



Hearing Date: February 25, 2013
File Number: 2012-7625

SUBJECT: **Kenneth Rodrigues & Partners:** Use Permit for a new fitness center of 45,000 square feet including parking and associated landscaping located at **1165 E Arques Avenue** in an M-S/POA Zoning District (APN: 205-24-013):

Motion **Use Permit** to allow the development of a new fitness center; and

REPORT IN BRIEF:

Existing Site Conditions Vacant

Surrounding Land Uses

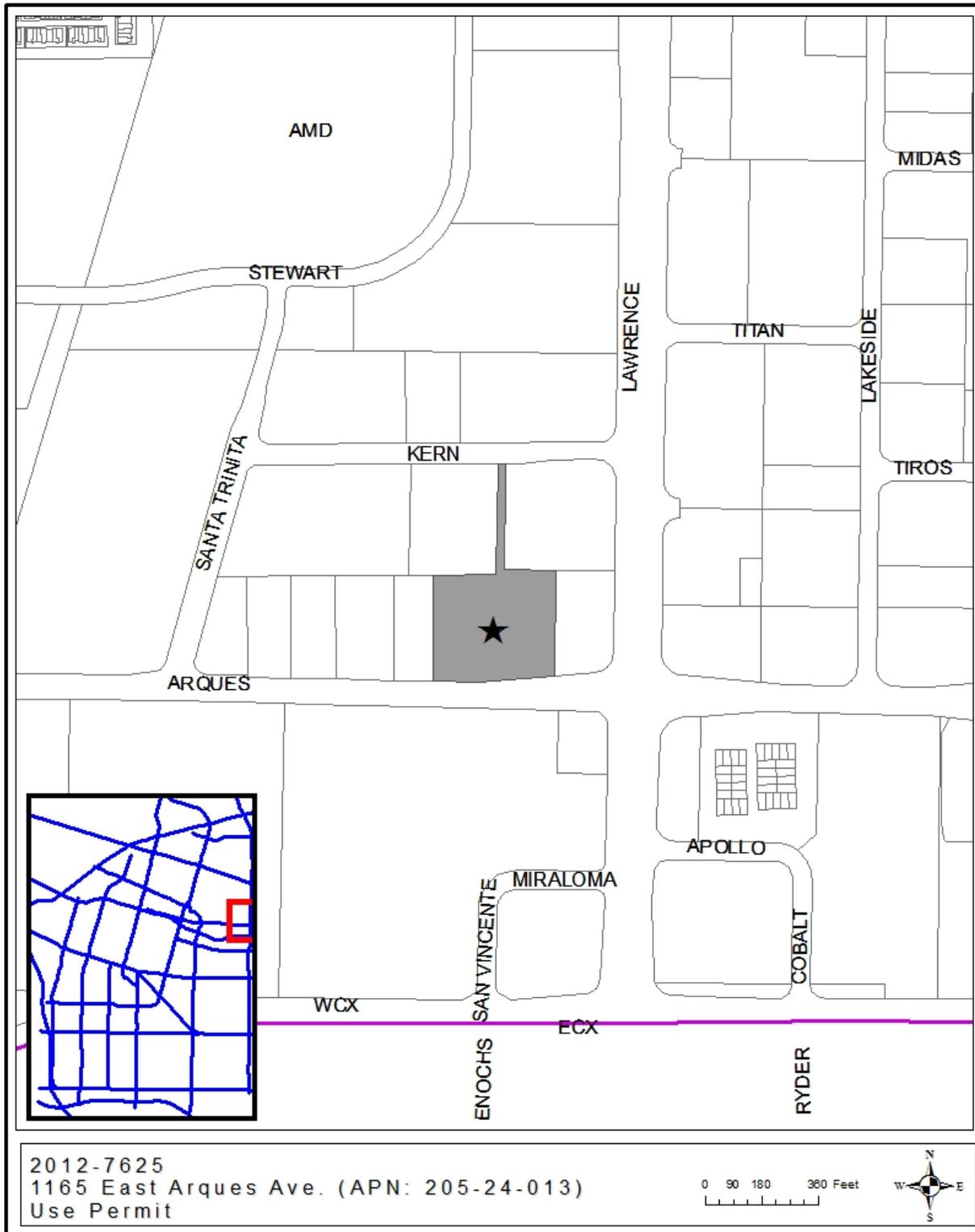
North	Light Industrial
South	Office
East	Industrial/Adult Day Care
West	Child Care Center

Issues Parking Management and Architectural Façade Treatment

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

Staff Recommendation Approve with Conditions

VICINITY MAP



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Industrial	Same	Industrial
Zoning District	M-S/POA	Same	M-S/POA
Lot Size (s.f.)	142,877 sf.	Same	22,500 sf. min.
Gross Floor Area (s.f.)	0 sf.	45,000 sf.	No max.
Lot Coverage (%)	0%	32%	40% max.
Floor Area Ratio (FAR)	0%	32%	35% max.
No. of Buildings On-Site	N/A	1	---
Distance Between Buildings	N/A	N/A	26' min.
Building Height (ft.)	N/A	55'	55' max. R-4
No. of Stories	N/A	4	4 max R-4
Setbacks			
Front	N/A	20'	35' min
Left Side	N/A	13.5'	20' combined
Right Side	N/A	200'	
Rear	N/A	115'	None
Landscaping			
Total Landscaping	N/A	28,043 s.f.	28,575 min. (20%)
Frontage Width (ft.)	N/A	35.5'	15' min.
Parking Lot Area Shading (%)	N/A	50%	50% min. in 15 years
Water Conserving Plants	N/A	80%	80% + limit turf, or water budget

Parking			
Total Spaces	N/A	255 on project site 65 on adjacent site thru parking agreement	5/1,000 sq. ft. general area (203 spaces) 20/1,000 sq. ft. for classrooms (minimum 86 spaces) Total 289 required on site
Universal Sized Spaces	N/A	255 on site	289
Accessible Spaces	N/A	8	Per ADA requirements
Aisle Width (ft.)		24 -30 ft.	24 ft. min. <i>(Fire code requires 26 feet.)</i>
Bicycle Parking	N/A	38 (32 Class I & 6 Class II)	38 (32 Class I & 6 Class II)
Stormwater			
Impervious Surface Area (s.f.)	N/A	114,834	No max.
Impervious Surface (%)	N/A	80%	No max.
★ <i>Starred items indicate deviations from Sunnyvale Municipal Code requirements.</i>			

BACKGROUND:

The project is located on a vacant site located at 1165 E Arques Avenue between Lawrence Expressway and Santa Trinita Avenue. A Use Permit was approved in 2005 to allow the construction of personal storage facility. Following approval of the Use Permit, the existing building and associated parking were demolished in the summer of 2005. The previous applicant never exercised the building permit for the new storage facility, and the Use permit has since expired.

Previous Actions on the Site

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

File Number	Brief Description	Hearing/Decision	Date
2005-1228	Use Permit to modify previous permit to allow increased FAR and three story building for a storage facility.	Planning Commission /Approved	2/13/2006
2005-0033	Use Permit for new storage facility.	Planning Commission /Approved	2/14/2005

DISCUSSION:

Use Permit

A Use Permit (UP) is required for site and architectural review to allow the construction of the proposed athletic club within the M-S/POA Zoning District. Recreational uses, such as athletic clubs, are allowed through review and approval of a Use Permit. Findings for the proposed project have been included in Attachment A.

Architecture

The proposed project is for a two-story 45,000 square foot athletic club. The main floor consists of a reception area, free weights, circuit training, pool and locker room areas. The second floor consists of a basketball court, racquet ball courts, cardio area and classroom area for spinning and aerobics. The architecture is a modern style of commercial architecture typical of City Sports facilities currently being constructed in the Bay Area. Exterior elements include interstate brick, split face masonry, metal crown element over the entry and cornice treatment. The applicant has worked with staff to bring the building closer to the street and to add windows along the Arques frontage to provide additional interest.

Staff is concerned regarding the amount of split face masonry proposed on the remaining exterior of the building. The Planning Commission noted some concern regarding the west side of the structure and lack of architectural interest. At the Planning Commission Study Session, there was discussion regarding the addition of architectural details along this façade. This could be achieved by adding an interstate brick element, similar to the Arques frontage. In addition, staff recommends that the applicant propose alternative treatment to the remaining split face masonry elements, such as using smooth masonry

surface with a stucco coating with reveals. Often the split face masonry does not reflect a high architectural quality.

Subsequent to the Planning Commission study session, the applicant has submitted revised architectural plans. The updated plans are provided in Attachment D. Staff believes that the revised plans meet the intent of the comments provided at the study session. Window elements have been added to the north and west elevations.

Development Standards

The proposed project complies with the applicable Development Standards as set forth in the Sunnyvale Municipal Code. The following items are those that have been identified as items for clarification by the Planning Commission:

- **Site Layout**

The proposed structure is located near the southwest corner of the site with parking located around the building. The building location provides for ample landscape and storm water treatment area in front of the building. The proposed project will have direct access from Arques Avenue and Kern Street. Alternative access is provided through shared access ways to the east and west. The site has provided parking in a simple configuration, typical of commercial development. The parking area has been designed to provide landscape planters to allow for shading and to soften the appearance of the parking area and site from the street. Overall, the site design has improved since the initial submittal, which had the building pushed to the back of the site with minimal parking lot landscaping and limited architectural treatment on the Arques frontage.

- **Setbacks**

The proposed building complies with the setbacks requirements including an increased front setback of 35 feet for properties adjacent to large public right-of-way (greater than 86 feet). Side and rear setbacks in the industrial areas are minimal to allow for easier site development.

- **Parking/Circulation**

The recent Zoning Code revisions require 5 parking spaces per 1,000 square feet of general area and 20 parking spaces per 1,000 square feet for classroom areas. Based on the proposed plans, 289 parking spaces will be required, assuming the aerobics and spinning areas are parked at the classroom rate and the court area would not be converted for classes if attendance exceeds allowable class area. As noted in the data table, the project site only has 255 parking spaces available for the proposed use, which would require a “Parking Adjustment” for the proposed project pursuant to section 19.46.130(d). This section allows the approving body to grant an adjustment through the discretionary permit as long as at least

one or more of the findings noted in 19.46.130(d) can be met. The findings include the following:

- (A) There are parking agreements with off-site properties; or
- (B) There is a parking management plan that includes valet parking, off-site employee parking, parking agreements, or other demand management tools; or
- (C) The uses on a site have complementary peak hours; or
- (D) The use is commercial in nature and is intended to serve adjacent employment centers. The use provides adequate pedestrian connections to the site from nearby properties and businesses; or
- (E) The use is within 1/2 mile of a walk from a rail station, light rail station, or major bus stop. A major bus stop is defined as a stop where six or more buses per hour from the same or different routes stop during the peak period in core, corridor or station areas; or
- (F) The proposed use has an unusual characteristic that results in less parking demand. This characteristic shall be described and limited in applicable conditions of approval for a discretionary land use permit. Land uses that are permitted by right may not apply for adjustment because of this criterion of unusual characteristics.

The proposed project complies with (A) and (C) in that the property owner owns both the project site and the site immediately adjacent to the east. The peak parking demand periods for the athletic facility and adjacent site to the east are complementary. The typical high parking demand for the athletic club is from 6 pm to 7 pm. Based on site visits, it appears that the parking demand for the adjacent site to the east is quite low after 5 pm and potentially 65 spaces could be available for the club during the peak period. Staff has included Conditions of Approval noting the parking adjustment and requiring the recordation of the parking agreement on both properties.

In addition to the number of parking spaces, the site complies with the recently adopted universal parking space size requirements, including width and depth with a two foot overhang in the six foot planter beds. Trees proposed in the planter strip landscaping have been aligned between parking spaces to minimize interference with automobile overhangs. No compact spaces are allowed for nonresidential uses with the recent code changes.

- **Landscaping and Tree Preservation**

Proposed landscaping and irrigation plans have been submitted for the project. The site would meet minimum required landscape area and parking lot shading requirements. The project is required to meet the City's water efficiency landscaping standards per Conditions of Approval.

An arborist report was prepared for the project. Two protected sized trees (out of 6 identified) are proposed to be removed. Substantial replacement trees will be required per Conditions of Approval. A tree protection plan will be put in place during construction to protect existing on-site trees.

- **Trash and Recycling Access**

Trash and recycling pick-up will be provided for the site in on-site solid waste enclosure.

- **Stormwater Management**

A preliminary Stormwater Management Plan has been submitted as required, which shows proposed drainage patterns and conceptual treatment techniques to minimize surface runoff and pollution. Low Impact Development (LID) measures are proposed throughout the site and include bioretention and biofiltration areas which, to the extent feasible, retain water onsite and allow treated overflow in the stormdrain system. A more detailed Stormwater Management Plan will be submitted during the building permit phase per Conditions of Approval and the plans will be reviewed and certified by a City approved Third Party reviewer.

- **Green Building Requirements**

In accordance with the City's Green Building program, the project is required to meet CALGreen mandatory measures and LEED Silver Level design and construction. These requirements will be verified by a LEED AP qualified rater.

Environmental Review

A Mitigated Negative Declaration (MND) was prepared for the project in accordance with requirements of the California Environmental Quality Act (CEQA). The MND is provided as Attachment C. Environmental mitigations related to biological and cultural resources have been included in the recommend Conditions of Approval.

FISCAL IMPACT

No fiscal impacts other than normal fees (such as TIF, sewer and water connections) and taxes are expected. An estimated Traffic Impact Fee of \$174,465.00 will be required. The project is subject to Art in Private Development requirements and will provide art valued at 1% of the project valuation or an in-lieu fee of 1.1%.

PUBLIC CONTACT

Notice of Negative Declaration and Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> • Published in the <i>Sun</i> newspaper • Posted on the site • Notices mailed to the property owners and tenants 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

Planning Commission Study Session

The project was presented to the Planning Commission on February 11, 2012 for comment. Overall the Planning Commission was pleased with the proposed design. The Planning Commission provided the comments related to additional architectural details on the north and west elevations.

CONCLUSION

Staff was able to make the required Findings based on the justifications for the Use Permit located in Attachment A and subject to the Recommended Conditions of Approval in Attachment B.

ALTERNATIVES

1. Adopt the Mitigated Negative Declaration and approve the Use Permit with attached conditions.
2. Adopt the Mitigated Negative Declaration and Use Permit with modified conditions.
3. Adopt the Mitigated Negative Declaration and deny the Rezone and Special Development Permit.

4. Do not adopt the Mitigated Negative Declaration and direct staff as to where additional environmental analysis is required.

RECOMMENDATION

Planning Commission approve Alternative 1 to Adopt the Mitigated Negative Declaration and approve the Use Permit with attached conditions.

Prepared by:

Gerri Caruso, Principal Planner

Attachments:

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

RECOMMENDED FINDINGS

Use Permit

General Plan Goals and Policies:

Land Use and Transportation Chapter:

Policy LT-2.1:

Recognize that the City is composed of residential, industrial and commercial neighborhoods, each with its own individual character; and allow change consistent with reinforcing positive neighborhood values.

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale. *(Finding Met)*.

The project is a positive change in the industrial are. It provides quality architecture and needed support services to the employment area of the City.

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties. *(Finding Met)*

The project, as conditioned, exhibits quality architecture and establishes an updated precedent for architecture in the industrial area. The site is adequately parked and will not have a detrimental effect on adjacent properties.

ATTACHMENT B

RECOMMENDED CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS FEBRUARY 25, 2013

Planning Application 2012-7625

1165 E. Arques Avenue
Use Permit for Fitness Center

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.
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GC-1. CONFORMANCE WITH APPROVED PLANNING APPLICATION:

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

GC-2. USE EXPIRATION:

The approved Use Permit shall expire if the use is discontinued for a period of one year or more. [SDR] (PLANNING)

GC-3. PERMIT EXPIRATION:

The permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date and is approved by the Director of Community Development. [SDR] [PLANNING]

GC-4. TITLE 25:

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

GC-5. SIGNS:

All existing/new signs shall be brought into conformance with Title 19 of the Sunnyvale Municipal Code. [PLANNING] [COA]

GC-6. STORMWATER MANAGEMENT PLAN:

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

GC-7. BIOLOGICAL RESOURCES:

Construction for the project most likely would not begin grading or construction activities until April or later in 2013. There remains the possibility that burrowing owls or raptors may nest at the site since the December survey. The following mitigation is required to reduce the potential impact to a less than significant level:

WHAT:

1) The proposed project involves substantial ground disturbance which may disrupt mating or nesting burrowing owls or raptors. Although none have been identified on site, there remains the potential for nesting to occur if the site remains undisturbed further into the breeding and nesting seasons. Prior to commencement of grading and site disturbance, a second pre-construction survey shall be completed to verify that burrowing owls or raptors are not present on the site.

2) In the event that burrowing owls or raptors are found on the site, work on the site shall not commence until the burrowing owls and/or raptors can be safely relocated to an alternative site. No building

permits or work will be permitted until the site has been cleared by the surveying biologist.

WHEN:

These mitigation measures shall be converted into conditions of approval for the Planning Application prior to its final approval. The conditions will become valid when the Planning Application is approved. Conditions will be applicable prior to issuance of any site grading for the project.

WHO:

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

HOW:

Incorporated into the project construction plans.

GC-8. BIOLOGICAL RESOURCES:

Construction measures will be required as part of the approval for the project to ensure the health and retention of the remaining trees. Those trees removed as part of the project will be replaced as required by the Sunnyvale Municipal Code and as per the final landscape plan.

GC-9. HISTORIC AND CULTURAL REMAINS:

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 Use Permit prior to its final approval. The conditions will become valid when the Use 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:

Mitigation measures to be incorporated into the project construction plans.

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

PS-1. REQUIRED REVISIONS TO PROJECT PLANS:

The plans shall be revised to address comments from the Planning Commission including the following:

- a) Provide additional detail and variation to break up large/long wall planes on north and west sides;
- b) Enter into a recorded shared parking agreement with the adjacent property for evening peak use periods. [COA] [PLANNING]

PS-2. EXTERIOR MATERIALS REVIEW:

Final exterior building materials and color scheme are subject to review and approval by the Planning Commission/Director of Community Development prior to submittal of a building permit. [COA] [PLANNING]

BP: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR BUILDING SUPERSTRUCTURE PERMIT AND/OR SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT.

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. RECYCLING AND SOLID WASTE ENCLOSURE:

The building permit plans shall include details for the installation of a recycling and solid waste enclosure. The required solid waste and recycling enclosure shall:

- a) Match the design, materials and color of the main building.
- b) Be of masonry construction. [COA] [PLANNING]

BP-6. 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-7. SOLID WASTE DISPOSAL PLAN:

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

BP-8. 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-9. 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 \$174,465.00, prior to issuance of a Building Permit. (SMC 3.50). [SDR] [PLANNING]

- b) ART IN PRIVATE DEVELOPMENT BOND – A bond, letter of credit, cash deposit or other similar security instrument for 1% of the construction valuation of the development project will be required prior to issuance of a building permit. The bond will not be released until completion and installation of the artwork requirement including related landscaping, lighting, base work and commemorative plaque. [PLANNING] [SDR]

BP-10. ART IN PRIVATE DEVELOPMENT REVIEW:

An Art in Private Development application shall be submitted to the Director of Community Development subject to review and approval by the Arts Commission, prior to issuance of a Building Permit. The application shall provide public visible artworks along Arques Avenue. [COA] [PLANNING]

BP-11. LANDSCAPE PLAN:

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

- a) All areas not required for parking, driveways or structures shall be landscaped.
- b) Provide trees at minimum 30 feet intervals along side and rear property lines, except where mature trees are located immediately adjoining on neighboring property.
- c) Ten percent (10%) shall be 24-inch box size or larger and no tree shall be less than 15-gallon size.
- d) Any “protected trees”, (as defined in SMC 19.94) approved for removal, shall be replaced with a specimen tree of at least 36-inch box size.
- e) Ground cover shall be planted so as to ensure full coverage eighteen months after installation.

BP-12. LANDSCAPE MAINTENANCE PLAN:

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

BP-13. 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

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- plan shall include measures noted in Title 19 of the Sunnyvale Municipal Code and at a minimum:
- a) An inventory shall be taken of all existing trees 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.
 - c) Provide fencing around the drip line of the trees that are to be saved and ensure that no construction debris or equipment is stored within the fenced area during the course of demolition and construction.
 - d) The tree protection plan shall be installed prior to issuance of any Building or Grading Permits, subject to the on-site inspection and approval by the City Arborist and shall be maintained in place during the duration of construction and shall be added to any subsequent building permit plans. [COA] [PLANNING/CITY ARBORIST]
- BP-14. STORMWATER MANAGEMENT PLAN:
Submit two copies of a Stormwater Management Plan subject to review and approval by Director of Community Development and third party certification, pursuant to SMC 12.60, prior to issuance of building permit. [COA] [PLANNING/PUBLIC WORKS]
- BP-15. STORM WATER MANAGEMENT PLAN THIRD PARTY CERTIFICATION:
Third party certification of the Storm Water Management Plan is required per the following guidance: City of Sunnyvale – Storm Water Quality BMP Applicant Guidance Manual for New and Redevelopment Projects - Addendum: Section 3.1.2 Certification of Design Criteria Third-Party Certification of Storm Water Management Plan Requirements. The third party certification shall be provided prior to building permit issuance. [SDR] [PLANNING/PUBLIC WORKS]
- BP-16. 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) Appropriate covers, drains, and storage precautions for outdoor material storage areas, loading docks, repair/maintenance bays, and fueling areas.
- d) Covered trash, food waste, and compactor enclosures.
- e) Plumbing of the following discharges to the sanitary sewer, subject to the local sanitary sewer agency's authority and standards:
 - i) Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurants.
 - ii) Dumpster drips from covered trash and food compactor enclosures.
 - iii) Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.
 - iv) Swimming pool water, spa/hot tub, water feature and fountain discharges if discharge to onsite vegetated areas is not a feasible option.
 - v) Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option. [SDR] [PLANNING]

BP-17. CITY STREET TREES (SUBDIVISION):

At the expense of the developer, City staff shall install required street trees of a species determined by the Public Works Department. Obtain approval of a detailed landscape and irrigation plan from the Director of Community Development (SMC 19.37) prior to issuance of a Building Permit. [SDR] [PLANNING/PUBLIC WORKS]

BP-18. 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 24 feet or the height of the building whichever is less.
- 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) Wall packs shall not extend above the roof of the building.
- f) Lights shall have shields to prevent glare onto adjacent properties. [COA] [PLANNING]

- BP-19. PHOTOMETRIC PLAN:
Prior to issuance of a Building Permit submit a contour photometric plan for approval by the Director of Community Development. The plan shall meet the specifications noted in the Standard Development Requirements. [COA] [PLANNING]
- BP-20. LIGHTING POLE HEIGHTS:
Pole heights shall not to exceed 24 feet or the height of the building, whichever is less. [COA] [PLANNING]
- BP-21. PARKING MANAGEMENT PLAN (NONRESIDENTIAL):
A Parking Management Plan shall be submitted for 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) Employee parking locations shall be away from the building, in parking spaces that are the least used.
 - b) Specify the location and term of short-term parking.
 - c) Employees shall be required to park on the site.
 - e) Provide adequate signage to direct traffic and pedestrians
 - f) Record a shared parking agreement with the property adjacent to the east to allow for additional fitness club parking during evening peak hours. Agreement shall be reviewed and approved by the Director of Community Development prior to recordation. [COA] [PLANNING]
- BP-22. BICYCLE SPACES:
Provide 38 OF (32 Class I/6 Class II) bicycle parking spaces (per VTA Bicycle Technical Guidelines) as approved by the Director of Community Development. [COA] [PLANNING]

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

- PF-1. LANDSCAPING AND IRRIGATION:
All landscaping and irrigation as contained in the approved building permit plan shall be installed prior to occupancy. [COA] [PLANNING]
- PF-2. COMPACT SPACES:

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

PF-3. 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)

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

DC-1. BLUEPRINT FOR A CLEAN BAY:

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

DC-2. TREE PROTECTION:

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

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

AT-1. RECYCLING AND SOLID WASTE:

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

AT-2. 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-3. LANDSCAPE MAINTENANCE:

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

AT-4. PARKING MANAGEMENT:

On-site parking management shall conform with the approved parking management plan. [COA] [PLANNING]

AT-5. PARKING LOT MAINTENANCE:

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

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

AT-6. BMP MAINTENANCE:

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

AT-7. BMP RIGHT OF ENTRY:

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

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

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



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



Document No.: 632
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Through: 2/25/2013
CRO Order Number:
Fee Total: 0.00

CEQA DOCUMENT DECLARATION

REGINA ALCOMENDRAS, County Clerk-Recorder
by Esther Duarte, Deputy Clerk-Recorder, *[Signature]*

ENVIRONMENTAL FILING FEE RECEIPT

PLEASE COMPLETE THE FOLLOWING:

1. LEAD AGENCY: City of Sunnyvale
2. PROJECT TITLE: Application for a Use Permit
3. APPLICANT NAME: Kenneth Rodrigues & Partners PHONE: 408-730-7429
4. APPLICANT ADDRESS: 1165 E. Arques Ave., Sunnyvale, CA 94086
5. PROJECT APPLICANT IS A: Local Public Agency School District Other Special District State Agency Private Entity
6. NOTICE TO BE POSTED FOR 21 DAYS.
7. CLASSIFICATION OF ENVIRONMENTAL DOCUMENT

a. PROJECTS THAT ARE SUBJECT TO DFG FEES

- | | | |
|---|-------------|----------------|
| <input type="checkbox"/> 1. <u>ENVIRONMENTAL IMPACT REPORT</u> (PUBLIC RESOURCES CODE §21152) | \$ 2,995.25 | \$ <u>0.00</u> |
| <input type="checkbox"/> 2. <u>NEGATIVE DECLARATION</u> (PUBLIC RESOURCES CODE §21080(C)) | \$ 2,156.25 | \$ <u>0.00</u> |
| <input type="checkbox"/> 3. <u>APPLICATION FEE WATER DIVERSION</u> (STATE WATER RESOURCES CONTROL BOARD ONLY) | \$ 850.00 | \$ <u>0.00</u> |
| <input type="checkbox"/> 4. <u>PROJECTS SUBJECT TO CERTIFIED REGULATORY PROGRAMS</u> | \$ 1,018.50 | \$ <u>0.00</u> |
| <input type="checkbox"/> 5. <u>COUNTY ADMINISTRATIVE FEE</u> (REQUIRED FOR a-1 THROUGH a-4 ABOVE)
Fish & Game Code §711.4(e) | \$ 50.00 | \$ <u>0.00</u> |

b. PROJECTS THAT ARE EXEMPT FROM DFG FEES

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

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

- | | | | |
|--|--|--------|------------------|
| <input type="checkbox"/> NOTICE OF PREPARATION | <input checked="" type="checkbox"/> NOTICE OF INTENT | NO FEE | \$ <u>NO FEE</u> |
|--|--|--------|------------------|

8. OTHER: _____ FEE (IF APPLICABLE): \$ _____

9. TOTAL RECEIVED..... \$ 0.00

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

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

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

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

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



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

File Number: 2012-7625
 No. 13-01

**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 Use Permit filed by **Kenneth Rodrigues & Partners.**

PROJECT DESCRIPTION AND LOCATION (APN):

FILE #: 2012-7625
Location: 1165 East Arques Ave. (APN: 205-24-013)
Proposed Project: Use Permit for new fitness center of 45,000 square foot building, including a parking lot and landscaping.
Applicant / Owner: Kenneth Rodrigues & Partners / Twc Storage LLC
Environmental Review: Mitigated Negative Declaration
Staff Contact: Shaunn Mendrin, (408) 730-7429, smendrin@ci.sunnyvale.ca.us

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, February 25, 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, February 25, 2013 at 8:00 p.m. in the Council Chambers, City Hall, 456 West Olive Avenue, Sunnyvale.

TOXIC SITE INFORMATION:

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

Circulated On February 1, 2013

Signed: 
 Gerri Caruso, Principal Planner

Project Title	City Sports Club – 1165 E. Arques Ave
Lead Agency Name and Address	City of Sunnyvale P.O. Box 3707, Sunnyvale, CA 94088-3707
Contact Person	Shaunn Mendrin, Senior Planner
Phone Number	408-730-7429
Project Location	Sunnyvale, CA
Applicant's Name	Kenneth Rodrigues & Partners
Project Address	1165 E. Arques Ave. Sunnyvale, CA 94086 APN 205-24-013
Zoning	M-S (Industrial Service)/POA (Place of Assembly)
General Plan	Industry
Other Public Agencies whose approval is required	None

Description of the Project:

The proposed project includes site preparation, grading and construction to allow a new athletic club with approximately 45,000 square feet of floor area and Floor Area Ratio of approximately 35%. The project will include site drainage improvements, landscaping, new sidewalks and street trees (as needed). The project will also include the removal of approximately 2-3 trees.

DETAILED PROJECT DESCRIPTION:

On-site Development: The site is currently vacant with limited vegetation located adjacent to Arques Avenue.

Construction Activities and Schedule: Construction activities will include grading and site preparation and construction of surface parking, new building, stormwater and site drainage and landscaping. Construction is anticipated to take approximately 1 year.

Surrounding Uses and Setting: The immediate area is located in an existing industrial area which allows Places of Assembly. The adjacent site to the east is occupied by a religious institution, the site to the west has a child care center and the remaining sites to the north and south are all light industrial/research and development uses.

Off-site Improvements: No offsite improvements are required as part of this project.

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

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

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

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

DETERMINATION:

On the basis of this initial evaluation:

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

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

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

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

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

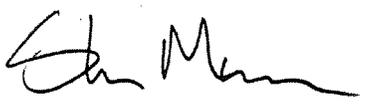
Checklist Preparer: Shaunn Mendrin, AICP

Date: 1/31/2013

Title: Senior Planner

City of Sunnyvale

Signature:



Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
1. Aesthetics -Substantially damage scenic resources, including, but not limited to trees, historic buildings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map, 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan, General Plan Map www.sunnyvaleplanning.com
5. Population and Housing -Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<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
9. Transportation and Traffic - Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parking Requirements (Section 19.46) in the Sunnyvale Municipal Code http://qcode.us/codes/sunnyvale/view.php?topic=19-4-19_46&frames=off

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
10. For a project located the Moffett Field AICUZ or an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Moffett Field Air Installations Compatible Use Zones (AICUZ), Sunnyvale Zoning Map, Sunnyvale General Plan Map www.sunnyvaleplanning.com
11. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<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 Comprehensive Land Use Plan (CLUP)
13. Agricultural Resources - Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Zoning Map www.sunnyvaleplanning.com
14. Noise - Exposure of persons to or generation of noise levels in excess of standards established in the Noise Sub-Element, Noise limits in the Sunnyvale Municipal Code, or applicable standards of the California Building Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 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
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Project Description Project Plans General Plan Bio Survey

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
18. Biological Resources -Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Project Plans SWMP General Plan
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 SWMP General Plan
20. Biological Resources -Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SMC 19.90 Tree Preservation Ordinance Sunnyvale Inventory of Heritage Trees 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 checked="" type="checkbox"/>	<input 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
23. Historic and Cultural Resources - Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project description. Project archeological study and cultural resource survey.
24. Public Services - Would the project result in substantial adverse physical impacts associated with the provision of new or expanded public schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The following public school districts are located in the City of Sunnyvale: Fremont Union High School District, Sunnyvale Elementary School District, Cupertino Union School District and Santa Clara Unified School District.

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
performance objectives?					
25. Air Quality - Conflict with or obstruct implementation of the <u>BAAQMD</u> air quality plan? How close is the use to a major road, hwy. or freeway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Sunnyvale General Plan Map Sunnyvale Air Quality Sub-Element www.sunnyvaleplanning.com
26. Air Quality - Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines 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 checked="" type="checkbox"/>	<input type="checkbox"/>	GHG Analysis January 8, 2013 BAAQMD CEQA Guidelines AB 32
28. Air Quality -Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Sunnyvale Air Quality Sub-Element www.sunnyvaleplanning.com
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

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

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

17. Biological Resources (Less than Significant) – The site has been vacant for over 6 years with exposed soil and little site disturbance. A Burrowing Owl and Raptor pre-construction survey was conducted on December 7, 2012. The survey found that there were ground squirrel burrows, which can provide potential roosting and nesting sites for burrowing owls. The site survey found that there were no indications of burrowing owls or raptors at the site. The breeding and nesting period for both Burrowing Owls and Raptors is generally between January through August, with the peak nesting period between April and July. Construction for the project most likely would not begin grading or construction activities until April or later in 2013. There remains the possibility that burrowing owls or raptors may nest at the site since the December survey. The following mitigation is required to reduce the potential impact to a less than significant level:

WHAT:

1) The proposed project involves substantial ground disturbance which may disrupt mating or nesting burrowing owls or raptors. Although none have been identified on site, there remains the potential for nesting to occur if the site remains undisturbed further into the breeding and nesting seasons. Prior to commencement of grading and site disturbance, a second pre-construction survey shall be completed to verify that burrowing owls or raptors are not present on the site.

2) In the event that burrowing owls or raptors are found on the site, work on the site shall not commence until the burrowing owls and/or raptors can be safely relocated to an alternative site. No building permits or work will be permitted until the site has been cleared by the surveying biologist.

WHEN:

These mitigation measures shall be converted into conditions of approval for the Planning Application prior to its final approval. The conditions will become valid when the Planning Application is approved. Conditions will be applicable prior to issuance of any site grading for 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.

#20. Biological Resources (Less than Significant): An Arborist's Report and Tree Survey was completed by Valley Crest Tree Care Services (December 4, 2012). The report reviewed 6 protected trees located on-site. Protected trees are defined by the Sunnyvale Municipal Code as any tree greater than 38" in circumference measured at 4.5' from the adjacent grade. The survey notes that two of the existing trees are in poor condition and recommends removal of the trees. The proposed project will result in site grading and installation of a new public sidewalk adjacent to the trees. Construction measures will be required as part of the approval for the project to ensure the health and retention of the remaining trees. Those trees removed as part of the project will be replaced as required by the Sunnyvale Municipal Code and as per the final landscape plan.

#23. Historic and Cultural Remains (Less than Significant with Mitigation): The proposed project includes grading, land disturbance, and excavation for the new building and indoor pool. 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 Miscellaneous Plan Permit prior to its final approval. The conditions will become valid when the Miscellaneous Plan 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.

#27. Air Quality (Less than Significant): The project will result in both one-time (construction-related) and annual (operational-related) emissions. GHG emissions for operation of the Project not including stationary sources were evaluated against the 2011 BAAQMD CEQA thresholds. The analysis included GHG estimates using the CalEEMod model. Based on the project size and model results, the proposed project did not exceed any thresholds. The study did recommend the "Best Management Practices" to address air quality issues during construction. This is a required item of all projects and is therefore addressed through the conditions of approval for the project.

#34. Seismic Safety (Less than Significant): The Uniform Building Code contains a series of requirements to address safety issues regarding soil types. These standards must be met for a building permit to be issued. Through the City's implementation of the Uniform Building Code requirements for areas with potential for seismic activity, potential impacts related to seismic hazards will be less than significant and require no additional mitigation.

Responsible Division: Planning Division

Completed by: Shaunn Mendrin

Date: 1/18/13

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 Element, Santa Clara County Transportation Plan Congestion Management Program, Institute of Transportation Engineers (ITE) Trip Generation Manual 8th Edition Transportation Impact Study Project Plans
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"/>	Transportation Impact Study Project PLans
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"/>	General Plan Project Plans
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 checked="" type="checkbox"/>	<input type="checkbox"/>	Project Plans Transportation Impact Study
39. Conflict with adopted policies, plans, or programs regarding public transit or nonmotorized transportation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Transportation Impact Study
40. Affect the multi-modal performance of hte 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Transportation Impact Study
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 checked="" type="checkbox"/>	<input type="checkbox"/>	Transportation Impact Study

Transportation	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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 checked="" type="checkbox"/>	<input type="checkbox"/>	Transportation Impact Study

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

#35, 36, 38, 39, 40, 41, 42 Transportation (Less than Significant):

A Traffic Impact Study was prepared by Kimley-Horn Associates, which provided a traffic impact analysis for a proposed 45,000 square foot athletic club located at 1165 East Arques Avenue. The site is located near the northwest corner of the East Arques Avenue intersection with Lawrence Expressway in Sunnyvale (the "proposed project" or "project"). The purpose of the impact analysis is to identify potential environmental impacts to transportation facilities as required by the California Environmental Quality Act (CEQA). This study was performed in accordance with Santa Clara Valley Transportation Authority's (VTA) requirements and the scope of work approved by the City.

The vacant project site is proposed to be developed with a 45,000 square foot athletic club. Primary access to the site will be provided from East Arques Avenue with secondary access from Kern Avenue. The following intersections were included in the initial evaluation of this project:

1. East Arques Avenue @ Santa Trinita Avenue
2. East Arques Avenue @ Deguigne Drive
3. Lawrence Expressway @ US-101 NB Ramps
4. Lawrence Expressway @ US-101 SB Ramps
5. Lawrence Expressway @ East Duane Avenue
6. Lawrence Expressway @ East Arques Avenue
7. East Arques Avenue @ North Wolfe Road

However, after the initial analysis, intersections #3 through #7 did not meet the VTA and City threshold of 10 or more peak hour project trips per lane added to any intersection movement for each of those intersections. Therefore, intersections #1 and #2 were only reported in the study. Based on the VTA's requirements, this LOS analysis was conducted for the study facilities for the following scenarios:

- A. Existing (2012) Conditions
- B. Existing (2012) plus Proposed Project Conditions
- C. Background (2013) Conditions
- D. Background (2013) plus Proposed Project Conditions
- E. Cumulative (2020) Conditions
- F. Cumulative (2020) plus Proposed Project Conditions

Significant findings of the study include:

- The proposed project is estimated to generate 1,482 total new daily trips, with 62 trips occurring during the AM peak-hour, and 159 new trips occurring during the PM peak-hour.
- As defined by VTA, the addition of the proposed project to the Existing (2012), Background (2013), and Cumulative (2020) scenarios does not significantly worsen operating conditions at any of the project study facilities.

In addition to the level of service analysis noted above the Traffic Study also evaluated the following:

- Intersection Queuing - The study found that there were no impacts to the existing queuing levels which would require increase in queuing length.

- Transit, Shuttle, Pedestrian, and Bicycle Traffic – The proposed development would not affect the existing public or bicycle network. However, the site is lacking in sidewalks along the project frontage. The project is required to install sidewalks along the frontage of the project as a condition of approval.
- On-Site Parking and Traffic Circulation – On-site parking and circulation are compliant with current code requirements. Bicycle parking will be required to be located on-site as per City Code requirements.
- Construction Related Impacts – Construction related traffic is not expected to result in any impacts to the surrounding area.

The project applicant will be required, as per the Sunnyvale Municipal Code, to pay Traffic Impact Fees (TIF) resulting from the net new trips. The fee is calculated based on square footage would be an estimated \$174,465.00 in fees. This fee is collected and calculated at building permit issuance. Based on the Traffic Study and Sunnyvale Municipal Code, the proposed project would not result in any significant impacts.

Responsible Division: Planning Division

Completed by: Shaunn Mendrin Date: 1/31/2013

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

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

Responsible Division: Planning Division

Completed by: Shaunn Mendrin

Date: 1/18/2013

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

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

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

Responsible Division: Planning Division

Completed by: Shaunn Mendrin

Date: 1/18/2013

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: Planning Division

Completed by: Shaunn Mendrin

Date: 1/18/2013

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
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 type="checkbox"/>	<input checked="" type="checkbox"/>	Phase I Study, dated July 9, 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: None required.

Responsible Division: Planning Division

Completed by: Shaunn Mendrin

Date: 1/18/2013

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.

Responsible Division: Planning Division

Completed by: Shaunn Mendrin

Date: 1/18/2013

City of Sunnyvale General Plan:

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

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

- 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

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

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
- Comprehensive Land Use Plan (CLUP)
- 2010 Noise Conditions Map

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

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

Environmental Impact Reports:

- Futures Study Environmental Impact Report
- Lockheed Site Master Use Permit Environmental Impact Report

- 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.htm
- The Hazardous Waste and Substance Site List
www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm

- 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

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

Public Works:

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

Miscellaneous Agency Plans:

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

Building Safety:

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

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

OTHER :

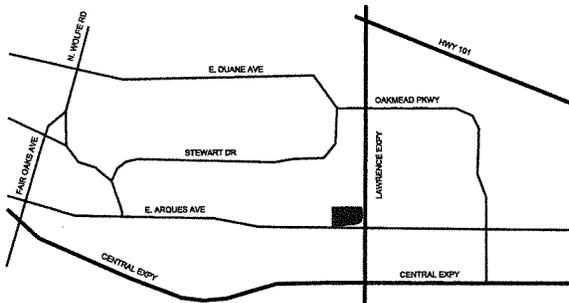
Project Specific Information

- Project Description
- Sunnyvale Project Environmental Information Form
- Project Development Plans dated 1/11/13
- Project Traffic Impact Analysis dated 1/31/13
- Project Green House Gas and Air Quality Analysis dated 1/8/2013
- Field Inspection
- Project construction schedule
- Project Draft Storm Water Management Plan
- Project Tree Inventory dated 12/4/2012
- Project LEED Checklist dated 1/28/13
- Biological Survey dated 12/7/2012

1165 EAST ARQUES AVE. SUNNYVALE, CA

MAJOR USE PERMIT RESUBMITTAL SET JANUARY, 2013

VICINITY MAP



PROJECT TEAM

CLIENT

Dollinger Properties
555 Twin Dolphin Drive, Suite 600
Redwood City CA 94066

Phone: 650-508-8666
Fax: 650-508-8686
Contact: Scott Athern

ARCHITECT

Kenneth Rodrigues & Partners, Inc.
445 N. Whisman Road, Suite 200
Mountain View, CA 94043

Phone: 650-965-0700
Fax: 650-980-0707
Contact: Kenneth Rodrigues, FAIA
Eunice Byun

CIVIL ENGINEER

Hohbach-Lewin
260 Sheridan Ave, Suite 150
Palo Alto, CA 94306

Phone: 650-617-5930 x267
Fax: 650-617-5932
Contact: Richard Tso, PE

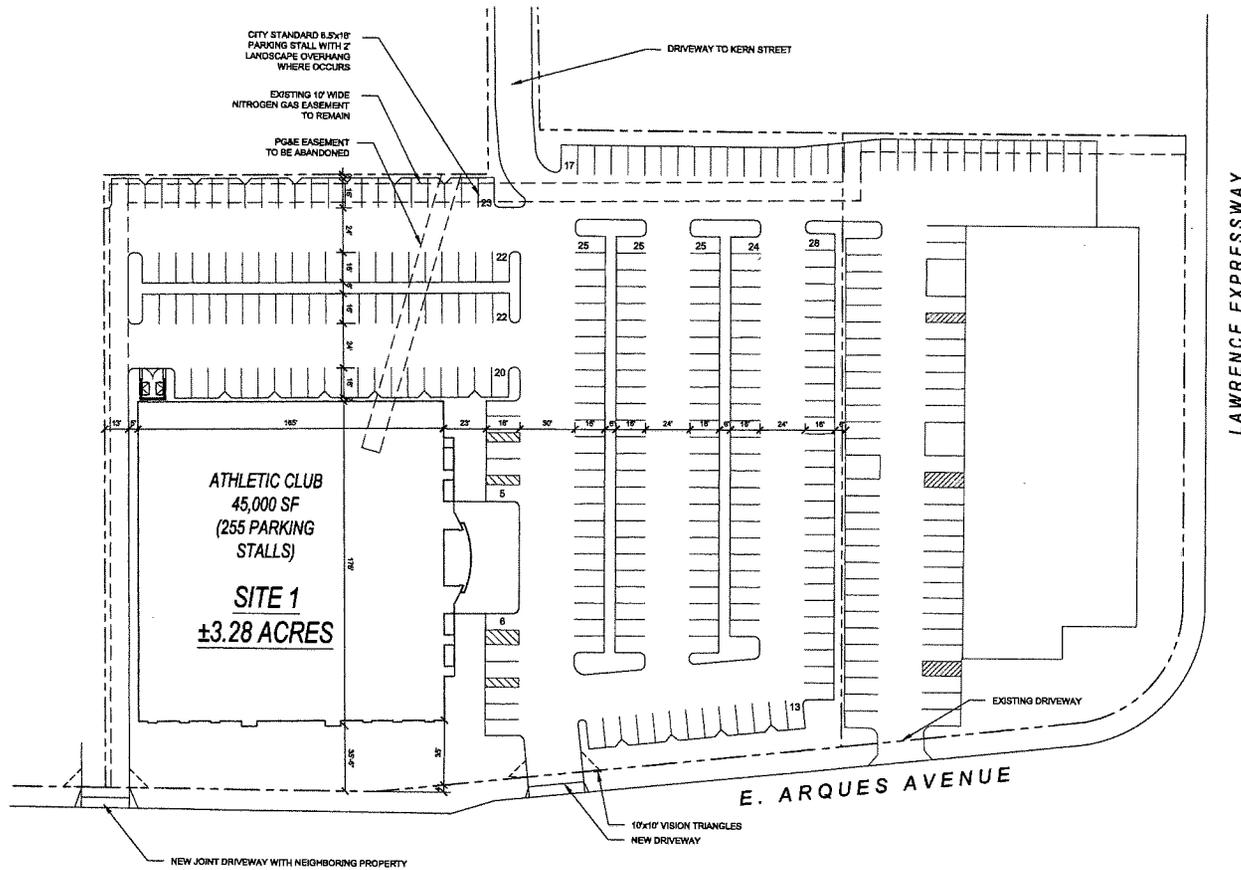
LANDSCAPE ARCHITECT

Lauderbaugh Associates
425 Clyde Ave
Mountain View, CA 94043

Phone: 650-691-9711
Fax: 650-691-9713
Contact: Jim Lauderbaugh

SHEET INDEX

A0	TITLE SHEET
A1	SITE PLAN
A2	FLOOR PLAN
A3	EXTERIOR ELEVATIONS
C1.0	CONCEPTUAL GRADING AND UTILITY PLAN
C1.1	CONCEPTUAL GRADING AND UTILITY PLAN
L1	CONCEPTUAL IRRIGATION PLAN
L2	CONCEPTUAL LANDSCAPE PLAN



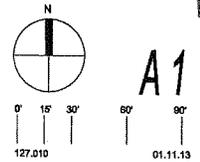
TABLATIONS

SITE 1	
SITE AREA	142,877 SF (3.28 AC.)
BUILDING AREA	45,000 SF
F.A.R.	32%
PARKING RATIO	255 STALLS / 1000
BUILDING COVERAGE	28,710 SF (20%)
PARKING LOT AREA	83,826 SF (58%)
LANDSCAPE AREA	28,043 SF (20%)
HARDSCAPE	2,498 SF (2%)
TOTAL PERVIOUS AREA	28,043 SF (20%)
TOTAL IMPERVIOUS AREA	114,834 SF (80%)

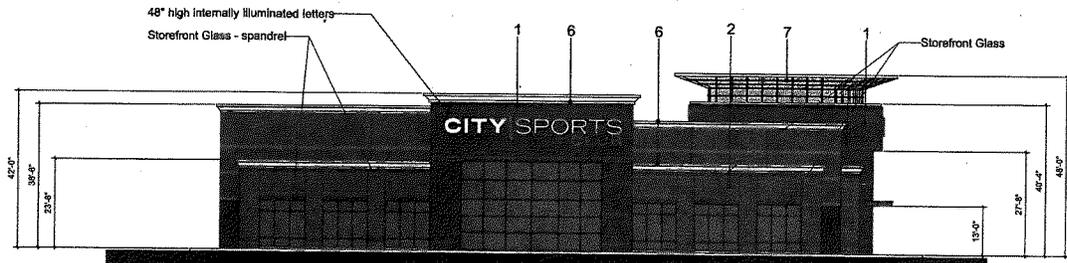
ATTACHMENT D
 Page 2 of 9

1165 EAST ARQUES AVE.
 SUNNYVALE, CALIFORNIA
 KENNETH RODRIGUES & PARTNERS, INC.

CONCEPTUAL SITE PLAN

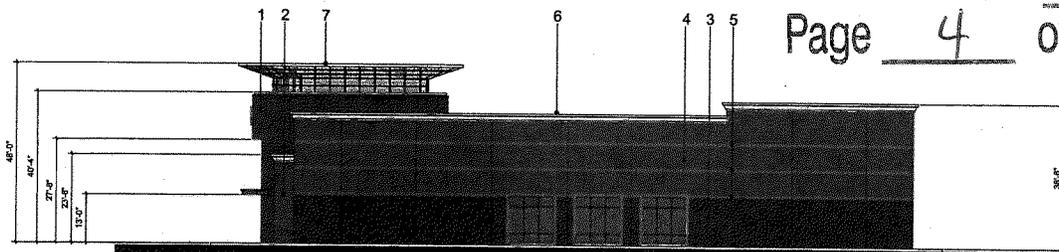


A1

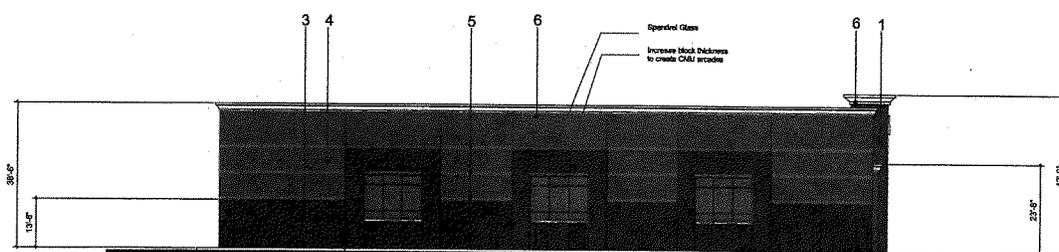


Side Elevation (South Elevation)

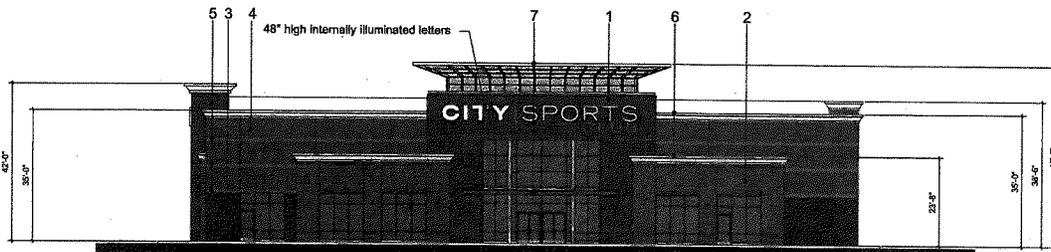
ATTACHMENT D
Page 4 of 9



Side Elevation (North Elevation)



Rear Elevation (West Elevation)



Front Elevation (East Elevation)

Color Legend

-  1 Interstate Brick - Smokey Mountain
-  2 Interstate Brick - Desert Sand
-  3 Base Color - Mutual Masonry Co. - 8x16" Face Dimension Mountain Brown Split Face
-  4 Field Color Mutual - Masonry Co. - 8x16" Face Dimension Mesa Tan Split Face
-  5 Stripes Accent Color - Mutual Masonry Co. - 8x16" Face Dimension Mesa Tan Ground Face
-  6 Cornice & Moulding - #20YR 58/085 - ICI#548
-  7 Metal Crown Element & Canopy - #30GG 52/011 - ICI#A 1158 or Match Berridge Color "Parchment"
-  8 Insets Color - #70YR 16/128 - ICI#A307

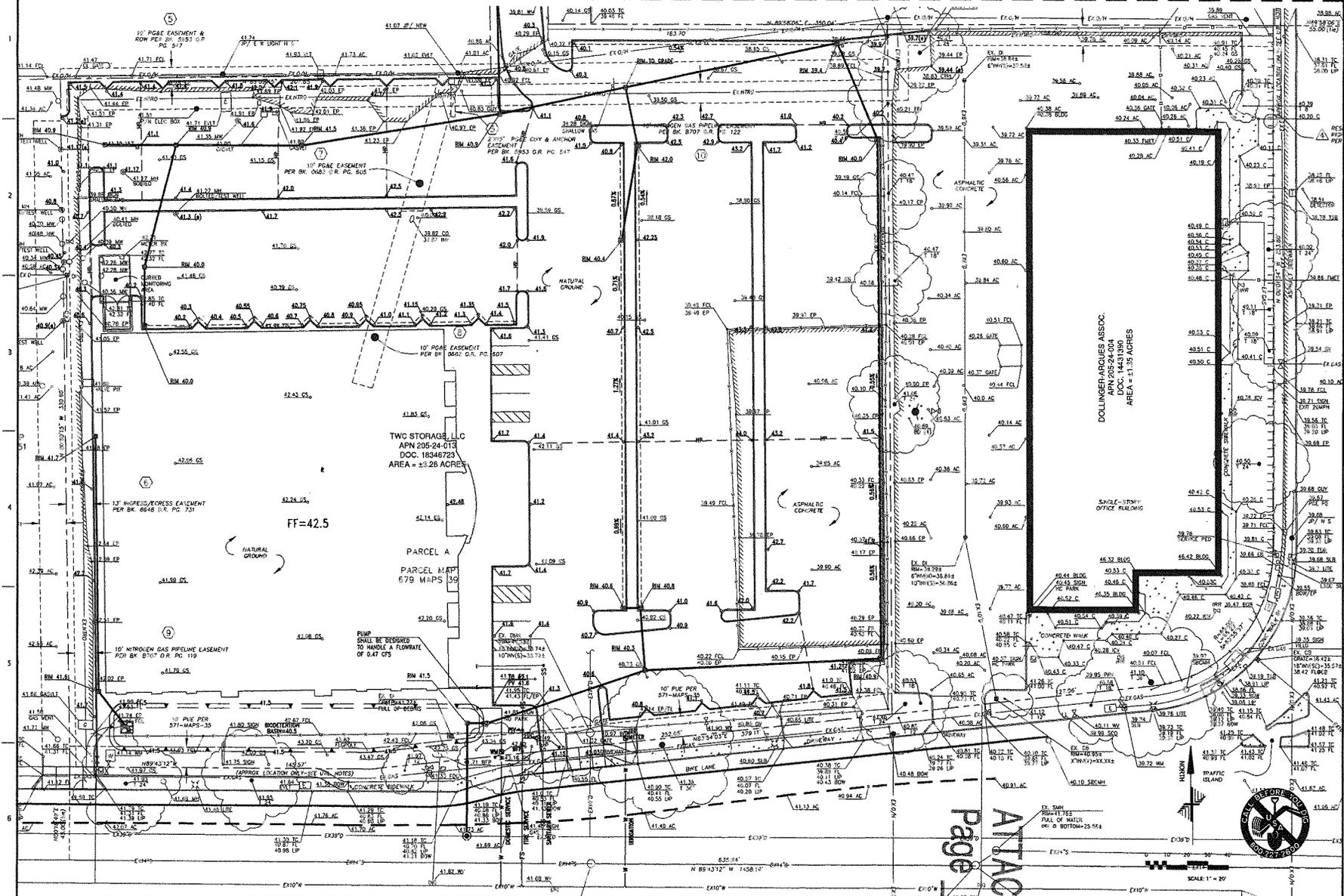
INFORMATION PROVIDED FOR DESIGN INTENT ONLY. DESIGN PROFESSIONAL OF RECORD IS RESPONSIBLE FOR VERIFICATION OF APPLICABLE CODE REQUIREMENTS.



Concept Elevations - Sunnyvale, CA

02.19.13

(SEE SHEET C1.1)



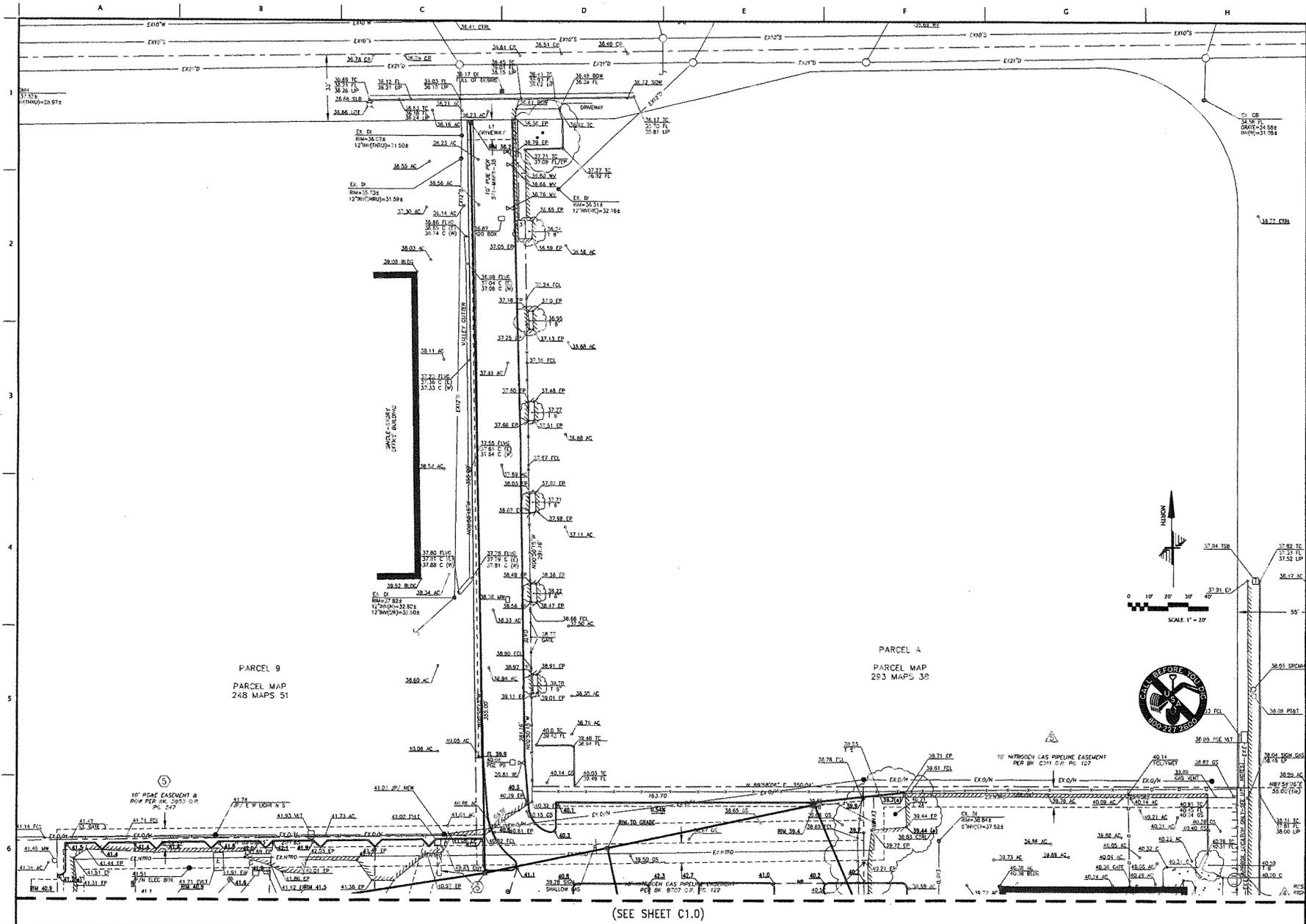
Page 5 of 9
ATTACHMENT D

NO.	DATE	REVISIONS

HOBBACH-LEWIN, INC.
 STRUCTURAL & CIVIL ENGINEERS
 1165 E ARQUES AVENUE
 SUNNYVALE, CA 94085
 (408) 817-5834 Fax (408) 817-8832

CONCEPTUAL GRADING & UTILITY PLAN
LA FITNESS
1165 E ARQUES AVENUE
SUNNYVALE, CA 94085

Date: 01-22-2013
 Scale: AS SHOWN
 Drawn: TV
 Checked: RCT
 Job: 1196.1
C1.0



(SEE SHEET C1.0)

NO.	DATE	REVISIONS



HOBBSCH-LEWIN INC.
 STRUCTURAL & CIVIL ENGINEERS
 202 Sanderson Avenue, Suite 150
 Sunnyvale, CA 94085
 (408) 877-8800, Fax (408) 877-9882

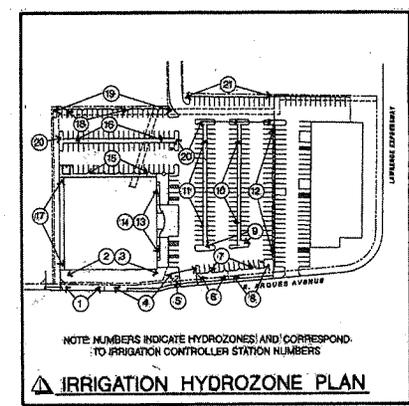
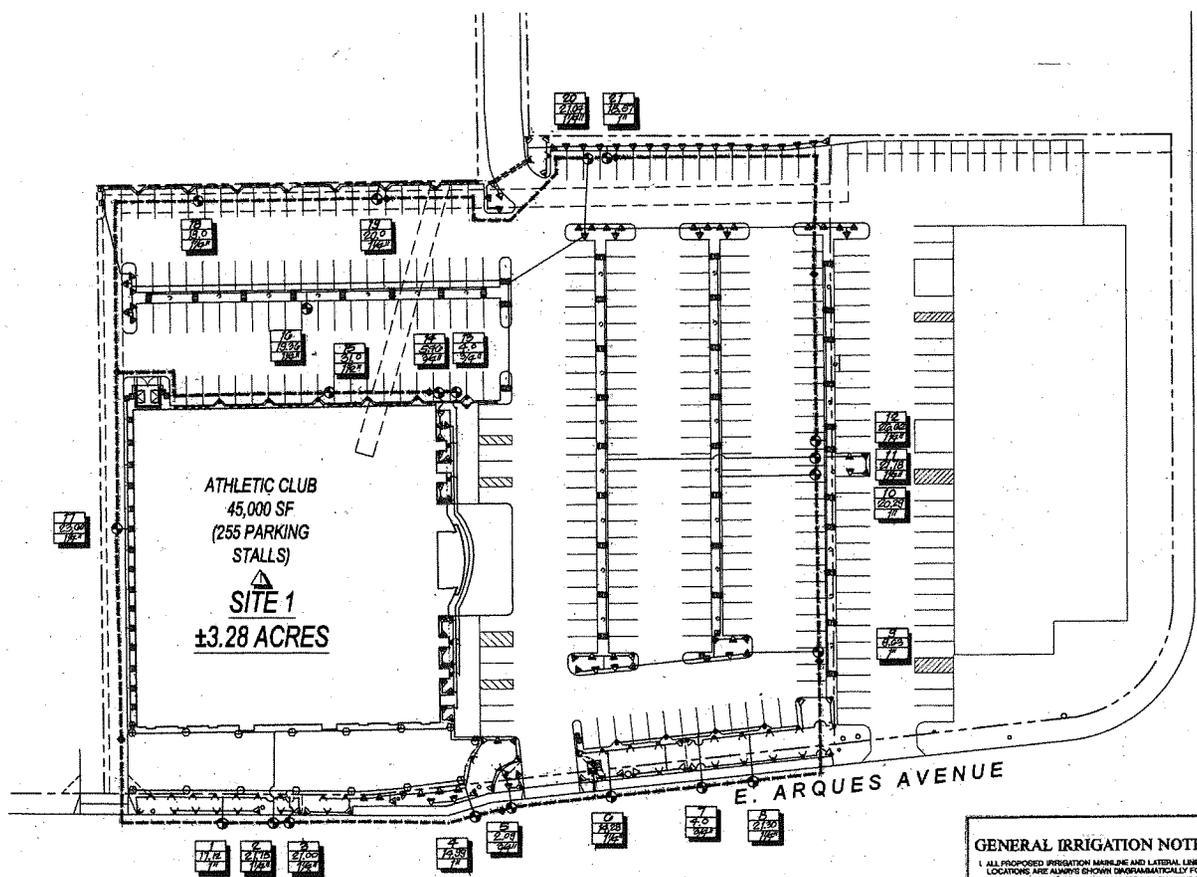


CONCEPTUAL GRADING & UTILITY PLAN
LA FITNESS
 1165 E ARQUES AVENUE
 SUNNYVALE, CA 94085

Date: 01-22-2015
 Scale: AS SHOWN
 Drawn: TV
 Checked: RCT
 Job: A156.1
 Sheet: 10

C1.1

ATTACHMENT D
 Page 6 of 9



IRRIGATION SYSTEM LEGEND

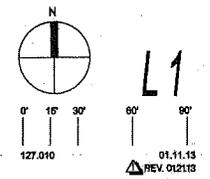
<ul style="list-style-type: none"> DEDICATED IRRIGATION WATER METER IRRIGATION BACKFLOW DEVICE GATE VALVE ELECTRIC CONTROLLER REMOTE CONTROL VALVE MOISTURE SENSOR QUICK CLOSING VALVE 12" POP-UP SPRINKLERS 6" POP-UP SPRINKLERS (LOW PRESS.) 6" POP-UP SPRINKLERS (SPRING) BURGLAR-FLOODING (ADJUSTABLE) IRRIGATION MAINLINE IRRIGATION LATERAL LINE IRRIGATION BRANCHING PIPS CROSSOVER (NO CONNECTION) CONTROLLER STATION NUMBER GALLONS PER MIN. FLOW VALVE CONTROL VALVE SIZE 	<ul style="list-style-type: none"> PROVIDED BY OTHERS (REFER TO CIVIL DESIG.) PERIOD-BIPLY-1-1/2" W/ BALL VALVES (WRAP W/ "REVERSIBLE") SEE PROTECTIVE ENCLOSURE REFER TO DETAILS ON SHEET L-1 AQUA OR EQUAL (RATCH LINES SIZE) RAINFLO-DES SERIES RAINFLO-DE-100 W/ CARBON ROD SOIL PROBE RAINFLO-33-DE SPRINK-PCB-12-A-V-21"X, 21"Q SPRINK-PCB-12-A-V-18"X RAINFLO-1812-SAM-PRS-12B RAINFLO-1812-SAM-PRS-12B RAINFLO-1812-SAM-PRS-10B RAINFLO-1812-SAM-PRS-8X RAINFLO-1806-SAM-PRS-15B, 15P, 15Q RAINFLO-1806-SAM-PRS-12B, 12P, 12Q RAINFLO-1806-SAM-PRS-10B, 10P, 10Q RAINFLO-1806-SAM-PRS-8B, 8P, 8Q RAINFLO-5 SERIES-NPS-8B, 8P, 8Q RAINFLO-1806-SAM-PRS-15CH, 15SH, 15HT RAINFLO-1300 A-F -1120/SCHEDULE 40 PVC PIPE (18" COVER) -1120/CLASS 200 PVC PIPE (18" COVER) -1120/CLASS 200 PVC PIPE (24" COVER)
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GENERAL IRRIGATION NOTES

- ALL PROPOSED IRRIGATION MAINLINE AND LATERAL LINE LOCATIONS ARE ALWAYS SHOWN DIMENSIONALLY FOR PURPOSES OF DESIGN CLARITY. ALL IRRIGATION PIPING IS ALWAYS INSTALLED WITHIN LANDSCAPE PLANTING AREAS WHEREVER POSSIBLE.
- DAWK DASHED LINES SHOWN ON THIS PLAN INDICATE NEW SCHEDULE PVC PRESSURE MAIN LINE TO BE INSTALLED IN PLANTING AREAS.
- ALL VALVES ARE TO BE INSTALLED IN LANDSCAPE AREAS IMMEDIATELY ADJACENT TO LOCATIONS SHOWN. VALVES ARE SHOWN IN PAVED AREAS FOR DESIGN CLARITY ONLY.

NOTE: REFER TO SHEET L-2 FOR IRRIGATION WATER-USE CALCULATIONS

LALDERBAUGH ASSOCIATES
Landscape Architecture/Planning
425 Clyde Avenue
Mountain View, California 94043
(650) 891-8711 / (650) 891-8713



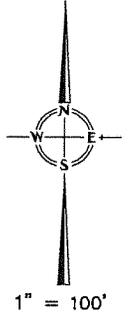
1165 EAST ARQUES AVE.
SUNNYVALE, CALIFORNIA
KENNETH RODRIGUES & PARTNERS, INC.

CONCEPTUAL IRRIGATION PLAN

ATTACHMENT D
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OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

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P. M.
317-M-16

BK
213

LAWRENCE E. STONE — ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2006-2007

