



Draft for Planning Commission Review on October 28, 2013

City Council Hearing Date: November 19, 2013
File Number: 2013-7448

SUBJECT: **2013-7448 - Christensen Holdings, LP:** Application for a **Use Permit** to construct two new office buildings on a 9.27-acre site located at **433 N. Mathilda Avenue** in an M-S/POA Zoning District (APN: 165-28-13 and 165-28-23) with a total of 213,126 square feet of floor area, and a Floor Area Ratio of 52.8%.

REPORT IN BRIEF:

Existing Site Conditions Vacant Industrial Building

Surrounding Land Uses

- North Religious Assembly (Trinity Church of Sunnyvale)
- South R&D/Office Park
- East Multi-family development (across Mathilda Avenue)
- West Industrial R&D/Office (GTE MobileNet)

Issues Floor area ratio

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

BACKGROUND

Description of Proposed Project

The proposed project involves the construction of two new office buildings in Peery Park (see Attachment A, Vicinity Map). Building A is three stories in height and contains 91,254 square feet (s.f.) of gross floor area. Building B is four stories in height and contains 121,872 s.f. of gross floor area. The existing site is currently occupied by one vacant, single-story industrial building with a total floor area of 90,669 s.f. The existing site was built at 22.4% Floor Area Ratio (FAR) and the proposed project will result in a 52.8% FAR. Projects exceeding 35% FAR (or 45% with Green Building incentives) require Use Permit approval by the City Council. This application is a request for approximately 72,000 s.f. above 35% FAR (project data sheet is Attachment B).

Previous Actions on the Site

A number of industrial uses occupied the project site dating back to the 1970s. Building Department records show a tank farm was permitted on the site in 1972. Since then, ownership of the property changed several times and numerous Use Permits, Variances and miscellaneous planning permits were issued. In July 2010, the parcel fronting on Mathilda was rezoned and the Place of Public Assembly (POA) combining district was added.

On June 25, 2013 the City Council approved a contract for the preparation of the Peery Park Specific Plan (PPSP) and EIR and requested staff to return to discuss a possible ordinance for future development applications within the PPSP area to be utilized during the specific plan development process. Completion of the PPSP and EIR for City Council public hearing and adoption is scheduled for fall 2014.

City Council introduced an ordinance on October 8, 2013 which will not be effective until after November 21, the scheduled City Council hearing date for this project; however, this project would require City Council action under both the existing regulations and the regulations in the new ordinance. The action by the Planning Commission will be a recommendation to the City Council.

EXISTING POLICY

General Plan Goals and Policies: The following are key goals and policies from the Land Use and Transportation Chapter of the General Plan which pertain to the proposed project:

Goal LT-6: Sustain a strong local economy that contributes fiscal support for desired City services and provides a mix of jobs and commercial opportunities.

Policy LT-6.2: Balance land use and transportation system carrying capacity necessary to support a vital and robust local economy.

Policy LT-6.4: Encourage sustainable industries that emphasize resource efficiency, environmental responsibility, and the prevention of pollution and waste.

Floor Area Ratio: The standard FAR permitted in the M-S Zoning District is 35%. There are several zoning tools that allow FAR above the standard:

1. A Use Permit or Special Development Permit may be granted by the City Council for projects proposed to exceed 35% FAR (unless #2 below applies).
2. A 10% FAR bonus (up to 45% FAR) may be granted if LEED certification at a Gold level is achieved; subject to a staff-level approval (no public hearing).
3. Properties can be rezoned to raise the standard FAR level, which also requires City Council action.

The proposed project is utilizing option #1. To assist the decision makers in considering approval of higher FAR developments, *Review Criteria for Projects Greater than 35% FAR* were developed by the City Council in 2000. These criteria are required as part of the findings to approve the Use Permit or Special Development Permit. A list of the review criteria is provided in Attachment G.

Policies Related to Peery Park: The project site is located in the Peery Park industrial area, which is characterized by a large number of Class B and C buildings (see Attachment H for a detailed description of office class levels). While the Sunnyvale Municipal Code (SMC) does not require new office buildings to be of a particular class, several past and present City policies encourage renovation and redevelopment in Peery Park.

In 2003, staff developed a five-year *Community Development (CD) Strategy* to apply City resources strategically for community benefit. The goals of the CD Strategy were adopted by City Council and the document was updated in 2005. The CD Strategy identifies Peery Park as one of four industrial zone action areas and encourages staff to explore incentives for redevelopment of Class C buildings in Peery Park to Class A structures. The CD Strategy notes that attraction of strong growth companies such as bio-technology to the area is an economic development goal.

In 2008, at the sunset of the five-year CD Strategy, the City Council directed staff to study preparation of a Specific Plan for Peery Park to incentivize reinvestment in the area by considering higher FARs, establishing a Development Reserve, and planning for public improvements. This study was postponed until funding was obtained, but is now in progress with public hearings scheduled for summer 2014.

In 2012, the City Council approved three projects within Peery Park. A Use Permit was approved in February 2012 to allow redevelopment of the former post office site at 580 N. Mary Avenue for a new office building at 55% FAR.

More recently, City Council approved a Rezoning to M-S/100% FAR in June 2012 for a 14.2-acre office/R&D campus located at the northwest corner of Mathilda Avenue and Maude Avenue (DiNapoli/LinkedIn). That development resulted in a total of 99.4% FAR. In October 2012 the Council approved an additional building of about 107,000 s.f. for the Legacy Partners site at 600 W. California Avenue.

Industrial Design Guidelines: The City's Industrial Design Guidelines (1993) provide recommendations for site planning, architecture, and design. These guidelines are referenced in the discussion and analysis below.

DISCUSSION AND ANALYSIS

Present Site Conditions

The project site is 9.27 acres in size and is located in an area with older industrial operations. The property is generally located between Maude Avenue to the north, Central Expressway to the south, N. Mathilda Ave. to the east, and N. Pastoria Ave. to the west. The site is currently occupied by one industrial building.

Use Permit

Use: The applicant proposes the construction of two Class A office buildings, one three-story and one four-story, intended for Corporate Office uses. Multiple smaller professional office tenants could also be accommodated within the buildings. Future tenants would be subject to zoning requirements for permitted uses.

Floor Area Ratio: The existing site was built at 22.4% FAR. The proposed project will result in 52.8% FAR for the site. The *Review Criteria for Projects Greater than 35% FAR* are located in the Recommended Findings in Attachment C along with staff's discussion of the criteria. Key project features meeting these criteria include high-quality architecture and site design, green building certification, and a Transportation Demand Management (TDM) Program to reduce trips generated by the project.

Site Layout: The buildings existing on-site will be completely demolished and the site layout will be completely reconfigured (See Attachment F for site plans.) The following Guidelines were considered in analysis of the site design:

Industrial Design Guidelines (Site Design)	Comments
<i>A1. New development shall enhance the character of its surrounding area through quality architecture, and landscaping and appropriate site arrangement.</i>	The existing site design features a prominent driveway entry on N. Mathilda Ave., mature landscaping to be retained, additional street trees along the frontages and buildings that complement and upgrade the surrounding area. The proposed project will enhance the site and surroundings with the introduction of high-quality architecture, substantial landscaping and public art.
<i>A2. New development in an area with an established character shall be compatible with its surrounding development in intensity, design, setback, building form, scale, material, color and landscaping unless there are specific planning goals to change the character of an area.</i>	The proposed project is consistent with the character of other sites in the area that have been redeveloped with buildings that achieve a higher FAR. Redevelopment with Class A buildings in Peery Park is consistent with City policy.
<i>B1. Site components such as structures, parking, driveways, and out-door functions shall be arranged and located to emphasize the aesthetically pleasant components of the site such as existing mature trees and views, or superior architectural features, and disguise its less attractive scenes such as service facilities, outside storage and equipment areas, and trash enclosures through placement and design of structure and landscaping.</i>	The proposed buildings are located toward the center of the site and will significantly enhance the current streetscape along both Mathilda and Pastoria Avenues. The 68 ft. building setback will reduce visibility to residential properties to the east across Mathilda Avenue.

Architecture: Existing structures on-site consist of one large concrete tilt-up building, typical of Class B industrial buildings in built in Peery Park during the 1970s and 1980s. The proposed buildings are comparable in mass and scale to more contemporary buildings constructed in recent years in Peery Park. Design features include tinted glass panels and windows, metal awnings over prominent entrances on the east and north elevations, and light-colored vertical stone elements that frame doorways and office windows around the buildings (See Attachment F for architectural plans). The project architecture was evaluated according to the following:

Industrial Design Guidelines (Building Design)	Comments
<i>B1. New buildings shall maintain diversity and individuality in style while improving aesthetic character of their surrounding area</i>	The proposed architecture is compatible with more recent buildings in the vicinity and reflects a high quality contemporary design.
<i>B2. Roof equipment shall be fully screened by parapets, roof screens or equipment wells.</i>	The proposed design includes integrated roof screens that will effectively shield all roof-mounted equipment from view.
<i>B5. Main entrances of the buildings shall be well defined</i>	Building entries along the east and north elevations are enhanced with vertical stone textured elements that complements the architecture of the building.
<i>B6. New buildings shall have at least one major focal point and minor focal point. Focal points should be achieved through horizontal and vertical lines, change in material, change in color, changing the form and shape of a portion of the building, etc. Combining the main entrance and the focal points is encouraged.</i>	The enhanced building entries provide the primary focal points to the buildings, with glass and metal accents providing strong horizontal lines through the building mass. Architectural elements are well-integrated into the design and compliment the design of the surrounding properties.
<i>E1. A comprehensive material and color scheme shall be developed for each site.</i>	The proposed buildings' exteriors consist of high quality materials that incorporate alternating horizontal spans of dark grey and blue tinted glass panels, with light colored vertical elements of stone around entries. Windows and metal accents provide a unified color palette.
<i>E3. Large expanses of high reflective surface and mirror glass exterior walls shall be avoided to prevent heat and glare impacts on the adjacent public streets and properties.</i>	The proposed office building will utilize darkly tinted glass to minimize reflection and glare onto adjacent properties and rights-of-way.

Landscaping: Approximately 36% of the lot area is devoted to landscaping in excess of the 20% minimum required. The two buildings are arranged in an 'L' shaped configuration connected by a central courtyard with enhanced pavers and large planter areas interspersed between the two buildings. A substantial amount of landscaping is provided in an area approximately 68 feet in width between the three-story building and the new sidewalk on N. Mathilda Ave.

SMC Chapter 19.94 prohibits the removal of any tree that is 38 inches or more in circumference as measured 4.5 feet from the ground, unless a tree removal permit is first obtained. An estimated 63 protected trees and 38 non-protected trees are proposed to be removed. Another 65 trees are proposed to be retained,

which may be damaged by site work as the project is constructed. As a condition of approval, the applicant will be required to replace all of the protected trees that are removed with a minimum of 36” boxed specimen trees. In addition, a tree protection plan is needed to minimize damage to trees during construction.

SMC section 19.37.070 states that at least 50% of the parking areas must be shaded within 15 years after the establishment of the lot. Based on the conceptual landscaping plan submitted, it appears that the required shade area may not be provided. In order to ensure that at least the minimum is provided, staff recommends a condition of approval that requires the applicant to work with staff to increase parking lot shading by submitting a revised parking lot shading plan for review and approval by the Director of Community Development prior to issuance of a building permit (See Attachment D, Conditions of Approval). Modifications to tree species or total number of trees (or a combination of the two) may be needed to comply with this requirement. See the parking discussion below for additional opportunities for landscaping on site. Parking spaces can be removed to provide more landscape area, and still meet the parking requirements.

The following Guidelines were considered in the analysis of the project landscaping:

Industrial Design Guidelines (Landscaping)	Comments
<p><i>General</i> A2. All areas not in use by structures, driveways, and parking spaces shall be properly landscaped.</p>	<p>The project will retain 65 of the existing trees, which will be supplemented by additional new trees. Any existing trees that are compromised during construction will be replaced with boxed specimen trees. All areas not utilized by structures, parking, and driveways will be landscaped with live plant materials, walkways, and patios.</p>
<p><i>General</i> A5. Walls and fences shall be integrated into landscape design.</p>	<p>Design guidelines illustrate low screen walls/fencing between on-site parking areas and the public sidewalk. Staff recommends incorporating low walls or additional planting into the final landscape plan to increase screening along street frontages.</p>

Industrial Design Guidelines (Landscaping)	Comments
<p><i>Parking Lots</i></p> <p><i>D2. When parking lots are adjacent to public right-of-way, parking shall be screened by combining, berms, shrubs and trees.</i></p>	<p>The City has moved away from using bermed landscaping in industrial areas in favor of installing pedestrian sidewalks, which will be required on both street frontages. Parking areas are setback approximately 68 feet from the sidewalk on N. Mathilda Ave. and approximately 20 feet from the sidewalk on N. Pastoria Ave., which areas will be fully landscaped. Staff recommends additional screening be incorporated into the landscaping on both frontages.</p>
<p><i>Parking Lots</i></p> <p><i>D3. When landscaped pockets are provided between parking spaces facing each other, the width of the islands shall be a minimum of 6 feet. Landscaped pockets shall also be provided for every 7 parking spaces and at the end of each row of parking spaces.</i></p>	<p>Staff recommends incorporating additional landscaped pockets in all surface parking areas into the final landscape plan.</p>

Parking/Circulation: Industrial and Corporate Office uses require a minimum of two parking spaces for every 1,000 square feet of floor area and a maximum of four spaces for every 1,000 square feet. Based on the code, the proposed project requires at least 426 spaces, but no more than 853 spaces. The project provides a total of 671 parking spaces, or approximately 3.14 spaces per 1000 square feet of floor area. The proposed amount of parking exceeds the minimum amount required by 244 spaces, while the amount of surface parking is minimized by locating approximately 33% of the total parking underground (216 spaces). There is sufficient area to provide landscaped pockets between parking spaces as specified by the Industrial Design Guidelines and still exceed the minimum number of spaces required, which is recommended by staff. The additional landscaping may benefit parking lot shading.

SMC Section 19.46.150 specifies the number of bicycle parking facilities required for non-residential uses. Accordingly, a total of 34 spaces are required (26 Class I secured spaces and 8 Class II racks). The applicant proposes to provide a total of 45 bicycle spaces; 34 secured bicycle lockers in the underground parking facilities and 11 racks adjacent to the building entries.

TDM Program: Based on the reductions required for other higher-intensity projects, staff recommends the implementation of a Transportation Demand

Management (TDM) plan that will achieve a minimum of 20% reduction in total daily vehicle trips and a 25% reduction in daily peak hour trips.

A TDM plan consists of measures that are based on existing and proposed infrastructure and physical attributes of the site, including proximity and access to transit, bicycle parking, bike lanes, sidewalks, and/or showers/lockers in the proposed buildings. The plan promotes sustainable modes of transportation, such as carpool/vanpool programs and transit subsidies. An annual report to the City is required to monitor compliance. A penalty clause for non-compliance would be included and would vary with the level of compliance. The requirement to implement and manage a TDM plan in conjunction with the occupancy of the buildings is typically included in tenants' lease agreements. A final TDM plan is required to be submitted for review and approval by staff prior to issuance of building permits (See Attachment D, Conditions of Approval).

Green Building: On April 24, 2012, the City Council revised the green building standards for new construction, additions, and remodels of buildings. According to these standards, new non-residential construction that exceeds 5,000 square feet in area must meet minimum green building standards to attain the LEED Silver level. Attaining a LEED Gold level with certification allows a 10% FAR bonus with no City Council approval required (staff would verify LEED compliance and the TDM Program requirements, and would complete Design Review). The proposed project seeks approval of a 52.8% FAR, which exceeds the maximum 45% FAR permitted with the bonus and requires City Council approval. In order to accomplish this, staff strongly recommends that the applicant strive for Platinum level certification, but no less than Gold certification.

On similar higher intensity developments, the City has required applicants to achieve the LEED Gold level (Core & Shell and Commercial Interiors) instead of the minimum LEED Silver level required. Exemplary design is one of the review criteria to be considered by the City Council in granting FAR over 35% and "green" or sustainable features are typically considered to be an element of design quality. The higher level will ensure that the project design is exemplary in terms of sustainability.

The applicant has submitted a LEED checklist demonstrating that the proposed building would achieve a minimum of 70 points, which is in the middle range of LEED Gold, which ranges from 60 to 79 points (See Attachment I). Staff recommends that the project endeavor to achieve additional points which the applicant believes can be achieved once design of the mechanical systems occurs during the building permit stage. No fewer than 70 points will be accepted for the building shell. As a condition of approval, staff will work with the applicant and future tenants to achieve a higher gold rating for tenant interiors.

Art in Private Development: Sites over two acres in size are subject to the Art in Private Development requirements of SMC Chapter 19.52. The current code requires artwork to be installed in a publicly visible location equivalent to 1% of the construction valuation for the building or an in-lieu fee in the amount of 1.1% of the construction valuation of the building. The applicant has indicated a desire to provide art as opposed to utilizing the in-lieu fee. The most likely location will be in the landscape area along Mathilda Avenue.

Stormwater Management: The project will increase the existing impervious surfaces on-site to 307,732 square feet, which requires that a Stormwater Management Plan (SWMP) be prepared. The current Municipal Regional Permit for stormwater discharge requires all treatment be achieved through Low Impact Development measures such as infiltration, harvesting/use, and biofiltration and limits the use of mechanical treatment. The applicant has prepared a preliminary SWMP which uses landscaping, bio-infiltration and media filters to retain and treat the site's stormwater prior to discharging it to storm drains. The proposed condition of approval requires third-party certification of a final SWMP prior to issuance of building permits.

Easements/Undergrounding: All utilities shall be placed underground and new ground-mounted equipment shall be screened to full height, and will not be visible from public streets (see Attachment D, Conditions of Approval).

Off-Site Improvements: The applicant has worked with staff to identify off-site improvements that could enhance the project and meet the review criteria by the City Council in granting FAR over 35%. The following requirements are included as conditions of approval for the Use Permit:

1. An 8-foot wide public sidewalk (Seven-foot sidewalk and one-foot gutter) shall be constructed along the west side of Mathilda Avenue. All existing trees behind the existing sidewalk shall be protected and preserved during design and construction. Unused driveway approaches shall be replaced with standard curb, gutter and sidewalk.
2. Existing curb, gutter and sidewalk on North Pastoria Avenue shall be removed and a 10-foot wide sidewalk shall be installed. All existing trees behind the existing sidewalk shall be protected and preserved during design and construction.
3. The northbound left turn lane on N. Pastoria Avenue at the intersection of Maude Avenue is required to be extended to accommodate one additional vehicle, which requires the turn lane to be extended to 125 feet plus a 60-foot taper.
4. A bicycle lane at least five feet in width is required to be installed on the southbound side of Mathilda Avenue along the project site frontage.

Staff finds that these improvements would enhance the project and benefit the community. The improvements would facilitate the use of alternative transportation modes, such as walking, biking and using public transit, and

would also help achieve the goals for vehicle trip reduction required by the TDM. The community would also benefit, as these improvements are provided in the public right-of-way. The applicant has committed to the construction of these improvements, which are contained in the recommend conditions of approval (see Attachment D, Conditions of Approval).

Pedestrian & Bicycle Circulation: Currently, there are no sidewalks along the project frontage on N. Pastoria Avenue. Sidewalks would be constructed in accordance with City standards along the project frontage. The project would provide pedestrian paths through each parking area to connect the parking areas with the buildings. The site plan also shows pedestrian connections between the two buildings on site and between each building entrance and street sidewalks along N. Mathilda Avenue and N. Pastoria Avenue. All the proposed pedestrian paths on site follow logical points of connection. Pedestrian scale lighting should be provided and the width of all the pedestrian paths should be checked to ensure compliance with City standards prior to the issuance of building permits. The developer will install a five-foot wide (minimum) bike lane along the southbound side of Mathilda Avenue. The bicycle lane is part of the adopted Bicycle Master Plan; this segment will connect to future segments along Mathilda Avenue as properties redevelop, or if the city is able to implement the lane within existing right-of-way.

Lot Line Adjustment

The project area consists of two separate parcels of land that are being developed as a single site. The proposed design of the project has located Building B across the property line that separates the two parcels. Because the Uniform Building Code restricts structures from encroaching on property lines, the applicant will be required to complete a Lot Line Adjustment or Lot Merger through the Engineering Division prior to the issuance of Building Permits (see Attachment D, Conditions of Approval).

Expected Impact on the Surroundings

Visual

The proposed buildings are oriented on the site to minimize visual impacts on their surroundings. The building closest to N. Mathilda Avenue is limited to three stories in height with its narrowest width facing the street. A substantial landscaped buffer area will further soften the effect of the structure. High density residential development exists directly east across the N. Mathilda Avenue where the right-of-way width is a minimum of 120 feet. This substantial distance will further reduce visual impacts on the streetscape and surrounding properties.

The proposed architectural design is of high quality and is compatible with more contemporary buildings along the N. Mathilda Avenue corridor. Implementation of a TDM plan is required to reduce both peak hour trips and

average daily trips to and from the site. Off-site improvements will further enhance the project and benefit the community.

Traffic

A Traffic Impact Analysis (TIA) was prepared by the City's consultant Hexagon Transportation Consultants, Inc. (Attachment L). The study was required because the net new trips associated with the project exceed the threshold trips set by the Valley Transportation Authority. The project is estimated to generate 332 AM and 318 PM peak hour trips (an increase of 191 AM and 182 PM trips over use of the existing building). Average daily trips for the site are estimated as 2351, a net increase of 1351 daily trips.

Approximately 50% of the Christensen project trips will use Mathilda Avenue north of Maude Avenue to access or leave the site. In project + background condition (includes existing and approved but not yet built projects), the AM peak hour contribution from the Christensen project will constitute about a 1.9% increase in Mathilda Avenue trips. In the PM peak hour, the contribution will constitute about a 1% increase in Mathilda Avenue trips. The TIA recommended one traffic mitigation measure: lengthening the turn pocket on Pastoria Avenue.

Balanced Growth Profile

An updated Balanced Growth profile, (October 2013) is included as Attachment J. The profile reflects: 1) projects built; 2) projects approved; and, 3) this pending project plus a residential project approved by City Council on October 22, 2013. The Balanced Growth Profile helps illustrate the project on a citywide basis.

Environmental Review

A Mitigated Negative Declaration has been prepared in compliance with California Environmental Quality Act provisions and City guidelines (see Attachment E). An Initial Study determined that construction of the proposed project has the potential to result in significant effects on cultural resources (possible discovery during excavation). Implementing mitigation measures during the construction phase will reduce these impacts to less than significant. The Mitigation Measures have been incorporated as Conditions of Approval (Attachment D).

FISCAL IMPACT

The proposed project is anticipated to have a positive fiscal impact on the City. Redevelopment of the site as proposed will increase the assessed value of the property and is estimated to result in the City receiving an additional \$127,000 in property taxes annually. The County, school districts and other agencies would also see increased property tax revenue. In addition, the proposed office buildings are designed to attract high-quality tenants such as corporate headquarters of technology companies. Such tenants will generate positive

economic impacts by providing jobs and enhancing the image of the City. Employees that will occupy these buildings will patronize local Sunnyvale businesses, and visitors may stay in Sunnyvale hotels as well.

Transportation Impact Fee: Projects resulting in net new peak hour vehicle trees are subject to a transportation impact fee (TIF). The TIF is estimated to be \$294,209.31 and must be paid prior to issuance of a building permit. When sidewalks are installed as part of a project, the cost of the sidewalk installation is also credited to the TIF amount. The amount is subject to the fee schedule in place at the time of payment and will be recalculated with the credit given for the sidewalk installation. It is anticipated that a revised TIF schedule will be presented to the City Council later in 2013.

Housing Mitigation Fee: Higher-intensity industrial projects are required to mitigate the demand for affordable housing created by the development through payment of a Housing Mitigation Fee (SMC 19.22.035). The current Housing Mitigation Fee requirement is \$9.27 per square foot of floor area over the allowed FAR of 35%. The required fee for this development is estimated at \$960,425.67 (see Attachment D, Conditions of Approval).

PUBLIC CONTACT

Planning Commission Study Session: The Planning Commission considered the proposed project at a Study Session held on September 23, 2013. Planning Commissioners generally supported the proposed development intensity and were supportive of the off-site improvements. Several Commissioners expressed their satisfaction with the site design, the architectural treatment of the buildings and the underground parking. Commissioners encouraged high levels of green building achievement. Concerns over traffic impacts generated by the project were also expressed. Commissioners appreciated the line of sight diagrams of the proposed buildings from residential areas. Commissioners encouraged staff to explore increasing parking lot shading and landscaping for the entire site, and reductions in traffic impacts. The staff report and recommended conditions of approval address these issues.

A neighborhood outreach open house was held at the site on Thursday, September 12 from 6:00 PM to 7:30 PM. Written invitations were mailed to over 300 properties that neighbor the site as well as all multi-family and single family addresses in the Orchard-Stowell-Murphy neighborhood. The notification area was expanded beyond the minimum 300' radius in order to include the neighborhood, as shown in Attachment K. In addition an email invitation was sent to the president of the S.N.A.I.L. neighborhood association which was forwarded on to its members. Presentation boards were used to show the proposed site plan, renderings and views from various locations around the property, as well as a site line diagram showing the site lines from

the properties east of the site (across Mathilda, including the single family homes on Orchard – the closest street with single family homes). Approximately 15 people attended the meeting, most from the Orchard–Stowell-Murphy neighborhood, with a couple residents from the SNAIL neighborhood. Some attendees initially had questions about the visibility of the proposed buildings from their homes, but after seeing the height of the buildings and the sight line diagrams those concerns appeared to be alleviated. Most other comments were concerning traffic.

Notice of Mitigated Negative Declaration and Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> • Published in the <i>Sun</i> newspaper • Posted on the site • 428 notices were mailed to property owners and tenants within 2,000 ft. of the project site (see map Attachment K) 	<ul style="list-style-type: none"> • Posted on the City of Sunnyvale's Web site • Provided at the Reference Section of the City of Sunnyvale's Public Library 	<ul style="list-style-type: none"> • Posted on the City's official notice bulletin board • City of Sunnyvale's Web site

CONCLUSION

Findings and General Plan Goals: Staff was able to make the required Findings for the Use Permit including the Review Criteria for Projects Greater Than 35% FAR. Recommended Findings and General Plan Goals are located in Attachment C.

ALTERNATIVES

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

RECOMMENDATION

Alternative 1: Recommend the City Council adopt the Mitigated Negative Declaration and approve the Special Development Permit with the attached conditions.

Reviewed by:

Hanson Hom, Director, Community Development Department
Reviewed by: Trudi Ryan, Planning Officer
Prepared by: Steve Flint, Contract Planner

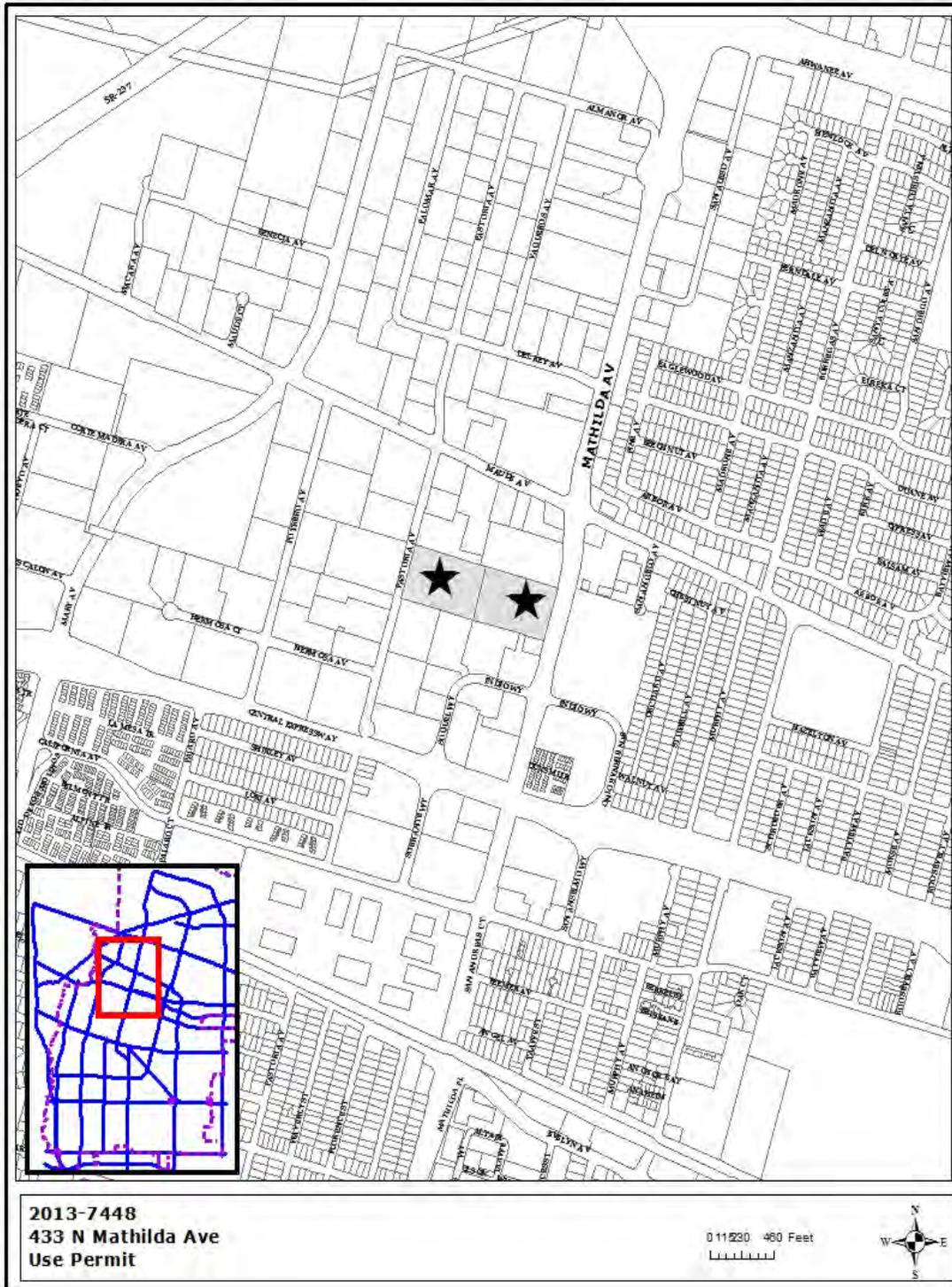
Approved by:

Gary M. Luebbbers
City Manager

Attachments:

- A. Vicinity Map
- B. Project Data Table
- C. Recommended Findings
- D. Recommended Conditions of Approval
- E. Mitigated Negative Declaration
- F. Site and Architectural Plans
- G. Project Justification
- H. Description of Office Class Levels
- I. LEED Checklist
- J. Balanced Growth Profile, updated October 1, 2013
- K. Public Notification Area
- L. Traffic Impact Analysis, September 2013, by Hexagon Transportation Consultants, Inc.

VICINITY MAP



PROJECT DATA TABLE



	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Industry	Same	Industry
Zoning District	M-S/POA	Same	M-S/POA
Lot Size (s.f.)	403,909	Same	22,500 min.
Gross Floor Area (s.f.)	90,669	213,236	141,368 max. without CC review
Lot Coverage (%)	20.6%	15.4%	45% max.
Floor Area Ratio (FAR)	0.22	0.53	0.35 max. without CC review
No. of Buildings	1	2	N/A
Distance Between Buildings (ft.)	100'	150'	32' min.
Building Height (ft.)¹	17'11"	63'8" & 77'2"	75' max.
No. of Stories	1	3 & 4	8 max.
Setbacks (Facing Property)			
Front	85'8"	69'3"	35' min.
Left Side	50'6"	41'0"	20' min.
Right Side	22'2"	40'0"	20' min.
Rear	533'6"	83'-4"	25' min.
Landscaping			
Total Landscaping (s.f.)	107,207	96,177	80,782 min.
% Based on Lot Area	26.5%	23.8%	20% min.
% Based on Floor Area	118%	45.1%	10% min.
Frontage Width	15'	Same	15' min.
Parking Lot Area Shading (%)	Unknown	>50%	50% min. in 15 years
Parking			
Total Spaces	512	670	426 min. 853 max.
Standard Spaces	512	670	124 min.
Compact Spaces	0	0	0% max.
Covered Spaces	0	216	No min.
Aisle Width (ft.)	26'	26'	26' min.
Bicycle Parking	Unknown	34 (26 Class I, 8 Class II)	31 min.

¹ Section 19.32.030 allows the building height to be increased up to 25 feet above the maximum permitted height to accommodate mechanical screening.



Starred items indicate deviations from Sunnyvale Municipal Code requirements.

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Impervious Surface Area (s.f.)	296,702	307,732	No max.
Impervious Surface (%)	73.5%	76.2%	No max.

RECOMMENDED FINDINGS

Recommended Findings – Special Development Permit

In order to approve the Special Development Permit, the City Council must make one of the following two findings:

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale.

This finding can be made for the project as conditioned. The project will enhance the character of the site, surrounding neighborhood, and community through the addition of Class A office buildings in the Peery Park area. Compliance with adopted General Plan goals and policies is discussed below.

Land Use and Transportation Chapter

Goal LT-6: *Sustain a strong local economy that contributes fiscal support for desired City services and provides a mix of jobs and commercial opportunities.*

Policy LT-6.2: *Balance land use and transportation system carrying capacity necessary to support a vital and robust local economy.*

The proposed project allows for industrial redevelopment and economic growth which can be accommodated without significant impacts on the existing infrastructure and roadway systems. The site is located within an area that is well-served by existing VTA bus lines, roadways, and Caltrain service.

Policy LT-6.4: *Encourage sustainable industries that emphasize resource efficiency, environmental responsibility, and the prevention of pollution and waste.*

The proposed project will redevelop on an existing industrial site. The site will feature environmentally sustainable buildings achieving no less than LEED Gold certification. The site features stormwater management, and the applicant has committed to a TDM program. Underground parking allows more landscape area on-site. This is the type of development that is currently sought after by new businesses and industries whose public image is critical and whose employees demand sustainable work environments.

Community Character Chapter

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.*

The proposed project design uses high-quality architecture and high quality site design. The project will provide an updated image to Mathilda Avenue south of Maude Avenue. Quality materials are utilized. The orientation of the building entrances creates a link to the public sidewalk. The proposed underground parking allows for more landscaping on site. The project will also provide additional jobs, enhancing both the image of Sunnyvale and its economic prosperity.

2. The proposed use is desirable, and will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the Zoning District.

The project will enhance the character of the site, surrounding neighborhood, and community by adding two new Class A office/R&D buildings. The new buildings are of mid-height and have a deep setback from the street. They will generate minimal impacts on the existing streetscape and surrounding properties. The proposed project uses architecture and high-quality site design as well as adequate setbacks and parking. The proposed project is expected to reduce peak hour vehicle trips and is not anticipated to have a negative traffic or circulation impact in the project area. No other negative environmental impacts are anticipated. The project has adequate on-site parking.

In addition to the two findings above, the City Council policy is to consider the following Review Criteria for Projects Greater Than 35% FAR:

3. Certain development in excess 35% floor area ratio (FAR) in Industrial Zoning Districts (M-3 or M-S) requires approval of a Use Permit or Special Development Permit. To assist the decision makers in considering higher FAR developments, the following review criteria will be used:

Review Criteria		Discussion/Explanation
CATEGORY I: COMMUNITY CHARACTER addresses the issues of land use and transportation capacity and neighborhood compatibility within the context of an overall City image.		
A.	Is there sufficient current and future land use and transportation capacity to incorporate this project?	If this project is approved, there would be approximately 2.13 million square feet remaining in the City-wide development pool; this project would utilize 71,868 square feet. In addition, the project will implement a TDM Program to further reduce vehicle trips (see also, <i>Balanced Growth Profile</i> , updated October 1, 2013).
B.	Does project use and design contribute positively to a City image and community character that reflects current and future “high-tech” Silicon Valley?	The unique and high-quality architecture will contribute positively to community character. As conditioned, the building will be required to achieve the highest level of LEED Gold certification. The contemporary architecture and sustainable features enhance the City’s high-tech image.
C.	Does the project include minor upgrading of the building for safety or special function purposes?	The proposed project involves site modifications to accommodate the new buildings. The scope of work does not include minor upgrades to the existing buildings for safety or specific function purposes.
D.	Have potential adverse impacts on nearby land uses been avoided, minimized or mitigated?	The proposed project utilizes an existing site. There are no anticipated negative impacts on surrounding sites. An initial study identified potential impacts on cultural resources on the subject site. Mitigation measures have been identified to reduce these impacts to a less-than-significant level.

Review Criteria		Discussion/Explanation
CATEGORY II: ENVIRONMENTAL: TRAFFIC AND AIR QUALITY focuses on the ability of a proposed project to avoid, minimize or mitigate City-wide and local traffic and air quality impacts.		
E.	<p>Does the project avoid or mitigate significant effects on the regional or City-wide roadway system?</p> <p>Is the project sited to avoid impacts on constrained intersections or roadway segments?</p>	<p>A TIA was prepared, which found impacts to be less than significant. The subject will also be subject to payment of a TIF. A TDM Program will be implemented for the entire site, which will result in reduced vehicle trips. Some upgrades to roads and intersections in the project vicinity will be required. Significant effects on regional and City roadways are not anticipated.</p>
F.	<p>Are potential air quality impacts mitigated?</p>	<p>An Air Quality and Greenhouse Gas Study was prepared for the project and demonstrated the project is not expected to result in significant air quality or greenhouse gas impacts.</p>
G.	<p>Does the project provide opportunities for appropriate on-site retail/support services and amenities to minimize mid-day vehicle trips?</p>	<p>The project site is approximately one mile from downtown, which provides a variety of services to support existing businesses. The project is also in close proximity to a neighborhood shopping center at the southeast corner of Maude and Mathilda.</p>
H.	<p>Does the project provide mixed uses on the site to complement the primary use and adjacent land uses?</p>	<p>The proposed project is not a mixed-use project.</p>
I.	<p>Is the project located in close proximity to a light rail or Cal-Train station, and/or other convenient transit stops?</p>	<p>The site is located midway between the VTAs Sunnyvale Transit Center (downtown) and the Lockheed Martin Transit Center (in Moffett Park) which is supported by six existing VTA bus lines and Light rail Transit. The nearest bus stop is located adjacent to the project site on N. Mathilda Avenue.</p>

Review Criteria		Discussion/Explanation
J.	Can identifiable and measurable negative impacts on City infrastructure and services be mitigated?	While the proposed project requests higher FAR, a development pool is included in the General Plan land use scenario to allow intensification of individual sites above 35% FAR. The proposed project will draw from the development pool for its additional floor area. The project will pay Housing Mitigation Fees to offset housing demand inducing impacts, and will be required to pay connection and impact fees to offset any impacts on sewer capacity and other public utilities. The project will also require payment of a TIF and a TDM Program will be implemented for the entire site to reduce vehicle trips.
K.	Is a Transportation Demand Management program planned for the site? Does it reduce traffic in general and promote transit use?	The applicant has submitted a draft TDM Program, which will achieve a minimum of 20% reduction in total daily vehicle trips and a 25% reduction in daily peak hour trips.

Review Criteria	Discussion/Explanation
<p>CATEGORY III: SITE DESIGN AND ARCHITECTURE addresses several components of site design and architecture; focusing on the visual features and aesthetics, techniques to reduce the bulk and mass of the buildings, ways to reduce the amount of surface parking on the site.</p>	
<p>L. Does the project demonstrate exemplary architecture and design through:</p> <ul style="list-style-type: none"> • use of unique and/or high quality building materials, singly and in combination • state of the art design and materials • introduction of significant, innovative, and noteworthy architectural forms and elements • special or unique features of the site plan design and implementation 	<p>The proposed project architecture demonstrates excellent design through the following elements:</p> <ul style="list-style-type: none"> • Architecture that complements adjacent high-tech industrial sites and the Mathilda Avenue corridor; • High-quality materials including glass and metal accents; • The building entries are framed by stone tile panels and punctuated with modern aluminum awnings. The buildings feature tinted glass panels that add visual interest to the building elevations. There are also GFRC columns that punctuate the building corners and a GFRC cornice at the top of the building; • Extensive building setbacks with substantial landscaping and street trees; • Underground parking facilities that minimize the Heat Island effect generated by surface parking; • Green building design at a LEED Gold level

M.	<p>Does the project complement the City image and community character currently primarily low profile with a less intensive development density?</p>	<p>The proposed building and site design, as conditioned, meet the SMC regulations and Industrial Design Guidelines requirements. The 4-story building is located toward the center of the site and the three story building is setback 69 feet, exceeding the minimum 35 foot setback along Mathilda Avenue. The massing of the building reduces the visual impact of mid-rise construction to the streetscape and surrounding properties.</p>
N.	<p>Does the site plan reduce the bulk and mass of the buildings on the site? Are the following techniques and others used in a creative and resourceful way?</p> <ul style="list-style-type: none"> • Façade and roofline variations • Reduction in the building footprint and significant increase of landscaping required by Zoning Code • Substantially greater setbacks than required by the Zoning Code 	<p>The proposed architecture reduces the effect of mass and bulk through the following:</p> <ul style="list-style-type: none"> • The use of high-quality glass exterior materials that creates a sense of lightness and translucency to the structures; • The narrower frontage of one building is located forward on the site closer to Mathilda Avenue but the second building is set back significantly towards the center of the site; • The use of underground parking eliminates the need for an above ground garage. • Minimal surface parking allows more landscaped area around buildings.
O.	<p>Does the site plan include techniques to reduce non-point source pollution?</p>	<p>The project has prepared a draft Stormwater Management Plan incorporating Best Management Practices to reduce storm water runoff on the site, in compliance with the current Municipal Regional Permit.</p>

<p>P.</p>	<p>Is a reduction in the amount of surface parking achieved?</p> <ul style="list-style-type: none">• Significant reduction in the number of surface parking spaces• Provision of structured parking and/ or underground parking• Introduction of a landscape reserve that can be converted to parking on an as-needed basis, or as a permanent park.	<p>The project is located on a previously developed industrial site, with 510 surface parking spaces surrounding the existing building. Although the proposed project has more parking stalls overall (671 spaces) it reduces surface parking by locating approximately 33% of the total parking underground (216 spaces).</p>
<p>Q.</p>	<p>Is the site comprehensively planned through the creation of a Master Plan or Site Specific Plan? Has a long term development plan been prepared that allows phasing of the project based on implementation of improvements and mitigations?</p>	<p>This project is located in the proposed Peery Park Specific Plan study area currently in process.</p>

R.	How is the calculation of the “effective” FAR being conducted? Does the size of the project warrant a different method of calculating the FAR?	The FAR has been determined based on SMC standards for FAR, which is gross floor area divided by net lot size (after dedications). No tenant is currently identified for the building so no amenities, such as cafeterias, large meeting venues, non-employment areas or other services that may reduce effective FAR, are identified at this time.
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CATEGORY IV: ECONOMIC, FISCAL AND COMMUNITY BENEFIT identifies the need to relate the project to the economic prosperity program of the City, potential impact on the City, the relationship to the local economy and employment in terms of the types and numbers of jobs likely to be generated by the project and other features of the development that will result in an overall positive community benefit. The following questions provide examples of how benefit can be described.

<p>1.</p>	<p>Does the project implement the goals of the Economic Prosperity Program?</p>	<p>The proposed project will assist in achieving the goals of the Economic Prosperity Program which includes business retention, expansion, and economic vitality in a significant industry sector.</p> <p><i>Goal - Retention of Jobs: Actively promote the City to companies that will create jobs for Sunnyvale residents.</i></p> <p><i>Goal - Local Service Businesses: To preserve opportunity for profitable operation of those small local businesses which provide critical support services to other business and to residents.</i></p> <p>The new buildings will attract companies that will create jobs for Sunnyvale residents. The site is located approximately one mile from downtown and Caltrain and directly across the street from other commercial and service uses along Mathilda Avenue. These location amenities help attract high-caliber tenants.</p>
<p>2.</p>	<p>Does this project have a significant net positive fiscal impact over the next 5-20 years?</p>	<p>Finance and Community Development department staffs have calculated the potential fiscal impact to the City, including potential net revenue generation, property tax and Building Permit fees. The project does not include a “point of sale” use since the building is speculative; therefore no sales tax revenues are anticipated at this time.</p> <ul style="list-style-type: none">• The Building Permit value for the shell building is estimated to be \$3,534,342.• Construction tax would be \$19,085.45• The City share of the property tax increase after redevelopment (based on estimated assessed valuation) has been estimated to be \$127,000 annually.

3.	Does the project include the provision of on-site corporate headquarters and/or a “point of sale” office?	The proposed buildings are speculative at this time. The available square footage, site and building design will provide an ideal site for use by corporate headquarters or major divisions of a large company.
4.	To what extent does this project provide resident and/or youth employment opportunities both now and in the future?	The proposed buildings are speculative and the future tenants of the building are not known at this time. A high-quality Class A building is expected to provide additional employment opportunities in the City.
5.	Do the anticipated types and numbers of jobs complement the current and desired future job profile in Sunnyvale?	The proposed buildings are speculative and the future tenants of the building are not known at this time. However, the project is designed to accommodate corporate headquarters such as technology companies. These types of jobs are consistent with the City’s economic development goals and are critical to job expansion.
6.	To what degree do the proposed jobs generate related jobs and services in Sunnyvale?	The proposed jobs are expected to generate additional demand for nearby services. Using the industry multiplier forecast, for every one job created in this industry segment, three additional jobs are created in the community as support services.
7.	The project is intended primarily for a single user or has common/shared management (Action Statement C4.2.2.)	The future tenant(s) of the buildings are not known at this time. The building has been designed with the intent of serving a single tenant as a corporate headquarters, but could accommodate multiple tenants.
8.	Can the applicant identify other community benefits that could be attributed to the proposed project?	<p>The proposed project replaces an older industrial site with a new modern corporate-style campus. The project furthers the City’s goal of redevelopment with class A buildings along the Mathilda corridor and Peery Park.</p> <p>The applicant has committed to pursuing several off-site improvements that would benefit the community, including a new public sidewalk along Mathilda Avenue and improvements to the intersection of Maude and Mathilda.</p>

DRAFT
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
OCTOBER 28, 2013

Planning Application 2013-7448

433 N. Mathilda Ave. and 410 N.Pastoria
Use Permit for Two New Office/R&D Buildings
Exceeding the 35% Floor Area Ratio

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, and 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 to 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. INDEMNITY:

The applicant/developer shall defend, indemnify, and hold harmless the City, or any of its boards, commissions, agents, officers, and employees (collectively, "City") from any claim, action, or proceeding against the City to attack, set aside, void, or annul, the approval of the project when such claim, action, or proceeding is brought within the time period provided for in applicable state and/or local statutes. The City shall promptly notify the developer of any such claim, action or proceeding. The City shall have the option of coordinating the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith. [COA] [OFFICE OF THE CITY ATTORNEY]

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 final certified Stormwater Management Plan as per SMC 12.60.140 prior to issuance of the building permit. [SDR] [PLANNING]

GC-5. GREEN BUILDING:

The project shall meet the following green building requirements:

- a) Final plans shall incorporate a completed LEED green building checklist demonstrating the new buildings achieve a LEED Gold level of no less than 70 points for Core and Shell as verified by a qualified LEED consultant.
- b) Subsequent building permit plans for interior tenant improvements for the new buildings shall incorporate a completed LEED green building checklist demonstrating the project design achieves a LEED Gold level for Commercial Interiors as verified by a qualified LEED consultant. [COA] [PLANNING]

GC-6. BICYCLE PARKING UPGRADES:

Based on the 670 parking spaces shown, a total of 34 bicycle parking spaces (26 Class I secured spaces and 8 Class II racks) shall be provided for the entire site. Secured bicycle spaces may include bicycle lockers per VTA Bicycle Technical Guidelines. As part of the building permit submittal, a site/floor plan shall be reviewed and approved by the Director of Community Development demonstrating compliance with this requirement. [COA] [PLANNING]

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

EP-1. NEW PUBLIC SIDEWALK:

- a) Existing curb, gutter and sidewalk along the North Mathilda Avenue frontage shall be removed and replaced with a 1-foot wide gutter, 7-foot wide sidewalk and 6-inch curb.
- b) Existing curb, gutter and sidewalk along the North Pastoria Avenue frontage shall be removed and replaced with a 10-foot wide sidewalk.
- c) All existing trees behind the existing sidewalks shall be protected and preserved during design and construction in accordance with the tree assessment prepared by Walter Levison dated 2/4/2013.
- d) Improvement plans for review and approval by the Departments of Community Development and Public Works prior to building permit issuance.
- e) The sidewalk shall be installed prior to building occupancy.

EP-2. STREET DEDICATION:

An 8-foot street dedication is required on North Pastoria Avenue to align with adjacent properties with 11 feet of public right-of-way, measured from face of curb. [COA] [PLANNING/PUBLIC WORKS]

EP-3. BIKE LANE ON N. MATHILDA AVE.:

A minimum five-foot wide bicycle lane shall be installed on the southbound side of N. Mathilda Avenue. [COA] [PUBLIC WORKS]

EP-4. LEFT TURN LANE ON N. PASTORIA AVE.:

The left turn lane on N. Pastoria Avenue shall be extended to a length of 125 feet plus a 60-foot taper, which shall be accomplished by restriping the right-of-way. [COA] [PUBLIC WORKS]

EP-5. SIGNING AND STRIPING PLAN:

A signing and striping plan shall be submitted for approval prior to the issuance of any improvement or encroachment permits. New pavement markings must be in thermoplastic and comply with the latest edition of CA MUTCD requirements. [COA] [PUBLIC WORKS]

EP-6. PUBLIC WORKS GENERAL CONDITIONS:

- a) This project is subject to, and contingent upon, the approval of a Lot Line Adjustment or a parcel map prior to any building permit issuance. The submittal, approval and recordation of the parcel

map shall be in accordance with the provision of the California Subdivision Map Act and Sunnyvale Municipal Code Title 18 Subdivision requirements.

- b) Obtain a Public Works Encroachment Permit (EP) for all off-site improvements. The EP package shall include a traffic control plan in accordance to the latest CA MUTCD standards and shall be reviewed and approved by Public Works.
- c) The developer shall pay all applicable Public Works development fees associated with the project, including but not limited to, utility frontage and/or connection fees and off-site improvement plan check and inspection fees, prior to any permit issuance.
- d) This project is required to pay sewer connection fee of \$215,804.72 and water connection fee of \$22,657.53 prior to any building permit or encroachment permit issuance, whichever occurs first. These fees may be subject to change per current Fiscal Year Fee Schedule at the time of fee payment.
- e) The developer is required to install all public improvements as required by Sunnyvale Municipal Code Sections 18.08, including but not limited to, curb & gutter, sidewalks, driveway approaches, curb ramps, street pavements, utility extensions and connections, meters/vaults, trees and landscaping, traffic signal/signs, striping, street lights, etc.) prior to building occupancy as required by the Director of Public Works.
- f) The developer is required to pay for all changes or modifications to existing city utilities, streets and other public utilities within or adjacent to the project site, including but not limited to utility facilities/conduits/vaults relocation due to grade change in the park strip area, caused by the development.
- g) All public improvements shall be installed per City's design standards pursuant to Sunnyvale Municipal Code Sections 18.12 unless otherwise approved by the Director of Public Works.
- h) All public improvement plans shall be submitted to and be approved by the Department of Public Works. The off-site improvement plans shall also include traffic control plans consistent with the latest CA MUTCD.
- i) Any existing deficient public improvements shall be upgraded to current City standards as required by the Director of Public Works.
[COA] [PLANNING/PUBLIC WORKS]

EP-7. LED STREETLIGHTS:

Streetlights fronting the entire campus site shall be upgraded with LED lighting in accordance with the City's latest standards. [COA] [PUBLIC WORKS]

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- EP-8. STOP CONTROL AT DRIVEWAYS:
The project is recommended to establish stop control (i.e. stop sign, stop bar and centerline tail) to be facing motorists exiting the site at the project driveways on both N. Mathilda and N. Pastoria Avenues. All devices shall be consistent with the latest CA MUTCD. [COA] [PUBLIC WORKS]
- EP-9. STORM DRAIN AND WATER LINE RELOCATION:
The existing public storm drain pipes and water lines shall be relocated prior to building occupancy. The improvement plans for such relocation shall be reviewed and approved prior to building permit issuance. [COA] [PUBLIC WORKS]
- EP-10. EASEMENTS:
Reservation of new and/or abandonment of existing public/private utility easement(s), ingress/egress easement(s) necessary for the project shall be recorded with the map or prior to building occupancy. Quitclaim Deed is required for abandonment of private easements. No permanent structures are allowed within any of the easement limits. The existing easements shall not be abandoned until the new pipelines and easements are established and are recorded. [COA] [PUBLIC WORKS]
- EP-11. CURB RAMPS:
Replace all existing curb ramps at the intersection of Mathilda (west side) and California, including the ones in the channelizing island. [COA] [PUBLIC WORKS]
- EP-12. DRIVEWAY APPROACHES:
Unused driveway approaches shall be replaced with standard curb, gutters and sidewalk. [COA] [PUBLIC WORKS]
- EP-13. PRIVATE UTILITIES:
The developer/owner is responsible for research on private utility lines (PG & E, telephone, cable, irrigation, etc.) to ensure there are no conflicts with the project. [COA] [PUBLIC WORKS]
- EP-14. UTILITY ABANDONMENT/RELOCATION:
All existing utility lines and/or their appurtenances not serving the project and/or have conflicts with the project, shall be capped, abandoned, removed, relocated and/or disposed to the satisfaction of the City. All City utilities shall be installed outside any driveway approaches. [COA] [PUBLIC WORKS]

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- EP-15. UTILITY PLANS:
All utility plans (PG & E, telephone, cable TV, fiber optic, etc.) shall be submitted to the Public Works Department for review and approval prior to the issuance of any permits for utility work within public right-of-way or public utility easements. [COA] [PUBLIC WORKS]
- EP-16. SEWER CLEANOUTS:
Install cleanout(s) at the property line. [COA] [PUBLIC WORKS]
- EP-17. TREE LOCATIONS:
No trees shall be planted within 10 feet of laterals when the City maintains sanitary sewer mains and laterals up to the property line.
- EP-18. PUBLIC FIRE HYDRANT REQUIREMENTS:
The existing public fire hydrants shall be upgraded to Clow 75. The fire hydrant shall be maintained free and clear of all vines, shrubs, bushes, ivy, etc. for a minimum of 4 feet. [COA] [PUBLIC WORKS]
- EP-19. SEPARATE WATER SERVICES:
Fire service and domestic service shall be separate (other than residential). [COA] [PUBLIC WORKS]
- EP-20. BACKFLOW PREVENTOR:
Install an approved backflow prevention device on the discharge side of the irrigation, domestic (non-residential) and fire service meters. [COA] [PUBLIC WORKS]
- EP-21. UTILITY CONFLICTS WITH MATURE TREES:
No utility trench shall be allowed within 15' radius of an existing mature street tree. Boring, air spade or other excavation method as approved by the City Arborist shall be considered to protect existing mature street tree. Consult with the City Arborist prior to adjusting locations of utility lines. [COA] [PUBLIC WORKS]
- EP-22. STREET TREES:
Street trees shall be installed along the N. Mathilda and N. Pastoria Ave. at a ratio of one tree for every 35 feet of street frontage. Large canopy shade-producing trees are recommended where space allows. Magnolia or southern live oak (*Quercus suber*) species are required to match existing street trees in the vicinity.
- EP-23. TRASH ENCLOSURE REQUIREMENTS:
A maximum number of three service pick-up days per week is required for the subject building. A minimum of two 3-CY garbage bins and one 4-CY recycling bin is required for the proposed trash enclosure. Developer shall pay for a pull-out fee as required for

Specialty service if a front-load garbage truck cannot access the enclosure directly. [COA] [PUBLIC WORKS]

EP-24. PUBLIC STORM DRAIN RELOCATION:

Provide a comprehensive hydraulic analysis of the relocated storm drain line to ensure ample velocity is provided for public storm drain discharge. The relocated storm drain is subject to re-design to better facilitate the needs of the public storm system and to ensure no conflicts with the building footprint. [COA] [PUBLIC WORKS]

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

BP-1. CONDITIONS OF APPROVAL:

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

BP-2. RESPONSE TO CONDITIONS OF APPROVAL:

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

BP-3. NOTICE OF CONDITIONS OF APPROVAL:

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

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

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- BP-4. **TRANSPORTATION DEMAND MANAGEMENT PLAN (TDM):**
The applicant shall submit a TDM Plan to include a Trip Reduction Program that results in a reduction of at least: 25% total average daily trips; and, 30% peak hour trips as calculated from the estimated total trip generation utilized in the Transportation Impact Analysis for the project (not including trip reduction credits or credits for previous uses). The TDM plan shall:
- a) Be approved by the Director of Community Development and Director of Public Works, or designees prior to the issuance of building permits for tenant improvements.
 - b) Include statements of the number of allowable average daily and peak hour trips;
 - c) Include an annual monitoring requirement based on actual driveway counts by a city administered consultant, funded by the property owner;
 - d) Include a penalty for non-compliance with the targeted reductions. Said penalty shall be based on a documented calculation of the value per reduced trip of TDM measures proposed in the TDM Plan.
 - e) Be adjusted, subject to the same approvals, if targeted reductions are not met. [COA] [PLANNING/TRANSPORTATION]
- BP-5. **BLUEPRINT FOR A CLEAN BAY:**
The building permit plans shall include a “Blueprint for a Clean Bay” on one full sized sheet of the plans. [SDR] [PLANNING]
- BP-6. **RECYCLING AND SOLID WASTE ENCLOSURE:**
The building permit plans shall include details for the installation of a recycling and solid waste enclosure. The required solid waste and recycling enclosure shall:
- a) Match the design, materials and color of the main building.
 - b) Be of masonry construction. [COA] [PLANNING]
- BP-7. **RECYCLING AND SOLID WASTE CONTAINER:**
All recycling and solid waste containers shall be metal or State Fire Marshall listed non-metallic. The building permit plans shall provide details illustrating compliance with this condition. [COA] [PLANNING]
- BP-8. **SOLID WASTE DISPOSAL PLAN:**
A detailed recycling and solid waste disposal plan shall be submitted for review and approval by the Director of Community Development prior to issuance of building permit. [COA] [PLANNING]

BP-9. ROOF EQUIPMENT:

Roof vents, pipes and flues shall be combined and/or collected together on slopes of roof or behind parapets out of public view as per Title 19 of the Sunnyvale Municipal Code and shall be painted to match the roof. [COA] [PLANNING]

BP-10. ART IN PRIVATE DEVELOPMENT:

- a) Publicly visible artworks shall be provided on-site. The artwork shall be integrated into the building architecture or landscape and be designed specifically for this site to ensure a strong association with the site and context.
- b) An Art in Private Development application shall be submitted to the Director of Community Development prior to issuance of a building permit. The application is subject to review and approval by the Arts Commission.
- c) An Art In-lieu fee may be paid as an alternative. [COA] [PLANNING]

BP-11. FEES AND BONDS:

The following fees and bonds shall be paid in full prior to issuance of building permit.

- a) TRANSPORTATION IMPACT FEE - Pay Traffic Impact fee for the net new trips resulting from the proposed project, estimated at **\$294,209.31**, prior to issuance of a Building Permit (fee will be based on the fee in place at the time of payment). (SMC 3.50). [SDR] [PLANNING]
- b) HOUSING MITIGATION FEE - Pay Housing Mitigation fee estimated at **\$960,425.67**, prior to issuance of a Building Permit (fee will be based on the fee in place at the time of payment). (SMC 19.22). [SDR] [PLANNING]
- c) ART IN PRIVATE DEVELOPMENT BOND – A bond, letter of credit, cash deposit or other similar security instrument for 1% of the construction valuation of the new building will be required prior to issuance of a building permit. The bond will not released until completion and installation of the artwork (or payment in-lieu) requirement including related landscaping, lighting, base work and commemorative plaque. [PLANNING] [SDR]

BP-12. 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-13. 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-14. TREE PROTECTION PLAN:

Prior to issuance of a Demolition Permit, a Grading Permit or a Building Permit, whichever occurs first, obtain approval of a tree protection plan from the Director of Community Development. Two copies are required to be submitted for review. The tree protection plan shall include measures noted in Title 19 of the Sunnyvale Municipal Code and at a minimum:

- a) An inventory shall be taken of all existing trees within the project area on the plan including the valuation of all ‘protected trees’ by a certified arborist, using the latest version of the “Guide for Plant Appraisal” published by the International Society of Arboriculture (ISA).
- b) All existing trees on the plans, showing size and varieties, and clearly specify which are to be retained.
- c) 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.
- d) 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.
- e) Any protected tree that is substantially damaged or destroyed as a result of construction activities shall be replaced with a minimum of 36” boxed specimen trees. [COA] [PLANNING/CITY ARBORIST]

BP-15. PARKING LOT SHADING:

The applicant shall submit a parking lot shading plan that illustrates parking lot shading of at least 50% of all parking and circulation areas on-site for the review and approval of the Director of Community Development prior to issuance of a building permit.

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- BP-16. **STORMWATER MANAGEMENT CALCULATIONS:**
Submit two copies of the City of Sunnyvale Impervious Surface Calculation worksheet prior to issuance of a Building Permit. [COA] [PLANNING]
- BP-17. **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-18. **STORMWATER 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-19. **STORMWATER - BEST MANAGEMENT PRACTICES:**
The project shall comply with the following source control measures as outlined in the BMP Guidance Manual and SMC 12.60.220. Best management practices shall be identified on the building permit set of plans and shall be subject to review and approval by the Director of Public Works:
- a) Storm drain stenciling. The stencil is available from the City's Environmental Division Public Outreach Program, which may be reached by calling (408) 730-7738.
 - b) Landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices and programs such as Bay-Friendly Landscaping.
 - c) Appropriate covers, drains, and storage precautions for outdoor material storage areas, loading docks, repair/maintenance bays, and fueling areas.
 - d) Covered trash, food waste, and compactor enclosures.
 - e) Plumbing of the following discharges to the sanitary sewer, subject to the local sanitary sewer agency's authority and standards:
 - i) Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurants.

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

BP-20. PHOTOMETRIC PLAN:

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

BP-21. LIGHTING POLES:

Pole heights and design shall match existing. [COA] [PLANNING]

BP-22. COMPACT SPACES:

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

BP-23. MITIGATION MEASURE – CULTURAL RESOURCES:

Final construction drawings shall incorporate all mitigation measures related to cultural resources as set forth under “Mitigation Measures” in the approved environmental document and as noted below.

- 1) After demolition of the existing building and prior to any site scraping or grading, a qualified archaeologist shall conduct further archival and field study to identify cultural resources, including a good-faith effort to identify buried archaeological deposits. Further study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources.
- 2) In the event that subsurface cultural resources are encountered during approved ground-disturbing activities for a project area construction activity, work in the immediate vicinity shall be stopped and a qualified archaeologist retained to evaluate the finds following the procedures described below. If human remains are found, special rules set forth in State Health and Safety Code section 7050.5 and CEQA Guidelines section 15126.4(b) shall apply. Preservation in place to maintain the relationship between

the artifact(s) and the archaeological context is the preferred manner of mitigating impacts to an archaeological site. Preservation may be accomplished by:

- Planning construction to avoid the archaeological site;
 - Incorporating the site within a park, green space, or other open space element;
 - Covering the site with a layer of chemically stable soil; or
 - Deeding the site into a permanent conservation easement.
- 3) When in-place mitigation is determined by the City to be infeasible, a data recovery plan, which makes provisions for adequate recovery of the scientifically consequential information about the site, shall be prepared and adopted prior to any additional excavation being undertaken. Such studies must be submitted to the California Historical Resources Regional Information Center. If Native American artifacts are indicated, the studies must also be submitted to the Native American Heritage Commission. Identified cultural resources shall be recorded on form DPR 422 (archaeological sites). Mitigation measures recommended by these two groups and required by the City shall be undertaken, if necessary, prior to resumption of construction activities. A data recovery plan and data recovery shall not be required if the City determines that testing or studies already completed have adequately recovered the necessary data, provided that the data have already been documented in another EIR or are available for review at the California Historical Resource Regional Information Center (CHRIS) [CEQA Guidelines, section 15126.4(b)].

The project applicant shall provide a letter from CHRIS indicating if the site is located within a sensitive area. In addition, the language from items 1-3 above shall be placed on the grading and construction permit drawings and the applicant and contractor shall beware of the requirements. [COA] [PLANNING]

BP-24. MITIGATION MEASURE – BIOLOGICAL RESOURCES:

If construction and/or ground-disturbing activities are to commence within the primary nesting season, additional pre-construction surveys shall be conducted for nesting raptors within 14 days and for other nesting birds within seven days of construction beginning to ensure that no protected nests are disturbed.

BP-25. MITIGATION MEASURE – TRANSPORTATION FACILITIES:

The northbound left-turn pocket on N. Pastoria Avenue shall be lengthened to accommodate five vehicles. The left-turn pocket shall be

extended to a length of 125 feet with a 60-foot taper. A Signing and Striping Plan that includes Pastoria Avenue shall be submitted to the Director of Public Works prior to the issuance of any building, grading or demolition permits.

BP-26. MITIGATION MEASURE – HAZARDOUS MATERIALS:

- a) Because materials containing asbestos were detected in the building existing on the site, the demolition and removal of the building materials shall be managed appropriately by a trained, certified, licensed and protected professional who will perform the work in accordance with all applicable regulations.
- b) Based on the compounds observed at the site, there is a potential for a vapor intrusion condition at the site if any soil “hotspots” were not discovered and abated during the initial site investigation. A passive vapor intrusion system shall be designed and incorporated into the construction plans for the new buildings prior to the issuance of any building, grading or demolition permits.

BP-27. UNDERGROUND UTILITIES:

All utilities shall be placed underground, including boundary lines and service drops, in compliance with SMC requirements. The applicant shall provide a copy of an agreement with affected utility companies for undergrounding of any existing overhead utilities which are on-site or within adjoining rights-of-way prior to issuance of a building permit. [SDR] [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. TRANSPORTATION DEMAND MANAGEMENT PLAN (TDM):

The applicant shall submit a final TDM Plan prior to occupancy of the first building on any of the sites. [COA] [PLANNING]

PF-2. LANDSCAPING AND IRRIGATION:

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

PF-3. COMPACT SPACES:

All such areas shall be clearly marked prior to occupancy, as indicated on the approved building permit plans. [COA] [PLANNING]

PF-4. PARKING LOT STRIPING:
All parking lot striping, carpool and compact spaces shall be striped as per the approved plans and Public Works standards. [COA] [PLANNING/ENGINEERING]

PF-5. MITIGATION MEASURES:
Documentation indicating that all environmental mitigation measures have been satisfied shall be provided to the Director of Community Development prior to release of occupancy or utilities. [COA] [PLANNING] Mitigation Measure

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

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

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

DC-3. BAAQMD BASIC CONTROL MEASURES:
Implement the Bay Area Air Quality Management District's (BAAQMD) Basic Control Measures to reduce criteria pollutants and greenhouse gas emissions during the construction of the project:

- a) All exposed surfaces (e.g., parking staging areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b) All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c) All visible mud or dirt track-out onto public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d) All vehicle speeds on unpaved roads shall be limited to 15 mph.
- e) All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

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- f) Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - g) All construction equipment shall be maintained and properly turned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
 - h) Post a publicly visible sign with the telephone number and person to contact at the City of Sunnyvale regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations. [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. TRANSPORTATION DEMAND MANAGEMENT (TDM) REPORTING:
An annual monitoring report shall be submitted to the Director of Community Development in January of each year. The report shall demonstrate compliance with the approved TDM Program including measures implemented and data on trip reductions achieved. If the TDM goals are not met in a given year, the property owners and/or tenant shall submit to the Director of Community Development proposed program modifications intended to achieve the required goals in future years. [COA] [PLANNING]

AT-2. TDM ANNUAL REVIEW:
The applicant shall comply with the Annual Review requirements set forth in the approved TDM program including applicable fees for the review. [COA] [PLANNING/TRANSPORTATION]

If annual review indicates that the actual average daily trips counts exceed the allowable number of trips identified in the approved plan, the property owner shall cause additional TDM measures to be put into place to reduce project trips. After six months of being notified by the City that annual trips exceeded allowable trips, a recount will be taken per item BP-4 c) above.

- a) If the recount exceeds trips above the allowable trips, then a penalty for non-compliance will be collected.

b) If the recount exceeds trips for which Traffic Impact Fees were collected, the property owner shall be required to pay the City's then current Traffic Impact Fee for all trips that exceed the number of trips used for the basis of the original Traffic Impact Fee paid for the project. This additional traffic impact fee shall only be collected one time; and the TDM requirement continues to apply. [COA] [PLANNING/TRANSPORTATION]

AT-3. RECYCLING AND SOLID WASTE:

All exterior recycling and solid waste shall be confined to approved receptacles and enclosures. [COA] [PLANNING]

AT-4. LANDSCAPE MAINTENANCE:

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

AT-5. PARKING LOT MAINTENANCE:

The parking lot shall be maintained in accordance with the approved plans and as follows:

- a) Clearly mark all employee, customer, and compact spaces. This shall be specified on the Building Permit plans and completed prior to occupancy.
- b) Maintain all parking lot striping and marking.
- c) Assure that adequate lighting is available in parking lots to keep them safe and desirable for the use.
- d) Require signs to direct vehicles to additional parking spaces on-site, as needed.
- e) Clearly mark all compact spaces as per approved plans. [COA] [PLANNING]

AT-6. STORMWATER 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. STORMWATER 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]

AT-8. TENANT LEASE AGREEMENTS:

Any new lease agreements anywhere on the entire site shall include the following provisions:

- a) Tenants shall be notified of their responsibility and shall agree to implement and manage the approved Transportation Demand Management Program.
- b) Tenants shall be notified of their responsibility and shall agree to construct all tenant improvements to meet LEED Gold standards and maintain facilities consistent with LEED Gold standards.

[COA] [PLANNING]

Project Title	433 N. Mathilda Avenue Office Development
Lead Agency Name and Address	City of Sunnyvale P.O. Box 3707, Sunnyvale, CA 94088-3707
Contact Person	Steve Flint
Phone Number	408-730-7532
Project Location	433 N. Mathilda Avenue and 410 N. Pastoria Avenue
Applicant's Name	Christensen Holdings L.P.
Project Address	433 N. Mathilda Avenue Sunnyvale, CA 94088
Zoning	M-S, M-S POA
General Plan	Industry
Other Public Agencies whose approval is required	None

Description of the Project:

The project site is located south of Maude Avenue between Mathilda and Pastoria Avenues, and encompasses approximately 9.27 acres. The project proposes the demolition of 90,669 square feet of existing industrial buildings, to be replaced with 210,000 square feet of office buildings.

DETAILED PROJECT DESCRIPTION:

On-site Development: The project consists of two Class A office buildings, one three-story and one four-story, with underground parking beneath each building.

Construction Activities and Schedule: The project will entail excavation to accommodate the underground parking and building foundations. The developer anticipates a construction schedule of one year or less.

Surrounding Uses and Setting: The project site is surrounded on the north, south and east sides by industrially zoned M-S properties, many of which are occupied by older, tilt-up industrial construction. A Place of Assembly (Trinity Church) adjoins the project site on its north boundary. High Density Residential (R-4-PD) development exists directly east across N. Mathilda Avenue.

Off-site Improvements: Off-site improvements will include widening and paving existing roadways, the construction of new bikeways and pedestrian facilities, and underground utilities.

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

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

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 Planner Name: Steve Flint

Date:9/20/13

Title: Senior Planner

City of Sunnyvale

Signature:

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
1. Aesthetics - Substantially damage scenic resources, including, but not limited to trees, historic buildings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map, Land Use and Transportation Chapter 3, and Community Character Chapter 4 of the Sunnyvale General Plan www.sunnyvaleplanning.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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map, Land Use and Transportation Chapter 3, and Community Character Chapter 4 of the Sunnyvale General Plan www.sunnyvaleplanning.com
3. Aesthetics - Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map, Land Use and Transportation Chapter 3, and Community Character Chapter 4 of the Sunnyvale General Plan www.sunnyvaleplanning.com
4. Population and Housing - Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure) in a way that is inconsistent with the Sunnyvale General Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map, and Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com
5. Population and Housing -Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3, and Housing Chapter 5 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Housing Chapter 5 of the Sunnyvale General Plan and General Plan Map www.sunnyvaleplanning.com
7. Land Use Planning - Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map www.sunnyvaleplanning.com
8. Land Use Planning - Conflict with the Sunnyvale General Plan, Zoning Ordinance, San Francisco Bay Conservation and Development Commission (BCDC) area or related specific plan adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parking Requirements (Section 19.46) in the Sunnyvale Municipal Code http://qcode.us/codes/sunnyvale/view.php?topic=19-4-19_46&frames=off

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
10. For a project located within the Moffett Field CLUP or an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Moffett Field AICUZ , Sunnyvale Zoning Map, Sunnyvale General Plan Map www.sunnyvaleplanning.com Federal Aviation Administration Determination of No Hazard to Air Navigation Issued 10/24/2012, Aeronautical Study No. 2012-AWP-7706-OE
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no private airstrips in or in the vicinity of Sunnyvale
12. For a project within the vicinity of Moffett Federal Airfield, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Moffett Field AICUZ
13. Agricultural Resources - Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Zoning Map www.sunnyvaleplanning.com
14. Noise - Exposure of persons to or generation of noise levels in excess of standards established in the Noise Sub-Element, Noise limits in the Sunnyvale Municipal Code, or applicable standards of the California Building Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 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 groundborne vibration?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan www.sunnyvaleplanning.com
16. Noise - A substantial permanent or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com Nesting Bird Surveys (#3449-010), H.T. Harvey & Associates 2/06/2013

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
18. Biological Resources - Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com Nesting Bird Surveys (#3449-010), H.T. Harvey & Associates 2/06/2013
19. Biological Resources - Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com Nesting Bird Surveys (#3449-010), prepared by H.T. Harvey & Associates, 2/06/2013
20. Biological Resources - Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SMC 19.90 Tree Preservation Ordinance Sunnyvale Inventory of Heritage Trees
21. Biological Resources - Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan and General Plan Map www.sunnyvaleplanning.com
22. Historic and Cultural Resources - Cause a substantial adverse change in the significance of a historical resource or a substantial adverse change in an archeological resource?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Community Character Chapter 4 of the Sunnyvale General Plan, Sunnyvale Inventory of 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	California Health and Safety Code Section 7050.5(b), CEQA Guidelines Section 15064.5(e)
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The following public school districts are located in the City of Sunnyvale: Fremont Union High School District, Sunnyvale Elementary School District, Cupertino Union School District and Santa Clara Unified School District.

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
performance objectives?					
25. Air Quality - Conflict with or obstruct implementation of the BAAQMD air quality plan? How close is the use to a major road, hwy. or freeway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	BAAQMD CEQA Guidelines Sunnyvale General Plan Map Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com
26. Air Quality - Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	BAAQMD CEQA Guidelines 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines AB 32
28. Air Quality - Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	BAAQMD CEQA Guidelines Sunnyvale General Plan Map Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com
29. Air Quality - Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	BAAQMD CEQA Guidelines Sunnyvale General Plan Map Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com
30. Air Quality - Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	BAAQMD CEQA Guidelines Sunnyvale General Plan Map Environmental Management Chapter 7 of the Sunnyvale General Plan 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan www.sunnyvaleplanning.com
32. Seismic Safety - Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan www.sunnyvaleplanning.com
33. Seismic Safety-Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 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
34. Seismic Safety-Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan www.sunnyvaleplanning.com

Further Discussion:

Items #10 & #12. Moffett Federal Airfield AICUZ (Less than Significant): The project site is located within the airport influence area for the Moffett Federal Airfield. According to the Air Installation Compatible Use Zones (AICUZ) Map, the project site is located in a “MS” zone with respect to accident potential. This zone is identified as having minimal accident potential, with office/research and development uses being normally acceptable. While some accident potential exists associated with the airfield, it is minimal. The project also triggers notification with the Federal Aviation Administration (FAA) regarding height related to take-off, landing and operations. On October 24, 2012, the FAA issued a Determination of No Hazard to Air Navigation. Therefore, the impact is determined to be less than significant and requires no mitigation.

Item #14. Noise (Less than Significant): The Environmental Management Chapter of the Sunnyvale General Plan recommends a maximum exterior noise level limit of 50 Ldn or CNEL for auditoriums, concert halls and amphitheatres, a maximum exterior noise level limit of 60 Ldn or CNEL for residences, hotels, motels, schools, libraries, hospitals, personal care facilities, meeting halls and churches, and a maximum exterior noise level limit of 65 Ldn or CNEL for outdoor sports, and recreation, neighborhood parks and playgrounds, and a maximum exterior noise level limit of 70 Ldn or CNEL for office buildings, commercial, professional businesses, industrial, manufacturing, utilities and agriculture. Office buildings are proposed on the project site where noise levels do not exceed 70 Ldn. Therefore, the impact is determined to be less than significant and requires no mitigation.

Item #19. Biological Resources (Less than Significant With Mitigation) – In February 2013, an initial survey was conducted on the project site to find evidence of any past or present nesting birds, particularly that of burrowing owls or other nesting raptors. While no such evidence was found at that time, trees and shrubs existing on the site potentially could attract nesting raptors and other birds whose active nests are protected from by the Migratory Bird Treaty Act and California Fish and Game Code.

MITIGATION

WHAT: If construction and/or ground-disturbing activities are to commence within the primary nesting season, additional pre-construction surveys shall be conducted for nesting raptors within 14 days and for other nesting birds within seven days of construction beginning to ensure that no protected nests are disturbed.

WHEN: These mitigations shall be converted to conditions of approval for this Major Use Permit prior to final approval by the City Council. The conditions will become valid when the Major Use Permit is approved. These conditions will be applicable during the Building plan check period, and during demolition, grading and construction of the project.

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

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

Item #23. Historic and Cultural Resources (Less than Significant) – Section 7050.5(b) of the California Health and Safety Code specifies protocol when human remains are discovered. The code states, “In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions

of Section 27492 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of death, and the recommendations concerning treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code.” State CEQA Guidelines Section 15064.5(e) requires that excavation activities be stopped whenever human remains are uncovered and that the county coroner be called in to assess the remains. If the county coroner determines that the remains are those of Native Americans, the Native American Heritage Commission must be contacted within 24 hours. At that time, the lead agency must consult with the appropriate Native Americans, if any, as timely identified by the Native American Heritage Commission. Section 15064.5 directs the lead agency (or applicant), under certain circumstances, to develop an agreement with the Native Americans for the treatment and disposition of the remains.

Neither the site nor the existing building is on the City of Sunnyvale list of Heritage Resources. This project area contains no recorded archaeological resources. Local, state and federal inventories include no recorded buildings or structures within the proposed project area.

MITIGATION

WHAT:

1. There is a moderate possibility of identifying Native American archaeological resources and a low possibility of identifying historic period archaeological resources in the project area. After demolition of the existing building and prior to any site scraping or grading, a qualified archaeologist shall conduct further archival and field study to identify cultural resources, including a good-faith effort to identify buried archaeological deposits. Further study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources.
2. In the event that subsurface cultural resources are encountered prior to or during approved ground-disturbing activities for a project area construction activity, work in the immediate vicinity shall be stopped and a qualified archaeologist retained to evaluate the finds following the procedures described below. Workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls, structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies. If human remains are found, special rules set forth in State Health and Safety Code section 7050.5 and CEQA Guidelines section 15126.4(b) shall apply. If human remains are found, special rules set forth in State Health and Safety Code section 7050.5 and CEQA Guidelines section 15126.4(b) shall apply. Preservation in place to maintain the relationship between the artifact(s) and the archaeological context is the preferred manner of mitigating impacts to an archaeological site. Preservation may be accomplished by:
 - Planning construction to avoid the archaeological site;
 - Incorporating the site within a park, green space, or other open space element;
 - Covering the site with a layer of chemically stable soil; or
 - Deeding the site into a permanent conservation easement.
3. When in-place mitigation is determined by the City to be infeasible, a data recovery plan, which makes provisions for adequate recovery of the scientifically consequential information about the site, shall be prepared and adopted prior to any additional excavation being undertaken. Such studies must be submitted to the California Historical Resources Regional Information Center. If Native American artifacts are indicated, the studies must also be submitted to the Native American Heritage Commission. Identified cultural resources shall be recorded on form DPR 422 (archaeological sites). Mitigation measures recommended by these two groups and required by the City shall be undertaken, if necessary, prior to resumption of construction activities. A data recovery plan and data recovery shall not be required if the City determines that testing or studies already completed have adequately recovered the necessary data, provided that the data have already been documented in another EIR or are available for review at the California Historical Resource Regional Information Center [CEQA Guidelines section 15126.4(b)].

4. Any identified cultural resources shall be recorded on DPR 523 historic resource recordation forms.

WHEN: These mitigation measures shall be converted to conditions of approval for this Major Use Permit prior to final approval by the City Council. The conditions will become valid when the Major Use Permit is approved. Conditions will be applicable during the Building plan check period, and during demolition, grading and construction of the project.

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

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

Items #25 - #30. Air Quality (Less than Significant) – The BAAQMD CEQA Air Quality Guidelines contain methodology and thresholds of significance for evaluating greenhouse GHG emissions from land use development projects. The BAAQMD thresholds were developed specifically for the Bay Area after considering the latest Bay Area Greenhouse Gas (GHG) inventory and the effects of Assembly Bill 32 – California Global Warming Solutions Act (AB 32) scoping plan measures that would reduce regional emissions. BAAQMD provides guidance to achieve GHG reductions from new land use developments to close the gap between projected regional emissions with AB 32 scoping plan measures and the AB 32 targets. The recommendations include a bright-line emissions threshold of 1,100 metric tons (MT) of CO₂e (carbon dioxide equivalent) per year or an efficiency metric of 4.6 MT of CO₂e per year per service population if the bright-line threshold is exceeded. Service population is the sum of full-time workers. There are no other quantified thresholds adopted by other agencies or the City to evaluate GHG emissions from land use projects.

The firm Illingworth & Rodkin, Acoustics and Air Quality, prepared a GHG Emissions Assessment for the proposed project in August 2013. The assessment states that projects with emissions below 1,100 MT of CO₂e per year, or the efficiency metric, are considered to have less than significant GHG emissions. The proposed project size exceeds the screening size listed by BAAQMD as having less than significant GHG emissions, so a refined analysis was conducted, using the California Emissions Estimator Model Version 2011.1.1 (CalEEMod) to predict GHG emissions from the operation of the site assuming full build-out of the project in 2016.

2016 operational emissions from the project are predicted to be 2,925.5 MT of CO₂e per year, which would exceed the BAAQMD bright-line threshold of 1,100 MT of CO₂e. Therefore, the efficiency metric, in terms of per capita emissions, was calculated. Project per capita emissions are predicted to be 3.4 MT of CO₂e per year per capita, which would not exceed the BAAQMD efficiency metric of 4.6 MT of CO₂e per year per capita. Therefore, the project would be considered to have a less than significant impact with regards to operational GHG emissions.

Modeling addressed construction activities associated with the project, anticipated to begin in spring of 2014. Activities included demolition of the 90,669 square foot vacant building on-site and a total of 25,500 cubic yards of soil is expected to be hauled as export. Using CARB's OFFROAD2011 modeling methodologies, construction GHG emissions were estimated to be 708 MT of CO₂e for the entire 14-month period. While BAAQMD does not have a quantified threshold for construction period GHG emissions, it should be noted that project construction emissions would be below the operational significance threshold of 1,100 MT of CO₂e per year.

Responsible Division: Planning Division

Completed by: Steve Flint

Date: 09/20/2013

Transportation	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
35. Exceeds the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all modes of transportation including 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/ Transportation Impact Analysis prepared by Hexagon Transportation Consultants, Inc., (13-GB-19) 05/28/2013
36. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measurements, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/
37. Results in a change in air traffic patterns, including either an increase in air traffic levels or a change in flight patterns or location that results in substantial safety risks to vehicles, bicycles, or pedestrians?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com Project Description
38. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com Project Description
39. Conflict with adopted policies, plans, or programs regarding public transit or non-motorized transportation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/

Transportation	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/ Transportation Impact Analysis prepared by Hexagon Transportation Consultants, Inc., (13-GB-19) 05/28/2013
41. Reduce, sever, or eliminate pedestrian or bicycle circulation or access, or preclude future planned and approved bicycle or pedestrian circulation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/
42. Cause a degradation of the performance or availability of all transit including buses, light or heavy rail for people or goods movement?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/

Further Discussion:

Item #35. Circulation System Capacity (Less Than Significant) – Under cumulative conditions, the intersection at Mathilda Avenue and the SR 237 westbound ramps would operate at LOS F under both no project and with project scenarios during the AM and PM peak hours. In addition, the intersection at Mathilda Avenue and Ross Drive would operate at LOS F under both no project and with project scenarios during the PM peak hour. However, the project would not cause a significant impact to either intersection under cumulative conditions because it would not increase the critical delay by more than 4 seconds or the V/C by more than 0.01. The findings of LOS F at the intersection of Mathilda Avenue and SR 237 westbound ramps are consistent with the analysis of buildout of the City of Sunnyvale General Plan. No mitigation is required.

Item #40. Performance of Transportation Facilities (Less than Significant with Mitigation) – Under background with project and cumulative with project conditions, the 95th percentile queue for the northbound left-turn movement on Pastoria Avenue is 5 vehicles during the PM peak hour, which will exceed the available storage by one vehicle. Lengthening this left turn pocket would require restriping Pastoria Avenue, which might result in the elimination of some on-street parking.

WHAT: the northbound left-turn pocket on Pastoria Avenue shall be lengthened to accommodate five vehicles. The left-turn pocket shall be extended to a length of 125 feet with a 60-foot taper. A Signing and Striping Plan that includes Pastoria Avenue shall be submitted to the Director of Public Works prior to the issuance of any building, grading or demolition permits.

WHEN: These mitigation measures shall be converted to conditions of approval for this Major Use Permit prior to final approval by the City Council. The conditions will become valid when the Major Use Permit is approved. Conditions will be applicable during the Building plan check period, and during demolition, grading and construction of the project.

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

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

Responsible Division: Planning Division

Completed by: Steve Flint

Date: 08/20/2013

Building	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
43. Hydrology and Water Quality - Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	FEMA Flood Insurance Rate Map Effective 5/18/09 www.sunnyvaleplanning.com , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code
44. Hydrology and Water Quality - Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	FEMA Flood Insurance Rate Map Effective 5/18/09 www.sunnyvaleplanning.com , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code
45. Hydrology and Water Quality - Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1995 ABAG Dam Inundation Map www.abag.ca.gov , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code
46. Geology and Soils -Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Municipal Code 12.60, Storm Water Quality Best Sunnyvale Management Practices Guideline Manual
47. Geology and Soils -Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	California Plumbing, Mechanical, and Electrical Codes and Title 16 (Building) of the Sunnyvale Municipal Code

Further Discussion:

Items #47 and 48. Geology and Soils (No Impact) – 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: Planning Division

Completed by: Steve Flint

Date: 08/20/2013

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
49. Utilities and Service Systems: Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com
50. Utilities and Service Systems: Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com
51. Utilities and Service Systems: Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com
52. Utilities and Service Systems: Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com
53. Utilities and Service Systems: Result in a determination by the wastewater treatment provider which services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com
54. Utilities and Service Systems: Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
55. Hydrology and Water Quality - Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Regional Water Quality Control Board (RWQCB) Region 2 Municipal Regional Permit http://www.waterboards.ca.gov/
56. Hydrology and Water Quality - Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?					RWQCB, Region 2 Municipal Regional Permit http://www.waterboards.ca.gov/ City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects www.sunnyvaleplanning.com
57. Hydrology and Water Quality - Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	RWQCB, Region 2 Municipal Regional Permit http://www.waterboards.ca.gov/ City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects www.sunnyvaleplanning.com
58. Hydrology and Water Quality - Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Santa Clara Valley Water District Groundwater Protection Ordinance www.valleywater.org
59. Hydrology and Water Quality - Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems in a manner which could create flooding or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	RWQCB, Region 2 Municipal Regional Permit http://www.waterboards.ca.gov/ City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects www.sunnyvaleplanning.com
60. Hydrology and Water Quality - Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Santa Clara Valley Water District (SCVWD) Guidelines and Standards for Land Use Near Streams www.valleywater.org City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects www.sunnyvaleplanning.com
61. Utilities and Service Systems – Comply with federal, state, and local statues and	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
regulations related to solid waste?					www.sunnyvaleplanning.com
62. Public Services Infrastructure – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com

Responsible Division: Planning Division

Completed by: Steve Flint

Date: 08/20/2013

Public Safety	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
63. Public Services Police and Fire Protection - Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan www.sunnyvaleplanning.com
64. Public Services Police and Fire protection - Would the project result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	California Building Code SMC Section 16.52 Fire Code

Responsible Division: Planning Division

Completed by: Steve Flint

Date: 08/20/2013

Public Safety – Hazardous Materials	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
65. Hazards and Hazardous Materials - Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan, www.sunnyvaleplanning.com
66. Hazards and Hazardous Materials - Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan, www.sunnyvaleplanning.com Title 20 of the City of Sunnyvale Municipal Code Phase I Environmental Site Assessment, Environmental Risk Specialties Corp., 8/17/2011
67. Hazards and Hazardous Materials - Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Zoning Map www.sunnyvaleplanning.com
68. Hazards and Hazardous Materials - Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	State of California Hazardous Waste and Substances Site List (Cortese List), Department of Toxic Substance Control
69. Hazards and Hazardous Materials - Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan www.sunnyvaleplanning.com

Further Discussion:

Item 66#. Hazards and Hazardous Materials (Less than Significant with Mitigation) – A Phase I Environmental Site Assessment and Asbestos Survey Report was performed by Environmental Risk Specialists assessment in August 2011. The assessment revealed no evidence of Recognized Environmental Conditions in connection with the subject property, except for a solvent plume originating on the site and extending onto adjacent property. This condition was discovered in the early 1980s. The primary contaminants of concern were TCE, DCE, and xylene. The source appeared to be former waste solvent tanks and equipment in the equipment pad area. The tanks and heavily contaminated soil were subsequently removed. From 1990 – January 1997, a groundwater extraction and treatment system was operated at the site. Groundwater monitoring during and after the water treatment system was operated showed reducing concentrations and a reduced plume area. In 2002, the RWQCB issued a letter rescinding the clean-up requirements, indicating no additional investigation, remediation, or monitoring was required. In addition, groundwater impacts of 1,1,1-TCA, THF, DCM, and DCA were discovered in the southern and central portions of the site. It appears that the source of this plume was the Anacomp facility at 305 Soquel. The cleanup order associated with the 305 Soquel release was rescinded in

2001, effectively closing the site. Both the on-site and off-site impacts are considered a Historical Recognized Environmental Condition (HREC) and are no longer considered to be a significant threat to human health or the environment. Therefore, no additional regulatory action is required. However, based on the compounds observed at the site, there is a potential for a vapor intrusion condition at the site if any soil "hotspots" were not discovered and abated during the initial site investigation. It is recommended that a passive vapor intrusion system be designed and incorporated into any new building plans.

Aerial photographs of the site taken between 1929 and 1965 revealed the presence of support buildings for agricultural use on its western portion. Because the previous investigation on the subject site focused on areas other than the location of the former buildings, it is possible that soil or groundwater contamination from the past operations is present in this area.

In addition, materials containing asbestos were detected in the building existing on the site. While it is not considered a Recognized Environmental Condition (REC) as defined by the American Society of Testing and Materials (ASTM), it still must be managed appropriately by a trained, certified, licensed and protected professional who will perform the work in accordance with all applicable regulations.

WHAT:

1. Because materials containing asbestos were detected in the building existing on the site, the demolition and removal of the building materials shall be managed appropriately by a trained, certified, licensed and protected professional who will perform the work in accordance with all applicable regulations.
2. Based on the compounds observed at the site, there is a potential for a vapor intrusion condition at the site if any soil "hotspots" were not discovered and abated during the initial site investigation. A passive vapor intrusion system shall be designed and incorporated into the construction plans for the new buildings prior to the issuance of any building, grading or demolition permits.

WHEN: These mitigation measures shall be converted to conditions of approval for this Major Use Permit prior to final approval by the City Council. The conditions will become valid when the Major Use Permit is approved. Conditions will be applicable during the Building plan check period, and during demolition, grading and construction of the project.

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

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

Responsible Division: Planning Division

Completed by: Steve Flint

Date: 08/20/2013

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

Responsible Division: Planning Division

Completed by: Steve Flint

Date: 08/20/2013

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

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
- 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

OTHER :

Project Specific Information

- Project Description
- Sunnyvale Project Environmental Information Form
- Phase I Environmental Site Assessment dated August 17, 2011
- Project Development Plans dated 07/26/2013
- Project Traffic Impact Analysis dated 05/28/2013
- Project Green House Gas and Air Quality Analysis dated 08/14/13
- Field Inspection
- Nesting Bird Surveys (HTH #3449-010) dated 2/06/2013
- Project Site Plan dated 07/26/2013
- Project Draft Storm Water Management Plan
- Project Tree Inventory 02/04/2013
- Project Tree Preservation Plan
- Project Green Building Checklist dated 05/22/2013
- Project LEED Checklist dated 05/22/2013



NORTH MATHILDA BUILDINGS A & B
433 N. MATHILDA AVENUE &
410 N. PASTORIA AVENUE
SUNNYVALE, CA 94085

NORTH MATHILDA BUILDINGS A & B

433 NORTH MATHILDA AVE. & 410 N. PASTORIA AVE.
SUNNYVALE, CALIFORNIA

PLANNING SUBMITTAL

VICINITY MAP - NTS



PROJECT DIRECTORY

OWNER: HENRY C. STEINEN & SONS
401 AMERICAN STREET #A
SAN CARLOS CA 94070
TEL: (415) 594-1211
CONTRACT: GAIN CHRISTENSEN

ARCHITECT: HITE ARCHITECTURE PLANNING INTERIORS
110 SOUTH LINDEN AVE. SUITE 100
SUNNYVALE, CA 94086
TEL: (415) 356-8600 FAX: (415) 356-8401
CONTACT: PAUL HEDRICK

CIVIL ENGINEER: HER & SHEDDEN CIVIL ENGINEERS & SURVEYORS INC
1655 COLLIER CANYON ROAD
JEROME, CA 94018
TEL: (925) 245-8778 FAX: (925) 245-8776
CONTACT: STEVE CALABRO

LANDSCAPE ARCHITECT: RED ASSOCIATES LANDSCAPE ARCHITECTURE
477 SOUTH TAUNTON STREET
SUNNYVALE, CALIFORNIA 94088
TEL: (408) 484-0020 FAX: (408) 484-0022
CONTACT: PAUL REED

PLANNING INFORMATION

LOCATION: CITY OF SUNNYVALE
APN: 16328013 & 16328-023

ZONING: R15

BUILDING CODE: 2010 CALIFORNIA BUILDING CODE
2010 CALIFORNIA MECHANICAL CODE
2010 CALIFORNIA ELECTRICAL CODE
2010 CALIFORNIA PLUMBING CODE
2012 CALIFORNIA FIRE CODE AND ALL RELATED SUNNYVALE ORDINANCES
2008 CALIFORNIA ENERGY CODE

NOTES: NEW THREE & FOUR STORY TWO BUILDING WITH UNDERGROUND GARAGE

CONSTRUCTION TYPE: B

SITE AREA: 240,900 SF (10.27 AC)

GROSS BUILDING AREA: 231,126 SF

BUILDING FOOTPRINT: 256,144 SF

FLOOR AREA RATIO: 0.93

SITE COVERAGE

HYPERBOLIC BUILDING FOOTPRINT - PAVED AREA - LOT AREA
PERVIOUS (LANDSCAPE) LOT AREA

200,700 SF (4.0286 AC) = 70.26%
56,177 SF (4.2809 AC) = 21.6%

TOTAL PARKING STALLS: PER 300 SF MIN. 4800 STALLS REQUIRED
STANDARD STALLS: 671 STALLS (551 SURFACE + 120 GARAGE)
ACCESSIBLE STALLS: 14 STALLS (14 SURFACE + 0 GARAGE)

TOTAL BICYCLE PARKING (AS REQUIRED BY BUILDING USES): 12 STALLS (11 CLASS B + 1 CLASS E)
LONG TERM BICYCLE PARKING IN GARAGE: 10,618 SF - 1 STORY (TYPE BA-00)

ALLOWABLE BUILDING AREA PER GROSS SECTION (50, 100 & 200): 85,000 SF - 1 STORY
20,618 SF - 1 STORY (TYPE BA-00)

ALLOWABLE BUILDING AREA IN TERRAZAS AREA - SPARKLER INCREASE: 28,800 SF = (24,000 SF X 2)

***MAX GROSS PROJECT AREA PER FLOOR:** 85,000 SF - 1 STORY
20,618 SF - 1 STORY (TYPE BA-00)

ALLOWABLE BUILDING HEIGHT (PER CBC SECTION 502 & 504): 85'-0" - 4 STORIES
20'-0" - 1.5 STORIES (TYPE BA-00)

***MAX PROJECT BUILDING HEIGHT:** 85'-0" - 4 STORIES (TYPE BA-00)

EXISTING CONDITIONS:	
EXISTING GROSS BUILDING AREA	490,668 SF
EXISTING PARKING STALLS	512 STALLS

SHEET INDEX

ARCHITECTURAL:

A001 TITLE SHEET

A101 SITE PLAN

A200 GENERAL GARAGE FLOOR PLAN

A301 GENERAL FIRST FLOOR PLAN

A302 GENERAL SECOND FLOOR PLAN

A303 GENERAL THIRD FLOOR PLAN

A304 GENERAL FOURTH FLOOR & ROOF PLAN

A305 GENERAL ROOF PLAN

A306 EXTERIOR ELEVATIONS

A307 BUILDING A - EXTERIOR ELEVATIONS

A308 BUILDING B - EXTERIOR ELEVATIONS

A309 BUILDING C - EXTERIOR ELEVATIONS

A310 SITE SECTIONS

A311 BUILDING A - WALL SECTIONS

A312 BUILDING B - WALL SECTIONS

A313 BUILDING C - WALL SECTIONS

A314 PERISPECTIVES

A315 COLOR ELEVATIONS

A316 SITE PHOTOS

CIVIL:

C11 "CONCRETE" SLAB/SLURRY

C12 PRELIMINARY GRADING AND DRAINAGE PLAN

C13 PRELIMINARY UTILITY PLAN

C14 EROSION CONTROL PLAN

C15 STORY-WATER QUALITY CONTROL PLAN

LANDSCAPE:

L10 PLANTING PLAN

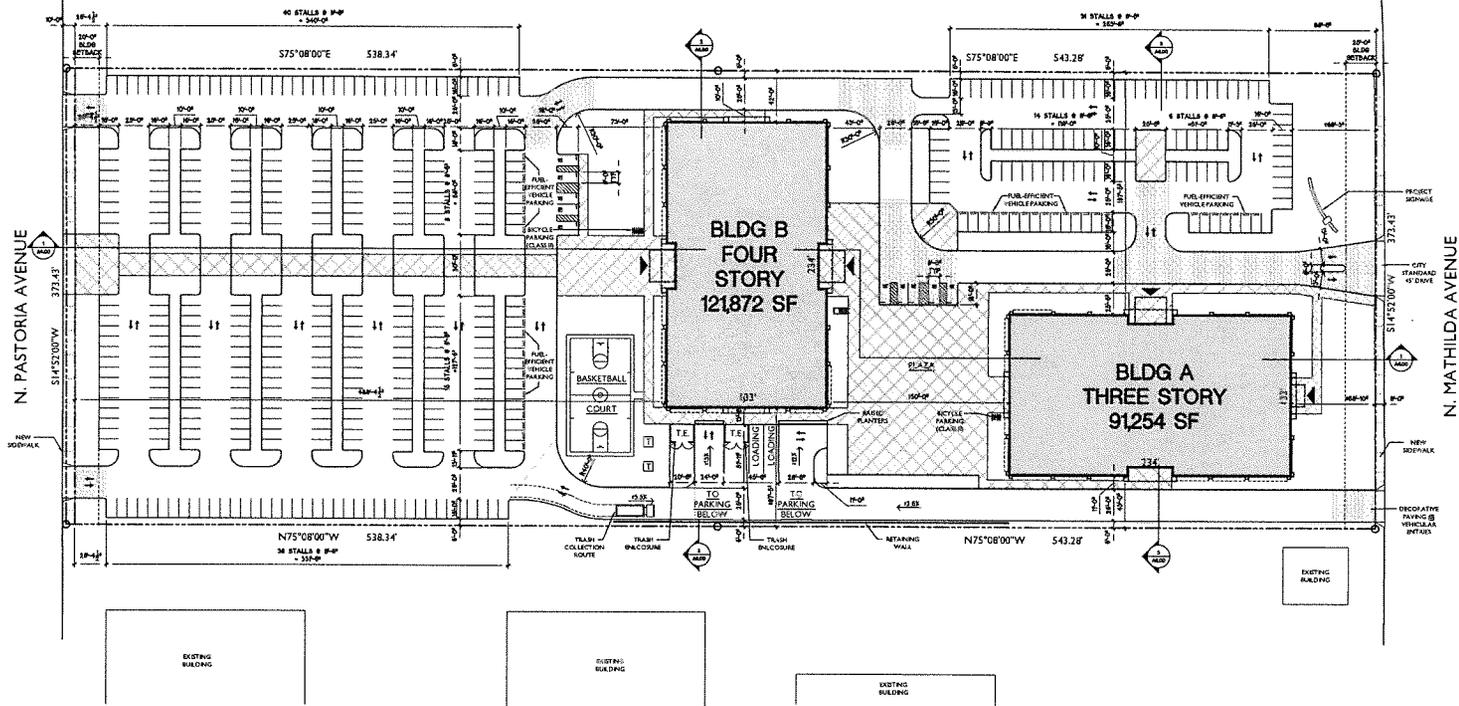
L11 PLANTING PLAN

TITLE SHEET

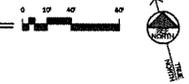
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NORTH MATHILDA BUILDINGS A & B
433 N. MATHILDA AVENUE & 410 N. PASTORIA AVENUE
SUNNYVALE, CA 94085



1 SITE PLAN
SCALE: 1" = 40'



PREP BY	DATE
DATE	REVISION

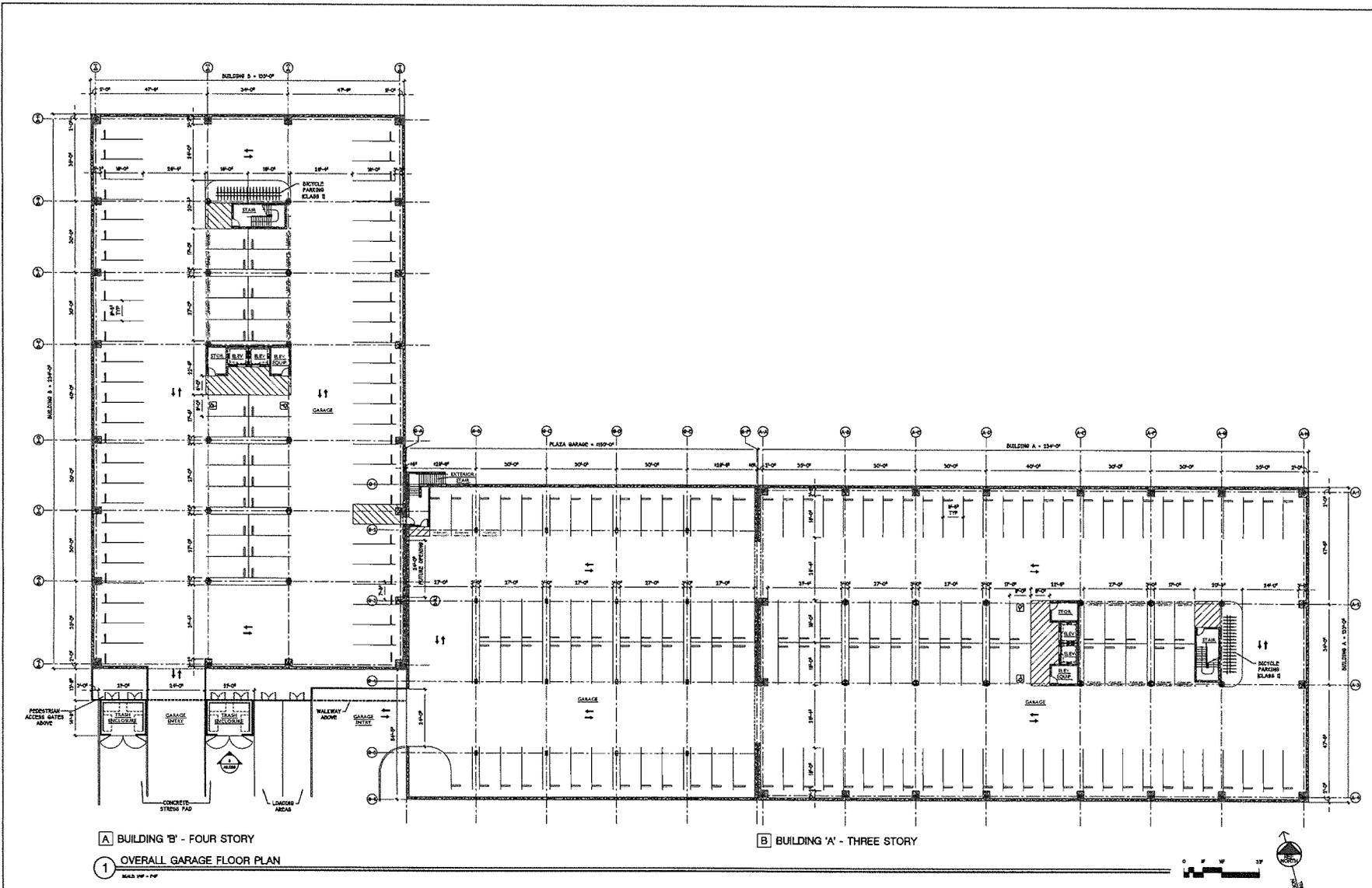
SITE PLAN

PROJECT DATA		
JURISDICTION	CITY OF SUNNYVALE	SITE COVERAGE
ZONING	MS (M-1) 213 & 145-18 (E)	PERVIOUS (BUILDING FOOTPRINT + PAVED AREA FLOT AREA)
BUILDING CODE	2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA FIRE CODE AND ALL RELATED SUPPLEMENTAL ORDINANCES 2016 CALIFORNIA ENERGY CODE	PERVIOUS (LANDSCAPE FLOT AREA)
SCOPE	NEW THREE & FOUR STORY RFD BUILDINGS (NO UNDERGROUND GARAGE)	TOTAL PARKING (1 STALL PER 100 SF FIN + 40% STALLS REQUIRED)
OC OCCUPANCY GROUP	B	STANDARD STALLS
CONSTRUCTION TYPE	III-A	ACCESSIBLE STALLS
SITE AREA	48,023.59 SF (2.1 AC)	TOTAL BI-CYCLE PARKING (OR EQUIV. OF BICYCLE RACKS)
GROSS BUILDING AREA	211,124.51 SF	ALLOWABLE BUILDING AREA (PER CBC SECTION 903.10) + 10%
BUILDING FOOTPRINT	24,224.31 SF	ALLOWABLE BUILDING AREA + TABULAR AREA + SPREADER INCREASE
FLOOR AREA RATIO	4.21	+ 30% FOR SF + 20% FOR SF + 10%
		MAX GROSS PROJECT AREA PER SECTION
		ALLOWABLE BUILDING HEIGHT (PER CBC SECTION 903.2) + 10%
		ALLOWABLE BUILDING HT. + TABULAR HEIGHT + SPREADER INCREASE
		MAX PROJECT BUILDING HEIGHT
STAIRS CONDITIONS		
EXISTING DRIVE BUILDING AREA	48,023 SF	
EXISTING PARKING STALLS	512 STALLS	





NORTH
MATHILDA
BUILDINGS
A & B
423 N. MATHILDA AVENUE &
410 N. PASTORA AVENUE
SUNNYVALE, CA 94085

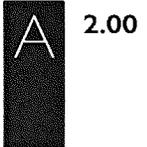


DATE:	12/18
SCALE:	AS SHOWN
DATE:	08/13
DESIGNED BY:	PH
DRAWN BY:	EL
PLANNING AGENCY:	06/17
PLANNING AGENCY:	06/17

OVERALL
GARAGE
FLOOR PLAN

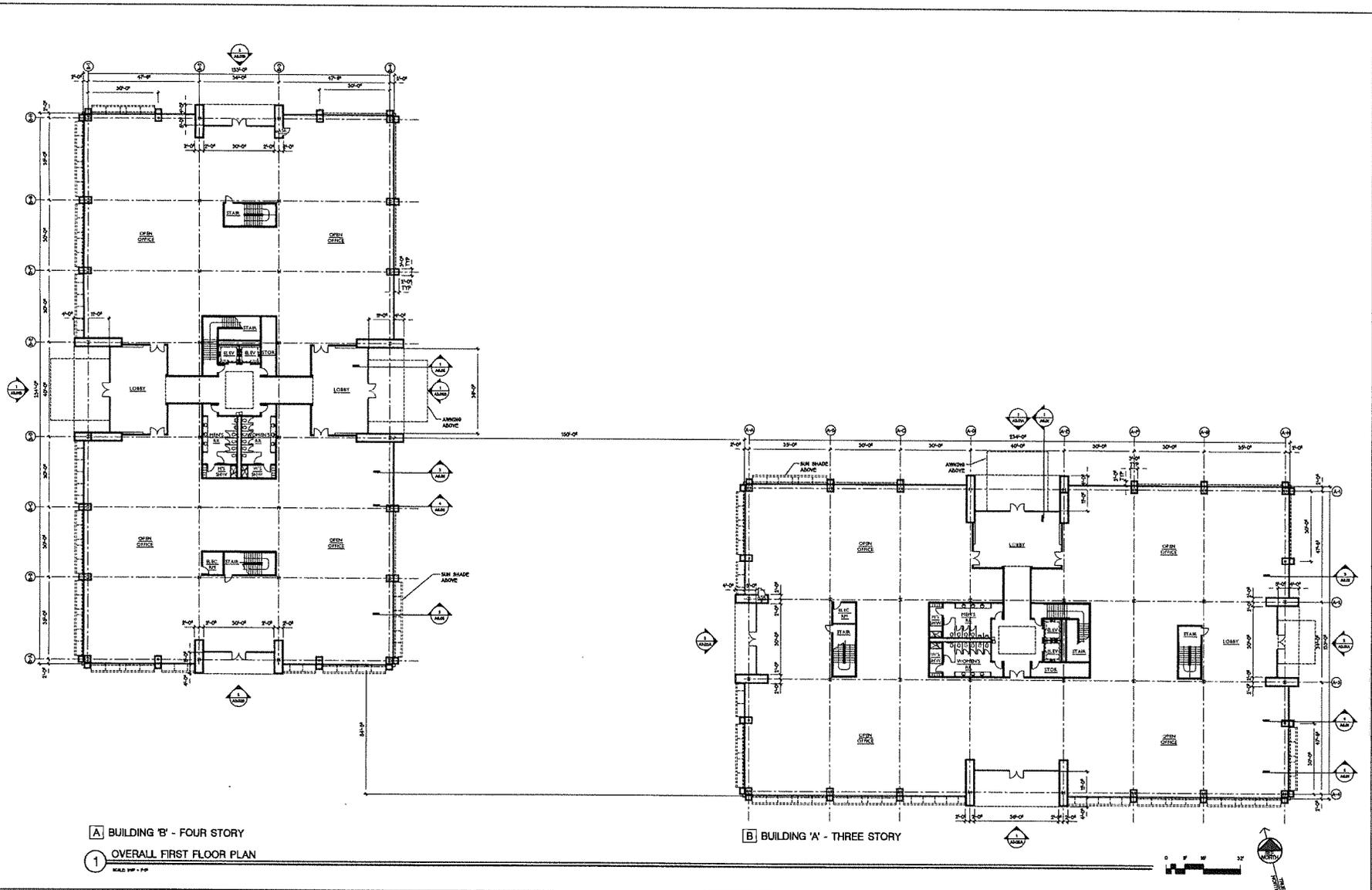
TRASH ENCLOSURE REQUIREMENTS

BUILDING:	
BUILDING SQUARE FOOTAGE:	11,214 SF
PREDICTED WASTE VOLUME / SF (OFFICE / RATIO):	0.200 CY/100 SF
TOTAL WASTE VOLUME:	2,243 CY
VOLUME PER SURFACE DAILY (3 DAYS PER WEEK):	748 CY/DAY
NUMBER OF CONTAINERS REQUIRED (10 CY/CONT):	23 CONTAINERS
NUMBER OF CONTAINERS PROVIDED:	43 CONTAINERS
BUILDING B:	
BUILDING SQUARE FOOTAGE:	11,420 SF
PREDICTED WASTE VOLUME / SF (OFFICE / RATIO):	0.200 CY/100 SF
TOTAL WASTE VOLUME:	2,284 CY
VOLUME PER SURFACE DAILY (3 DAYS PER WEEK):	761 CY/DAY
NUMBER OF CONTAINERS REQUIRED (10 CY/CONT):	23 CONTAINERS
NUMBER OF CONTAINERS PROVIDED:	43 CONTAINERS





NORTH
MATHILDA
BUILDINGS
A & B
433 N MATHILDA AVENUE &
410 N PASTORA AVENUE
SUNNYVALE, CA 94085



A BUILDING 'B' - FOUR STORY
1 OVERALL FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

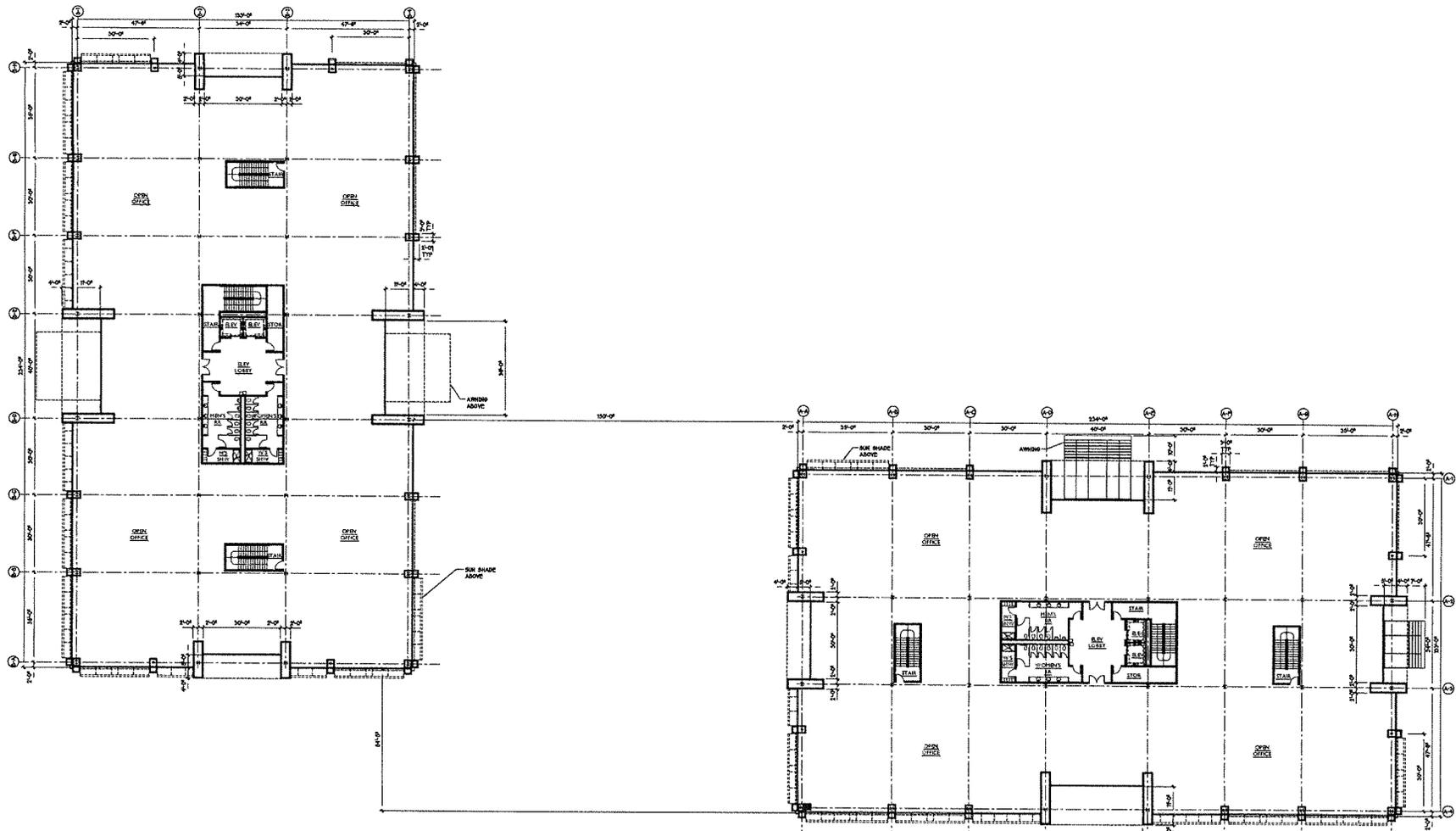
B BUILDING 'A' - THREE STORY

PROJECT NO.	10000
SCALE	AS SHOWN
DATE	08/10/10
DRAWN BY	ML
CHECKED BY	ML
APPROVED BY	ML
PLANNING DEPARTMENT	08/10/10

OVERALL
FIRST FLOOR
PLAN



NORTH
MATHILDA
BUILDINGS
A & B
433 N. MATHILDA AVENUE &
410 N. PASTORA AVENUE
SUNNYVALE, CA 94085



A BUILDING 'B' - FOUR STORY
1 OVERALL SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

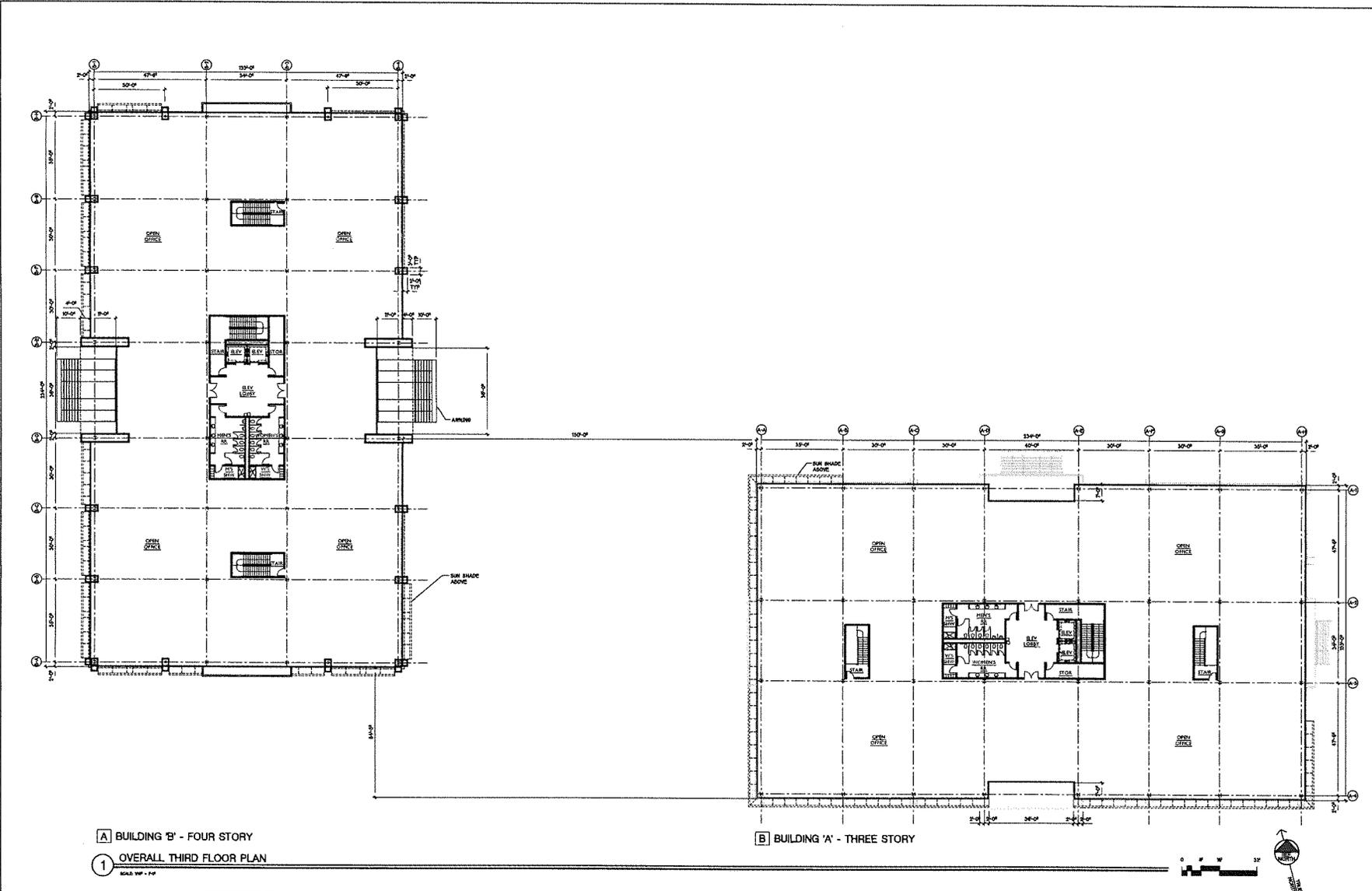
B BUILDING 'A' - THREE STORY

REV NO.	DATE
SCALE	AS SHOWN
DIST.	SCALE
DESIGNED BY	PH
DRAWN BY	DL
PLANNING/SUBMITAL	PLN/UP
PLANNING/SUBMITAL	STALLS

OVERALL
SECOND
FLOOR PLAN



NORTH
MATHILDA
BUILDINGS
A & B
433 N. MATHILDA AVENUE &
410 N. EASTORIA AVENUE
SUNNYVALE, CA 94035



A BUILDING 'B' - FOUR STORY
1 OVERALL THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

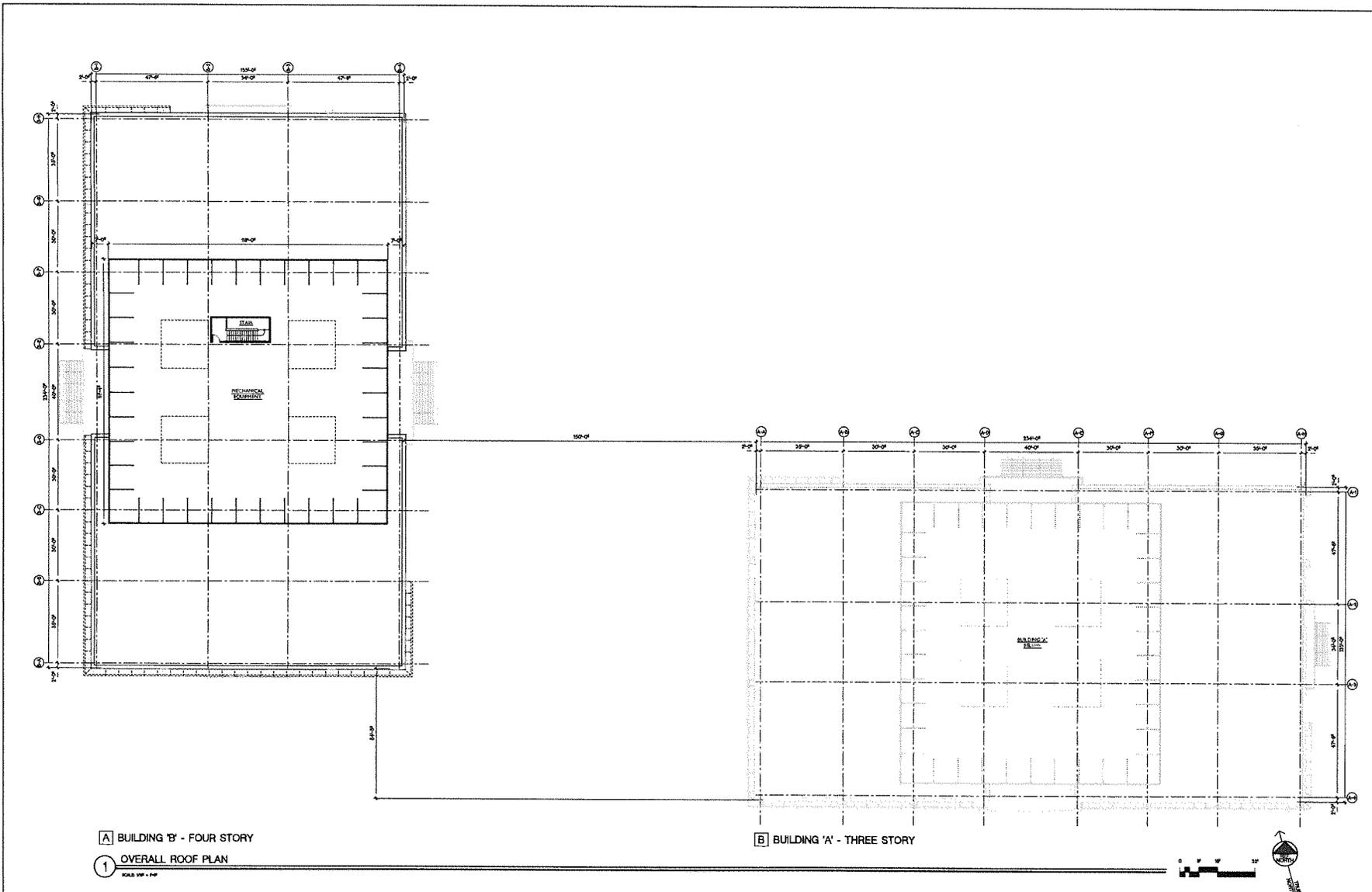
B BUILDING 'A' - THREE STORY

PREP BY	EDD
DATE	11/10/11
DESIGNED BY	ML
CHECKED BY	ML
PLANNING SUBJECT	ML
PLANNING SUBJECT	ML

OVERALL
THIRD
FLOOR PLAN



NORTH
MATHILDA
BUILDINGS
A & B
433 N. MATHILDA AVENUE &
410 N. PASTORIA AVENUE
SUNNYVALE, CA 94085



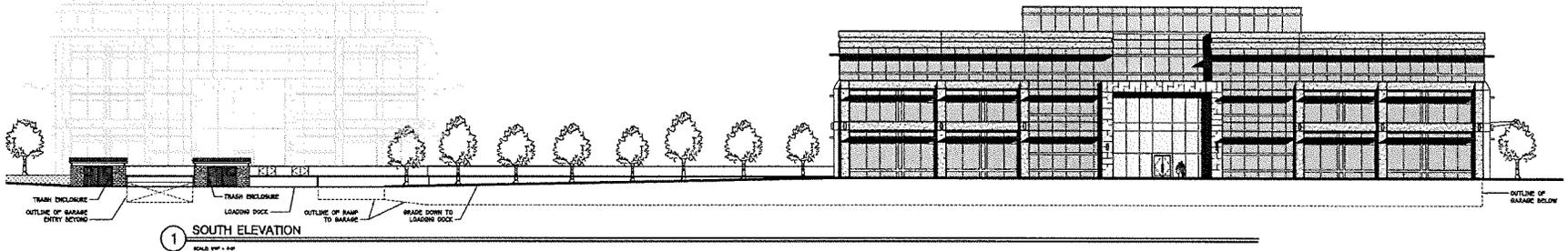
A BUILDING 'B' - FOUR STORY

B BUILDING 'A' - THREE STORY

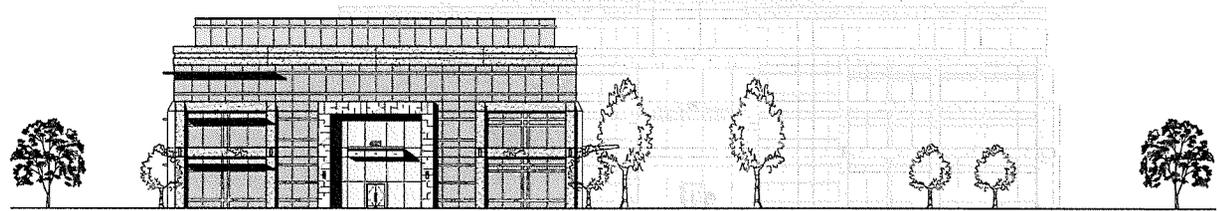
1 OVERALL ROOF PLAN
SCALE: 1/8" = 1'-0"

DATE	2/28/18
SCALE	AS SHOWN
DATE	08/14/17
DESIGNED BY	PL
DRAWN BY	CL
PLANNING SUBMITTAL	03/11
PLANNING SUBMITTAL	02/11

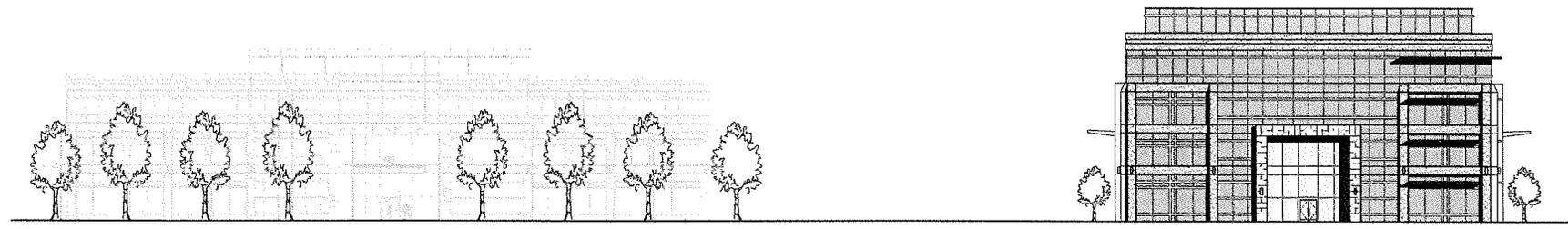
OVERALL
ROOF PLAN



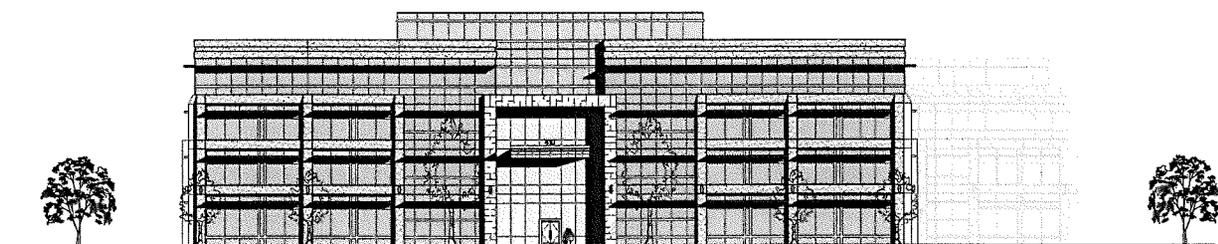
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION (NORTH MATHILDA AVE)
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



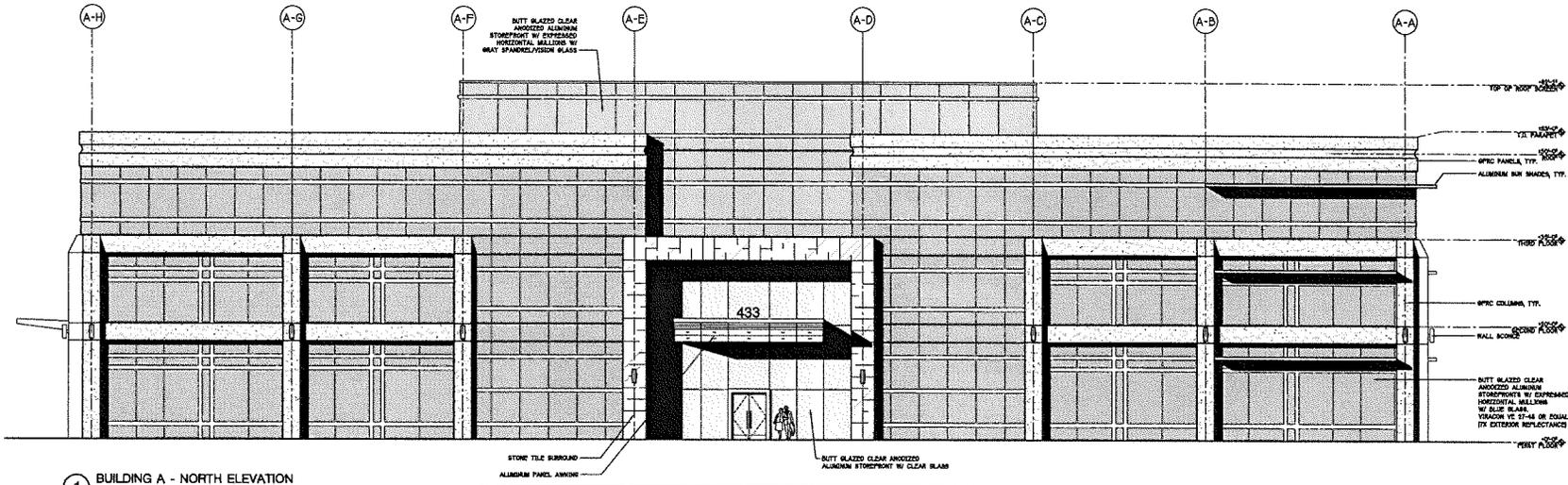
4 WEST ELEVATION (NORTH PASTORIA AVE)
SCALE: 1/8" = 1'-0"

NORTH
MATHILDA
BUILDINGS
A & B
433 N. MATHILDA AVENUE &
410 N. PASTORIA AVENUE
SUNNYVALE, CA 94085

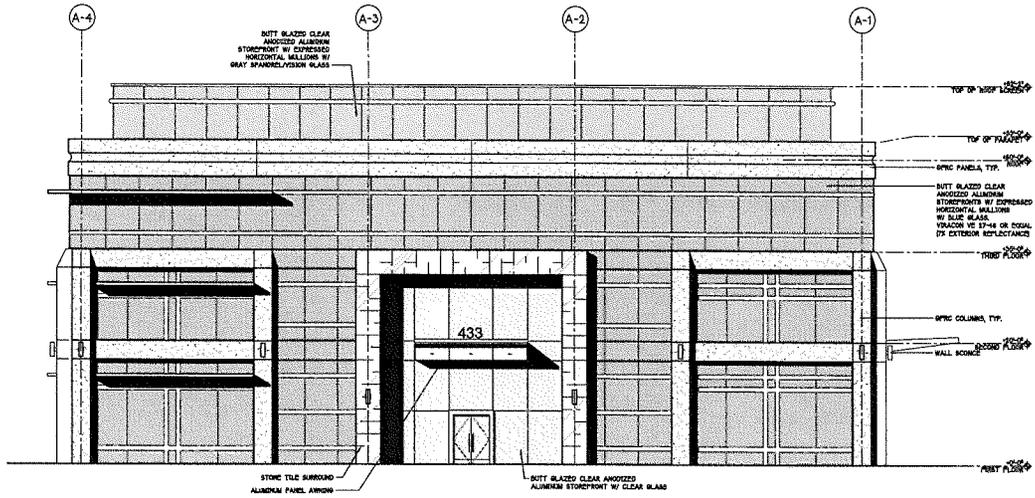
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99	11/11/11
100	11/11/11

EXTERIOR
ELEVATIONS

A 3.00



1 BUILDING A - NORTH ELEVATION
SCALE 1/8" = 1'-0"



2 BUILDING A - EAST ELEVATION
SCALE 1/8" = 1'-0"

NORTH
MATHILDA
BUILDINGS
A & B
433 N. MATHILDA AVENUE &
410 N. PASTORIA AVENUE
SUNNYVALE, CA 94085

DATE	2018
SCALE	AS SHOWN
DATE	2018.02
DESIGNED BY	PH
DRAWN BY	CL
PLANNING SURVIVAL	MSL.3
PLANNING SURVIVAL	MSL.7

BUILDING A
- EXTERIOR
ELEVATIONS

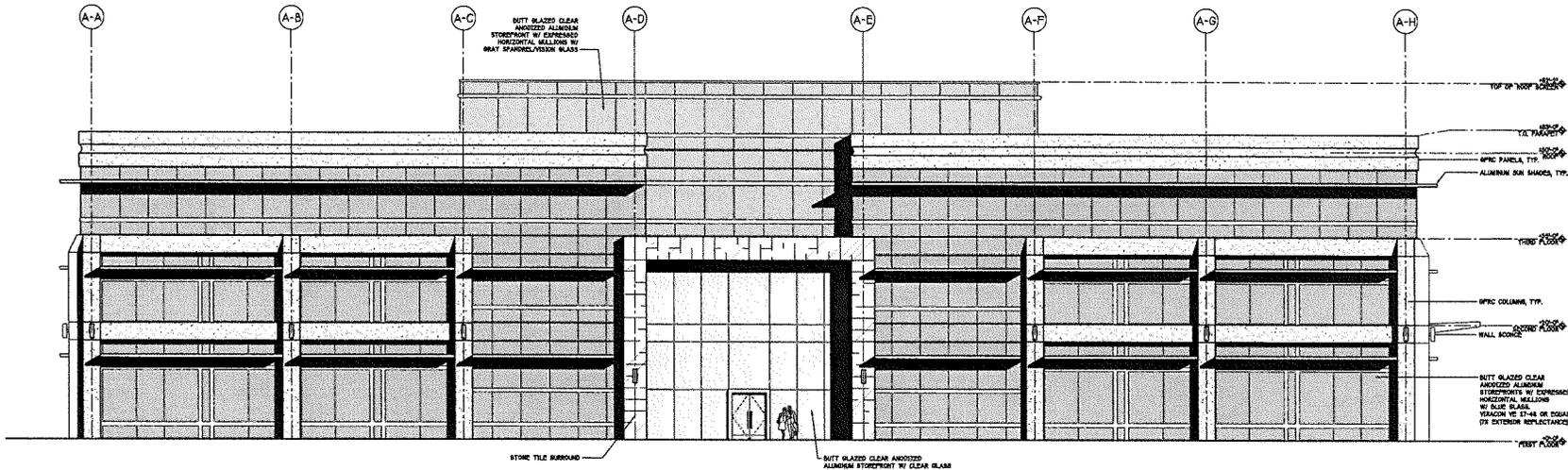
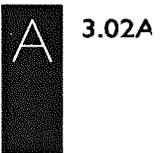




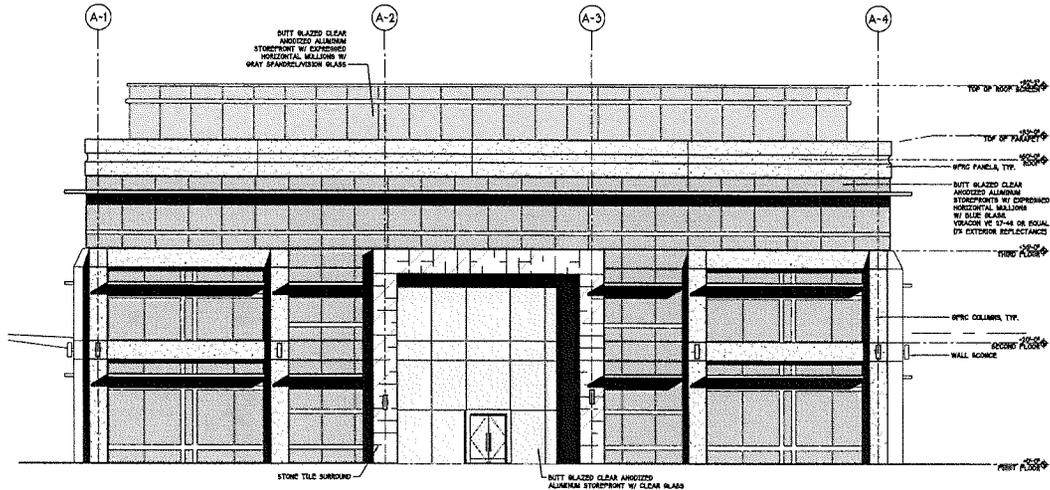
NORTH
MATHILDA
BUILDINGS
A & B
433 N. MATHILDA AVENUE &
410 N. PASTORIA AVENUE
SUNNYVALE, CA 94085

PREP BY	2/2018
SCALE	AS SHOWN
DATE	8/14/18
CHECKED BY	ML
DRAWN BY	CL
PLANNING AUTHORITY	MSJL
PLANNING AUTHORITY	MSJL

BUILDING A
- EXTERIOR
ELEVATIONS



1 BUILDING A - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 BUILDING A - WEST ELEVATION
SCALE: 1/4" = 1'-0"

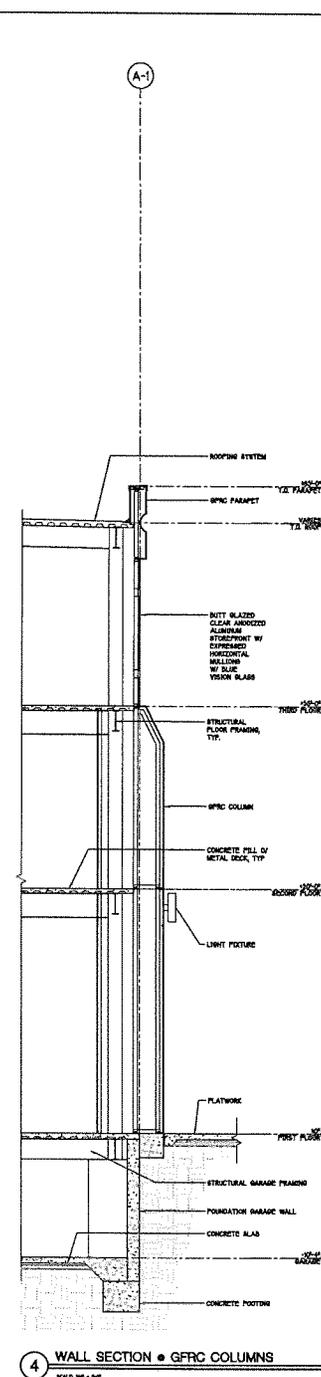
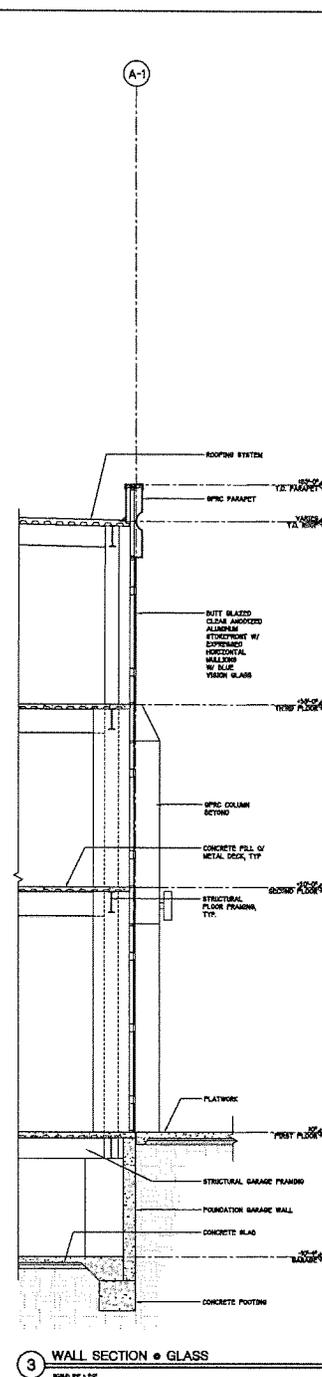
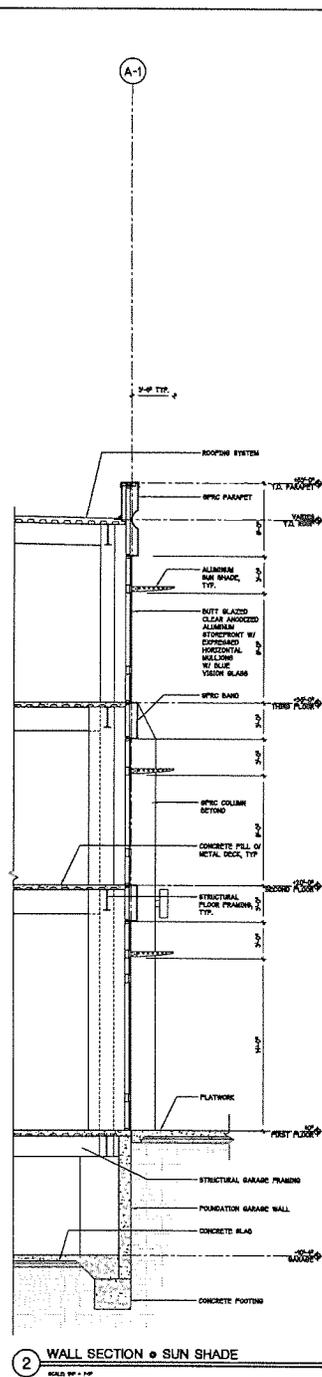
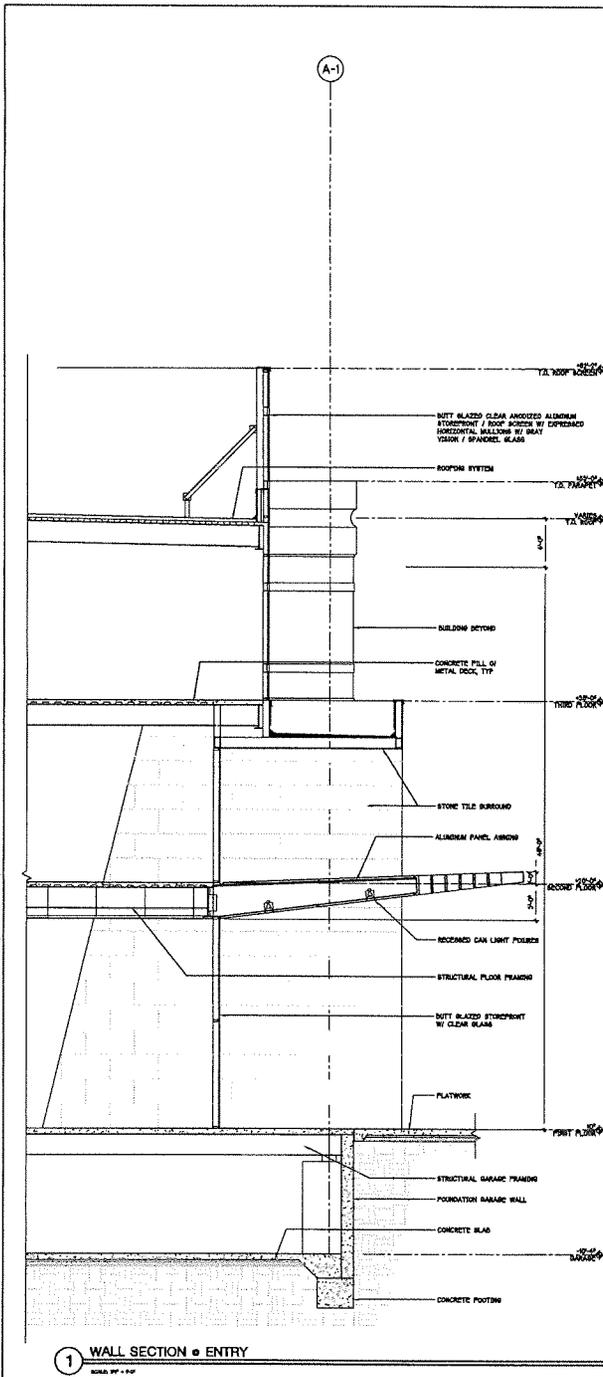


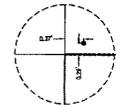
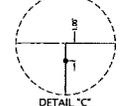
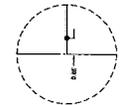
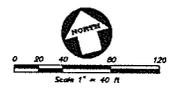
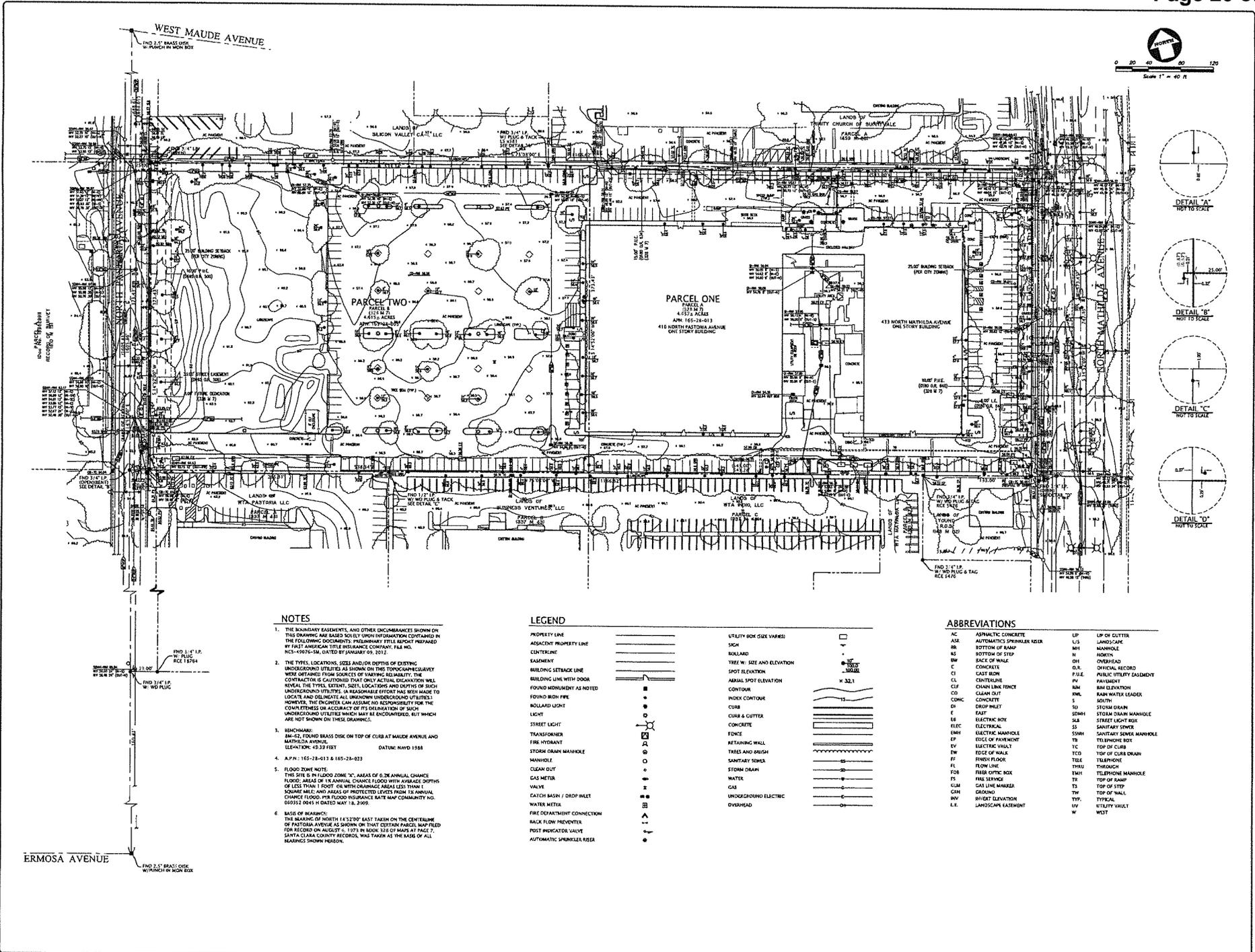
NORTH
MATHILDA
BUILDINGS
A & B
433 N. MATHILDA AVENUE &
410 N. PASTORA AVENUE
SUNNYVALE, CA 94085

DATE	2020
SCALE	AS SHOWN
DRAWN BY	MM
CHECKED BY	MM
DESIGNED BY	MM
PLANNING/ARCHITECT	MM
PLANNING/ARCHITECT	MM

BUILDING A
- WALL
SECTIONS

A 6.01





NOTES

- THE BOUNDARY EASEMENTS, AND OTHER ENCUMBRANCES SHOWN ON THIS DRAWING ARE BASED SOLELY UPON INFORMATION CONTAINED IN THE FOLLOWING DOCUMENTS: PRELIMINARY TITLE REPORT PREPARED BY EAST ANGELOAN TITLE INSURANCE COMPANY, FILE NO. NCS-49676-5M, DATED BY JANUARY 09, 2012.
- THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL OBSERVATION WILL REVEAL THE TYPES, EXTENT, SIZE, LOCATION AND DEPTHS OF SUCH UNDERGROUND UTILITIES. IT IS REASONABLY ASSUMED THAT THIS SURVEY WAS MADE TO LOCATE AND DELINEATE ALL UNKNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF SUCH DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
- BENCHMARK:**
BM-42, FOUND BRASS DISC ON TOP OF CURB AT MAUDE AVENUE AND MATHILDA AVENUE.
ELEVATION: 45.33 FEET DATUM: NAVD 1988
- A.P.N.: 165-28-013 & 165-28-023
- FLOOD ZONE NOTE:**
THIS SITE IS IN FLOOD ZONE "C", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT; OR WITH SURGEAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS OF PROTECTED LEVELS FROM 1% ANNUAL CHANCE FLOOD. FOR FLOOD INSURANCE RATE MAP COMMUNITY NO. 050512 0045 H DATED MAY 18, 2009.
- BASE OF BENCHMARK:**
THE BEARING OF NORTH 14.3270° EAST TAKEN ON THE CENTERLINE OF PASTORIA AVENUE AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN AUGUST 6, 1971 BY BOOK 335 OF MAPS AT PAGE 7, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASE OF ALL BEARINGS SHOWN HEREON.

LEGEND

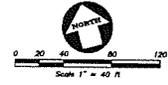
PROPERTY LINE	———
ADJACENT PROPERTY LINE	———
CENTERLINE	———
RAILROAD	———
FARMSTEAD	———
BUILDING SETBACK LINE	———
BUILDING LINE WITH DOOR	———
FOUND MONUMENT AS NOTED	●
FOUND BORN PIPE	○
NOLLARD LIGHT	○
LIGHT	○
STREET LIGHT	○
TRANSFORMER	○
FIRE HYDRANT	○
STORM DRAIN MANHOLE	○
MANHOLE	○
CLEAN OUT	○
GAS METER	○
VALVE	○
CATCH BASIN / DROP INLET	○
WATER METER	○
FIRE DEPARTMENT CONNECTION	○
RACK FLOW PREVENTER	○
PISTON INDICATOR VALVE	○
AUTOMATIC SPRINKLER RISER	○
UTILITY BOM (SIZE VARIES)	□
SKIM	□
ROLLAW	□
TRIE (W) SIZE AND ELEVATION	□
SPOT ELEVATION	□
ARBITRAL SPOT ELEVATION	□
CONTOUR	———
INDEX CONTOUR	———
CURB	———
CURB & CUTTER	———
CONCRETE	———
EDGE	———
RETAINING WALL	———
TREES AND BRUSH	———
SANITARY SEWER	———
STORM DRAIN	———
WATER	———
GAS	———
UNDERGROUND ELECTRIC	———
OVERHEAD	———

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	LP	LIP OF CUTTER
ASR	AUTOMATIC SPRINKLER RISER	L/S	LANDSCAPE
BB	BOTTOM OF BUMP	MH	MANHOLE
BS	BOTTOM OF STEP	N	NORTH
CI	CONCRETE	OH	OVERHEAD
CL	CENTERLINE	O.R.	OFFICIAL RECORD
CLP	CHAIN LINK FENCE	P.U.E.	PUBLIC UTILITY EASEMENT
CO	CLEAN OUT	PE	PIPE ELEVATION
CONC	CONCRETE	RWL	RAIN WATER LEADER
COIC	CONCRETE	S	SOUTH
D	DROP INLET	SO	STORM DRAIN
E	EAST	SDM	STORM DRAIN MANHOLE
EB	ELECTRIC BOX	SLB	STREET LIGHT BOX
ELEC	ELECTRICAL	SS	SANITARY SEWER
EMH	ELECTRIC MANHOLE	SSM	SANITARY SEWER MANHOLE
EP	EDGE OF PAVEMENT	TB	TELEPHONE BOX
EW	ELECTRIC WALK	TC	TOP OF CURB
EW	EDGE OF WALK	TCO	TOP OF CURB DRAIN
FF	FRESH FLOOR	TELE	TELEPHONE
FL	FLOW LINE	THRU	THROUGH
FOB	FIBER OPTIC BOX	TMH	TELEPHONE MANHOLE
FS	FULL SERVICE	TR	TOP OF RAMP
ICM	GAS LINE MARKER	TS	TOP OF STEP
GN	GROUND	TW	TOP OF WALL
INV	INVERT ELEVATION	TY	TYPICAL
L.E.	LANDSCAPE EASEMENT	UV	UTILITY VALVE
		W	WEST

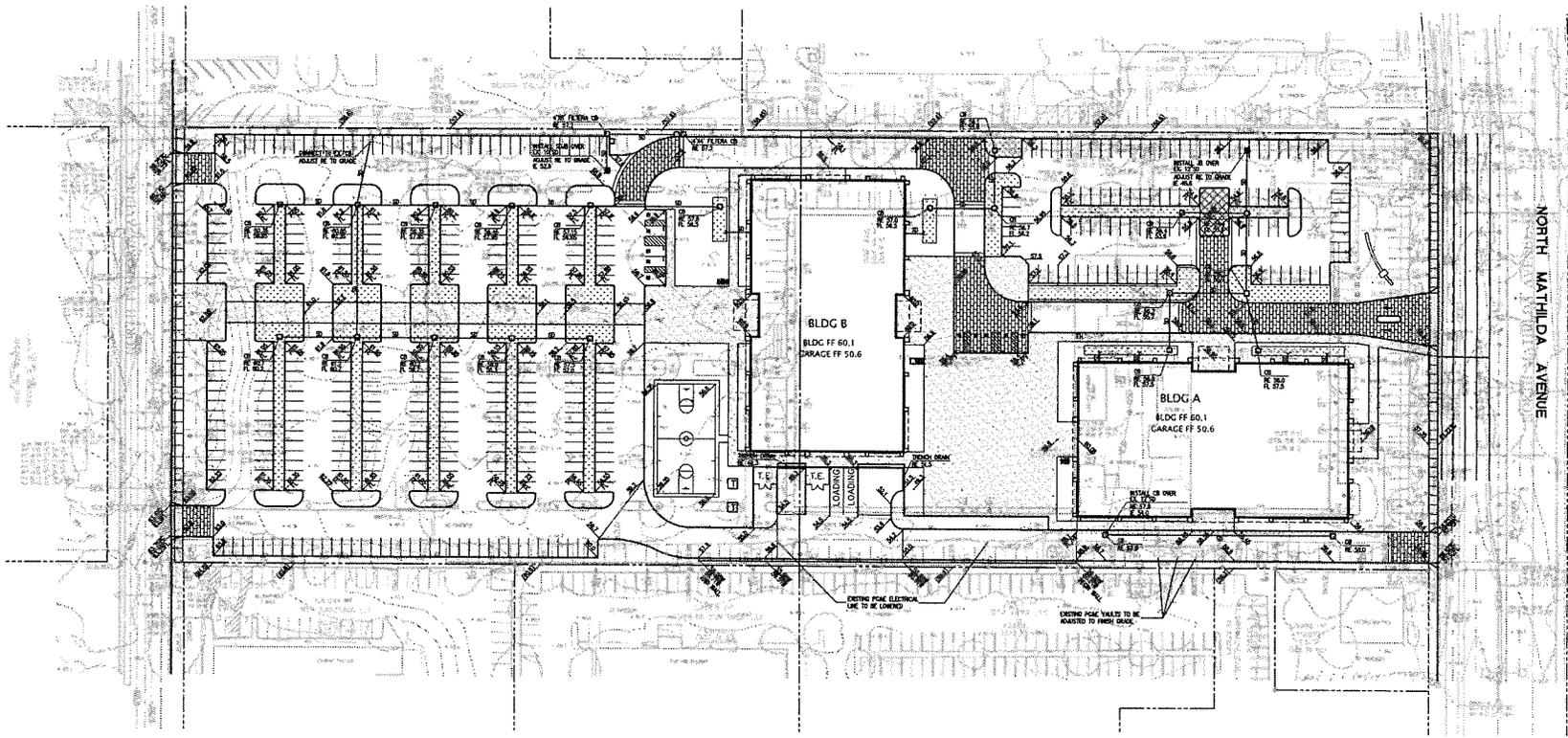
TOPOGRAPHIC SURVEY
OF
433 NORTH MATHILDA AVENUE & 410 NORTH PASTORIA AVENUE
FOR: HERMAN CHRISTENSEN & SONS
SUNNYVALE, CALIFORNIA

DATE	NOV., 2012
SCALE	1" = 40'
SURVEYOR	RMA
DRAFTER	JF
JOB NO.	A02148-4
SHEET	C1
OF	SHEETS

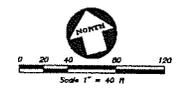


LEGEND

- A AREA DRAIN
- 12 STORM DRAIN CATCH BASIN
- 13 STORM DRAIN JUNCTION BOX
- 14 STORM DRAIN MANHOLE
- 15 FLOW LINE
- 16 FINISH FLOOR
- 17 FINISH FLOOR
- 18 FINISH FLOOR
- 19 RM ELEVATION
- 20 SPOUT ELEVATION
- 21 STORM DRAIN LINE
- 22 TOP OF CURB
- TREATMENT AREA

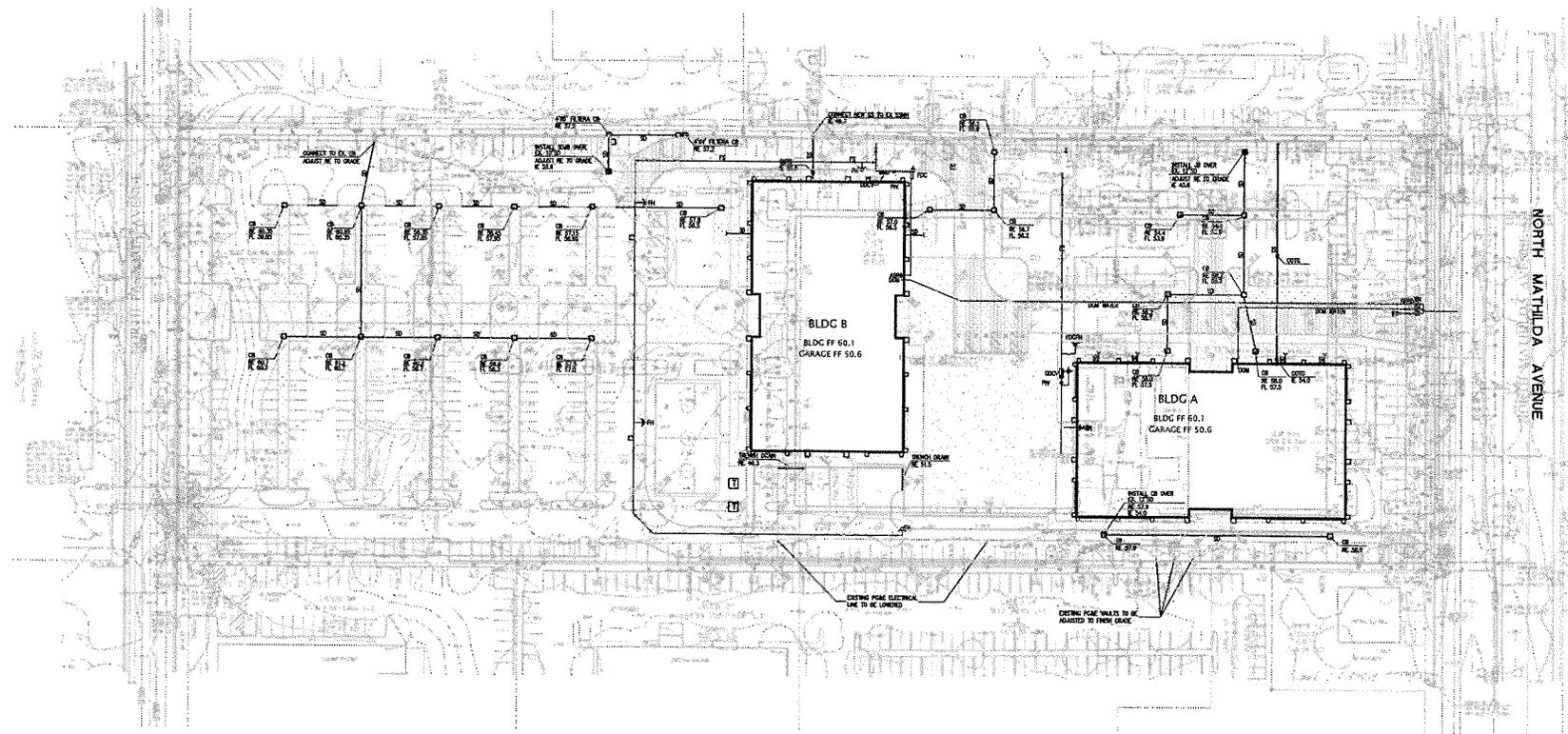


NO.									
ELEVATION	NO.								
ELEVATION	NO.								
<p>PRELIMINARY GRADING AND DRAINAGE PLAN OF 433 NORTH MATHILDA AVENUE & 410 NORTH PASTORIA AVENUE FOR HERMAN CHRISTENSEN & SONS</p>									
<p>SUNNYVALE, CALIFORNIA</p>									
<p>DATE NOV. 2012 SCALE 1" = 40' DESIGNER JJC JOB NO. A07144-4 SHEET C2 OF SHEETS</p>									
<p>KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 2870 Collier Canyon Road Livermore, California 94551 Phone (925) 241-8748 Fax (925) 241-8758</p>									

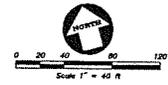


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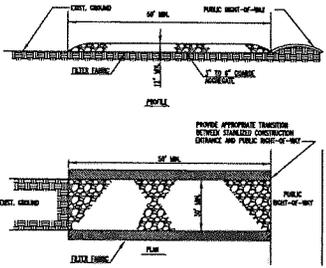
- ASH AUTOMATIC SPRINKLER RISER
- BACK FLOW PREVENTION DEVICE
- EXISTING UTILITY TO BE REMOVED BY REMOVAL
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT & VALVE
- FIRE SERVICE
- FOOT INDICATOR VALVE
- SANITARY SEWER
- SANITARY SEWER CLEANWELL TO GRADE
- SANITARY SEWER MANHOLE
- SHOWER CHECK VALVE
- STORM DRAIN CATCH BASIN
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- STORM DRAIN LINE
- STORM DRAIN MANHOLE
- WATER METER
- WATER SERVICE



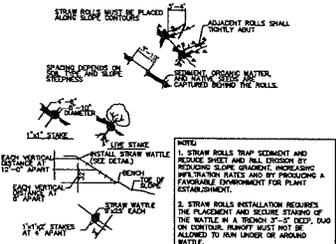
REV									
REVISION									
REV	DATE	BY	CHKD	APPD	DESC				
REVISION									
REV	DATE	BY	CHKD	APPD	DESC				
REVISION									
<p>PRELIMINARY UTILITY PLAN OF 433 NORTH MATHILDA AVENUE & 410 NORTH PASTORIA AVENUE HERMAN CHRISTENSEN & SONS</p>									
<p>SUNNYVALE, CALIFORNIA</p>									
DATE	NOV, 2012								
SCALE	1" = 40'								
DESIGNER	JDD								
JOB NO.	A07144-1								
SHEET	C3								
OF	SHEETS								



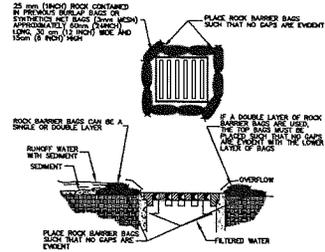
- LEGEND**
- STABILIZED CONSTRUCTION ENTRANCE
 - STRAW WATTLE SEDIMENT TRAP/FILTER
 - DROP INLET SEDIMENT FILTER
 - EXISTING CURB INLET FILTER



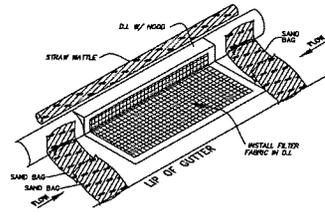
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



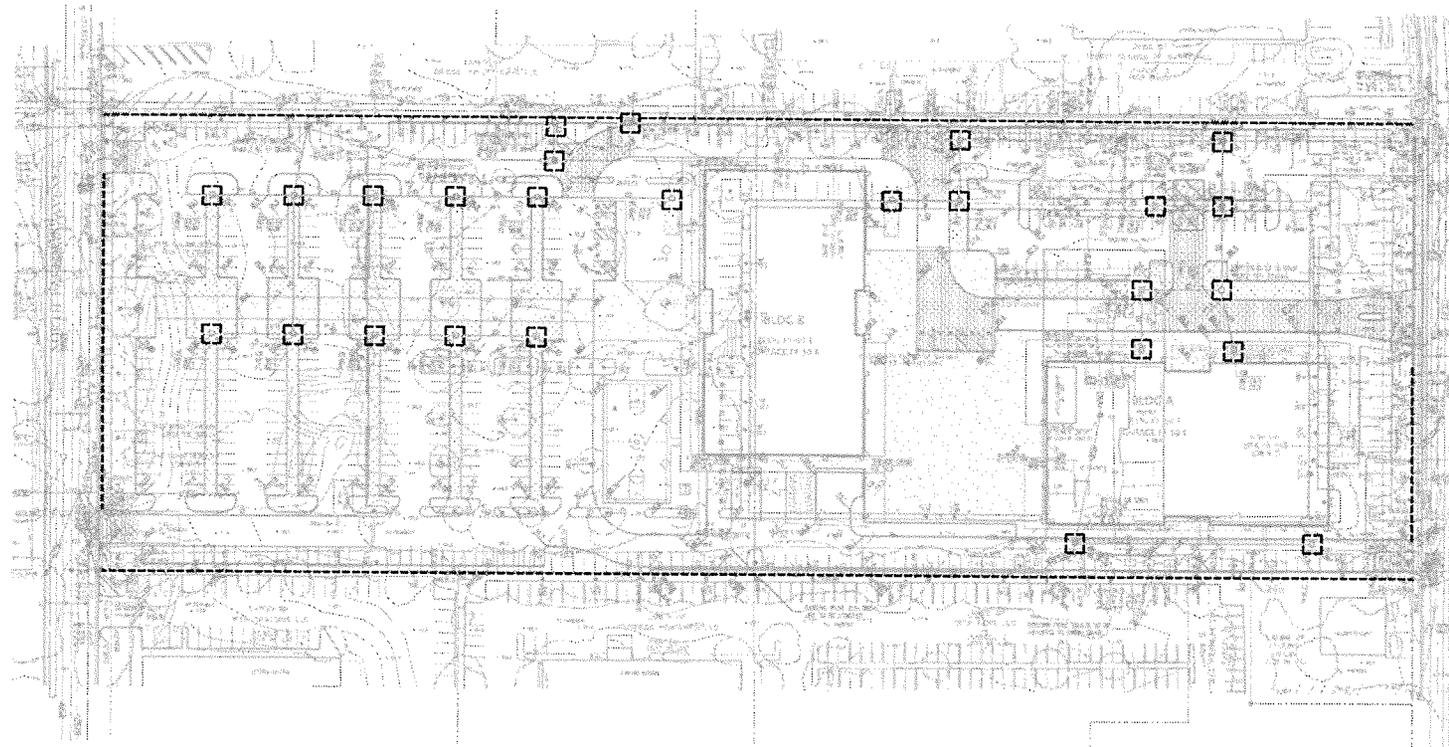
STRAW WATTLE
NOT TO SCALE



DROP INLET SEDIMENT FILTER UTILIZING ROCK BARRIER BAGS
NOT TO SCALE



EXISTING CURB INLET FILTER DETAIL
NOT TO SCALE



DATE	NOV. 2012
SCALE	1" = 48'
DESIGNER	JDO
JOB NO.	A07748-4
SHEET	C4
OF	SHEETS

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
1150 Carter Center Road
Dunsmuir, California, U.S.A.
Phone (916) 244-7198
Fax (916) 244-7196

EROSION CONTROL PLAN
OF
433 NORTH MATHILDA AVENUE & 410 NORTH PASTORIA AVENUE
FOR
HERMAN CHRISTENSEN & SONS

CALIFORNIA
SUNNYVALE



REED ASSOCIATES
LANDSCAPE ARCHITECTURE
107 SOUTH HAVEN
CITY OF DENVER, COLORADO 80202
TEL: 303.733.1100 FAX: 303.733.1101

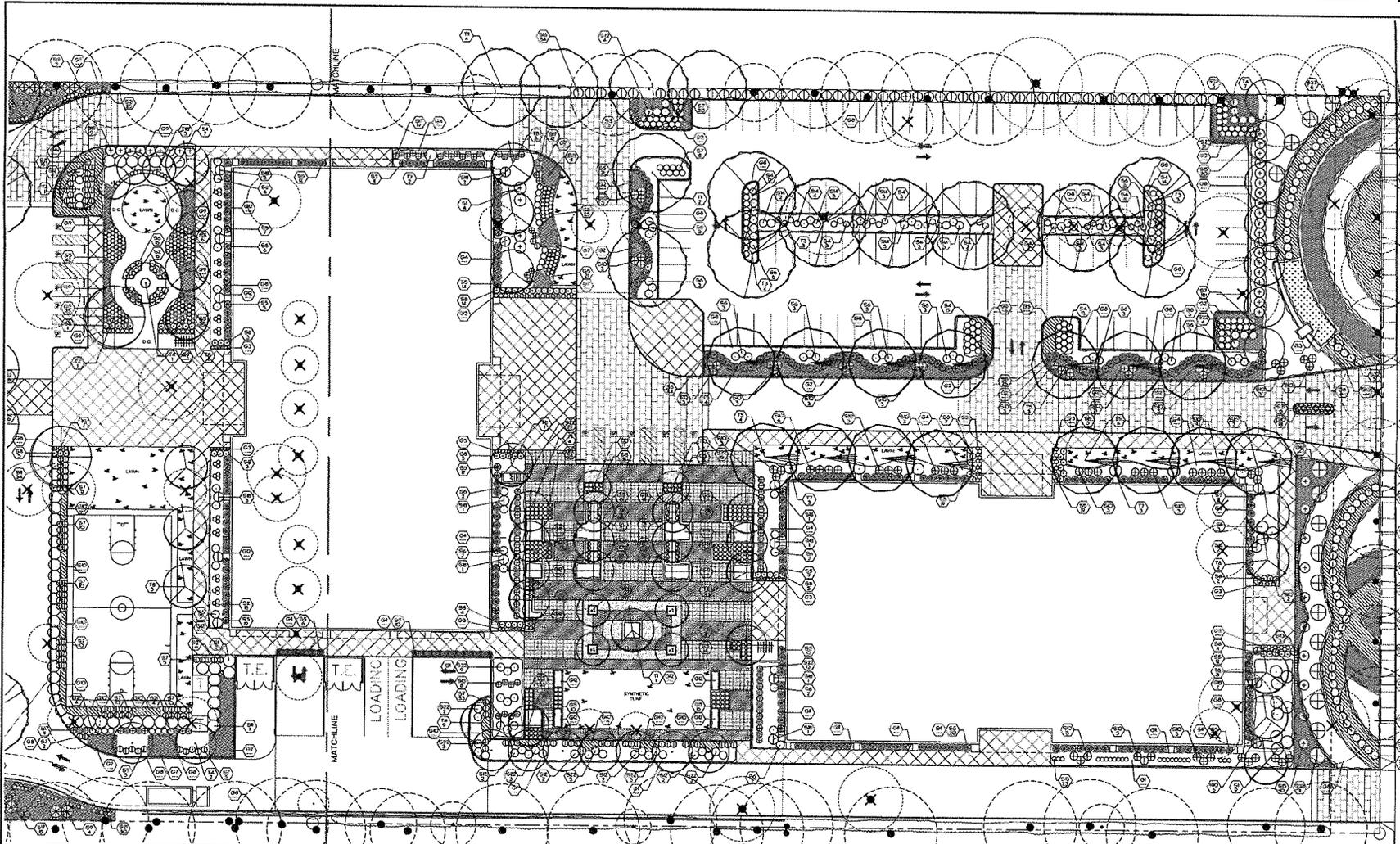
433 N. MATHILDA
401 N. PASTORIA AVE

433 N. MATHILDA AVE
SUNNYVALE, CA

DATE	DESCRIPTION



NORTH MATHILDA AVE



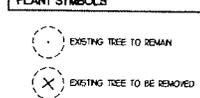
PLANT LIST

PLANT SYMBOL	COMMON NAME	PLANT SPECIES	HEIGHT	SPACING	NOTES
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2	DOGWOOD	DOGWOOD	20'	12' x 12'	LOW
3	DOGWOOD	DOGWOOD	20'	12' x 12'	LOW
4	DOGWOOD	DOGWOOD	20'	12' x 12'	LOW
5	DOGWOOD	DOGWOOD	20'	12' x 12'	LOW
6	DOGWOOD	DOGWOOD	20'	12' x 12'	LOW
7	DOGWOOD	DOGWOOD	20'	12' x 12'	LOW
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13	DOGWOOD	DOGWOOD	20'	12' x 12'	LOW
14	DOGWOOD	DOGWOOD	20'	12' x 12'	LOW
15	DOGWOOD	DOGWOOD	20'	12' x 12'	LOW
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17	DOGWOOD	DOGWOOD	20'	12' x 12'	LOW
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20	DOGWOOD	DOGWOOD	20'	12' x 12'	LOW
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33	DOGWOOD	DOGWOOD	20'	12' x 12'	LOW
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67	DOGWOOD	DOGWOOD	20'	12' x 12'	LOW
68	DOGWOOD	DOGWOOD	20'	12' x 12'	LOW
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97	DOGWOOD	DOGWOOD	20'	12' x 12'	LOW
98	DOGWOOD	DOGWOOD	20'	12' x 12'	LOW
99	DOGWOOD	DOGWOOD	20'	12' x 12'	LOW
100	DOGWOOD	DOGWOOD	20'	12' x 12'	LOW

PLANT NOTES

- THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE LAYOUT PLAN QUANTITIES SHOWN IN THE LAYOUT PLAN FOR ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
- PLANT GROUPCOVER IN 3-4' x 4' AREAS AS NOTED. USE TRIANGULAR SPACING.
- SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
- THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
- ALL SLOPES PLANTED WITH PLANTING TO BE PLANTED IN A SLOPE. ALL SLOPES PLANTED WITH GROUND COVER NOT TO EXCEED A 3:1 SLOPE.
- PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (2' MIN).
- IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
- EXISTING SITE IS TO BE BUSH GRASS BY THE GRASSING CONTRACTOR TO WITHIN FOOT OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO FINISH GRADE ALL LANDSCAPE AREAS.
- ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND UTILITIES, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER FEATURES TO BE REPAIRED OR REINSTALLED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- THE WORK IN THESE DRAWINGS AND SPECIFICATIONS IS TO BE CONSIDERED TO BE THE PROPERTY OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS.
- REFER TO ANY EXISTING OR TRENCHING CALL UNDERGROUND SERVICE BUREAU (800) 227-2800.
- PROTECT EXISTING STORM DRAIN, RAIN, DRAIN PIPES, WITH FILTER FABRIC, FOR THE DURATION OF THE PROJECT.

PLANT SYMBOLS



Scale: 1" = 20'
Date: 05/21/13

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Drawn: Checked:
 Project No: 1325 Issue No: 05/21/13
 Scale: 1" = 20'

PLANTING PLAN

L1.0



REED ASSOCIATES
LANDSCAPE ARCHITECTURE
475 NORTH TAMM, FLOOR THREE
DUNWOODE, GEORGIA 30134
404.447.1100 FAX 404.447.1101
WWW.REEDASSOCIATES.COM

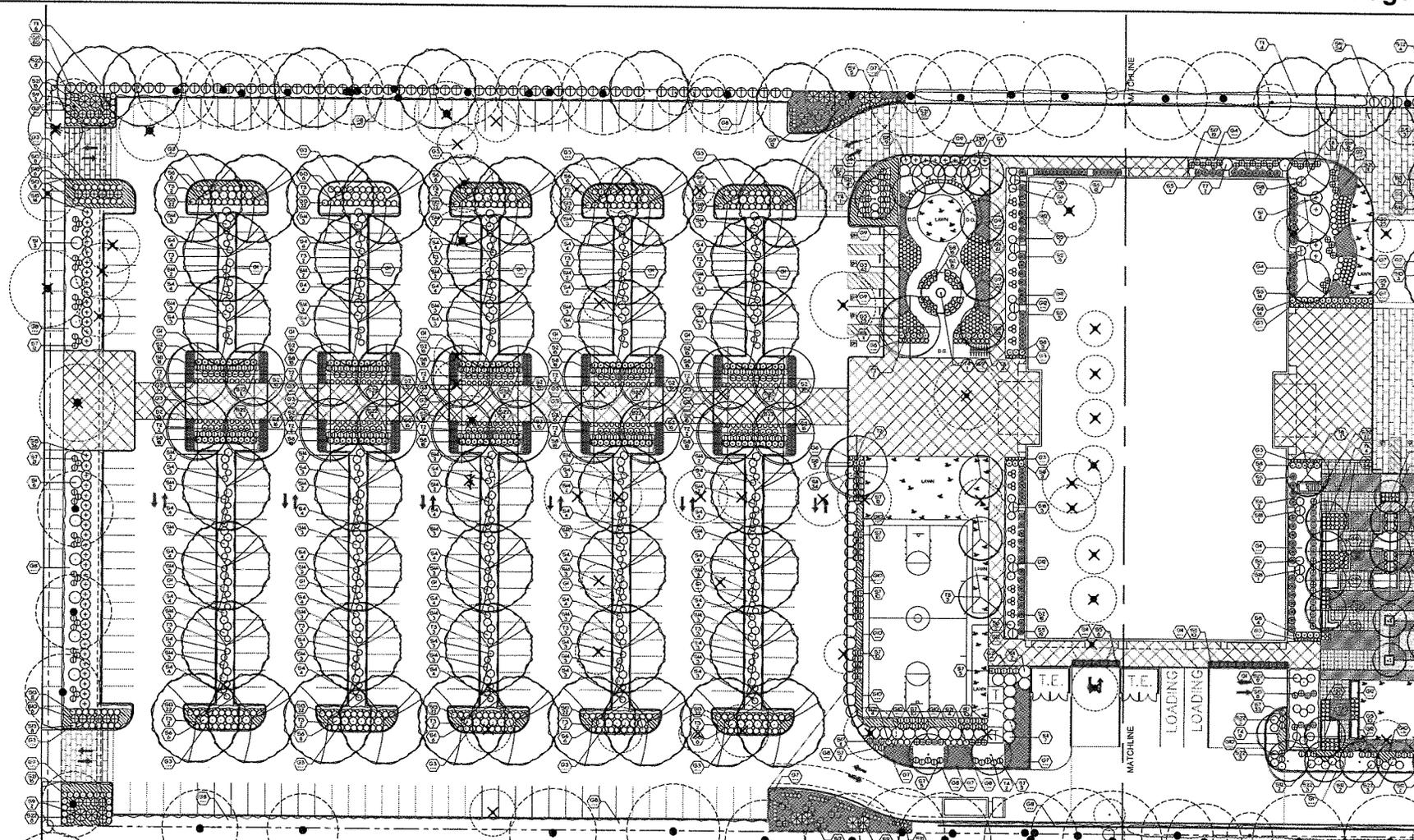
433 N. MATHILDA
401 N. PASTORIA AVE

433 N. MATHILDA AVE
SUNNYVALE, CA

DATE	DESCRIPTION

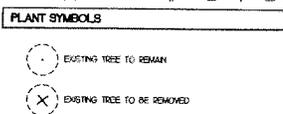


NORTH PASTORIA AVE



PLANT LIST	SYMBOL	QUANTITY	SIZE	REMARKS
1. ACACIA GUM	(Symbol)	1	12"	LOW
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99. ADONIS	(Symbol)	1	12"	LOW
100. ADONIS	(Symbol)	1	12"	LOW

- PLANT NOTES**
1. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING QUANTITIES SHOWN IN THE LEGEND ARE FOR CONFORMANCE ONLY.
 2. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
 3. PLANT GROUNDCOVER IN SHADE AREAS AS NOTED, USE TRIANGULAR SPACING.
 4. SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
 5. THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
 6. ALL SLOPES PLANTED WITH LAWN NOT TO EXCEED A 3% SLOPE. ALL SLOPES PLANTED WITH GROUND COVER NOT TO EXCEED A 3% SLOPE.
 7. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (2" MIN).
 8. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
 9. EXISTING SITE IS TO BE GRADED BY THE GRADING CONTRACTOR TO WITHIN FOUR (4) INCHES GRADE. LANDSCAPE CONTRACTOR IS TO PREPARE ALL LANDSCAPE AREAS.
 10. ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND UTILITIES THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER FEATURES TO REMAIN, AND CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
 11. THE WORK IN THESE DRAWINGS AND SPECIFICATIONS MAY RUN CONCURRENTLY WITH WORK BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS.
 12. PRIOR TO ANY DRAINAGE OR TRENCHING, CALL UNDERGROUND SERVICE BUREAU (HOURS 8:00-5:00).
 13. PROTECT EXISTING STORM DRAIN INLETS (DEAN INLETS, WITH FILTER FABRIC) FOR THE DURATION OF THE PROJECT.



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Contract No. 2011-001
Project No. 12-25
Scale: As Shown
Sheet Title: 05 (2) of 13
1/20/11

PLANTING PLAN

Category I:

- A: The project would use a modest 71,868 square feet (SF) of the 2.13 million SF available in the City-wide development pool. The project is well situated along major transportation corridors, both vehicular and rail. The Sunnyvale Caltrain station is located a little under a mile walking distance. The site is also within walking distance of retail, restaurants and hotels and is located in an area being renewed with high profile, technology oriented, projects.
- B: The project will upgrade the site from existing class C tilt up buildings to new class A buildings designed with a high level of quality materials with modern imagery reflecting high tech Silicon Valley. The project's architecture and addition of public art will contribute positively on the community character and be a significant upgrade to City's highly visible Mathilda corridor.
- C: This is a complete master plan redevelopment of the entire site and does not include upgrades of existing buildings.
- D: The site abuts North Mathilda Avenue to the East and North Pastoria Avenue to the West. On the South currently is a one story Office/R&D business park and to the North, Lands of Trinity Church. The site is bounded directly by other industrial, office and service uses. The proposed buildings are positioned to the south of the site providing a buffering of landscape and parking to the adjacent church site. There are no anticipated negative impacts imposed onto the surrounding sites.

Category II

- E: A TDM Program will be implemented for the entire site, which will result in reduced vehicle trips. Some upgrades to roads and intersections in the project vicinity will be required. Significant effects on regional and City roadways are not anticipated.
- F: No Impact
- G: There is existing retail and restaurants within walking distance of the site. The proposed project is speculative in nature and at this time there are no detailed plans for on-site services. On site recreation areas are provided in the proposed master plan. The needs of future tenants may lead to providing on-site services such as a cafeteria.
- H: The proposed project is not a mixed use project.
- I: The Sunnyvale Cal Train station is under a mile away. Downtown transit center bus connections are about the same.
- J: The proposed project requests slightly higher FAR. The development pool in the General Plan allows for higher densities of individual sites above the 35% FAR. This proposed project will draw from the development pool for its additional area. The project will pay

433 North Mathilda / 410 North Pastoria
Review Criteria for projects greater than 35%

Housing Mitigation Fees and other impact fees to offset and impacts on traffic, sewer and other public utilities.

K: Traffic Demand Management plan will be in place

Category III

- L: The proposed project will utilize the highest quality materials with green products at the forefront, and will be designed to meet LEED Gold. The proposed buildings utilize sun shading devices designed into the overall architecture. Two new, highly visible, street oriented, high image buildings with quality architecture on the key thoroughfare into the downtown area will enhance the City's image. The projects' modern high quality exterior materials will include contrasting deep blue colored glass with white GFRC and steel. The use of stone at the entryways will add detail and texture making the building scale more people oriented at key locations. Extraordinary landscaping with surface plaza's, walking areas and recreation areas are made possible by freeing up site area through the use of underground parking.
- M: The proposed three and four story buildings share a common courtyard and comply with Industrial Design Guidelines. The Mathilda Boulevard corridor, as a key entry point into the City, is being redeveloped into higher density and modern Class A buildings. This project will compliment the new look and feel of Mathilda Boulevard and add character to the surrounding area and enhance the Mathilda gateway to downtown
- N: The proposed architecture reduces the effect of mass and bulk through the following:
- High quality glass architecture, and the 90 degree orientation of the buildings to each other, and to the street, minimizes the apparent bulk of the structures.
 - The square footage is broken up into two buildings of varying heights and orientation to reduce the bulk and add visual interest
 - The new buildings' footprint will be 29% less than the exiting buildings. The new development will exceed required landscaping creating a site of over 37% landscape area.
 - Underground parking allows for: areas for outdoor recreation, private and group gathering spaces and large landscaped areas which are all integrated in the overall master landscape design. All of these are used to set the buildings into a park like setting and complement the buildings appearance.
 - Both buildings are oriented towards Mathilda Boulevard, while the larger building is located in the center of the parcel offering large setbacks. Both buildings exceed setback requirements by over 40 feet at the closest point, yet enhance and define the Mathilda corridor.
- O: The project civil engineer has prepared a draft Stormwater Management Plan incorporating best management practices to reduce storm water runoff at the site. The grading, drainage and landscape plans have incorporated percolation basins for site runoff and building rainwater discharge. These are fully integrated into the landscape design.

433 North Mathilda / 41U North Pastoria
Review Criteria for projects greater than 35%

- P: The proposed project incorporates three underground garages tied together under the buildings for a total number of garaged spaces of 218 stalls or 32.5% of the total stalls provided. The proposed project also reduces parking supply by providing 181 fewer stalls than the maximum allowed. The combination of the underground parking and reduced stalls reduces the amount of impervious surface by approximately 31,000 SF.
- Q: The project has been master planned from the initial design process there will be only one phase of development for the entire site.
- R: The FAR is calculated using the net buildable area of the site divided by gross building area above grade for an FAR of 0.54.

Category IV

- 1: Create high paying technology jobs
- 2: Property tax increase
Permit and impact fees
- 3: Though the proposed buildings are speculative at this time, the high quality architecture, available square footage, campus layout, and visible location would all provide an ideal site for a corporate headquarters or major division of a large company.
- 4: A high quality Class A campus should provide additional employment opportunities in the City.
- 5: While future tenants are not known at this time the design and location of the project would lend itself to accommodate corporate headquarters for technology companies. The types of jobs created should be consistent with the City's economic development goals and are important for job growth.
- 6: The jobs created at this site should create demand for services nearby.
- 7: While the future tenants of the project are not known at this time, the project has been designed as an ideal location for a corporate headquarters campus. However with two proposed buildings at the site, multiple tenants could also be accommodated.
- 8: The proposed project replaces an old industrial site with a new modern corporate style campus. The project furthers the City's goal of redevelopment of class A buildings along the Mathilda corridor and Peery Park.

Office Class Levels

The following is a brief summary of the typical characteristics of Class A, B, and C office buildings, as well as examples of each building type in Sunnyvale. The attributes of the various class levels are somewhat subjective in their application and any specific building may exhibit characteristics of multiple classes, but overall these attributes work collectively to classify buildings with a reasonable degree of accuracy. This information was generated by the City's Economic Development Division using professional commercial real estate broker samples.

Class A

- Built after 1985 to qualify as Class A
- Setbacks from street are greater than other similar projects (typically include generous front landscaping and site features)
- At least two stories (one-story buildings do not qualify as Class A)
- Steel frame or higher-end concrete tilt-up with four sides of windows
- Aesthetically pleasing, "high image"
- Extensive window lines (made mostly of glass exterior)
- Buildings constructed with glass curtain-wall, granite, and/ or glass fiber reinforced concrete (GFRC) are typically Class A

Examples of Class A:

- Most of the new buildings in Moffett Park including Moffett Towers, Yahoo!, Juniper Networks, Ariba, and Network Appliance
- HP/Palm campus
- AMD campus (on De Guigne Drive)
- Downtown- three Mozart buildings (Broadcom); Nokia

Class B

- Typically built between 1980 and present
- Limited setbacks
- One- and two-story buildings
- Limited window line: 2.5 to 3 sides made of glass exterior
- Limited landscaping with no special character

Examples of Class B:

- Sun buildings off Mary (formally Boeing); likely B+
- 333 West El Camino Real (corner of W. El Camino Real and Mathilda); likely B+
- "Horizontal Skyscraper" Building (Oakmead Pkwy. and Lakeside)
- OKI Semiconductor (corner of Mary and Almanor)

Class C

- Typically built prior to 1980
- Limited setbacks
- Typically one-story but may be two-story
- Limited or no glass exterior
- Buildings generally of concrete tilt-up construction
- Dated architecture (e.g. rock wall panels)
- Any architectural styling which obviously dates a building

Examples of Class C:

- Most of Peery Park industrial area
- Most of the buildings located on Elko Avenue (the "Woods" industrial area)



LEED 2009 for New Construction and Major Renovations

433 N. Mathilda Ave. & 410 N. Pastoria Ave.

Project Checklist

fii[Sustainable Sites

Possible Points: 26

Y	N			
Y		Prereq 1	Construction Activity Pollution Prevention	
1		Credit 1	Site Selection	1
5		Credit 2	Development Density and Community Connectivity	5
	1	Credit 3	Brownfield Redevelopment	
6		Credit 4.1	Alternative Transportation-Public Transportation Access	6
1		Credit 4.2	Alternative Transportation-Bicycle Storage and Changing Rooms	
3		Credit 4.3	Alternative Transportation-Low-Emitting and Fuel-Efficient Vehicles	3
2		Credit 4.4	Alternative Transportation-Parking Capacity	2
	1	Credit 5.1	Site Development-Protect or Restore Habitat	
	1	Credit 5.2	Site Development-Maximize Open Space	
1		Credit 6.1	Stormwater Design-Quantity Control	
1		Credit 6.2	Stormwater Design-Quality Control	
	1	Credit 7.1	Heat Island Effect-Non-roof	
1		Credit 7.2	Heat Island Effect-Roof	
1		Credit 8	Light Pollution Reduction	

Materials and Resources, Continued

Y	N			
2		Credit 4	Recycled Content	1 to 2
2		credit 5	Regional Materials	1 to 2
1		credit 6	Rapidly Renewable Materials	1
	1	credit 7	Certified Wood	

FsrTJIndoor Environmental Quality

Possible Points: 15

Y	N			
Y		Prereq 1	Minimum Indoor Air Quality Performance	
Y		Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1		Credit 1	Outdoor Air Delivery Monitoring	
1		Credit 2	Increased Ventilation	
1		Credit 3.1	Construction IAQ Management Plan-During Construction	
1		credit 3.2	Construction IAQ Management Plan-Before Occupancy	
1		Credit 4.1	Low-Emitting Materials-Adhesives and Sealants	
1		credit 4.2	Low-Emitting Materials-Paints and Coatings	
1		credit 4.3	Low-Emitting Materials-Flooring Systems	
1		credit 4.4	Low-Emitting Materials-Composite Wood and Agrifiber Products	
1		credit 5	Indoor Chemical and Pollutant Source Control	
1		Credit 6.1	Controllability of Systems-Lighting	
1		credit 6.2	Controllability of Systems-Thermal Comfort	
1		credit 7.1	Thermal Comfort-Design	
1		credit 7.2	Thermal Comfort-Verification	
1		credit 8.1	Daylight and Views-Daylight	
1		credit 8.2	Daylight and Views-Views	

J | 4 !Water Efficiency

Possible Points: 10

Y	N			
Y		Prereq 1	Water Use Reduction-20% Reduction	
2		credit 1	Water Efficient Landscaping	2 to 4
	2	credit 2	Innovative Wastewater Technologies	2
4		credit 3	Water Use Reduction	2 to 4

LBiiiLJEnergy and Atmosphere

Possible Points: 35

Y	N			
Y		Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y		Prereq 2	Minimum Energy Performance	
Y		Prereq 3	Fundamental Refrigerant Management	
9	10	Credit 1	Optimize Energy Performance	1 to 19
	7	Credit 2	On-Site Renewable Energy	1 to 7
	2	Credit 3	Enhanced Commissioning	2
2		Credit 4	Enhanced Refrigerant Management	2
3		Credit 5	Measurement and Verification	3
	2	Credit 6	Green Power	2

fiiT4Innovation and Design Process

Possible Points: 6

Y	N			
1		Credit 1.1	Innovation in Design: Specific Title	
	1	Credit 1.2	Innovation in Design: Specific Title	
	1	Credit 1.3	Innovation in Design: Specific Title	
	1	Credit 1.4	Innovation in Design: Specific Title	
	1	Credit 1	Innovation in Design: Specific Title	
1		Credit 2	LEED Accredited Professional	

raTT-6]Materials and Resources

Possible Points: 14

Y	N			
Y		Prereq 1	Storage and Collection of Recyclables	
	3	credit 1.1	Building Reuse-Maintain Existing Walls, Floors, and Roof	1 to 3
	1	Credit 1.2	Building Reuse-Maintain 50% of Interior Non-Structural Elements	1
2		credit 2	Construction Waste Management	1 to 2
1		Credit 3	Materials Reuse	1 to 2

c::IJJRegional Priority Credits

Possible Points: 4

Y	N			
	1	Credit 1.1	Regional Priority: Specific Credit	
	1	credit 1.2	Regional Priority: Specific Credit	
	1	credit 1.3	Regional Priority: Specific Credit	
	1	credit 1.4	Regional Priority: Specific Credit	

r.m:ElizTotal

Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110



LEED 2009 for New Construction and Major Renovations
Project Checklist

433 N. Mathilda Ave. & 410 N. Pastoria Ave.

Sustainable Sites

Possible Points: 26

Y	N	Prereq	Description	Points
1		Prereq 1	Construction Activity Pollution Prevention	
1		Credit 1	Site Selection	1
5		Credit 2	Development Density and Community Connectivity	5
	1	Credit 3	Brownfield Redevelopment	
6		Credit 4.1	Alternative Transportation-Public Transportation Access	6
1		Credit 4.2	Alternative Transportation-Bicycle Storage and Changing Rooms	
3		Credit 4.3	Alternative Transportation-Low-Emitting and Fuel-Efficient Vehicles	3
2		Credit 4.4	Alternative Transportation-Parking Capacity	2
	1	Credit 5.1	Site Development-Protect or Restore Habitat	
	1	Credit 5.2	Site Development-Maximize Open Space	
1		Credit 6.1	Stormwater Design-Quantity Control	
1		Credit 6.2	Stormwater Design-Quality Control	
	1	Credit 7.1	Heat Island Effect-Non-roof	
1		Credit 7.2	Heat Island Effect-Roof	
1		Credit 8	Light Pollution Reduction	

Materials and Resources, Continued

Y	N	Credit	Description	Points
2		Credit 4	Recycled Content	1 to 2
2		Credit 5	Regional Materials	1 to 2
1		Credit 6	Rapidly Renewable Materials	1
	1	Credit 7	Certified Wood	

Indoor Environmental Quality

Possible Points: 15

Y	N	Prereq	Description	Points
1		Prereq 1	Minimum Indoor Air Quality Performance	
1		Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1		Credit 1	Outdoor Air Delivery Monitoring	
1		Credit 2	Increased Ventilation	
1		Credit 3.1	Construction IAQ Management Plan-During Construction	
1		Credit 3.2	Construction IAQ Management Plan-Before Occupancy	
1		Credit 4.1	Low-Emitting Materials-Adhesives and Sealants	
1		Credit 4.2	Low-Emitting Materials-Paints and Coatings	
1		Credit 4.3	Low-Emitting Materials-Flooring Systems	
1		Credit 4.4	Low-Emitting Materials-Composite Wood and Agrifiber Products	
1		Credit 5	Indoor Chemical and Pollutant Source Control	
1		Credit 6.1	Controllability of Systems-Lighting	
1		Credit 6.2	Controllability of Systems-Thermal Comfort	
1		Credit 7.1	Thermal Comfort-Design	
1		Credit 7.2	Thermal Comfort-Verification	
1		Credit 8.1	Daylight and Views-Daylight	
1		Credit 8.2	Daylight and Views-Views	

Innovation and Design Process

Possible Points: 6

Y	N	Credit	Description	Points
1		Credit 1.1	Innovation in Design: Specific Title	
	1	Credit 1.2	Innovation in Design: Specific Title	
	1	Credit 1.3	Innovation in Design: Specific Title	
	1	Credit 1.4	Innovation in Design: Specific Title	
	1	Credit 1	Innovation in Design: Specific Title	
1		Credit 2	LEED Accredited Professional	

Regional Priority Credits

Possible Points: 4

Y	N	Credit	Description	Points
	1	Credit 1.1	Regional Priority: Specific Credit	
	1	Credit 1.2	Regional Priority: Specific Credit	
	1	Credit 1.3	Regional Priority: Specific Credit	
	1	Credit 1.4	Regional Priority: Specific Credit	

Total

Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

Water Efficiency

Possible Points: 10

Y	N	Prereq	Description	Points
2	2	Prereq 1	Water Use Reduction-20% Reduction	
	2	Credit 1	Water Efficient Landscaping	2 to 4
	2	Credit 2	Innovative Wastewater Technologies	2
4		Credit 3	Water Use Reduction	2 to 4

Energy and Atmosphere

Possible Points: 35

Y	N	Prereq	Description	Points
9	10	Prereq 1	Fundamental Commissioning of Building Energy Systems	
	7	Prereq 2	Minimum Energy Performance	
	2	Prereq 3	Fundamental Refrigerant Management	
2		Credit 1	Optimize Energy Performance	1 to 19
3		Credit 2	On-Site Renewable Energy	1 to 7
	2	Credit 3	Enhanced Commissioning	2
2		Credit 4	Enhanced Refrigerant Management	2
3		Credit 5	Measurement and Verification	3
	2	Credit 6	Green Power	2

Materials and Resources

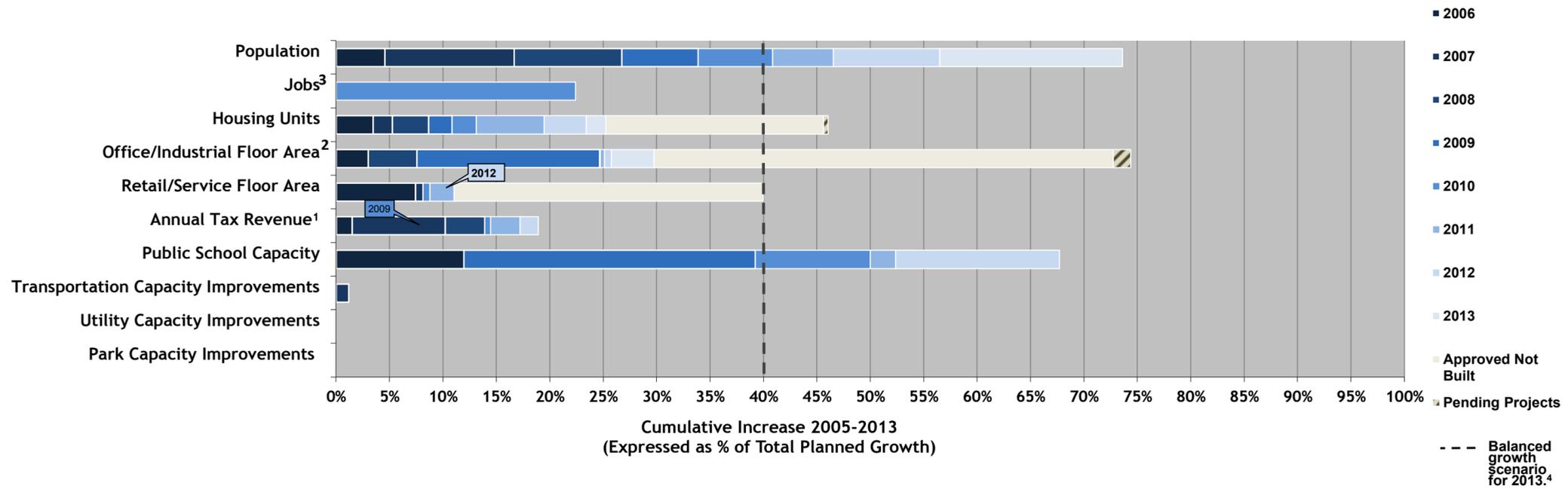
Possible Points: 14

Y	N	Prereq	Description	Points
	3	Prereq 1	Storage and Collection of Recyclables	
	1	Credit 1.1	Building Reuse-Maintain Existing Walls, Floors, and Roof	1 to 3
2		Credit 1.2	Building Reuse-Maintain 50% of Interior Non-Structural Elements	1
1		Credit 2	Construction Waste Management	1 to 2
1		Credit 3	Materials Reuse	1 to 2

ATTACHMENT 1
Page 2 of 2

AS OF OCTOBER 2013: BALANCED GROWTH PROFILE INCLUDING NONRESIDENTIAL FLOOR AREA AND HOUSING UNITS APPROVED BUT NOT YET BUILT

Balanced Growth Indices	Base Year 2005	GOAL FOR 2025	Total Planned Growth Net Increase 2005 to 2025	2007 Actual	2008 Actual	2009 Actual	2010 Actual	2011 Actual	2012 Actual	2013 Actual	2013 Increment Increase (actual since 2012)	2013 Increment (% of Total Planned Growth)	Approved Not Built as of October 2013	Pending Projects
Park Capacity Improvements		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	pending	pending	pending	n/a	n/a
Utility Capacity Improvements		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	pending	pending	pending	n/a	n/a
Transportation Capacity Improvements		46,884,000	46,884,000	547,970	547,970	0	0	0	0	pending	pending	pending	n/a	n/a
Public School Capacity	5,373	6,729	1,356	5,535	5,535	5,905	6,051	6,083	6,291	pending	pending	pending	n/a	n/a
Annual Tax Revenue ¹	72,271,030	174,748,212	102,477,182	82,731,078	86,536,989	80,080,423	80,640,616	83,447,216	85,189,946	pending	pending	pending	n/a	n/a
Retail/Service Floor Area	5,784,000	7,500,000	2,200,000	5,962,662	5,962,662	5,962,662	5,976,840	6,027,052	6,005,338	6,005,338	0	0%	636,359	n/a
Office/Industrial Floor Area ²	30,100,000	37,700,000	7,600,000	30,327,927	30,673,881	31,973,881	31,979,928	32,009,556	32,058,721	32,361,497	302,776	4%	3,267,366	123,000 (433 N Mathilda Office) 31 (Classics@Evelyn)
Housing Units	54,800	61,900	7,100	55,174	55,414	55,570	55,730	56,183	56,462	56,593	131	2%	1,446	
Jobs	73,630	92,650	19,020	n/a	n/a	n/a	77,890	n/a	n/a	pending	pending	pending	n/a	n/a
Population	132,725	150,725	18,000	135,721	137,538	138,826	140,081	141,099	142,896	145,973	1,797	17%	n/a	n/a



Notes

1. FY 2004/2005 is the base year for the Balanced Growth Index. All revenues are converted to FY 2004/2005 dollars for comparison purposes.

2. This index only represents net new floor area, and does not reflect tenant improvements to existing floor area.

3. Data has been modified resulting in a decrease in base year, projections, and current year estimates. There is a significant challenge in finding reliable estimates of Sunnyvale jobs. This version of the Balanced Growth Profile provides Association of Bay Area Governments (ABAG) data from most recent publications while staff explores a more reliable annual estimate of jobs. Data for 2011 or 2012 is not yet available.

4. In a "balanced" growth scenario each profiled item would increase 5% each year. Cumulative "balanced growth" to the end of 2013 would be 40%.

Please see
Planning Commission
web page for
Attachment L.