

**REPORT TO PLANNING COMMISSION****Hearing Date:** March 11, 2013**File Number:** 2012-7895

**SUBJECT:** **Askari Development Group:** Application on an .72 acre site located at **696 W. El Camino Real** in a C-2/ECR Zoning District (APN: 201-22-002):

Motion **2012-7895** – Special Development Permit (SDP) to allow a new one-story 9,836 square foot retail development.

**REPORT IN BRIEF:**

**Existing Site Conditions** Car Wash Facility

**Surrounding Land Uses**

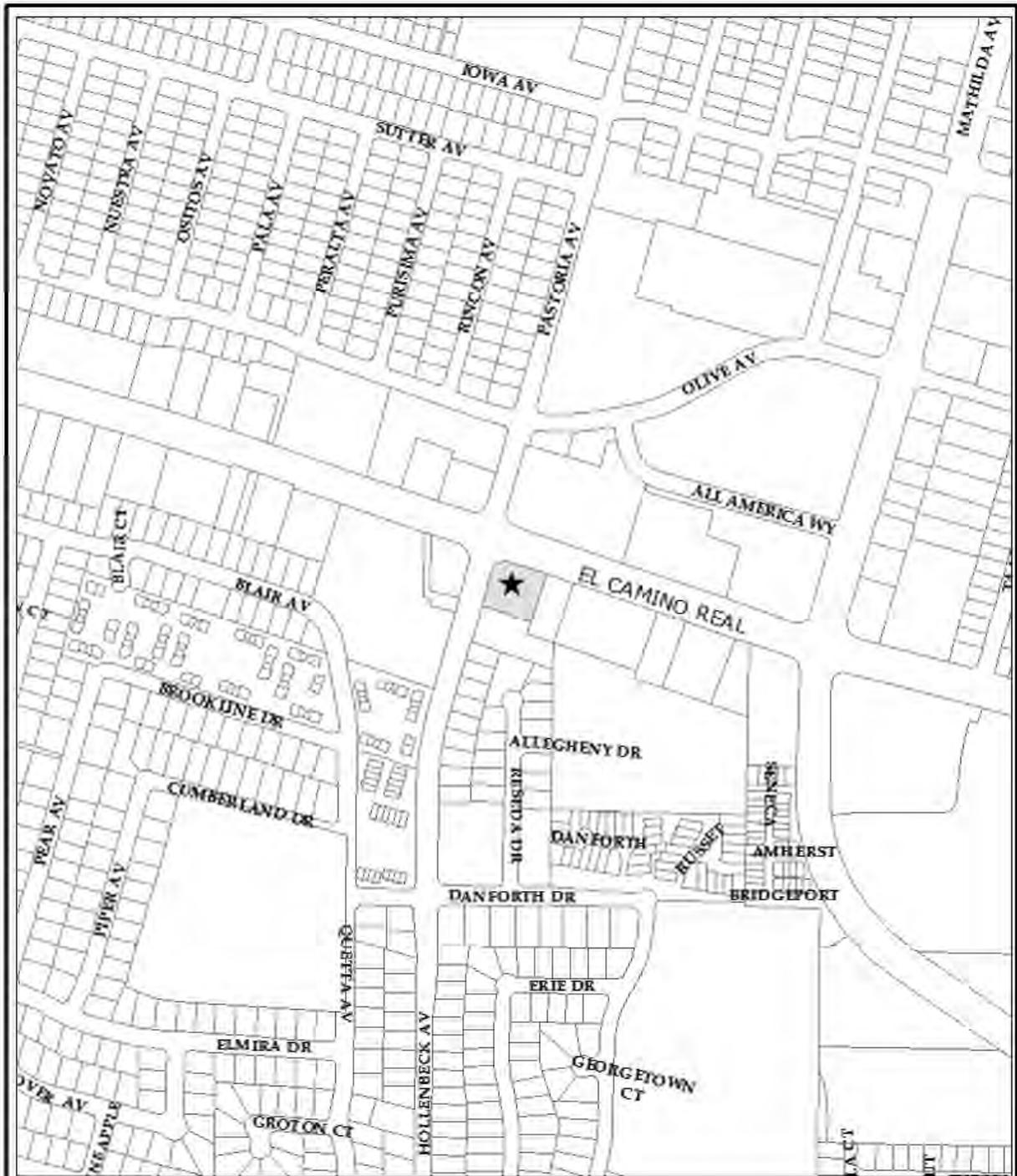
North	Civic Center / Department of Public Safety
South	Commercial Shopping Center
East	Auto Rental (Enterprise)
West	Commercial Shopping Center

**Issues** Architecture, Landscaping Frontage

**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



2012-7895  
696 W El Camino Real (APN: 201-22-002)  
Special Development Permit

0 69110 220 Feet  
[Scale bar]



**PROJECT DATA TABLE**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/ PERMITTED</b>
<b>General Plan</b>	Commercial General Business	Same	Commercial General Business
<b>Zoning District</b>	C-2/ECR	Same	C-2/ECR
<b>Lot Size (s.f.)</b>	31,529 (.72 acres)	Same	87,120 (2 acres)
<b>Gross Floor Area</b>	1,300 s.f. + 3,850 s.f. canopy	9,836 s.f.	No min.
<b>Lot Coverage (%)</b>	16%	31%	35% max.
<b>Floor Area Ratio (FAR)</b>	16%	31%	No max.
<b>No. of Buildings On- Site</b>	2	1	---
<b>Building Height (ft.)</b>	Approx. 18'	34'	75' max.
<b>No. of Stories</b>	1	Same	8 max.
<b>Commercial Development Setbacks</b>			
<b>Front (El Camino Real)</b>	N/A	12'	0' min. (per ECR Node standards)
<b>Left Side (Hollenbeck Avenue)</b>	N/A	4'	0' min. (per ECR Node standards)
<b>Right Side</b>	N/A	47' 6"	No min.
<b>Rear</b>	N/A	68' 6"	No min.
<b>Landscaping (s. f.)</b>			
<b>Total Landscaping</b>	N/A	7,154	6,306 min.
<b>Frontage Width (ft.)</b>	N/A	4-16'	15' min
<b>Parking Lot Area Shading (%)</b>	N/A	20%	50% min. in 15 years
<b>Water Conserving Plants (%)</b>	N/A	80%	80% min
<b>Parking (Commercial Development)</b>			
<b>Total Spaces</b>	N/A	40	40 min.
<b>Standard Spaces</b>	N/A	38	38 min.
<b>Accessible Spaces</b>	N/A	2	2 min.
<b>Aisle Width (ft.)</b>	N/A	24	24' min.
<b>Stormwater</b>			
<b>Impervious Surface Area (s.f.)</b>	23,495	24,665	---
<b>Impervious Surface (%)</b>	77%	81%	---



Starred items indicate deviations from Sunnyvale Municipal Code requirements.

**BACKGROUND:**

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**Previous Actions on the Site**

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

File Number	Brief Description	Hearing/Decision	Date
2008-0991	Miscellaneous Plan Permit for a Car Wash Facility (without auto service station use)	Staff/ Approved	10/8/08
1984-0324	Special Development Permit to allow Self Service, Car Wash, and Vending Machines	Planning Commission/ Approved	3/27/1984
1983-0285	Special Development Permit to allow three additional pump islands	Planning Commission / Approved	6/13/1983
1963-0075	Use Permit for an Auto Service Station	Planning Commission / Approved	3/11/1963

An auto service station was established in 1963 and later expanded in 1983. Car wash facilities were added to the site in 1984. The site converted to a full service car wash use without an auto service and gas station in 2008.

**DISCUSSION:**

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**Requested Permits:**

The proposed project includes a Special Development Permit for the redevelopment of a former gas station, currently operated as a car wash facility, with a new approximately 9,836 square foot retail development. The new multi-tenant retail development may contain a mix of commercial uses that include restaurant, personal service, professional office and retail uses. No prospective tenants have been identified at this time. The .72 acre property is located at the southeast corner of El Camino Real and Hollenbeck Avenue. The parcel is located in the C-2/ECR (Highway Business/El Camino Real Precise Plan) zoning district.

- **Special Development Permit**

A Special Development Permit (SDP) is required for use, site and architectural review of the proposed commercial development. An SDP may

allow deviations from development requirements. The following deviation is associated with the project:

- Landscaping Frontage Width
- Tree Shading

## **ANALYSIS:**

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The staff analysis discusses issues such as architectural design and conformance with specific site development standards.

### **Conformance with Adopted Policies**

#### **Use:**

**Precise Plan for El Camino Real:** The overall purpose of the Precise Plan is to maintain and increase the vibrancy and vitality of El Camino Real. The project site is located within the “Downtown Node”, which encourages the assembly of smaller parcels into larger sites (at least two acres) that could accommodate more intense mixed use development. The existing site is less than one acre in size and would not be eligible for mixed use development unless the adjacent commercial properties to the east and south of the site could be combined. If combined, the three properties would total approximately two acres. Due to a variety of factors, the applicant has indicated that the owners of the adjacent small properties are not interested in combining the lots.

While it is currently infeasible to assemble the smaller lots in order to accommodate a larger mixed use development, it is also important to acknowledge that approving development on this small parcel would forgo this opportunity in the future. On the other hand, denying development would discourage investment on an outdated site.

**Grand Boulevard Initiative:** The City Council has adopted the Grand Boulevard Initiative Guiding Principles which provide further direction and policies for new development along El Camino Real as a result of collaboration with neighboring cities. The specific policies aim to improve links between adjoining communities while preserving the local need to ensure El Camino Real remains primarily as a retail corridor with high quality design (see Attachment A).

### **Conformance with Development Standards**

Details regarding the project proposal and conformance with other applicable codes and design guidelines are discussed below.

**Hours of Operation and Delivery Hours:** Hours of operation for the proposed development have not been considered at this time since no prospective tenants have been established. Staff is recommending that hours of operation for future uses do not exceed 6:00 a.m. to midnight for standard operation. As conditioned, changes to the hours of operation for future uses that extend beyond these hours will require a separate Miscellaneous Plan Permit to be reviewed by the Director of Community Development. In addition, delivery will be limited to daytime hours, from 7:00 a.m. to 10:00 p.m. daily. Nighttime delivery, from 10 p.m. to 7:00 a.m., will be prohibited (see Attachment B).

**Site Layout:** The site layout for the project positions the building towards the street corner with parking directly behind on two sides. The building setback ranges from 14 to 16 feet along the El Camino Real frontage and 4 to 12 feet from Hollenbeck Avenue. Setbacks to the south and east property line are approximately 68' 6" and 47' 6" respectively. The El Camino Real Precise Plan allows for zero front yard setbacks, provided that corner vision triangle requirements are met.

A pedestrian walkway wraps around the building and adjacent to the redesigned public sidewalk. The sidewalk and landscaping along El Camino Real will be designed to meet VTA guidelines for a pedestrian realm. Vehicular access is attained from both streets. Outdoor seating is preliminarily noted at a location near the northeast corner of the building facing El Camino Real. This location may be modified depending on the location of future tenants in the building.

The trash and recycling enclosure is located near the southeast corner of the site. Earlier site layout design had indicated a location near the Hollenbeck Avenue driveway; however a location less visible was determined preferable. This location also meets circulation functionality needs for pick-up service. The design of the enclosure will match the architecture of the main building. Conditions of Approval require further coordination with Public Works staff.

### **Architecture:**

The architecture of the new retail building can be described as modern with varying building pop-outs and roof form. The design utilizes angled and arched features within the roofline of the tower elements. The building façade is composed of a combination of cement plaster and horizontal metal or composite siding. Metal awnings and canopies are utilized over high clear storefront windows. Varying shades of beige and brown paint color are preliminarily indicated for the façade. A defining architectural element is

designed to be located near the El Camino Real & Hollenbeck Avenue corner of the building through the use of projecting textured masonry wall. This element has been slightly reduced in scale based on previous comments from staff and the Planning Commission. The design element now projects only approximately 30” from the building.

The building height peaks at approximately 34 feet at the corner elements; however, a majority of the building is approximately 25 feet tall. The proposed structure would maintain a comparable height to the building across the street, occupied by the Men’s Wearhouse. A comparison elevation to the site across the street is provided in Attachment D.

**Circulation:** The project will have a reconfigured driveway off each public street. The new locations are shifted slightly further from the street corners as currently exist. To help achieve objectives of the Precise Plan for El Camino Real Downtown Node, staff is recommending a connection between the commercial properties to the west and east. The Precise Plan states that it is desirable for the smaller properties in this portion of the Node to merge with this larger property for a significant redevelopment opportunity. As the owners of the other sites do not desire change at this time, staff has included a condition of approval for a cross access easements for parking and circulation that will assist in allowing the independent properties to function more as a unified site in the future (Condition of Approval GC-5).

**Parking and Circulation:** The proposal indicates a total of 40 spaces on-site which meets minimum standards (4 per 1,000 square feet). These spaces are all designed at universal size dimensions (8.5’ x 18’), per the recently adopted standards, with adequate accessible parking. The parking spaces are located behind and adjacent to the building and adjacent to neighboring properties to the south and east. The project will be utilizing a 24-foot two-way drive aisle, per the recently adopted parking lot standards.

The project is required to provide 1 Class I (bicycle locker) and 2 Class II (bicycle racks) spaces per VTA Guidelines. Bicycle racks are preliminarily located adjacent to the building near the Hollenbeck Avenue driveway. A bike locker is currently intended to be located within the building. The locker will be made available to customers and business employees.

**Off-Street Loading:** Sunnyvale Municipal Code (S.M.C.) 19.46.150 states that commercial buildings requiring 15 or more parking spaces must provide at least one off-street loading space with a minimum area of 350 square feet. Based on site limitations and needed parking, a dedicated space for the use of loading is limited. Staff is recommending that this requirement be satisfied by designating a parking space for loading area during non-business hours. Appropriate signage and marking shall be provided per Condition of Approval #BP-17f.

**Landscaping and Tree Preservation:** The existing site has minimal landscaping with existing trees located along the perimeter. The site currently has eight protected heritage trees (those that measure 38 inches or greater in circumference when measured at four and a half feet from the ground). Although some of these trees are considered to be in relatively good health, each of them will be removed due to their location which is either within the footprint of the proposed structures, driveway or parking area for the new development. Conditions of Approval further require 36” box trees to be planted in replacement of the removal of each of the protected trees.

A preliminary landscaping plan is provided which shows shrubs, groundcover and trees primarily located within the perimeter of the site and the parking area. Planters are proposed along the El Camino frontage that separates the area in front of the building and the improved sidewalk. Overall, the site would meet landscaping standards by providing approximately 7,154 s.f. of landscaping where 6,306 s.f. is required (20% of lot area). Municipal Code requires a 15’ landscape frontage along the public street. Staff notes that due to the corner lot configuration and needed area for required parking and circulation area make it difficult for this landscape standards to be met. A significant improvement to the landscaping design and an increased number of trees is proposed for the site over current conditions. Staff finds the proposed deficiency to be reasonable, as the Precise Plan encourages buildings and outdoor patio areas to be placed closer to the street. Reduced landscape frontages are common for more recently approved developments along El Camino Real.

The project is also deficient in parking lot shading by providing 20% coverage where 50% is required at 15 years. Staff has explored with the applicant to increase trees along the eastern end of the site; however, limited landscaping width and a needed bio-swale is planned for this area. Staff is recommending, per Condition of Approval PS-2j, to plant additional trees on the site where possible to increase parking lot shading without conflicting with stormwater management.

An existing fence along the southern property line will be removed as part of the redevelopment. At the present time, the applicant has not indicated a replacement wall to be built. A seven foot wide landscaped area with trees are planned between the parking area and the neighboring property line to the south. The property is not adjacent to residential uses; therefore, buffer landscaping and a wall is not required. Conditions of Approval require that if a wall is proposed at a future date, that the design be subject to review and approval by Planning staff prior to construction.

**Stormwater Management:** A preliminary Stormwater Management Plan has been submitted as required, which shows proposed drainage patterns and conceptual treatment techniques to minimize surface runoff and pollution. A

more detailed Stormwater Management Plan will be submitted during the building permit phase per Conditions of Approval.

**Art in Private Development:** The project is not subject to the public art requirement as the site does not meet the two acre minimum standard nor is it located at a specified major intersection, per S.M.C. 19.52.020.

**Green Building Requirements:** The project is required to meet LEED Silver (design intent). As required in the Conditions of Approval, verification of the green building measures will be completed by the Building Safety Division during the building permit process (Attachment B, Recommended Conditions of Approval).

**Easements:** A new 15-foot wide pedestrian walkway along El Camino Real is proposed, which includes a new sidewalk and landscaping buffer along the street edge. The new walkway will be accommodated in the public right-of-way and a portion within an existing easement that runs along the front property line. The walkway upgrade is planned in accordance with VTA guidelines and is consistent with the Precise Plan for El Camino Real. Existing sidewalk along Hollenbeck Avenue is required to be repaired and/or replaced, as necessary per Conditions of Approval.

As previously discussed, the Precise Plan encourages smaller lots to merge together for significant redevelopment opportunities. The intent is to move towards larger, mixed use (horizontally or vertically) developments that have opportunities for cross access between buildings. Consistent with recent approvals of redevelopment along this block of El Camino Real, staff recommends that a future connection be established to the adjacent properties to the south and/or east. When these adjacent properties redevelop, the goal is to provide cross access easements for parking and circulation to assist in allowing the independent properties to function more as a unified site or center. In staff's opinion, this requirement meets the intent of the Precise Plan by allowing more cohesive development with nodes (see Attachment B).

### **Environmental Review**

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

The Initial Study includes discussion about hazardous materials that are present at certain depths below surface as a result of previous activities on-site as well as potential soil vapor concerns from a former dry cleaner use on the neighboring property. Mitigation measures include the requirement of a Site Management Plan (SMP) to ensure certain environmental health precautions are taken to accompany site excavation, re-grading, or well installation, in order to protect worker's health. These mitigation measures have been

incorporated in the attached conditions of approval at the appropriate states of construction (Attachment B).

## **FISCAL IMPACT**

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### **Transportation Impact Fee**

Projects resulting in net new peak hour automobile trips are subject to a transportation impact fee. The transportation impact fee is estimated to be \$33,094.07 and must be paid prior to issuance of a building permit. The amount is subject to the fee in place at the time of payment.

## **PUBLIC CONTACT**

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A neighborhood meeting was held by the applicant on February 28, 2013. Five members of the public attended the meeting, which included nearby property owners and business owners. Primary concerns related to the location of existing trees near the southern property line. The subject trees are planned to be removed and replaced with new landscaping. Concerns were also discussed regarding the precise location of the property line. The provided plans have been surveyed; however, the applicant will work with the neighbor to resolve any conflicts if a separate survey is conducted. Building Permit plans will be reviewed for accuracy through a licensed survey.

**Planning Commission Study Session:** A Planning Commission Study Session was held for the subject proposal on February 11, 2013. The Commission noted concerns regarding the architectural design element which has since been modified. Concerns were also noted regarding environmental conditions of the site due to previous uses.

<b>Notice of Negative Declaration and Public Hearing</b>	<b>Staff Report</b>	<b>Agenda</b>
<ul style="list-style-type: none"> <li>• Published in the <i>Sun</i> newspaper</li> <li>• Posted on the site</li> <li>• 52 notices mailed to the property owners, businesses and residents within 300 ft. of the project site</li> </ul>	<ul style="list-style-type: none"> <li>• Posted on the City of Sunnyvale's Website</li> <li>• Provided at the Reference Section of the City of Sunnyvale's Public Library</li> </ul>	<ul style="list-style-type: none"> <li>• Posted on the City's official notice bulletin board</li> <li>• City of Sunnyvale's Website</li> </ul>

## **CONCLUSION**

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**Discussion:** The proposal to develop an approximately 9,800 s.f. commercial retail building is recommended for approval as it conforms with the Guidelines of the El Camino Real Precise Plan and meets most applicable Code standards. Staff finds that improvements to the design and site layout

**Findings and General Plan Goals:** Staff is recommending approval for this project because the Findings (Attachment A) could be made.

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

## **ALTERNATIVES**

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

**RECOMMENDATION**

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Alternative 1.

Prepared by:

Ryan M. Kuchenig  
Project Planner

Reviewed by:

Gerri Caruso  
Principal Planner

Attachments:

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

## RECOMMENDED FINDINGS

### **Special Development Permit**

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Goals and Policies that relate to this project are:

#### **Grand Boulevard Initiative's Guiding Principles for El Camino Real**

1. Target housing and job growth in strategic areas along the corridor.

*The project provides additional job opportunities along the corridor through redevelopment of an underutilized site.*

2. Encourage compact mixed-use development and high quality urban design and construction.

*The proposed project is not considered mixed use; however, the design is considered high quality and will blend in with existing and nearby future development along El Camino Real. Urban design is addressed by requiring a cross access easement so that in the future adjacent lots will have improved site function by sharing parking and access.*

3. Create a pedestrian-oriented environment and improve streetscapes, ensuring full access to and between public areas and private developments

*The project incorporates a site layout that positions the building close to the street along with landscaping and sidewalk improvements that allow for a more pedestrian friendly environment.*

4. Develop a balanced multimodal corridor to maintain and improve mobility of people and vehicles along the corridor.

*The proposed project includes pedestrian improvements along El Camino Real, and sufficient on-site vehicular circulation.*

5. Manage parking assets.

*The proposed development meets requirements and utilizes updated parking design standards. Additional transit alternatives through nearby bus stops are available along the busy corridor.*

6. Provide vibrant public spaces and gathering places.

*A small outdoor dining area has been designed for the project along the street frontage to help activate the building and uses facing El Camino Real*

7. Preserve and accentuate unique and desirable community character and the existing quality of life in adjacent neighborhoods.

*The proposed redevelopment is compatible with nearby commercial uses. The development is positioned close to the street and away from the established residential uses. The proposed commercial activity is ideally situated along a major retail and transit corridor.*

8. Improve safety and public health.

*Redevelopment of the site will improve the safety and public health for the site and surrounding area. On site environmental issues will be addressed through redevelopment of this site.*

9. Strengthen pedestrian and bicycle connections with the corridor.

*Improvements at the site should help strengthen the pedestrian connection along El Camino Real. Required bicycle facilities will also improve this mode of transportation along the corridor.*

10. Pursue environmentally sustainable and economically viable development patterns.

*The project utilizes environmentally friendly site and architectural design through the use of certain building materials and energy efficiency construction and requirement of cross access easements.*

### **Land Use and Transportation Element**

**Policy LT-4.1** *Protect the integrity of the City's neighborhoods; whether residential, industrial or commercial.*

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

**Policy LT-4.11:** *Recognize El Camino Real as a primary retail corridor with a mix of uses.*

**Policy LT-4.13** *Promote an attractive and functional commercial environment.*

### **Community Design Sub-Element**

**Policy CC3.1:** *Place a priority on quality architecture and site design which will enhance the image of Sunnyvale and create a vital and attractive environment for business, residents, and visitors, and be reasonably balanced with the need for economic development to assure Sunnyvale's economic prosperity.*

## **Precise Plan for El Camino Real**

- Policy 3.2.3**      *To maintain and enhance the capacity of the street to accommodate automobile and transit traffic, while providing improved facilities for bicyclists and pedestrians.*
- Policy 3.2.4**      *To create a series of quality places which are valued by the people of Sunnyvale as attractive, functional and comfortable destinations.*
- Policy 3.2.5**      *To ensure that properties are developed and operated in such a manner as to minimize their negative impacts upon adjacent residential areas.*
- Policy 3.2.6**      *To design, develop and maintain the public right-of-way in a manner which creates a strong, positive image of the City of Sunnyvale for both residents and visitors.*
- Policy 3.2.7**      *To require quality design, architecture and landscaping which incorporate sustainable design principles.*
- Policy 3.2.8**      *To encourage development which supports the use of public transit.*

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

*Staff can make the finding that the project meets General Plan Policies, as listed above. The project is also consistent with policies of the Precise Plan for El Camino Real. Although the project is located within a Node, but not at a major intersection, the site improvements and sidewalk upgrades will add positively to the El Camino Real streetscape. Furthermore, staff finds that the project is generally consistent with the “Grand Boulevard Initiative’s Guiding Principles for El Camino Real,” as described above.*

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*)

*Redevelopment of the site will greatly improve the visual appearance of the site over current conditions; and could promote further redevelopment within the surrounding area along El Camino Real. Conditions of Approval require mitigation measure to ensure certain precautions are taken during site demolition, grading and construction. The provision of cross access*

*and parking easements on the site will help tie together future redeveloped on adjacent sites in the vicinity.*

**RECOMMENDED  
CONDITIONS OF APPROVAL AND  
STANDARD DEVELOPMENT REQUIREMENTS  
MARCH 11, 2013**

**Planning Application 2012-7895**  
696 W. El Camino Real

**Special Development Permit for a new 9,836 sq. ft.  
commercial retail 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.**

GC-1. CONFORMANCE WITH APPROVED PLANNING APPLICATION:

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

GC-2. PERMIT EXPIRATION:

The permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior

to expiration date and is approved by the Director of Community Development. [SDR] [PLANNING]

GC-3. 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-4. SIGNS:

Any proposed signage requires separate approval by the City prior to installation. [COA] [PLANNING]

GC-5. COVENANT EASEMENT:

Prior to issuance of a building permit or map recordation whichever occurs first, a "Covenant of Easement" shall be recorded which provides reciprocal ingress/egress and parking access for adjacent commercially zoned properties within the 500 & 600 block of W. El Camino Real (between S. Mathilda Ave and Hollenbeck Ave.) in accordance with the goals and policies of the Precise Plan for El Camino Real. The site plan shall be modified to enable a logical drive aisle connection with neighboring properties to the south and east when redevelopment occurs at a future date. The site plan modification is subject to approval by the City prior to recordation of the subject Covenant of Easement. Access points between properties may be modified with mutual agreement between adjacent property owners and subject to approval by the Director of Community Development. [COA] [PLANNING/PUBLIC WORKS]

GC-6. ENCROACHMENT PERMIT:

Prior to any work in the public right-of-way, obtain an encroachment permit with insurance requirements for all public improvements including traffic control plan per the latest CA Manual on Uniform Traffic Control Devices (MUTCD) standards to be reviewed by the City's Engineering Division [SDR] [PUBLIC WORKS]

GC-7. COMMERCIAL USE:

- a) Restaurant establishments (not requiring a general license or on-sale liquor license) are permitted to occupy up to 40% of the gross floor area of the shopping center, without requiring a separate Special Development Permit.
- b) All permitted uses within the C-1 and C-2 Zoning District (SMC 19.20.030) shall be permitted on this property.

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

PS-1. EXTERIOR MATERIALS REVIEW:

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

PS-2. 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%) of trees shall be 24-inch box size or larger and no tree shall be less than 15-gallon size.
- d) Any "protected trees", (as defined in SMC 19.94) approved for removal, shall be replaced with a specimen tree of at least 36-inch box size.
- e) Ground cover shall be planted so as to ensure full coverage eighteen months after installation.
- f) Decorative paving as required by the Director of Community Development to distinguish entry driveways, building entries, pedestrian paths and common areas.
- g) Landscaping plans shall demonstrate compliance with the water efficient landscaping requirements in SMC 19.37.
- h) Landscaping plans and stormwater management plans shall be developed in conjunction with each other to prevent conflicts.
- i) Appropriate street tree species, with the intent of providing cohesive street tree design along the El Camino Real street frontage.
- j) Additional trees shall be planted on-site where possible to increase parking lot shading without conflicting with stormwater management.
- k) Backflow devices and other appurtenances shall include screening and covers as approved by the Director of Community

Development. This includes all devices (irrigation, DCDA, etc.) located above ground. Screening shall consist of black metal mesh with rounded top covers (e.g. - "mailbox style") and may also incorporate landscaping as additional screening. [COA] [PLANNING]

PS-3. PUBLIC IMPROVEMENTS:

The permittee shall submit the public improvement plans to the California Department of Transportation (Caltrans) for review and approval prior to issuance of any city permit. A Caltrans encroachment permit is required and a copy submitted to the city. [COA] [PUBLIC WORKS]

PS-4. REQUIRED REVIEW OF PROJECT PLANS:

The site and architecture plans are subject to review and approval by the Director of Community Development. Revised plans shall be submitted that address the following: incorporate architectural detailing on the west elevation to add detailing and to minimize the appearance of a blank wall.

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

BP-1. CONDITIONS OF APPROVAL:

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

BP-2. RESPONSE TO CONDITIONS OF APPROVAL:

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

BP-3. NOTICE OF CONDITIONS OF APPROVAL:

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

document number, if any, and be signed and notarized by each property owner of record.

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

BP-4. BLUEPRINT FOR A CLEAN BAY:

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

BP-5. RECYCLING AND SOLID WASTE ENCLOSURE:

The building permit plans shall include details for the installation of recycling and solid waste enclosures that are consistent with SMC 19.38.030. The required solid waste and recycling enclosures shall include but not limited to:

- a) Match the design, materials and color of the main building.
- b) Be of masonry construction.
- c) Be screened from view;
- d) All gates, lids and doors shall be closed at all times;
- e) Shall not conflict with delivery/receiving areas;

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. 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-8. MECHANICAL EQUIPMENT (EXTERIOR):

Detailed plans showing the locations of exterior mechanical equipment shall be submitted and subject to review and approval by the Director of Community Development prior to issuance of building permits. Proposed locations shall be fully screened with minimal noise impacts to neighbors. [PLANNING] [COA]

BP-9. EXHAUST AND OPENINGS:

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

BP-10. FEES AND BONDS:

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

- a) TRAFFIC IMPACT FEE - Pay Traffic Impact fee for the net new trips resulting from the proposed project estimated at \$33,094.07 that will be calculated prior to issuance of a Building Permit.

BP-11. 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-12. 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-13. 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) Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option. [SDR] [PLANNING]

BP-14. 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 surrounding area. Light standards shall not exceed 18 feet.
- 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 neighboring properties. [COA] [PLANNING]

BP-15. PHOTOMETRIC PLAN:

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

BP-16. BICYCLE PARKING:

Provide one Class I (double sided bike locker) and two Class II (bike racks) per VTA Bicycle Technical Guidelines) as approved by the Director of Community Development. [COA] [PLANNING]

BP-17. MITIGATION MEASURE (HAZARDS AND HAZARDOUS MATERIALS):

Final construction drawings shall incorporate mitigation measures as set forth under "Mitigation Measures" in the approved environmental document. [COA] [PLANNING]

WHAT: The Site Management Plan (SMP) should include the following:

1. Site control procedures to control the flow of personnel, vehicles and materials in and out of the Site.

2. Measures to minimize dust generation, storm water runoff and tracking of soil off-Site as well as to reduce the potential for the creation of preferential pathways (vertical or horizontal) for chemicals of potential concern detected in ground water beneath the Site.
3. Geotechnical recommendations to excavate and re-compact loose fill that may have been placed into the UST excavation. If pockets of suspected contaminated soil are encountered in these areas, protocols should be provided to segregate “clean” soil from soil suspected to be contaminated.
4. If excavation de-watering is required, protocols to evaluate water quality and discharge/disposal alternatives should be described.
5. Protocols for conducting earthwork activities in areas where impacted soil, soil vapor and/or ground water are present or suspected. Worker training requirements, health and safety measures and soil handling procedures should be described.
6. Protocols to be implemented if buried structures, wells, debris, or unidentified areas of impacted soil are encountered during Site development activities.
7. Protocols to evaluate the quality of soil suspected of being contaminated so that appropriate mitigation, disposal or reuse alternatives, if necessary, can be determined.
8. Procedures to evaluate and document the quality of any soil imported to the Site. Soil containing chemicals exceeding residential (unrestricted use) screening levels or typical background concentrations of metals should not be accepted.
9. Methods to monitor excavations and trenches for the potential presence of VOC impacted vapors.
10. Protocols to evaluate if the residual contaminants will adversely impact the integrity of below ground utility lines and/or structures (e.g., the potential for corrosion).
11. Appropriate measures will be implemented to reduce soil vapor and ground water migration through trench backfill and utility conduits.
12. Protocols to pre-characterize/profile soil planned to be excavated during construction activities to evaluate cost effective disposal facilities and to obtain their acceptance of this material prior to grading activities.

#### Asbestos Containing Building Materials (ACBMs)

Due to the age of the on-site structures, building materials may contain asbestos. ACBM is less likely to be present in the newer buildings.

1. If demolition, renovation, or re-roofing of the buildings is planned, an asbestos survey is required by local authorities and/or National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines. NESHAP guidelines require

the removal of potentially friable ACBMs prior to building demolition or renovation that may disturb the ACBM.

#### Lead-Based Paint

Based on the age of the building, lead-based paint may be present. If demolition is planned, the removal of lead-based paint isn't required if it is bonded to the building materials. However, if the lead-based paint is flaking, peeling, or blistering, it should be removed prior to demolition.

1. Applicable OSHA regulations must be followed; these include requirements for worker training, air monitoring and dust control, among others.
2. Any debris or soil containing lead must be disposed appropriately.

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

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

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

#### BP-18. PARKING MANAGEMENT PLAN (NON-RESIDENTIAL):

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) Designate a parking space as a loading zone during non-business hours only through appropriate signage and marking. [COA] [PLANNING]

#### BP-19. FENCES AND WALLS: Design, height, and location of any proposed fencing or walls shall be subject to review and approval by the Director of Community Development. [COA] [PLANNING]

**IP: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED IN THE IMPROVEMENT PLANS. IMPROVEMENT PLANS SHOULD BE SUBMITTED CONCURRENTLY WITH THE BUILDING PERMIT PLANS.**

IP-1 STREETScape IMPROVEMENTS:

The following streetscape improvement shall be included in the improvement plans and shall be subject to review and approval by the Director of Public Works and the Director of Community Development prior to issuance of encroachment permit: [COA][PUBLIC WORKS]

- a) Streetscape elements shall be designed in accordance with the Precise Plan for El Camino Real Standards and Specifications of the City of Sunnyvale.
- b) Street trees (Fraxinus Americana 'Autumn Purple' – Autumn Purple Ash) shall be a minimum of 15 gallon or 24-inch box trees or as determined appropriate of a smaller size by the City Arborist.
- c) Backflow devices, water pipes, and other appurtenances (e.g. irrigation, standpipes, DCDAs) not placed underground are to include screening and covers as approved by the Director of Community Development and City Engineer. Covers should be black, metal mesh with rounded top covers (i.e. – “mailbox style”), or equivalent.

IP-2 PUBLIC IMPROVEMENTS:

All Public Improvements shall be included in the building permit plan submittal, and shall be completed prior to issuance of certificate of occupancy (either temporary or final occupancies) for any structure. [COA][PUBLIC WORKS]

- a) Any existing deficient public improvements shall be upgraded to current City standards as required by the Director of Public Works. Obtain an encroachment permit with insurance requirements for all public improvements.
- b) Final approved public improvement plans shall be prepared on 24"x36", 4 mil mylars.
- c) Record drawings (including street, sewer, water, storm drain, streetlight, traffic signal and interconnect, and off-site landscaping plans) shall be submitted to the City prior to occupancy release.
- d) This project requires connection to all City utilities or private utilities operating under a City franchise which provide adequate levels of service.
- e) The developer/owner is responsible for research on private utility lines (PG & E, telephone, cable, irrigation, etc.) to ensure there are no conflicts with the project.

- f) All existing utility lines and/or their appurtenances not serving the project and/or have conflicts with the project, shall be capped, abandoned, removed, relocated and/or disposed to the satisfaction of the City.
- g) All lots/parcels shall be served by utilities, allowing each lot/parcel to function separately from one another.
- h) All proposed on-site drainage and sanitary sewer systems shall be privately owned and maintained unless otherwise approved by the City as public system(s). The fire and domestic water systems shall be privately owned and maintained beyond the meter.
- i) All utility plans (PG & E, telephone, cable TV, fiber optic, etc.) shall be submitted to the Public Works Department for review and approval prior to the issuance of any permits for utility work within public right-of-way or public utility easements.
- j) Install sanitary sewer service backflow valve as required by Building Division when the upstream manhole finished grade elevation is higher than the finished floor elevation where the fixture units exist.
- k) Provide a sanitary sewer cleanout at the property line.
- l) No trees are to be planted within 10' of laterals when the City maintains sanitary sewer mains and laterals up to the property line.
- m) Installation of new Radio Read meters (1" minimum) will be required.
- n) The existing fire hydrant shall be upgraded to Clow-Rich 75.
- o) Fire service and domestic service shall be separate.
- p) Install new driveways to comply with ADA requirements as per city standard detail 6C-3.
- q) Unused driveway approaches shall be removed and replaced with city standard curb, gutter and sidewalk per city standard detail 9C including existing damaged curb, gutter and sidewalk.
- r) Upgrade the existing curb ramp at the southeast intersection corner to city standards and to comply with ADA standards. Sidewalk easement may be required to accommodate physical improvements.
- s) Reservation of new and/or abandonment of existing public/private utility easement(s), ingress/egress easement(s) necessary for the project shall be recorded with a map or by separate instrument prior to occupancy. (SMC 18.16.010 (c), Subdivision Map Act 66475 and 66499.20-1/2 for public easements. Quitclaim Deed is required for abandonment of private easements) No permanent structures are allowed within any of the easement limits.

- t) This project shall not cause any negative impact on the drainage pattern for adjacent properties. Provide adequate drainage modification on adjacent properties as needed with consent from adjacent property owners.
- u) Adequate drainage/erosion control shall be provided at all times during each phase of the development.
- v) Submit a traffic control plan with the off-site improvement plans for review and approval.
- w) A separate irrigation water meter with backflow prevention device shall be installed.
- x) Install a backflow prevention device on the discharge side of the domestic water meter.
- y) Remove the existing fire service double check detector assembly with an above ground type as per city standard detail 21-B.
- z) The fire hydrant shall be maintained free and clear of all vines, shrubs, bushes, ivy, etc for a minimum of 4 feet.
- aa) All catch basins and storm drain inlet facilities shall be stenciled with the appropriate "No Dumping" message as supplied by the Public Works Department.

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

AT-1. HOURS OF OPERATION:

The hours of operation are limited to 6:00 am to midnight for standard hours of operation. Hours extending beyond midnight shall require approval of the Director of Community Development through a Miscellaneous Plan Permit.

AT-2. DELIVERY HOURS:

Delivery hours for the approved use shall comply with SMC 19.42.030:

- a) Delivery hours are limited to daytime (period from 7:00 a.m. to 10:00 p.m. daily) only.
- b) Nighttime delivery (period from 10 p.m. to 7:00 a.m. daily) is prohibited. [SDR] [PLANNING]

AT-3. NOISE:

Comply with Sunnyvale noise regulations (S.M.C. 19.42.030). [SDR] [PLANNING]

- AT-4. RECYCLING AND SOLID WASTE:  
All exterior recycling and solid waste shall be confined to approved receptacles and enclosures. [COA] [PLANNING]
- AT-5. 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-6. STORMWATER BMP MAINTENANCE:  
The project applicant, owner, or landlord must properly maintain any structural or treatment control best management practices to be implemented in the project, as described in the approved Stormwater Management Plan and indicated on the approved building permit plans. [SDR] [PLANNING]
- AT-7. STORMWATER BMP RIGHT OF ENTRY:  
The project applicant, owner, or landlord shall provide access to the extent allowable by law for representatives of city, the local vector control district, and the Regional Water Quality Control Board, strictly for the purposes of verification of proper operation and maintenance for the storm water treatment best management practices contained in the approved Storm Water Management Plan.[SDR] [PLANNING]
- AT-8. UNENCLOSED STORAGE PROHIBITED:  
Unenclosed storage of any kind shall be prohibited on the premises. [COA] [PLANNING]
- AT-9. VEHICLE SALES, LEASING, AND RENTAL PROHIBITED:  
The sales, leasing, or rental of vehicles or trailers are prohibited on the subject property. [COA] [PLANNING]

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

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



Document No.: 638  
Number of Pages: 29  
Filed and Posted On: 2/15/2013  
Through: 3/08/2013  
CRO Order Number:  
Fee Total: 0.00

REGINA ALCOMENDRAS, County Clerk – Recorder  
by Veronica Aguirre, Deputy Clerk – Recorder,

**CEQA DOCUMENT DECLARATION**

ENVIRONMENTAL FILING FEE RECEIPT

PLEASE COMPLETE THE FOLLOWING:

- 1. LEAD AGENCY: City of Sunnyvale
- 2. PROJECT TITLE: Application for a Special Development Permit.
- 3. APPLICANT NAME: Steve Askari PHONE: 408-730-7431
- 4. APPLICANT ADDRESS: 696 W. El Camino Real, Sunnyvale, CA 94086
- 5. PROJECT APPLICANT IS A:  Local Public Agency  School District  Other Special District  State Agency  Private Entity
- 6. NOTICE TO BE POSTED FOR 21 DAYS.

7. CLASSIFICATION OF ENVIRONMENTAL DOCUMENT

a. PROJECTS THAT ARE SUBJECT TO DFG FEES

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

b. PROJECTS THAT ARE EXEMPT FROM DFG FEES

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

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

- NOTICE OF PREPARATION  NOTICE OF INTENT NO FEE \$ NO FEE

- 8. OTHER: \_\_\_\_\_ FEE (IF APPLICABLE): \$ \_\_\_\_\_
- 9. TOTAL RECEIVED..... \$ 0.00

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

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

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

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

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

File#: 638 2/15/2013



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

File Number: 2012-7895  
No. 13-0304

**NOTICE OF INTENT TO ADOPT  
NEGATIVE DECLARATION**

This form is provided as a notification of an intent to adopt a Negative Declaration which has been prepared in compliance with the provisions of the California Environmental Quality Act of 1970, as amended, and Resolution #193-86.

**PROJECT TITLE:**

Application for a **Special Development Permit** filed by **Steve Askari**.

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

**FILE #:** 2012-7895  
**Location:** 696 W El Camino Real (APN: 201-22-002)  
**Proposed Project:** Special Development Permit to allow an approximately 9,836 square foot new two-story multi-tenant retail building  
**Applicant / Owner:** Steve Askari / Behzad And Louise Askarinam Trustee  
**Environmental Review:** Negative Declaration  
**Staff Contact:** Ryan Kuchenig, (408) 730-7431, [rkuchenig@sunnyvale.ca.gov](mailto:rkuchenig@sunnyvale.ca.gov)

**WHERE TO VIEW THIS DOCUMENT:**

The **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 **Negative Declaration** may be protested in writing by any person prior to 5:00 p.m. on **Monday, March 11, 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 **Negative Declaration** will be considered by the adopting authority, whose action on the protest may be appealed.

**HEARING INFORMATION:**

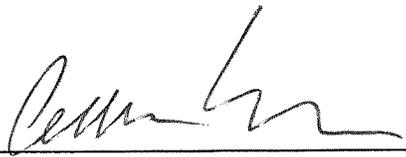
A public hearing on the project is scheduled for:

**Monday, March 11, 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 15, 2013

Signed:   
Andrew Miner, Principal Planner

Project Title	<b>2012-7895</b> - Special Development Permit for a 9,836 s.f. multi-tenant commercial retail building at 696 W. El Camino Real
Lead Agency Name and Address	City of Sunnyvale P.O. Box 3707, Sunnyvale, CA 94088-3707
Contact Person	Ryan Kuchenig, Associate Planner
Phone Number	408-730-7431
Project Location	Sunnyvale, CA
Applicant's Name	Askari Development Group
Project Address	696 W. El Camino Real
Zoning	Highway Business / El Camino Real Precise Plan (C-2/ECR)
General Plan	Commercial General Business
Other Public Agencies whose approval is required	Caltrans

**DETAILED PROJECT DESCRIPTION:**

2012-7895

The proposed project is for the redevelopment of a .71 acre site with a 9,836 one-story retail building. The site is currently occupied by a car wash facility. The site is also a former gas station. The proposed project includes a Special Development Permit application for the site and architectural review. The project is required to be designed at LEED Silver pursuant to the Sunnyvale's green building requirements.

The project also involves to existing driveways and standard right-of-way improvements. As the subject property is located on a state route (SR82), additional improvements will be required by Caltrans. The applicant will be required to obtain all necessary building and public works permits, as well as any permits required by Caltrans subsequent to planning approval of the projects.

Off-site Improvements: Driveway cuts will be replaced and new sidewalks and street trees will be installed along the project frontage as needed in compliance with City and Caltrans standards.

Construction Activities and Schedule: Demolition is proposed to begin as soon as possible after vacancy. The proposed construction schedule spans a total of 18 months for demolition, site preparation, and construction. Construction of the project will not involve pile driving or other

extremely high noise-generating activities, with the exception of jack hammering which will occur only during allowable constructions hours of the demolition phase per City Code.

Surrounding Uses and Setting: The site is bounded by El Camino Real to the north, Hollenbeck Road to the west, an automobile rental facility (Enterprise) to the east, and multi-tenant retail center uses to the south. Across El Camino Real lies the Sunnyvale's Department of Safety building. Across Hollenbeck Road lies a large multi-tenant retail shopping center.

#### **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.

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Checklist Preparer: Ryan Kuchenig

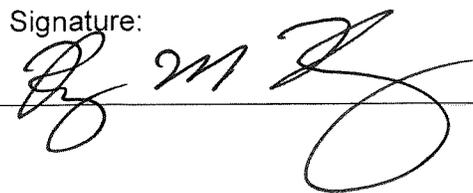
Date: February 13, 2013

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Title: Associate Planner

City of Sunnyvale

Signature:



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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 <a href="http://generalplan.InSunnyvale.com">generalplan.InSunnyvale.com</a>
2. Aesthetics -Substantially degrade the existing visual character or quality of the site and its surroundings including significant adverse visual changes to neighborhood character	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sunnyvale General Plan Map, Community Character and Land Use Chapters of the Sunnyvale General Plan
3. Aesthetics -Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	General Plan Map, Community Character and Land Use and Transportation Chapters of the Sunnyvale General Plan
4. Population and Housing - Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure), in a way that is inconsistent with the Sunnyvale General Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan, General Plan Map <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> Project Description
5. Population and Housing -Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Housing Sub-Element, Land Use and Transportation Chapter of the Sunnyvale General Plan and General Plan Map <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
6. Population and Housing -Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Housing Sub-Element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
7. Land Use Planning - Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
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 <a href="http://qcode.us/codes/sunnyvale/view.php?topic=19&amp;frames=off">http://qcode.us/codes/sunnyvale/view.php?topic=19&amp;frames=off</a>

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
9. Transportation and Traffic - Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parking Requirements (Section 19.46) in the Sunnyvale Municipal Code <a href="http://qcode.us/codes/sunnyvale/view.php?topic=19-4-19_46&amp;frames=off">http://qcode.us/codes/sunnyvale/view.php?topic=19-4-19_46&amp;frames=off</a>
10. For a project located in the Moffett Field AICUZ or an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Zoning Map, Sunnyvale General Plan Map <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
11. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no private airstrips in or in the vicinity of Sunnyvale
12. For a project within the vicinity of Moffett Federal Airfield, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Air Installations Compatible Use Zones (AICUZ) Study Map
13. Agricultural Resources - Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Zoning Map <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
14. Noise - Exposure of persons to or generation of noise levels in excess of standards established in the Noise Sub-Element, Noise limits in the Sunnyvale Municipal Code, or applicable standards of the California Building Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan, SMC <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> 19.42 Noise Ordinance <a href="http://qcode.us/codes/sunnyvale/view.php?topic=19&amp;frames=off">http://qcode.us/codes/sunnyvale/view.php?topic=19&amp;frames=off</a>
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 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> 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 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
17. Biological Resources - Have a substantially adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Project Plans General Plan Bio Survey
18. Biological Resources -Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Project Plans General Plan Bio Survey
19. Biological Resources -Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description Project Plans General Plan Bio Survey
20. Biological Resources -Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SMC 19.90 Tree Preservation Ordinance Sunnyvale Inventory of Heritage Trees
21. Biological Resources -Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Plans Project Description
22. Historic and Cultural Resources - Cause a substantial adverse change in the significance of a historical resource or a substantial adverse change in an archeological resource?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Community Character Chapter of the Sunnyvale General Plan, Sunnyvale Inventory or Heritage Resources The United States Secretary of the Interior's "Guidelines for Rehabilitation" Criteria of the National Register of Historic Places

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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. <i>Planned grading will disturb the site and may affect sub-surface resources if they exist.</i>
24. Public Services - Would the project result in substantial adverse physical impacts associated with the provision of new or expanded public schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The following public school districts are located in the City of Sunnyvale: Fremont Union High School District, Sunnyvale Elementary School District, Cupertino Union School District and Santa Clara Unified School District. See discussion for information about school impacts.
25. Air Quality - Conflict with or obstruct implementation of the BAAQMD air quality plan? How close is the use to a major road, hwy. or freeway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Sunnyvale General Plan Map Sunnyvale Air Quality Sub-Element <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
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 Project Description AB 32
27. Air Quality -Would the project conflict with any applicable plan, policy or regulation of any agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines AB 32
28. Air Quality -Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
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 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
32. Seismic Safety - Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
33. Seismic Safety-Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
34. Seismic Safety-Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>

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

**2. Aesthetics (Less than Significant)** - The proposed redevelopment will alter the streetscape of the property from the surrounding area in comparison to the existing site. Staff's review of final development plans will ensure that the final design of the project is consistent with the plans reviewed by the Planning Commission. The project will add positively to the streetscape and will comply with the design guidelines contained in the El Camion Real Precise Plan. Therefore, aesthetic impacts will be less than significant.

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

Responsible Division: Planning

Completed by: Ryan Kuchenig

Date: February 13, 2013

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

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

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

Responsible Division: Planning

Completed by: Ryan Kuchenig

Date February 13, 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 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> , 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 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> , 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 <a href="http://www.abag.ca.gov">www.abag.ca.gov</a> , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code Project Description
46. Geology and Soils -Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sunnyvale Municipal Code 12.60, Storm Water Quality Best Sunnyvale Management Practices Guideline Manual Project Description
47. Geology and Soils -Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan, <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> California Plumbing, Mechanical, and Electrical Codes and Title 16 (Building) of the Sunnyvale Municipal Code
48. Geology and Soils -Be located on expansive soil, as defined by the current building code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	California Plumbing, Mechanical, and Electrical Codes and Title 16 (Building) of the Sunnyvale Municipal Code

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

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

term run-off expected after construction. This aspect of the project will be less than significant with the implementation of Sunnyvale's Municipal Code 12.60, Storm Water Quality Best Management Practices, Regional Water Quality Boards C.3 permit requirements, and the Blueprint for a Clean Bay.

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

Responsible Division: Planning

Completed by: Ryan Kuchenig

Date: February 13, 2013

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

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

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

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

Responsible Division: Public Works Engineering Division

Completed by: Ryan Kuchenig

February 13, 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 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
63. Public Services Police and Fire protection - Would the project result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	California Building Code SMC Section 16.52 Fire Code

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

Responsible Division: Department of Public Safety

Completed by: Ryan Kuchenig

February 13, 2013

Public Safety – Hazardous Materials	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
64. Hazards and Hazardous Materials - Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description  Hazardous Waste & Substances List (State of California) List of Known Contaminants in Sunnyvale
65. Hazards and Hazardous Materials - Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project description
66. Hazards and Hazardous Materials - Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Zoning Map Project description
67. Hazards and Hazardous Materials - Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>

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

**67. Hazards and Hazardous Materials (Less than Significant with Mitigation):** A Phase 1 (completed by Rick Widebrook in December, 2012 was conducted for the project site at 696 W. El Camino Real. The Phase 1 is available for review at the City of Sunnyvale's One-Stop Permit Center, located at 456 W. Olive Avenue. A copy of the County of Santa Clara's case closure letters are attached to this report. As stated in the Phase 1, the site assessment recognized three Recognized Environmental Conditions (RECs) as follows:

1) Residual diesel, gasoline, and their components were left in place in soil approximately 23-25 feet below ground within the former diesel tank pit, following the UST removal in 2007. This residual does not require remediation per se, but is designated a Site Management Requirement (SMR), which calls for coordination

specific to the in-soil residual with the local planning department in the event of site excavations or well installations.

2) Older original (1963) building materials and paint exist. These have the potential to contain asbestos or lead in amounts that require abatement procedures and permits obtained via the local planning department in the event of significant remodeling or demolition.

3) For soil vapor concerns, the south adjacent site contained a former dry-cleaning business that has not been environmentally investigated for either, A) potential PCE/TCE leaks to the subsurface, or B), their potential to cause soil vapor issues to the adjoining subject site. The current and proposed commercial site use involves a parking lot over the southern half of the subject site. This may act as a partial buffer to the potential presence of soil vapor issues migrating from the south adjacent site. However, the REC should be reviewed for degree of relevance to current and proposed site uses.

The Site Management Requirement is intended to acknowledge that limited concentration of fuel residuals in soil were present in the former diesel tank pit at 23 and 35 feet below ground, plus limited MTBE in one downgradient groundwater well. The SMR stipulates that environmental health precautions accompany any site excavation, regrading, or well installation that may impinge upon the residuals' location, in order to protect worker's health.

Based on the previous use of the site and history of nearby activities in the vicinity, a Site Management Plan (SMP) should be developed to establish management practices for handling contaminated soil or other materials, if encountered during site development activities.

WHAT: The Site Management Plan (SMP) should include the following:

- 1) Site control procedures to control the flow of personnel, vehicles and materials in and out of the Site.
- 2) Measures to minimize dust generation, storm water runoff and tracking of soil off-Site as well as to reduce the potential for the creation of preferential pathways (vertical or horizontal) for chemicals of potential concern detected in ground water beneath the Site.
- 3) Geotechnical recommendations to excavate and re-compact loose fill that may have been placed into the UST excavation. If pockets of suspected contaminated soil are encountered in these areas, protocols should be provided to segregate "clean" soil from soil suspected to be contaminated.
- 4) If excavation de-watering is required, protocols to evaluate water quality and discharge/disposal alternatives should be described.
- 5) Protocols for conducting earthwork activities in areas where impacted soil, soil vapor and/or ground water are present or suspected. Worker training requirements, health and safety measures and soil handling procedures should be described.
- 6) Protocols to be implemented if buried structures, wells, debris, or unidentified areas of impacted soil are encountered during Site development activities.
- 7) Protocols to evaluate the quality of soil suspected of being contaminated so that appropriate mitigation, disposal or reuse alternatives, if necessary, can be determined.
- 8) Procedures to evaluate and document the quality of any soil imported to the Site. Soil containing chemicals exceeding residential (unrestricted use) screening levels or typical background concentrations of metals should not be accepted.
- 9) Methods to monitor excavations and trenches for the potential presence of VOC impacted vapors.
- 10) Protocols to evaluate if the residual contaminants will adversely impact the integrity of below ground utility lines and/or structures (e.g., the potential for corrosion).

- 11) Appropriate measures will be implemented to reduce soil vapor and ground water migration through trench backfill and utility conduits.
- 12) Protocols to pre-characterize/profile soil planned to be excavated during construction activities to evaluate cost effective disposal facilities and to obtain their acceptance of this material prior to grading activities.

#### Asbestos Containing Building Materials (ACBMs)

Due to the age of the on-site structures, building materials may contain asbestos. ACBM is less likely to be present in the newer buildings.

- 1) If demolition, renovation, or re-roofing of the buildings is planned, an asbestos survey is required by local authorities and/or National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines. NESHAP guidelines require the removal of potentially friable ACBMs prior to building demolition or renovation that may disturb the ACBM.

#### Lead-Based Paint

Based on the age of the building, lead-based paint may be present. If demolition is planned, the removal of lead-based paint isn't required if it is bonded to the building materials. However, if the lead-based paint is flaking, peeling, or blistering, it should be removed prior to demolition.

- 1) Applicable OSHA regulations must be followed; these include requirements for worker training, air monitoring and dust control, among others.
- 2) Any debris or soil containing lead must be disposed appropriately.

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

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

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

Responsible Division: Planning

Completed by: Ryan Kuchenig

Date: February 13, 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 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
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 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>
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 <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a>

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

## ENVIRONMENTAL SOURCES

Initial Study Checklist  
Project Name: 696 W. El Camino Real  
File: 2012-7895  
Page 22 of 24

### City of Sunnyvale General Plan:

Sunnyvale General Plan Consolidated in (2011)

[generalplan.InSunnyvale.com](http://generalplan.InSunnyvale.com)

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

### City of Sunnyvale Municipal Code:

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

### Specific Plans:

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

### Environmental Impact Reports:

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

### Maps:

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

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

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

## ENVIRONMENTAL SOURCES

Initial Study Checklist  
Project Name: 696 W. El Camino Real  
File: 2012-7895  
Page 23 of 24

### Lists / Inventories:

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

### Guidelines and Best Management Practices

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

### Transportation:

- California Department of Transportation Highway Design Manual
- California Department of Transportation Traffic Manual
- California Department of Transportation Standard Plans & Standard Specifications
- Highway Capacity Manual

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

## ENVIRONMENTAL SOURCES

Initial Study Checklist  
Project Name: 696 W. El Camino Real  
File: 2012-7895  
Page 24 of 24

### 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

- Title 16.53 Sunnyvale Municipal Code
- Title 16.54 Sunnyvale Municipal Code
- Title 19 California Code of Regulations
- National Fire Protection Association (NFPA) standards

### Miscellaneous Agency Plans:

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

### Building Safety:

- California Building Code,
- California Energy Code
- California Plumbing Code,
- California Mechanical Code,
- California Electrical Code
- California Fire Code
- Title 16.52 Sunnyvale Municipal Code

### Additional Project References:

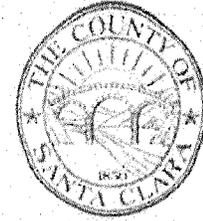
- Project Description
- Sunnyvale Project Environmental Information Form
- Project Development Plans dated 2/2/13
- Field Inspection
- Project Site Plan dated 2/2/13
- Project construction schedule
- Project Draft Storm Water Management Plan
- Project LEED Checklist
- Phase 1 Studies performed by Rick Widebrook, dated December 17, 2012.

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Other

# County of Santa Clara

Department of Environmental Health  
Hazardous Materials Compliance Division  
1555 Berger Drive, Suite 100  
San Jose, California 95112-2716  
(408) 918-3400 FAX (408) 280-6479  
www.EH.info.org



June 17, 2009

Ms. Jennifer C. Sedlachek  
ExxonMobil Refining & Supply Company  
4096 Piedmont Avenue #194  
Oakland, California 94611

Mr. Robert Ehlers  
Environmental Liability Management  
Valero Energy Corporation  
P.O. Box 696000  
San Antonio, Texas 78269-6000

Subject: Fuel Leak Site Case Closure at Exxon #7-0285, 696 West El Camino Real,  
Sunnyvale, Case No. 14-514, SCVWDID No. 06S2W36E04f

Dear Ms. Sedlachek and Mr. Ehlers:

This letter transmits the enclosed underground storage tank (UST) case closure letter for the subject case in accordance with Chapter 6.75 (Section 25296.10 [g]). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, all Local Oversight Programs (LOP) in the State are required to use this case closure letter for UST leak sites. The Santa Clara Valley Water District began transferring the LOP and all cases to the County of Santa Clara Department of Environmental Health on July 1, 2004. The County of Santa Clara is responsible for the issuance of the attached closure letter. The case closure summary is also enclosed. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. The subject fuel leak case is closed.

Please note the following conditions still remain at the site: residual contamination remains in soil of 100 parts per million (ppm) Total Petroleum Hydrocarbons as Gasoline (TPHg), 5,000 ppm TPH as Diesel (TPHd), 0.32 ppm Benzene, 1 ppm Toluene, 0.25 ppm Ethylbenzene, 2.2 ppm Xylenes, 0.1 ppm Methyl tert-Butyl Ether (MtBE) and 0.141 ppm Tert Butyl Alcohol (TBA); and residual contamination remains in groundwater of 0.77 parts per billion (ppb) MtBE.

Residual contamination in soil and groundwater remains at the site that could pose an unacceptable risk under certain site development activities such as site grading, excavation, or the installation of water wells. The County and the appropriate planning and building department shall be notified prior to any changes in land use, grading activities, excavation, and installation of water wells. This notification shall include a statement that residual contamination exists on the property and list all

mitigation actions, if any, necessary to ensure compliance with this site management requirement. The levels of residual contamination and any associated site risk are expected to reduce with time.

If you have any questions regarding the enclosed case closure form, please call Ms. Lani Lee of the Local Oversight Program at (408) 918-1977. Thank you.

Sincerely,



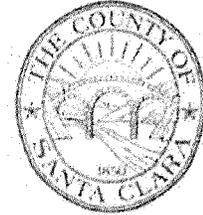
Nicole Pullman  
Program Manager  
Hazardous Materials Compliance Division  
Local Oversight Program

Attachments:   1.   Case Closure Letter  
                  2.   Case Closure Summary

cc/enc:   Mr. David Charter, State Water Resources Control Board  
          Mr. Nathan King, Regional Water Quality Control Board  
          Ms. Lily Lee, Division of Clean Water Programs  
          Mr. Steven Askari, 1601 S. De Anza Blvd., Suite 150, Cupertino, CA 95014  
          Mr. Bryan Campbell, ETIC Engineering, Inc., 2285 Morello Ave., Pleasant Hill, CA  
                  94523

## County of Santa Clara

Department of Environmental Health  
Hazardous Materials Compliance Division  
1355 Berger Drive, Suite 300  
San Jose, California 95112-2716  
(408) 918-3400 FAX (408) 280-6479  
www.ElHolo.org



June 17, 2009

Ms. Jennifer C. Sedlachek  
ExxonMobil Refining & Supply Company  
4096 Piedmont Avenue #194  
Oakland, California 94611

Mr. Robert Ehlers  
Environmental Liability Management  
Valero Energy Corporation  
P.O. Box 696000  
San Antonio, Texas 78269-6000

Subject: Fuel Leak Site Case Closure at Exxon #7-0285, 696 West El Camino Real,  
Sunnyvale, Case No. 14-514, SCVWDID No. 06S2W36E04f

Dear Ms. Sedlachek and Mr. Ehlers:

This letter confirms the completion of a site investigation and remedial action for the underground storage tank(s) formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank(s) site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

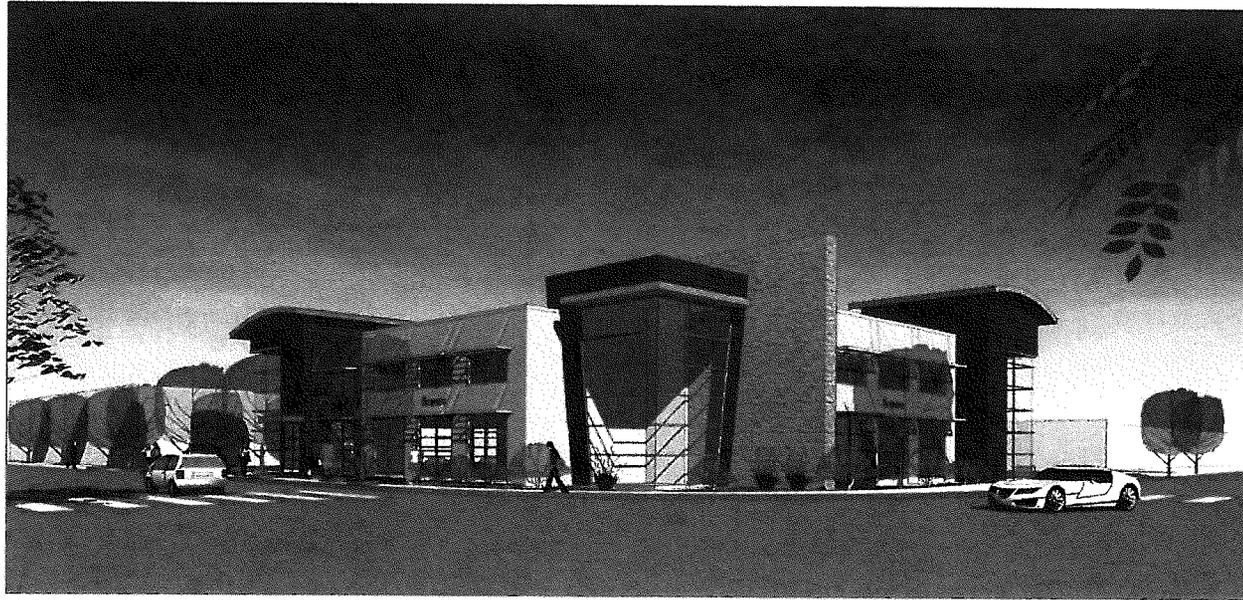
This notice is issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code.

Please contact our office if you have any questions regarding this matter.

Sincerely,

Ben Gale, Director

C A M I N O P L A Z A



VICINITY MAP	PROJECT DIRECTORY	PROJECT DATA	PROJECT DESCRIPTION	SHEET INDEX	
	<b>OWNER:</b> STEVEN ASKARI (408) 472-5480 <b>ARCHITECT:</b> JOMA STUDIO ARCHITECTS (850) 532-8200 ANTONY JOMA, AIA 545 PALMER LANE MENLO PARK, CA 94025 <b>CIVIL ENGINEER:</b> SIGMA PRIME GEOSCIENCE (850) 728-3550 CHARLIE KISSICK 111 VASSAR STREET HALF MOON BAY, CA 94018 <b>LANDSCAPE ARCHITECT:</b> REED ASSOCIATES (408) 481-8020 PAUL REED 477 S. TAMPE ST SUNNYVALE, CA 94086	<b>CITY PROJECT #:</b> 2012-7550 <b>ADDRESS:</b> 696 W El Camino Real <b>PARCEL AREA:</b> 31,829 S.F. (72 +/- ACRES) <b>OCCUPANCY:</b> M <b>ZONING:</b> C2 PD <b>MAX. LOT COVERAGE:</b> 35% = (31,863 x 35%) = 10,977 S.F. <b>PROPOSED LOT COVERAGE = 9,976 S.F. &lt; 10,977 MAX = OK</b> (9,976 = 9,836 S.F. RETAIL + 140 S.F. TRASH) <b>MAX. HEIGHT:</b> 75' PROPOSED 34' <b>FRONT, SIDES &amp; REAR YARD SETBACK REQUIREMENTS:</b> FRONT - 15' PROPOSED 21'-8" SIDE - NONE REAR - NONE <b>FLOOR AREA:</b> GROSS 9,836 sf RETAIL	<b>LANDSCAPE AREA</b> TOTAL REQUIRED LANDSCAPE = 8,100 S.F. TOTAL PROVIDED LANDSCAPE = 4,270 S.F. <b>PARKING</b> UNIVERSAL PARKING REQUIREMENT = 4 PER 1000 S.F. STALL DIMENSION 8.5'x18' RETAIL, 9836 s.f./1000 x 4 = 39.4 STALLS PROVIDED: 40 STALLS	THE PROPOSED DEVELOPMENT IS LOCATED ON A 0.72 ACRE PARCEL AT THE CORNER OF EL CAMINO REAL AND HOLLENBECK AVENUE IN SUNNYVALE. THE INTENT IS TO DEVELOP A ONE STORY RETAIL BUILDING. THE PROJECT WILL INCORPORATE 9,836 S.F. OF RETAIL SPACE, IMPLEMENTING SUSTAINABLE BUILDING MATERIALS AS MUCH AS FEASIBLE. A 15' WIDE "PEDESTRIAN REALM" IS PROPOSED AT FRONT OF THE BUILDING ALONG EL CAMINO REAL. THE SITE SHALL HAVE TWO SEPARATE ENTERANCES, FROM EL CAMINO REAL AND HOLLENBECK AVENUE AND SURFACE PARKING SHALL BE PROVIDED TO SATISFY THE PARKING REQUIREMENTS.	T TITLE SHEET- PROJECT DATA A1 SITE PLAN - TRASH ENCLOSURE ELEVATION A2 SOLAR SHADOW ANALYSIS FLOOR PLAN A3 ROOF PLAN A4 BUILDING ELEVATIONS A5 BUILDING ELEVATIONS A6 EL CAMINO MASSING STUDY A7 C1 EXISTING SITE PLAN, TOPOGRAPHY C2 GRADING AND DRAINAGE PLAN L1 LANDSCAPE HYDRO-ZONE PLAN L1.1 LANDSCAPE IRRIGATION PLAN L2 LANDSCAPE PLANTING PLAN L2.1 TREE REMOVAL PLAN L2.2 TREE SHADING PLAN L3 LANDSCAPE CONSTRUCTION DETAILS L3.1 LANDSCAPE CONSTRUCTION DETAILS L4 LANDSCAPE PLANTING SPECIFICATIONS

**CAMINO PLAZA**  
 696 WEST EL CAMINO REAL, SUNNYVALE, CA

DEVELOPER: Askari Development Group

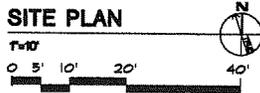
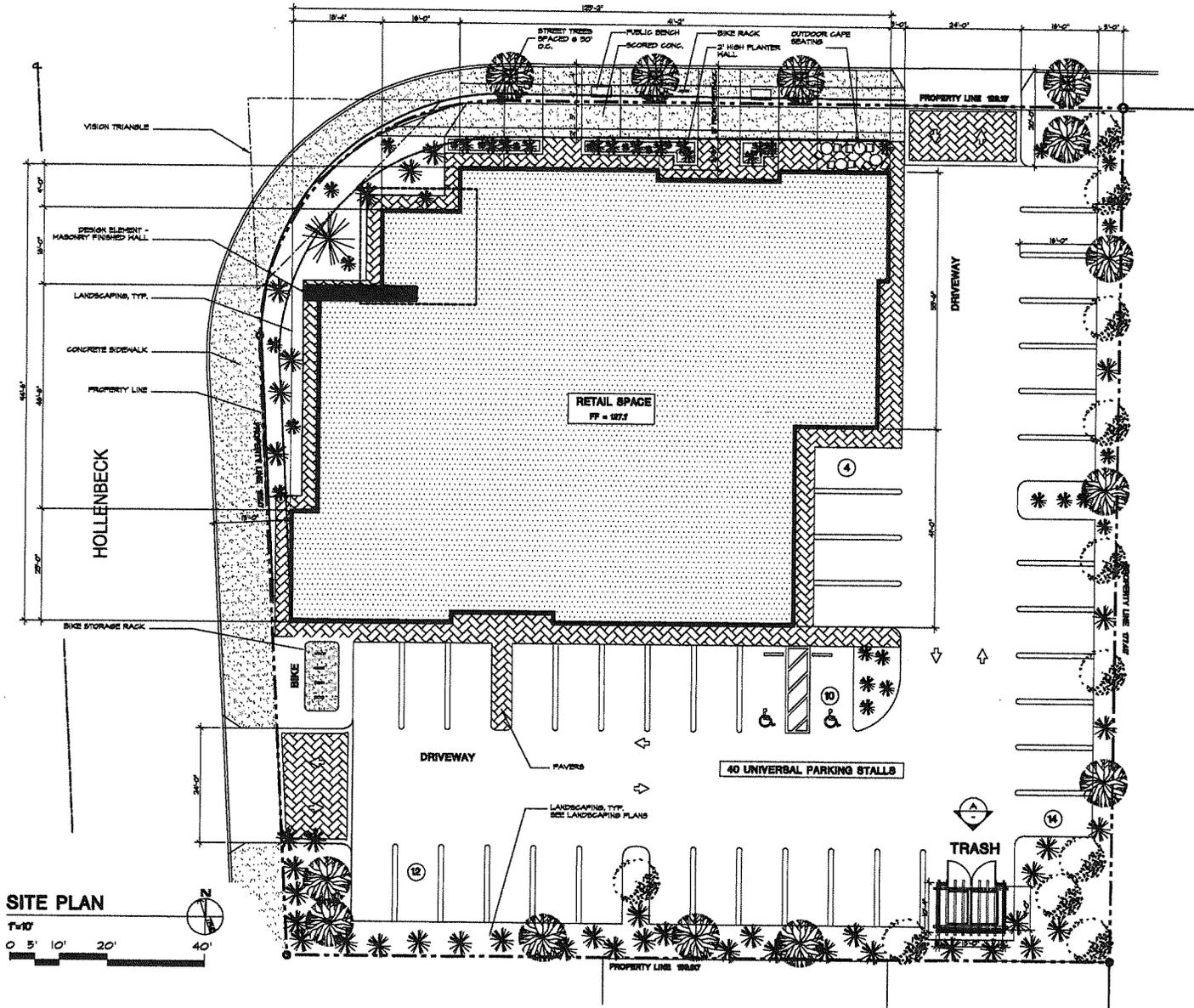
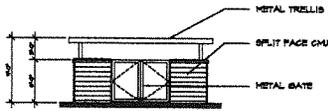


JOMA STUDIO ARCHITECTS  
 545 PALMER LANE, MENLO PARK, CA 94025  
 WWW.JOMASTUDIO.COM

PROJECT NO. 0910 DATE: 03/04/2018  
 SCALE: AS NOTED

ATTACHMENT 0  
 Page 1 of 18

**A** TRASH ENCLOSURE ELEVATION  
1/8"=1'-0"



**CAMINO PLAZA**  
896 WEST EL CAMINO REAL, SUNNYVALE, CA

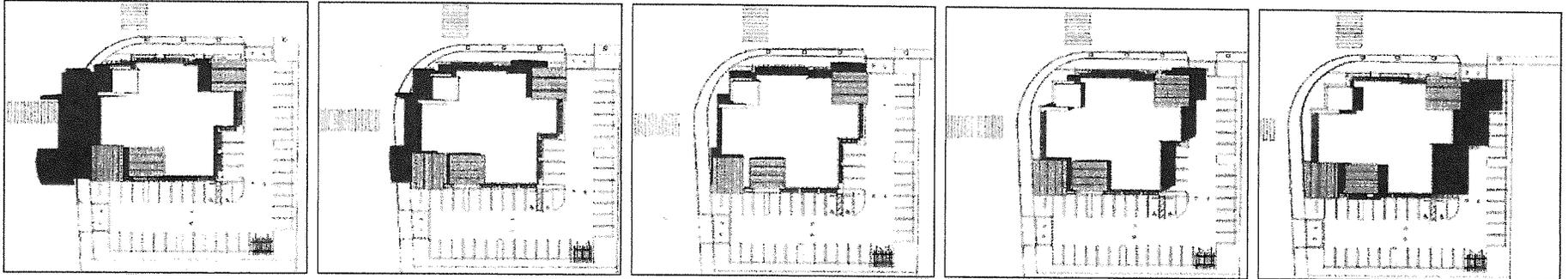
DEVELOPER: Askari Development Group



JOMA STUDIO ARCHITECTS  
548 PALMER LANE MENLO PARK, CA 94028  
WWW.JOMASTUDIO.COM

PROJECT NO. 0762 DATE: 08/04/2018  
SCALE: AS NOTED

A1



8 AM

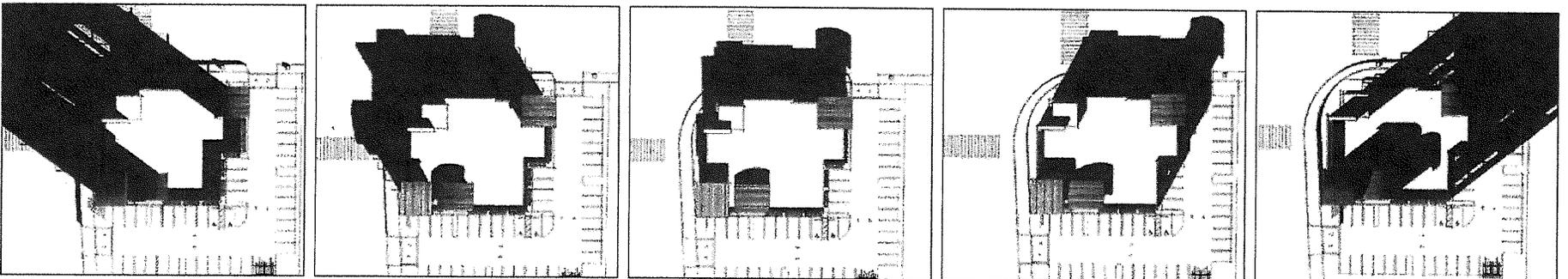
10 AM

12 PM

2 PM

4 PM

JUNE 21st



8 AM

10 AM

12 PM

2 PM

4 PM

DECEMBER 21st

SOLAR SHADOW ANALYSIS

**CAMINO PLAZA**  
 696 WEST EL CAMINO REAL, SUNNYVALE, CA

DEVELOPER: Askari Development Group

1801 S. DE ANZA BOULEVARD, SUITE #150  
 CUPERTINO, CA 95014



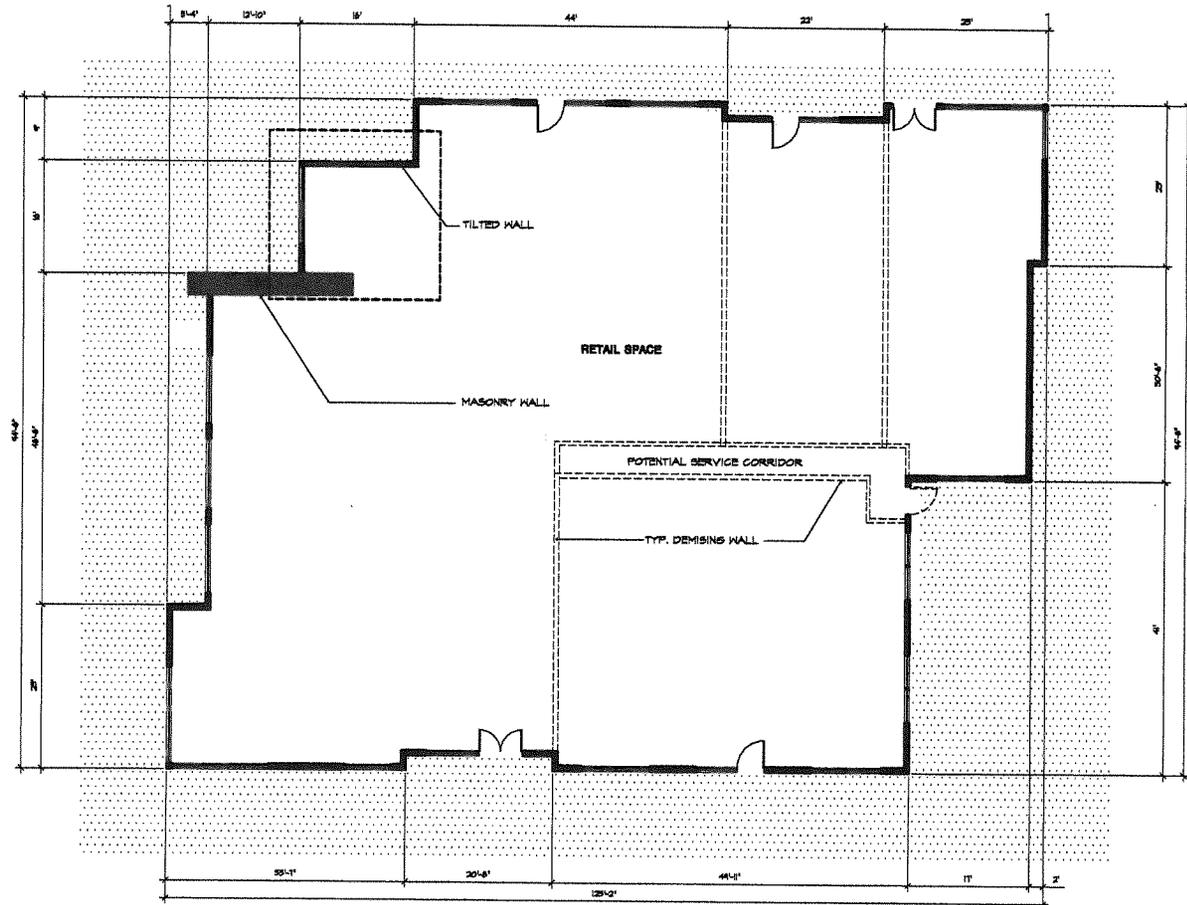
JOMA STUDIO ARCHITECTS

545 PALMER LANE - MENLO PARK - CA 94025  
 WWW.JOMASTUDIO.COM

PROJECT NO. 0910 DATE: 05/04/2013  
 SCALE: AS NOTED

**A2**

Page 3 of 18



**FLOOR PLAN**  
1/8"=1'-0" 

**ATTACHMENT D**  
 Page 4 of 18

**CAMINO PLAZA**  
696 WEST EL CAMINO REAL, SUNNYVALE, CA

DEVELOPER: Askari Development Group

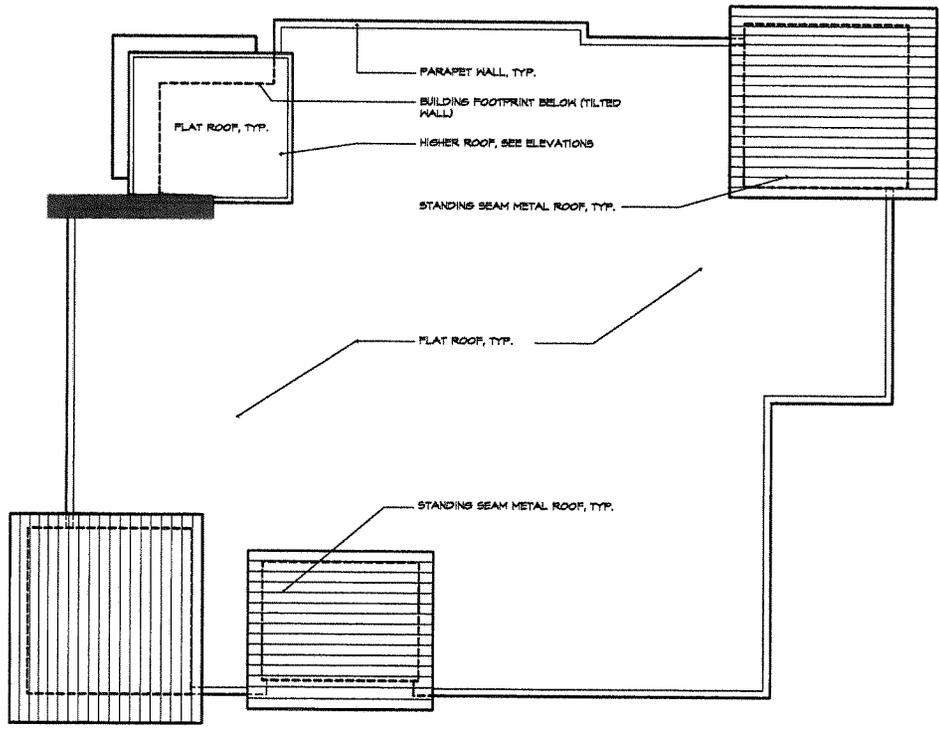
1801 S. DE ANZA BOULEVARD, SUITE #180  
CUPERTINO, CA 95014



**JOMA STUDIO ARCHITECTS**  
545 PALMER LANE, MENLO PARK, CA 94025  
WWW.JOMASTUDIO.COM

PROJECT NO. 010 DATE: 08/04/2018  
SCALE: AS NOTED

**A3**



ROOF PLAN  
1/8"=1'-0" 

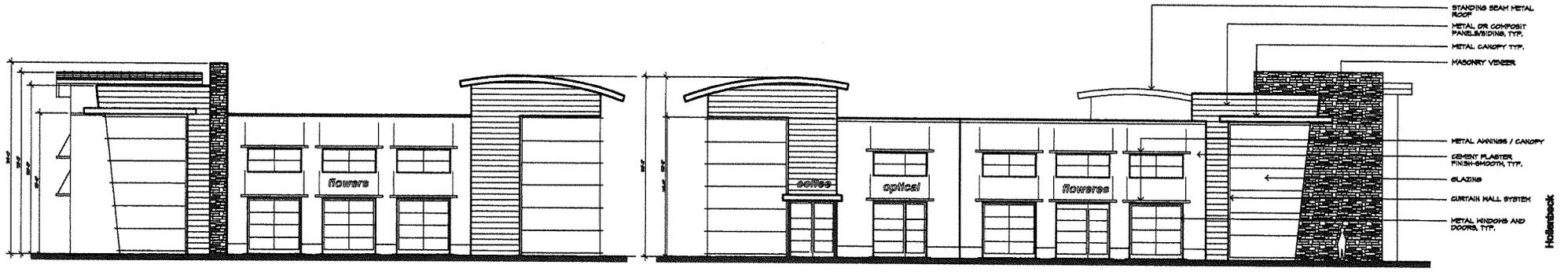
**CAMINO PLAZA**  
696 WEST EL CAMINO REAL, SUNNYVALE, CA

DEVELOPER: Askari Development Group

 JOMA STUDIO ARCHITECTS  
548 PALMER LANE - MENLO PARK, CA 94025  
WWW.JOMASTUDIO.COM

PROJECT NO. 0910 DATE: 05/04/2015  
SCALE: AS NOTED

**A4**

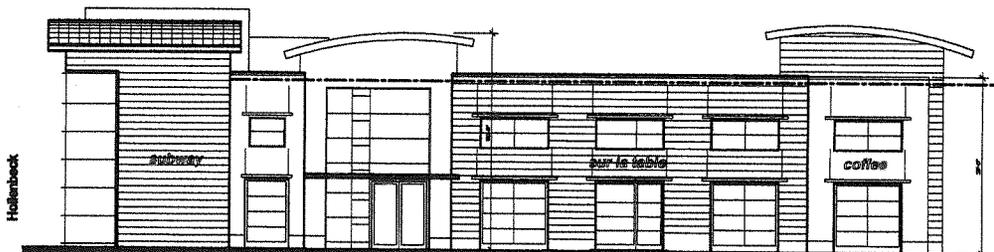


**SIDE ELEVATION - WEST (view from HOLLENBECK)**  
1/8"=1'-0"

**FRONT ELEVATION - NORTH (view from EL CAMINO REAL)**  
1/8"=1'-0"



**SIDE ELEVATION - EAST**  
1/8"=1'-0"



**REAR ELEVATION - SOUTH**  
1/8"=1'-0"

**CAMINO PLAZA**  
896 WEST EL CAMINO REAL, SUNNYVALE, CA

DEVELOPER: Askari Development Group

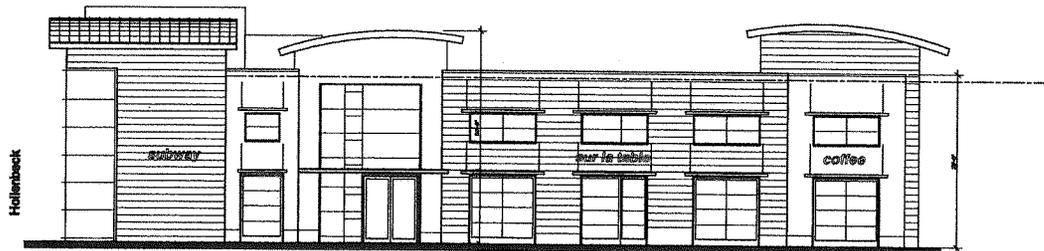
1601 S. DE ANZA BOULEVARD, SUITE #150  
CUPERTINO, CA 95014



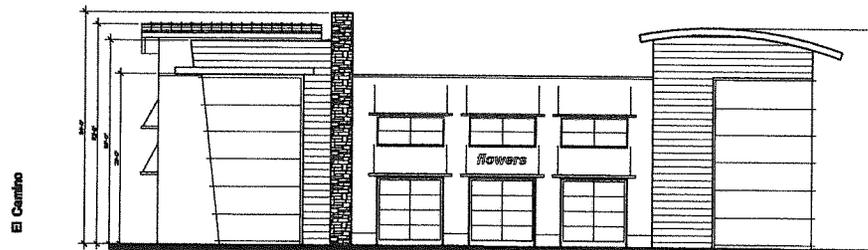
**JOMA STUDIO ARCHITECTS**  
545 PALMER LANE, MENLO PARK, CA 94025  
WWW.JOMASTUDIO.COM

PROJECT NO. 0610 DATE: 05/04/2018  
SCALE: AS NOTED

**A5**



**REAR ELEVATION - SOUTH**  
1/8"=1'-0"



**SIDE ELEVATION - WEST (view from HOLLENBECK)**  
1/8"=1'-0"

**ATTACHMENT D**  
 Page 7 of 18

**CAMINO PLAZA**  
696 WEST EL CAMINO REAL, SUNNYVALE, CA

DEVELOPER: Askari Development Group

1801 S. DE ANZA BOULEVARD, SUITE #100  
CUPERTINO, CA 95014



JOMA STUDIO ARCHITECTS

245 PALMER LANE - MENLO PARK, CA 94025  
WWW.JOMASTUDIO.COM

PROJECT NO. 0410 DATE: 05/24/2015  
SCALE: AS NOTED

**A6**



PROPOSED PROJECT - CAMINO PLAZA

Hollenbeck

CIVIC SQUARE SHOPPING CENTER

NORTH ELEVATION (view from EL CAMINO REAL)

**CAMINO PLAZA**  
 696 WEST EL CAMINO REAL, SUNNYVALE, CA

DEVELOPER: Askari Development Group

1801 S. DE ANZA BOULEVARD, SUITE #150  
 CUPERTINO, CA 95014



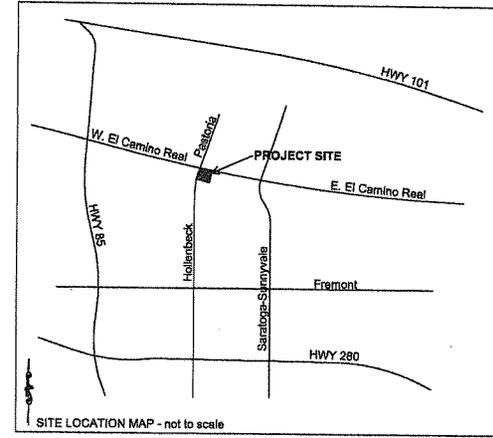
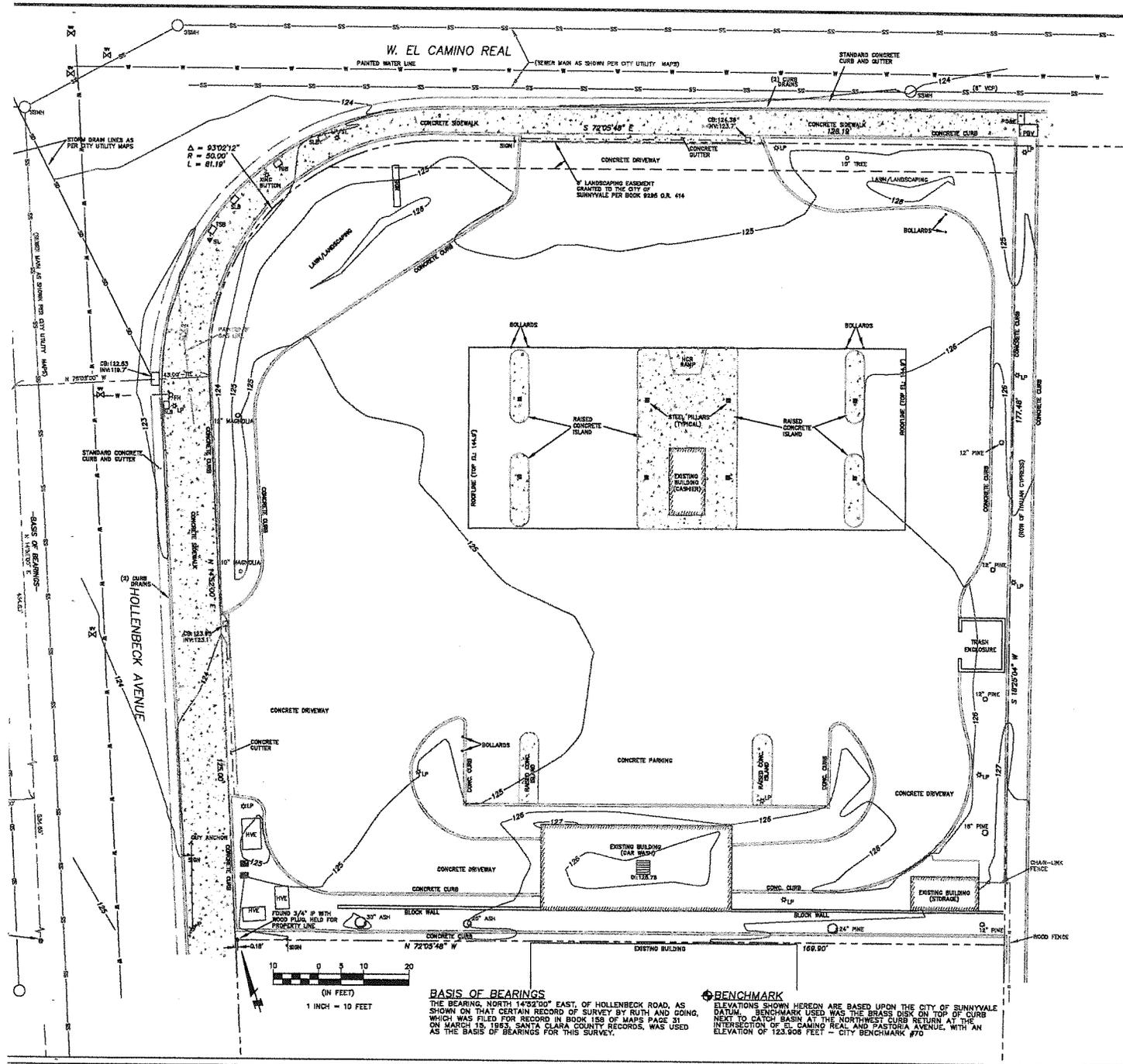
JOMA STUDIO ARCHITECTS

545 PALMER LANE - MENLO PARK - CA 94025  
 WWW.JOMASTUDIO.COM

PROJECT NO. 0910 DATE: 05/04/2010  
 SCALE: AS NOTED

ATTACHMENT D  
 Page 8 of 18

**A7**



**GENERAL NOTES**

1. THIS IS NOT A BOUNDARY SURVEY.
2. NORTH IS ACTUAL, BASED ON PROPERTY LINE BEARING.
3. ELEVATION DATUM: CITY OF SUNNYVALE DATUM.
4. CONTOUR INTERVAL IS 1 FOOT.
5. SITE TOPOGRAPHY WAS SURVEYED BY BOT LAND SURVEYING, JANUARY 28, 2009.
6. ALL FEATURES SHOWN WERE EXISTING AT TIME OF SURVEY, EXCEPT FOR OUTLINE OF PROPOSED BASEMENT.

**ABBREVIATIONS**

- CB CATCH BASIN
- PH FIRE HYDRANT
- GV GAS VALVE
- HVE HIGH-VOLT ELECTRIC
- INVERT
- IP IRON PIPE
- JP JOINT POLE
- LP LIGHT POLE
- PBV PACBELL/SBC VAULT
- PVE POLE VAULT
- SL STREET LIGHT
- SLB STREET LIGHT BOX
- SSMH SANITARY SEWER MANHOLE
- TSSB TRAFFIC SIGNAL BOX
- VEP VITRIFIED CLAY PIPE
- WM WATER METER BOX
- WV WATER VALVE
- D- GAS LINE
- SD- STORM DRAIN LINE
- SS- SANITARY SEWER LINE
- W- WATER LINE

**CIVIL SHEET INDEX**

- C1 SITE PLAN
- C2 GRADING AND DRAINAGE PLAN

**CONTACT INFORMATION**

**OWNER:**  
 STEVEN ASARI  
 1601 SOUTH DE ANZA BOULEVARD  
 CLIPPERTING, CA 95014  
 408-473-5660

**ARCHITECT:**  
 ANTONY ZOMA  
 ZOMA STUDIO ARCHITECTS  
 845 PALMER LANE  
 MENLO PARK, CA 94025

**CIVIL GEOTECHNICAL ENGINEER:**  
 CHARLES RESNER  
 SIGMA PRIME GEOSCIENCES, INC.  
 111 VASSAR STREET  
 HALF MOON BAY, CA 94019  
 650-728-3650

**SURVEYOR:**  
 BRYAN TAYLOR  
 807 LAND SURVEYING  
 275 PELICAN COURT  
 FOSTER CITY, CA 94040  
 650-913-1600



Sigma Prime Geosciences, Inc.  
 SIGMA PRIME GEOSCIENCES, INC.  
 111 VASSAR STREET  
 HALF MOON BAY, CA 94019  
 (650) 728-3590  
 FAX 728-3368

DATE: 10-15-12	DRAWN BY: CMK
CHECKED BY: AZG	REV. DATE: 3-4-13
REV. DATE: 3-4-13	REV. DATE: 3-4-13
REV. DATE: 3-4-13	REV. DATE: 3-4-13

EXISTING SITE CONDITIONS  
 686 WEST EL CAMINO REAL  
 SUNNYVALE, CALIFORNIA

SHEET C1

ATTACHMENT D  
 Page 9 of 78

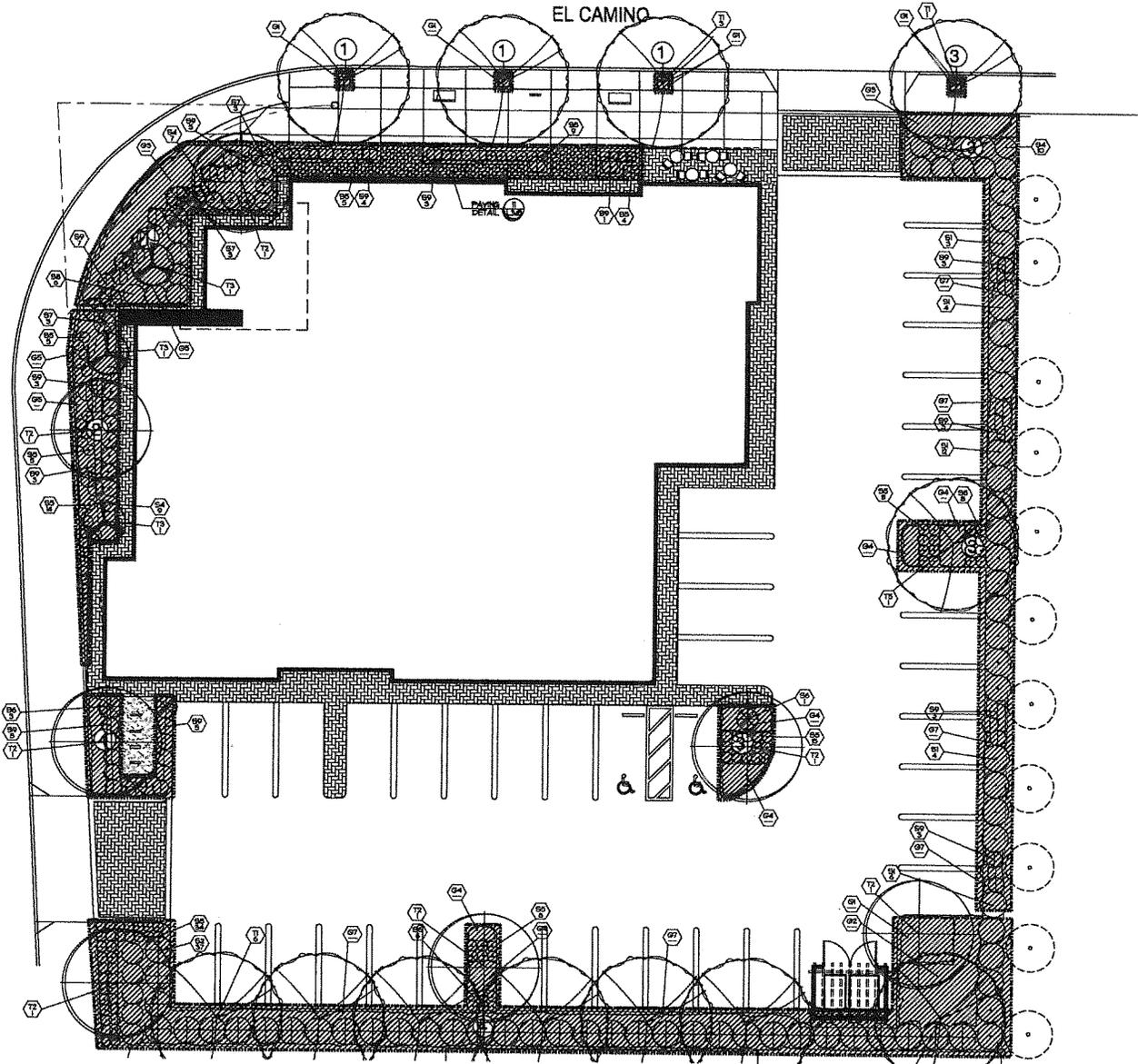
**BASIS OF BEARINGS**  
 THE BEARING, NORTH 14°22'00" EAST, OF HOLLENBECK ROAD, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY BY RUTH AND JOING, WHICH WAS FILED FOR RECORD IN BOOK 150 OF MAPS PAGE 21 ON MARCH 15, 1955, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**BENCHMARK**  
 ELEVATIONS SHOWN HEREON ARE BASED UPON THE CITY OF SUNNYVALE DATUM. BENCHMARK USED WAS THE BRASS DISK ON TOP OF CURB NEAR TO CATCH BASIN AT THE NORTHWEST CORNER RETURN AT THE INTERSECTION OF EL CAMINO REAL AND PASTORIA AVENUE, WITH AN ELEVATION OF 123.908 FEET - CITY BENCHMARK #70



HOLLENBECK

EL CAMINO



**IRRIGATION HYDRO-ZONE LEGEND**

PLANTS ARE GROUP TO HAVE MATCHING WATER REQUIREMENTS AND MICRO-CLIMATE CHARACTERISTICS.

-  HIGH WATER REQUIREMENT
-  MEDIUM WATER REQUIREMENT
-  LOW WATER REQUIREMENT (DROUGHT TOLERANT PLANTING)

Hydro Zone Information

Hydro Zone	Water Requirement	Specific Detail Area	Irrigation Schedule
1	High	50%	5/7/9
2	Medium	50%	5/7/9
3	Low	50%	5/7/9
4	Low	50%	5/7/9

total = 6342

Maximum Applied Water Allowance

AWA =  $(W \times 0.6) + (L \times 0.3) + (S \times 0.5)$

AWA = 41.4

Hydro Zone	Water Requirement	Hydro Zone Area	AWA
1	High	50%	20.7
2	Medium	50%	20.7
3	Low	50%	20.7
4	Low	50%	20.7

total = 6342

Estimated Detail Water Use

EWU =  $(W \times 0.6) + (L \times 0.3) + (S \times 0.5)$

EWU = 41.4

Hydro Zone	Water Requirement	Hydro Zone Area	EWU
1	High	50%	20.7
2	Medium	50%	20.7
3	Low	50%	20.7
4	Low	50%	20.7

total = 6342



REED ASSOCIATES  
LANDSCAPE ARCHITECTURE  
874 SOUTH JAMES STREET  
SUNNYVALE, CALIFORNIA 95086  
408-451-0020 / FAX 408-451-0020 POC  
www.reedassoc.com / email: jpl@reed.com

969 El Camino Real

Sunnyvale, CA

ISSUE DATE  
1. site changes 2.4.1

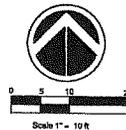


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Approved: PJ  
Drawn: JH  
Project No.:  
Scale: 1/8" = 1'-0" Issue Date: 02.25.08

Page 11 of 18

ATTACHMENT 18



LANDSCAPE HYDRO-ZONE PLAN

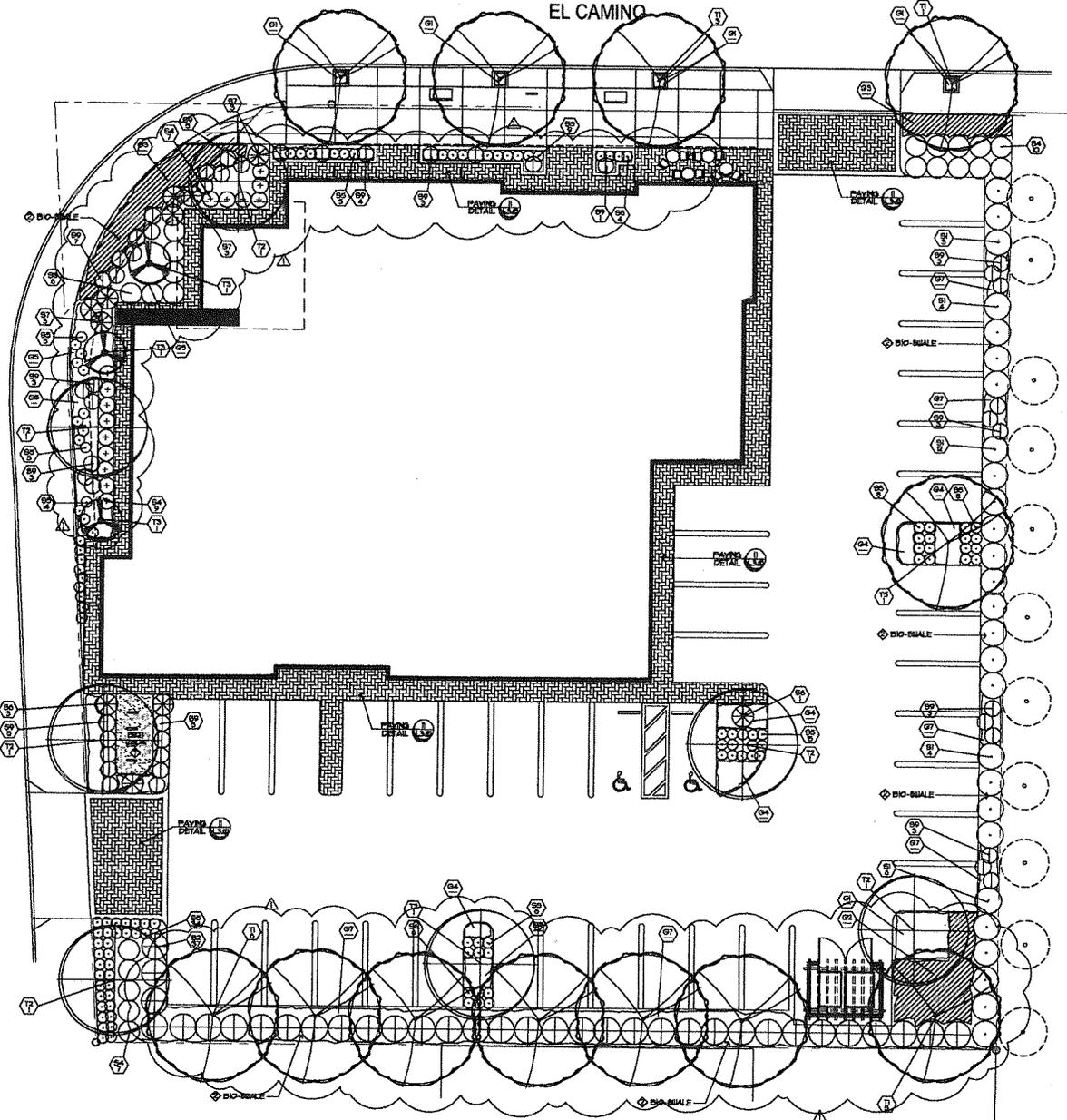
L1.0

Sheet of



HOLLENBECK

EL CAMINO



**PLANT NOTES:**

1. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY.
2. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
3. PLANT GROUND COVER IN SHADE AREAS AS NOTED, USE TRIANGULAR SPACING.
4. SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
5. THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
6. ALL SLOPES PLANTED WITH LAWN NOT TO EXCEED A 3% SLOPE. ALL SLOPES PLANTED WITH GROUND COVER NOT TO EXCEED A 2% SLOPE.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS 25 MIN.
8. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
9. ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN 1/8" FOOT OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
10. ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND UTILITIES THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER FEATURES TO REMAIN AND CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
11. THE WORK IN THESE DRAWINGS AND SPECIFICATIONS MAY RUN CONCURRENTLY WITH WORK BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS.
12. REFER TO CIVIL ENGINEER'S PLANS FOR OVERALL SITE GRADING AND DRAINAGE.
13. PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT - 1-800-227-4600.

**PLANT SYMBOLS**

- INDICATES PLANT KEY
- INDICATES PLANT QUANTITY
- EXISTING TREE TO REMAIN
- ◇ BIKE RACK - (REFER TO PROJECT ARCHITECT'S PLANS FOR DETAILS)
- ◇ BIOSWALE - (REFER TO CIVIL ENGINEER'S PLANS FOR DETAILS)

**PLANT LIST:**

KEY	SYMBOLICAL NAME	COMMON NAME	SET	SIZE	# PLANTED	SEASON
T1	PLATANUS A. SPANISH	SPANISH PLANT TREE	---	14" WIDE	87 PLANTED	FRESH
T2	LEUCODENDRON B. SPANISH	SPANISH BOTTLE	---	14" WIDE	87 PLANTED	FRESH
T3	PROCEDEPERIA H. PLANT	SPANISH YEM YEM	---	14" WIDE	87 PLANTED	FRESH
T4	ACERIA P. BLACKGODOLIA	SPANISH RED SHIPLE	---	14" WIDE	87 PLANTED	FRESH
T5	ARISTIDA PLANTA	YUCCA	---	24" WIDE	87 PLANTED	FRESH
<b>SHRUBS</b>						
S1	PHYLLOCLADUS T. VANDERLINDA	UNIDENTIFIED TORONJA	---	8" GAL	100	FRESH
S2	PHYLLOCLADUS T. VANDERLINDA	UNIDENTIFIED TORONJA	---	8" GAL	100	FRESH
S3	FRAXINUS B. L. TORONJA	FRAXINUS TORONJA	---	8" GAL	100	FRESH
S4	FRAXINUS B. L. TORONJA	FRAXINUS TORONJA	---	8" GAL	100	FRESH
S5	FRAXINUS B. L. TORONJA	FRAXINUS TORONJA	---	8" GAL	100	FRESH
S6	FRAXINUS B. L. TORONJA	FRAXINUS TORONJA	---	8" GAL	100	FRESH
S7	FRAXINUS B. L. TORONJA	FRAXINUS TORONJA	---	8" GAL	100	FRESH
S8	FRAXINUS B. L. TORONJA	FRAXINUS TORONJA	---	8" GAL	100	FRESH
S9	FRAXINUS B. L. TORONJA	FRAXINUS TORONJA	---	8" GAL	100	FRESH
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S93	FRAXINUS B. L. TORONJA	FRAXINUS TORONJA	---	8" GAL	100	FRESH
S94	FRAXINUS B. L. TORONJA	FRAXINUS TORONJA	---	8" GAL	100	FRESH
S95	FRAXINUS B. L. TORONJA	FRAXINUS TORONJA	---	8" GAL	100	FRESH
S96	FRAXINUS B. L. TORONJA	FRAXINUS TORONJA	---	8" GAL	100	FRESH
S97	FRAXINUS B. L. TORONJA	FRAXINUS TORONJA	---	8" GAL	100	FRESH
S98	FRAXINUS B. L. TORONJA	FRAXINUS TORONJA	---	8" GAL	100	FRESH
S99	FRAXINUS B. L. TORONJA	FRAXINUS TORONJA	---	8" GAL	100	FRESH
S100	FRAXINUS B. L. TORONJA	FRAXINUS TORONJA	---	8" GAL	100	FRESH



969 El Camino Real

Sunnyvale, CA

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
 A: site changes E.A.



APPROVED: \_\_\_\_\_  
 PROJECT NO. \_\_\_\_\_  
 SHEET NO. \_\_\_\_\_

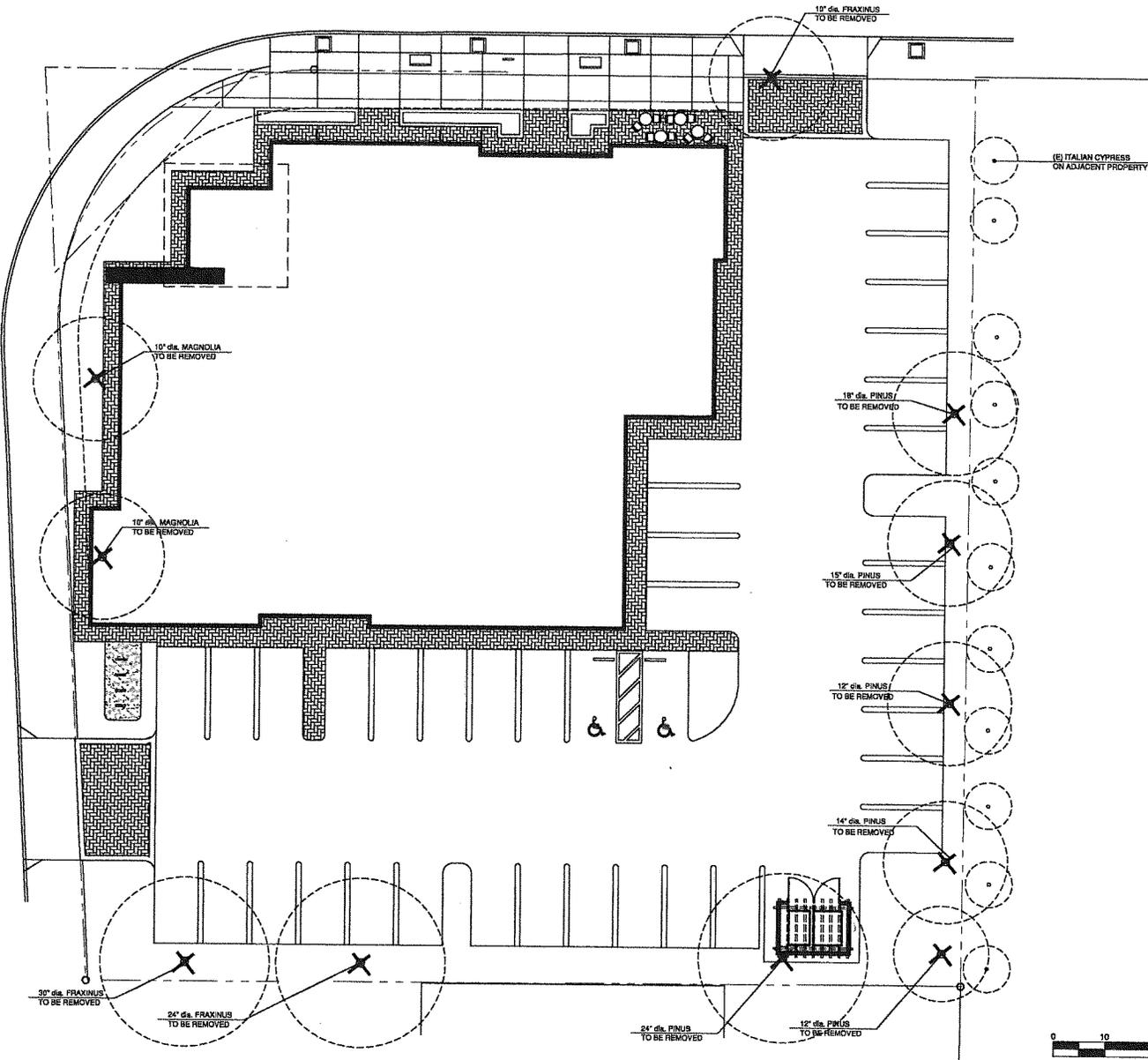
ATTACHMENT D  
 13 of 18  
 LANDSCAPE PLANTING PLAN

L20

Sheet of

EL CAMINO

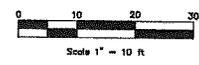
HOLLENBECK



**TREE PROTECTION NOTES**

PROTECT EXISTING TREES SHOWN ON PLAN TO REMAIN BY FOLLOWING THESE INSTRUCTIONS.

1. THE GRADE BETWEEN THE DRIPLINE AND ROOT CROWN OF THE TREES SHALL NOT BE CUT AND CAN BE FILLED BY ONLY 3 INCHES, EXCEPT WITHIN 5'-0" OF THE TRUNK WHERE THE GRADE SHALL NOT BE DISTURBED.
2. IRRIGATION AND RAIN WATER SHALL BE ABLE TO DRAIN AWAY FROM THE ROOT CROWN OF THE TREES.
3. DO NOT DRIVE OR PARK VEHICLES WITHIN THE DRIPLINE AREA OF THE TREES UNLESS NECESSARY TO DO PAVING CONSTRUCTION. IF THERE HAS BEEN ANY VEHICULAR TRAFFIC WITHIN THE DRIPLINE, THE GROUND SHALL BE SCARIFIED BY HAND TO A DEPTH OF 12 INCHES TO DE-COMPACT.
4. DO NOT ALLOW CONTRACTORS TO DUMP WASTE CONCRETE, PLASTER, ETC. UNDER DRIPLINE OF TREES. DO NOT ALLOW PAINTERS OR OTHER TO CLEAN EQUIPMENT UNDER DRIPLINE OR UPFALL OF EXISTING TREES WHERE NATURAL DRAINAGE WOULD CAUSE WASTE TO RUN WITHIN DRIPLINE. DO NOT ALLOW ANY WASTE TO BE DUMPED IN SOIL ON SITE.
5. TREES SHALL NOT BE PRUNED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT OR ARBORIST.
6. IF IT IS NECESSARY TO PRUNE OR CUT ANY ROOTS LARGER THAN 1 INCH IN DIAMETER, THE ROOTS SHALL BE CUT CLEANLY AND ROOT SEALED. WHERE EXCAVATION IS REQUIRED AROUND TREES (FOR WALL, PAVING, ETC.) THE REPLACED SOIL SHALL BE 2/3 SOIL AMENDMENT AND 1/3 NATIVE SOIL.
7. NO IRRIGATION SHALL BE INSTALLED WITHIN 5'-0" OF THE TRUNK. NO SPRAY SHALL HIT THE TRUNKS OF TREES. ALL TRENCHING WITHIN THE DRIPLINE WILL BE DONE BY HAND. ALL PIPING SHALL RUN PERPENDICULAR TO THE TRUNK WITHIN THE DRIPLINE EXCEPT AT FACE OF CURB, PLANTER OR PAVING.



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11/14/2010	A.S.



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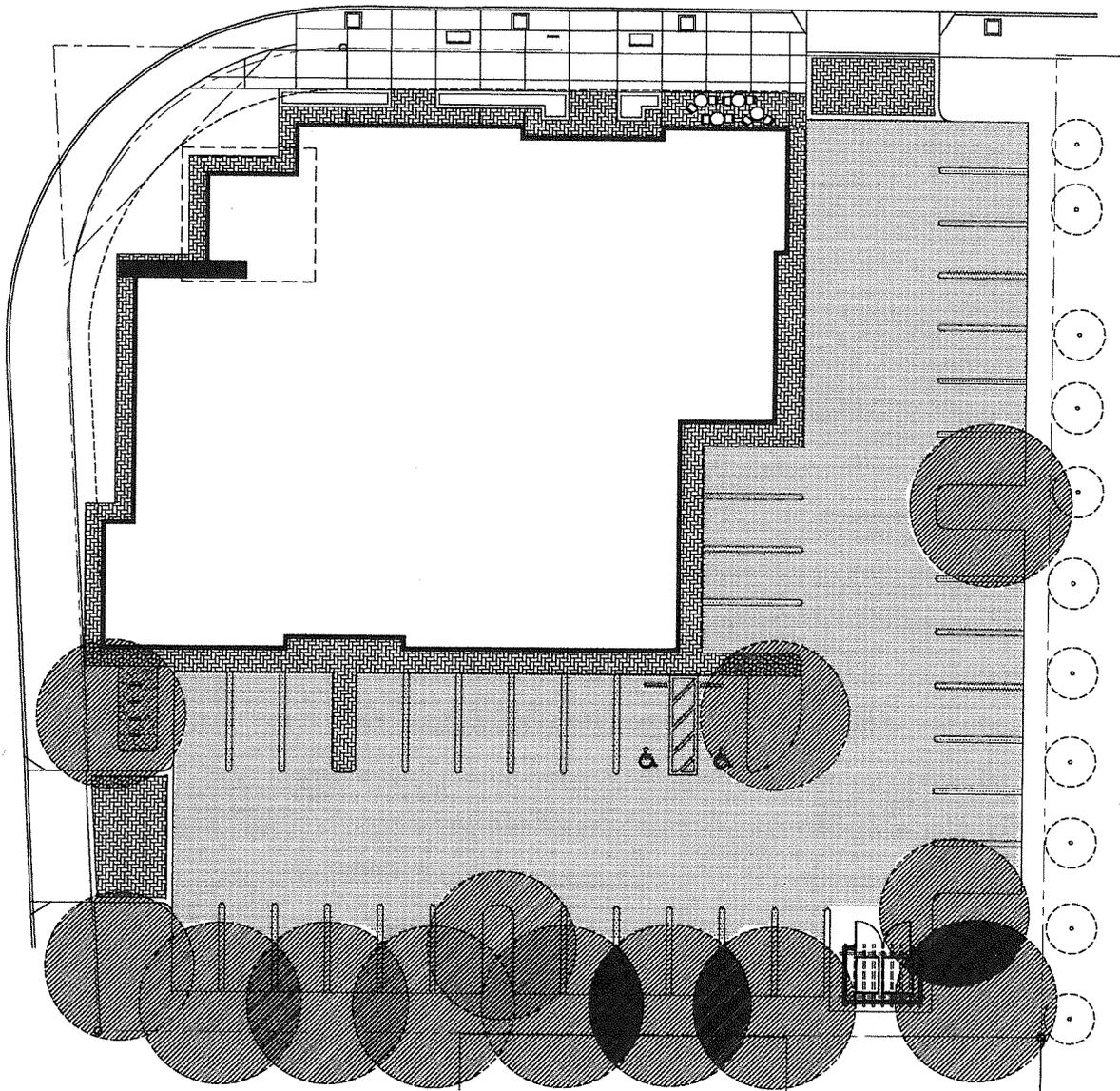
Approved	By	Date
Drawn	By	Date
Checked	By	Date

**ATTACHMENT**  
 Page 14 of 18  
**TREE REMOVAL PLAN**

L2.1

EL CAMINO

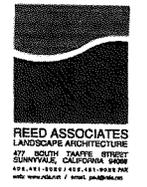
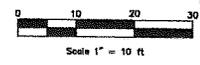
HOLLENBECK



**TREE SHADING REQUIREMENT**

12,447 s.f. - TOTAL ASPHALT PARKING PAVING AREA (WITH IN PROPERTY LINES)  
 9,924 s.f. - TOTAL TREE CANOPY COVERAGE AT FULL GROWTH (15 YEARS)  
 20.2% - TREE SHADING COVERAGE OF PARKING AREA

-  TREE CANOPY SHADING
-  ASPHALT PARKING PAVING AREA



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08/22/12	J.A.



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Scale	1"=10'		

ATTACHMENT D  
 Page 15 of 18

LANDSCAPE  
 TREE SHADING PLAN

L2.2



REED ASSOCIATES  
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DATE	BY
1/16/2011	DL



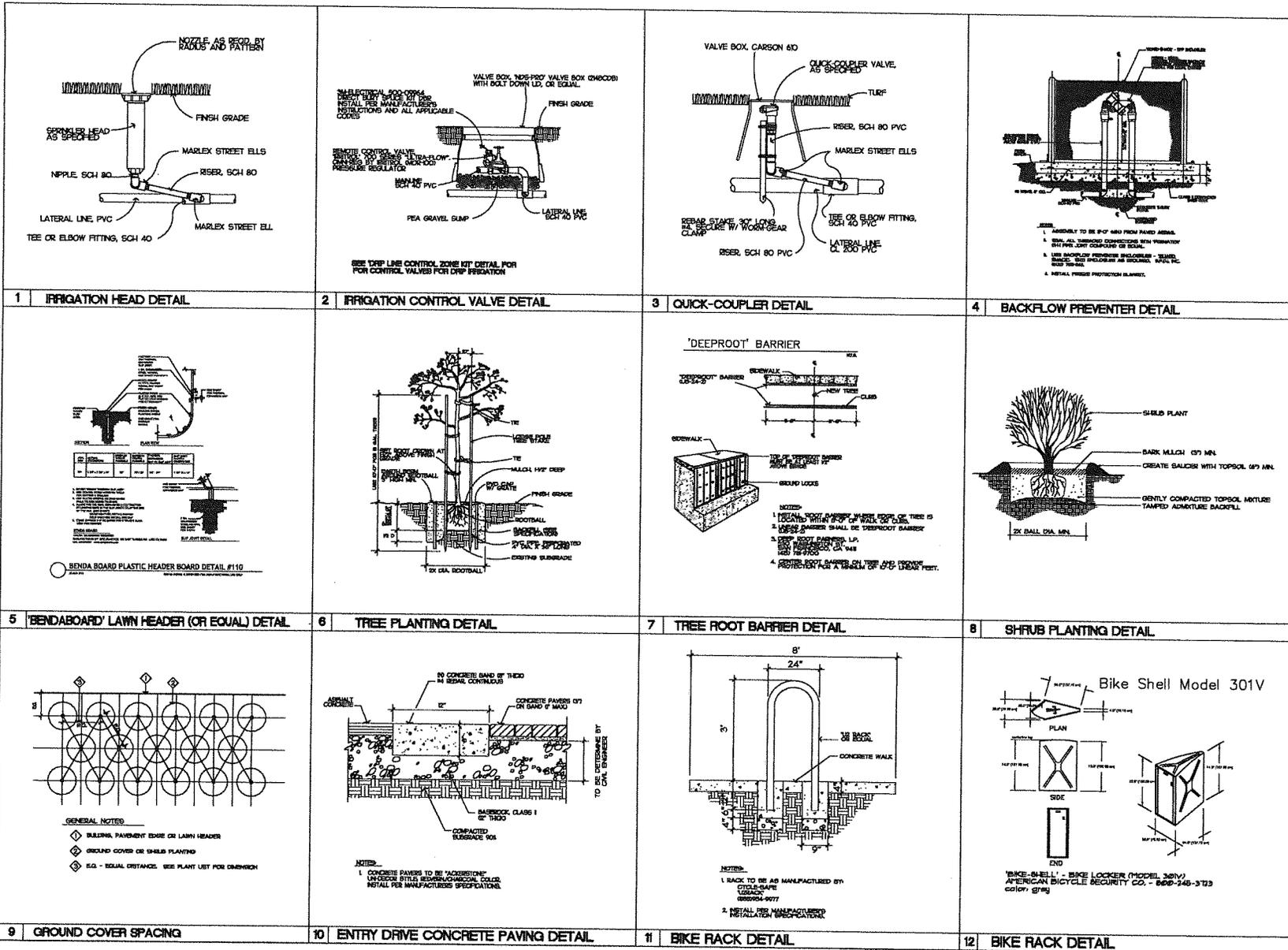
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ATTACHMENT D  
Page 16 of 18

LANDSCAPE CONSTRUCTION DETAILS

L3.0

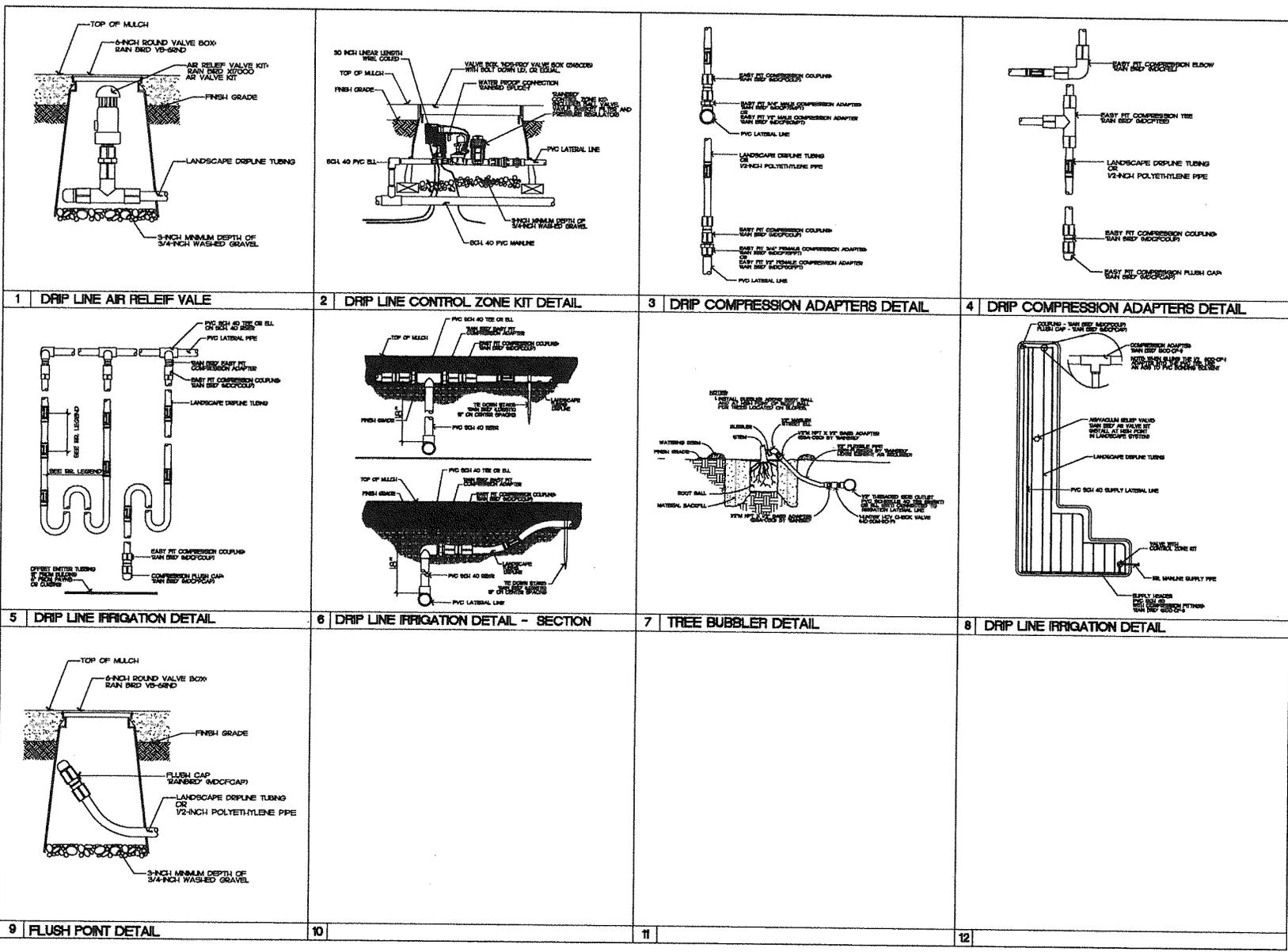


ISSUE	DATE
1	08/23/08



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 Scale: \_\_\_\_\_ Issue Date: 08/23/08



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 Page 17 of 18

**LANDSCAPE CONSTRUCTION DETAILS**

