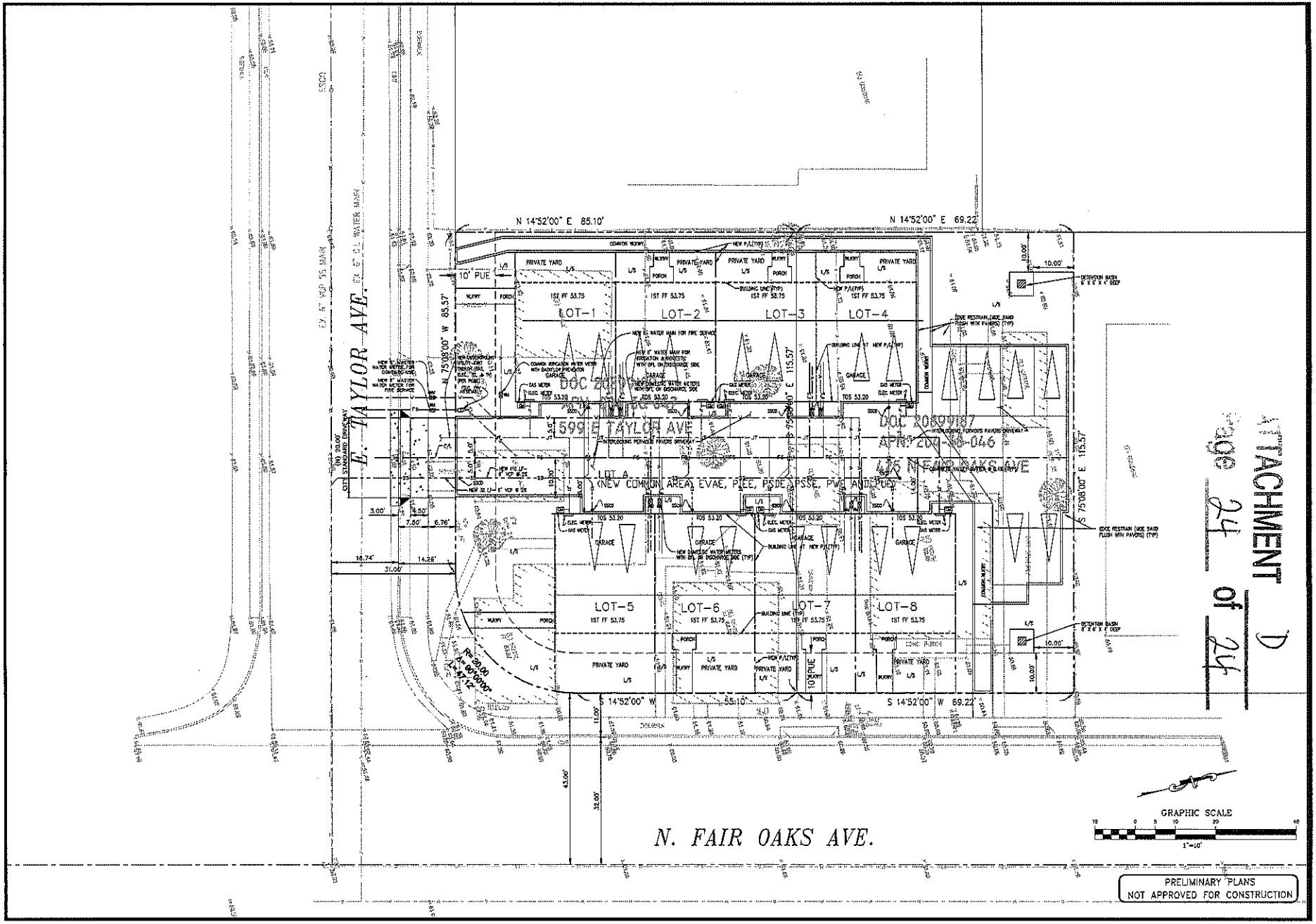
CIVIL ENGINEERS

CONCEPTUAL GRADING AND DRAINAGE PLANS
NINE (9) LOT SUBDIVISION
425 N. FAIR OAKS AVE. AND 599 E. TAYLOR AVE.,
SUNNYVALE, CALIFORNIA 94085
GRADING AND DRAINAGE PLAN

Revisions:

Date: 1/26/2012
Scale: 1"=10'
Prepared by: V.O.
Checked by: S.R.
Job #: 211102
Sheet: 2 OF 4
C-2



ATTACHMENT D
Page 24 of 24

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CIVIL ENGINEERS

CONCEPTUAL GRADING AND DRAINAGE PLANS
NINE (9) LOT SUBDIVISION
425 N. FAIR OAKS AVE. AND 599 E. TAYLOR AVE.,
SUNNYVALE, CALIFORNIA 94085
UTILITY PLAN

Revisions:

Date: 1/25/2012
Scale: 1"=10'
Prepared by: V.O.
Checked by: S.R.
Job #: 211102
Sheet: 3 OF 4
C-3

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUNNYVALE AMENDING THE PRECISE ZONING PLAN, ZONING DISTRICTS MAP, TO REZONE CERTAIN PROPERTIES LOCATED AT 411-425 NORTH FAIR OAKS AVENUE AND 599 EAST TAYLOR AVENUE FROM R-3 (MEDIUM DENSITY RESIDENTIAL) TO R-3/PD (MEDIUM DENSITY RESIDENTIAL /PLANNED DEVELOPMENT) ZONING DISTRICT

THE CITY COUNCIL OF THE CITY OF SUNNYVALE DOES ORDAIN AS FOLLOWS:

SECTION 1. AMENDMENT OF PRECISE ZONING PLAN. The Precise Zoning Plan, Zoning Districts Map, City of Sunnyvale (Section 19.16.050 of the Sunnyvale Municipal Code) hereby is amended in order to include certain properties located at 411-425 North Fair Oaks Avenue and 599 East Taylor Avenue within the R-3/PD (Medium Density Residential/Planned Development) Zoning District, which properties are presently zoned R-3 (Medium Density Residential) Zoning District. The location of the properties is set forth on the scale drawing attached as Exhibit A.

SECTION 2. CEQA–NEGATIVE DECLARATION. The City Council hereby determines that the Mitigated Negative Declaration prepared for this ordinance has been completed in compliance with the requirements of the California Environmental Quality Act (CEQA) and reflects the independent judgment of the City, and finds that adoption of the ordinance will have no significant negative impact on the area's resources, cumulative or otherwise.

SECTION 3. EFFECTIVE DATE. This ordinance shall be in full force and effect thirty (30) days from and after the date of its adoption.

SECTION 4. PUBLICATION. The City Clerk is directed to cause copies of this ordinance to be posted in three (3) prominent places in the City of Sunnyvale and to cause publication once in The Sun, the official newspaper for publication of legal notices of the City of Sunnyvale, of a notice setting forth the date of adoption, the title of this ordinance, and a list of places where copies of this ordinance are posted, within fifteen (15) days after adoption of this ordinance.

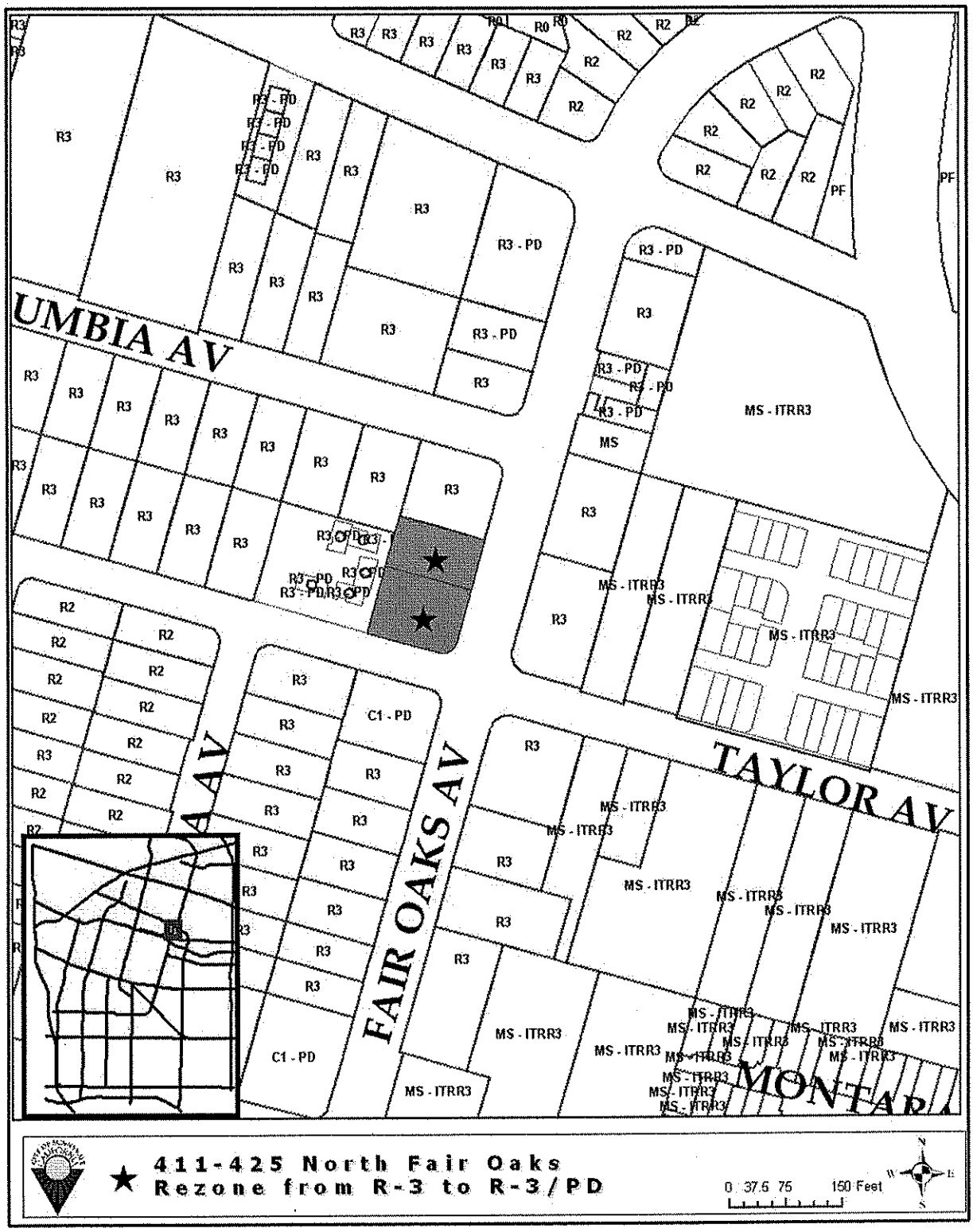
Introduced at a regular meeting of the City Council held on _____, 2012, and adopted as an ordinance of the City of Sunnyvale at a regular meeting of the City Council held on _____, 2012, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST: APPROVED:

_____ _____
City Clerk Mayor
Date of Attestation: _____
SEAL

APPROVED AS TO FORM AND LEGALITY: _____
David A. Kahn, City Attorney


UMBIA AV
FAIR OAKS AV
TAYLOR AV
MONTAR
R3
R3 - PD
R2
R0
PF
MS
MS - ITRR3
C1 - PD
411-425 North Fair Oaks
Rezone from R-3 to R-3/PD
0 37.5 75 150 Feet