

**REPORT TO PLANNING COMMISSION****Hearing Date:** June 10, 2013

File #: **2013-7313**
Location: **457-475 E. Evelyn Avenue** in DSP-23 (Downtown Specific Plan – Block 23) Zoning District (APNs: 209-04-053 & 054):
Proposed Project: **Special Development Permit** to allow the development of 117 apartments;
Vesting Tentative Parcel Map for the merger of two lots.
Applicant/Owner: **Prometheus Real Estate Group**
Environmental Review: **Mitigated Negative Declaration** for the Special Development Permit and Vesting Tentative Map.
Staff Contact: **Ryan Kuchenig, (408) 730-7431, rkuchenig@sunnyvale.ca.gov**

REPORT IN BRIEF:

Existing Site Conditions Two Multi-Tenant Commercial Buildings

Surrounding Land Uses

North	Industrial (Northrup Grumman) across Railroad
South	Child Care & Multi-family Residential across E. Evelyn Ave.
East	Multi-Family Residential (Heritage Park Apartments)
West	Multi-Family Residential (Villa Del Sol Apartments)

Issues Architecture, Trash Loading Area, Noise

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

Staff Recommendation Adopt the Mitigated Negative Declaration; and approve the Special Development Permit and Vesting Tentative Map with conditions.

PROJECT DESCRIPTION:

The proposed project includes demolition of two one-story multi-tenant commercial buildings and development of a new four-story residential building with 117 dwelling units.

- **Special Development Permit**

The applicant has requested approval of a Special Development Permit (SDP) for site and architectural review. The SDP also is used to consider approval of preliminary landscaping and stormwater management plans. An SDP is the project review process for sites in Sunnyvale within the Downtown Specific Plan.

The revised proposal for 117 units would meet the newly approved density for Block 23 with additional density requested through the City's Green Building incentive program and through state density law for providing low income units. More discussion is included in the "Affordable Housing" section of this staff report.

Deviations, or exceptions to code-required development standards can be considered through an SDP and do not require separate review through a Variance application. The applicant is requesting deviations from lot coverage and building height; through state law, by providing a certain percentage of very low income units, the project can be granted two concessions from development standards. Furthermore, as discussed in the "parking" section of this report, an alternative parking rate can be utilized for affordable housing units, exclusive of those concessions.

A related proposal (2013-7460), by the same developer, southwest of the project site, at 388 – 394 E. Evelyn Avenue was approved by the City Council on March 19th, 2013 for 67 apartment units.

- **Vesting Tentative Parcel Map**

The Vesting Tentative Parcel Map is requested to allow for the lot merger of the two existing parcels. The purpose of the Tentative Map is to entitle the project shown on the site plans, by displaying the location of lot lines for buildings, streets (public or private), etc. The Vesting Tentative Map vests the developer's right to build the project for the life of the map. It also secures the approved project against future SMC changes by the City that might otherwise affect the project.

BACKGROUND:

The project site was considered for a 158-unit residential development by the Planning Commission and City Council in February and March of 2013 respectively. The Planning Commission recommended approval of the project with the reduction of two units (156) and other modifications that have since been incorporated into the Conditions of Approval. On March 19, 2013, the

City Council referred the project back to Planning Commission for redesign. This action was taken because the City Council approved 36 units per acre for the newly created Block 23 the Downtown Specific Plan instead of the 48 units per acre that had been originally been requested. This action was taken as part of the separate General Plan Amendment and Rezoning proposal for the expanded Downtown Specific Plan (2012-7990).

File Number	Brief Description	Hearing/Decision	Date
2012-7990	General Plan Amendment & Rezoning to expand the Downtown Specific Plan	City Council / Approved with reduced density for Block 23	3/19/2013
2012-7462	Special Development Permit & Vesting Tentative Map for 158 apartment units	City Council / Referred back to the Planning Commission for redesign	3/19/2013
2011-7906	General Plan Initiation: consider amending the land use from Commercial General Business to Residential Very High Density	City Council/ Approved	4/24/2012

Outreach Meeting

The developer held an outreach meeting on September 19th, 2012. Approximately 15 nearby residents and property owners attended the meeting. Concerns were raised regarding the proposed increased density, traffic and safety associated with the new development. Comments related to the architecture ranged from positive to concerns about whether the design was appropriate for the neighborhood. Since the submittal of the revised application the applicant has met with residents of Sterling Place across Evelyn Avenue.

Planning Commission Study Session

A Planning Commission Study Session was held for the two apartment projects (2012-7460 & 7462) on August 13, 2012. The discussion included policy issues related to the proposed land use and density in addition to specific site and architectural design of the two projects. Comments were provided regarding an appropriate density that took into account the available density bonuses through state law and green building incentives. Commissioners were generally supportive of the architectural design with specific recommendations regarding the design of this at 457-475 E. Evelyn Avenue.

Planning Commission Public Hearing

The Planning Commission reviewed a previously proposed project on March 11, 2013 (See Minutes in Attachment I). The project was reviewed concurrently with the proposed Downtown Specific Plan Amendment and General Plan study for the nine properties along the north side of Evelyn Avenue (2012-7990) and the proposed 67 unit project at 388-394 E. Evelyn Avenue (2012-7460).

A total of eight members of the public spoke at the public hearing for the combined proposals. Comments included concerns related to the proposed density and traffic associated the two related proposals. Community members also voiced support for the redevelopment of each site. Comments related to the proposed garage entrance/exit for off of E. Evelyn Avenue were also noted. The Planning Commission voted unanimously (7-0) to recommend approval of the previous proposal with modified conditions. The Commissioners had noted that the project was well designed architecturally and would serve as a gateway development to the downtown. Commissioners also stated that the provision of very low income units on the project site was particularly desirable.

City Council Hearing

A City Council public hearing was held for the two related development proposals on March 19, 2013. As discussed earlier, the City Council approved a lower density for the newly created zoning district, and required the project to be modified to meet the reduced density. A total of ten members of the public spoke at the public hearing. Concerns included density and traffic. (A copy of the Minutes is included in Attachment J.)

Project Entrance

Residents of the Sterling Place townhome development, located directly across Evelyn Avenue from the project, stated that the proposed primary driveway location may result in headlights shining into certain units across the street as vehicles exit the site. A preference for an alternative location closer to Marshall Avenue was noted. Staff and the applicant evaluated alternative locations for the primary entrance/exit of the project site during the earlier design stages of the project review. In consultation with Public Works staff, a location at the eastern end of the site off Marshall Avenue was considered undesirable due to conflicts with the existing adjacent apartments. Marshall Avenue is considered the primary vehicular egress/ingress for residents of the Heritage Oaks apartment development. A driveway location towards the center of the proposed development was considered preferable for improved traffic circulation.

Since the City Council meeting, staff has further evaluated a second alternative location for the driveway at the western end of the site. Traffic Division staff note that this location does not line up well with the intersection at Bayview Avenue and that traffic flow into and from the site would be problematic and pose conflicts with left turning traffic at all four legs of the intersection

Discussion is on-going between the applicant and the Sterling Place Homeowners Association regarding Condition of Approval BP-32 requiring added landscaping or architectural treatment to mitigate the impact of headlights from the new development.

Pedestrian Sidewalk

The Planning Commission had also added Condition of Approval EP-18 which requires that the applicant work with staff to evaluate a pedestrian crossing on Evelyn Avenue between Sunnyvale Avenue and Fair Oaks Avenue. The applicant is required to contribute a fair share of a crosswalk improvement if a crosswalk is identified by staff to be effective. Staff finds that the determination of whether a crosswalk is warranted cannot be made until project completion. Public Works staff will continue to monitor this issue to make a final determination.

Left Turn

A concern was raised at the City Council hearing regarding potential safety hazards due to a lack of left hand turn space for vehicles entering the site and conflicts with an existing commercial day care facility at the southeast corner of Bayview Avenue and Evelyn Avenue. As a result, it was recommended that a traffic queuing analysis be conducted to further analyze any potential conflicts with existing uses. A queuing study, conducted by TJKM Transportation Consultants (selected and managed by the City) is provided in Attachment K. The report concludes, as a result of the project, that no vehicle conflicts or spillover are expected for either the existing westbound left turn lane at Bayview Avenue or the proposed eastbound left turn lane at the proposed project driveway. Staff notes that the consultant's recommended 60 foot eastbound left turn lane is already an existing condition and does not require further modification to meet this recommendation.

DISCUSSION

Architecture & Site Design

The applicant is proposing to maintain the same architectural design and footprint of the previously proposed project. Through modifications to the interior layout and floor plans (including number of bedrooms) of the units, the overall unit count was reduced. (See Architectural and Site Layout plans in Attachment F.)

The proposed architectural style can be described as modern contemporary with geometric building form. The architectural design of the proposed project is similar to buildings approved and under construction downtown, including those at the former Town and Country site. The immediate area includes a mix of traditional, Mediterranean and contemporary architectural styles.

The proposed design utilizes various horizontal and vertical forms to break up the massing of the building which extends parallel to a majority of the property. Projecting tower elements are incorporated at the corners of the building to better define entrance areas and to create more visually prominent locations from the street. The building utilizes a combination of façade materials that include stucco, wood, stone and metal. A varying use of smooth and corrugated finishes is proposed. The color palette consists of contrasting shades of beige, white and gray. The architectural plans are provided in Attachment F.

The Conditions of Approval from the previous development proposal have been incorporated for this modified project and revised as necessary to address the reduced number of units (See Attachment D).

Key Code Provisions and Guidelines

The proposed project complies with the applicable code requirements as set forth in the Sunnyvale Municipal Code. The following items are those in which the applicant is requesting a deviation from requirements of the code or have been identified for clarification. Through the state density bonus provisions the applicant is requesting two concessions: lot coverage and height.

- **Setbacks**

No modifications have been made to the front setback since the previous public hearings for the project. The building facade is approximately 20 feet away from the front property line; however, front porch and stoops project closer to the front property line. The reduced setbacks provide for a more pedestrian oriented streetscape that matches the design of nearby projects along Evelyn Avenue and elsewhere downtown. The project maintains a 26-foot setback to the rear property line which abuts the railroad. A 26-foot setback is also maintained on each side of the property. These areas are designed with a combination of landscaping and paved surface. A row of trees along the side and rear property lines provides additional visual buffer from neighboring properties and the railroad.

- **Building Height/Stories**

The peak of the proposed building would range from 36 to 60 feet at the tower elements. On average, the building height is approximately 48 feet with corner elements that reach approximately 60 feet in height. The neighboring Villa Del Sol apartments are approximately 48.5 feet tall and the adjacent Heritage Park Apartments are approximately 25-30 feet tall.

- **Parking**

The parking requirement for this project, per state law (projects with affordable units), is 224 spaces. The application exceeds the requirement with 244 parking spaces in an underground parking garage. The parking includes: stacker spaces for residents, regular assigned spaces for residents, accessible spaces for residents, and regular and accessible spaces for guests (see Attachment A - Data Table for details). A pair of each of the 81 stacker spaces where a car lift is used (total of 162 spaces) would be assigned to particular units. Sunnyvale Municipal Code requirements do not contain provisions for parking through stacked design; therefore, the site technically would be deficient according to Code standards. The Planning Commission and City Council recently approved the use of stacker spaces in another downtown project.

The site provides 50 Class I and 10 Class II bicycle spaces. These spaces are preliminarily located in the garage and at lobby entrances near the street frontage.

- **Landscaping and Tree Preservation**

The project meets code requirements for landscape and usable open space (private and total) required in the DSP. The proposed plans also indicate that private usable open space areas meet minimal required dimensions.

A tree inventory was prepared by a consulting arborist for the project. The site currently has 31 trees on site of which 21 are considered protected trees by code. The plans for this project indicate the removal of most of the trees with the exception of four trees located near the Evelyn Avenue frontage site. A condition of approval requires that all protected trees that are scheduled to be removed be replaced with a minimum of 36-inch box trees.

- **Easements and Utilities**

As part of this project, all utilities on the project site or along the project boundary are required to be undergrounded. The existing sidewalk will be modified to meet adopted standards for the newly created block of the DSP. Sidewalk easements will be created as necessary around the proposed loading areas for the site as noted on the site plan.

- **Sidewalk Improvements**

The existing sidewalk will be modified to eight feet for most of the street frontage along E. Evelyn Avenue. Existing trees along the property frontage will be saved where possible. No modifications are planned to the existing bike lane along E. Evelyn Avenue.

- **Trash and Recycling Access**

The applicant has modified the site layout since the Planning Commission and City Council hearings to incorporate the recommended changes of the duck-out locations along E. Evelyn Avenue for trash and recycling pick up service. Conditions of Approval require that final design details to the loading and service areas meet Department of Public Works standards.

- **Stormwater Management**

The applicant has submitted a preliminary stormwater management plan with the project application. The project qualifies as a “special project” through the Santa Clara Valley Urban Runoff Pollution Prevention Program (SCVURP), as it is located within 1/3 mile of an existing transit hub (Sunnyvale Caltrain station), characterized as a non-auto related use, and has a minimum density of 25 dwelling units per acre. The stormwater treatment devices consist of a combination of low impact development (LID) based treatment, media filters and bio-treatment. A final Stormwater Management Plan is required to be submitted and certified by a third party consultant, prior to building permits, as noted in the Conditions of Approval.

- **Green Building Requirements**

All new multi-family residential projects are required to achieve a minimum 80 points. The preliminary plans for the project indicate that 110 points will be achieved. As part of the City’s green building incentive program, a 5% density bonus can be granted. At the time of building permit review, and again at the time of final project inspection/occupancy a certified Green Point Rater is required to provide a letter that states the project is designed to achieve the minimum points required.

- **Affordable Housing**

State law enables the project to be granted a density bonus if a certain percentage of the units are affordable to low to very low income households. The project is requesting the maximum 35% density bonus allowed under state law by dedicating 11% of the allowable number of units (based on a density of 36 dwelling units per acre) to very low income residents. This would result in nine very low income units. The 35% density bonus is based on the requested base density of 48 dwelling units per acre. The size, location, and price of the affordable units will be established in agreement with the City’s Housing Officer.

Environmental Review

For this project, a Mitigated Negative Declaration has been prepared in compliance with the California Environmental Quality Act provisions and City Guidelines. An initial study has determined that the proposed project would not experience or create any significant environmental impacts with implementation of the recommended mitigation measures (see Attachment E, Initial Study). Environmental issues that required mitigation include interior noise, biological/tree preservation, historic and cultural resources and air quality.

When this project was initially proposed, it was the Transportation Division staff's finding that the project would not entitle significant new trip making at levels that would require a Transportation Impact Analysis (TIA). A TIA is required if more than 100 net new peak hour trips would be generated over current uses occupying the site. In response to community concerns, however, the applicant hired a transportation consultant, AECOM, to conduct a traffic analysis for the project. The applicant's voluntary study is provided in Attachment L. The traffic analysis was for the 67 unit project at Evelyn and Bayview and a 158 units project on the subject site (which is now proposed as 117 units).

FISCAL IMPACT

The project is required to pay a Transportation Impact Fee (TIF) for each net new peak hour trip generated by the project. The estimated TIF for the proposed 117-unit residential townhouse project is \$73,619.24. This fee includes a credit for the existing development.

All residential projects are required to pay a park in-lieu fee unless dedicated park land is provided as part of the project. In this case the required in-lieu fee is estimated to be \$1,752,889.25 for 117 new apartment units. Credit is given for the nine affordable rental units that are to be provided. Fee will be recalculated based on the fee in place at the time of payment; the acreage basis for the fee will not change.

The project would also generate increased property tax revenue from the increase in the assessed land value, and new residents would generate new sales tax from retail expenditures in the city. This increase in revenue would offset the cost of new City services needed by these new residents.

PUBLIC CONTACT

The project received written comments from nearby residents as provided in Attachment F. The letters note concerns related to traffic and site design of the project. As noted previously, staff does not find that the proposed projects necessitate traffic mitigation measures.

Outreach Meeting

The developer held an outreach meeting on September 19th, 2012 for the related proposals. Approximately 15 nearby residents and property owners attended the meeting. Concerns were raised regarding the proposed increased density, traffic and safety associated with the new development. Comments related to the architecture ranged from positive to concerns about whether the design was appropriate for the neighborhood. The developer met with individual residents from Sterling Place more recently to discuss the revised project.

<p>Notice of Negative Declaration and Public Hearing</p>	<p>Staff Report</p>	<p>Agenda</p>
<ul style="list-style-type: none"> • Published in the <i>Sun</i> newspaper • Posted on the site • 1,332 notices mailed to the property owners and residents within 300 ft. of the project site 	<ul style="list-style-type: none"> • Posted on the City of Sunnyvale's Website • Provided at the Reference Section of the City of Sunnyvale's Public Library 	<ul style="list-style-type: none"> • Posted on the City's official notice bulletin board • City of Sunnyvale's Website

CONCLUSION

Discussion: Staff finds that the proposed density through the provision of affordable housing and green building design can be supported with Conditions of Approval. The project meets downtown development standards and design guidelines. The project is compatible with adjacent properties and the transitioning neighborhood. Specific noise mitigation will be incorporated into the construction design of the project as required.

Findings and General Plan Goals: Staff was able to make the required Findings as demonstrated in Attachment C.

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

ALTERNATIVES

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

RECOMMENDATION

Alternative 1 in accordance with the Findings in Attachment C and Conditions of Approval in Attachment D.

Prepared by:

Ryan M. Kuchenig
Project Planner

Reviewed by:

Gerri Caruso
Principal Planner

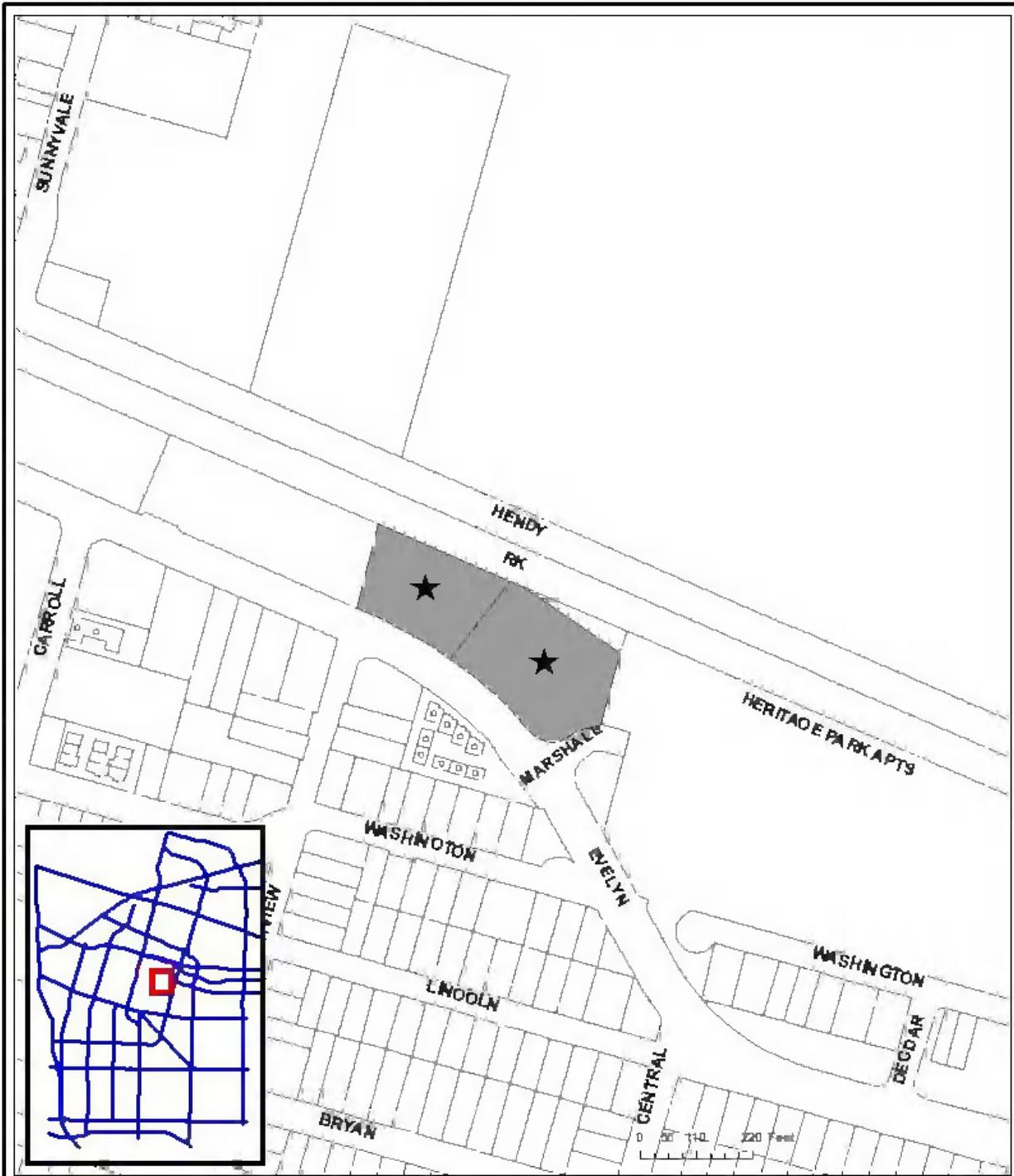
Approved by:

Trudi Ryan
Planning Officer

Attachments:

- A. Vicinity Map
- B. Data Table
- C. Recommended Findings
- D. Recommended Conditions of Approval
- E. Mitigated Negative Declaration
- F. Site and Architectural Plans
- G. Letter from the Applicant
- H. Letters from Other Interested Parties
- I. Minutes from the Planning Commission Hearing Dated March 11, 2013
- J. Minutes from the City Council Meeting Dated March 19, 2013
- K. Traffic Queuing Analysis Conducted by TJKM Transportation Consultants
- L. Voluntary Traffic Impact Analysis Provided by the Applicant

VICINITY MAP



2012-7462
457 - 475 E. Evelyn Avenue (APNs 209-04-053 & 054):
Special Development Permit



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Downtown Specific Plan	Same	Downtown Specific Plan
Zoning District	DSP-23	Same	DSP-23
Combined Lot Size (s.f.)	100,623	Same	_____
Gross Floor Area (s.f.)	31,000	192,135	No max.
Lot Coverage (%)	31%	49.2%	45% max.
Floor Area Ratio (FAR)	31%	Approx. 192%	No max.
No. of Units	N/A	117	117 max. with use of State affordable housing and City green building density bonuses
Density (units/acre)	N/A	50 through green building & state law density bonus	36 max. Without use of density bonuses
Bedrooms/Unit	N/A	1, 2 & 3	N/A
Unit Sizes (s.f.)	N/A	774 – 1,482	N/A
Lockable Storage/Unit (cu. ft.)	N/A	300	300 min.
No. of Buildings On-Site	2	1	N/A
Building Height (ft.)	18 ft.	35 - 60 feet	50 per DSP and Rezoning
No. of Stories	1	4	per DSP and Rezoning
Setbacks (Each Story Facing Property)			
Front	56' 6"	20' (10'-15' to porch stoops)	18' per DSP and Rezoning
Left	24'	26'	6' per DSP and Rezoning
Right Side	25'	26'	6' per DSP and Rezoning
Rear	41' 10'	26'	20' per DSP and Rezoning



Landscaping (sq. ft.)			
Total Landscaping	unknown	35,042 (35%)	20% as per DSP min.
Total Usable Open Space/Unit	N/A	354 s.f.	133 s.f. min.
Private Open Space	N/A	50 s.f.	50 s.f. min.
Clubhouse (s.f.)	N/A	1,690 s.f.	450 s.f. min.
Frontage Width (ft.)	N/A	15 - 20 ft.	15 ft. min.
Parking			
Total Spaces	124	244	224 min.
Resident Standard Spaces	118	57	Per SDP
Resident Accessible Spaces	6	5	Per ADA requirements
Stacker Spaces	N/A	81 + 81	Per SDP
Guest Standard Spaces	N/A	16	15 – 43 (total incl. accessible)
Accessible Spaces (Guest)	N/A	4	Per ADA requirements
Aisle Width (ft.)	26'	24'	24' min.
Bicycle Parking	0	60	50 Class I 10 Class II
Stormwater			
Impervious Surface Area (s.f.)	86,311	91,821	Requires stormwater remediation per SMC
Impervious Surface (%)	86%	91%	Requires stormwater remediation per SMC



Shaded items with a star indicate requested deviations from municipal code requirements. The applicant has identified the deviations to lot coverage and height as the two concessions allowed through the state density bonus law.

RECOMMENDED FINDINGS

Special Development Permit

Goals and Policies that relate to this project are:

Downtown Specific Plan

DSP B.1.: Encourage mixed uses throughout downtown when consistent with the district character.

DSP B.2.: Encourage below-market-rate housing in all residential neighborhoods.

DSP B.4.: Continue to encourage landscape, streetscape and façade improvements for all streets throughout the downtown.

DSP C.3.: Promote the use of public transit by intensifying land use and activities near transit cores.

DSP D.3.: Encourage intensification of specified high density residential and commercial districts while maintaining the character and density of single family neighborhoods surrounding downtown.

General Plan - Land Use and Transportation

Goal LT-3: Appropriate Mix of Housing

Ensure ownership and rental housing options in terms of style, size and density that are appropriate and contribute positively to the surrounding area.

Policy LT-3.1: Provide land use categories for and maintenance of a variety of residential densities to offer existing and future residents of all income levels, age groups and special needs sufficient opportunities and choices for locating in the community.

Policy LT-3.4: Determine appropriate density for housing based on site planning opportunities and proximity to services.

GOAL LT-7.1: Support efforts to establish Sunnyvale's downtown area as a strong commercial center for the City.

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project meets most development standards and is in compliance with the Downtown Specific Plan. Specific incentives/concessions related to building height and lot coverage, as proposed, is enabled through provisions of state law SB 1818. Conditions of approval require that construction design incorporates specific noise attenuation to limit impacts to future residents.

 2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties. The proposed high density residential development is compatible in density to nearby residential uses and is appropriately located in a pedestrian and transit oriented neighborhood. Street frontage improvements improve the site and allow for a better connection to development downtown. As conditioned, the project minimizes impacts on the surrounding properties and allows for a redevelopment that meets the intent of the Downtown Specific Plan.
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Tentative Map

In order to approve the Tentative Map, the proposed subdivision must be consistent with the general plan. Staff finds that the Tentative Map is in conformance with the General Plan. However, if any of the following findings can be made, the Tentative Map shall be denied. Staff was not able to make any of the following findings (1-8) and recommends approval of the Tentative Map.

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

Attachment D

**RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
JUNE 10, 2013**

Planning Application 2013-7313
457-475 E. Evelyn Avenue

**Special Development Permit for a 117-unit Apartment Building and
Vesting Tentative Parcel Map**

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

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

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

- GC-1. CONFORMANCE WITH APPROVED PLANNING APPLICATION:
All building permit drawings and subsequent construction and operation shall substantially conform with the approved planning application, including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and approval by the Director of Community Development. Major changes are subject to review at a public hearing. [COA] [PLANNING]
- GC-2. PERMIT EXPIRATION:
The permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior

- to expiration date and is approved by the Director of Community Development. [SDR] [PLANNING]
- GC-3. TITLE 25:
Provisions of Title 25 of the California Administrative Code shall be satisfied with dependence on mechanical ventilation. [SDR] [BUILDING]
- GC-4 ON-SITE AMENITIES:
Swimming pools, pool equipment structures, play equipment and other accessory utility buildings, except as otherwise subject to Planning Commission review, may be allowed by the Director of Community Development subject to approval of design, location and colors. [COA] [PLANNING]
- GC-5 BELOW MARKET RATE PROGRAM:
Prior to recordation of a Final Map establishing condominium units, the developer shall comply with S.M.C. 19.67.080, by recording a BMR housing agreement with the City. [SDR] [PLANNING]
- GC-6 TEMPORARY TRAILERS:
Temporary sales trailer(s) on the site shall be subject to separate review and approval by the Director of Community Development. Plans for temporary trailers shall include the following:
- a) Trailers shall be placed on the premises not sooner than 15 days following the date of final project approval by the City and shall be removed no later than 30 days after the final unit is sold;
 - b) Trailer entrances shall be oriented toward the nearest building; Area lighting shall be provided in the vicinity of temporary trailers. [COA] [PLANNING]
- GC-7. SIGNS:
Any proposed signage requires separate approval by the City prior to installation. [COA] [PLANNING]
- GC-8. AFFORDABLE UNITS – The project is required to provide 11% of the units under the allowable density of the site for “very low” income residents as defined by state law.
- a) A total of 9 units shall be provided on site, based on the recommended density of 36 units per acre (83 units for a 2.31 acre site). [COA] [PLANNING]
- GC-9. TOTAL UNIT COUNT – The project shall maintain a total of 117 units. [COA] [PLANNING]

- GC-10. PUBLIC IMPROVEMENTS: The developer is required to install all public improvements, including but not limited to, curb & gutter, sidewalks, driveway approaches, curb ramps, street pavements, utility extensions and connections, meters/vaults, trees and landscaping, traffic signage, striping, street lights, etc. as required by the Director of Public Works. All public improvements shall be designed and constructed in accordance with current City standard details and specifications, and approved by the Department of Public Works. [COA] [PUBLIC WORKS]
- GC-11. DEFICIENT PUBLIC IMPROVEMENTS: Any and all existing deficient public improvements which are not in accordance to the latest City standards shall be upgraded to current City standards as required by the Director of Public Works as identified on the off-site improvement plans. [COA] [PUBLIC WORKS]
- GC-12. ENCROACHMENT PERMIT: Prior to any work in the public right-of-way, obtain an encroachment permit with insurance requirements for all public improvements including a traffic control plan per the latest California Manual on Uniform Traffic Control Devices (MUTCD) standards to be reviewed and approved by the Department of Public Works. [COA] [PUBLIC WORKS]
- GC-13. FINAL MAP RECORDATION: Final map shall be reviewed, approved and recorded prior to any grading or building permit issuance.
- GC-14. 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]

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

PS-1. REVIEW OF FINAL DESIGN:

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

PS-2. STORMWATER MANAGEMENT PLAN:

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

PS-3 STORM WATER MANAGEMENT PLAN THIRD PARTY CERTIFICATION:

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

PS-4. ENVIRONMENTAL MITIGATION MEASURES:

Prior to submittal of building permit plans, provide documentation of compliance with all relevant environmental mitigation and avoidance measures required at this project stage. [COA] [PLANNING] **Mitigation Measure**

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

BP-1. CONDITIONS OF APPROVAL:

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]

BP-4. BLUEPRINT FOR A CLEAN BAY:

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

BP-5. GREEN BUILDING:

The building permit plans shall demonstrate the project is designed to achieve a minimum of 110 points on BuildItGreen’s GreenPoint Rated Checklist. The GreenPoint Rated Checklist shall be included on plans. A letter of verification by a Green Point Rater shall be provided that indicates the project has achieved the minimum points prior to occupancy/final inspection. The project receives a 5% density bonus based on a density of 36 dwelling units allowed for the project site and is counted separately from the requested state density bonus. The total number of units allowed for the site is indicated in Condition of Approval GC-8. [SDR] [PLANNING/BUILDING]

BP-6. RECYCLING AND SOLID WASTE:

The developer and subsequent Home Owner’s Association shall arrange and pay for the “Push Out Service Fees” in accordance with City’ utility fee schedule. [COA] [PUBLIC WORKS/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 a building permit. The solid waste disposal plan and building permit plans shall demonstrate compliance with current City requirements and guidelines for multi-family projects. [COA] [PLANNING]
- BP-9. RECYCLING AND SOLID WASTE: The waste disposal and recycling facilities within the buildings shall be designed with adequate space and clearance based upon City's latest guidelines. Developer shall execute a Maintenance Agreement for perpetual maintenance of the areas within the public right-of-way used to move the trash bins to the staging area located on the sidewalk, including the duck-out areas adjacent to Evelyn Avenue and Marshall Avenue. [COA] [PLANNING/PUBLIC WORKS]
- BP-10. 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-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 \$73,619.24 that will be calculated prior to issuance of a Building Permit. (SMC 3.50). [SDR] [PLANNING]
 - b) PARK IN-LIEU - Pay Park In-lieu fees estimated at \$1,752,889.25 prior to approval of the Final Map (SMC 19.74). [SDR] [PLANNING]
- 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. EXHAUST AND OPENINGS:

The building permit plans shall clearly indicate the location of all exhaust equipment, doors and window and shall be subject to review and approval by the Director of Community Development. [COA] [PLANNING]

BP-14. AFFORDABLE HOUSING DENSITY BONUS DEVELOPER AGREEMENT:

Before issuance of building permits for the project, the developer shall enter into a Developer Agreement with the City to establish the method by which the development will comply with the applicable density bonus requirements. The form of the Developer Agreement will be provided by the City, with tables regarding unit characteristics and timing of completion to be completed by the Developer, and is subject to the approval of the Community Development Director or his/her designee, consistent with the SMC. The completed Developer Agreement must be executed by both parties and recorded against the property, and will run with the land.

In the event that any designated very low income dwelling unit(s) or any portion thereof in the development is destroyed by fire or other cause, all insurance proceeds therefrom shall be used to rebuild such units, which will remain subject to the terms of the Developer Agreement and the density bonus requirements. Grantee hereby covenants to cause the City of Sunnyvale to be named an additional insured party to all fire and casualty insurance policies pertaining to said assisted units. [SDR] [HOUSING]

BP-15. LANDSCAPE PLAN:

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

- a) All areas not required for parking, driveways or structures shall be landscaped.
- c) Provide trees at minimum 30 feet intervals along side and rear property lines, except where mature trees are located immediately adjoining on neighboring property.
- d) Ten percent (10%) of trees shall be 24-inch box size or larger and no tree shall be less than 15-gallon size.

- f) Any “protected trees”, (as defined in SMC 19.94) approved for removal, shall be replaced with a specimen tree of at least 36-inch box size.
- g) Ground cover shall be planted so as to ensure full coverage eighteen months after installation.
- i) Decorative paving as required by the Director of Community Development to distinguish entry driveways, building entries, pedestrian paths and common areas.
- j) Patio and landscape walls shall not be higher than four feet.

BP-16. PRE-APPROVED, WATER EFFICIENT LANDSCAPE PLANS:

The developer shall submit landscape plans for review and approval by the Community Development Department. These plans will be reviewed through a Miscellaneous Plan Permit to ensure they meet the City’s Water Efficient Landscaping code requirements. [PLANNING] [COA]

BP-17. LANDSCAPE MAINTENANCE PLAN:

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

BP-18. TREE PROTECTION PLAN:

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

- a) An updated inventory shall be taken of all existing trees on the plan including the valuation of all ‘protected trees’ by a certified arborist, using the latest version of the “Guide for Plant Appraisal” published by the International Society of Arboriculture (ISA).
- b) All existing (non-orchard) trees on the plans, showing size and varieties, and clearly specify which are to be retained.
- a) The Director of Community Development has discretion over the final list of trees to be removed.
- b) 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.
- c) Provide a plan showing overlay of Civil plans including utility lines with existing trees and provide measures to

protect tree root systems as needed during utility installation.

- d) The measures in the tree protection plan shall be installed prior to issuance of any Building or Grading Permits, subject to the on-site inspection and approval by the City Arborist and shall be maintained in place during the duration of construction and shall be added to any subsequent building permit plans. [COA] [PLANNING/CITY ARBORIST]

BP-19. CITY STREET TREES:

The landscape plan shall including existing and proposed City street trees and shall be submitted for review and approval by the City prior to issuance of building permit. [SDR] [ENGINEERING/PUBLIC WORKS]

BP-20. BEST MANAGEMENT PRACTICES - STORMWATER:

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

- a) Storm drain stenciling. The stencil is available from the City's Environmental Division Public Outreach Program, which may be reached by calling (408) 730-7738.
- b) Landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices and programs such as Bay-Friendly Landscaping.
- c) Covered trash, food waste, and compactor enclosures.
- d) Plumbing of the following discharges to the sanitary sewer, subject to the local sanitary sewer agency's authority and standards:
- e) Swimming pool water, spa/hot tub, water feature and fountain discharges if discharge to onsite vegetated areas is not a feasible option.
- f) Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option. [SDR] [PLANNING]

BP-21. EXTERIOR LIGHTING PLAN:

Prior to issuance of a Building Permit submit an exterior lighting plan, including fixture and pole designs, for review and approval by the Director of Community Development. Driveway and parking area lights shall include the following:

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

BP-22. PHOTOMETRIC PLAN:

Prior to issuance of a Building Permit submit a contour photometric plan for approval by the Director of Community Development. [COA] [PLANNING]

BP-23. PARKING MANAGEMENT PLAN (RESIDENTIAL MULTI-FAMILY):

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

- a) A clear definition of “guest” as proposed by the property manager and subject to review and approval by the Director of Community Development.
- b) A minimum of 15 and maximum of 43 spaces shall be designated as guest parking.
- c) Clearly indicate that the property manager shall not rent or sell unassigned spaces, except that a nominal fee may be charged for parking management.
- d) Tenants shall use their assigned parking spaces prior to using unassigned parking spaces.
- e) Prohibit tenants from parking RV’s, trailers, or boats in assigned spaces.
- f) Notify potential residents of the number of parking spaces provided for each unit on-site as per the approved plans. [PLANNING] [COA]

BP-24. BICYCLE SPACES:

Provide 50 Class I and 10 Class II per VTA Bicycle Technical Guidelines) as approved by the Director of Community Development. [COA] [PLANNING]

BP-25. FIRE PROTECTION:

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

- a) The water supply for fire protection and firefighting shall be approved by the Department of Public Safety (508 CFC).
- b) A fully automatic fire sprinkler system is required. The fire sprinkler system shall be in accordance with NFPA 13, and CFC (16.52.270 SMC & Section 903 CFC).
- c) A fire alarm system is required for buildings meeting the requirements under Section 907.2.9 CFC.
- d) Install approved smoke detectors in accordance with the Sunnyvale Municipal Code (SMC 16.52.280).
- e) Approved Fire Department ladder access is required in courtyard in order to rescue occupants from approved windows.
- f) Provide the required number of approved fire extinguishers (minimum size of 2A10BC) (CCR Title 19: 568).
- g) Adhere to Sunnyvale Fire Prevention fire department emergency vehicle access requirements..
- h) Trash enclosures within 5 feet of building exterior walls or overhangs require fire sprinkler protection. (304.3.3 CFC, 16.52.270 SMC).
- i) A Knox box (key box) will be required at the gates in accordance with Fire Prevention guidelines 9. Approved emergency responder radio coverage is required throughout the project. Radio retransmission equipment may be required in areas lacking sufficient coverage. Refer to SMC 16.52.230, Emergency Responder radio coverage and CFC Appendix J for further details.
- j) Prior to any combustible construction or materials on site, provide fire access drives and operational on-site fire protection systems.
- k) Provide electronic version of plans to assist with Fire Department "Pre-Fire Survey" maps. [SDR] [PUBLIC SAFETY-FIRE PREVENTION]

BP-26. FIRE PROTECTION PLAN:

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

BP-27. AIR CONDITIONING SYSTEMS:

Since all windows and doors are required to be shut to achieve a dbA of 45 or less, ventilation or air-conditioning systems must be incorporated to provide a habitable environment for all habitable space. The building permit plans shall include air condition systems.

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

HOW: The conditions of approval will require these mitigation measures to be incorporated into the construction plans. [COA] [PLANNING] **Mitigation Measure**

BP-28. NOISE REDUCTION:

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

WHAT: To achieve compliance with the 45 dB DNL limits of the City of Sunnyvale Safety and Noise Chapter of the General Plan and Title 24 standards and the 50 dBA L1 bedroom and 55 dBA L1 living space limits of the Safety and Noise Chapter, the following noise mitigation measures are required:

1. Maintain closed at all times all windows and glass doors of living spaces on the outer periphery of the project, i.e., with a view to either the railroad tracks or Evelyn Avenue.
2. Maintain closed at all times all windows and glass doors of all living spaces with a view into the swimming pool area.
3. Install windows and glass doors with the minimum Sound Transmission Class (STC) ratings shown in Figure 1 (Page 7 of the Edward L. Pack Associates Noise Assessment Study, June, 2012).
4. All windows and glass doors rated STC 36 (or higher) shall have glass lite thicknesses no less than 3/16".
5. Provide some type of mechanical ventilation for all living spaces with the closed window condition.

- WHEN: These mitigations shall be converted to conditions of approval for this Special Development Permit and Vesting Tentative Map prior to final approval by the City Council. The conditions will become valid when the SDP is approved. Condition will be applicable during the Building plan check period and during 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.

BP-29. AIR QUALITY:

Final construction drawings shall incorporate all mitigation measures related to air quality resources as set forth under "Mitigation Measures" in the approved environmental document and as noted below. [COA] [PLANNING] **Mitigation Measure:**

The following mitigation measures shall apply to each project:

WHAT: Permits must be obtained from the City of Sunnyvale (grading permit and Storm Water Pollution Prevention Plan) and BAAQMD (J-Permit) prior to demolition or new construction. The City of Sunnyvale permit shall, amongst others, specifically include the following mitigation measures:

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
4. All vehicle speeds on unpaved roads shall be limited to 15 mph.
5. 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.
6. 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.
7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
 8. A publically visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints shall be posted at the site. 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.

WHEN: These mitigation measures shall be converted into conditions of approval for the Special Development Permit (SDP) prior to its final approval by the City Council. The conditions will become valid when the SDP is approved. Conditions will be applicable during the construction of the project.

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

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

BP-30. BIOLOGICAL RESOURCES – TREE PROTECTION MEASURES

Final construction drawings shall incorporate all mitigation measures related to biological resources as set forth under "Mitigation Measures" in the approved environmental document and as noted below. [COA] [PLANNING] **Mitigation Measure:**

WHAT:

1. Prior to building permit issuance, submit a final landscape planting plan which indicates all "protected sized" trees that are removed to be replaced with a minimum of new trees of 36-inch box size or greater size as determined by the Director of Community Development to address the dollar value of each removed tree.
2. No more than 25% of the foliage of the oaks on the adjacent property be removed and that no excavation or trenching occur within 10 feet of their trunks.
3. The trees in the mounded area (#27-34 as noted in the arborist's report) west of the existing parking area must be protected by a 6 foot tall, chainlink fence, mounted on

- 2 inch diameter galvanized iron stakes driven 2 feet into the ground surrounding the entire landscape area.
4. Any pavement which will be removed beneath the canopy of a tree which will be preserved must be removed by breaking it into pieces which can be hand loaded into a tractor which is standing on previously undisturbed pavement.
 5. Newly exposed root zones from which pavement has been removed must be irrigated weekly.
 6. No open trenching beneath the canopies of retained trees is permitted. Tunneling at 3 feet or deeper within 15 feet of a tree trunk may be used when necessary.

WHEN: These mitigations shall be converted to conditions of approval for this Special Development Permit to final approval by the City Council. The conditions will become valid when the SDP is approved. Condition will be applicable during the Building plan check period and during 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.

BP-31. 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. [COA] [PLANNING] **Mitigation Measure:**

WHAT:

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

- a) Planning construction to avoid the archaeological site;
 - b) Incorporating the site within a park, green space, or other open space element;
 - c) Covering the site with a layer of chemically stable soil; or
 - d) 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 into conditions of approval for the Special Development Permit prior to its final approval. The conditions will become valid when the Special Development Permit is approved. Conditions will be applicable during the construction of the project.

WHO:

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

HOW:

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

- BP-32. HEADLIGHT IMPACTS: Prior to occupancy, the applicant shall work with staff and the neighboring Sterling Place Homeowners Association to consider installation of appropriate measures to reduce the impact of vehicular headlights exiting the driveway of the new development. Such measures may include new landscaping, trees or architectural treatment to be installed on the affected development. [COA] [PLANNING]
- BP-33. LOCKABLE STORAGE: The project shall provide a minimum of 300 cu. ft. of lockable storage area per two-bedroom unit and a minimum 200 cu. ft. per one-bedroom unit. [COA] [PLANNING]

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

- EP-1. UTILITY LINES: The developer is responsible for research on all existing utility lines to ensure that there are no conflicts with the project. All existing utility lines (public or private) and/or their appurtenances not serving the project shall be capped, abandoned, removed, relocated and/or disposed of to the satisfaction of the City. Existing public facilities within the street right-of-way shall be abandoned per City's Abandonment Notes, including abandonment by other utility owners. [COA] [PUBLIC WORKS]
- EP-2. RE-USE OF EXISTING CITY UTILITY SERVICE LINES: The re-use of any existing City utility service lines and appurtenances is subject to City's review and approval. Developer's contractor shall expose the existing facilities during construction for City's evaluation. Developer's contractor shall replace any deficient facilities as deemed necessary by Public Works Department. [COA] [PUBLIC WORKS]

- EP-3. UTILITY METER/VAULT AT DRIVEWAY APPROACH: No existing or new utility meters or vaults shall be located within the new driveway approach areas. [COA] [PUBLIC WORKS]
- EP-4. JOINT TRENCH UTILITY PLANS: Concurrently with the off-site plan review, submit joint trench utility plans (PG&E, telephone, cable TV, etc.) 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. [PUBLIC WORKS]
- EP-5. EXISTING CITY UTILITIES: 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 sidewalk area, caused by the development. [PUBLIC WORKS]
- EP-6. PUBLIC FIRE HYDRANTS: Remove and replace the existing fire hydrant along Evelyn Avenue to current City standard Clow-Rich 865. The existing fire hydrants may need to be relocated with new service line as needed during the off-site improvement plan review. New fire hydrant location shall be per current City standard detail 2B-2. Public fire hydrant shall be maintained free and clear of all vines, shrubs, bushes, ivy, etc. for a minimum of three feet. [COA] [PUBLIC WORKS]
- EP-7. DUAL CONNECTION WATER SERVICE SYSTEM: Provide two domestic water service points of connections, with two separate radio-read domestic master water meters in accordance with current City standards. [PUBLIC WORKS/PUBLIC SAFETY]
- EP-8. BACKFLOW PREVENTORS: Install new and/or upgrade existing backflow prevention devices in accordance with the City current standards and specifications. Install enclosure per city standards, if applicable. [COA] [PUBLIC WORKS ENGINEERING]
- EP-9. SANITARY SEWER ANALYSIS: Concurrent with the off-site improvement plan review, provide the Public Works Department with a detailed estimate of water consumption in gallons per day and estimate of sanitary sewer generation in gallons per day. Submit a sanitary sewer analysis identifying the overall project impact to the City's existing sanitary sewer system. This includes, but is not limited to, any incremental impact that will result from the new project in comparison to the existing sewer capacity of the immediate downstream mainline and/or subsequent downstream mainline as needed, and allocation of wastewater discharge from the project site to each of the proposed lateral. [PUBLIC WORKS]

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- EP-10. SEWER CLEANOUT: Install new sanitary sewer cleanouts at the property lines for all existing and proposed sanitary sewer laterals. [COA] [PUBLIC WORKS]
- EP-11. DOWNTOWN SIDEWALK: Remove existing sidewalk and install downtown sidewalk per Downtown Streetscape Standard Details and Specifications. Provide typical unit paver and band details for an 8'-wide sidewalk (excluding the curb and 6" from the back of sidewalk to the right-of-way line) with dimensions and provide typical street cross sections at various locations on the off-site improvement plans. Where there are existing mature trees to preserve, the sidewalk may be less than 8' wide (minimum of 5' width). [PUBLIC WORKS].
- EP-12. ABANDONED DRIVEWAY APPROACHES: All unused driveway approaches shall be replaced with curbs, gutters, and sidewalks per current City standards. [SDR] [PUBLIC WORKS]
- EP-13. CURB RAMP: Remove and replace the existing curb ramp at the intersection of Marshall Avenue and Evelyn Avenue in accordance to the latest City standard details and specifications. [COA] [PUBLIC WORKS]
- EP-14. DOWNTOWN STREETLIGHTS: Remove the existing four public streetlights (and salvage existing light fixtures) fronting the project site. Install downtown-style single-head decorative streetlights. Provide a photometric analysis for City review and approval to justify the proposed streetlight spacing. Submit separate streetlight plans concurrently with the off-site improvement plan review to include removal of existing streetlight conduits, installation of new conduits and location of power source connection, etc. [PUBLIC WORKS]
- EP-15. BUS STOP IMPROVEMENTS ALONG EVELYN AVENUE: Install a minimum 10 feet by 55 feet Portland cement concrete (PCC) bus pad on Evelyn Avenue, and install a minimum of 8 feet wide sidewalk adjacent to the existing bus stop in accordance with the Valley Transportation Authority (VTA) latest guidelines and as approved by VTA. [PUBLIC WORKS]
- EP-16. FRONTAGE DUCK-OUT AREAS: As part of the off-site plan review, submit design details with dimensions to accommodate waste disposal collection operation, including Portland cement concrete pavement within the duck-out areas. [PUBLIC WORKS]
- EP-17. IMPROVEMENT PLANS: Final approved public improvement plans shall be prepared on 24"X36", 4 mil mylars. [PUBLIC WORKS]
- EP-18. CROSSWALK INSTALLATION: The applicant shall work with staff to evaluate a pedestrian crossing on Evelyn Avenue between Sunnyvale

Avenue and Fair Oaks Avenue and is required to contribute a fair share to the crosswalk improvement if the crosswalk improvement is determined by staff to be effective.

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

- TM-1. FINAL MAP COMPLIANCE WITH VESTING TENTATIVE MAP: The final map shall be substantially the same as the vesting tentative map. Any alteration of the vesting tentative map after the vesting tentative map is approved is subject to additional approval by the City and may require a public hearing. [PUBLIC WORKS]
- TM-2. TITLE 18 AND SUBDIVISION MAP ACT: The submittal, approval and recordation of the final map shall be in accordance with the provision of the California Subdivision Map Act and Sunnyvale Municipal Code Title 18 Subdivision requirements. [PUBLIC WORKS]
- TM-3. APPROVAL FROM EASEMENT HOLDER: Submit approval letters from the easement holders for any proposed improvements other than easement holders' facilities within any existing easement. [PUBLIC WORKS]
- TM-4. APPROVAL FROM PUBLIC UTILITY COMPANIES: Submit approval letters from all public utility companies for any existing easements to remain and for any proposed utility easements to be established. [PUBLIC WORKS]
- TM-5. QUITCLAIM OF EXISTING PRIVATE EASEMENTS: The two existing 12 ft. ingress-egress easements previously recorded under Book 441 of Maps Page 4 shall be quitclaimed prior to final map recordation. [PUBLIC WORKS]
- TM-6. PUBLIC WORKS FEES: 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. This includes, but is not limited to, an incremental sewer connection fee estimated at \$114,238.54 and an incremental water connection fee estimated at \$37,057.71 based upon available project data and fiscal year 2012-13 rate. The actual fee amount would be based upon the fee structure/rate at the time of fee payment. [COA] [PUBLIC WORKS]
- TM-7. SUBDIVISION AGREEMENT AND SECURITIES: The developer shall execute a Subdivision Agreement and provide improvement securities

and/or cash deposit(s) for all proposed public improvements prior to final map recordation or any permit issuance, whichever occurs first. [PUBLIC WORKS]

- TM-8. ABANDONMENT OF EXISTING PUBLIC UTILITY EASEMENTS (PUE): The existing PUE's recorded under 6778 O.R. 702 shall be abandoned on the final map or with a separate instrument. The existing overhead facilities must be removed prior to abandonment. Building permits will not be issued for the buildings and associated improvements within the subject PUE areas until such date the existing overhead facilities are removed and PUE's are abandoned. PUE abandonment shall comply with the California Streets and Highways Code, if not abandoned on the final map. [PUBLIC WORKS]
- TM-9. EMERGENCY VEHICLE ACCESS EASEMENT: This project requires adequate dedication of an emergency vehicle ingress-egress easement. [PUBLIC WORKS]
- TM-10. PUBLIC EASEMENT FOR WATER LINE: The plan shall be revised to maintain adequate clearance (outside pipe to outside pipe) for any utility facilities adjacent to the existing 12" water line deemed acceptable by the City. Dedicate appropriate easement on the final map for the existing 12" public water line or alternative deemed acceptable by the City. [PUBLIC WORKS]
- TM-11. NEW SIDEWALK EASEMENT: Dedicate adequate easement to accomplish a new 8'-wide public sidewalk and delineate the easement on the final map. [PUBLIC WORKS]
- TM-12. RESERVATION/ABANDONMENT OF 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. Quitclaim deed is required for abandonment of private easements prior to final map recordation. All easements shall be kept open and free from buildings and structures of any kind except those appurtenances associated with the defined easements. [PUBLIC WORKS]
- TM-13. COVENANTS, CONDITIONS AND RESTRICTIONS: If the units are sold as ownership units at a future date, this project requires conditions, covenants, and restrictions (CC&R's) to be recorded with provisions including, but not limited to, the following items:
- a) All public/private easements pertaining to the project shall be identified and/or defined and made aware to the homeowners in the CC&R's.
 - b) The developer shall maintain all private utilities and landscaping for a period of three years following installation of

such improvements or until the improvements are transferred to a Homeowners Association, following sale of at least 75% of the units, whichever comes first.

- c) Homeowners are prohibited from modifying drainage facilities and/or flow patterns of their lots without first obtaining permission from the City.
- d) There shall be provisions of post construction Best Management Practices in the CC&R's in regards to the storm water management.

TM-14. APPROVAL FROM OTHER AGENCIES: This project requires approval letter from Caltrain (PC/JPB) since their right-of-way is adjacent to the proposed site.

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

PF-1. LANDSCAPING AND IRRIGATION:

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

PF-2. PARKING LOT STRIPING:

All parking lot striping, carpool and compact spaces shall be striped as per the approved plans and Public Works standards. [COA] (PLANNING/ENGINEERING)

PF-3. NOISE REDUCTION VERIFICATION:

Acoustical tests shall demonstrate that an interior Ldn scale (day and night average noise level) of 45 dBA is met on the finished units. Such test results shall be furnished to the Director of Community Development prior to occupancy of the units. Documentation indicating that mitigation measures have been satisfied shall be provided to the Director of Community Development prior to release of occupancy or utilities. Refer to the building permit plans for the Mitigation Monitoring Plan or Negative Declaration, attached to the approved building permit plans. [COA] [PLANNING] *Mitigation Measure*

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

DC-1. FIRE ACCESS:

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

DC-2. BLUEPRINT FOR A CLEAN BAY:

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

DC-3. TREE PROTECTION:

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

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

AT-1. RECYCLING AND SOLID WASTE:

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

AT-2. SOLID WASTE RECYCLING MANAGEMENT:

Waste and recycling services for residential uses shall be maintained under a master account held by the applicant, owner or landlord. The account holder will be responsible for ensuring adequate services and that all locations, private sidewalks and streets are kept free of litter and stains. Requirements shall be specified in the approved documents and be submitted for approval by the City. [COA] [PUBLIC WORKS]

AT-3. EXTERIOR EQUIPMENT:

All unenclosed materials, equipment and/or supplies of any kind shall be maintained within approved enclosure area. Any stacked or stored items shall not exceed the height of the enclosure. Individual air conditioning units shall be screened with architecture or landscaping features. [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 STORMWATER MEASURES IN USABLE OPEN SPACES:
Any bioretention basins which are located within usable open space areas shall be maintained to ensure the stormwater treatment measures do not impair usability of the area. [COA] [PLANNING]
- AT-6. PARKING MANAGEMENT:
On-site parking management shall conform to the approved parking management plan. [COA] [PLANNING]
- AT-7. PARKING LOT MAINTENANCE:
The parking lot shall be maintained in accordance with the approved plans and as follows:
- a) All spaces shall be maintained at all times so as to allow for parking of vehicles.
 - b) Clearly mark all assigned, guest, and compact spaces. This shall be specified on the building permit plans and completed prior to occupancy.
 - c) Maintain all parking lot striping and marking.
 - d) Maintain parking lot lighting and exterior lighting to ensure that the parking lot is maintained in a safe and desirable manner for residents and guests. [COA] [PLANNING]
- AT-8. UNENCLOSED STORAGE PROHIBITED:
Unenclosed storage of any kind shall be prohibited on the premises. [COA] [PLANNING]
- AT-9. VEHICLE SALES, LEASING, AND RENTAL PROHIBITED:
The sales, leasing, or rental of vehicles or trailers are prohibited on the subject property. [COA] [PLANNING]
- AT-10. RECREATIONAL VEHICLE STORAGE PROHIBITED:
Unenclosed storage of any vehicle intended for recreation purposes, including land conveyances, vessels and aircraft, but excluding attached camper bodies and motor homes not exceeding 18 feet in length, shall be prohibited on the premises. [COA] [PLANNING]
- AT-11. 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-12. 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]

Attachment E



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

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

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

PROJECT TITLE:

Application for a **Special Development Permit** filed by **Prometheus Real Estate**.

PROJECT DESCRIPTION AND LOCATION (APN):

FILE #: 2013-7313
Location: 457-475 E. Evelyn Ave. (APN: 209-04-053 & 054)
Proposed Project: Special Development Permit to allow a 117-unit apartment building (revised proposal).
 Vesting Tentative Map to create one lot pursuant to a lot line adjustment.
Applicant / Owner: Prometheus Real Estate / Preg Evelyn Properties, LP
Environmental Review: Mitigated Negative Declaration
Staff Contact: Ryan Kuchenig, (408) 730-7431, rkuchenig@sunnyvale.ca.gov

WHERE TO VIEW THIS DOCUMENT:

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

This **Mitigated Negative Declaration** may be protested in writing by any person prior to 5:00 p.m. on **Monday, June 10, 2013**. Protest shall be filed in the Department of Community Development, 456 W. Olive Avenue, Sunnyvale and shall include a written statement specifying anticipated environmental effects which may be significant. A protest of a **Mitigated Negative Declaration** will be considered by the adopting authority, whose action on the protest may be appealed.

HEARING INFORMATION:

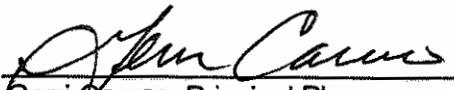
A public hearing on the project is scheduled for:

Monday, June 10, 2013 at 8:00 p.m. in the Council Chambers, City Hall, 450 West Olive Avenue, Sunnyvale.

TOXIC SITE INFORMATION:

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

Circulated On May 20, 2013

Signed: 
 Gerri Caruso, Principal Planner

Project Title	2013-7313 – Special Development Permit for 117 apartment units (457 – 475 E. Evelyn Ave.). Tentative Map to merge two lots into one lot.
Lead Agency Name and Address	City of Sunnyvale P.O. Box 3707, Sunnyvale, CA 94088-3707
Contact Person	Ryan Kuchenig, Associate Planner
Phone Number	408-730-7431
Project Location	Sunnyvale, CA
Applicant's Name	Prometheus Real Estate
Project Address	457-475 E. Evelyn Ave.
Zoning	Downtown Specific Plan – Block 23 (DSP- Block 23) for 457– 475 E. Evelyn Ave
General Plan	Downtown Specific Plan
Other Public Agencies whose approval is required	None

DETAILED PROJECT DESCRIPTION:

2013-7313

The project is for the redevelopment of the site at 457-475 E. Evelyn Avenue with a 117 apartment units. This project also includes a Special Development Permit application for the site and architectural review and a Tentative Map application to merge the existing two parcels. Two existing commercial office buildings would be demolished. The zoning (DSP-23) and prescribed density of up to 36 units per acre was recently established for the site by City Council action as part of an associated application (2012-7990) that expanded the Downtown Specific Plan. An application (2012-7462) for a more intensive development of the project site was considered at the same time, but was referred back to the Planning Commission for redesign since the adopted density for the site was reduced from the previously proposed project. A project (2012-7460), by the same applicant, for the redevelopment of a nearby site at 388-394 E. Evelyn Avenue was approved by previous Council action. This environmental document includes revised project information for the site at 457 – 475 E. Evelyn Avenue only. The proposed development has been modified for 158 to 117 units. No further modifications have been made to the site layout or architectural design. The building has only been modified to incorporate a different mix of one and two bedroom units. To achieve 117 units for the site, the applicant proposes to provide 11% Very

Low income to achieve a 35% Density Bonus of the base density and 110 Built-It-Green (BIG) points which allows a 5% density bonus.

Off-site Improvements: Driveway outs will be replaced and new sidewalks and street trees will be installed along the project frontage as needed in compliance with DSP streetscape plans and details. Overhead utility lines will be placed underground in accordance with City requirements.

Construction Activities and Schedule: Demolition is proposed to begin as soon as possible after vacancy. The proposed construction schedule spans a total of 18 months for demolition, site preparation, and construction. Construction of the project will not involve pile driving or other extremely high noise-generating activities, with the exception of jack hammering which will occur only during allowable construction hours of the demolition phase per City Code.

Surrounding Uses and Setting: The project at 457-475 E. Evelyn encompasses two parcels totaling 2.31 acres. The site is bounded by E. Evelyn Ave. to the south, multi-family residential (Villa Del Sol) to the west, multi-family residential and Marshall Ave. to the east, and the Union Pacific railroad to the north. The immediate neighborhood is composed of a mix of commercial and residential uses. The site was recently rezoned to be within the Downtown Specific Plan area as part of Block 23.

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 (o) (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 Preparer: Ryan Kuchenig

Date: May 17, 2013

Title: Associate Planner

City of Sunnyvale

Signature:



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

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

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
17. Biological Resources - Have a substantially adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Project Plans General Plan Bio Survey
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"/>	Project Description Project Plans General Plan Bio Survey
19. Biological Resources -Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Project Plans General Plan Bio Survey
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SMC 19.90 Tree Preservation Ordinance Sunnyvale Inventory of Heritage Trees Tree Survey
21. Biological Resources -Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Plans Project Description
22. Historic and Cultural Resources - Cause a substantial adverse change in the significance of a historical resource or a substantial adverse change in an archeological resource?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Community Character Chapter of the Sunnyvale General Plan, Sunnyvale Inventory or Heritage Resources The United States Secretary of the Interior's "Guidelines for Rehabilitation" Criteria of the National Register of Historic Places The Ryan Hotel at 394 E. Evelyn

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
					Ave. was removed by the Heritage Preservation Commission from the City's "Heritage Resource" inventory (Project: 2006-0505 - July, 2006).
23. Historic and Cultural Resources - Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Project Description. Planned grading will disturb the site and may affect sub-surface resources if they exist.
24. Public Services - Would the project result in substantial adverse physical impacts associated with the provision of new or expanded public schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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. See discussion for information about school impacts
25. Air Quality - Conflict with or obstruct implementation of the BAAQMD air quality plan? How close is the use to a major road, hwy. or freeway?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BAAQMD CEQA Guidelines Sunnyvale General Plan Map Sunnyvale Air Quality Sub-Element www.sunnyvaleplanning.com Geier & Geier Consulting, Inc. report, June 19, 2012
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BAAQMD CEQA Guidelines Project Description Geier & Geier Consulting, Inc. report, June 19, 2012 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 Geier & Geier Consulting, Inc. report, June 19, 2012 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 type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Sunnyvale Air Quality Sub-Element
29. Air Quality -Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Sunnyvale Air Quality Sub-Element www.sunnyvaleplanning.com

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
releasing emissions which exceed quantitative thresholds for ozone precursors)?					
30. Air Quality -Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Sunnyvale Air Quality Sub-Element www.sunnyvaleplanning.com
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 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 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 of the Sunnyvale General Plan www.sunnyvaleplanning.com
34. Seismic Safety-Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com

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

2. Aesthetics (Less than Significant) - The Downtown Specific Plan contains specific Design Guidelines in both textual and diagrammatic form. The level of detail is precise for many guidelines (e.g. colors, exterior glazing, forms, landscape, materials and art features) and is most appropriately utilized for review of final building details. The City's implementation of the Downtown Specific Plan's Design Guidelines and staff's review of final development plans, which will be submitted for final Building Permit review, will ensure that the final design of the project is consistent with the plans reviewed by the Planning Commission and City Council. The project will not degrade the visual character or quality of the site and its surroundings because the design will be consistent with the adopted Downtown Specific Plan. As a result, the impacts will be less than significant.

4. Population and Housing (Less than Significant): The proposed 117 apartment units for the project meets the established density for this block (Block 23) of the newly expanded Downtown Specific Plan while utilizing the 15% density bonus through state law by providing affordable units. The projects is also utilizing five percent density bonus allowed through a green building incentive per Municipal Code. The new apartments would have a slight incremental impact to the City's Jobs/Housing balance. This minor increase in population is considered a less than significant impact.

9. Transportation and Traffic (Less than Significant): Parking is provided for the proposed project through a structured parking garage slightly below grade. As proposed, the project would be deficient in parking according to Downtown Specific Plan standards by 5 spaces. The proposal includes a certain amount of stacked parking, which allows for a mechanical lift to vertically stack vehicles above each other. Current City ordinance does not count stacked spaces. However, under the State Density Bonus Law, the project applicant can request an alternative rate that allows for a parking rate of one space per one-bedroom unit and two spaces per two-bedroom units. Under this rate, the project would meet parking standards.

14. Noise (Less than Significant with Mitigation): A Noise and Land Use Compatibility Assessment was prepared for the project by Edward L. Pack Associates Inc. (June 2012). A copy of the report is available at the City of Sunnyvale's One-Stop Center.

The noise exposures at the site were evaluated against the standards of the City of Sunnyvale Safety and Noise Chapter of the General Plan, Ref. (b), and the State of California Code of Regulations, Title 24, Ref. (c), which applies to all new multi-family housing. The analysis of the on-site sound level measurements indicates that the existing noise environment is due primarily to traffic sources on Evelyn Avenue and railroad operations on the adjacent Union Pacific Railroad, which includes Caltrain trains. The results of the study indicate that the exterior noise exposures will be in compliance with the standards. However, the interior noise exposures and noise levels will exceed the limits of the standards. Mitigation measures for the interior living spaces will be required.

The noise assessment results presented in the findings were evaluated against the standards of the City of Sunnyvale Safety and Noise Chapter, which utilizes the Day-Night Level (DNL) descriptor. The Safety and Noise Chapter standards specify a limit of 60 dB DNL for exterior living areas. Historically, the City of Sunnyvale has applied the exterior noise standard to larger exterior living areas, such as rear yards, patios and large balconies/decks and common areas, but not to small balconies. This reason is two-fold; 1) small balconies have limited use because of their size and, 2) are often facing major roadways which would necessitate high, solid railings, which in turn also limits the desire to use the balcony. Therefore, noise controls for small balconies may be waived by the City of Sunnyvale.

When the noise source is a railroad, the exterior noise exposure limit is 70 dB DNL.

A limit of 45 dB DNL is specified for interior living spaces. However, when the source is a railroad or aircraft and the exterior noise exposure is 55 dB DNL or more, Policy SN-8.3 states, "Attempt to achieve a maximum instantaneous noise level of 50 dBA in bedrooms and 55 dBA in other areas of residential units exposed to trains or aircraft noise, when the exterior LDN exceeds 55 dBA".

Our experience with applying maximum noise limits reveals that there are problems achieving these very stringent standards. The window and glass door sound ratings usually need to be unreasonably high for a single, 1 second noise event. The reasoning behind the 50 dBA maximum limit for bedrooms is to minimize sleep disturbance. The reasoning behind the 55 dBA maximum limit for other living spaces is to minimize speech interference.

Rather than evaluating the highest maximum sound level, which by definition, is a 1 second rms (root means square - power) level of the peak noise event over the entire 24-hour day, the highest L1 value could be used. The L1 is the level of noise that is exceeded for 1% of the period, in this case each hour of the 24-hour day. Since 1% of 1 hour is 36 seconds, the hourly L1 represents a 36 second cumulative period in the hour where

the noise levels exceeded that level. For instance, an LI of 70 dBA means that 70 dBA was exceeded for a total of 36 seconds during the hour.

For sleep disturbance, 36 seconds of sound in excess of 50 dBA in a bedroom has a low probability (less than 15%) of awakening a person in second stage or third stage (REM) sleep. A sound level of 55 dBA in other living spaces (kitchens, living rooms, etc.) is roughly equivalent to the level of two people having a normal conversation or of typical television or stereo sound levels.

The Edward L. Pack Associates study evaluates the highest hourly L1 noise level during the daytime hours of 7:00 a.m. to 10:00 p.m. calculated for the interior living spaces against the 55 dBA limit for other living spaces (other than bedrooms). The noise analysis also evaluates the highest hourly L1 noise level during the nighttime hours of 10:00 p.m. to 7:00 a.m. calculated for the bedrooms against the 50 dBA limit for bedrooms.

The Title 24 standards also use the DNL descriptor and specify that when the exterior noise exposures exceed 60 dB DNL at planned apartment building setbacks an acoustical analysis must be performed to limit interior noise exposures to 45 dB DNL or lower.

The Title 24 standards also specify minimum sound insulation ratings for common partitions separating different dwelling units and dwelling units from interior common spaces. The standards specify that common walls and floor/ceiling assemblies must have a design Sound Transmission Class (STC) rating of 50 or higher. In addition, common floor/ceiling assemblies must have a design Impact Insulation Class (IIC) rating of 50 or higher. As design details for the interior partitions of the project were not available at the time of this study, an evaluation of the interior partitions has not been made.

Recommended mitigation measures will create a projected noise level range to meet Title 24 required levels for interior noise.

MITIGATION for 457-475 E. Evelyn Ave

WHAT: To achieve compliance with the 45 dB DNL limits of the City of Sunnyvale Safety and Noise Chapter and Title 24 standards and the 50 dBA L1 bedroom and 55 dBA L1 living space limits of the Noise Element, the following noise mitigation measures are required:

1. Maintain closed at all times all windows and glass doors of living spaces on the outer periphery of the project, i.e., with a view to either the railroad tracks or Evelyn Avenue.
2. Maintain closed at all times all windows and glass doors of all living spaces with a view into the swimming pool area.
3. Install windows and glass doors with the minimum Sound Transmission Class (STC) ratings shown in Figure 1 (Page 7 of the Edward L. Pack Associates Noise Assessment Study, June, 2012 is attached).
4. All windows and glass doors rated STC 36 (or higher) shall have glass lite thicknesses no less than 3/16".
5. Provide some type of mechanical ventilation for all living spaces with the closed window condition.

WHEN: These mitigations shall be converted to conditions of approval for this Special Development Permit and Vesting Tentative Map prior to final approval by the City Council. The conditions will become valid when the SDP is approved. Condition will be applicable during the Building plan check period and during 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.

15. Noise (Less than significant): The project may introduce short-term and temporary additional sources of noise to the project areas during construction. Through the City's implementation of the Municipal Code noise regulations, this impact will be lessened to a less than significant level during construction. The projects will not require pile driving.

20. Biological Resources - (Less than significant with mitigation): A Tree Inventory was prepared for each project by Barry D. Coate & Associates. There are 21 trees on the site which meet the City of Sunnyvale's criteria as a "protected tree." A total of 10 additional trees were evaluated on an adjacent property that are considered "protected." Of the protected trees, most are in good condition. Certain trees are planned to be preserved.

MITIGATION

WHAT:

1. Prior to building permit issuance, submit a final landscape planting plan which indicates all "protected sized" trees that are removed to be replaced with a minimum of new trees of 36-inch box size or greater size as determined by the Director of Community Development to address the dollar value of each removed tree.
2. No more than 25% of the foliage of the oaks on the adjacent property be removed and that no excavation or trenching occur within 10 feet of their trunks.
3. The trees in the mounded area (#27-34) west of the existing parking area must be protected by a 6 foot tall, chainlink fence, mounted on 2 inch diameter galvanized iron stakes driven 2 feet into the ground surrounding the entire landscape area.
4. Any pavement which will be removed beneath the canopy of a tree which will be preserved must be removed by breaking it into pieces which can be hand loaded into a tractor which is standing on previously undisturbed pavement.
5. Newly exposed root zones from which pavement has been removed must be irrigated weekly.
6. No open trenching beneath the canopies of retained trees is permitted. Tunneling at 3 feet or deeper within 15 feet of a tree trunk may be used when necessary.

WHEN: These mitigations shall be converted to conditions of approval for this Special Development Permit to final approval by the City Council. The conditions will become valid when the SDP is approved. Condition will be applicable during the Building plan check period and during 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.

23. Historic and Cultural Resources - (Less than significant with mitigation)

Neither the site nor the existing buildings are on the City of Sunnyvale list of Heritage Resources. Although there are no known recorded archeological sites in the immediate area of the proposed building locations,

there still remains the possibility of discovery of Native American remains during grading since there are archeological sites in the greater vicinity. In the event of a discovery, project grading could result in potential disturbance of subsurface cultural resources which would result in a significant impact unless mitigated. There are no surface historic resources currently known to be on the project sites. Although the discovery of cultural resources on these sites is not anticipated, the following mitigation measure has been included in the project to reduce the potential impact to a less than significant level:

WHAT:

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

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 [CEQA Guidelines section 15126.4(b)].

WHEN:

These mitigation measures shall be converted into conditions of approval for the Special Development Permit prior to its final approval. The conditions will become valid when the Special Development Permit is approved. Conditions will be applicable during the construction of the project.

WHO:

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

HOW:

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

24. Public Services (Less than Significant): All new residential developments are required to fully offset their anticipated impact on demand for schools by paying a school impact fee as set by the school districts. The City requires evidence of school impact fee payment prior to issuance of building permits.

25. and 26. Air Quality (Less than Significant with Mitigation): The Bay Area Air Quality Management District (BAAQMD) 2011 CEQA Guidelines thresholds of significance provide that a development project would have a significant cumulative impact unless: 1) the project can be shown to be in compliance with a qualified Climate Action Plan, 2) project emissions of CO₂ equivalent greenhouse gases (CO₂ e) are less than 1,100 metric tons per year, or 3) project emissions of CO₂ equivalent greenhouse gases are less than 4.6 metric tons per year per service population (residents plus employees). The City of Sunnyvale does not have a Climate Action Plan at the time of the writing of this Initial Study.

The applicant provided an Air Quality and Greenhouse Gas Analysis for the redevelopment of each project site. The study was completed by Geier & Geier Consulting, Inc. on June 19, 2012 and is available for review at the City of Sunnyvale's One-Stop Counter. The report concludes that the project will result in both one-time (construction related) and annual (operational-related) emissions. Geier & Geier's analysis indicates that the project does not exceed the thresholds of significance according to the current BAAQMD CEQA guidelines.

Criteria pollutant emissions were estimated for proposed uses at both sites using the CalEEMod model, consistent with current guidance from the BAAQMD. Construction-related and operational criteria pollutant emissions estimated for both of the projects would not exceed the BAAQMD's previously recommended significance thresholds for construction-related and operational criteria pollutants.

GHG emissions were estimated for existing and proposed uses at both sites using the CalEEMOD model, consistent with current guidance from the BAAQMD. When estimated GHG emissions associated with existing uses are subtracted from GHG emissions for proposed uses, the net increase in project related operation GHG emissions would not exceed the BAAQMD's previously recommended operational GHG significance threshold of 1,100 metric tons (MT) Co₂e per year. Therefore, operational GHG emissions associated with both of the projects would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions, a less-than-significant impact.

The following mitigation measures shall apply to each project:

WHAT: Permits must be obtained from the City of Sunnyvale (grading permit and Storm Water Pollution Prevention Plan) and BAAQMD (J-Permit) prior to demolition or new construction. The City of Sunnyvale permit shall, amongst others, specifically include the following mitigation measures:

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
4. All vehicle speeds on unpaved roads shall be limited to 15 mph.

5. 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.
6. Idling times shall be minimized either by shutting equipment off when not in uses 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.
7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
8. A publically visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints shall be posted at the site. 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.

WHEN: These mitigation measures shall be converted into conditions of approval for the Special Development Permit (SDP) prior to its final approval by the City Council. The conditions will become valid when the SDP is approved. Conditions will be applicable during the construction of the project.

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

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

Responsible Division: Planning

Completed by: Ryan Kuchenig

Date: May 17, 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 nonmotorized travel and all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian walkways, bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City's Land Use and Transportation Chapter, Santa Clara County Transportation Plan
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 checked="" type="checkbox"/>	<input type="checkbox"/>	Santa Clara County Congestion Management Program and Technical Guidelines (for conducting TIA and LOS thresholds).
37. Results in a change in air traffic patterns, including either an increase in air traffic levels or a change in flight patterns or location that results in substantial safety risks to vehicles, bicycles, or pedestrians?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan including the Land Use and Transportation Chapter.
38. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City and CA Standard Plans & Standard Specifications.
39. Conflict with adopted policies, plans, or programs regarding public transit or nonmotorized transportation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Bicycle Plan, VTA Bicycle Technical Guidelines, and VTA Short Range Transit Plan.
40. Affect the multi-modal performance of the highway and/or street and/or rail and/or off road nonmotorized trail transportation facilities, in terms of structural, operational, or perception-based measures of effectiveness (e.g. quality of service for nonmotorized and transit modes)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	VTA Community Design and Transportation Manual

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

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

35 & 36. Transportation (Less than Significant) – An analysis of the previously proposed project at the site which included a greater number of units (158) combined with the recently approved development at 388-394 E. Evelyn determined that a Traffic Impact Analysis (TIA) was not required since less than 100 net new peak hour trips would be generated over current uses occupying the site. Since the project has been reduced in unit count to 117, a similar justification was made. In response to community concerns, the applicant hired a transportation consultant, AECOM, to conduct a traffic analysis for the project. When this project was initially proposed, it was Transportation staff's finding that the project will not entitle significant new trip making at levels that would require a Transportation Impact Analysis, and it likely would not create traffic impacts in an area that currently features largely free flowing traffic.

Transportation staff notes that a purpose for preparation of the study for the two proposed development projects was to provide information on traffic to residents in the immediate project area, primarily on Bayview Avenue. The study was not required to address environmental impacts. A copy of the study is available at the City of Sunnyvale's One-Stop Center.

Responsible Division: Planning

Completed by: Ryan Kuchenic

Date: May 17, 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 Project Description
46. Geology and Soils -Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sunnyvale Municipal Code 12.60, Storm Water Quality Best Sunnyvale Management Practices Guideline Manual Project Description
47. Geology and Soils -Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan, www.sunnyvaleplanning.com California Plumbing, Mechanical, and Electrical Codes and Title 16 (Building) of the Sunnyvale Municipal Code
46. Geology and Soils -Be located on expansive soil, as defined by the current building code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	California Plumbing, Mechanical, and Electrical Codes and Title 16 (Building) of the Sunnyvale Municipal Code

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

46. Geology and Soils (Less than Significant): The proposed project will have a significant amount of grading intended to clear the existing site prior to construction. During the time the existing topsoil is exposed and there is a potential for erosion and loss of soil. There is no surface run-off anticipated during construction

and no long-term run-off expected after construction. This aspect of the project will be less than significant with the implementation of Sunnyvale's Municipal Code 12.60, Storm Water Quality Best Management Practices, Regional Water Quality Boards C.3 permit requirements, and the Blueprint for a Clean Bay.

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

Responsible Division: Planning

Completed by: Ryan Kuchenig

Date: May 17, 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"/>	Project Description Sunnyvale Wastewater Management Sub-Element www.sunnyvaleplanning.com
50. Utilities and Service Systems: Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Sunnyvale Waste Water Management Sub-Element Water Resources Sub-Element www.sunnyvaleplanning.com
51. Utilities and Service Systems: Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project Description Sunnyvale Waste Water Management Sub-Element Water Resources Sub-Element www.sunnyvaleplanning.com
52. Utilities and Service Systems: Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Water Resources Sub-Element www.sunnyvaleplanning.com
53. Utilities and Service Systems: Result in a determination by the wastewater treatment provider which services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Sunnyvale Wastewater Management Sub-Element www.sunnyvaleplanning.com
54. Utilities and Service Systems: Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Solid Waste Management Sub-Element www.sunnyvaleplanning.com

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
56. Hydrology and Water Quality - Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Santa Clara Valley Water District Groundwater Protection Ordinance www.valleywater.org
57. Hydrology and Water Quality - Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project description Water Resources Sub-Element www.sunnyvaleplanning.com
58. Hydrology and Water Quality - Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems in a manner which could create flooding or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	RWQCB, Region 2 Municipal Regional Permit, Stormwater Quality BMP Guidance Manual for New and Redevelopment Projects www.sunnyvaleplanning.com
59. Hydrology and Water Quality - Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Santa Clara Valley Water District (SCVWD) Guidelines and Standards for Land Use Near Streams www.valleywater.org City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects www.sunnyvaleplanning.com
60. Utilities and Service Systems: Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solid Waste Management Sub-Element of the Sunnyvale General Plan www.sunnyvaleplanning.com

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

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

51. and 58. Utilities and Service Systems & Hydrology and Water Quality (Less than Significant): The project will require the construction of new stormwater management systems on private property. The stormwater treatment devices consist of a combination of low impact development (LID) based treatment, media filters and bio-treatment. The project qualifies as a "special project" through the Santa Clara Valley Urban Runoff Pollution Prevention Program (SCVURP), as they are within 1/3 mile of an existing transit hub (Sunnyvale Caltrain station), characterized as a non-auto related use, and have a minimum density of 25 dwelling units per acre. The stormwater management measures will be privately constructed and maintained by the project developer. The project will not require an expansion of the City's existing treatment or stormwater system since the stormwater is being treated on-site or filtered into the ground via retention.

Responsible Division: Public Works Engineering Division

Completed by: Ryan Kuchenig

Date: May 17, 2013

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

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

Responsible Division: Department of Public Safety

Completed by: Ryan Kuchenig

Date: May 17, 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
64. Hazards and Hazardous Materials - Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Hazardous Waste & Substances List (State of California) List of Known Contaminants in Sunnyvale
65. Hazards and Hazardous Materials - Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project description
66. Hazards and Hazardous Materials - Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Zoning Map Project description
67. Hazards and Hazardous Materials - Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project Environmental Site Assessment by PII Environmental, March 2012
68. Hazards and Hazardous Materials - Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com

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

67. Hazards and Hazardous Materials (Less than Significant): A Phase 1 soil analysis was completed by PII Environmental for both sites in March, 2012. This assessment has revealed no recognized environmental conditions at the subject property. For the property at 457-475 E. Evelyn, PIIE observed an Electrical Transformer, asphalt staining and HVAC Equipment. PIIE also observed several suspect asbestos containing building materials (ACBM) in the two buildings. Suspect ACBM consisted of typical items such as floor tiles, linoleum, and mastic in the bathrooms and kitchens, and asphalt roofing materials. None of the items observed during the site reconnaissance represents a serious condition and does not warrant any special mitigation or investigation. All observed items are typical for an operational office building and tenant housekeeping practices were good to excellent. PIIE recommends that all tenants properly dispose or recycle all chemicals and materials used or stored at their respective offices prior to vacating the premises.

Within 0.5 mile of the subject properties, there are several sites with documented releases of hazardous substances and/or petroleum products. However, there is no documented evidence that constituent plumes originating from any of these sites have migrated to the subject properties.

Responsible Division: Planning

Completed by: Ryan Kuchenig

Date: May 17, 2013

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

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

City of Sunnyvale General Plan:

Sunnyvale General Plan Consolidated in (2011)
generalplan.InSunnyvale.ccm

- 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

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

- 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

Miscellaneous Agency Plans:

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

Building Safety:

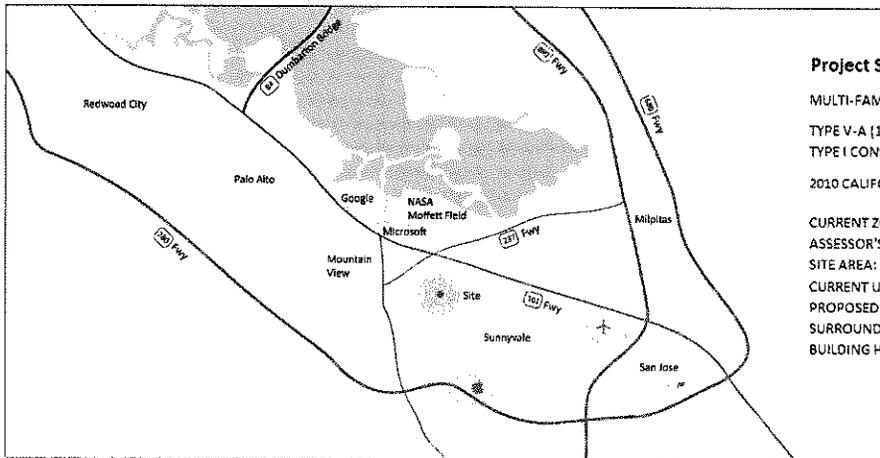
- California Building Code,
- California Energy Code
- California Plumbing Code,

Other

Project Specific Information

- Project Description
- Sunnyvale Project Environmental Information Form
- Project Development Plans dated 11/13/12
- Field Inspection
- Project Site Plan dated 11/13/12
- Project construction schedule
- Project Draft Storm Water Management Plan
- Project Tree Inventory by Barry D. Coate & Associates, 5/9/12
- Project LEED Checklist
- Air Quality and Green House Gas reports by Geier & Geier Consulting, Inc., dated June 19, 2012.
- Phase 1 Studies performed by PII Environmental, dated March, 2012.
- Noise Assessment Studies by Edward L. Pack Associates, Inc., dated June 15, 2012

Attachment F



Project Summary

MULTI-FAMILY RESIDENTIAL ON PODIUM (SUBTERRANEAN PARKING LEVEL)
 TYPE V-A (1 HR.) CONSTRUCTION SPRINKLERED (RESIDENTIAL)
 TYPE I CONSTRUCTION (PARKING)
 2010 CALIFORNIA BUILDING CODE

CURRENT ZONING: BLOCK 23 OF DOWNTOWN SPECIFIC PLAN
 ASSESSOR'S PARCEL #: 20904053 and 20904054
 SITE AREA: 2.31ACRES
 CURRENT USE: OFFICE, PARKING
 PROPOSED USE: MULTI-FAMILY RESIDENTIAL
 SURROUNDING USES: RESIDENTIAL, COMMERCIAL
 BUILDING HEIGHT: 35' TO 60' TYPICAL

Project Team

DEVELOPER: PROMETHEUS REAL ESTATE GROUP
 1900 SOUTH NORFOLK ST. STE. 150
 SAN MATEO, CA 94403
 CONTACT: JONATHAN STONE
 PHONE: 650.931.3448

**ARCHITECT/
PLANNER:** STUDIO T-SQ. INC
 410 12th STREET, # 350
 OAKLAND, CA 94607
 CONTACT: CHEK TANG
 PHONE: 510.451.2850

**CIVIL
ENGINEER:** CIVIL ENGINEERING ASSOCIATES, INC
 224 AIRPORT PARKWAY, SUITE 535
 SAN JOSE, CA 95110
 CONTACT: JOHN GAYLORD
 PHONE: 408.453.1066

**LANDSCAPE
ARCHITECT:** THE GUZZARDO PARTNERSHIP, INC.
 181 GREENWICH STREET
 SAN FRANCISCO, CA 94111
 CONTACT: PAUL LETTIERI
 PHONE: 415.433.4672 x14



410 12th Street, #350
 Oakland, California 94607
 (510) 451-2850

4-Story Apartments (Type V) with Podium Parking

UNITS	Quan.	S.F.	Unit Mix	Gross S.F.	Parking ratio provided	Parking provided
1B 1 bdrm.	5	778		3,890	1	5
1D 1 bdrm.	3	774		2,322	1	3
1E 1 bdrm.	1	854		854	1	1
1E_1 1 bdrm	1	854	9%	854	1	1
2A 2 odrm.	57	1,157		65,949	2	114
2A_1 2 bdrm.	3	1,157		3,471	2	6
2B 2 bdrm.	1	1,165		1,165	2	2
2C 2 bdrm.	3	1,303		3,909	2	6
2D 2 bdrm. + den	4	1,134	58%	4,536	2	8
3A 3 bdrm.	24	1,482		35,568	2	48
3B 3 bdrm.	7	1,441		10,087	2	14
3C 3 bdrm.	4	1,372		5,488	2	8
3D 3 bdrm.	4	1,402	33%	5,608	2	8
Total units	117			143,701		224
Leasing				3,312		
Net Area				145,013		

PARKING		Parking provided
Resid. pkg regular	(57 regular pkg stalls, 8 E stackers)	219
Resid. pkg accessible	(2% of residential pkg is accessible)	5
Residential pkg	(secured)	224
Guest pkg regular		16
Guest pkg accessible	(5% of guest pkg is accessible)	4
Guest parking		20
Auto parking total		244
Bike pkg class I		0.43
Bike pkg class II		0.09
Bike parking		60

OPEN SPACE	Required per Sunnyvale Municipal Code	Required per Downtown Specific Plan	Provided
Balconies and Decks			5,850 sf (min)
Private Open Space Total	80 sf/du	50 sf/du	50 sf/du (min)
EVA Area			23,028 sf
Courtyard Area			10,149 sf
Rooftop Deck			2,383 sf
Total Courtyard & EVA & Roof			35,560 sf
Total Usable Open Space			41,410 sf
Total Usable Open Space	380 sf/du	133 sf/du	354 sf/du (min)
Other Landscaped Area (Front)			13,061 sf
Other Landscaped Area	375 sf/du	N/A	112 sf/du

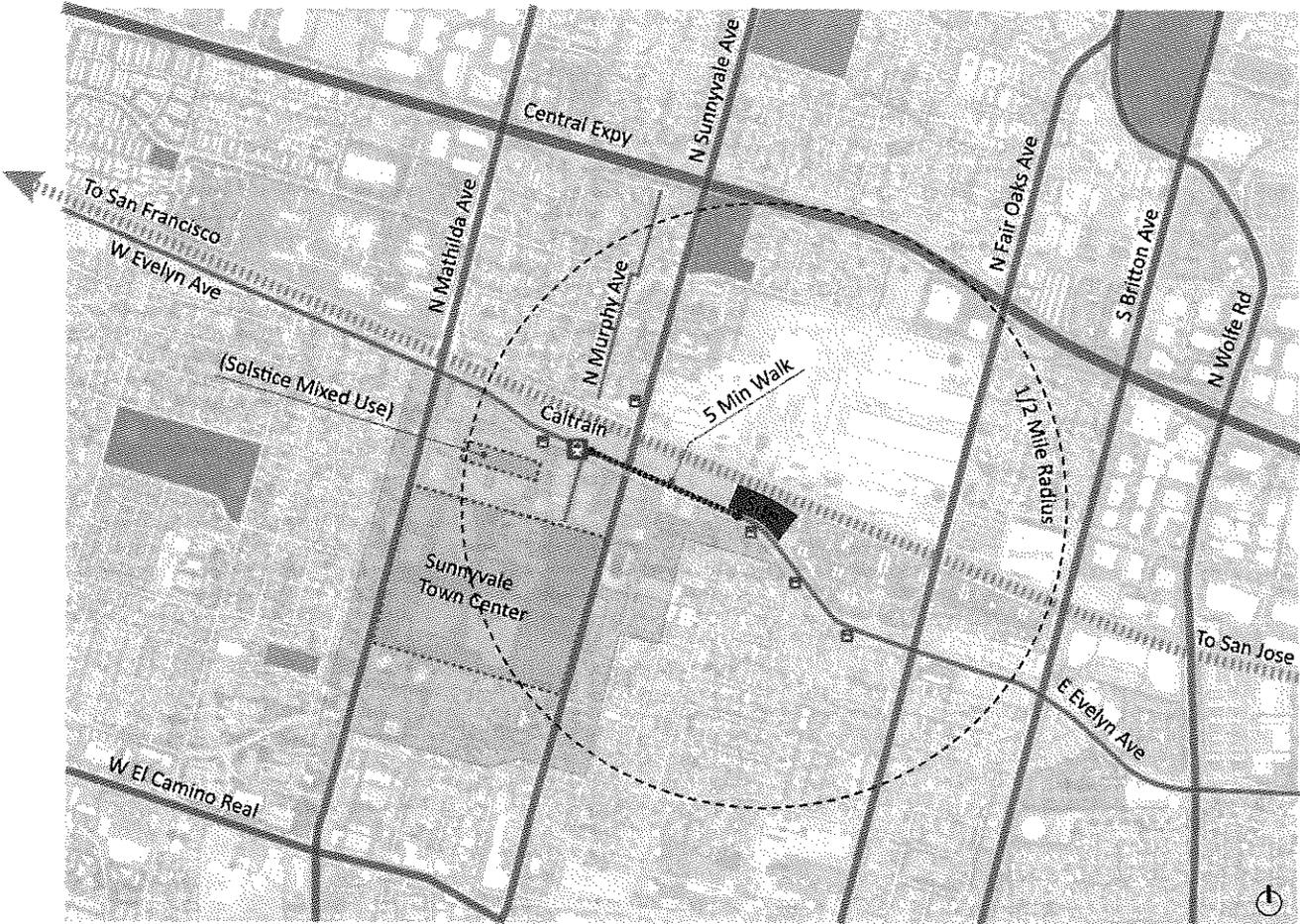
FLOOR AREA CALCULATIONS	Gross building S.F.	FAR
Residential		
Level 1	49,773 sf	
Level 2	47,873 sf	
Level 3	49,507 sf	
Level 4	48,386 sf	
Floor Area Residential	195,539 sf	1.95 FAR
Subterranean Garage	68,436 sf	

Sheet Index

- G1 Project Summary/Sheet Index
- G2 Vicinity Map
- G3 Existing Condition Photos
- SP1 Neighborhood Context
- SP2 Street Views
- SP3 Illustrative Site Plan - Landscape Plan
- SP4 Shadow Studies
- C1 Grading and Drainage Plan
- C2 Utility Plan
- C3 Stormwater Management Plan
- C4 Demolition and Tree Removal Plan
- A0 Building Plan Level A - Subterranean Garage
- A1 Building Plan Level 1 - Podium Level
- A2 Building Plan Level 2
- A3 Building Plan Level 3
- A4 Building Plan Level 4
- A5 Roof Plan
- A6.1 Building Elevations
- A6.2 Building Sections
- A7 Unit Plans
- A8 Unit Plans
- A9 Unit Plans
- A10 FAR Calculations
- A11 Open Space Calculations
- A12 Material and Color
- L1 Conceptual Landscape Plan
- L2 Landscape Notes, Details & Enlargment Plan
- L3 Landscape Imagery
- L4 Irrigation Hydrozone Plan

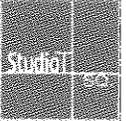
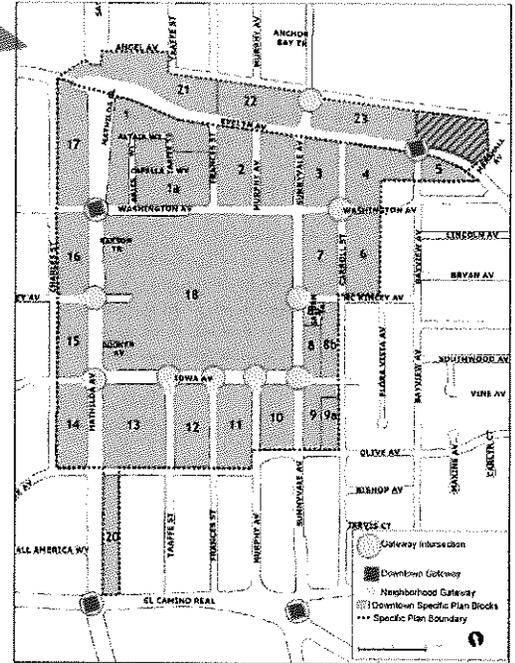
EVELYN AVE APARTMENTS
 SUNNYVALE, CALIFORNIA
 PROMETHEUS REAL ESTATE GROUP
 SUNNYVALE, CALIFORNIA

PLANNING



- Bus Stops
- Peninsula Corridor
- Parks
- School
- Downtown Specific Plan
- Sunnyvale Caltrain Station

Revisions made per 3/19/13 city council action Rezone - Downtown Specific Plan (DSP) Blocks 21, 22, & 23.

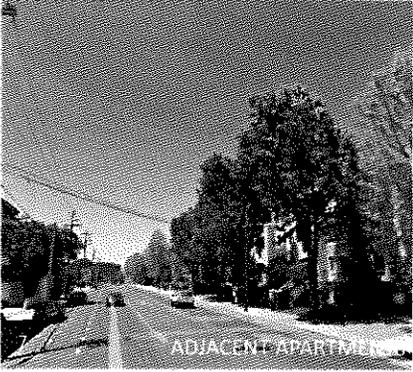


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110 12th Street, #700
Oakland, California 94612
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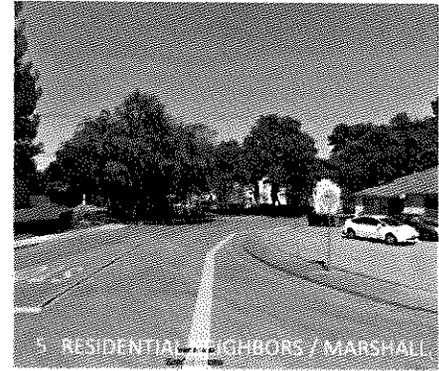
PROMETHEUS REAL ESTATE GROUP
1900 S. NORFOLK ST., 4150
SAN PATEO, CALIFORNIA



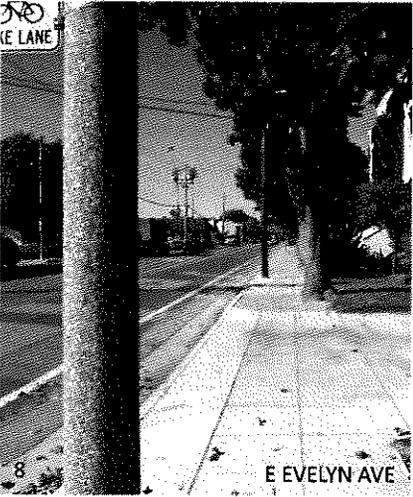
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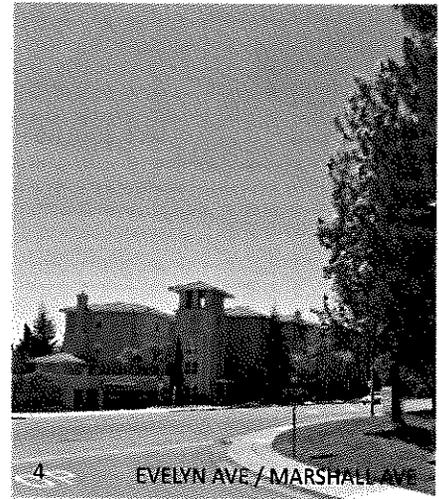
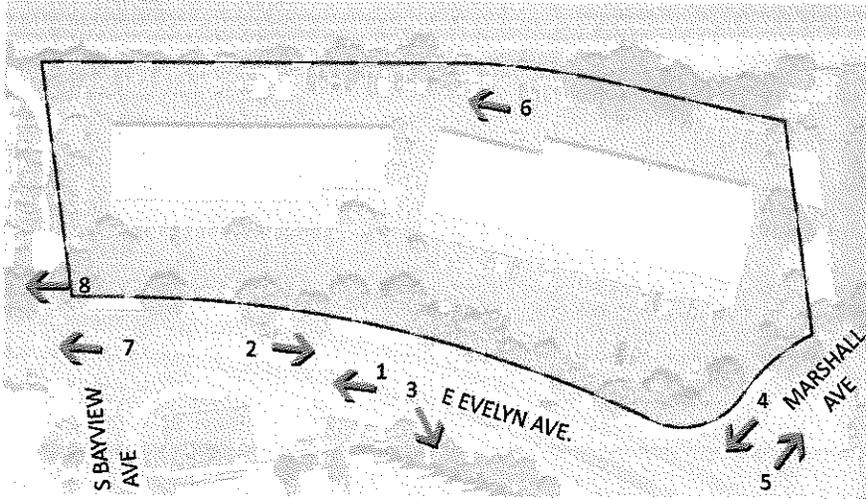
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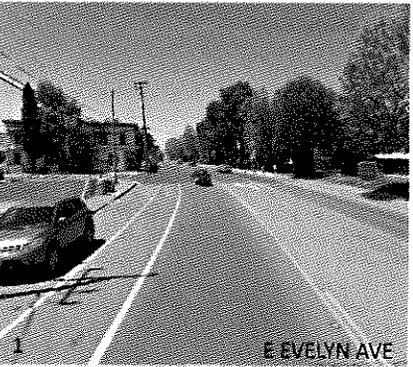
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E EVELYN AVE



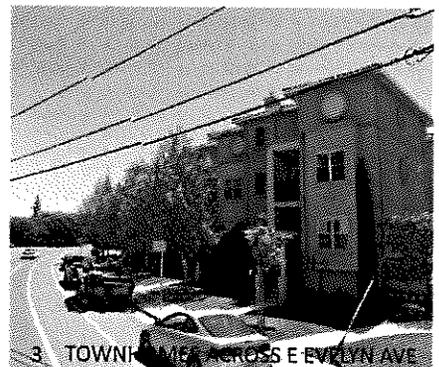
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E EVELYN AVE



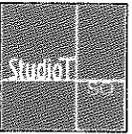
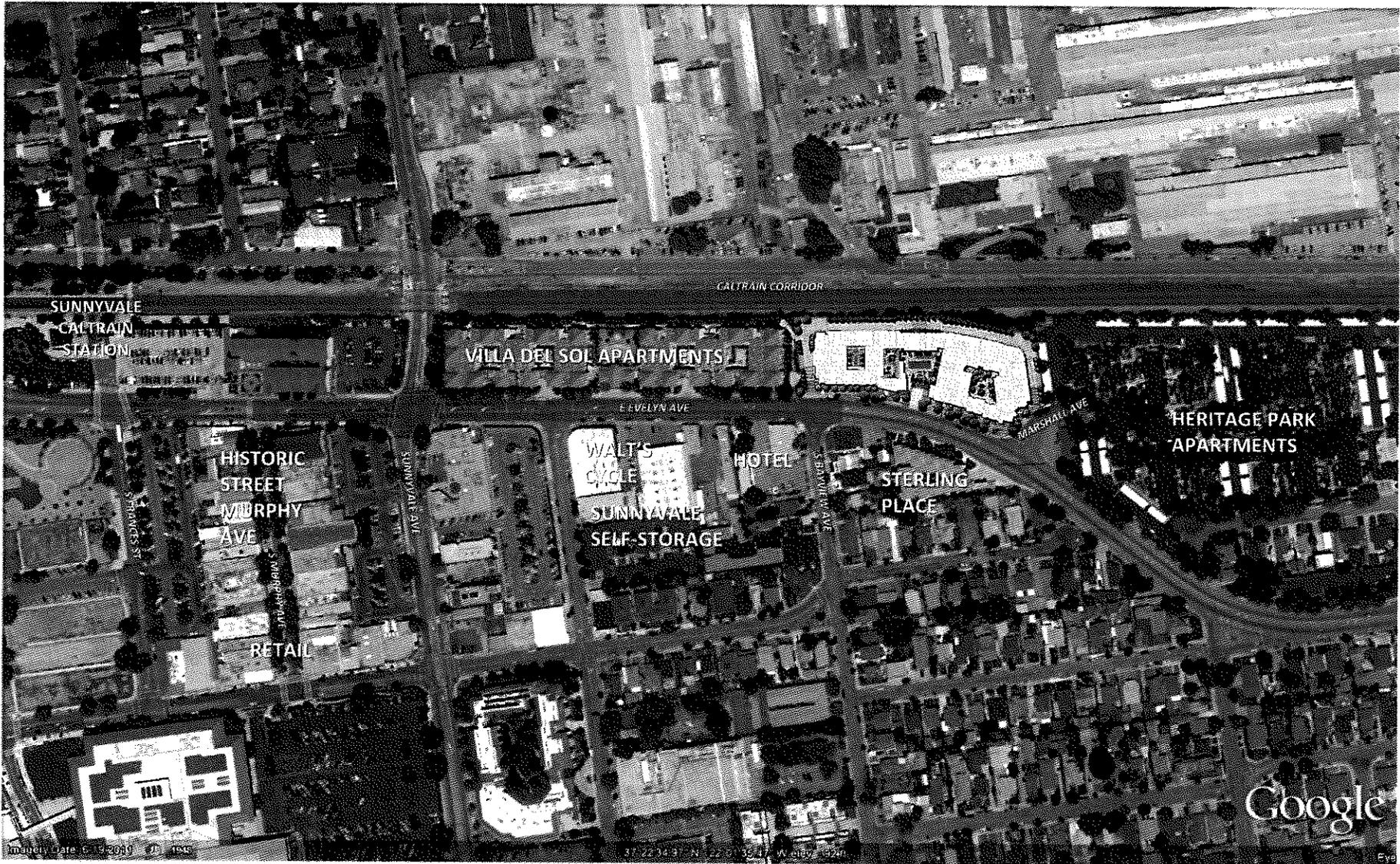
E EVELYN AVE



3 TOWNHOME ACROSS E EVELYN AVE

Studio
 Architecture
 Planning
 Urban Design
 118 12th Street #250
 San Mateo, California 94407
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EVELYN AVE APARTMENTS
 SAN MATEO, CALIFORNIA
 PROMETHEUS REAL ESTATE GROUP
 100 S. MARSHALL ST.
 SAN MATEO, CALIFORNIA



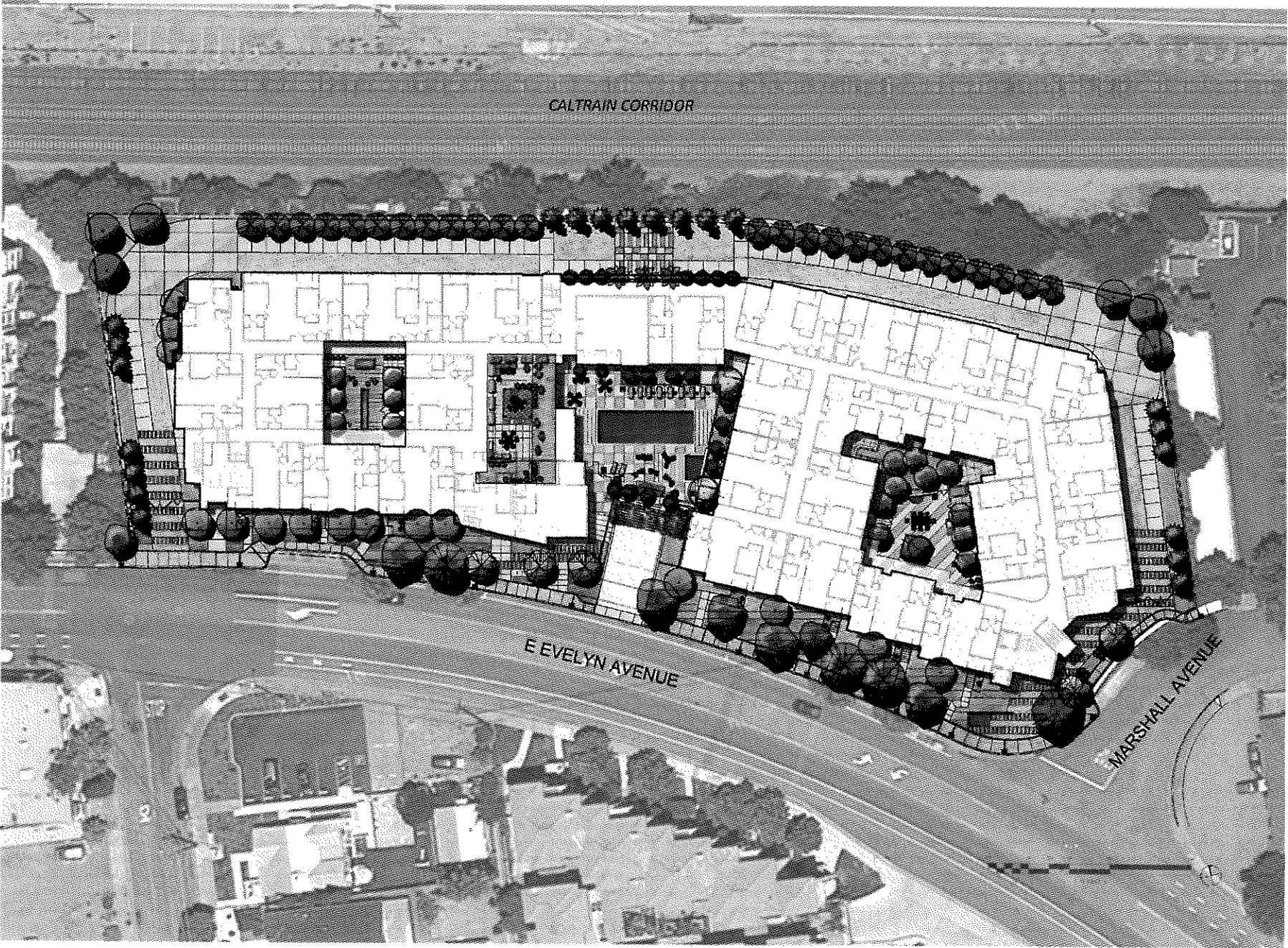
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 SUNNYVALE, CALIFORNIA

PROMETHEUS REAL ESTATE GROUP
 1500 BAYVIEW BLVD
 SAN ANTONIO, CALIFORNIA

Richline



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 • Planning
 • Urban Design
 • 410 12th Street #250
 • Oakland, California 94612
 • (510) 451-2800

24. The City of San Francisco is hereby certifying that the information contained herein is true and correct to the best of its knowledge and belief. This certification is made for the purpose of the City's participation in the project.

EVELYN AVE APARTMENTS
 SAN PABLO, CALIFORNIA

PROMETHEUS REAL ESTATE GROUP
 1000 CALISTO ST 1150
 SAN PABLO, CALIFORNIA



Dec. 21 - 10 AM



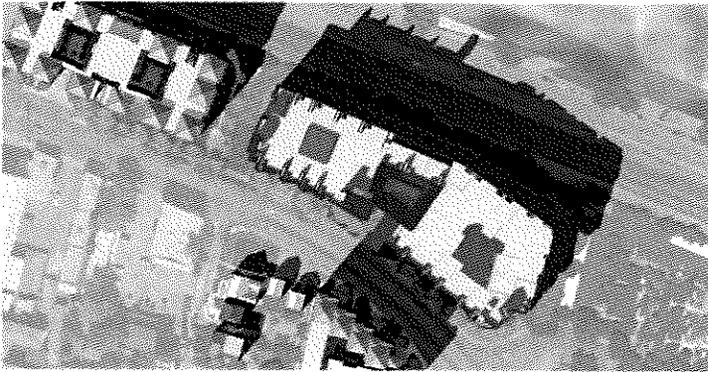
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Dec. 21 - 12 PM



Jun. 20 - 12 PM



Dec. 21 - 3 PM



Jun. 20 - 3 PM

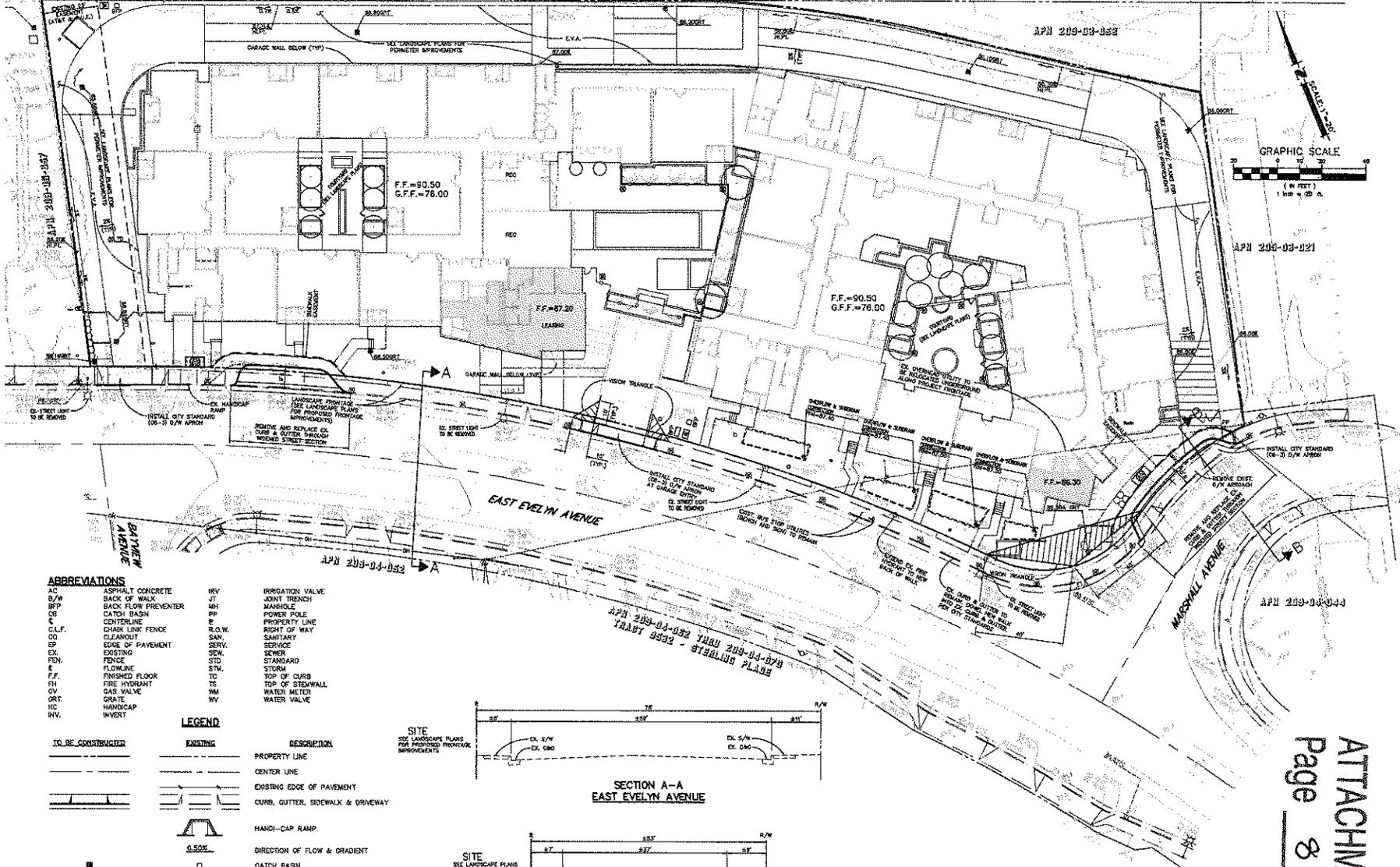


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916 461 2800

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SUNNYSIDE, CALIFORNIA

PROMETHEUS REAL ESTATE GROUP
1500 S. CALIFORNIA ST. #150
SAN PABLO, CALIFORNIA



APN 209-03-033



APN 209-03-021

APN 209-04-044

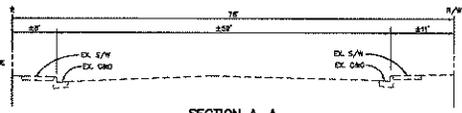
ABBREVIATIONS

AC	ASPHALT CONCRETE	IRV	IRRIGATION VALVE
B/W	BACK WALK	JT	JOINT TRENCH
BFP	BACK FLOW PREVENTER	MH	MANHOLE
CB	CATCH BASIN	PP	POWER POLE
C	CENTERLINE	R.O.W.	RIGHT OF WAY
C.L.F.	CHAIN LINK FENCE	SAN	SANITARY SERVICE
CD	CLEARCUT	SEW	SEWER
EP	EDGE OF PAVEMENT	STD	STANDARD
EX	EXISTING	STM	STORM
FN	FENCE	TC	TOP OF CURB
F	FLOWLINE	TS	TOP OF SIDEWALK
F.F.	FINISHED FLOOR	WM	WATER METER
FI	FIRE HYDRANT	WV	WATER VALVE
GV	GAS VALVE		
GR	GRATE		
HC	HANDICAP		
INV.	INVERT		

LEGEND

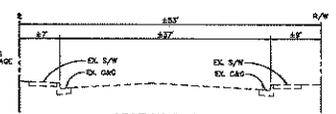
TO BE CONSTRUCTED	EXISTING	DESCRIPTION
---	---	PROPERTY LINE
---	---	CENTER LINE
---	---	EXISTING EDGE OF PAVEMENT
---	---	CURB, GUTTER, SIDEWALK & DRIVEWAY
---	---	HANDICAP RAMP
---	---	DIRECTION OF FLOW & GRADIENT
---	---	CATCH BASIN
---	---	FIRE HYDRANT
---	---	ELECTRICIAN
---	---	SANITARY SEWER AND MANHOLE
---	---	STORM SEWER AND MANHOLE
---	---	GAS MAIN
---	---	WATER MAIN

SITE
 SEE LANDSCAPE PLANS FOR PROPOSED FRONTAGE IMPROVEMENTS



SECTION A-A
 EAST EVELYN AVENUE

SITE
 SEE LANDSCAPE PLANS FOR PROPOSED FRONTAGE IMPROVEMENTS



SECTION B-B
 MARSHALL AVENUE

ATTACHMENT F
 Page 8 of 32



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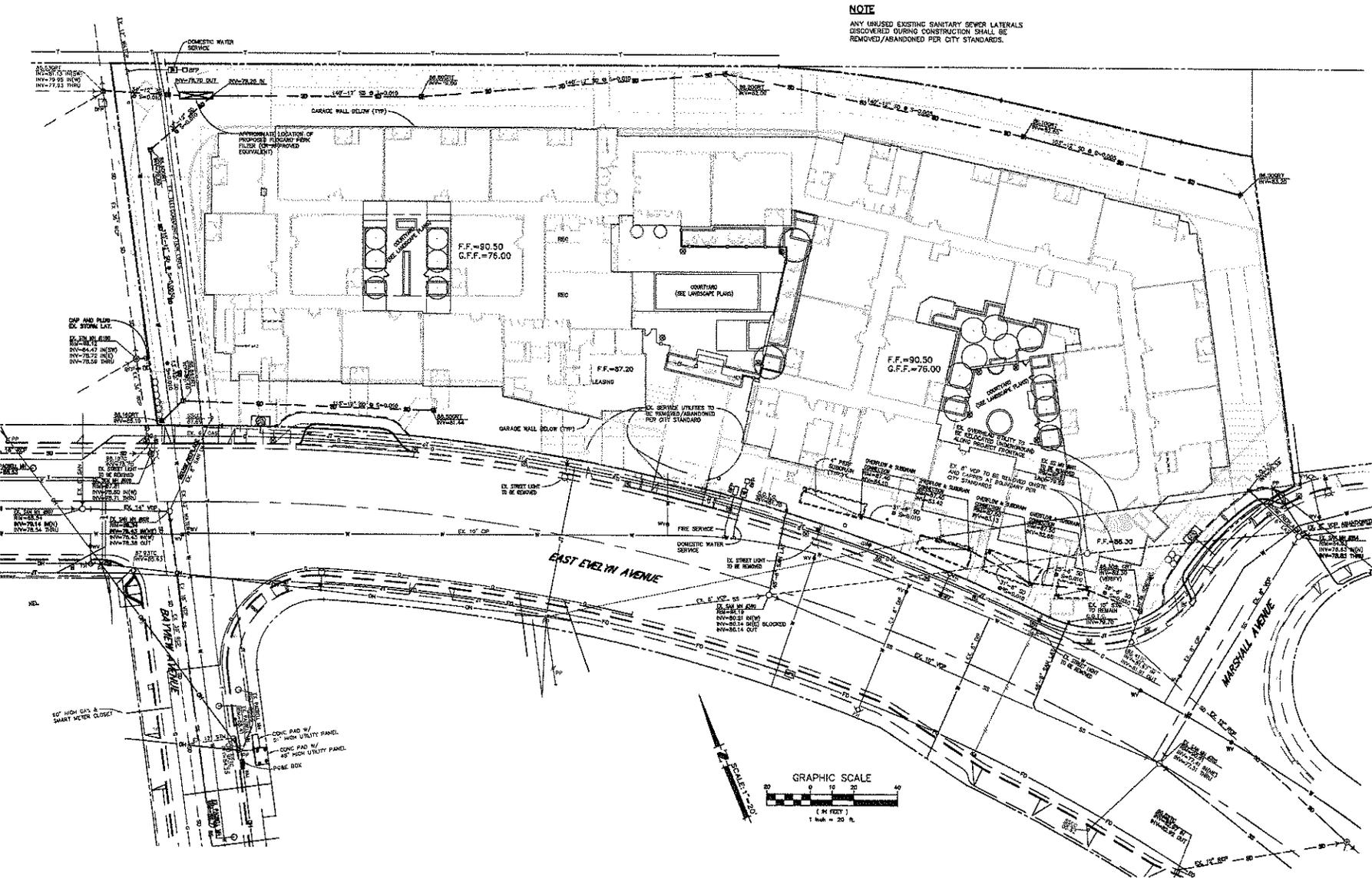
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Revisions:
 Sheet Title:
SPECIAL DEVELOPMENT PERMIT - GRADING AND DRAINAGE

Job No.: 12-106
 Date: 04/27/2013
 Scale: 1"=20'
 Drawn By: Y.K.

Sheet No.: **C1**



NOTE
 ANY UNUSED EXISTING SANITARY SEWER LATERALS
 DISCOVERED DURING CONSTRUCTION SHALL BE
 REMOVED/ABANDONED PER CITY STANDARDS.



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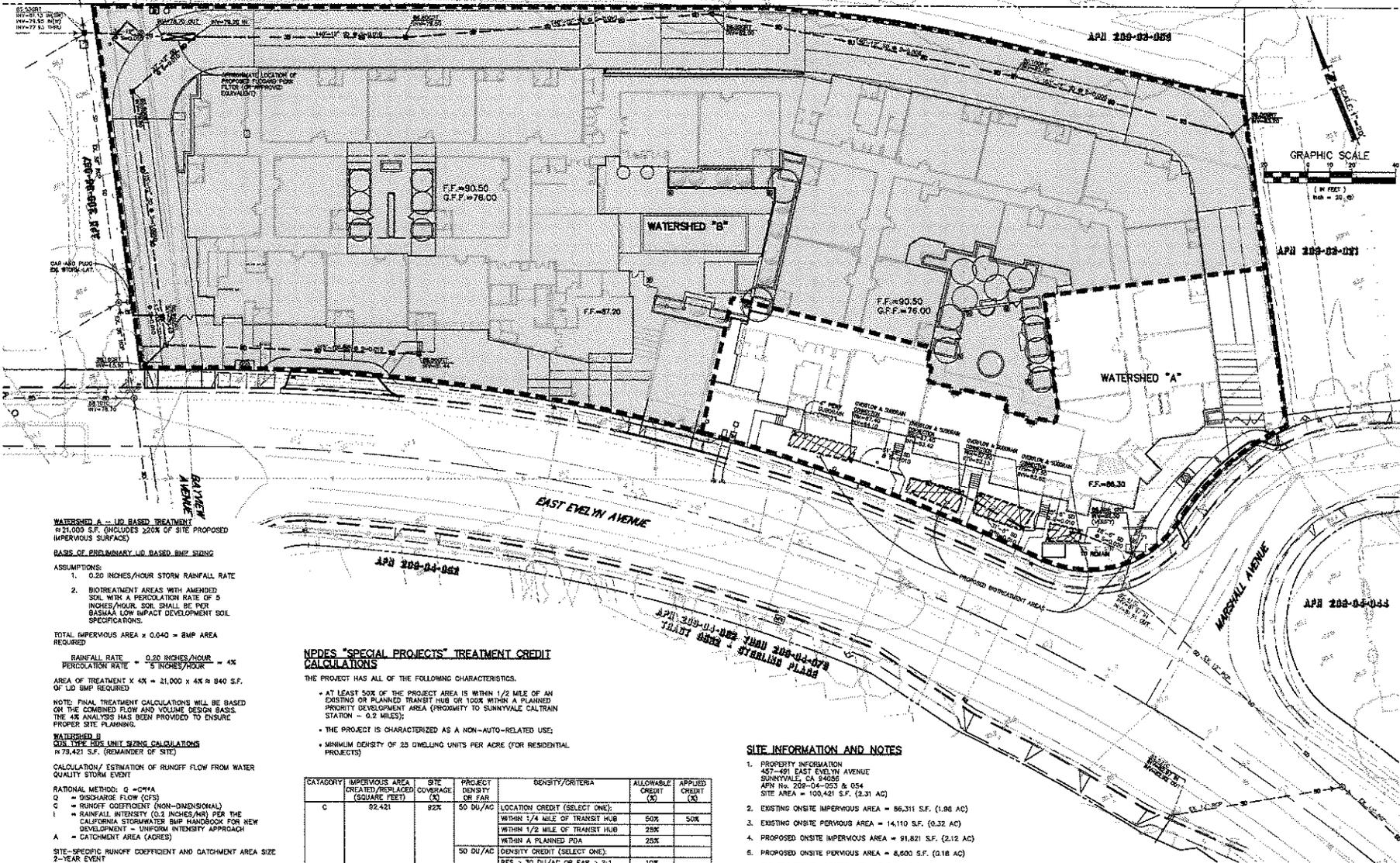
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Redlines:

SOUTHERN FARMS TRANSPORTATION COMPANY
APN 209-04-006



WATERSHED A - LID BASED TREATMENT
 41,000 S.F. (INCLUDES 20% OF SITE PROPOSED IMPERVIOUS SURFACE)

BASES OF PRELIMINARY LID BASED BMP SIZING

ASSUMPTIONS:

- 0.20 INCHES/HOUR STORM RAINFALL RATE
- BIORETREATMENT AREAS WITH AMENDED SOIL WITH A PERCOLATION RATE OF 5 INCHES/HOUR. SOIL SHALL BE PER BASMAA LOW IMPACT DEVELOPMENT SOIL SPECIFICATIONS.

TOTAL IMPERVIOUS AREA x 0.040 = BMP AREA REQUIRED

RAINFALL RATE 0.20 INCHES/HOUR
 PERCOLATION RATE 5 INCHES/HOUR

AREA OF TREATMENT X 4% = 21,000 x 4% = 840 S.F. OF LID BMP REQUIRED

NOTE: FINAL TREATMENT CALCULATIONS WILL BE BASED ON THE COMBINED FLOW AND VOLUME DESIGN BASIS. THE 4% ANALYSIS HAS BEEN PROVIDED TO ENSURE PROPER SITE PLANNING.

WATERSHED B
 SEE TYPE BORE UNIT SIZING CALCULATIONS
 179,421 S.F. (REMAINDER OF SITE)

CALCULATION/ ESTIMATION OF RUNOFF FLOW FROM WATER QUALITY STORM EVENT

RATIONAL METHOD: $Q = CiMA$
 Q = DISCHARGE FLOW (CFS)
 C = RUNOFF COEFFICIENT (NON-DIMENSIONAL)
 I = RAINFALL INTENSITY (0.1 INCHES/HR) PER THE CALIFORNIA STORMWATER BMP HANDBOOK FOR NEW DEVELOPMENT - UNIFORM INTENSITY APPROACH
 A = CATCHMENT AREA (ACRES)

SITE-SPECIFIC RUNOFF COEFFICIENT AND CATCHMENT AREA SIZE 2-YEAR EVENT

C = 0.70 (ASSUMED - FINAL DESIGN WILL INCORPORATE COMPOSITE C CALCULATIONS)
 I = 0.2 IN/HR
 A = 1.82 ACRES, STORM TREATMENT AREA
 Q = 0.25 TOTAL CFS (4112 GPM)

SELECTION OF STRUCTURAL STORM WATER TREATMENT DEVICES:
 KRISTAR FLOUNDER / PERK FILTER OR EQUAL AS APPROVED BY CITY OF SUNNYVALE

UTILIZE 12" x 18" STACKED CARRIAGE FILTER
 EACH FILTER CAN TREAT UP TO 12 GPM (12") x 18 GPM (18")
 112 GPM/30" x 37" USE 4 STACKED 12" x 18" FILTERS
 UTILIZE A 14" x 2' (INSIDE DIMENSIONS) VAULT

NPDES "SPECIAL PROJECTS" TREATMENT CREDIT CALCULATIONS

THE PROJECT HAS ALL OF THE FOLLOWING CHARACTERISTICS:

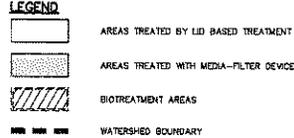
- AT LEAST 50% OF THE PROJECT AREA IS WITHIN 1/2 MILE OF AN EXISTING OR PLANNED TRANSIT HUB OR 100X WITHIN A PLANNED PRIORITY DEVELOPMENT AREA (PROXIMITY TO SUNNYVALE CALTRANS STATION = 0.2 MILES);
- THE PROJECT IS CHARACTERIZED AS A NON-AUTO-RELATED USE;
- MINIMUM DENSITY OF 20 DWELLING UNITS PER ACRE (FOR RESIDENTIAL PROJECTS)

CATEGORY	IMPERVIOUS AREA (CREATED/REPLACE) (SQUARE FEET)	SITE COVERAGE (%)	PROJECT DENSITY OR FAR	DENSITY/CRITERIA	ALLOWABLE CREDIT (%)	APPLIED CREDIT (%)
C	92,421	92%	50 DU/AC	LOCATION CREDIT (SELECT ONE): WITHIN 1/4 MILE OF TRANSIT HUB WITHIN 1/2 MILE OF TRANSIT HUB WITHIN A PLANNED PDA	50% 25% 25%	50%
			50 DU/AC	DENSITY CREDIT (SELECT ONE): RES ≥ 30 DU/AC OR FAR ≥ 2:1 RES ≥ 60 DU/AC OR FAR ≥ 4:1 RES ≥ 100 DU/AC OR FAR ≥ 8:1	10% 20% 30%	10%
			50 DU/AC	PARKING CREDIT (SELECT ONE): ≥ 10X AT-GRADE SURFACE PARKING NO SURFACE PARKING	20% 10%	20%
				TOTAL TDD CREDIT =	60%	60%

BASED UPON THE MUNICIPAL REGIONAL PERMIT AMENDED PROVISION (3.3.6.1) AND THE ABOVE ANALYSIS, THE PROJECT MAY BE CLASSIFIED AS A "SPECIAL PROJECT" AND IS ELIGIBLE FOR A 90% TDD TREATMENT REDUCTION CREDIT. 10% OF THE PROJECT WILL BE REQUIRED TO BE TREATED BASED ON LID BASED SOLUTIONS AND THE REMAINING 90% MAY BE TREATED USING STAFF-ALONE NON-LID TREATMENT MEASURES.

SITE INFORMATION AND NOTES

- PROPERTY INFORMATION
 407-401 EAST EVELYN AVENUE
 SUNNYVALE, CA 94089
 APN No. 209-04-003 & 004
 SITE AREA = 100,401 S.F. (2.31 AC)
- EXISTING ONSITE IMPERVIOUS AREA = 86,311 S.F. (1.96 AC)
- EXISTING ONSITE PERVIOUS AREA = 14,110 S.F. (0.32 AC)
- PROPOSED ONSITE IMPERVIOUS AREA = 91,821 S.F. (2.12 AC)
- PROPOSED ONSITE PERVIOUS AREA = 6,600 S.F. (0.16 AC)
- THE PROJECT IS LOCATED WITHIN THE PURPLE AREA OF THE HMP APPLICATION MAP WHICH INDICATES AREAS THAT EXTEND TO HARDENED CHANNELS, THE 4% STANDARD AND ASSOCIATED REQUIREMENTS DO NOT APPLY TO PROJECTS IN THESE AREAS.
- RECEIVING SYSTEM FOR THE STORM WATER: CITY OF SUNNYVALE PUBLIC STORM DRAIN SYSTEM WHICH ULTIMATELY FEEDS TO SAN FRANCISCO BAY.



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 SUNNYVALE, CALIFORNIA

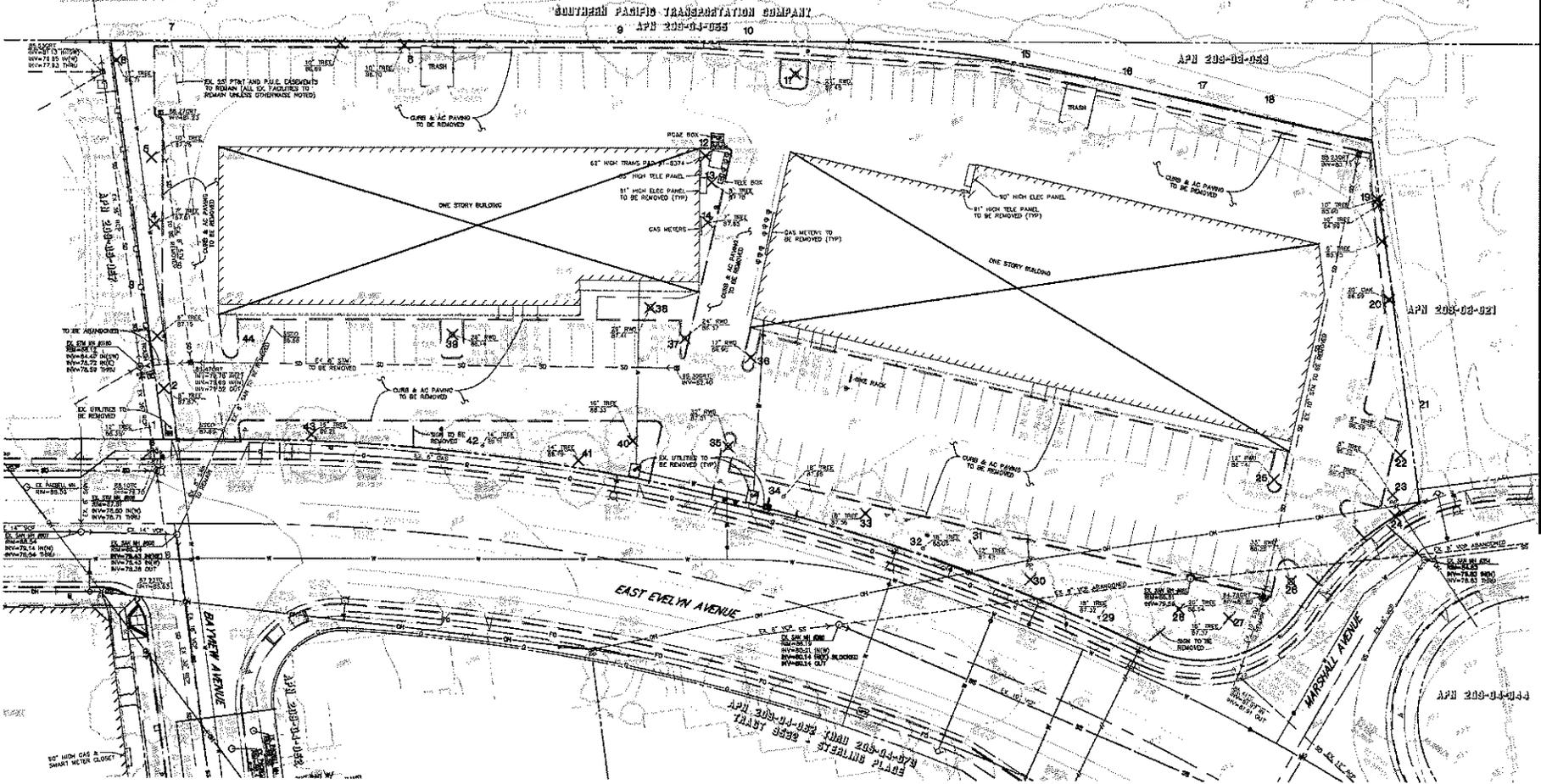
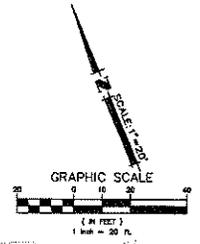
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 SAN MATEO, CALIFORNIA

LEGEND

-  EXISTING TREE TO BE REMOVED
-  EXISTING TREE TO REMAIN

NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING ITEMS TO BE REMOVED PRIOR TO FURNISHING PROPOSAL FOR DEMOLITION.
2. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS FOR DEMOLITION.
3. CONTRACTOR SHALL CONTACT BAY AREA AIR QUALITY CONTROL FOR THE "J" NUMBER AND FURNISH IT TO THE DEVELOPER.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR THE TERMINATION OF ALL UTILITIES THAT SERVICE THE SITE.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN DUST CONTROL AND CLEANUP AS REQUIRED BY THE CITY OF SUNNYVALE.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE LEAD SURVEY AND ASBESTOS SURVEY FROM THE DEVELOPER AND COMPLETE ALL NECESSARY RECOMMENDATIONS PER SAID REPORTS.
7. ALL EXISTING STRUCTURES TO BE REMOVED.
8. ALL TREE INFORMATION SHOWN PER BARRIE O. COATE AND ASSOCIATES TREE SURVEY AT 457 + 475 EVELYN AVENUE DATED MAY 9, 2012.
9. ALL ONSITE TREES TO BE REMOVED UNLESS NOTED OTHERWISE.



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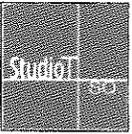
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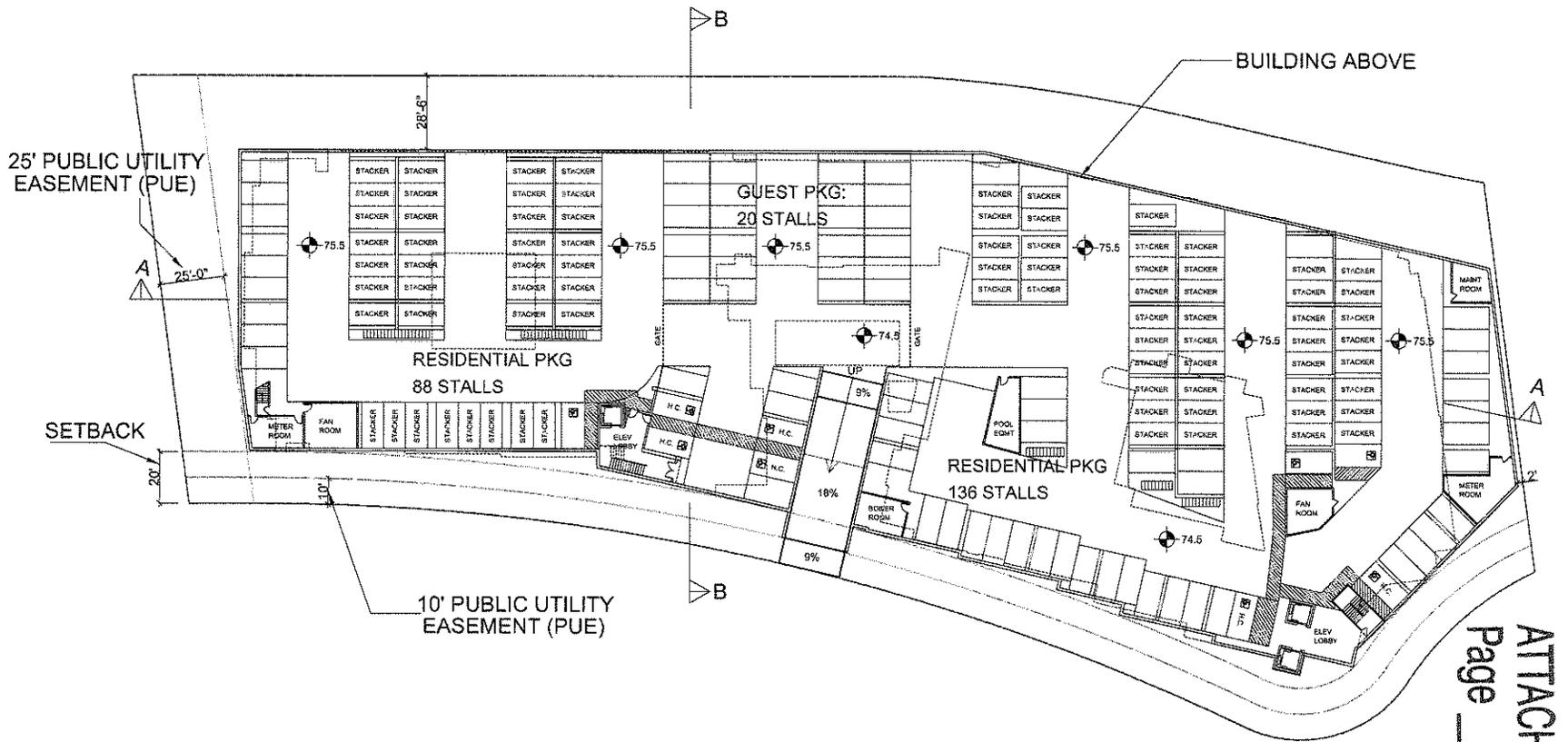
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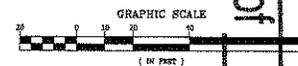
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224 STALLS SECURED RESIDENTIAL PKG
 20 STALLS GUEST PKG
 244 TOTAL PARKING STALLS



ATTACHMENT
 Page 12 of 32
 F

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Revisions:

Sheet Title:

GARAGE LEVEL

Job No.: 11091
 Date: 4/17/2013
 Scale: 1" = 20' - 0"
 Drawn By:

Sheet No.: A0

E HENDY AVENUE

PENINSULA CORRIDOR

COMMUNICATION FACILITIES EASEMENT

EDGE OF PODIUM

E.V.A.

FITNESS CENTER

COMMUNITY REC

LEASING

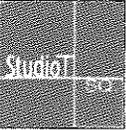
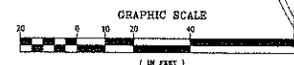
MAIN ENTRY

E EVELYN AVENUE

MARSHALL AVENUE

SETBACK

10' PUBLIC UTILITY EASEMENT (PUE)



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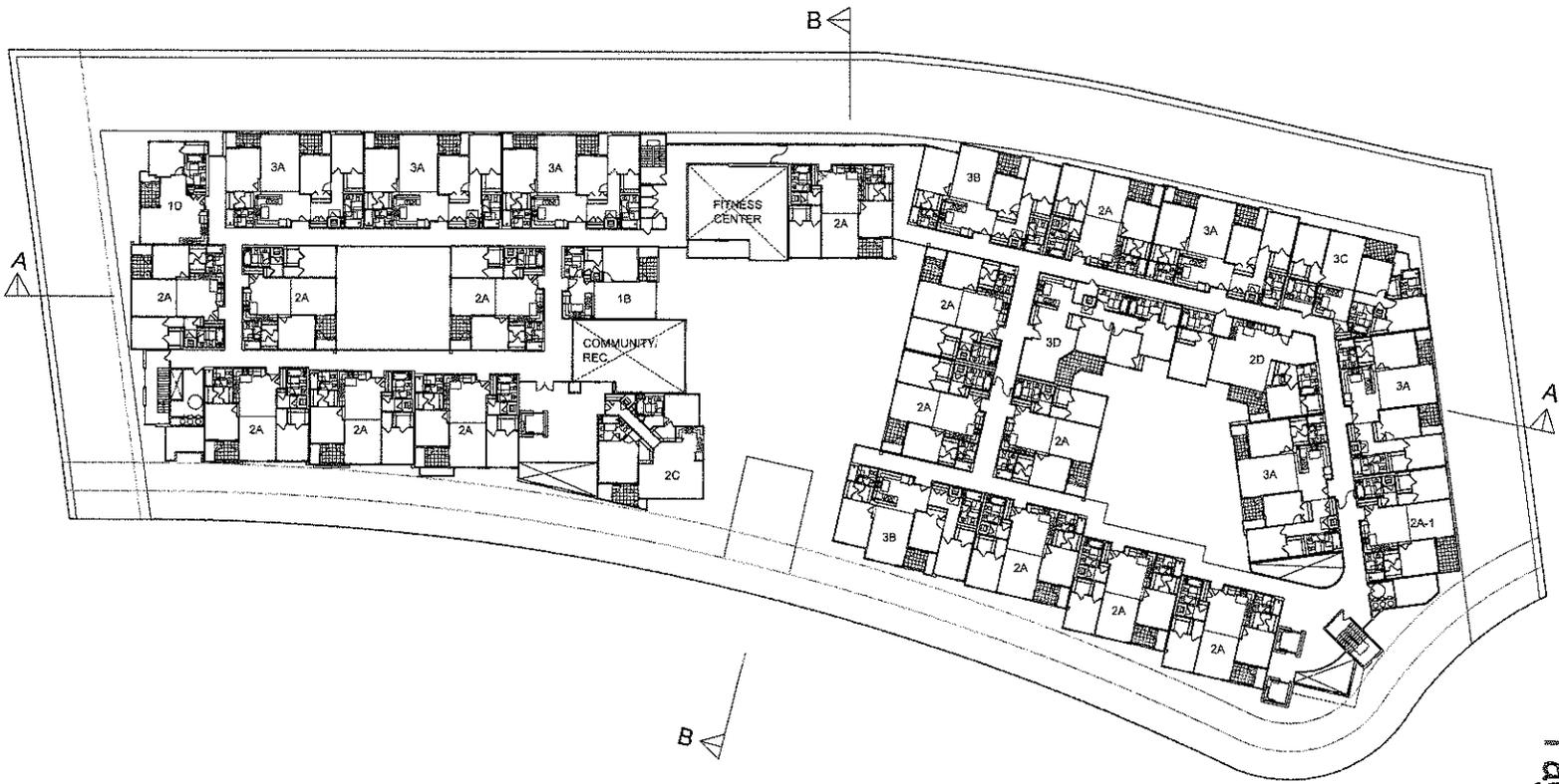
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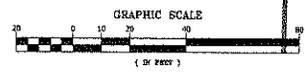
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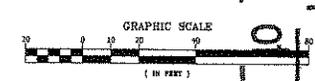
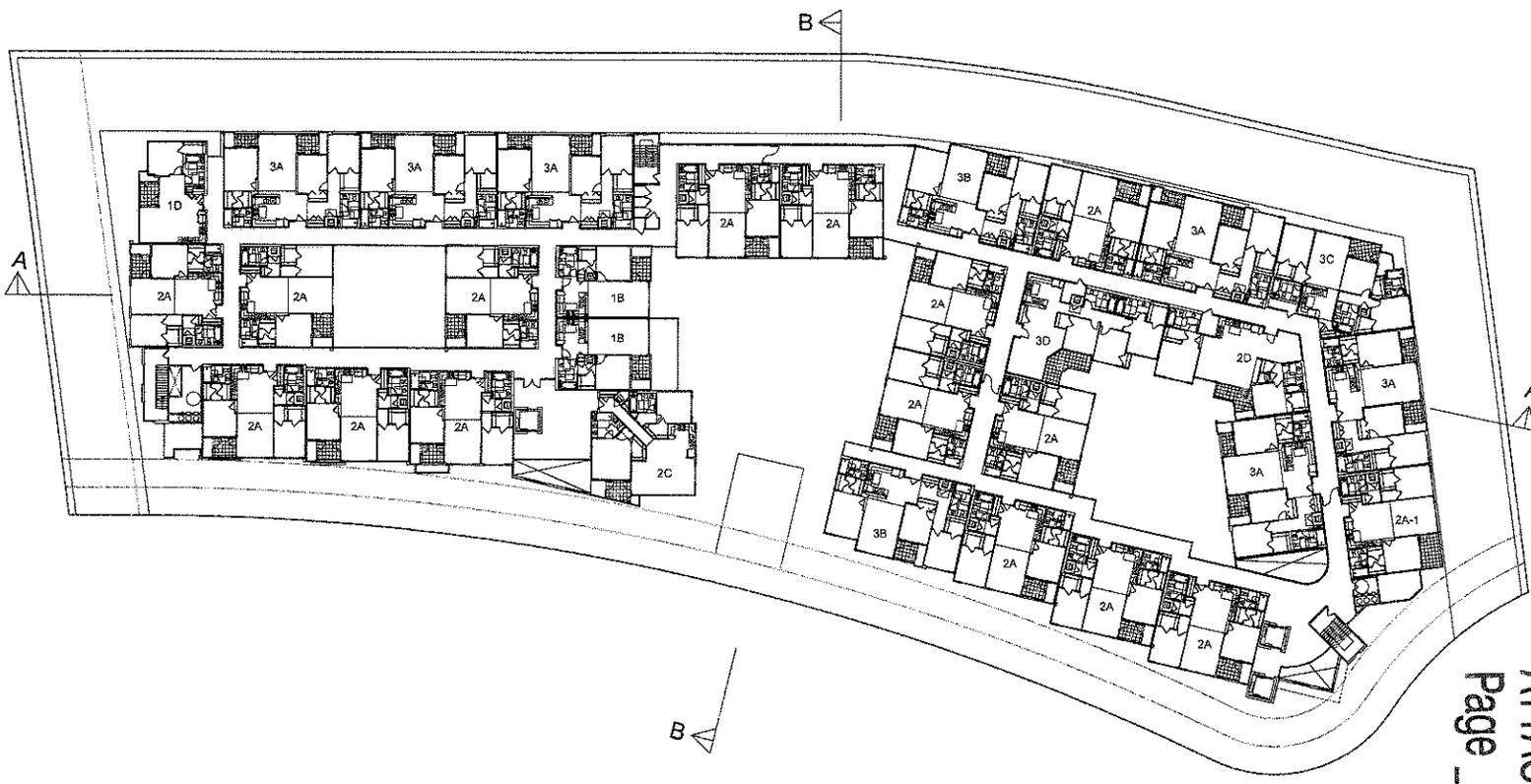
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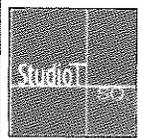
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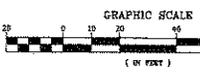
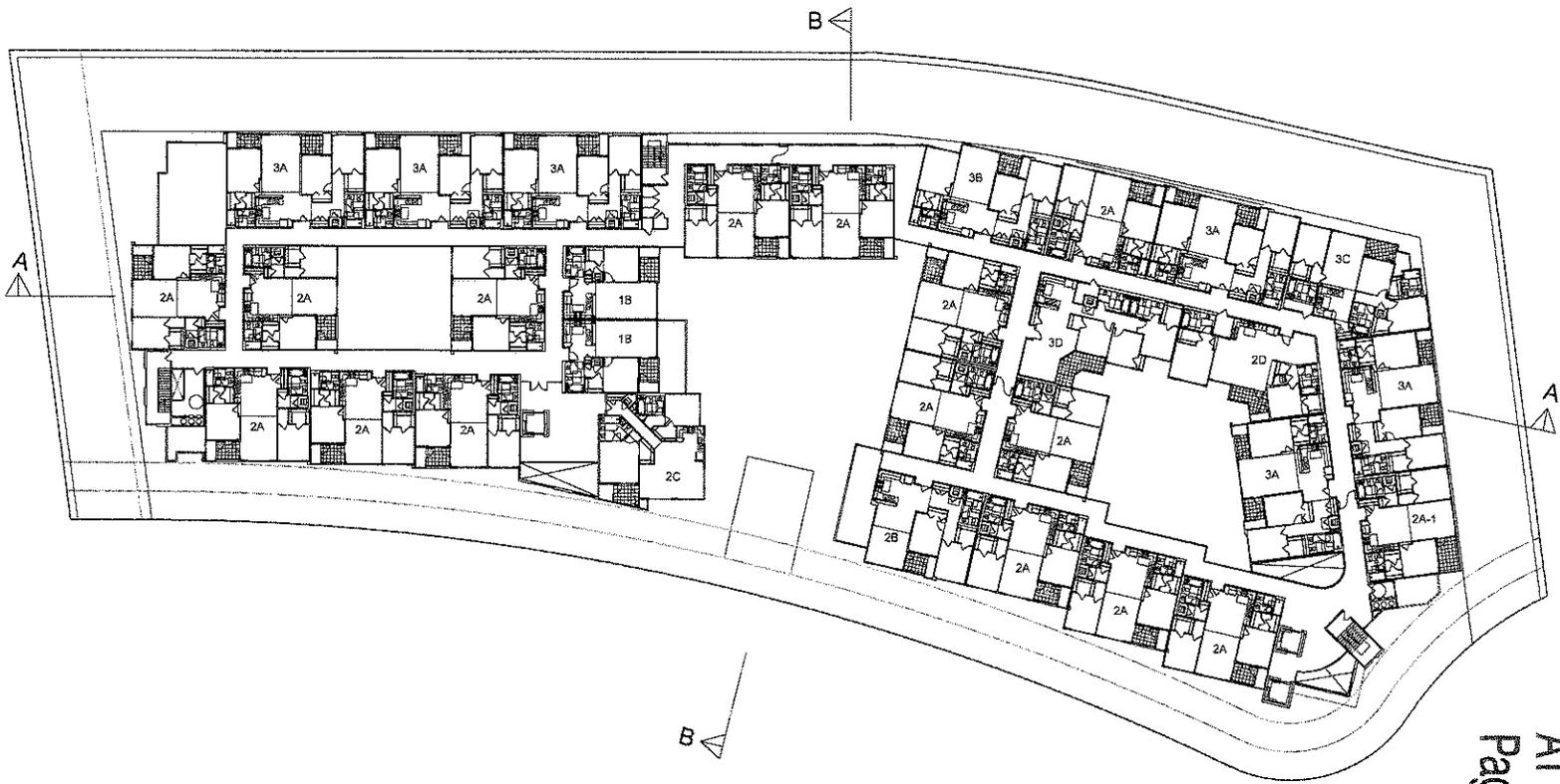
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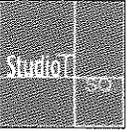
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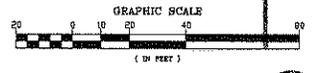
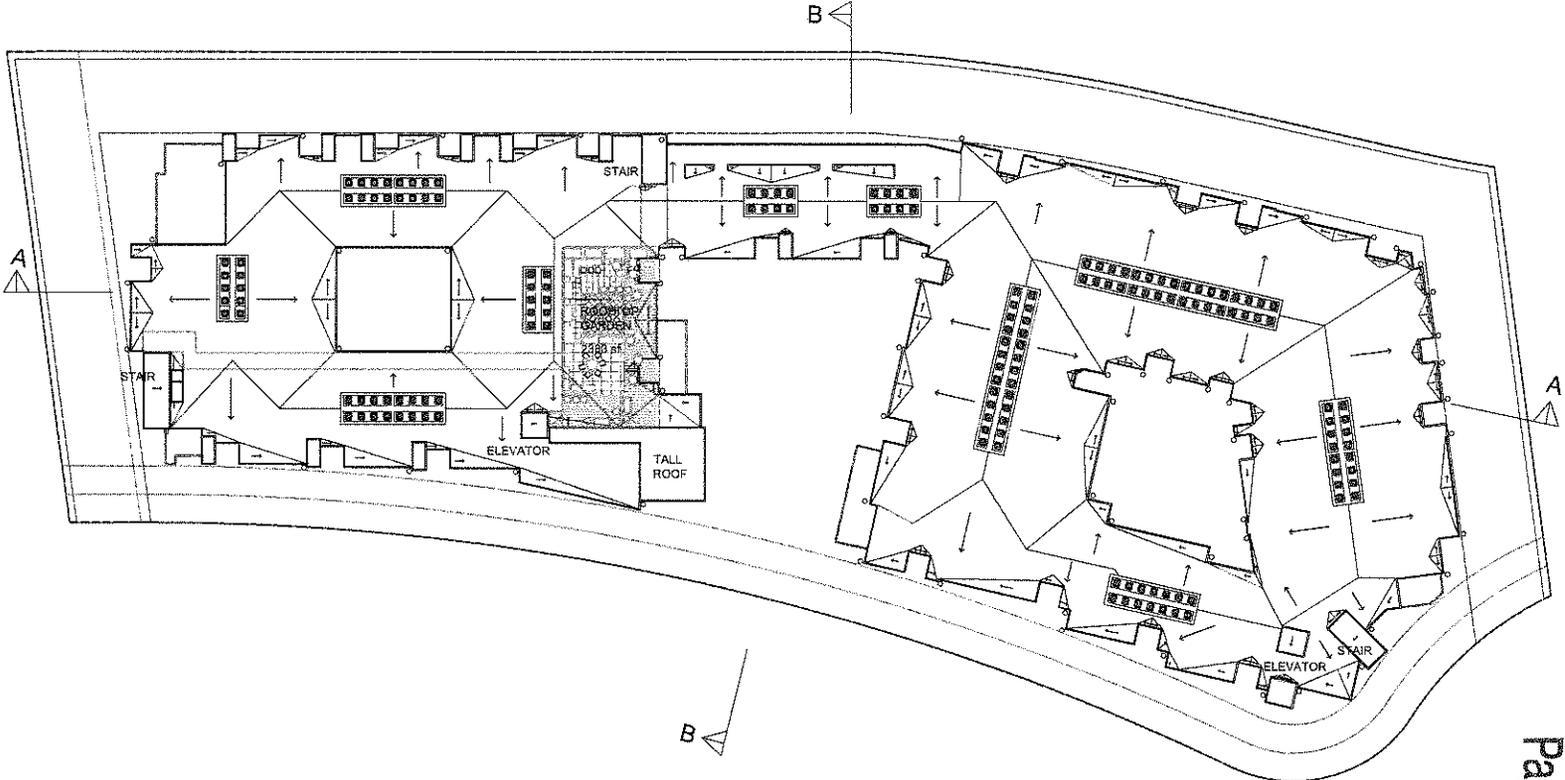
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 : 510-431-1800

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 THESE PLANS FOR THE USE OF THE CITY OF
 OAKLAND. THE ARCHITECTS ASSOCIATES HAS
 PREPARED THESE PLANS IN ACCORDANCE WITH
 THE CITY OF OAKLAND'S ORDINANCES AND
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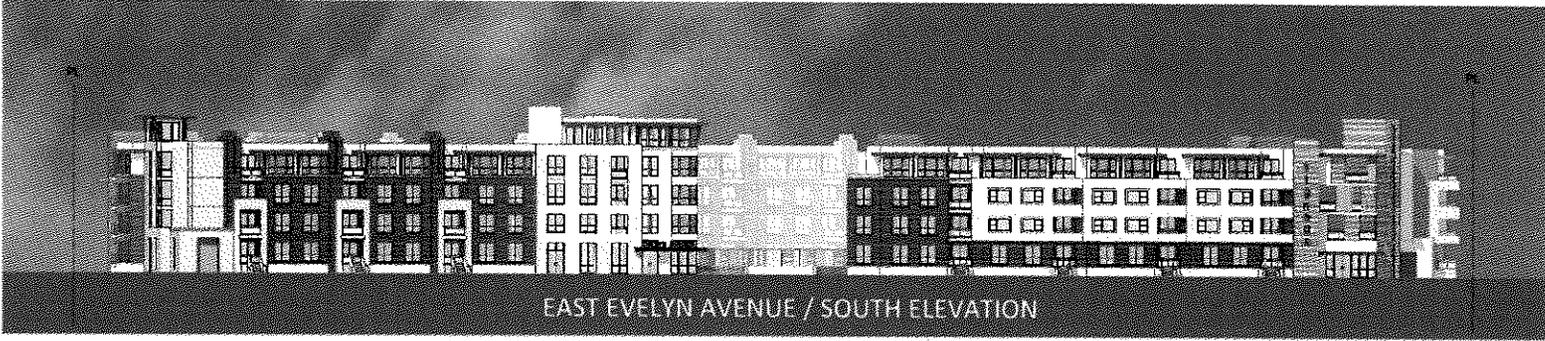
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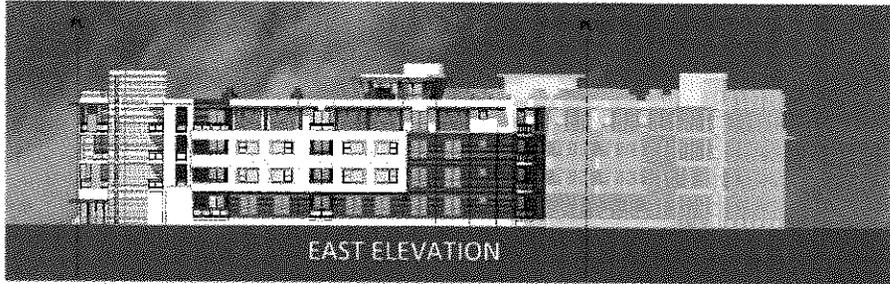
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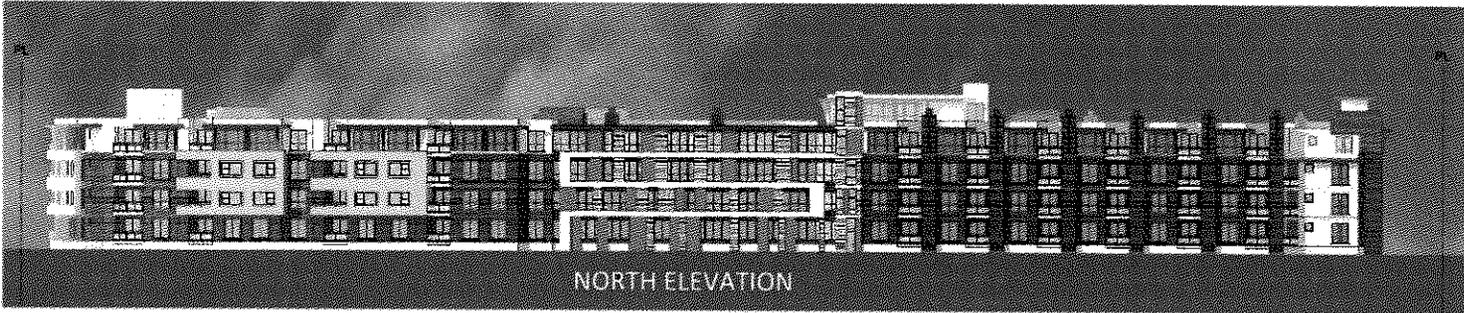
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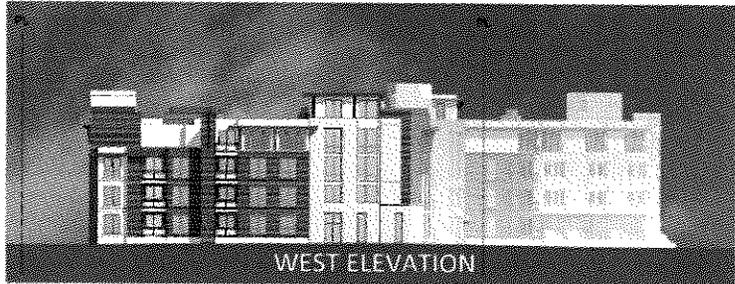
EAST EVELYN AVENUE / SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

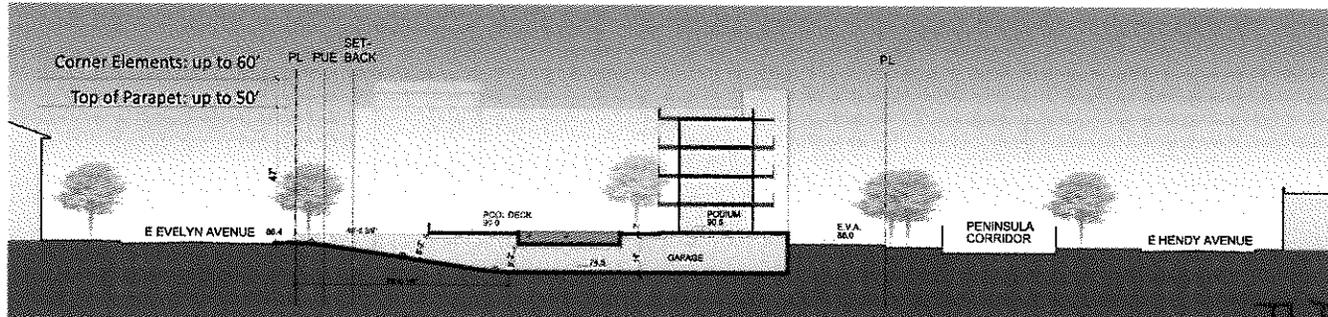
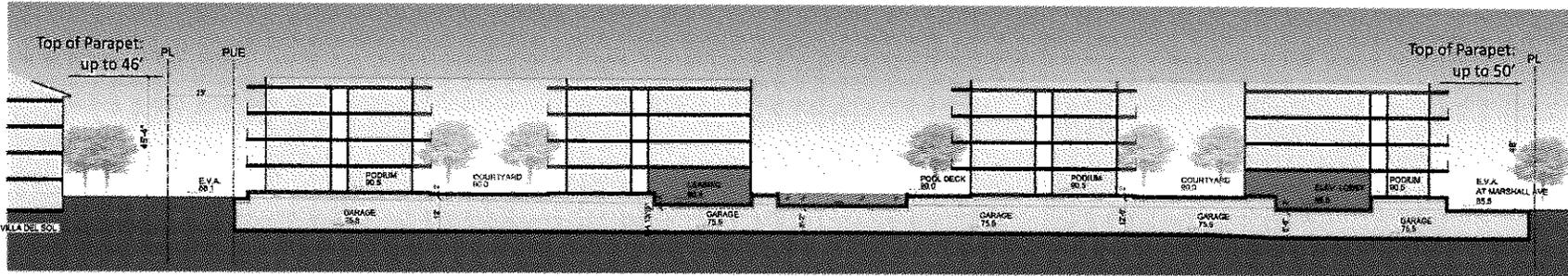


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PROMETHEUS REAL ESTATE GROUP
 1500 C. HOOPER BLVD. SUITE 200
 SAN ANTONIO, TEXAS 78205

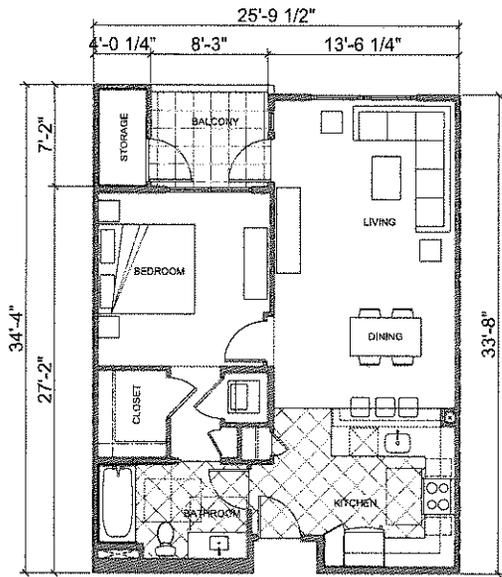
EVELYN AVE APARTMENTS
 SUNNYVALE, CALIFORNIA

PROMETHEUS REAL ESTATE GROUP
 1500 C. HOOPER BLVD. SUITE 200
 SAN ANTONIO, TEXAS 78205

Sheet Title:
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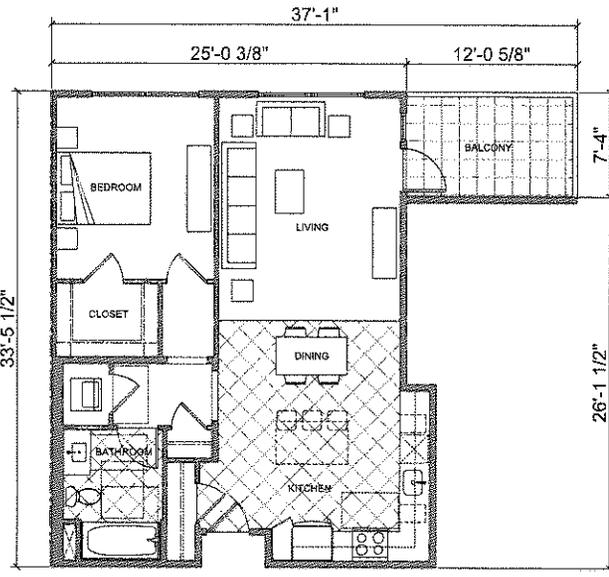
Job No.: 11031
 Date: 4/17/2013
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Sheet No.: A6.2



UNIT 1B

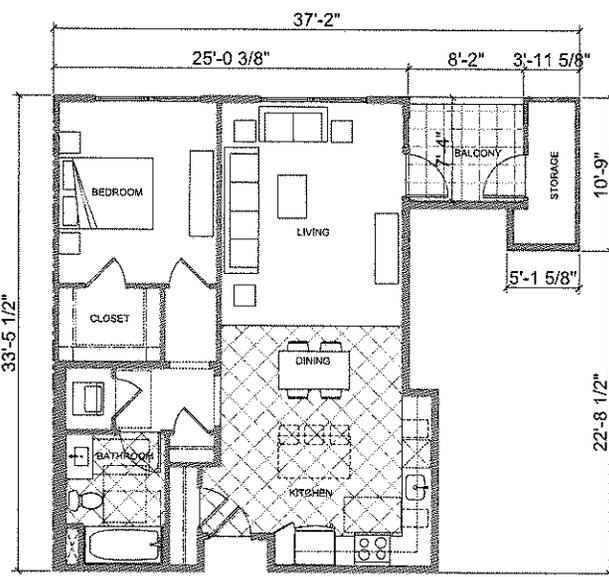
UNIT 1B		
UNIT AREA	776 SF	646 SF
STORAGE AREA	150 MIN. CF	150 MIN. CF



UNIT 1E

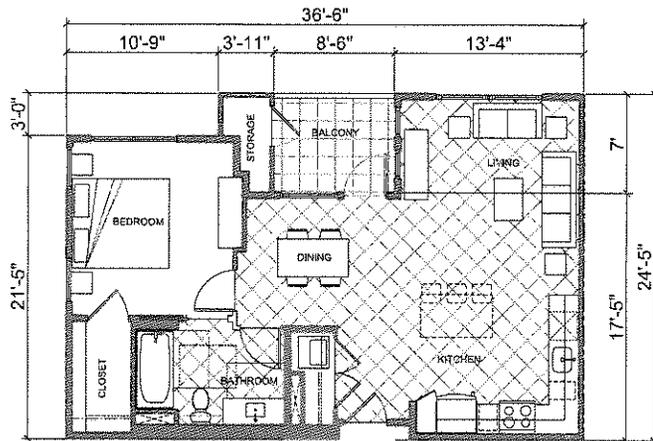
UNIT 1E		
UNIT AREA	854 SF	646 SF
STORAGE AREA	150 MIN. CF	150 MIN. CF

*LOCATED IN BUILDING



UNIT 1E-1

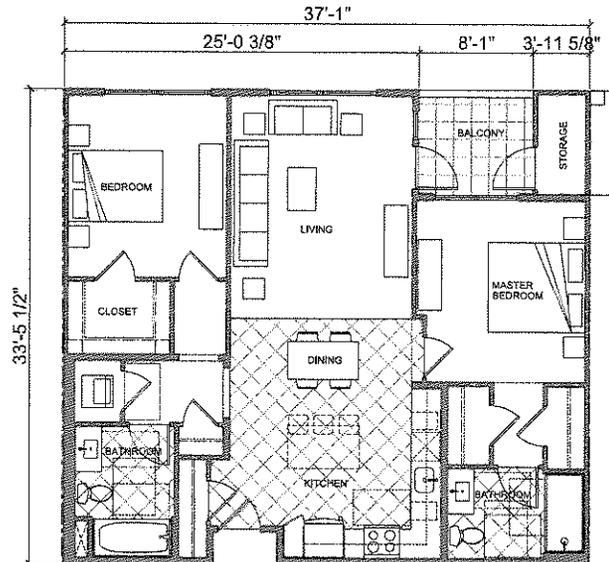
UNIT 1E		
UNIT AREA	846 SF	646 SF
STORAGE AREA	150 MIN. CF	150 MIN. CF



UNIT 1D

* STORAGE PARTIALLY LOCATED IN BUILDING

UNIT 1D		
UNIT AREA	776 SF	646 SF
STORAGE AREA	150 MIN. CF	150 MIN. CF



UNIT 2A

UNIT 2A		
UNIT AREA	1157 SF	646 SF
STORAGE AREA	200 MIN. CF	150 MIN. CF

ATTACHMENT F
Page 20 of 32



Architecture
Planning
Urban Design

400 East Street #100
Oakland, California 94607
Tel: 415-778-2100

PROJECT: 1000 S. NORFOLK ST. #110
SAN MATEO, CALIFORNIA
DATE: 4/17/2013
SCALE: 1/4" = 1' - 0"

EVELYN AVE APARTMENTS
SUNNYVALE, CALIFORNIA

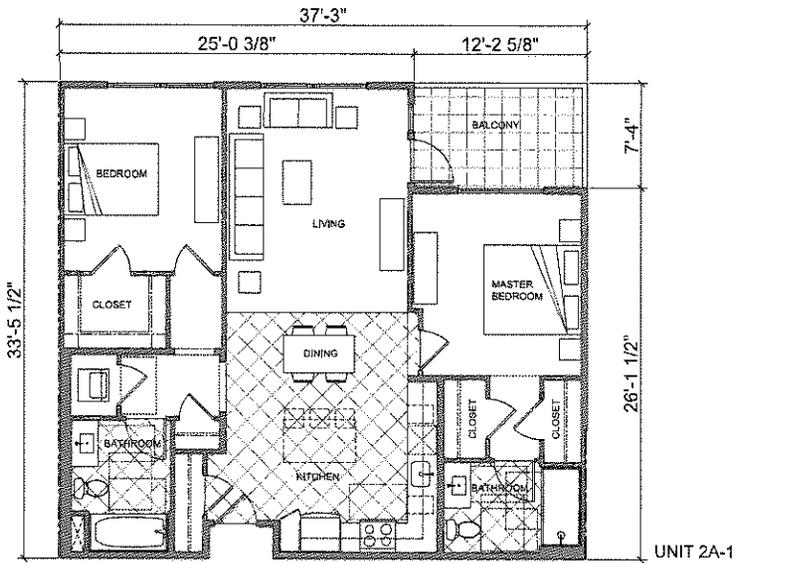
PROMETHEUS REAL ESTATE GROUP
1000 S. NORFOLK ST. #110
SAN MATEO, CALIFORNIA

Revised:

Sheet Title:
UNIT PLANS

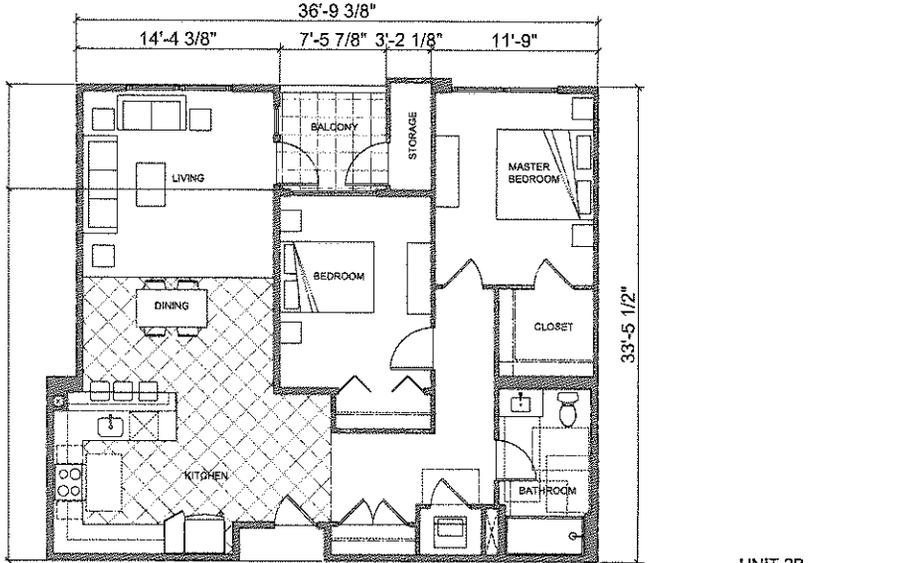
Job No.: 11031
Date: 4/17/2013
Scale: 1/4" = 1' - 0"
Drawn by:

Sheet No.:
A7



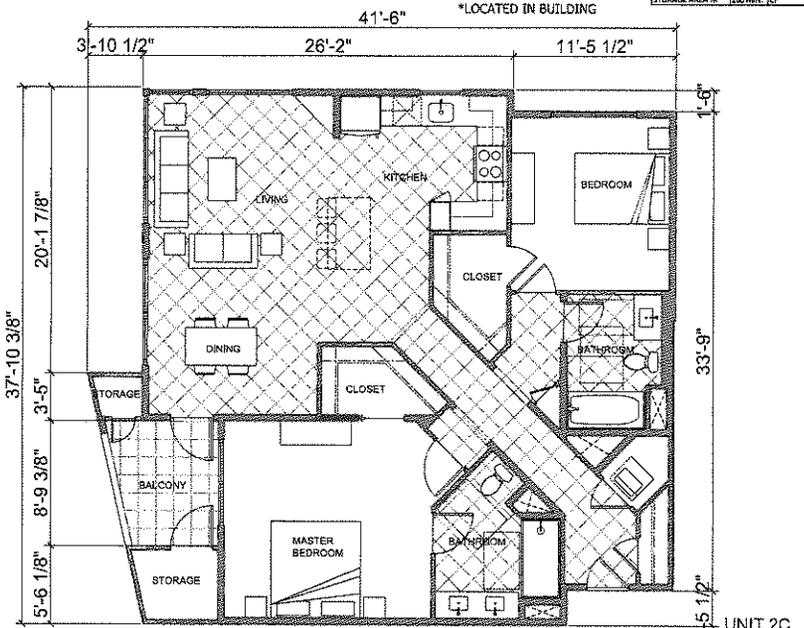
UNIT 2A-1

UNIT 2A-1	1323 SF
STORAGE AREA	200 MIN. CF



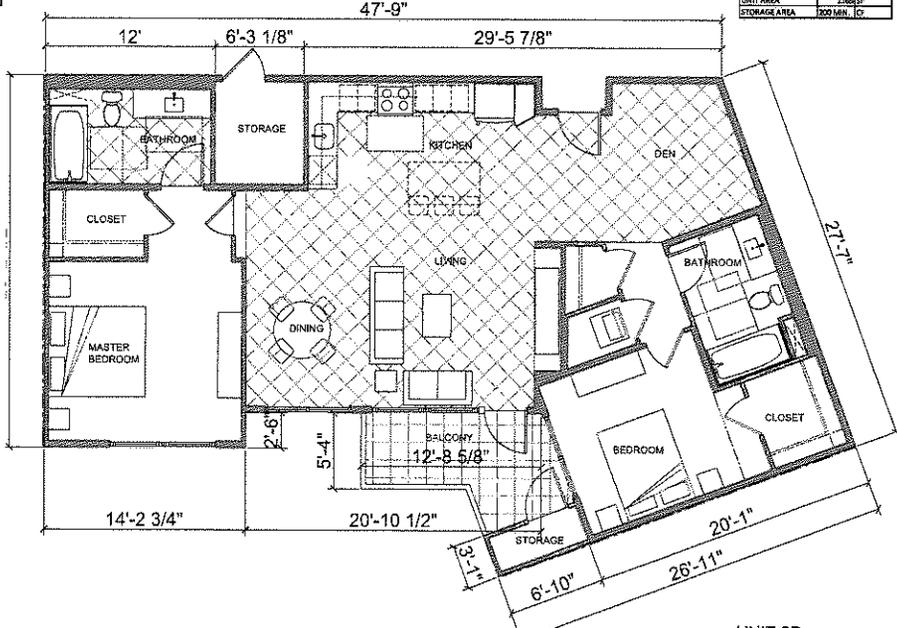
UNIT 2B

UNIT 2B	1366 SF
STORAGE AREA	200 MIN. CF



UNIT 2C

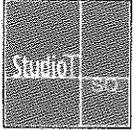
UNIT 2C	1363 SF
STORAGE AREA	200 MIN. CF



UNIT 2D

UNIT 2D	1304 SF
STORAGE AREA	200 MIN. CF

* STORAGE PARTIALLY LOCATED IN BUILDING



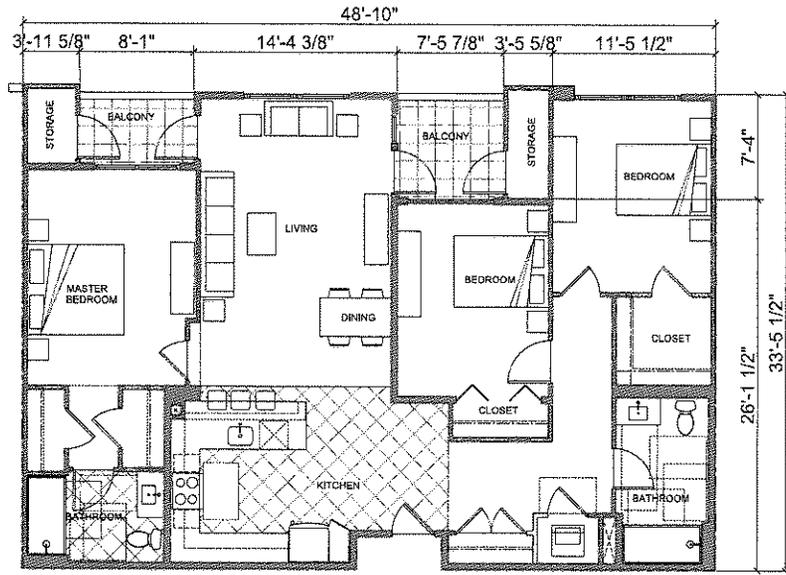
Architecture
Planning
Urban Design

419 12th Street, 435A
Oakland, California 94607
510-431-2897

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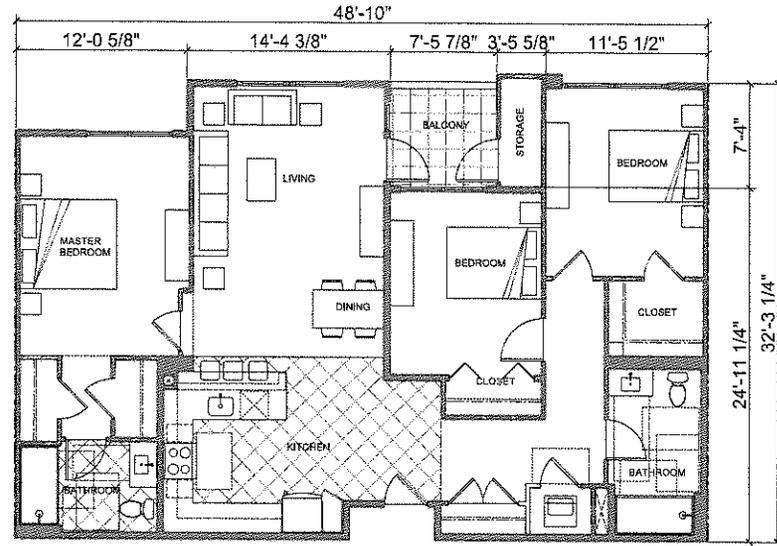
EVELYN AVE APARTMENTS
SUNNYVALE, CALIFORNIA
PROMETHEUS REAL ESTATE GROUP
1900 S. MARIPOSA ST., #150
SAN MATEO, CALIFORNIA

Revised:



UNIT 3A

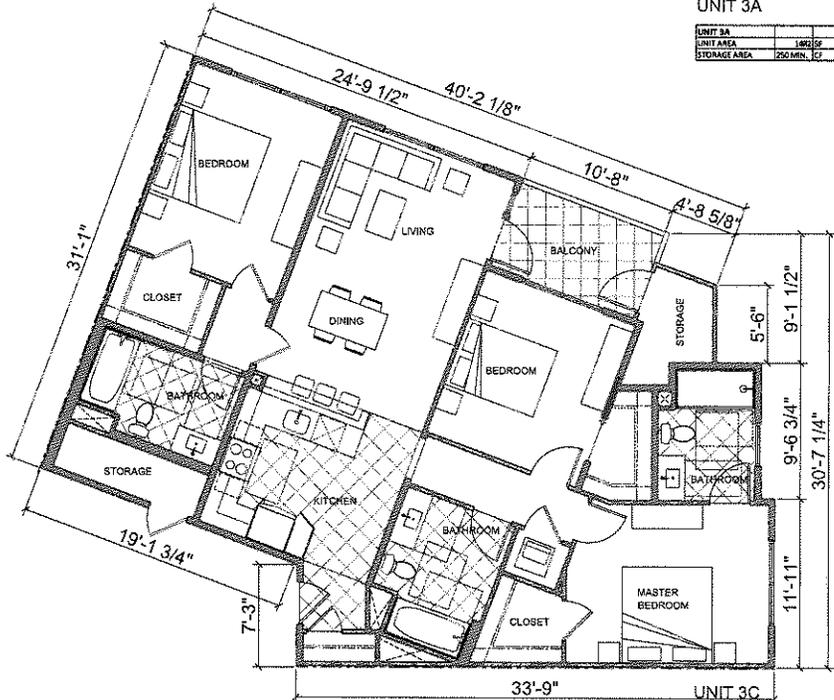
UNIT 3A		
UNIT AREA	1,862 SF	
STORAGE AREA *	250 SQ. FT.	



UNIT 3B

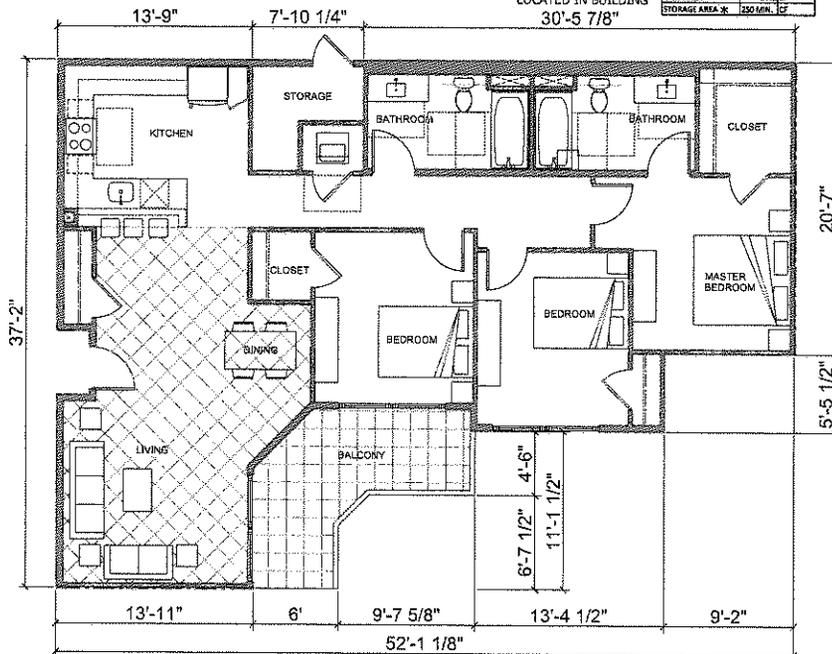
* STORAGE PARTIALLY
LOCATED IN BUILDING
30'-5 7/8"

UNIT 3B		
UNIT AREA	1,842 SF	
STORAGE AREA *	250 SQ. FT.	



UNIT 3C

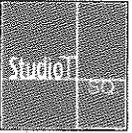
UNIT 3C		
UNIT AREA	1,439 SF	
STORAGE AREA *	250 SQ. FT.	



UNIT 3D

*LOCATED IN BUILDING

UNIT 3D		
UNIT AREA	1,802 SF	
STORAGE AREA *	250 SQ. FT.	



Architecture
Planning
Urban Design

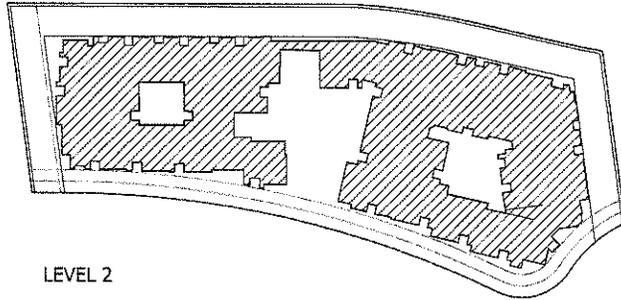
410 230 36th #150
Oakland, CA 94612
(510) 451-3555

WE OWN AND OPERATE THE FOLLOWING PROJECTS:
1. THE UNIVERSITY CITY CENTER, 1500 UNIVERSITY AVENUE, OAKLAND, CA
2. THE UNIVERSITY CITY CENTER, 1500 UNIVERSITY AVENUE, OAKLAND, CA
3. THE UNIVERSITY CITY CENTER, 1500 UNIVERSITY AVENUE, OAKLAND, CA
4. THE UNIVERSITY CITY CENTER, 1500 UNIVERSITY AVENUE, OAKLAND, CA
5. THE UNIVERSITY CITY CENTER, 1500 UNIVERSITY AVENUE, OAKLAND, CA
6. THE UNIVERSITY CITY CENTER, 1500 UNIVERSITY AVENUE, OAKLAND, CA
7. THE UNIVERSITY CITY CENTER, 1500 UNIVERSITY AVENUE, OAKLAND, CA
8. THE UNIVERSITY CITY CENTER, 1500 UNIVERSITY AVENUE, OAKLAND, CA
9. THE UNIVERSITY CITY CENTER, 1500 UNIVERSITY AVENUE, OAKLAND, CA
10. THE UNIVERSITY CITY CENTER, 1500 UNIVERSITY AVENUE, OAKLAND, CA

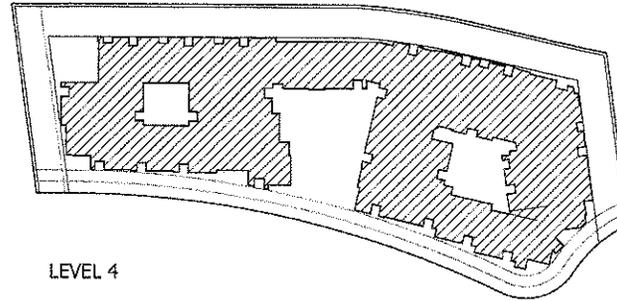
EVELYN AVE APARTMENTS
SUNNYVALE, CALIFORNIA

PROMETHEUS REAL ESTATE GROUP
1900 S. NORFOLK ST. #150
SAN MATEO, CALIFORNIA

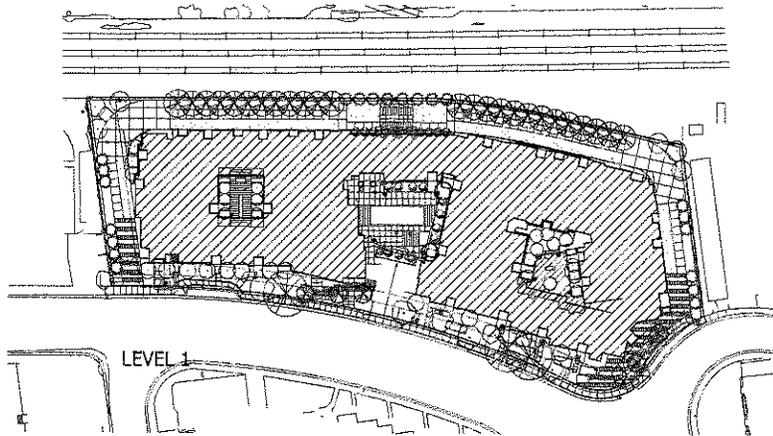
Revisions:



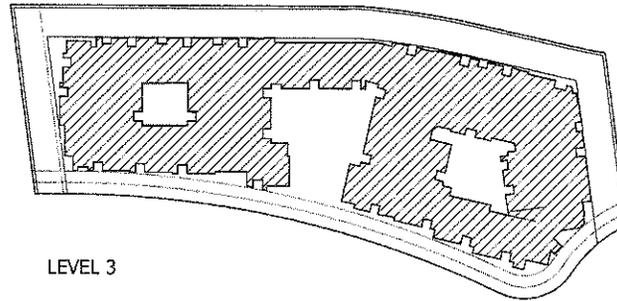
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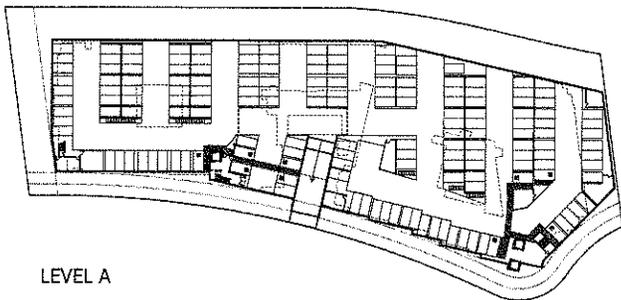
LEVEL 4



LEVEL 1



LEVEL 3



LEVEL A

FLOOR AREA CALCULATIONS		
Residential	Gross building S.F.	
Level 1	49,773	sf
Level 2	47,873	sf
Level 3	49,507	sf
Level 4	48,386	sf
Floor Area Residential	195,539	sf
Subterranean Garage	68,436	sf
		1.95 FAR

ATTACHMENT F
 Page 23 of 32



Architecture
 Planning
 Urban Design

415 52nd Street #200
 Oakland, California 94607
 (510) 461-2929

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EVELYN AVE APARTMENTS
 SUNNYVALE, CALIFORNIA

PROMETHEUS REAL ESTATE GROUP
 1900 S. INDIPOLE ST. #150
 SAN RAY, CALIFORNIA

Revisions:

Sheet Title:

FAR CALCULATIONS

Job No.: 11001
 Date: 4/17/2013
 Scale: 1" = 50' - 0"
 Drawn By:

Sheet No: A10

1 Romantic Mood KM3798-3
 Siding

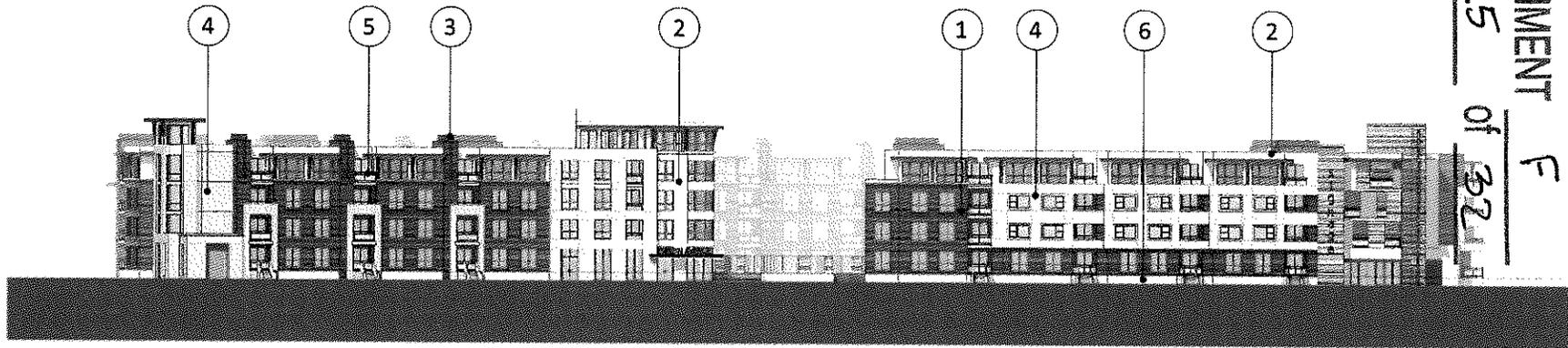
3 Castle Dale KM3935-3
 Stucco

5 Defense AC260-5
 Metal

2 Couscous KM3929-1
 Stucco, Siding, Metal

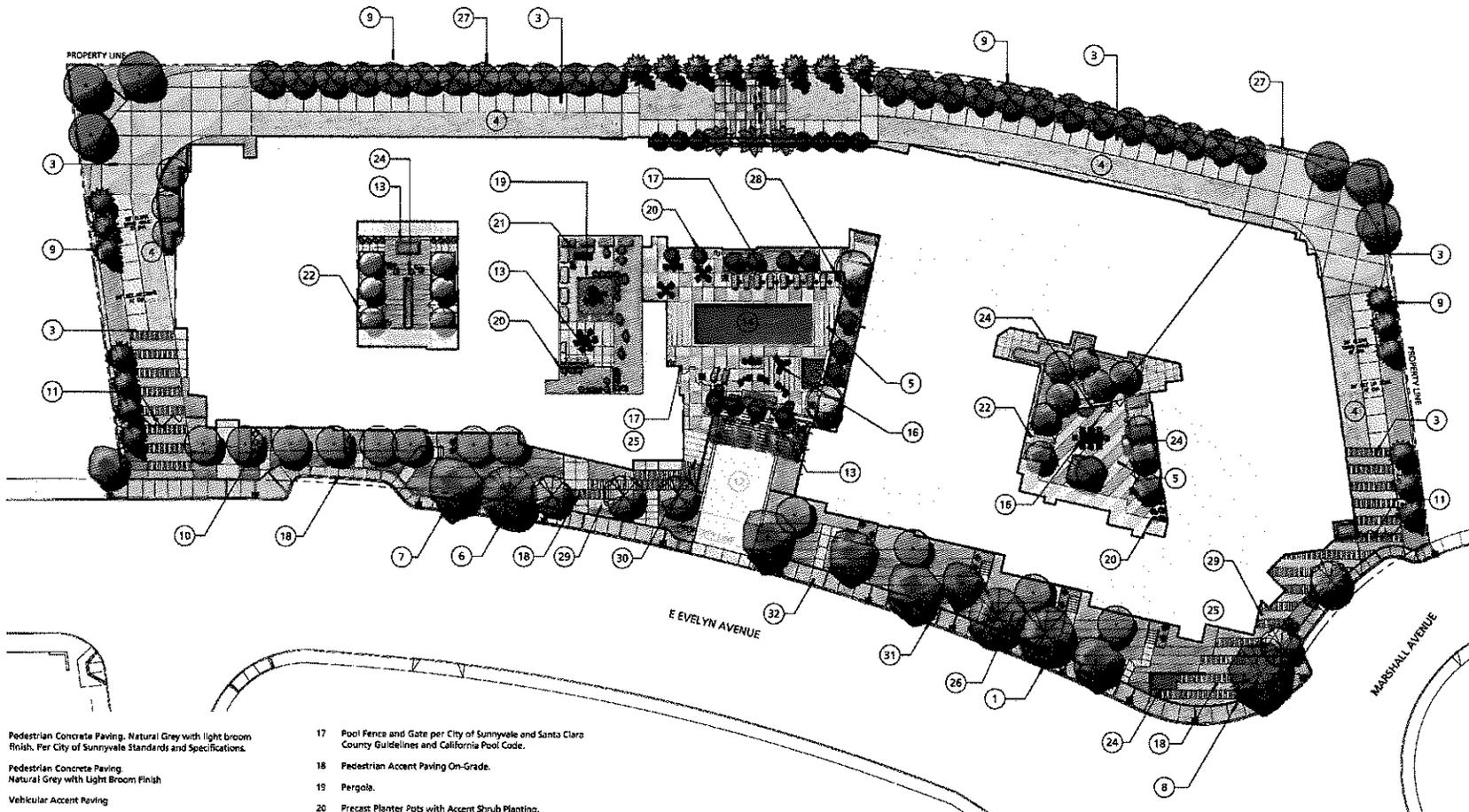
6 Oyster - Cut Coarse Stone
 Eldorado Stone

4 Meadow Brook KM3948-8
 Stucco



ATTACHMENT F
 Page 25 of 32

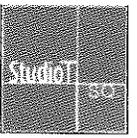
EVELYN AVE APARTMENTS
 SUNNYVALE, CALIFORNIA
 PROMETHEUS REAL ESTATE GROUP
 1500 S. NORFOLK ST. #150
 SAN MATEO, CALIFORNIA



- | | |
|---|--|
| <p>1 Pedestrian Concrete Paving. Natural Grey with light broom finish. Per City of Sunnyvale Standards and Specifications.</p> <p>2 Pedestrian Concrete Paving. Natural Grey with Light Broom Finish</p> <p>3 Vehicular Accent Paving</p> <p>4 Artificial Turf</p> <p>5 Pedestrian Accent Paving On-Structure.</p> <p>6 New Street Tree.</p> <p>7 Existing Trees to Remain.</p> <p>8 Specimen Accent Tree.</p> <p>9 Narrow, Upright Evergreen Trees.</p> <p>10 Private Stoop and Entry. See Architectural Drawings.</p> <p>11 Pedestrian and Vehicular Security Gates.</p> <p>12 Garage Entry. See Architectural Drawings.</p> <p>13 Outdoor Fireplace.</p> <p>14 Pool.</p> <p>15 Spa.</p> <p>16 Tables and Chairs.</p> | <p>17 Pool Fence and Gate per City of Sunnyvale and Santa Clara County Guidelines and California Pool Code.</p> <p>18 Pedestrian Accent Paving On-Grade.</p> <p>19 Pergola.</p> <p>20 Precast Planter Pots with Accent Shrub Planting.</p> <p>21 Outdoor Bar. Poured in Place Integral Color Concrete.</p> <p>22 Fire Ladder Pad Set Up Zone at Private Patios.</p> <p>23 Outdoor Barbeque with Sink. Poured in Place Integral Color Concrete Countertop.</p> <p>24 Water Feature.</p> <p>25 Lobby. See Architectural Drawings.</p> <p>26 Stormwater Treatment Area. See Civil Drawings.</p> <p>27 Metal Picket Project Fence at Property Line.</p> <p>28 Pedestrian-scale Pole Lights</p> <p>29 Class II Bike Racks per VTA Guidelines and Specifications. Total Quantity: 10 Bikes.</p> <p>30 Stairs and Handrail per Architect. See Architectural Drawings.</p> <p>31 5' Wide Sidewalk with Unit Paver Bands per Downtown Guidelines.</p> <p>32 8' Wide Sidewalk with Unit Paver Bands per Downtown Guidelines.</p> |
|---|--|



ATTACHMENT F
 Page 26 of 32



Architecture
 Planning
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 410 128 Street, #308
 Oakland, California 94607
 (510) 431-2800

THE GUZZARDO PARTNERSHIP INC.
 Landscape Architects + Land Planners
 141 Lomenzo Street
 San Francisco, CA 94111
 (415) 421-9071
 FAX: 415 398-0888

EVELYN AVE APARTMENTS
 SUNNYVALE, CALIFORNIA
 PROMETHEUS REAL ESTATE GROUP
 1900 S. NORFOLK ST., #150
 SAN PETERS, CALIFORNIA

Sheet Title:
 Conceptual Landscape Plan
 Job No.:
 Date: 08.17.2018
 Scale: 1" = 20'
 Drawn by:
 Sheet No.: 11

PLANT PALETTE

KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
AQU MAL		Arbutus Menziesii	Strawberry Tree	Low Water Use
CER CAN		Cercocarpus 'Forest Pansy'	Redbud	Low Water Use
LAR NAT		Lagerströmia 'Natchez'	Grape Myrtle	Low Water Use
OR COM		Lophoceros confertus	Brickellia Box	
JAP NO3		Laurus nobilis 'Savoyana'	Savoyana Laurel	Low Water Use
DI F PLR		Olax europaea 'Ivan Hef'	Olax	Low Water Use
POD MAK		Podocarpus n. 'Virex'	Japanese Yew	Low Water Use
PLA CD		Platanus x acerifolia 'Columbica'	Plane Tree	
FLO BR		Hydrangea 'Whitehouse'	Flowering Hydr	
QUE SUB		Quercus cuber	Cork Oak	
U.S. YER		Quercus virginiana	Southern Live Oak	
ZEL SER		Zelkova serotina 'Green Vase'	Green Vase Zelkova	

* 15' Center minimum unless otherwise noted on plans

SHRUBS

KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS
AC	1 Gal	Acacia greggiana 'Dagan'	Japanese Sweet Bag	18" O.C.
AR	1 Gal	Arbutus menziesii 'Compass'	Strawberry Tree	36" O.C. Low Water Use
AC	1 Gal	Artemisia 'Mantoni'	Manitac Sagebrush	36" O.C. Native/Low Water Use
BD	3 Gal	Berberis darwinii	Darwin Barbary	36" O.C. Low Water Use
CT	3 Gal	Chamaecyparis leucostoma	Cape Rush	36" O.C.
CP	3 Gal	Cydonia pinnatifida	Orchard Tree Pear	36" O.C. Low Water Use
DL	3 Gal	Dalea 'Lemon Drops'	Fournight Lily	30" O.C. Low Water Use
DV	3 Gal	Dodonaea viscosa	Hopwood Bush	60" O.C. Low Water Use
LW	3 Gal	Lupinus albus 'Mullandii'	Lupinus	30" O.C. Low Water Use
HM	1 Gal	Hieracium hybridum	Evergreen Day Lily	18" O.C. 18" O.C. 18" O.C.
HA	3 Gal	Heteromeles arbutifolia	Toyon	72" O.C. Native/Low Water Use
H	3 Gal	Hebe 'Tomato Tango'	Dwarf Hebe	30" O.C. Low Water Use
LC	1 Gal	Linum catharticum	Sea Lavender	24" O.C. Native/Low Water Use
LH	3 Gal	Laropetalum arvense	Prize Flower	36" O.C. Low Water Use
MA	3 Gal	Malva alba 'Compass'	Dwarf Oregon Grape	48" O.C. Native
PS	3 Gal	Pharbitis 'Sea Jade'	New Zealand Flax	36" O.C. Low Water Use
YM	3 Gal	Pharbitis 'Mantoni's Head'	New Zealand Flax	36" O.C. Low Water Use
PI	3 Gal	Prunus ficifolia	Foliolif Cherry	60" O.C. Native/Low Water Use
RC	3 Gal	Rhamnus s. 'Mantoni's Head'	Mantoni's Head	24" O.C. Native/Low Water Use
RY	3 Gal	Ribes holzschuhi	Orange Perfume	60" O.C. Native/Low Water Use
RO	1 Gal	Rosa californica	California Rose	48" O.C. Native/Low Water Use
RK	1 Gal	Rosa rugosa 'Van Taylor'	Rosemary	36" O.C. Low Water Use

** 15' used as or noted on plans or groundcover

PERENNIALS & GRASSES

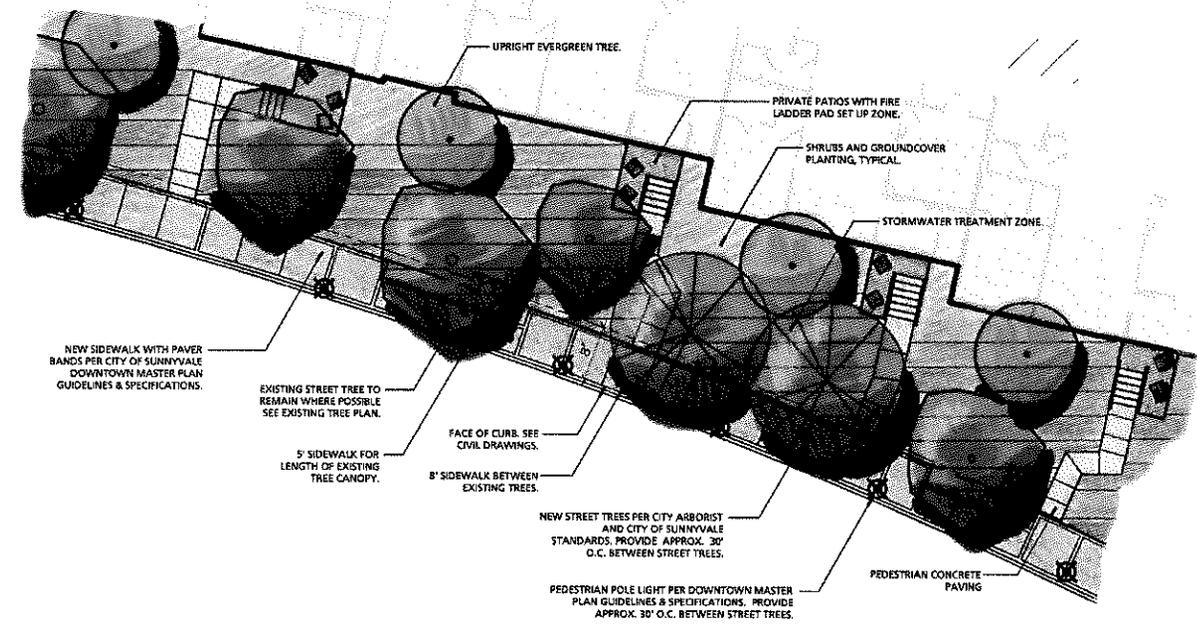
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS
CA	1 Gal	Calliopsis 'Columbia'	Calliopsis	36" O.C. Low Water Use
HS	1 Gal	Hesperis matronalis	Blue Dot Grass	24" O.C. Low Water Use
UL	3 Gal	Ulex parviflorus 'Elk Blue'	California Gray Rush	24" O.C. Native
MU	1 Gal	Muhlenbergia 'Royal Blue'	Purple Deer Grass	24" O.C. Native/Low Water Use
CE	3 Gal	Carex stricta 'Aurea'	Fountain Grass	24" O.C.
PM	3 Gal	Polypodium munitum	Sword Fern	24" O.C. Native

GROUNDCOVERS

KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS
ARC	1 Gal	Arctostaphylos 'Pacific Mist'	Baccharis	30" O.C. Native/Low Water Use
BP	1 Gal	Baccharis pilularis	Coyote Brush	36" O.C. Native/Low Water Use
IR	1 Gal	Irises douglasii 'P. Coast Heritage'	Pacific Coast Hybrid Iris	18" O.C. Native/Low Water Use
OST	1 Gal	Osteospermum 'Innocent'	Fireweed Daisy	18" O.C. Low Water Use
RSS	1 Gal	Ruscus acrolophus 'Vase'	Rosemary	24" O.C. Low Water Use
SAH	1 Gal	Sarcocolla hookeriana 'Vase'	Sweet Box	36" O.C. Low Water Use
TRA	1 Gal	Trachelospermum jasminoides	Star Jasmine	24" O.C.
ZAL	1 Gal	Zauschneria c. 'Frazar's Choice'	California Fuchsia	24" O.C. Native/Low Water Use
WSD	3 Gal	Woodsia ilizacensis	Native Creeping Wildrye	Turfgrass

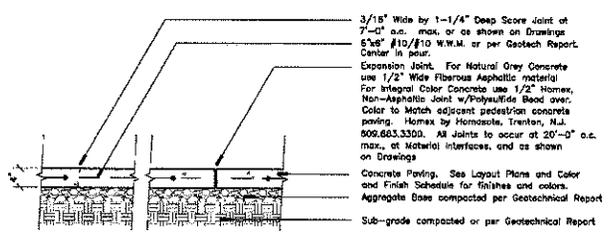
VINES

KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
CL	3 Gal	Clematis lasiantha	Chippendale Clematis	Native/Low Water Use
DB	3 Gal	Daliscia buxifolia	Blood-Red Tamarisk Vine	
PA	3 Gal	Passiflora suberita	Silver Lace Vine	Low Water Use



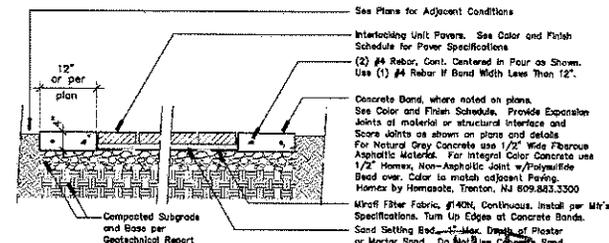
E. Evelyn Avenue Streetscape Enlargement

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



Pedestrian Concrete Paving

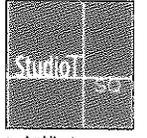
Scale: 1" = 1'-0"



Pedestrian Unit Paving On Grade

Scale: 1" = 1'-0"

ATTACHMENT F
page 27 of 32



Architecture
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413 276 5246 (fax)
3000 California Street
San Francisco, CA 94115
(415) 431-1932

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects - Landscape Planners

58 Overlook Street
San Francisco, CA 94115
Tel: 415-433-6272
Fax: 415-433-9903

EVELYN AVE APARTMENTS
SUNNYVALE, CALIFORNIA

PROMETHEUS REAL ESTATE GROUP
1300 S. NORWALK ST. #104
SAN MATEO, CALIFORNIA

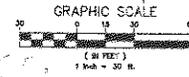
Sheet Title:
Landscape Notes, Details & Enlargement Plan

Job No.:
Date: 04.17.2011
Scale:
Drawn by:
Sheet No.: 12

VESTING TENTATIVE TRACT MAP

FOR CONDOMINIUM PURPOSES

BEING ALL OF PARCELS ONE, TWO, THREE AND FOUR, AS SHOWN ON THAT CERTAIN PAVING MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON MAY 5, 1979 IN BOOK 441 OF MAPS, AT PAGE 4.



LEGEND	
---	BOUNDARY LINE
---	VESTING LOT LINE
---	CENTER LINE
---	EASEMENT LINE
---	EXISTING EASEMENT LINE
---	CITY SURVEY INSTRUMENT
○	FOUND
○	MONUMENT
---	EMERGENCY VEHICLE ACCESS EASEMENT
---	INCREASE EGRESS EASEMENT
---	PUBLIC UTILITY EASEMENT
---	SIDEWALK EASEMENT

NOTES

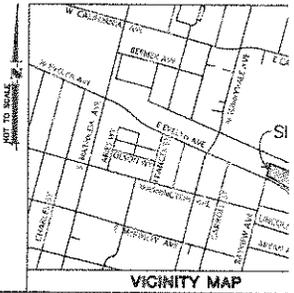
OWNER: EVELYN AVENUE ASSOCIATES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, 1424 SOUTH SANTA CRUZ AVENUE, LOS GATOS, CALIFORNIA 95030.

DEVELOPER: PROMETHEUS REAL ESTATE GROUP, 1500 SOUTH MARPLE STREET, SUITE 150, SAN MATEO, CALIFORNIA 94403, P: (650) 631-3400.

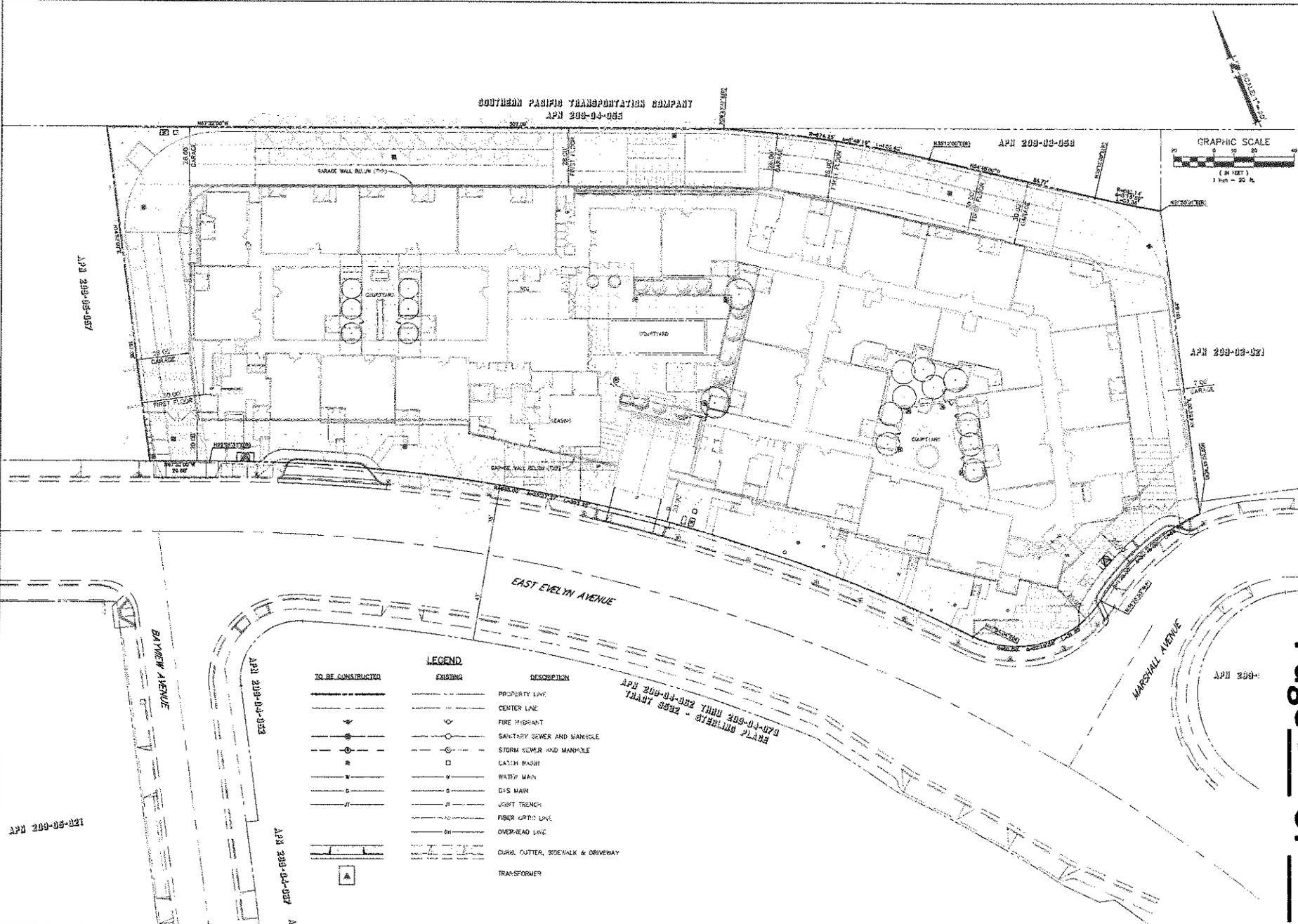
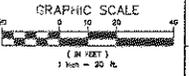
ENGINEER: CIVIL ENGINEERING ASSOCIATES, INC., 232 ARDENBURY PARKWAY, SUITE 102, SAN JOSE, CALIFORNIA 95110, P: (408) 457-1206.

- EXISTING ZONING: O4-PD (OFFICE COMMERCIAL) (PLANNED DEVELOPMENT)
- PROPOSED ZONING: DOWNTOWN SPECIFIC PLAN
- PROPOSED USE: 117 RESIDENTIAL CONDOMINIUM UNITS ON 5000 SQ. FT.
- FLOOD ZONE DESIGNATION: "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AREAS PROTECTED BY LEVEES FROM THE ANNUAL CHANCE FLOOD.
- ASSESSORS PARCEL NUMBER: 039-04-003 & 004
- 0 KAYAKS, BELLS ON SITE
- STORM WATER TO BE PROVIDED BY CITY OF SANMATEO
- WATER TO BE PROVIDED BY CITY OF SANMATEO
- SANITARY SEWER TO BE PROVIDED BY CITY OF SANMATEO
- FIRE PROTECTION IS TO BE PROVIDED BY CITY OF SANMATEO
- GAS AND ELECTRIC IS TO BE PROVIDED BY PG&E
- NUMBER OF LOTS: 1
- TOTAL AREA: 2.51 ACRES GROSS

- SHEET INDEX**
- VESTING TENTATIVE TRACT MAP
 - SITE PLAN
 - GRADING AND DRAINAGE PLAN
 - UTILITY PLAN



SOUTHERN PACIFIC TRANSPORTATION COMPANY
APN 209-04-055



TO BE CONSTRUCTED	EXISTING	DESCRIPTION
---	---	PROPERTY LINE
---	---	CENTER LINE
---	---	FIRE HYDRANT
---	---	SANITARY SEWER AND MANHOLE
---	---	STORM SEWER AND MANHOLE
---	---	CATCH BASIN
---	---	WATER MAIN
---	---	GIS MAIN
---	---	LIGHT TRENCH
---	---	FIBER OPTIC LINE
---	---	OVER-HEAD LINE
---	---	CURB, CUTTER, SIDEWALK & DRIVEWAY
---	---	TRANSFORMER

EXISTING UTILITIES - SEE SHEET 040-04-056 WITH ESR-10-092 RPT

APN 209-04-055

APN 209-03-058

APN 209-03-057

APN 209-03-056

APN 209-03-054

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APN 209-03-004

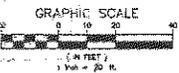
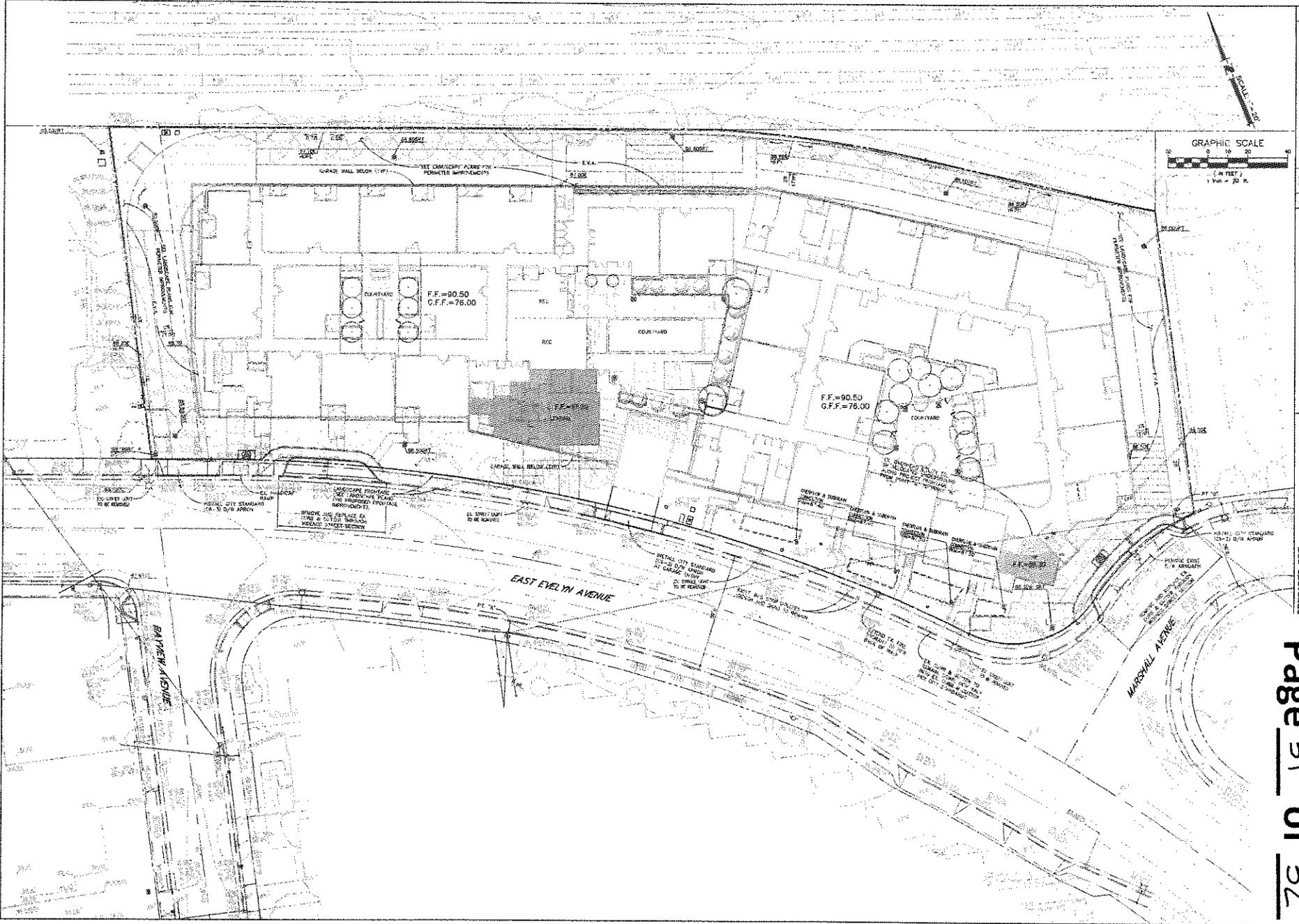
APN 209-03-003

APN 209-03-002

APN 209-03-001

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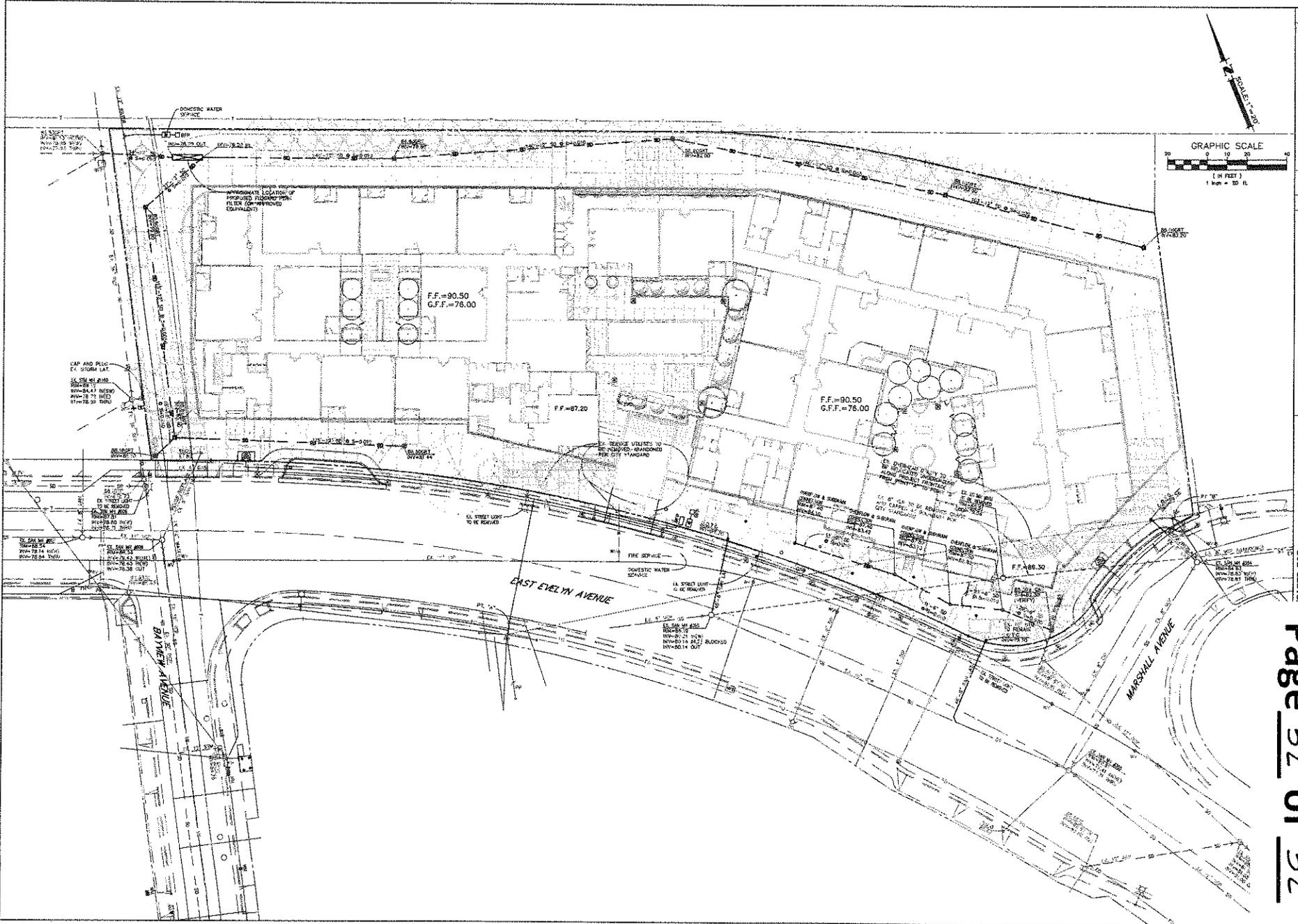
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