



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

File Number: 2013-7645
No. 13-21

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

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

PROJECT TITLE:

Application for a **Special Development Permit, Vesting Tentative Map and Rezone** filed by **SummerHill Homes**.

PROJECT DESCRIPTION AND LOCATION (APN):

FILE #: 2013-7645
Location: 617 - 641 E. Arques Ave., 302 - 318 N. Fair Oaks Ave., and 612 - 622 E. Taylor Ave. (APNs: 205-30-009, 010, 011 012, 016, 017, 018)
Proposed Project: **SPECIAL DEVELOPMENT PERMIT** to allow the redevelopment of a 4.02 acre site with 85 townhome style condominium units.
VESTING TENTATIVE MAP to combine seven lots to create 85 lots and one common lot for a townhouse development.
REZONE from R-3 (Residential Medium Density) to R-3/PD (Residential Medium Density / Planned Development) for the .39 acre parcel at 318 N. Fair Oaks Ave.
Applicant / Owner: SummerHill Homes
Environmental Review: Mitigated Negative Declaration
Staff Contact: Ryan Kuchenig, (408) 730-7431, rkuchenig@sunnyvale.ca.gov

WHERE TO VIEW THIS DOCUMENT:

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

This **Mitigated Negative Declaration** may be protested in writing by any person prior to 5:00 p.m. on **Tuesday, December 17, 2013**. Protest shall be filed in the Department of Community Development, 456 W. Olive Avenue, Sunnyvale and shall include a written statement specifying anticipated environmental effects which may be significant. A protest of a **Mitigated Negative Declaration** will be considered by the adopting authority, whose action on the protest may be appealed.

HEARING INFORMATION:

A public hearing on the project is scheduled for:

Monday, November 25, 2013 at 8:00 p.m. and **Tuesday, December 17, 2013** at 7:00 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 November 1, 2013

Signed: 
Gerri Caruso, Principal Planner

Project Title	SummerHill Homes: Application (#2013 -7645) for a Rezone, Special Development Permit and Tentative Parcel Map to allow the construction of 85 townhouse condominium units with one common lot.
Lead Agency Name and Address	City of Sunnyvale P.O. Box 3707, Sunnyvale, CA 94088-3707
Contact Person	Ryan Kuchenig, Associate Planner
Phone Number	408-730-7431
Project Location	617 - 641 E. Arques Avenue, 302 - 318 N. Fair Oaks Avenue , & 612 – 622 E. Taylor Avenue
Applicant's Name	SummerHill Homes
Project Address	617- 641 E. Arques Avenue, 302 - 318 N. Fair Oaks Avenue , & 612 – 622 E. Taylor Avenue, Sunnyvale, CA
Zoning	MS/ITR/R3 & R-3
General Plan	Industrial to Residential Medium Density, Residential Medium Density
Other Public Agencies whose approval is required	None

DESCRIPTION OF THE PROJECT:

The proposed project is a Special Development Permit and Vesting Tentative Map to allow a new development consisting of 85 townhome-style condominiums with a common lot. The project also includes a Rezoning application for one of the seven existing parcels at 618 N. Fair Oaks Avenue from R-3 to R-3/PD. The remaining parcels are zoned M-S/ITR/R-3/PD.

DETAILED PROJECT DESCRIPTION:

On-site Development: The existing site is comprised of seven lots totaling 4.02 acres and is currently occupied by industrial & light manufacturing, commercial warehouse, restaurant, and apartment uses. The area is transitioning from industrial to residential uses due to the underlying zoning of most of the subject parcels and surrounding neighborhood. The proposed project would result in the demolition of the entire existing development on all seven parcels. Much of the site is currently paved with minimal landscaping within the interior.

The project includes demolition of the entire site and construction of 85 three story townhome-style condominiums located in 19 buildings. Each unit will have an individual two-car garage and storage areas. In addition, private open space will be provided in the form of private balconies and patios. Living areas range in size from approximately 1,335 to 1,680 square feet. Five floor plans are provided and include two, three and four bedroom units. The common areas will include

landscaping and uncovered parking spaces. The site allows access from E. Arques Avenue and E. Taylor Avenue. As required by the adopted Fair Oaks Junction Sense of Place Plan, the project will incorporate two publically dedicated pedestrian/bicycle pathways (10-foot wide) that run through the project site from north to south and east to west.

Construction Activities and Schedule: Construction is anticipated to begin in summer of 2014 and will take approximately 24 to 26 months to complete construction. The project will be subject to the Sunnyvale Municipal Code requirements for noise and hours of construction contained in Chapters 19.42.0.0 and 16.08.030.

Surrounding Uses and Setting: The subject site is located within the City's Fair Oaks Junction Sense of Place Plan, bounded by N. Fair Oaks to the west, E. Maude & N. Wolfe to the north, Britton Avenue to the East and E. Arques Avenue to the south. The adjacent properties along N. Fair Oaks to the west include apartment uses. Multifamily residential has been recently constructed along Taylor and Arques to the east. Commercial auto service and repair uses are located south of the site across E. Arques, and industrial and multifamily uses are north of the site across E. Taylor Ave.

Off-site Improvements: A new sidewalk will be installed along the entire project frontage on N. Fair Oaks, E. Taylor and E Arques Avenue, which can be accommodated within the existing public right-of-way. Standard water, sewer, right-of-way and utility upgrades will be provided as required by the Municipal Code.

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

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

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

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

DETERMINATION:

On the basis of this initial evaluation:

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

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

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

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

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

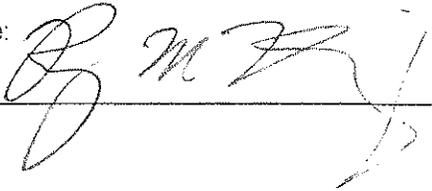
Checklist Planner Name: Ryan Kuchenig

Date: 10/31/13

Title: Associate Planner

City of Sunnyvale

Signature:



Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
1. Aesthetics -Substantially damage scenic resources, including, but not limited to trees, historic buildings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Sunnyvale General Plan Map • Community Character and Land Use and Transportation Chapters of the Sunnyvale General Plan www.sunnyvaleplanning.com • SMC 19.90 Tree Preservation Ordinance Sunnyvale Inventory of Heritage Trees
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"/>	<ul style="list-style-type: none"> • 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"/>	<ul style="list-style-type: none"> • General Plan Map • Community Character, Land Use and Transportation Chapters of the Sunnyvale General Plan • City-Wide Design Guidelines • Project Description
4. Population and Housing - Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure) in a way that is inconsistent with the Sunnyvale General Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> • Land Use and Transportation Chapter of the Sunnyvale General Plan • General Plan Map www.sunnyvaleplanning.com • City of Sunnyvale General Plan Housing and Community Revitalization Sub-element
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"/>	<ul style="list-style-type: none"> • Housing Chapter, Land Use and Transportation Chapter of the Sunnyvale General Plan • General Plan Map www.sunnyvaleplanning.com
6. Population and Housing - Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • City of Sunnyvale General Plan, Housing Chapter www.sunnyvaleplanning.com,
7. Land Use Planning - Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Sunnyvale General Plan Map • www.sunnyvaleplanning.com

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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"/>	<ul style="list-style-type: none"> • Land Use and Transportation Chapter of the Sunnyvale General Plan • General Plan Map • Title 19 (Zoning) of the Sunnyvale Municipal Code http://qcode.us/codes/sunnyvale/view.php?topic=19&frames=off
9. Transportation and Traffic - Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Parking Requirements (Section 19.46) in the Sunnyvale Municipal Code http://qcode.us/codes/sunnyvale/view.php?topic=19-4-19_46&frames=off
10. For a project located within 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"/>	<ul style="list-style-type: none"> • Moffett Field Air Installations Compatible Use Zones (AICUZ) • Sunnyvale Zoning Map • Sunnyvale General Plan Map • www.sunnyvaleplanning.com
11. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • 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"/>	<ul style="list-style-type: none"> • Moffett Field 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"/>	<ul style="list-style-type: none"> • Sunnyvale Zoning Map • www.sunnyvaleplanning.com
14. Noise - Exposure of persons to or generation of noise levels in excess of standards established in the Noise Sub-Element, Noise limits in the Sunnyvale Municipal Code, or applicable standards of the California Building Code?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> • Safety and Noise Chapter of the Sunnyvale General Plan • www.sunnyvaleplanning.com • 19.42 Noise Ordinance • http://qcode.us/codes/sunnyvale/view.php?topic=19&frames=off • Project Noise Study
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"/>	<ul style="list-style-type: none"> • Safety and Noise Chapter of the Sunnyvale General Plan • www.sunnyvaleplanning.com • Project Description

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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"/>	<ul style="list-style-type: none"> • Safety and Noise Chapter of the Sunnyvale General Plan • www.sunnyvaleplanning.com • Project Noise Study • Project Description
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 Wildlife or U.S Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • General Plan Map • Project Description
18. Biological Resources - Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not 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"/>	<ul style="list-style-type: none"> • General Plan Map • Project Description
19. Biological Resources - Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • General Plan Map • Project Description
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"/>	<ul style="list-style-type: none"> • 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"/>	<ul style="list-style-type: none"> • General Plan Map • 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"/>	<ul style="list-style-type: none"> • Community Character Chapter of the Sunnyvale General Plan • Sunnyvale Inventory of Heritage Resources • The United States Secretary of the Interior's "Guidelines for Rehabilitation" • Criteria of the National Register of Historic Places

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> • Project Description • CHRIS Letter, dated 9/20/13
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.
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"/>	<ul style="list-style-type: none"> • BAAQMD CEQA Guidelines • Sunnyvale General Plan Map • Sunnyvale Environmental Management Chapter of the General Plan • www.sunnyvaleplanning.com • BAAQMD Screening Analysis Tables - Advanced Screening for Mobile Hazardous Sources within 1,000 feet of Project Site
26. Air Quality - Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> • BAAQMD CEQA Guidelines
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"/>	<ul style="list-style-type: none"> • 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"/>	<ul style="list-style-type: none"> • BAAQMD CEQA Guidelines • Sunnyvale Environmental Management Chapter of the General Plan
29. Air Quality - Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> • BAAQMD CEQA Guidelines • Sunnyvale Environmental Management Chapter of the General Plan • www.sunnyvaleplanning.com

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
30. Air Quality - Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> BAAQMD CEQA Guidelines Sunnyvale Environmental Management Chapter of the General Plan www.sunnyvaleplanning.com
31. Seismic Safety - Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com California Geological Survey - Alquist-Priolo Earthquake Fault Zones Map
32. Seismic Safety - Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
33. Seismic Safety - Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com California Building Code
34. Seismic Safety - Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com 2001 ABAG Liquefaction Hazard Map www.abag.ca.gov California Building Code

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

2. Aesthetics (Less than Significant) - The proposed project will result in the transition of the site from industrial uses to residential uses. The proposed project is subject to the City-Wide Design Guidelines and the design of the new structure and site layout will be in general conformance with the adopted design guidelines. The project is also subject to the City's Fair Oaks Junction Sense of Place Plan standards which include certain public streetscape improvements. The City's implementation of these guidelines and staff's review of final development plans, which will be submitted for final Building Permit review, will ensure that the final design of the project is consistent with the plans reviewed by the Planning Commission. The project will not degrade the visual character or quality of the site and its surroundings. As a result, the impacts will be less than significant.

4. Population and Housing (Less Than Significant) - The 85 proposed residential units will provide additional opportunities for homeownership in the City of Sunnyvale and is consistent with the General Plan designation of the sites. The project's impact will be a slight incremental beneficial impact to the City's Jobs/Housing balance. As a result, this positive aspect of the project is a less than significant impact.

14. Noise (Less than Significant with Mitigation) - The applicant submitted a noise study prepared by Charles M Salter Associates (dated October 18, 2013) analyzing the existing exterior noise levels at the site, both short term and long term, over a period of 48-hours, between 14th and 16th of August 2013. The study is available for review at the City of Sunnyvale's Community Development Department, Monday through Friday between 8:00 a.m. and 5:00 p.m.

When determining if noise generated from adjacent streets and surrounding uses is at acceptable levels for a project, policies and standards from the Noise & Safety Chapter of the General Plan are typically applied to projects. The Chapter requires exterior noise exposure levels between 60 and 75 dbA as "Conditionally Acceptable", subject to an analysis of the necessary noise reduction requirements. Inclusion of required noise-mitigation features in the design will be necessary. The mitigation measures must be capable of reducing the interior noise levels due to exterior sources to 45 db or less.

As discussed in the noise study, the estimated future noise at the setback of planned residences ranges from below DNL 60dB in the interior shielded portions of the site to DNL 72 dB along N. Fair Oaks which falls within the City's normally and conditionally acceptable categories for residential projects. The study notes that the project must incorporate sound rated windows and doors to reduce vehicle traffic noise to DNL 45dB or less indoors. Attached to this Initial Study are Exhibits 1 and 2 (Figures 1 & 2 of the noise study) indicate future noise levels and recommended sound insulation ratings for the site. The recommended sound insulation ratings for window and door construction, as noted in Exhibit 2, are required to reduce the impacts to a less than significant level. The following noise-reducing measures would be required to reduce the impact to a less than significant level.

This could be accomplished through the following mitigation measures:

- WHAT: 1) Sound-rated windows and doors will be incorporated into residences along North Fair Oaks Avenue and East Arques Avenue as noted in Exhibit 2 (attached to this study), to reduce interior noise levels to the DNL 45 dB criterion, due to exterior sources. Where insulation ratings are not indicated, STC 28 windows and doors are required. The final design and sound insulation ratings must be reviewed by an acoustical consultant prior to construction.
- 2) Consistent with the California Building Code, residences will include ventilation or air conditioning systems to provide habitable interior environments where windows must be closed to meet interior noise criterion. This applies to townhouse buildings 1, 2, 3, 4, 5, 6, 9, 10, 11, and 19.
- 3) Outdoor condensing units and other mechanical equipment must incorporate mitigation measures to reduce noise to the City's Municipal Code limits at the adjacent property lines. An acoustical consultant should review manufacture's noise level data for the proposed units during the design phase to determine if noise reduction measures are needed. These measures could include a combination of selecting quiet units, maintaining distances to property lines, physical barriers and/or enclosures.

WHEN: These mitigations shall be converted into conditions of approval for this Special Development Permit prior to its final approval by the City Council. The conditions will become valid when the SDP is approved and prior to building permit issuance. Prior to submittal of a building permit, the applicant will be required to submit a noise analysis showing that residential unit windows and wall construction shall be designed to limit interior noise levels to a maximum of 45db when all windows and doors are closed. A second study providing evidence of compliance shall be submitted prior to occupancy of units. The compliance report shall comply with the provisions of the current building codes.

WHO: The project contractor/applicant will be solely responsible for implementation and maintenance of these mitigation measures.

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

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

23. Historic and Cultural Resources (Less than Significant with Mitigation) – The proposed project includes grading and land disturbance for construction of the proposed project. A records search by the California Historical Resources Information Center (CHRIS/NWIC) was conducted for the project area in September, 2013. Review of this information indicates that there is no record of any cultural resources studies that cover the Sunnyvale Project # 2013-7524 project area. This project area contains no recorded archaeological resources. The State Office of Historic Preservation Historic Property Directory (OHP HPD) (which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places) lists no recorded buildings or structures within the proposed project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed project area.

At the time of Euro American contact the Native Americans that lived in the area were speakers of the Costanoan language, part of the Utian language family (Levy 1978:485). There are no Native American resources in or adjacent to the proposed project area referenced in the ethnographic literature.

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Santa Clara County have been found along the general margin of the bay and its associated wetlands, on the banks and mid-slope terraces above seasonal and perennial waterways and within Holocene age landforms. The Sunnyvale Project # 2013-7524 project area is located on a gentle north east facing slope on a broad Holocene age alluvial plain, approximately 4.5 miles from the bay margin. In the general vicinity of the proposed project, several intermittent streams meandered across the landscape, however due to the highly developed water conveyance system of the area it is unknown whether these waterways ran near the proposed project area before development. Given that the proximity of the project area to a fresh water source is unclear, there is a low potential of identifying unrecorded Native American resources in the proposed Sunnyvale Project # 2013-7524 project area.

Review of historical literature and maps gave no indication of the potential of historic-period archaeological resources within the Sunnyvale Project # 2013-7524 project area. With this in mind, there is a low potential of identifying unrecorded historic-period archaeological resources in the proposed Sunnyvale Project # 2013-7524 project area.

WHAT: If archaeological resources are encountered during construction, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

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

WHO: The property owner and contractor will be 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.

26. Air Quality (Less Than Significant) - The project size, exceeds the screening size listed in the 2011 BAAQMD *CEQA Air Quality Guidelines* as having less than significant GHG emissions. Therefore, a refined analysis that includes modeling of GHG emissions from the project was conducted. An air quality/GHG study was conducted by Illingworth and Rodkins, Inc. in September, 2013. The study concluded that operational emissions at full build-out would be below the BAAQMD "Bright Line" threshold of 1,100 MT of CO₂e/yr. and this impact would be considered less than significant. The BAAQMD does not have an adopted Threshold of Significance for construction-related GHG emissions. The District recommends quantifying emissions and disclosing that GHG emissions would occur during construction. BAAQMD also encourages the incorporation of best management practices to reduce GHG emissions during construction where feasible and applicable. Best management practices assumed to be incorporated into construction of the proposed project include, but are not limited to: using local building materials of at least 10 percent and recycling or reusing at least 50 percent of construction waste or demolition materials. The study is available for review at the City of Sunnyvale's Community Development Department, Monday through Friday between 8:00 a.m. and 5:00 p.m.

29. Air Quality (Less Than Significant) - Implementation of the proposed project would increase the number of dwelling units within the City of Sunnyvale. An increase in dwelling units typically results in an increase in traffic, which results in an increase in local and regional pollutant levels. BAAQMD does not require project specific analysis for projects proposing less than 520 apartments/condominiums (which is expected to generate fewer than 2,000 daily vehicle trips). If a project does not exceed the threshold, it is typically assumed to have a less than significant impact on air quality. Since the project proposes 85 units, far less than the 520 unit threshold, and would generate fewer than 2,000 daily vehicle trips, it is assumed to result in a less than significant long-term air quality impact.

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

This could be accomplished through the following mitigation measures:

WHAT:

- 1) Include basic measures to control dust and exhaust during construction. During any construction period ground disturbance, implement measures to control dust and exhaust. Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality impacts associated with grading and new construction to a less than significant level. The contractor shall implement the following BMPs that are required of all projects:
 - a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day;
 - b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered;
 - c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited;

- d. All vehicle speeds on unpaved roads shall be limited to 15 mph;
 - e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used;
 - f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes. Clear signage shall be provided for construction workers at all access points;
 - g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation; and
 - h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
- 2) Selection of equipment during demolition, grading and trenching construction phases to minimize emissions. Such equipment selection would include the following:
- a. All diesel-powered off-road equipment larger than 50 horsepower and operating on the site for more than two days continuously shall meet U.S. EPA particulate matter emissions standards for Tier 2 engines or equivalent;
 - b. Minimize the number of hours that equipment will operate, including the use of idling restrictions.
- 3) Permits must be obtained from the City of Sunnyvale and Bay Area Air Quality Management (BAAQMD).

WHEN: This mitigation shall be converted into conditions of approval for this Special Development Permit (SDP) prior to its final approval by the City Council. 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.

33. Seismic Safety (Less Than Significant) – While the site is not located on or near an earthquake fault, severe ground shaking is probable during the useful life of the proposed buildings. The proposed project will be designed and constructed in conformance with the City guidelines for Seismic Zone 4 and the most recent California Building Code to avoid or minimize potential damage from seismic shaking and seismic-related hazards. With implementation of standard design measures, the proposed project would have less than significant seismic-related impacts.

34. Seismic Safety (Less Than Significant) - The proposed project site is located within a geographic area susceptible to liquefaction. The probability of liquefaction of silt at the project site is moderate. The proposed project will be designed and constructed in conformance with the most recent California Building Code to avoid or minimize potential damage from liquefaction. With implementation of standard design measures, the proposed project would have less than significant impacts.

Transportation	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
35. Exceeds the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all modes of transportation including nonmotorized travel and all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian walkways, bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Land Use and Transportation Chapter of the Sunnyvale General Plan • www.sunnyvaleplanning.com
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"/>	<ul style="list-style-type: none"> • Land Use and Transportation Chapter of the Sunnyvale General Plan • www.sunnyvaleplanning.com • 2009 VTA Congestion Management Program
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"/>	<ul style="list-style-type: none"> • Land Use and Transportation Chapter of the Sunnyvale General Plan • www.sunnyvaleplanning.com
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"/>	<ul style="list-style-type: none"> • Land Use and Transportation Chapter of the Sunnyvale General Plan • www.sunnyvaleplanning.com
39. Conflict with adopted policies, plans, or programs regarding public transit or nonmotorized transportation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Land Use and Transportation Chapter of the Sunnyvale General Plan • www.sunnyvaleplanning.com
40. Affect the multi-modal performance of the highway and/or street and/or rail and/or off road nonmotorized trail transportation facilities, in terms of structural, operational, or perception-based measures of effectiveness (e.g. quality of service for nonmotorized and transit modes)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Land Use and Transportation Chapter of the Sunnyvale General Plan • www.sunnyvaleplanning.com
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"/>	<ul style="list-style-type: none"> • Land Use and Transportation Chapter of the Sunnyvale General Plan • www.sunnyvaleplanning.com

Transportation	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
42. Cause a degradation of the performance or availability of all transit including buses, light or heavy rail for people or goods movement?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> • Land Use and Transportation Chapter of the Sunnyvale General Plan • www.sunnyvaleplanning.com • 2009 VTA Congestion Management Program

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

42. Transportation and Traffic (Less than Significant): The Traffic Division of Public Works Department has determined the project does not warrant the preparation of a Traffic Study based on the anticipated number of peak trips relative to existing peak trip amounts. In addition, there are no roadway or signal upgrades needed to accommodate the project trips since it is within the allowable density for the area. The proposed project is expected to result in no impact on peak traffic conditions for the area streets. The project will install new sidewalk improvements along the entire project frontages (as required by Sunnyvale Municipal Code Chapter 19.38.080 and not as a mitigation measure) where it is currently deficient in order to connect with the sidewalk facilities within the area. Through implementation of the City's Transportation Impact Fee requirement, which includes payment of the estimated fee of \$ \$17,353.04, this impact is less than significant.

Responsible Division: Planning Division

Completed by: Ryan Kuchenig

Date: 10/31/13

<i>Building</i>	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"/>	<ul style="list-style-type: none"> FEMA Flood Insurance Rate Map No. 06085C0045H Effective 5/18/09 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"/>	<ul style="list-style-type: none"> FEMA Flood Insurance Rate Map No. 06085C0045H Effective 5/18/09 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"/>	<ul style="list-style-type: none"> 1995 ABAG Dam Inundation Map www.abag.ca.gov California Building Code Title 16 (Building) of the Sunnyvale Municipal Code
46. Geology and Soils - Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Sunnyvale Municipal Code 12.60 Sunnyvale Storm Water Quality Best Management Practices Guideline Manual
47. Geology and Soils - Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com California Building Code California Plumbing, Mechanical, and Electrical Codes 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"/>	<ul style="list-style-type: none"> California Building Code California Plumbing, Mechanical, and Electrical Codes Title 16 (Building) of the Sunnyvale Municipal Code

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

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

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, which could potentially result in damage and collapse to the proposed buildings. The proposed project will be designed and constructed in conformance with the City guidelines for Seismic Zone 4 and the most recent California Building Code to avoid or minimize potential damage. With implementation of standard design measures, the proposed project would have less than significant impacts.

Responsible Division: Planning Division

Completed by: Ryan Kuchenig

Date: 10/31/13

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"/>	<ul style="list-style-type: none"> • Environmental Management Chapter of the Sunnyvale General Plan • www.sunnyvaleplanning.com
50. Utilities and Service Systems - Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Environmental Management Chapter of the Sunnyvale General Plan • www.sunnyvaleplanning.com
51. Utilities and Service Systems - Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Environmental Management Chapter of the Sunnyvale General Plan • www.sunnyvaleplanning.com
52. Utilities and Service Systems - Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Environmental Management Chapter of the Sunnyvale General Plan • www.sunnyvaleplanning.com
53. Utilities and Service Systems - Result in a determination by the wastewater treatment provider which services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Environmental Management Chapter of the Sunnyvale General Plan • www.sunnyvaleplanning.com
54. Utilities and Service Systems - Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Environmental Management Chapter of the Sunnyvale General Plan • www.sunnyvaleplanning.com
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"/>	<ul style="list-style-type: none"> • Regional Water Quality Control Board (RWQCB) Region 2 Municipal Regional Permit

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
56. Hydrology and Water Quality - Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Santa Clara Valley Water District Groundwater Protection Ordinance www.valleywater.org
57. Hydrology and Water Quality - Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> • Environmental Management Chapter of the Sunnyvale General Plan • www.sunnyvaleplanning.com • City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects
58. Hydrology and Water Quality - Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems in a manner which could create flooding or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> • RWQCB, Region 2 Municipal Regional Permit • City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects • Draft SWMP (in project plans)
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"/>	<ul style="list-style-type: none"> • Santa Clara Valley Water District (SCVWD) Guidelines and Standards for Land Use Near Streams www.valleywater.org • City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects
60. Utilities and Service Systems - Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Environmental Management Chapter of the Sunnyvale General Plan

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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"/>	<ul style="list-style-type: none"> • Safety and Noise Chapter of the Sunnyvale General Plan • Community Character Chapter of the Sunnyvale General Plan • www.sunnyvaleplanning.com

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

57. Hydrology and Water Quality (Less Than Significant) – Implementation of the proposed project will temporarily increase pollutant loads due to grading and construction (i.e., demolition of the existing structures, removal of pavement, and construction of new structures). Demolition and construction activities would temporarily increase the amount of debris on-site, and grading activities could increase erosion and sedimentation that could increase pollutant loads in stormwater runoff. The project will be required to file a Notice of Intent (NOI) to comply with the NPDES General Permit for Construction Activities (No. 2009- 0009-DWQ) administered by the Regional Water Quality Control Board (RWQCB) and will prepare a Stormwater Pollution Prevention Plan (SWPPP) which addresses measures that would be included in the project to minimize and control construction runoff.

58. Hydrology and Water Quality (Less than Significant) - The project would change the impervious and pervious surfaces on the project site. The project site currently has approximately 169,610 square feet (97 percent) of impervious surfaces and approximately 5,420 square feet (3 percent) of pervious surfaces. With implementation of the project approximately 131,620 square feet (75 percent) of the site would consist of impervious surfaces and 43,410 square feet (25 percent) would be pervious surfaces. The project would include stormwater management features for runoff at the project site. The stormwater management plan for the site would include such features as permeable pavement, flow-through planters, and bioretention areas. These areas will serve to percolate stormwater on the project site through the soil and filter runoff through vegetation. The site will be graded to direct the flow of stormwater into the landscaped areas prior to entering the storm drainage system, which will optimize on-site stormwater filtration. The measures would be designed to be in conformance with the Municipal Regional Stormwater National Pollutant Discharge Elimination System (NPDES) Permit (No. R2-2009-0074), Sunnyvale Municipal Code (§12.60) and the NPDES General Permit for Construction Activities (No. 2009-0009-DWQ). The stormwater management features on-site will ensure that runoff from the project site would not exceed the capacity of the local drainage system. Therefore, impacts would be less than significant.

Responsible Division: Planning Division

Completed by: Ryan Kuchenig

Date: 10/31/2013

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"/>	<ul style="list-style-type: none"> • Safety and Noise Chapter of the Sunnyvale General Plan • www.sunnyvaleplanning.com • Sunnyvale Department of Public Safety
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"/>	<ul style="list-style-type: none"> • California Building Code • SMC Section 16.52 Fire Code

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

Responsible Division: Planning Division

Completed by: Ryan Kuchenig

Date: 10/31/13

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"/>	<ul style="list-style-type: none"> • Phase I environmental Site Assessment • Phase II Subsurface Investigation Report • Project Description
65. Hazards and Hazardous Materials - Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Phase I environmental Site Assessment • Phase II Subsurface Investigation Report • 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"/>	<ul style="list-style-type: none"> • Sunnyvale Zoning Map • General Plan Map • Community Vision Chapter of the Sunnyvale General Plan
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> • Envirostar Hazardous Waste and Substances Site List (State of California) • SWRCB GeoTracker Map • Phase I & II Environmental Site Assessment
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"/>	<ul style="list-style-type: none"> • Safety and Noise Chapter of the Sunnyvale General Plan • www.sunnyvaleplanning.com

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

67. Hazards and Hazardous Materials (Less than Significant with Mitigation) – A Phase I and II and II Environmental Site Assessment (ESA) was completed by ENGEO Incorporated in May 2013. The study is available for review at the City of Sunnyvale’s Community Development Department, Monday through Friday between 8:00 a.m. and 5:00 p.m.

Based on soil samples of the site contained in the Phase II study, the consultants found concentrations of Total Petroleum Hydrocarbons (TPH) and Volatile Organic Compounds (VOCs) in groundwater samples that exceed applicable drinking water screening levels. Elevated benzene and tetrachloroethene (PCE) concentrations were identified with concentration exceeding applicable screening levels.

The detected concentrations are sufficient to necessitate additional action, which could include additional soil gas sampling, risk evaluations and potential engineering/institutional controls to allow for residential development. Such requirements will be enforced by the overseeing regulatory agency, for example Cal-EPA. In addition to a vapor mitigation system, Cal-EPA could also require supplemental sampling, groundwater monitoring, or a formal risk assessment. Consistent with other recent projects in the area, the applicant will be

required to provide a Removal Action Plan (RAP) in coordination with the Regional Water Quality Control Board (RWQCB). The RAP will recommend clean-up of the soil to residential levels, which would include removal of some soil in the project area. Additional sampling would occur to verify that the soil have been cleaned up to residential standards. The groundwater contamination (vapors) will be managed with vapor control barriers under the new residential buildings and monitored with new ground water monitoring wells and treatment measures approved by the RWQCB. These are measures that are acceptable methods of clean up for the industry. The following mitigation measures will reduce the contamination concerns to a less than significant level.

Mitigation Language

WHAT: 1) All demolition and disposal of asbestos will be required to be conducted in accordance with the procedures specified in BAAQMD's Regulation 11 Hazardous Pollutants, Rule 2 Asbestos Demolition, Renovation and Manufacturing.

2) Install vapor barriers to mitigate risks potentially posed by vapor intrusion or other alternative approved by the RWQCB.

3) Provide a Removal Action Plan (RAP) in coordination with the Regional Water Quality Control Board (RWQCB). The RAP will recommend clean-up of the soil to residential levels, which would include removal of some soil in the project area. Additional sampling would occur to verify that the soil have been cleaned up to residential standards.

4) Comply with requirements as set forth by the lead regulatory agency overseeing the investigation and remediation of environmental pollution on the property. Following the installation of the vapor barriers, copies of the certifications from the contractor performing the vapor barrier installation must be provided to the City of Sunnyvale and County of Santa Clara Department of Environmental Health.

5) An environmental professional be onsite during demolition and grading activities in the event unforeseen environmental impacts are exposed.

6) If any underground storage tanks or soil impacts are encountered during site development activities, perform sampling and analysis of the potential impacts and, as necessary, excavating and removing impacted soil for off-site disposal, in accordance with all applicable laws.

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

WHO: The project contractor/applicant 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.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> • Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan • www.sunnyvaleplanning.com
70. Recreation - Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> • Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan • www.sunnyvaleplanning.com
71. Recreation - Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan • www.sunnyvaleplanning.com

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

69. & 70. Recreation (Less than Significant) The project will generate an increase in the use of existing park facilities. Through implementation of the City's Park Dedication requirement, which includes payment of the estimated park in-lieu fee of approximately \$1.8 million dollars for the 85 new residential units, this impact is less than significant.

Responsible Division: Planning Division

Completed by: Ryan Kuchenig

Date: 10/31/13

ENVIRONMENTAL SOURCES

Initial Study Checklist
Project Name: 617 E. Arques Ave, SummerHill Homes
2013-7645
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City of Sunnyvale General Plan:

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

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

City of Sunnyvale Municipal Code:

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

Specific Plans:

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

Environmental Impact Reports:

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

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

Maps:

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

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

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

Lists / Inventories:

- Sunnyvale Cultural Resources Inventory List
- Heritage Landmark Designation List
- Santa Clara County Heritage Resource Inventory
- Hazardous Waste & Substances Sites List (State of California)
- List of Known Contaminants in Sunnyvale
- USFWS / CA Dept. F&G Endangered and Threatened Animals of California
<http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/TEAnimals.pdf>

ENVIRONMENTAL SOURCES

Initial Study Checklist
Project Name: 617 E. Arques Ave, SummerHill Homes
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- The Leaking Underground Petroleum Storage Tank List www.geotracker.waterboards.ca.gov
- The Federal EPA Superfund List www.epa.gov/region9/cleanup/california.html
- The Hazardous Waste and Substance Site List www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm

Guidelines and Best Management Practices

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

Transportation:

- California Department of Transportation Highway Design Manual
- California Department of Transportation Traffic Manual
- California Department of Transportation Standard Plans & Standard Specifications
- Highway Capacity Manual
- Institute of Transportation Engineers - Trip Generation Manual & Trip Generation Handbook
- Institute of Transportation Engineers - Traffic Engineering Handbook
- Institute of Transportation Engineers - Manual of Traffic Engineering Studies
- Institute of Transportation Engineers - Transportation Planning Handbook
- Institute of Transportation Engineers - Manual of Traffic Signal Design
- Institute of Transportation Engineers - Transportation and Land Development
- U.S. Dept. of Transportation Federal Highway Administration Manual on Uniform Traffic Control Devices for Street and Highways & CA Supplements
- California Vehicle Code
- Santa Clara County Congestion Management Program and Technical Guidelines
- Santa Clara County Transportation Agency Short Range Transit Plan
- Santa Clara County Transportation Plan

- Traffic Volume Studies, City of Sunnyvale Public works Department of Traffic Engineering Division
- Statewide Integrated Traffic Records System
- Sunnyvale Zoning Ordinance – including Titles 10 & 13
- City of Sunnyvale General Plan – land Use and Transportation Element
- City of Sunnyvale Bicycle Plan
- City of Sunnyvale Neighborhood Traffic Calming Program
- Valley Transportation Authority Bicycle Technical Guidelines
- Valley Transportation Authority Community Design & Transportation – Manual of Best Practices for Integrating Transportation and Land Use
- Santa Clara County Sub-Regional Deficiency Plan
- City of Sunnyvale Deficiency Plan
- AASHTO: A Policy on Geometric Design of Highways and Streets
- Fair Oaks Junction Sense of Place Plan

Public Works:

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

Miscellaneous Agency Plans:

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

Building Safety:

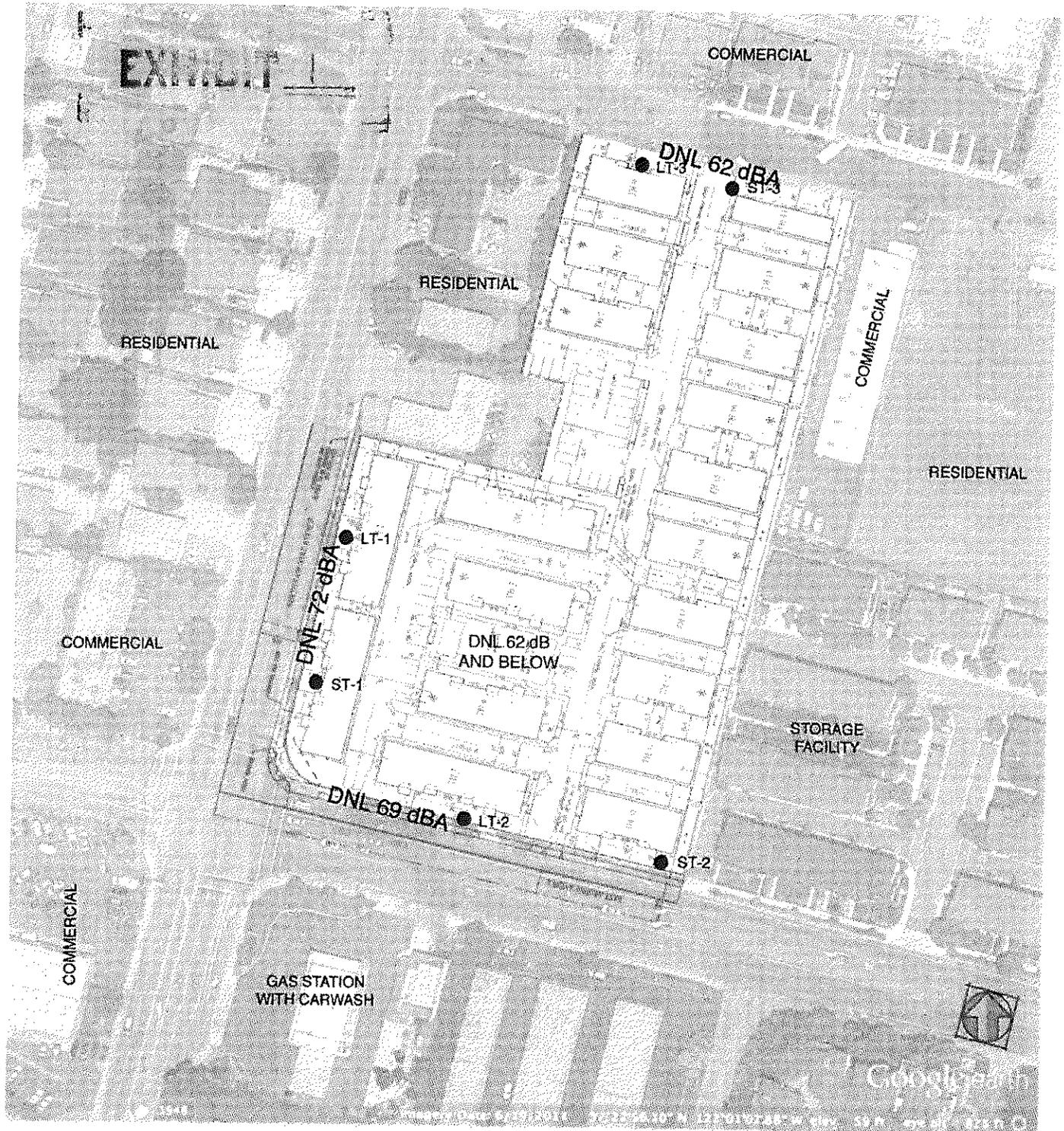
- California Building Code,
- California Energy Code
- California Plumbing Code,
- California Mechanical Code,
- California Electrical Code
- California Fire Code
- Title 16.52 Sunnyvale Municipal Code
- Title 16.53 Sunnyvale Municipal Code
- Title 16.54 Sunnyvale Municipal Code
- Title 19 California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

ENVIRONMENTAL SOURCES

Initial Study Checklist
Project Name: 617 E. Arques Ave, SummerHill Homes
2013-7645
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OTHER:**Project Specific Information**

- Project Description
- Sunnyvale Project Environmental Information Form
- Project Development Plans dated 10/8/13
- Project Noise Study, 10/18/13
- Field Inspection
- Project construction schedule
- Project Draft Storm Water Management Plan
- California Historical Resources Information Systems Letter, 9/20/13
- Project Tree Inventory, 5/1/2013
- Project Green Building Checklist
- Geotechnical Investigation, 5/13/2013



● INDICATES APPROXIMATE NOISE MEASUREMENT LOCATION
NOTE: DRAWING PROVIDED BY OTHERS; NO SCALE

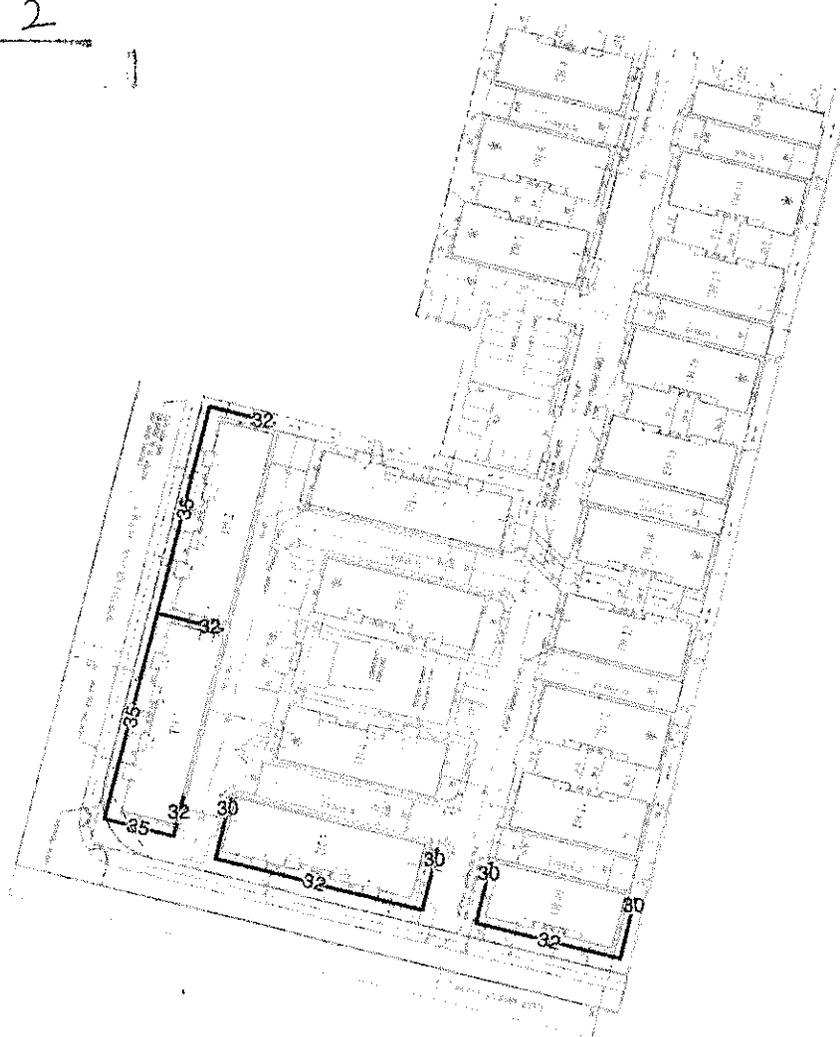
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FOR ACOUSTICAL DESIGN INFORMATION ONLY

EAST ARQUES PROPERTY SITE PLAN INDICATING ESTIMATED FUTURE NOISE LEVELS

FIGURE 1

CSA PROJECT NO. 13-0427
18 OCTOBER 2013
JMR

EXHIBIT 2



NOTES: DRAWING PROVIDED BY OTHERS; NO SCALE
PRELIMINARY - NOT FOR CONSTRUCTION
MUST BE REVIEWED BY ACOSUTICAL CONSULTANT
DURING DESIGN PHASE

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CHARLES M. SALTER ASSOCIATES, INC
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**EAST ARQUES PROPERTY
PRELIMINARY WINDOW AND DOOR
SOUND INSULATION RATINGS INTENDED
TO REDUCE TRAFFIC TO DNL 45 dB INDOORS**

FIGURE 2

CSA PROJECT NO. 13-0427
16 OCTOBER 2013
JMR

ORDINANCE NO. xxxx-13

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUNNYVALE AMENDING THE PRECISE ZONING PLAN, ZONING DISTRICTS MAP, TO REZONE CERTAIN PROPERTY LOCATED AT 318 N. FAIR OAKS AVENUE FROM MEDIUM DENSITY RESIDENTIAL (R-3) TO MEDIUM DENSITY RESIDENTIAL/ PLANNED DEVELOPMENT (R-3/PD)

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

SECTION 1. AMENDMENT OF PRECISE ZONING PLAN. The Precise Specific Plan Zoning Plan, Zoning Districts Map, City of Sunnyvale (Section 19.16.050 of the Sunnyvale Municipal Code) is hereby amended to include certain property located at 318 N. Fair Oaks Avenue within the R-3/PD (Medium Density Residential/Planned Development) Zoning District, which property is presently zoned R-3 (Medium Density Residential) Zoning District. The location of the property is set forth on the scale drawing attached as Exhibit "A".

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

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

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

Introduced at a regular meeting of the City Council held on _____, 2013 and adopted as an ordinance of the City of Sunnyvale at a regular meeting of the City Council held on _____, 2013 by the following vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

ATTEST:

APPROVED:

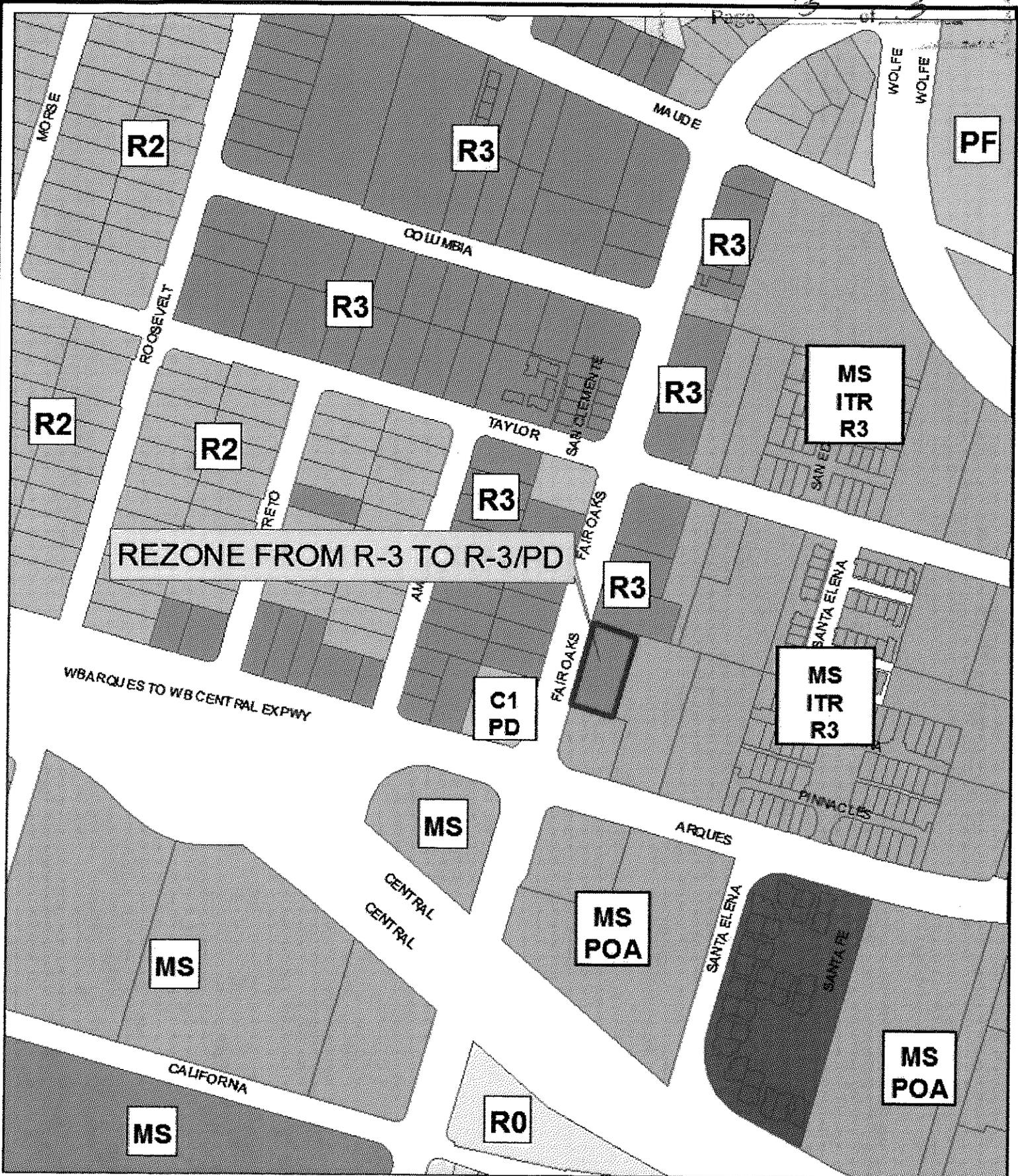
City Clerk
Date of Attestation: _____

Mayor

(SEAL)

APPROVED AS TO FORM:

City Attorney



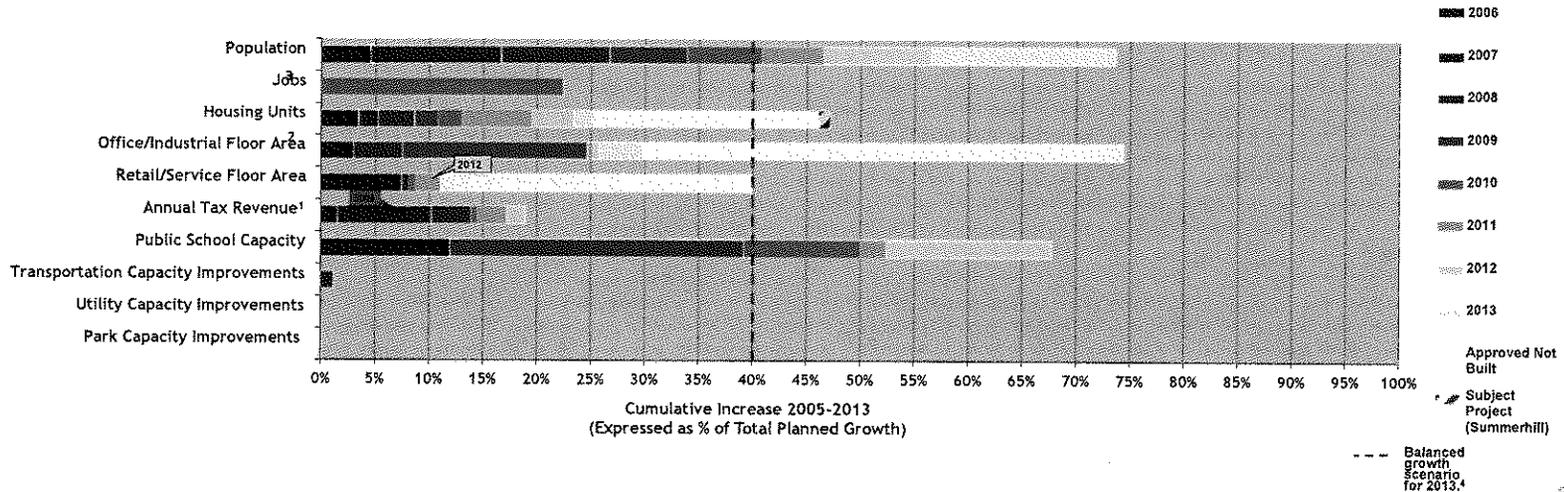
REZONE MAP
 318 N. FAIR OAKS AVE. (APN: 205-30-012)
 REZONE FROM R-3 (MEDIUM DENSITY RESIDENTIAL)
 TO R-3/PD (MEDIUM DENSITY RESIDENTIAL / PLANNED DEVELOPMENT)

0 30 60 120 Feet



AS OF NOVEMBER 19, 2013: BALANCED GROWTH PROFILE INCLUDING NONRESIDENTIAL FLOOR AREA AND HOUSING UNITS APPROVED BUT NOT YET BUILT

Balanced Growth Indices	Base Year 2005	GOAL FOR 2025	Total Planned Growth Net Increase 2005 to 2025	2007 Actual	2008 Actual	2009 Actual	2010 Actual	2011 Actual	2012 Actual	2013 Actual	2013	2013	Approved Not Built as of November 19, 2013	Subject Project (2013-2014 Summerhill at Arques Ave. and Fair Oaks Ave.)
											Increment Increase (actual since 2012)	Increment (% of Total Planned Growth)		
Park Capacity Improvements		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	pending	pending	n/a	n/a
Utility Capacity Improvements		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	pending	pending	n/a	n/a
Transportation Capacity Improvements		46,884,000	46,884,000	547,970	547,970	0	0	0	0	0	pending	pending	n/a	n/a
Public School Capacity	5,373	6,729	1,356	5,535	5,535	5,905	6,051	6,083	6,291		pending	pending	n/a	n/a
Annual Tax Revenue ¹	72,271,030	174,748,212	102,477,182	82,731,078	86,536,989	80,080,423	80,640,616	83,447,216	85,189,946		pending	pending	n/a	n/a
2														
Retail/Service Floor Area	5,784,000	7,500,000	2,200,000	5,962,662	5,962,662	5,962,662	5,976,840	6,027,052	6,005,338	6,005,338	0	0%	636,359	1,600
Office/Industrial Floor Area	30,100,000	37,700,000	7,600,000	30,327,927	30,673,881	31,973,881	31,979,928	32,009,556	32,058,721	32,361,497	302,776	4%	3,390,366	46,884
Housing Units	54,800	61,900	7,100	55,174	55,414	55,570	55,730	56,183	56,462	56,593	131	2%	1,477	71
Jobs ³	73,630	92,650	19,020	n/a	n/a	n/a	77,890	n/a	n/a	n/a	pending	pending	n/a	n/a
Population	132,725	150,725	18,000	135,721	137,538	138,826	140,081	141,099	142,896	145,973	1,797	17%	n/a	n/a

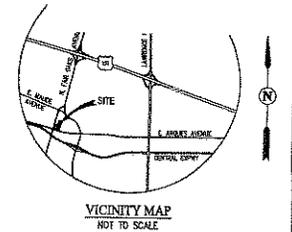


Notes

1. FY 2004/2005 is the base year for the Balanced Growth Index. All revenues are converted to FY 2004/2005 dollars for comparison purposes.
2. This index only represents net new floor area, and does not reflect tenant improvements to existing floor area.
3. Data has been modified resulting in a decrease in base year, projections, and current year estimates. There is a significant challenge in finding reliable estimates of Sunnyvale jobs. This version of the Balanced Growth Profile provides Association of Bay Area Governments (ABAG) data from most recent publications while staff explores a more reliable annual estimate of jobs. Data for 2011 or 2012 is not yet available.
4. In a "balanced growth scenario" each profiled item would increase 5% each year. Cumulative "balanced growth" to the end of 2013 would be 40%.

EAST ARQUES PROPERTY

SPECIAL DEVELOPMENT PERMIT / TENTATIVE MAP
SUNNYVALE, CALIFORNIA



PROJECT TEAM:

DEVELOPER

SUMMERHILL HOMES
MICHAEL KEANBY
777 SOUTH CALIFORNIA AVENUE
PALO ALTO, CA 94304
(650) 842-2421

CIVIL ENGINEER

CARLSON, BARBEE & GIBSON, INC.
RYAN HANSEN
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322

ARCHITECT

WILLIAM HEZMALHALCH ARCHITECTS, INC.
RICHARD SONG
SANTA ANA OFFICE:
2850 REDHILL AVENUE, SUITE 200
SANTA ANA, CA 92705
(949) 250-0807
SAN RAMON OFFICE:
5000 EXECUTIVE PARKWAY, SUITE 375
SAN RAMON, CA 94583

LANDSCAPE ARCHITECT

VAN DORN ABED LANDSCAPE ARCHITECTS, INC.
MELISSA WILLMANN
81 14th STREET
SAN FRANCISCO, CA 94103
(415) 864-1921



SHEET INDEX:

TI TITLE SHEET

CIVIL PLANS:

TM 1.0 WESTING TENTATIVE SUBDIVISION MAP
TM 2.0 BOUNDARY AND EXISTING CONDITIONS
TM 3.0 SITE PLAN
TM 4.0 GRADING AND DRAINAGE PLAN
TM 5.0 UTILITY PLAN
TM 6.0 POST CONSTRUCTION BMP PLAN
TM 7.0 FIRE ACCESS AND SERVICES

ARCHITECTURAL PLANS:

A 0.1 STREET ELEVATIONS
A 0.2 RENDERING OF CORNER OF FAIR OAKS AND ARQUES
A 0.3 PERSPECTIVE DOWN 'A' STREET
A 0.4 RENDERING OF 4-PLEX ON ARQUES
A 0.5 RENDERING OF PASEO
A 0.6 COLOR AND MATERIALS
A 1.1 4-PLEX BUILDING FLOOR PLANS
A 1.2 4-PLEX EXTERIOR ELEVATIONS
A 2.1 6-PLEX BUILDING FLOOR PLANS
A 2.2 6-PLEX EXTERIOR ELEVATIONS
A 3.1 5-PLEX BUILDING FLOOR PLANS
A 3.2 5-PLEX EXTERIOR ELEVATIONS
A 4.1 3-PLEX BUILDING FLOOR PLANS
A 4.2 3-PLEX EXTERIOR ELEVATIONS
A 5.1 COMMUNITY BUILDING FLOOR PLAN ELEVATIONS

LANDSCAPE PLANS:

L1.0 CONCEPTUAL LANDSCAPE PLAN
L1.1 CONCEPTUAL LANDSCAPE ENLARGEMENTS
L1.2 TREE SHADE PLAN
L1.3 COLOR SITE PLAN
L2.0 CONCEPTUAL LANDSCAPE DETAILS
L2.1 CONCEPTUAL LANDSCAPE DETAILS
L3.0 CONCEPTUAL PLANT PALETTE
L3.1 CONCEPTUAL PLANT IMAGERY
SP EXISTING SITE PHOTOS
SP2 OPEN SPACE / LANDSCAPE EXHIBIT

PROJECT INFORMATION:

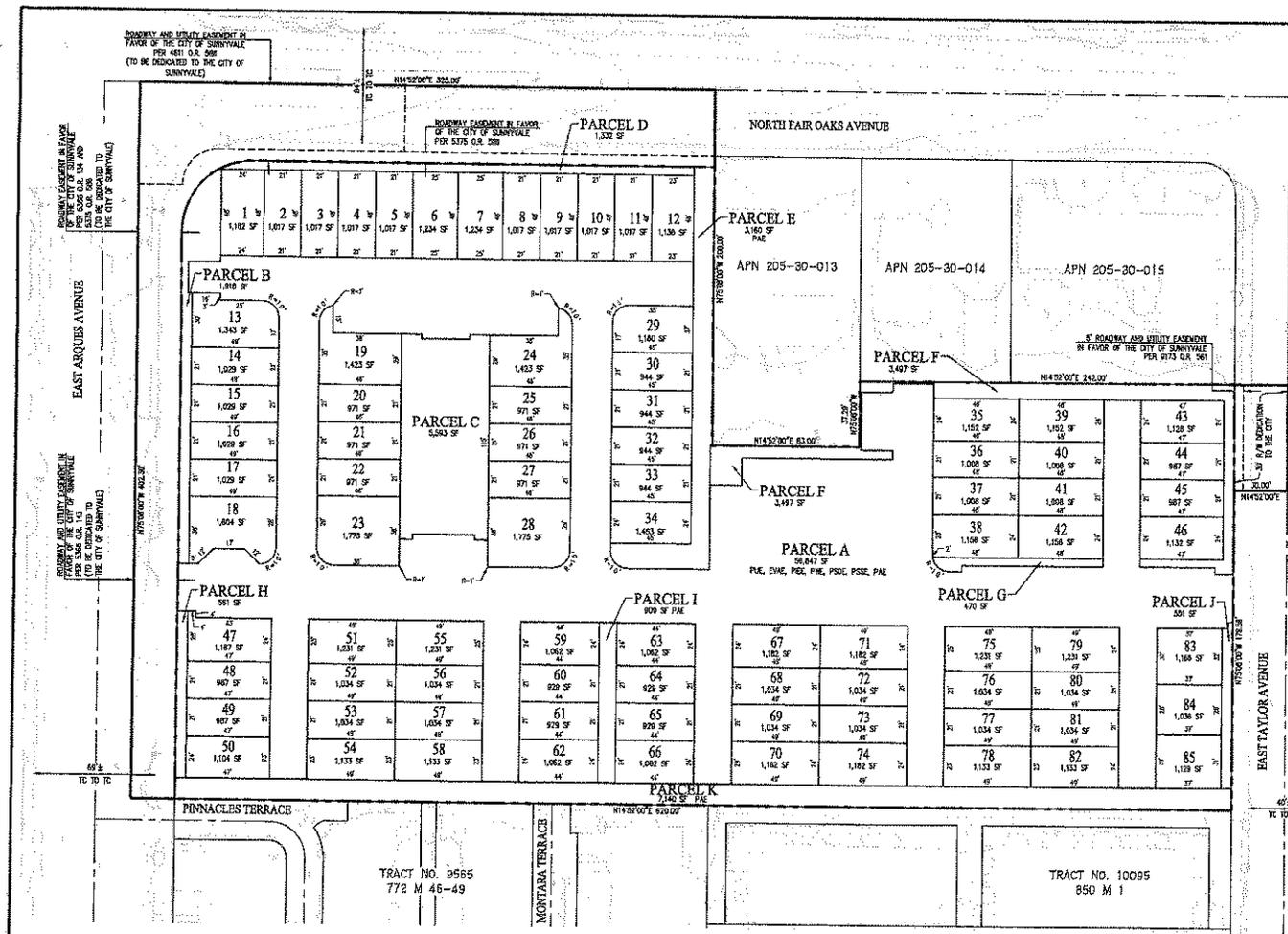
SITE AREA: 4.59± AC (GROSS); 4.02± AC (NET)
A.P.N.: 205-30-009, 205-03-010, 205-30-011, 205-30-012, 205-30-016, 205-30-017, 205-30-018
EXISTING LAND USE: COMMERCIAL
PROPOSED LAND USE: 85 MULTI-FAMILY UNITS
EXISTING ZONING: MS-4TR - INDUSTRIAL TO RESIDENTIAL, R3 - MEDIUM DENSITY RESIDENTIAL
COMBINING DISTRICT: ITRR3 - INDUSTRIAL TO RESIDENTIAL (MEDIUM)



TI

NOVEMBER 18, 2013

Page 1 of 33 ATTACHMENT H



CONTACTS

- OWNERS:
PETERO AND ANIKA MARGARET,
302 & 216 N. FAIR OAKS
817 EAST ARQUES
SUNNYVALE, CA 94088
APN: 205-30-010, 011, 012
- RESIDENTIAL DEVELOPER:
MICHAEL KEANEY
177 CALISTOGA AVENUE
PALO ALTO, CA 94304
(650) 957-0122
- CIVIL ENGINEER:
CARLSON, BARBER & GIBSON, INC.
2835 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 381-0332



GENERAL NOTES

- ASSESSORS PARCEL NO: 205-30-010, 205-30-011 (LEASE PARCEL)
205-30-016 (PORTION), 205-30-017, 205-30-012
205-30-018, 205-30-019, 205-30-020
- SITE ADDRESS:
417 EAST ARQUES AVE, SUNNYVALE, CA
302 NORTH FAIR OAKS AVE, SUNNYVALE, CA
518 NORTH FAIR OAKS AVE, SUNNYVALE, CA
612 EAST TAYLOR AVE, SUNNYVALE, CA
616 EAST TAYLOR AVE, SUNNYVALE, CA
- SITE AREA:
GROSS: 4.596 AC
NET: 4.026 AC
- ONSLING UNITS:
83 UNITS (MAX-FAMILY RESIDENTIAL)
- DENSITY:
RESIDENTIAL 21.0/AC (NET)
- EXISTING ZONING:
M2-FIR - INDUSTRIAL TO RESIDENTIAL, R3 - MEDIUM DENSITY RESIDENTIAL
PROPOSED ZONING:
M2-FIR - INDUSTRIAL TO RESIDENTIAL
- EXISTING USE:
PROPOSED USE:
COMMERCIAL
MULTI-FAMILY RESIDENTIAL
- NUMBER OF LOTS:
65
- MINIMUM PARCEL SIZE:
470 SF (PARCEL G)
- AVERAGE LOT SIZE:
1,098 SF
- MAXIMUM LOT SIZE:
1,775 SF (LOT 23, 26)
- STREETS:
ALL STREETS WITHIN THE SUBDIVISION WILL BE PRIVATE STREETS AND WILL BE PRIVATELY MAINTAINED.
- STREET TREES:
STREET TREES SHALL BE PROVIDED AS REQUIRED BY THE CITY AND WILL BE PRIVATELY MAINTAINED.
- STREET LIGHTS:
STREET LIGHTS ON PRIVATE STREETS WILL BE PRIVATELY MAINTAINED.
- WALLS:
ALL WALLS WILL BE PRIVATE FACILITIES AND PRIVATELY MAINTAINED.
- UTILITIES:
ALL UTILITIES WITHIN THE PROPOSED SUBDIVISION WILL BE PRIVATELY OWNED AND MAINTAINED.
- UTILITY PROVIDERS:
WATER:
CITY OF SUNNYVALE
SANITARY SEWER:
CITY OF SUNNYVALE
STORM DRAIN:
CITY OF SUNNYVALE
GAS & ELECTRIC:
PG&E
TELEPHONE:
TID
CABLE TV:
TID
TRASH:
INDIVIDUAL CART PROGRAM (TRASH STAGING AREA: LOTS 33-45)
EXISTING STRUCTURES:
EXISTING STRUCTURES ON THE SITE WILL BE DEMOLISHED PRIOR TO CONSTRUCTION.
WELLS ON-SITE:
THERE ARE NO KNOWN EXISTING WELLS ON-SITE.
BENCHMARK:
BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN AT THE NORTHWEST CORNER RETURN, INTERSECTION OF FAIR OAKS AVENUE AND ARQUES AVENUE.
FLOOD ZONE:
ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
DIMENSIONS:
ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL PARCEL MAP.
FINAL MAP:
MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS MAP.

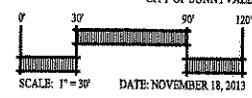
LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	PROPERTY LINE
---	---	EASEMENT LINE
---	---	EMERGENCY VEHICLE ACCESS EASEMENT
---	---	PUBLIC ACCESS EASEMENT
---	---	PRIVATE INGRESS AND EGRESS EASEMENT
---	---	PRIVATE STORM DRAIN EASEMENT
---	---	PRIVATE SANITARY SEWER EASEMENT
---	---	PUBLIC UTILITY EASEMENT
---	---	PRIVATE WATER EASEMENT
---	---	TOP OF CURB

SHEET INDEX

TM 1.0	VESTING TENTATIVE SUBDIVISION MAP
TM 2.0	BOUNDARY AND EXISTING CONDITIONS
TM 3.0	SITE PLAN
TM 4.0	GRADING AND DRAINAGE PLAN
TM 5.0	UTILITY PLAN
TM 6.0	PRELIMINARY POST CONSTRUCTION SHIP PLAN
TM 7.0	FIRE ACCESS AND SERVICES

**VESTING TENTATIVE SUBDIVISION MAP
EAST ARQUES PROPERTY**



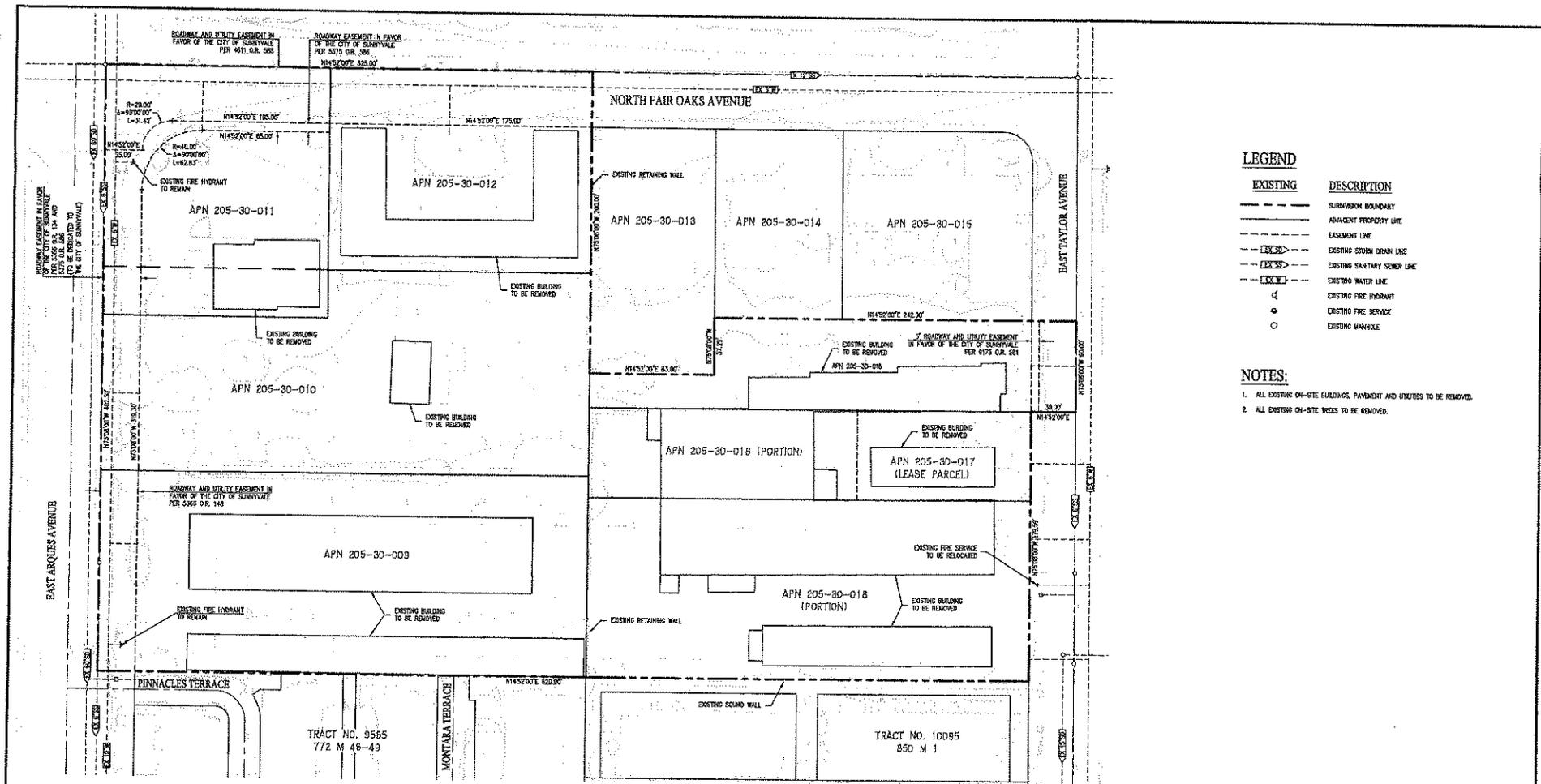
DATE: NOVEMBER 18, 2013

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

Carlson, Barber & Gibson, Inc.
CIVIL ENGINEER - SURVEYOR - PLANNER
2835 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583 (925) 381-0332

SHEET NO. TM.1.0 OF 7 SHEETS

ATTACHMENT #
 2 of 33



LEGEND

EXISTING	DESCRIPTION
---	SUBDIVISION BOUNDARY
---	ADJACENT PROPERTY LINE
---	BASEMENT LINE
---	EXISTING STORM DRAIN LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING WATER LINE
⊕	EXISTING FIRE HYDRANT
⊙	EXISTING FIRE SERVICE
○	EXISTING MANHOLE

- NOTES:**
1. ALL EXISTING ON-SITE BUILDINGS, PAVEMENT AND UTILITIES TO BE REMOVED.
 2. ALL EXISTING ON-SITE TREES TO BE REMOVED.

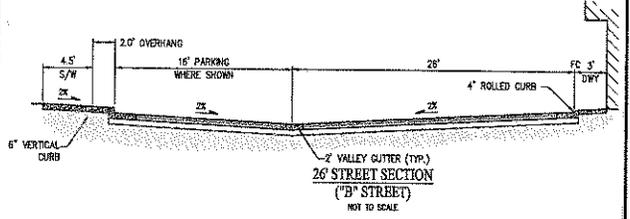
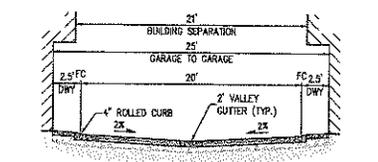
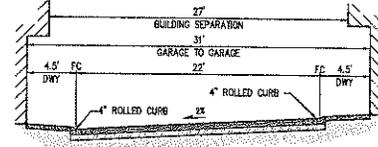
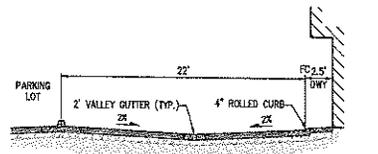
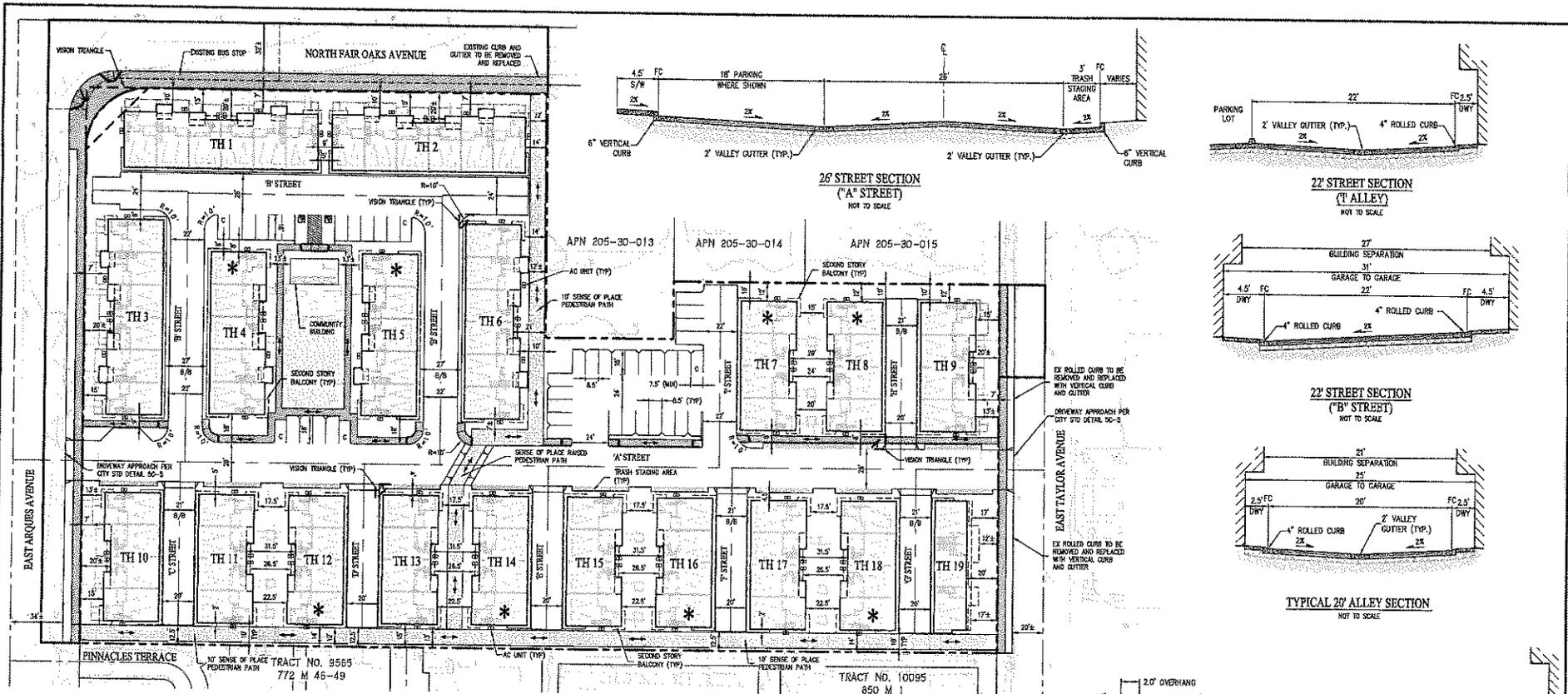
**BOUNDARY AND EXISTING CONDITIONS
VESTING TENTATIVE SUBDIVISION MAP
EAST ARQUES PROPERTY**

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

SCALE: 1" = 30' DATE: NOVEMBER 18, 2013

	Carlson, Barbee & Gibson, Inc.	SHEET NO.
	CIVIL ENGINEERS - SURVEYORS - PLANNERS	TM 2.0
<small>REGISTERED PROFESSIONAL ENGINEERS - CIVIL ENGINEERS - SURVEYORS - PLANNERS</small>		OF 7 SHEETS

ATTACHMENT H
 Page 3 of 33



RESIDENTIAL UNIT SUMMARY

PLAN NUMBER	LIVING AREA	BEDROOMS	3-FLEX (BLDG # 1-19)	4-FLEX (BLDG # 7-18)	5-FLEX (BLDG # 4, 5)	6-FLEX (BLDG # 1-3, 6)	TOTAL
PLAN 1A	1,332 SF	2	1	-	-	-	1
PLAN 1B	1,340 SF	2	1	-	-	-	2
PLAN 1	1,390 SF	3	-	24	4	8	36
PLAN 2	1,638 SF	4	-	-	2	8	10
PLAN 3 ⁽¹⁾	1,680 SF	4	-	24	4	8	36
TOTAL		3	48	10	24	85	

1) ACCESSIBLE UNIT (9 TOTAL)

LEGEND

EXISTING

PROPOSED

DESCRIPTION

- SUBDIVISION BOUNDARY
- SEWER/STORM
- CENTERLINE
- LOT LINE
- EASEMENT LINE
- VISION TRIANGLE
- ADJACENT PROPERTY LINE
- ACCESSIBLE PATH
- HANDICAP PARKING SPACE
- AC UNIT
- ADA ACCESSIBLE UNIT
- TOWNHOME
- COMPACT PARKING STALL
- DRIVEWAY
- TYPICAL
- FACE OF CURB
- MINIMUM
- BUILDING OVERHANG TO BUILDING OVERHANG
- SEWER/STORM
- INDIVIDUAL CART TRASH STAGING AREA
- SENSE OF PLACE PEDESTRIAN / BIKE PATH

NOTES:

- TRASH SETOUT AREAS FOR BUILDINGS TH 1-5 ARE LOCATED IN THE DRIVEWAY APPROX.

REQUIRED

UNIT TYPE	UNIT COUNT	REQUIRED SPACES	TOTAL
3 BRM W/ 2 CAR GARAGE (SIDE BY SIDE)	3	2.46/UNIT	7.2
3 BRM W/ 2 CAR GARAGE (SIDE BY SIDE)	36	2.50/UNIT	90
4 BRM W/ 2 CAR GARAGE (SIDE BY SIDE)	46	2.68/UNIT	121.9
TOTAL			219.1

PROPOSED

GARAGE TYPE	UNIT COUNT	PROVIDED SPACES	TOTAL
2 CAR GARAGE (SIDE BY SIDE)	85	2/GARAGE	170
ONSITE COMMON PARKING*	-	-	49
TOTAL			219

* INCLUDES 2 HANDICAP STALLS AND 5 COMPACT STALLS

SITE PLAN
VESTING TENTATIVE SUBDIVISION MAP
EAST ARQUES PROPERTY

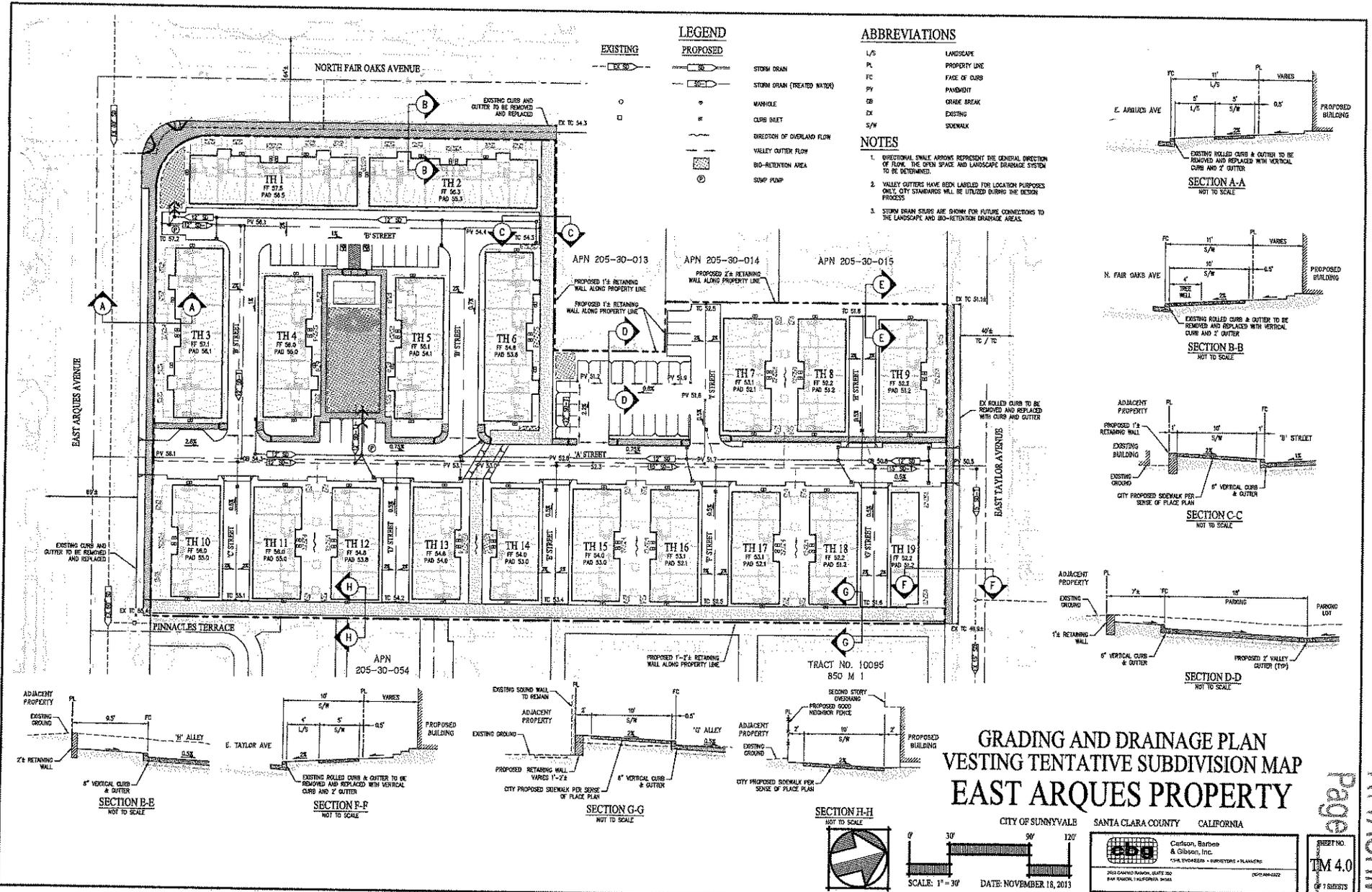
CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

Scale: 1" = 30'

DATE: NOVEMBER 18, 2013

Carlson, Barbee & Gibson, Inc.
 CIVIL ENGINEERS • SURVEYORS • PLANNERS
 1925 CAMINO FRANCISCO SUITE 400
 SAN FRANCISCO, CALIFORNIA 94133
 (415) 769-8322

ATTACHMENT H
 Page 4 of 33
 TM 3.0
 07/18/2013



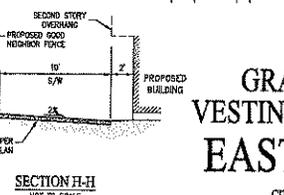
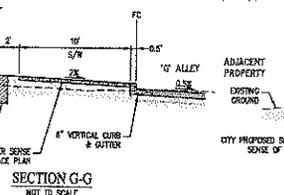
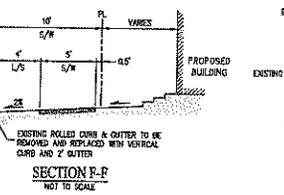
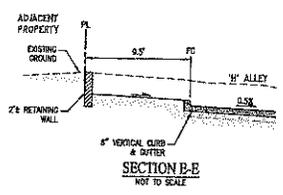
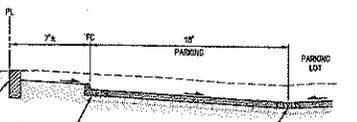
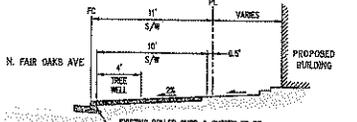
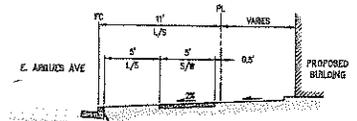
LEGEND

EXISTING	PROPOSED
STORM DRAIN	STORM DRAIN (TREATED WATER)
MANHOLE	CURB INLET
DIRECTION OF OVERLAND FLOW	VALLEY OUTER FLOW
BIO-RETENTION AREA	SUMP PUMP

ABBREVIATIONS

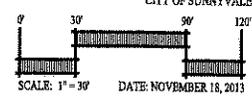
L/S	LANDSCAPE
PL	PROPERTY LINE
FC	FACE OF CURB
PV	PAVEMENT
SB	GRADE BREAK
EX	EXISTING
S/W	SIDEWALK

- NOTES**
- DIRECTIONAL SMALL ARROWS REPRESENT THE GENERAL DIRECTION OF FLOW. THE OPEN SPACE AND LANDSCAPE DRAINAGE SYSTEM TO BE DETERMINED.
 - VALLEY GUTTERS HAVE BEEN LABELED FOR LOCATION PURPOSES ONLY. CITY STANDARDS WILL BE UTILIZED DURING THE DESIGN PROCESS.
 - STORM DRAIN CURBS ARE SHOWN FOR FUTURE CONNECTIONS TO THE LANDSCAPE AND BIO-RETENTION DRAINAGE AREAS.



GRADING AND DRAINAGE PLAN
VESTING TENTATIVE SUBDIVISION MAP
EAST ARQUES PROPERTY

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

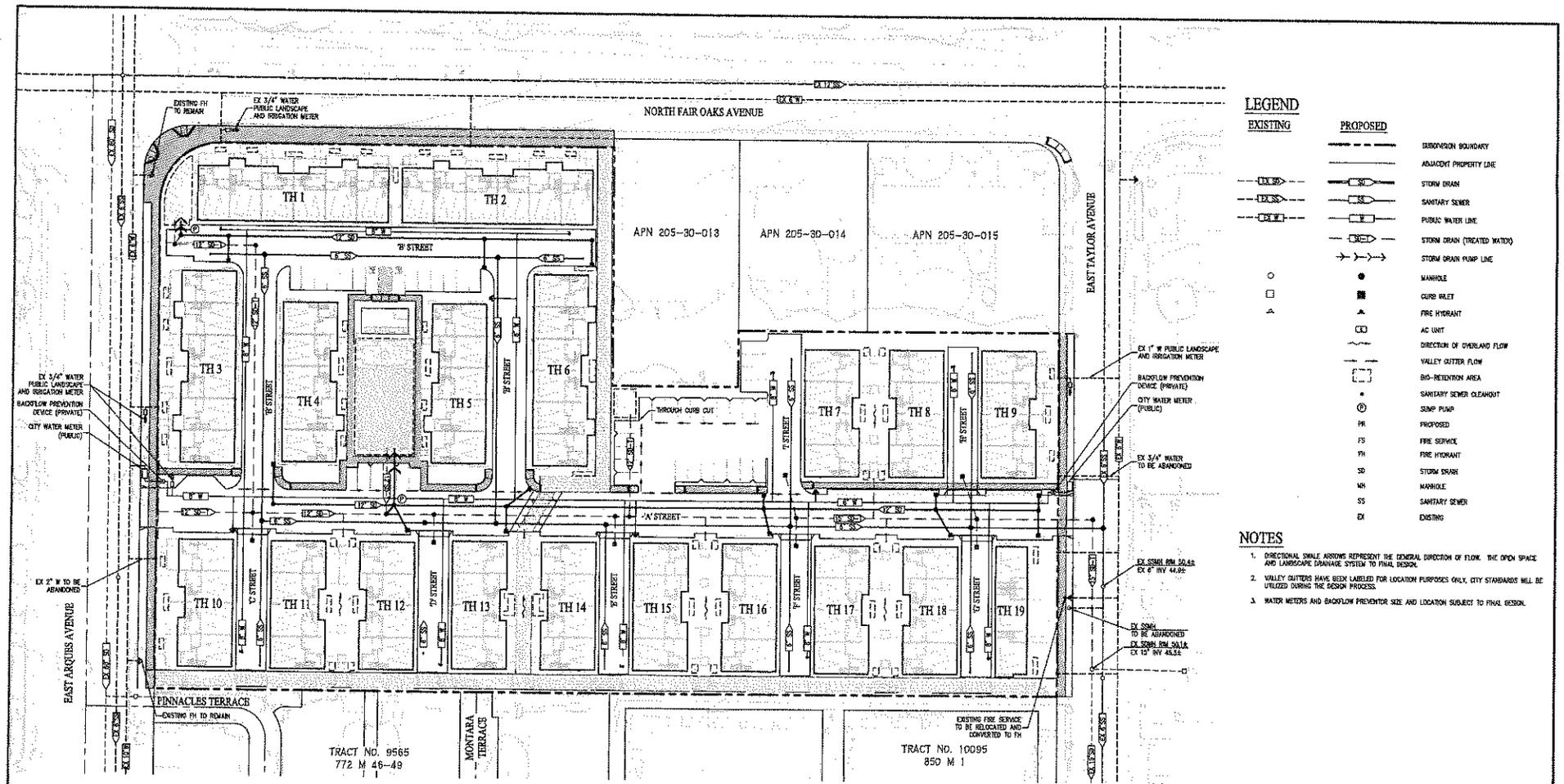


DATE: NOVEMBER 18, 2013

cbg Carlson, Barbes & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
2600 CAMPBELL PARKWAY, SUITE 300
SAN FRANCISCO, CALIFORNIA 94134
CIP/PLAN/022

SHEET NO. **TM 4.0**
OF 7 SHEETS

ATTACHMENT H
Page 5 of 53



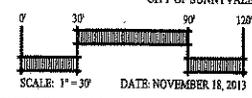
LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	SEWERAGE BOUNDARY
---	---	ADJACENT PROPERTY LINE
---	---	STORM DRAIN
---	---	SANITARY SEWER
---	---	PUBLIC WATER LINE
---	---	STORM DRAIN (TREATED WATER)
---	---	STORM DRAIN PUMP LINE
○	●	MANHOLE
□	■	CURB INLET
▲	▲	FIRE HYDRANT
□	□	AC UNIT
---	---	DIRECTION OF OVERLAND FLOW
---	---	VALLEY GUTTER FLOW
---	---	BIO-RETENTION AREA
○	○	SANITARY SEWER CLEANOUT
○	○	SEMP PUMP
PR	PR	PROPOSED
FS	FS	FIRE SERVICE
PH	PH	FIRE HYDRANT
SD	SD	STORM DRAIN
MH	MH	MANHOLE
SS	SS	SANITARY SEWER
EX	EX	EXISTING

- NOTES**
1. DIRECTIONAL SCALE ARROWS REPRESENT THE GENERAL DIRECTION OF FLOW. THE OPEN SPACE AND LANDSCAPE DRAINAGE SYSTEM TO FINAL DESIGN.
 2. VALLEY GUTTERS HAVE BEEN LABELED FOR LOCATION PURPOSES ONLY. CITY STANDARDS WILL BE UTILIZED DURING THE DESIGN PROCESS.
 3. WATER METERS AND BACKFLOW PREVENTOR SIZE AND LOCATION SUBJECT TO FINAL DESIGN.

**UTILITY PLAN
VESTING TENTATIVE SUBDIVISION MAP
EAST ARQUES PROPERTY**

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA



	Carlson, Bathes & Gibson, Inc.
	CIVIL ENGINEERS • SURVEYORS • PLANNERS
2000 EAST ARQUES AVENUE, SUITE 200 SAN JOSE, CALIFORNIA 95128	(408) 955-0202

SHEET NO.
TM 5.0
OF 7 SHEETS

TRACT NO. 9565
772 M 46-49

TRACT NO. 10095
850 M 1

ATTACHMENT H
 Page 6 of 33

LEGEND

EXISTING

PROPOSED

- DRAINAGE AREA BOUNDARY
- SUMP PUMP LINE
- STORM DRAIN
- STORM DRAIN (TREATED WATERS)
- MANHOLE
- CURB INLET
- DRAINAGE MANAGEMENT AREA LABEL
- ▨ BIO-RETENTION AREA
- ▩ SELF-TREATING / SELF-RETAINING AREA
- ▧ ROOF AREA TO BE TREATED BY ADJACENT PERVIOUS PAVEMENT / SELF-RETAINING AREA
- ▦ PERVIOUS PAVEMENT AREA
- ⊕ SUMP PUMP
- BR BIO-RETENTION
- PP PERVIOUS PAVEMENT
- RUNOFF DIRECTION

STORMWATER BMP'S						
DMA	TREATMENT TYPE	TREATMENT AREA	AREA TO BE TREATED	REDUCTION	TREATMENT AREA REQUIRED / PROVIDED	
1	BIO-RETENTION	BR 1	14,500 SF	4X	290 SF / 664 SF	
2	BIO-RETENTION	BR 2	41,900 SF	4X	1,676 SF / 2,800 SF	
3	BIO-RETENTION	BR 3	4,700 SF	4X	245 SF / 273 SF	
4	BIO-RETENTION	BR	5,800 SF	4X	232 SF / 264 SF	
5	BIO-RETENTION	BR	2,500 SF	4X	100 SF / 117 SF	
6	BIO-RETENTION	BR	2,000 SF	4X	82 SF / 88 SF	
7	BIO-RETENTION	BR	2,000 SF	4X	82 SF / 88 SF	
8	BIO-RETENTION	BR	2,500 SF	4X	100 SF / 131 SF	
9	PERVIOUS PAVEMENT	PP 1	2,200 SF	2:1	1,100 SF / 2,200 SF	
10	BIO-RETENTION	BR	3,300 SF	4X	132 SF / 154 SF	
11	PERVIOUS PAVEMENT	PP 2	3,300 SF	2:1	1,650 SF / 1,780 SF	
12	BIO-RETENTION	BR	1,600 SF	4X	64 SF / 75 SF	
13	BIO-RETENTION	BR	1,600 SF	4X	64 SF / 75 SF	
14	PERVIOUS PAVEMENT	PP 3	3,400 SF	2:1	1,700 SF / 1,780 SF	
15	BIO-RETENTION	BR	3,300 SF	4X	132 SF / 154 SF	
16	PERVIOUS PAVEMENT	PP 4	3,400 SF	2:1	1,700 SF / 1,780 SF	
17	BIO-RETENTION	BR	3,300 SF	4X	132 SF / 155 SF	
18	PERVIOUS PAVEMENT	PP 5	3,400 SF	2:1	1,700 SF / 1,780 SF	
19	BIO-RETENTION	BR	3,300 SF	4X	132 SF / 154 SF	
20	PERVIOUS PAVEMENT	PP 6	3,400 SF	2:1	1,700 SF / 1,780 SF	
21	BIO-RETENTION	BR	3,300 SF	4X	132 SF / 154 SF	
22	PERVIOUS PAVEMENT	PP 7	3,000 SF	2:1	1,500 SF / 1,780 SF	
23	BIO-RETENTION	BR	1,600 SF	4X	64 SF / 75 SF	
					TOTAL	15,000 SF / 16,294 SF

NOTES

- EXACT DOWNSPOUT LOCATIONS ARE UNKNOWN. TREATMENT AREAS ARE SUBJECT TO CHANGE WITH FINAL DESIGN.
- BIO-RETENTION AREAS HAVE BEEN DESIGNED PER THE SANTA CLARA COUNTY O.L.S. GUIDANCE MANUAL, DATED APRIL, 2012 AND THE CITY OF SAN JOSE STORMWATER QUALITY BMP GUIDANCE MANUAL, DATED DECEMBER, 2001.
- PERVIOUS PAVEMENT AND BIO-RETENTION AREAS SUBJECT TO FINAL DESIGN.
- PERVIOUS SURFACE AND SUBGRADE SECTION SUBJECT TO GEOTECHNICAL RECOMMENDATION.

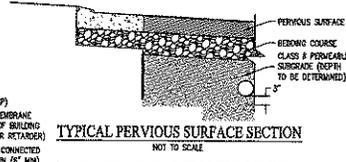
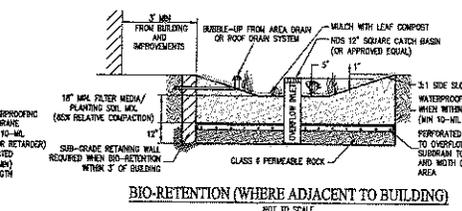
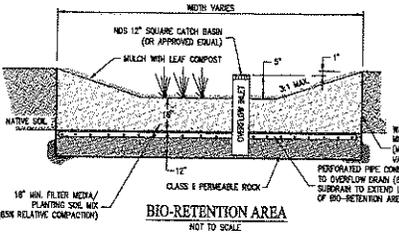
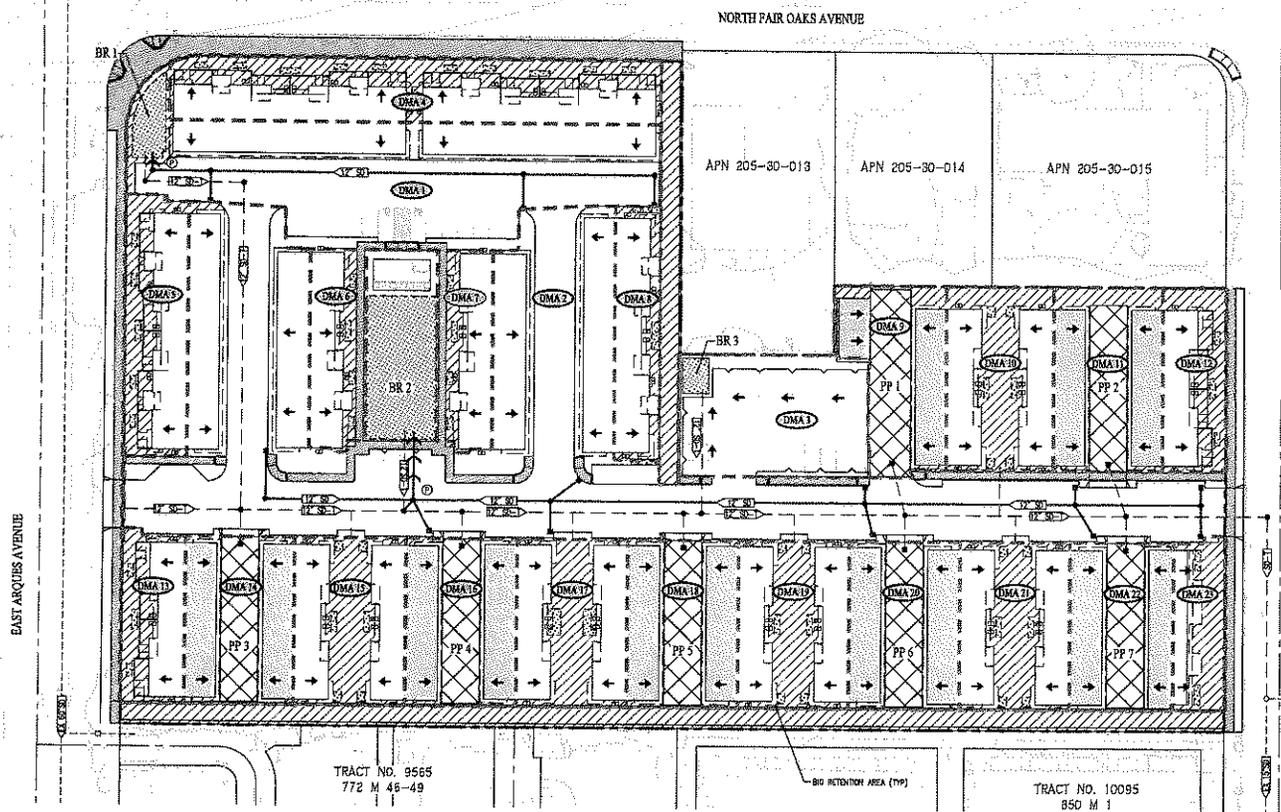
PRELIMINARY POST CONSTRUCTION BMP PLAN VESTING TENTATIVE SUBDIVISION MAP EAST ARQUES PROPERTY

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

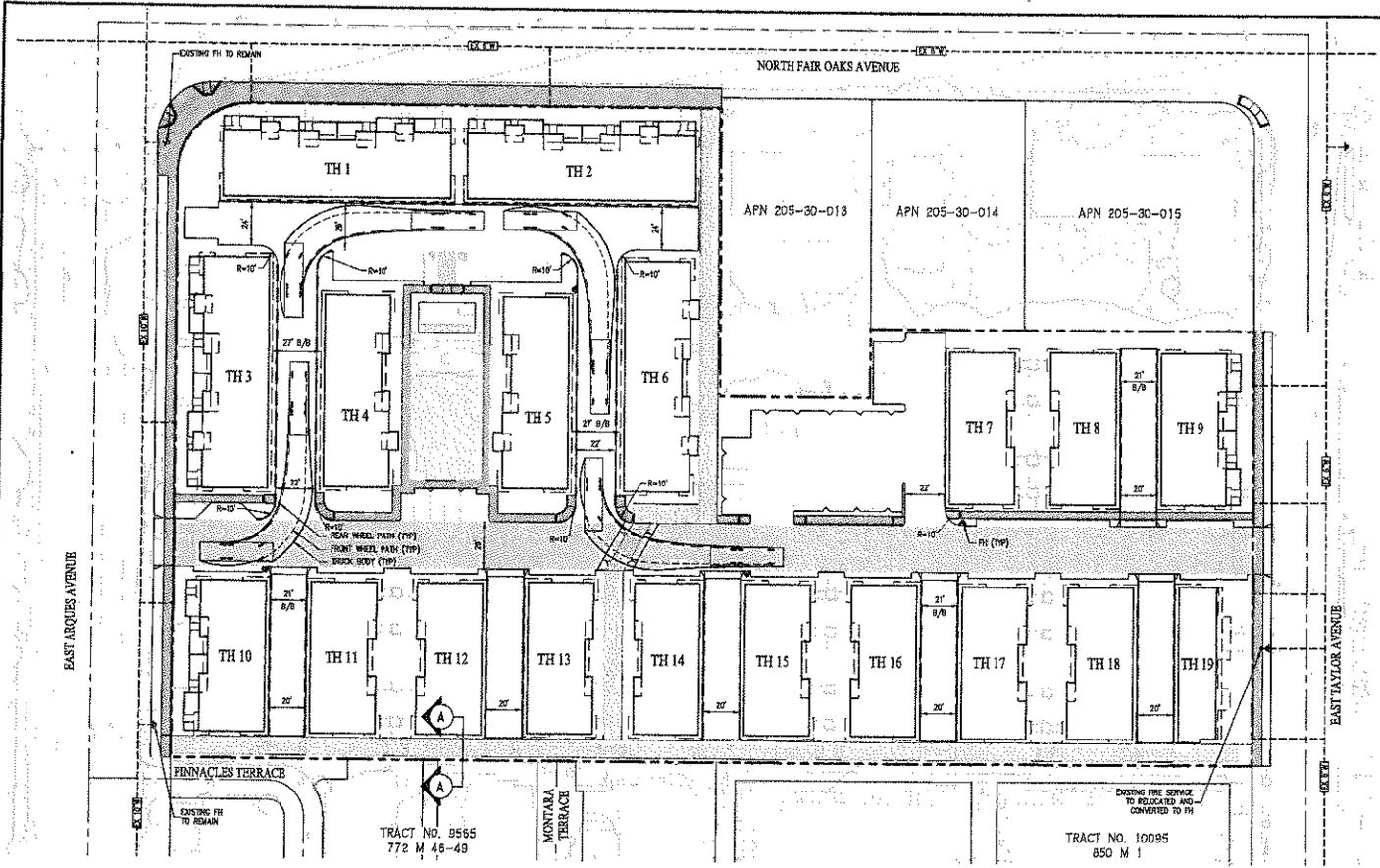
Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
1000 CAMDEN PARKWAY, SUITE 300
SAN JOSE, CALIFORNIA 95128

SHEET NO. **TM 6.0**
OF 7 SHEETS

SCALE: 1" = 30'
DATE: NOVEMBER 18, 2013

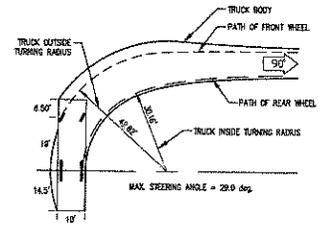
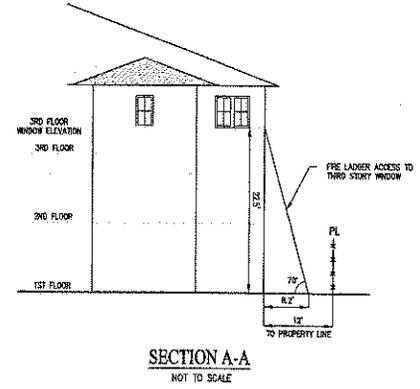


ATTACHMENT H
 Page 7 of 33



- LEGEND**
- 24' EMERGENCY ACCESS TRAVEL WAY
 - ROLLED CURB
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - BUILDING OVERHANG TO BUILDING OVERHANG

- NOTES:**
1. TURNING TEMPLATE BASED ON CITY OF SUNNYVALE DEPARTMENT OF PUBLIC SAFETY "LADDER TRUCK SPECIFICATIONS".
 2. APPROVED FIRE ACCESS REQUIRES A MINIMUM 70 DEGREE CLIMBING ANGLE AND GRAVEL OR CONCRETE CLEAR SPACE AT THE GROUND LEVEL BELOW EACH RESCUE WINDOW MEASURING NO LESS THAN 3 FT BY 8 FT FOR SAFE LADDER PLACEMENT.
 3. HARDSCAPE PAD BELOW EMERGENCY EGRESS WINDOW IS AS FOLLOWS: BEHINDING 4FT AWAY FROM THE BUILDING, ENDING 10-15 FT AWAY FROM THE BUILDING, AND 3 FT WIDE. THE MATERIAL FOR THE HARDSCAPE SHALL BE CONTIGUOUS FOR THE ENTIRE LENGTH/WIDTH AND SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.



**CITY OF SUNNYVALE
LADDER TRUCK TURNING TEMPLATE**

**FIRE ACCESS AND SERVICES
VESTING TENTATIVE SUBDIVISION MAP
EAST ARQUES PROPERTY**

CITY OF SUNNYVALE
SANTA CLARA COUNTY CALIFORNIA

SCALE: 1" = 30'
DATE: NOVEMBER 18, 2013

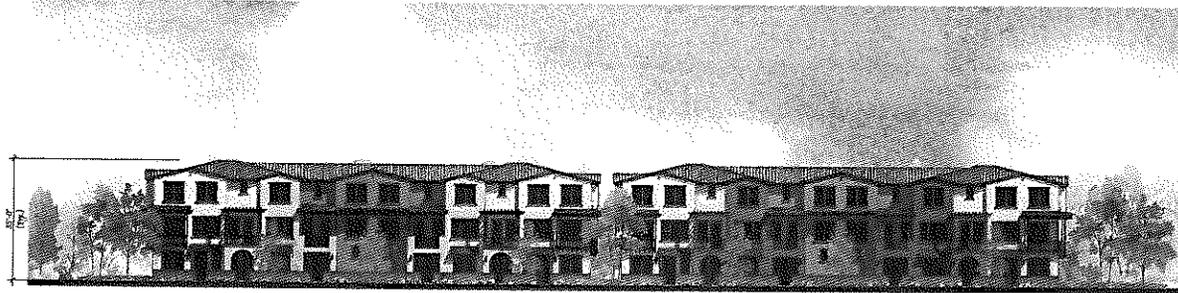
cbg Carlson, Barbee & Gilson, Inc.
CIVIL ENGINEERS • ARCHITECTS • PLANNERS
2000 BAYVIEW DRIVE, SUITE 200
SAN FRANCISCO, CALIFORNIA 94134
(415) 761-4100

SHEET NO. **TM.7.0**
OF 7 SHEETS

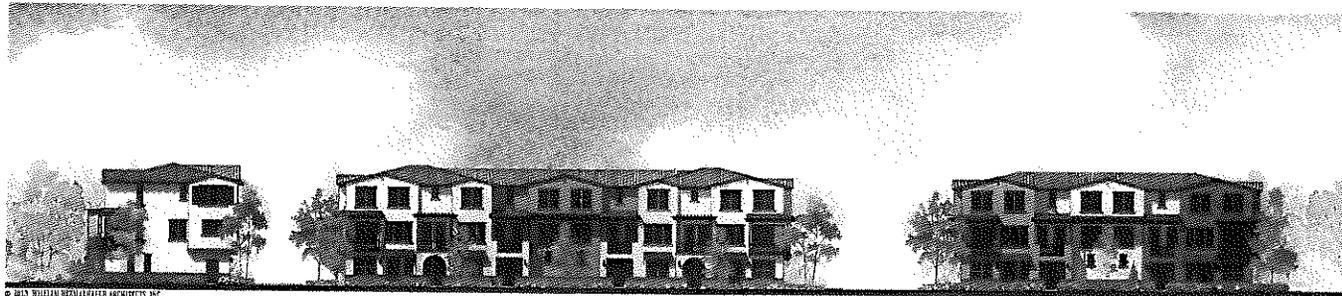
ATTACHMENT # **H**
 Page **2** of **33**



ELEVATIONS AT TAYLOR



ELEVATIONS AT FAIR OAKS



ELEVATIONS AT EAST ARQUES

STREET ELEVATIONS

EAST ARQUES PROPERTY
 Sunnyvale, CA
 Summerhill Homes

November 18, 2013
 2013010

SUMMERHILL HOMES
 COMMUNITIES OF DISTINCTION



WHT
 WILLIAM HEZMALHALCH
 ARCHITECTS, INC.
 226 REDWOOD AVENUE, SUITE 200, SANTA ANA, CA 92705-5543
 TEL: 714 251 2807 www.whtarch.com fax: 949 251 1525

AO. 9

ATTACHMENT
 Page 9
 of 53
 H



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RENDERING OF CORNER ON FAIROAKS AND ARQUES

November 16, 2013
 2013020

SUMMERHILL HOMES
 COMMUNITIES OF DISTINCTION

EAST ARQUES PROPERTY
 Sunnyvale, CA
 Summerhill Homes

WH
 WILLIAM HEZMALHALCH
 ARCHITECTS, INC.
 2940 REDHILL AVENUE SUITE 200 SAN JOSE CA 95128
 408 229 8607 www.hezmalchalch.com 408 229 8129

AO 2

Page 110 of 33
 ATTACHMENT H



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PERSPECTIVE DOWN 'A' STREET

EAST ARQUES PROPERTY
Sunnyvale, CA
Summerhill Homes

November 16, 2013
0718050

SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION

WH
WILLIAM HEZMALHALCH
ARCHITECTS, INC.
250 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-6547
949 259 7807 www.wheharchitects.com fax 949 259 1528

AO.3

ATTACHMENT H
Page 1 of 33



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RENDERING OF 4-PLEX ON ARQUES

EAST ARQUES PROPERTY

Sunnyvale, CA
 Summerhill Homes

November 16, 2013
 2013/NOV

SUMMERHILL HOMES
 COMMUNITIES OF DISTINCTION

WH
 WILLIAM HEZMALHALCH
 ARCHITECTS INC.
 2100 REDWOOD AVENUE, SUITE 101 DOWRY AVENUE, DOWRY, CA 94028
 949 253 2007 www.wha.com ca 415 253 2008

AO.4

ATTACHMENT H
 Page: 12 of 33



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RENDERING OF PASEO

EAST ARQUES PROPERTY
 Sunnyvale, CA
 Summerhill Homes

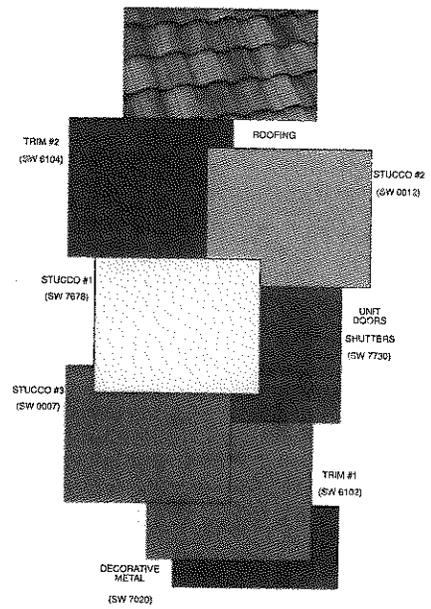
November 18, 2013
 0273050

SUMMERHILL HOMES
 COMMUNITIES OF DISTINCTION

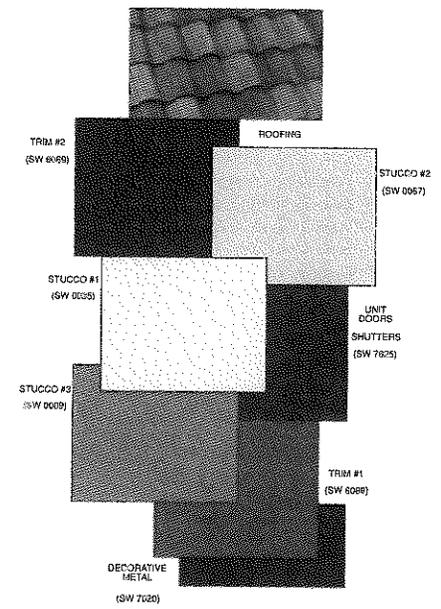
WH
 WILLIAM HEZMALHALCH
 ARCHITECTS, INC.
 1040 REDHILL AVENUE SUITE 200 SANTA ANA CA 92706-6543
 949 250 8907 www.whezharch.com tel 949 250 1528

AO.5

ATTACHMENT H
 Page 15 of 33



11/18/13
EAST ARQUES
 SUNNYVALE, CALIFORNIA
1A
 SUMMERHILL HOMES
WILLIAM HEZMALHALCH ARCHITECTS INC. © 2013



11/18/13
EAST ARQUES
 SUNNYVALE, CALIFORNIA
2A
 SUMMERHILL HOMES
WILLIAM HEZMALHALCH ARCHITECTS INC. © 2013

COLOR AND MATERIALS

EAST ARQUES PROPERTY
 Sunnyvale, CA
 Summerhill Homes

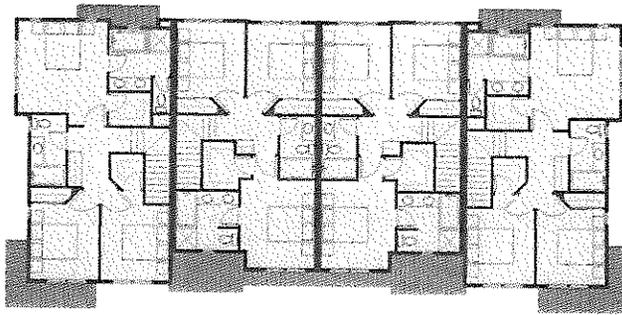
November 18, 2013
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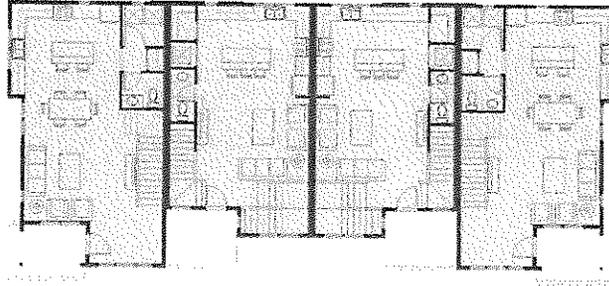
WH
 WILLIAM HEZMALHALCH
 ARCHITECTS INC.
355 REDHILL AVENUE SUITE 200 SANTA ANITA CALIF 95050-0443
 415 252 9027 www.whezmah.com fax 415 252 1228

AO.6

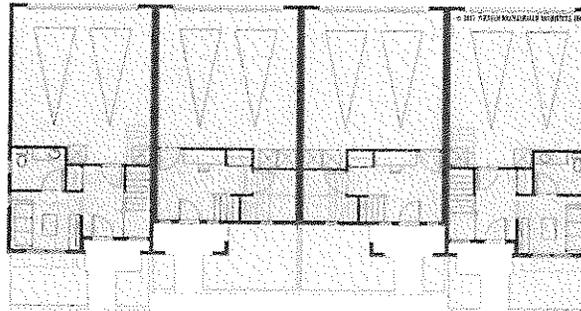
Page 14 of 33
 ATTACHMENT H



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 2X: 3 BR / 3.5 B4 1,665 SF	PLAN 1: 3 BR / 2.5 B4 1,390 SF	PLAN 1: 3 BR / 2.5 B4 1,390 SF	PLAN 2X: 3 BR / 3.5 B4 1,665 SF
---------------------------------------	--------------------------------------	--------------------------------------	---------------------------------------

4-PLEX BUILDING FLOOR PLANS

EAST ARQUES PROPERTY

Sunnyvale, CA
Summerhill Homes

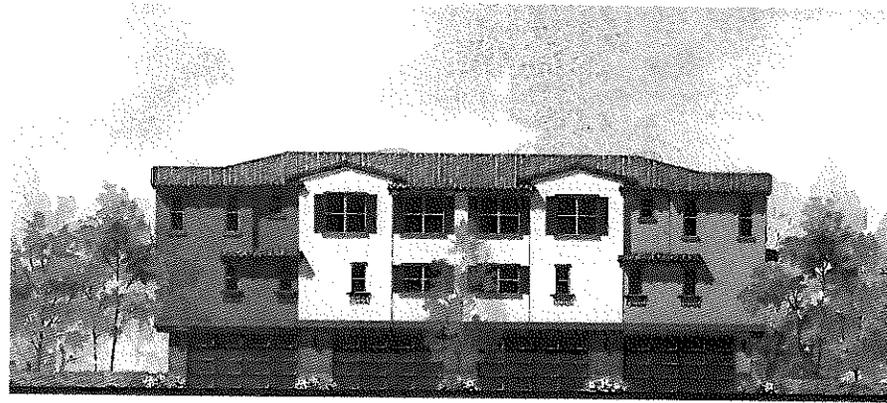


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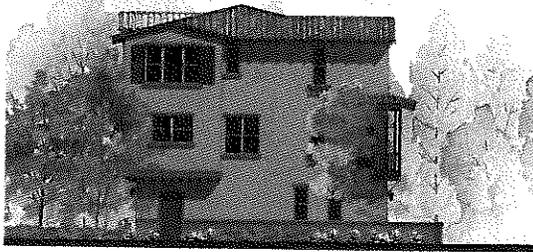
ATTACHMENT H
 Page 19 of 33



RIGHT



REAR



LEFT



FRONT

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4-PLEX EXTERIOR ELEVATIONS

EAST ARQUES PROPERTY

Sunnyvale, CA
Summerhill Homes

November 18, 2013
3013050

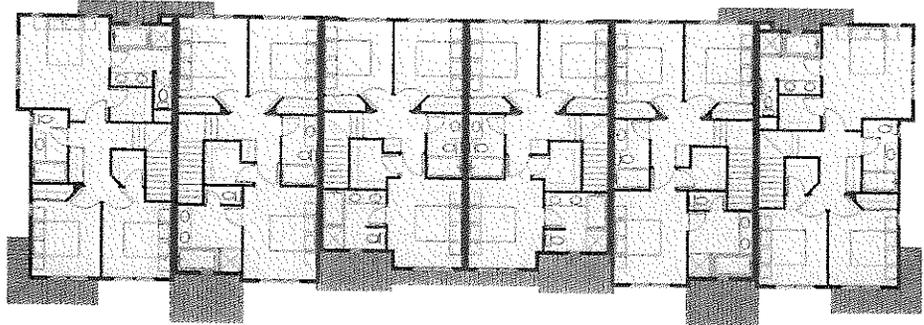
SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION



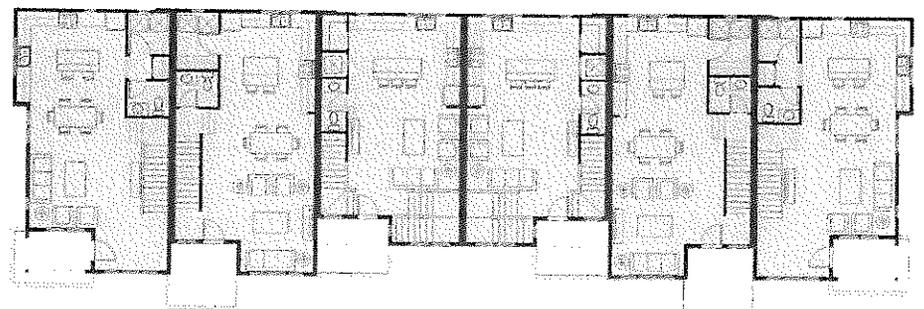
WH
WILLIAM HEZMALHALCH
ARCHITECTS, INC.
1000 REDWOOD AVENUE SUITE 200 SANTA ANA, CA 92705-1043
949 253 0657 www.williamh.com fax 949 253 1520

Page 46 of 33
A1/2

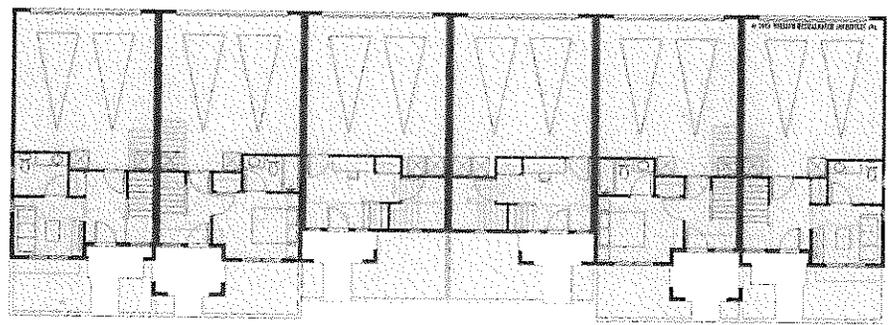
ATTACHMENT H



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

- | | | | | | |
|---------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|---------------------------------------|
| PLAN 2X:
3 BR / 3.5 Ba
1,665 SF | PLAN 2:
3 BR / 3.5 Ba
1,620 SF | PLAN 1:
3 BR / 2.5 Ba
1,390 SF | PLAN 1:
3 BR / 2.5 Ba
1,390 SF | PLAN 2:
3 BR / 3.5 Ba
1,620 SF | PLAN 2X:
3 BR / 3.5 Ba
1,665 SF |
|---------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|---------------------------------------|

6-PLEX BUILDING FLOOR PLANS

EAST ARQUES PROPERTY
Sunnyvale, CA
Summerhill Homes

Number 18-2013
2013050



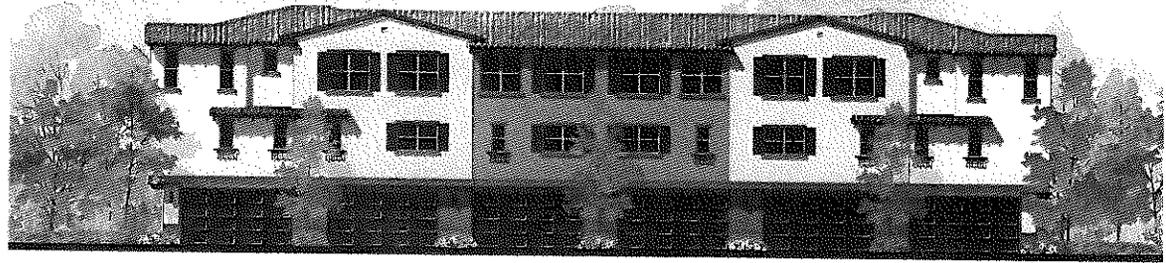
W
WILLIAM HEZMALHALCH
ARCHITECTS INC.
200 REDHILL AVENUE SUITE 200 SAN ANTONIO, TEXAS 78241
949 250 0807 www.whezmah.com fax 949 250 1520

A2.1

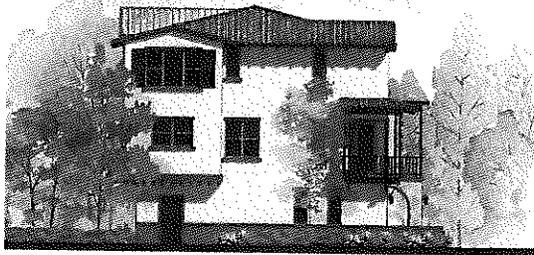
ATTACHMENT H
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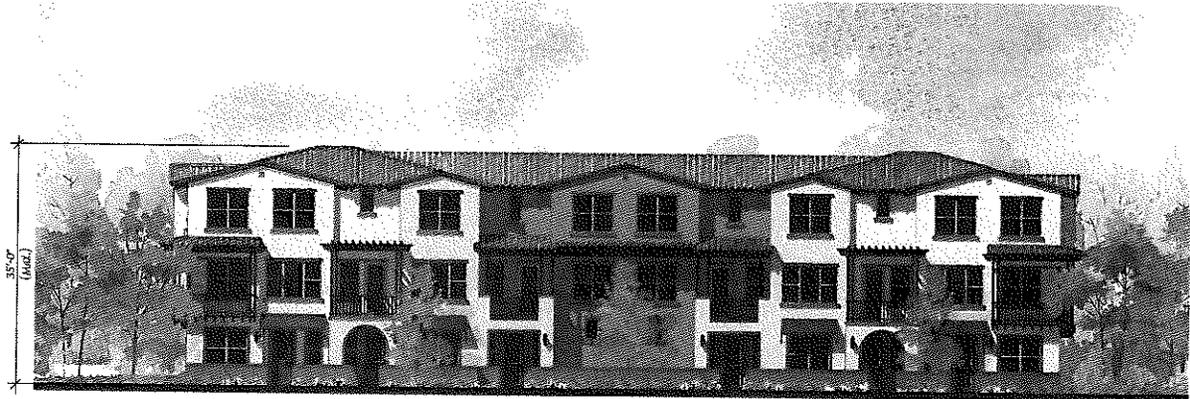
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REAR



LEFT



FRONT

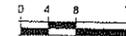
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6-PLEX EXTERIOR ELEVATIONS

EAST ARQUES PROPERTY
 Sunnyvale, CA
 Summerhill Homes

November 18, 2013
 2013010

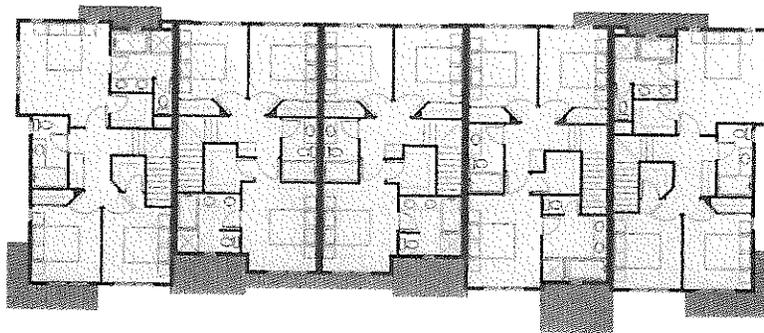
SUMMERHILL HOMES
 COMMUNITIES OF DISTINCTION



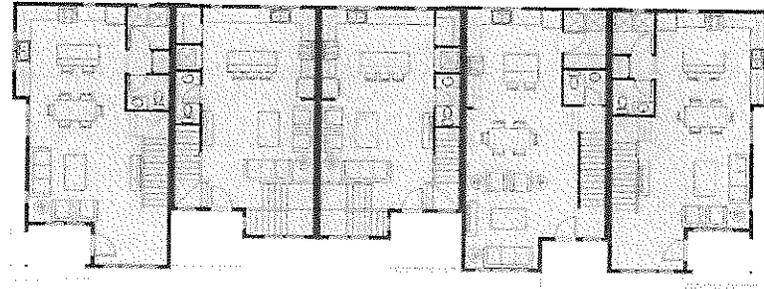
WH
 WILLIAM HEZMALHALCH
 ARCHITECTS INC.
 100 REDWOOD HAVEN DRIVE SUITE 100 SAN RAMON CA 94583-2843
 925 750 0627 www.hezmalhalch.com 925 750 1533

A2.2

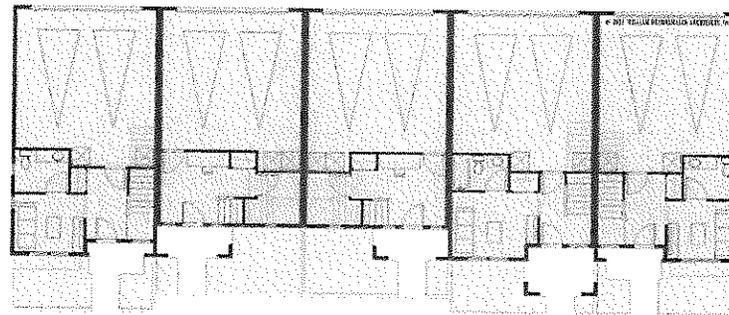
ATTACHMENT H
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THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 2X:
3 BR / 3.5 Ba
1,665 SF

PLAN 1:
3 BR / 2.5 Ba
1,390 SF

PLAN 1:
3 BR / 2.5 Ba
1,390 SF

PLAN 2:
3 BR / 3.5 Ba
1,620 SF

PLAN 2X:
3 BR / 3.5 Ba
1,665 SF

5-PLEX BUILDING FLOOR PLANS

EAST ARQUES PROPERTY

Sunnyvale, CA
Summerhill Homes

January 16, 2013
20130107



WH
WILLIAM HEZMALHALCH
ARCHITECTS INC.
2545 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-0047
949 259 8007 www.hezmalhalch.com fax 949 259 1575

A3. 19

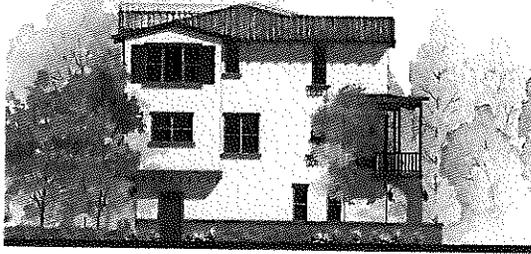
ATTACHMENT H
Page 19 of 33



RIGHT



REAR



LEFT



FRONT

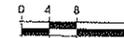
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5-PLEX EXTERIOR ELEVATIONS

EAST ARQUES PROPERTY
Sunnyvale, CA
Summerhill Homes

November 18, 2013
2013-0010

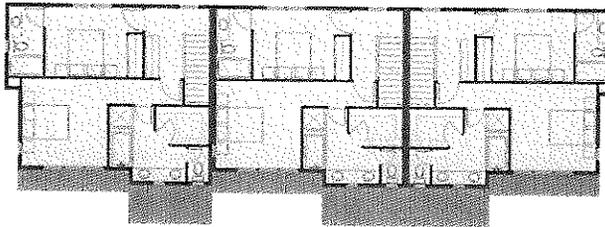
SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION



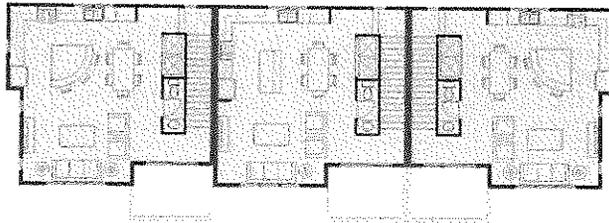
WH
WILLIAM HEZMALHALCH
ARCHITECTS, INC.
250 MONTELEONE, SUITE 200 SANTA ANGELO, TEXAS 77785-5443
817 351 0617 www.hezmalchalch.com Tel: 800 250 1520

A3.8

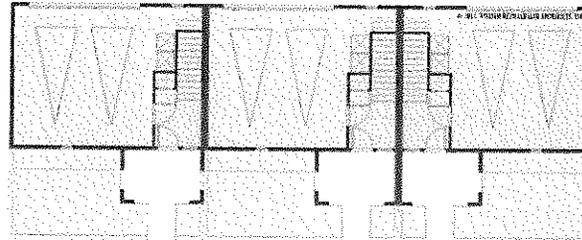
ATTACHMENT H
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THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 1B:
2 BR / 2.5 BA
1,385 SF

PLAN 1A:
2 BR / 2.5 BA
1,340 SF

PLAN 1B:
2 BR / 2.5 BA
1,385 SF

3-PLEX BUILDING FLOOR PLANS

EAST ARQUES PROPERTY

Sunnyvale, CA
Summerhill Homes

01/16/13
201301



WHA
WILLIAM HEZMALHALCH
ARCHITECTS, INC.
285 HEDDEN AVENUE SUITE 200 SANTA ANA, CA 92705-4743
949 250 7667 www.whezm.com fax 949 250 1520

A41
21

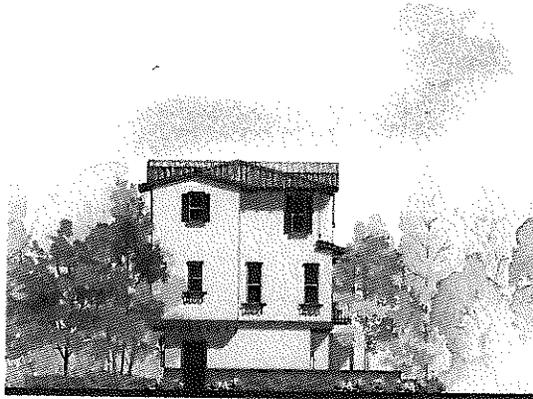
ATTACHMENT H
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RIGHT



REAR



LEFT



FRONT

3-PLEX EXTERIOR ELEVATIONS

EAST ARQUES PROPERTY

Sunnyvale, CA
Summerhill Homes

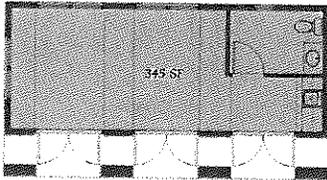
November 15, 2013
2013050



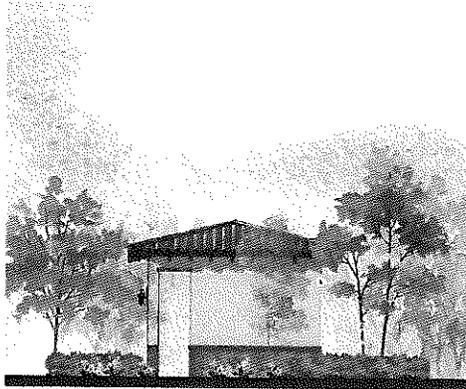
WH
WILLIAM HEZMALHALCH
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200 REDWELL AVENUE SUITE 200 DOWNEY, CA 90240
949 250 0207 WWW.WHARCHITECTS.COM BR 949 250 1502

A4

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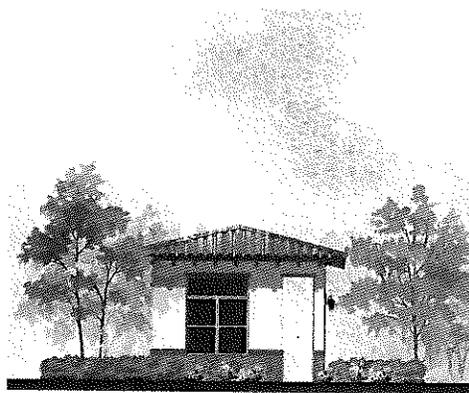
FLOOR PLAN



RIGHT



REAR



LEFT



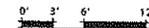
FRONT

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COMMUNITY BUILDING - FLOOR PLANS / EXTERIOR ELEVATIONS

EAST ARQUES PROPERTY

Sunnyvale, CA
Summerhill Homes



WH
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ATTACHMENT H

VEGETATED BIOSWALES W/ GRASSES, SHRUBS, GROUND COVER AND RIVER ROCK, SEE PLANT IMAGES

VIEW TRIANGLE AT INTERSECTION SHRUBS & GROUND COVER 3' TALL MAX, TREES PRUNED UP 8' MIN.

ENTRY MONUMENT SIGN

SENSE OF PLACE PATH FINDING MONUMENT SIGNAGE

CENTRAL COMMON OPEN SPACE WITH PERMEABLE PAVERS, SEATWALLS, BENCHES AND SHADE TREES, SEE DETAILS SHEET L2.0

LAWN & BIO-RETENTION AREA WITH ALLEE OF TREES ON BOTH SIDES

MAILBOX CLUSTER TYPE 2, TYP.

DECORATIVE VEHICULAR PAVING AT ENTRIES

CITY STANDARD TREE GRATE W/ LARGE CANOPY STREET TREE, TYP.

STREET TREE IN LANDSCAPE STRIP PER CITY STANDARDS, TYP.

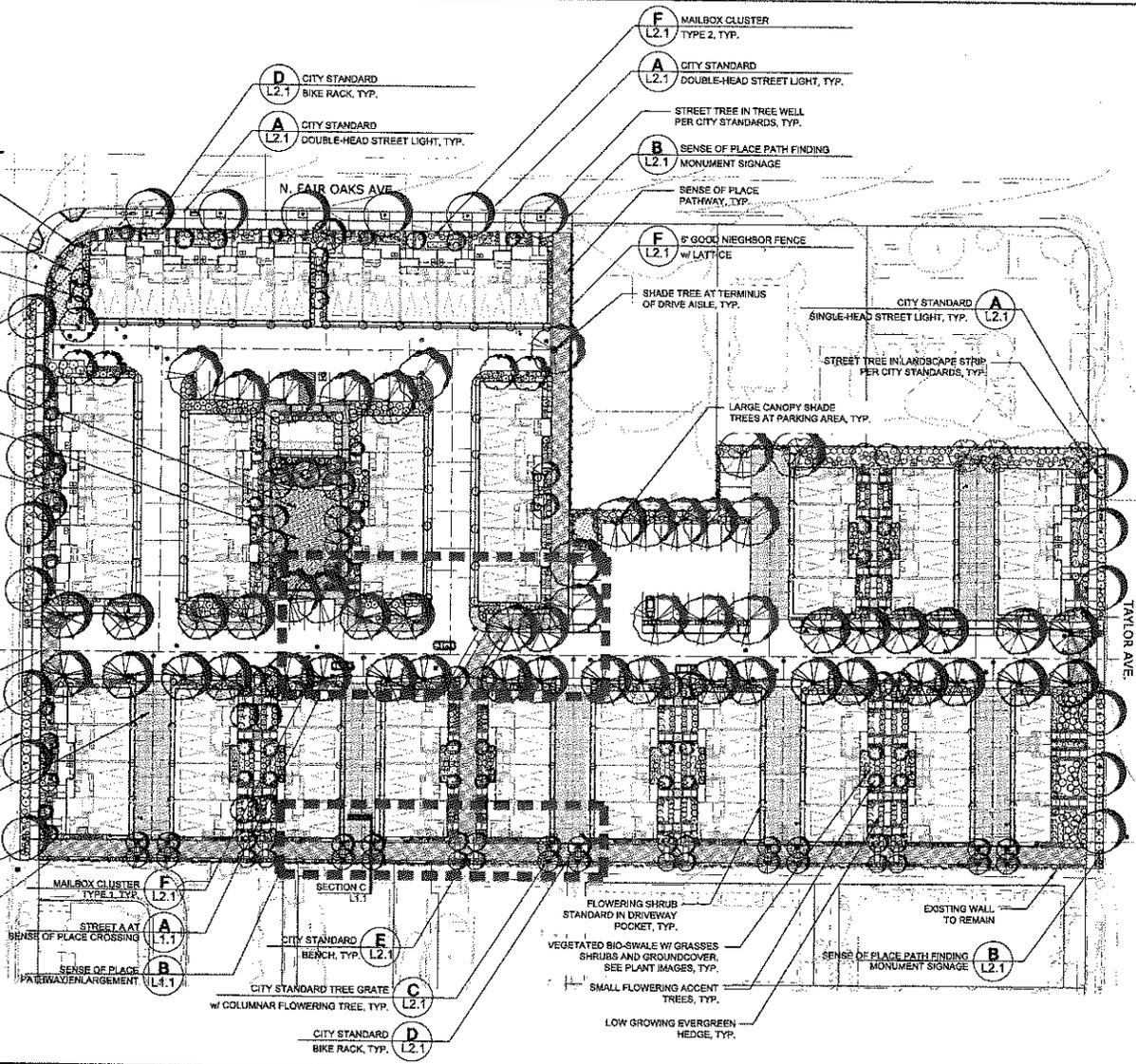
PERVIOUS PAVING IN DRIVE AISLE, SEE CIVIL PLANS, TYP.

SENSE OF PLACE PATH FINDING MONUMENT SIGNAGE

6' GOOD NEIGHBOR FENCE W/ LATTICE

SENSE OF PLACE CROSSING

SENSE OF PLACE PATHWAY ENLARGEMENT



D L2.1 CITY STANDARD BIKE RACK, TYP.

A L2.1 CITY STANDARD DOUBLE-HEAD STREET LIGHT, TYP.

F L2.1 MAILBOX CLUSTER TYPE 2, TYP.

A L2.1 CITY STANDARD DOUBLE-HEAD STREET LIGHT, TYP.

STREET TREE IN TREE WELL PER CITY STANDARDS, TYP.

B L2.1 SENSE OF PLACE PATH FINDING MONUMENT SIGNAGE

SENSE OF PLACE PATHWAY, TYP.

F L2.1 6' GOOD NEIGHBOR FENCE W/ LATTICE

SHADE TREE AT TERMINUS OF DRIVE AISLE, TYP.

CITY STANDARD SINGLE-HEAD STREET LIGHT, TYP.

STREET TREE IN LANDSCAPE STRIP PER CITY STANDARDS, TYP.

LARGE CANOPY SHADE TREES AT PARKING AREA, TYP.

MAILBOX CLUSTER TYPE 1, TYP.

STREET LIGHT

SENSE OF PLACE CROSSING

CITY STANDARD BENCH, TYP.

CITY STANDARD TREE GRATE W/ COLUMNAR FLOWERING TREE, TYP.

CITY STANDARD BIKE RACK, TYP.

FLOWERING SHRUB STANDARD IN DRIVEWAY POCKET, TYP.

VEGETATED BIOSWALE W/ GRASSES SHRUBS AND GROUND COVER, SEE PLANT IMAGES, TYP.

SMALL FLOWERING ACCENT TREES, TYP.

LOW GROWING EVERGREEN HEDGE, TYP.

CITY STANDARD SINGLE-HEAD STREET LIGHT, TYP.

STREET TREE IN LANDSCAPE STRIP PER CITY STANDARDS, TYP.

LARGE CANOPY SHADE TREES AT PARKING AREA, TYP.

STREET TREE IN LANDSCAPE STRIP PER CITY STANDARDS, TYP.

STREET TREE IN LANDSCAPE STRIP PER CITY STANDARDS, TYP.

STREET TREE IN LANDSCAPE STRIP PER CITY STANDARDS, TYP.

STREET TREE IN LANDSCAPE STRIP PER CITY STANDARDS, TYP.

STREET TREE IN LANDSCAPE STRIP PER CITY STANDARDS, TYP.

STREET TREE IN LANDSCAPE STRIP PER CITY STANDARDS, TYP.

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STREET TREE IN LANDSCAPE STRIP PER CITY STANDARDS, TYP.

STREET TREE IN LANDSCAPE STRIP PER CITY STANDARDS, TYP.

PLANTING & WATER EFFICIENCY DESIGN INTENT STATEMENT

LANDSCAPING AND IRRIGATION PLANS WILL COMPLY WITH OPTION 1 OF THE WATER EFFICIENT LANDSCAPING CHECKLIST.

THE PLANTING DESIGN MINIMIZES TURF/LAWN AREAS TO LESS THAN 25% AND UTILIZES PRIMARILY 60% LOW WATER USE & NATIVE PLANT SPECIES. PLANTS ARE GROUPED BY HYDROZONE, DRAINAGE & LOCAL CLIMATIC CONDITIONS. THE PLANTING DESIGN ALLOWS FOR THE PLANTS TO REACH THEIR NATURAL FULL-GROWN SIZE AND ELIMINATES THE NEED FOR EXCESSIVE PRUNING OR HERBICIDE. DESIRABLE PLANTING IS USED WHERE APPROPRIATE.

THE PLANTING DESIGN INCORPORATES PRINCIPLES INCLUDED IN THE "MAY FRIENDLY LANDSCAPE GUIDELINES".

SELECTED TREES WILL PROVIDE A VARIATION OF HEIGHTS, WIDTHS, COLORS, TEXTURES, AND CHARACTER. TREE SIZE, LOCATION AND ORIENTATION HAVE BEEN DESIGNED FOR MAXIMUM AESTHETIC EFFECT AND PASSIVE SOLAR BENEFITS. TREE LIMBS WILL BE PRUNED UP TO 8' TO DISCOURAGE CLIMBING AND MAINTAIN VISIBILITY.

VEGETATED SWALES AND BIORETENTION TREATMENT AREAS WILL BE PLANTED WITH APPROVED WATER CONSERVING CAREX/VANSA OR ALTERNATIVE GRASS SPECIES, AND PERMETER BUNCH GRASSES & SHRUBS THAT ARE ADAPTED TO BIO-SWALE CONDITIONS.

THE TREES, SHRUBS AND TURF PLANTING AREAS WILL BE DESIGNED IN CONJUNCTION WITH THE IRRIGATION SYSTEM FOR MAXIMUM WATER CONSERVATION. THE LANDSCAPE ESTIMATED TOTAL WATER USE WILL NOT EXCEED THE PROJECT'S MAXIMUM WATER ALLOWANCE AS SPECIFIED IN THE STATE OF CALIFORNIA'S 2015 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

THE PLANTING & IRRIGATION DESIGN WILL COMPLY WITH THE STATE OF CALIFORNIA'S 2015 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

THE PLANTS HAVE BEEN SELECTED UTILIZING THE STATE OF CALIFORNIA'S 2016 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE PLANT LIST, WUCOLS 03. NO PLANTS ARE USED THAT ARE CONSIDERED INVASIVE IN THE PROJECT REGION AS LISTED BY THE CAL-IPC.

SEE CONCEPTUAL PLANT PALETTE, SHEET L3.0

BUILD IT GREEN LANDSCAPE ITEMS:

THE LANDSCAPE DESIGN WILL INCORPORATE THE FOLLOWING "BUILD IT GREEN" ITEMS TO MAXIMIZE WATER CONSERVATION:

- NO INVASIVE PLANT SPECIES USED ON PROJECT.
- PLANTS ARE WATER CONSERVING CALIFORNIA NATIVES OR MEDITERRANEAN SPECIES.
- TURF IS TALL FESCUE WITH WATER USE PLANT FACTOR OR 0.8
- TURF AREA IS LESS THAN 5% OF ENTIRE LANDSCAPED AREA.
- PLANTS ARE GROUPED BY WATER NEEDS AND EACH AREA IS IRRIGATED SEPARATELY (I.E., TURF AND SHRUB AREAS HAVE SEPARATE BERMS CREATED).
- LOW FLOW SPRINKLER HEADS ARE USED ON PROJECT.
- 2" COMPOST ADDED INTO SOIL.
- 3" OF MULCH ADDED TO SHRUB AND GROUND COVER PLANTING AREAS.

NOTES:

1. FOR RESIDENTIAL BICYCLE STORAGE, SEE ARCHITECTURAL PLANS.
2. PUBLIC/GUEST BICYCLE PARKING IS PROVIDED FOR THE FAIR OAKS JUNCTION/SENSE OF PLACE PLAN.

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH ST., SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-7021 FAX (415) 864-0796

SUMMERHILL HOMES, INC.
E. ARQUES
SUNNYVALE, CALIFORNIA

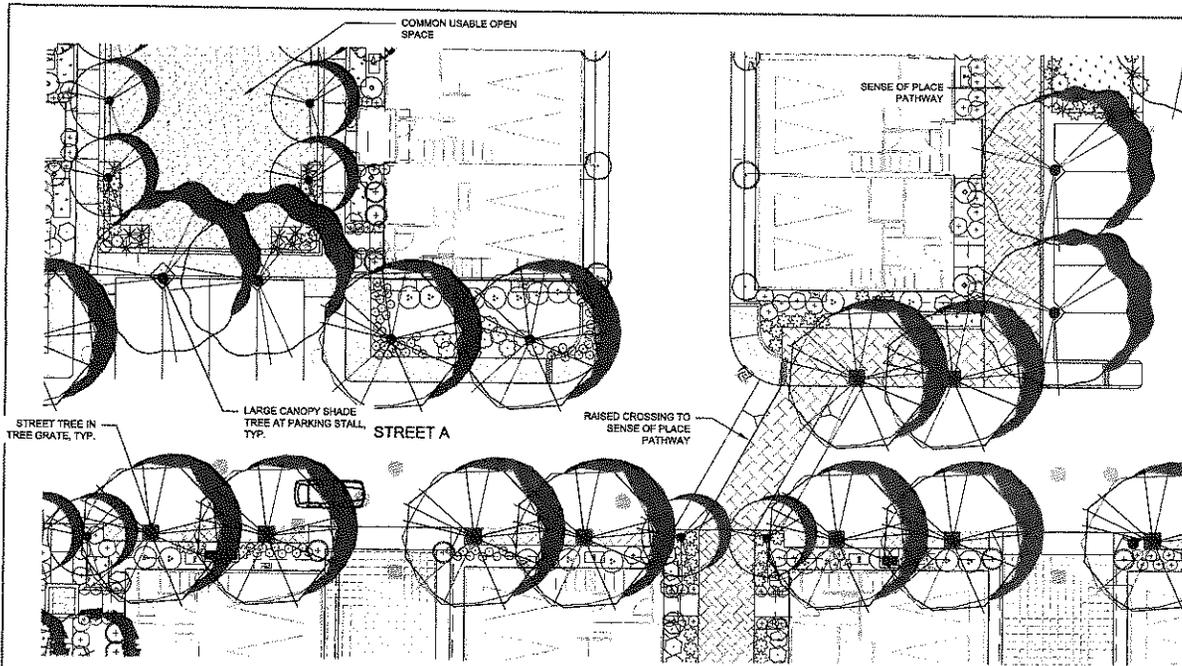
CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 30'-0"

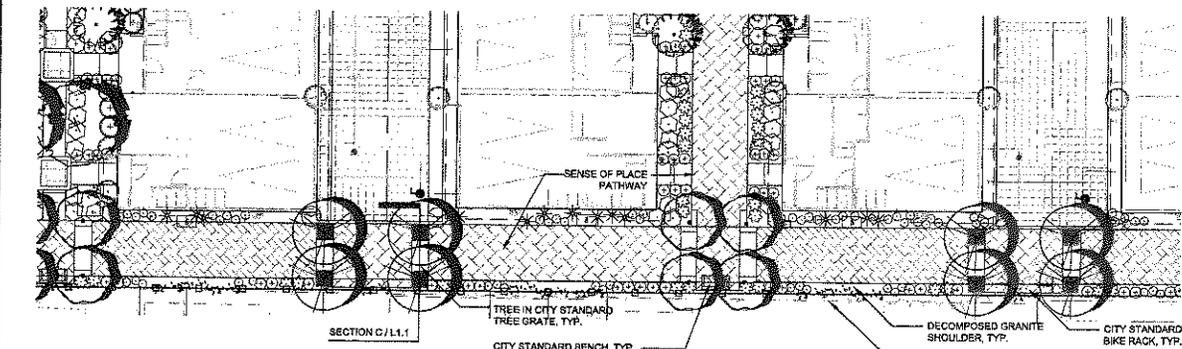
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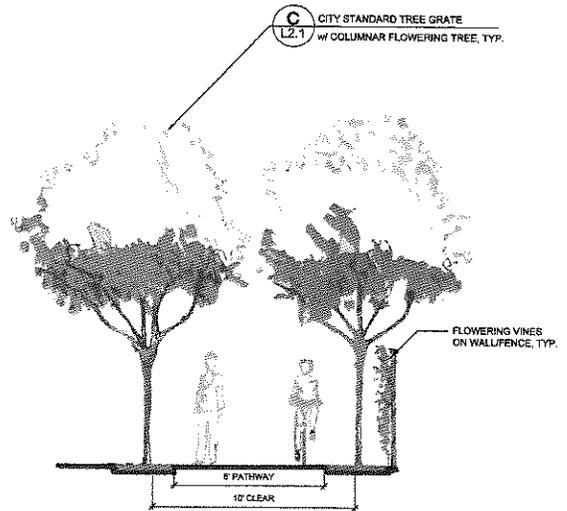
ATTACHMENT H
 Page 24 of 33
 L1.0



A STREET A AT SENSE OF PLACE CROSSING
SCALE: NTS



B SENSE OF PLACE PATHWAY ENLARGEMENT
SCALE: NTS



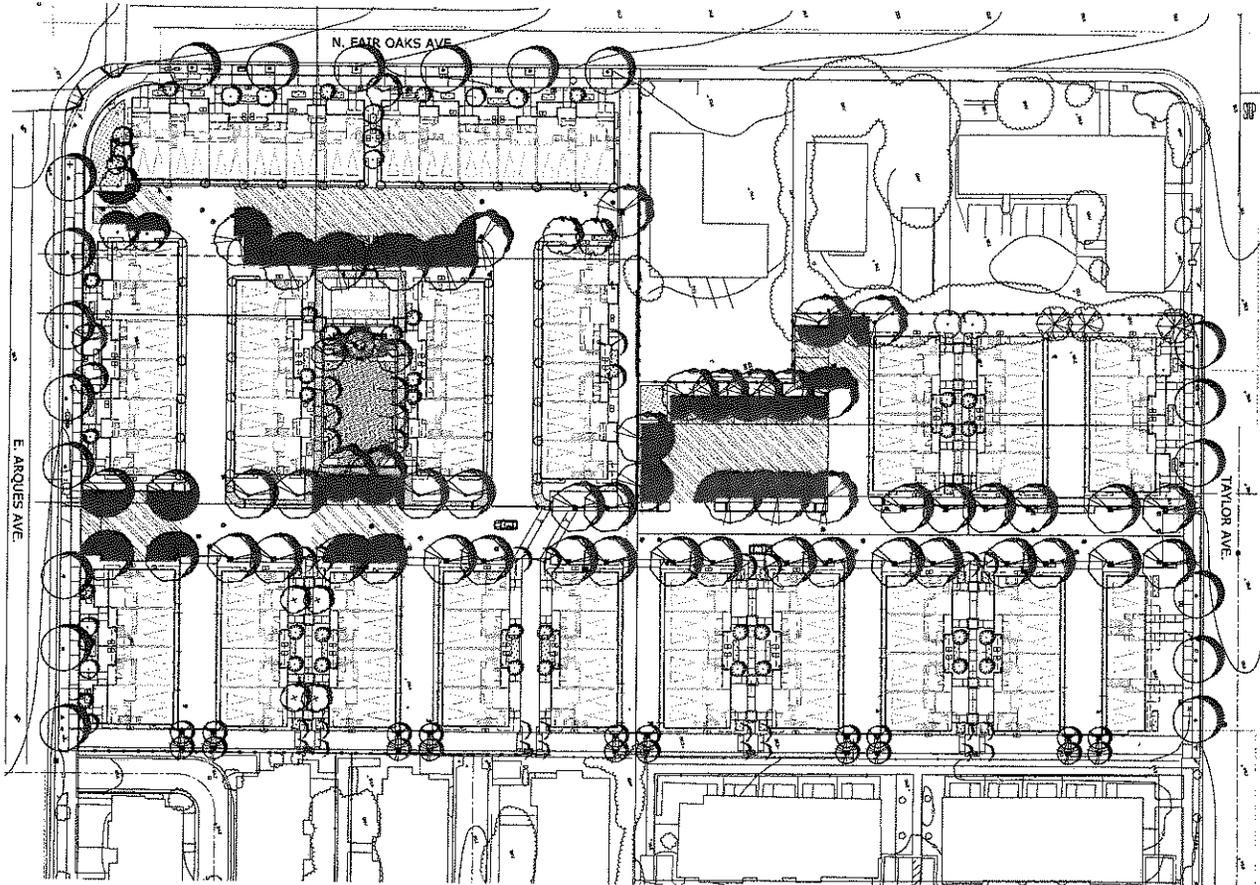
C SECTION AT SENSE OF PLACE PATHWAY
SCALE: NTS

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
61 14TH ST., SAN FRANCISCO, CA
2P 9403 PH (415) 864-9222 FAX (415) 864-0766

SUMMERHILL HOMES, INC.
E. ARQUES
SUNNYVALE, CALIFORNIA

CONCEPTUAL LANDSCAPE ENLARGMENTS
SCALE: NTS DATE: 11/18/13

ATTACHMENT H
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L1



TREE SHADING CALCS

PARKING STALLS & DRIVE AISLES	= 16,982 SF
TREE SHADING	= 8,678 SF
TOTAL PERCENTAGE OF SHADE = 51.0%	

VAN DORN ABED
 LANDSCAPE ARCHITECTS, INC.
 81 14TH ST., SAN FRANCISCO, CA
 ZIP 94103 PH (415) 864-1523 FAX(415) 864-4796

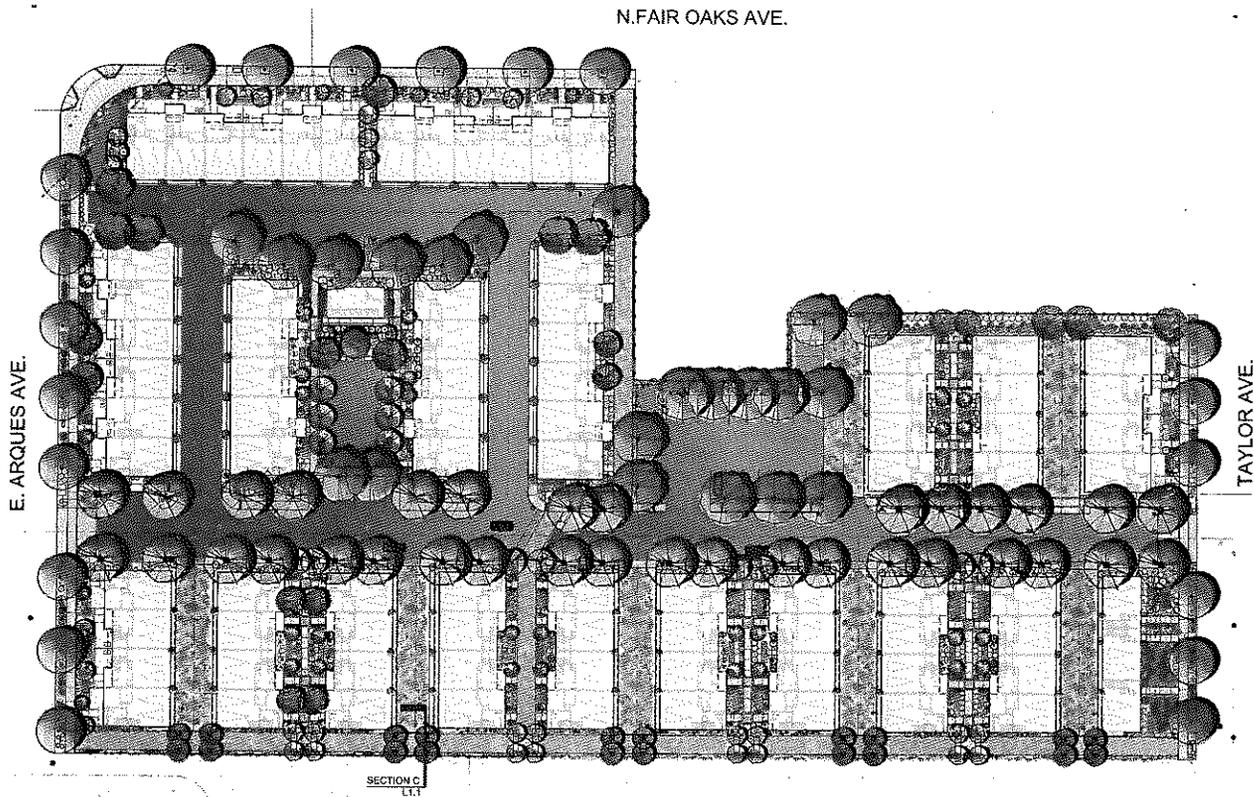
SUMMERHILL HOMES, INC.
E. ARQUES
 SUNNYVALE, CALIFORNIA

TREE SHADE PLAN
 SCALE: 1" = 30'-0"

DATE: 11/18/13



ATTACHMENT H
 Page 2 of 33
 L1




VAN DORN ABED
 LANDSCAPE ARCHITECTS, INC.
 81 14TH ST., SAN FRANCISCO, CA
 ZP 94103 PH (415) 664-1921 FAX(415) 664-0796

SUMMERHILL HOMES, INC.
E. ARQUES
 SUNNYVALE, CALIFORNIA

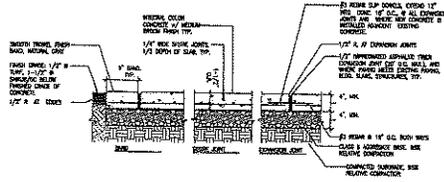
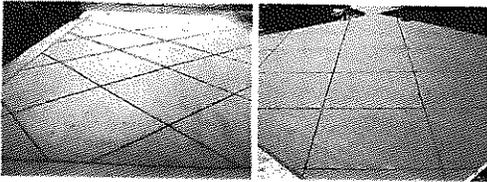
COLOR SITE PLAN

SCALE: 1" = 30'-0"

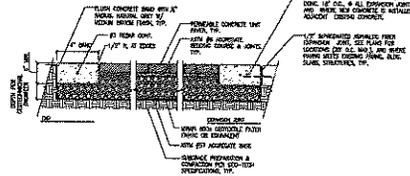
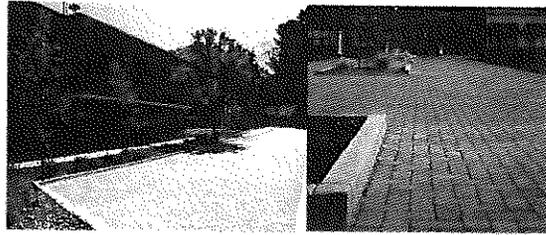
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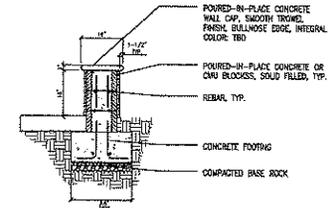
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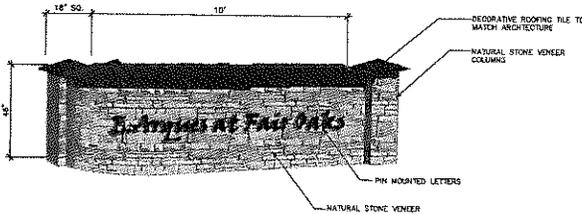
A DECORATIVE SCORED CONCRETE PAVING w/ BANDING
SCALE: NTS



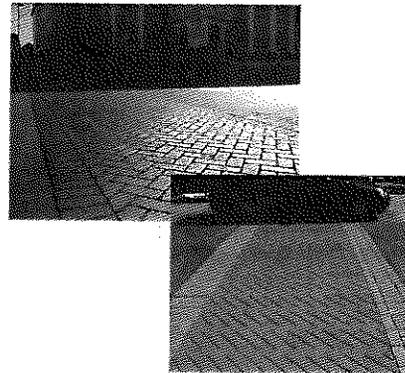
B PERVIOUS PAVERS
SCALE: NTS



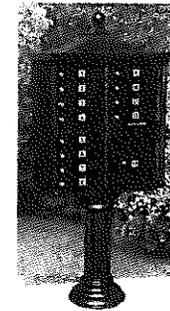
C CONCRETE SEATWALL
SCALE: NTS



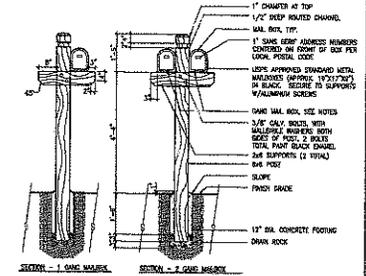
D ENTRY MONUMENT
SCALE: NTS



E DECORATIVE VEHICULAR PAVING AT ENTRIES
SCALE: NTS



MAILBOX TYPE 1
CMU CLUSTER UNITS FOR INTERIOR LOTS



MAILBOX TYPE 2
1 & 2 POST MOUNTED BOXES FOR LOTS
FACING PUBLIC STREETS

F MAILBOX CLUSTERS
SCALE: NTS

CONCEPTUAL TREE & SHRUB PALETTE

CODE	BOTANICAL NAME	COMMON NAME	QTY	W/COLOR
ACE RUB	ACER RUBRUM	RED MAPLE	24"BOX	M
ARB UNE	ARBUTUS UNEDO	STRAWBERRY TREE	15 GAL	L
ARB NYE	ARBUTUS X 'MARINA'	ARBUTUS STANDARD	15 GAL	L
CEL SH	CELTIS SHRENB	CHINESE HACKBERRY	24"BOX	L
CRA PHA	CORONILLA PHAENOPYRUM	WASHINGTON THORN	15 GAL	L
FRA DXY	FRAXINUS OXYCARPA 'RAYWOOD' TM	RAYWOOD ASH	24"BOX	M
GIN BEL	GINGKO BILOBA - PRINCETON BENTLEY	GINGKO	24"BOX	M
JAC MAN	JACARANDA MIMOSIFOLIA	JACARANDA	24"BOX	M
LAG HOP	LAGERSTROEMIA FAURIEI 'HOPE'	CREPE MYRTLE	15 GAL	L
LAG TRI	LAGERSTROEMIA HYBRID 'DOMINANCE'	INDIAN TREE CRAPE MYRTLE	15 GAL	L
LAG AUS	LAGERSTROEMIA INDICA 'MUSKOGEE'	CREPE MYRTLE	15 GAL	L
LAG ZUN	LAGERSTROEMIA X 'ZUNI'	JAPANESE CRAPE MYRTLE MULTI-TRUNK	15 GAL	L
MAG UT	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	DWARF MAGNOLIA	15 GAL	M
MAG EOU	MAGNOLIA SOULANGIANA 'LULUPUTAN'	MULTI-TRUNK LILLIPUTIAN MAGNOLIA	24"BOX	M
MAG STE	MAGNOLIA STELLATA	STAR MAGNOLIA MULTI-TRUNK	15 GAL	M
PIB CHI	PISTACHIA CHINENSIS	CHINESE PISTACHE	24"BOX	L
PRU AMO	PRUNUS SEROTINATA 'AMANOAWA'	JAPANESE FLOWERING CHERRY	15 GAL	M
PRU CHA	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	15 GAL	M
PYR PEA	PYRUS CALLERYANA 'REDPIRE'	REDPIRE CALLERY PEAR	24"BOX	M
SOL ROB	SOLANUM RANTONNETI 'ROYAL ROBE'	PANGLAY NIGHTSHADE - SHRUB STANDARD	15 GAL	
CODE	BOTANICAL NAME	COMMON NAME	QTY	W/COLOR
CIT ESP	CITRUS KUMQUAT 'NADAM'	NADAM KUMQUAT	15 GAL	M
CIT MEY	CITRUS X LIMON 'MEYER'	MEYER LEMON	15 GAL	L - DWARF FRUITING STANDARD
COL PUL	COLEONEMA PULCHRUM	PINK BREATH OF HEAVEN	5 GAL	M
COB DUX	CORREA HYBRID 'DUBY BELLS'	AUSTRALIAN PUCKRA	5 GAL	L
DIE BIC	DIETES BICOLOR	FORTNIGHT LILY	1 GAL	L
ERI WAY	ERIGERON ELAEOCLUS 'WAYNE RODERICK'	SEASIDE DASY	1 GAL	L
ERI KAR	ERIGERON KARVINGIANUS	FLUORANE	1 GAL	L
ERY BOW	ERYTHRUM 'BOWLES MAJEST'	WALLFLOWER	3 GAL	L
ERY APA	ERYTHRUM X 'APRICOT TWIST'	APRICOT TWIST WALLFLOWER	5 GAL	L
ESC COM	ESCALONIA COMPACTA	DWARF ESCALONIA	5 GAL	L
EUP RED	EUPHORBIA X MARTINI 'RED MARTINI'	EUPHORBIA	5 GAL	L
GRE NOE	GREVILLEA HYBRID 'NOBLIT'	GREVILLEA	5 GAL	L
HEB SPE	HEBE SPECIOSA	SHOWY HEBE	5 GAL	M
HEB AUT	HEBE X 'AUTUMN GLORY'	AUTUMN GLORY HEBE	5 GAL	M
HEB COE	HEBE 'COE'	HEBE	5 GAL	M
HEM HYB	HEMEROCALLIS HYBRID	FLOWERING DAYLILY	1 GAL	L
HEU SAC	HEUCHERA X 'SANTA ANA CARDINAL'	CORAL BELLS	1 GAL	M
LAV ASS	LAVATERA ARGENTIFLORA	MALLOW	5 GAL	L

CONCEPTUAL SHRUBS (cont.) PALETTE

LAV TRI	LAVATERA TRIMENGLADA	TREE MALLOW	5 GAL	L
LIR GR	LIRIOPE GRANITEA	GRANT LIRIOPE	5 GAL	M
LOR CHI	LOROPETALUM CHINENSE	GREEN FINGER FLOWER	5 GAL	L
PEN ATR	PENSETUM SETACEUM 'ATROPURPUREA'	RED FOUNTAIN GRASS	1 GAL	L
PEN WHE	PENSETUM SETACEUM 'WHITE'	WHITE FOUNTAIN GRASS	5 GAL	L
PHO GS	PHORUM TENAX 'OOLD SWIND'	NEW ZEALAND FLAX	5 GAL	L
PHO SPR	PHORUM TENAX 'JACK SPRATT'	NEW ZEALAND FLAX	5 GAL	L
PHO TT	PHORUM TENAX 'TOM THUMB'	DWARF GREEN FLAX	1 GAL	L
PHO WAVE	PHORUM TENAX 'YELLOW WAVE'	NEW ZEALAND FLAX	5 GAL	L
PIT WZ	PITTIOSPORUM TENUIFOLIUM 'VAREGATUM'	TAWHIHI	5 GAL	M
PIT CH	PITTIOSPORUM TORIRA 'CREAM DE MINT' TM	CREAM DE MINT DWARF MOCK ORANGE	5 GAL	L
PIT VAR	PITTIOSPORUM TORIRA 'VAREGATA'	VAREGATED MOCK ORANGE	5 GAL	L
PIT WHE	PITTIOSPORUM TORIRA 'WHEELERS DWARF'	WHEELER'S DWARF MOCK ORANGE	5 GAL	M
PRU CAR	PRUNUS CAROLINIANA 'BRIGHT-N-TIGHT'	CAROLINA LAUREL CHERRY	15 GAL	L
RHA PAT	RHAPHIOLEPIS INDICA 'PINK LADY' STD	PINK LADY HAWTHORNE STANDARD	15 GAL	L
RHA SPR	RHAPHIOLEPIS INDICA 'SPRING RAPTURE' TM	SPRING RAPTURE INDIAN HAWTHORNE	5 GAL	L
ROS IC	ROSA FLOREBLANDA 'ICEBERG'	ICEBERG ROSE (FL) - SHRUB STANDARD	15 GAL	M
ROS RED	ROSA FLOWER CARPET RED	FLOWER CARPET ROSE	2 GAL	L
ROS FLC	ROSA X 'FLOWER CARPET APFLEBLOSSOM' TM	ROSE	2 GAL	L
ROS FL	ROSA X 'FLOWER CARPET WHITE'	ROSE	2 GAL	L
YAO LEW	TADETES LEMACONI	COPPER CANYON DASY	1 GAL	L
YES PRU	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	L
WES MOR	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	MORNING LIGHT COAST ROSEMARY	5 GAL	L
CODE	BOTANICAL NAME	COMMON NAME	QTY	
CAR ELA	CAREX ELATA 'BOWLES GOLDEN'	BOWLES GOLDEN SEDGE	1 GAL	L
CNR PAN	CAREX PANSA	SANDWINE SEDGE	FLAT	L
FES DA	FESTUCA IDAHCENSIS	IDAHO FESCUE	1 GAL	L
FES OVI	FESTUCA OVINA CLAUDA 'ELIJAH BLUE'	BLUE FESCUE	1 GAL	L
MIS PUR	MISCANTHUS SINENSIS 'PURPURESCENS'	FLAME GRASS	1 GAL	L
NAG TEN	NASSELLA TENISSIMA	MEXICAN FEATHERGRASS	1 GAL	L



PHOTO #1



PHOTO #2



PHOTO #3

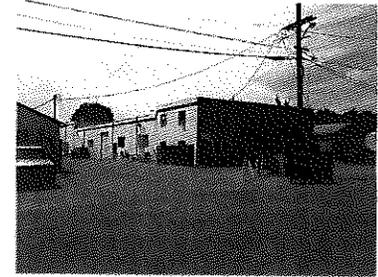
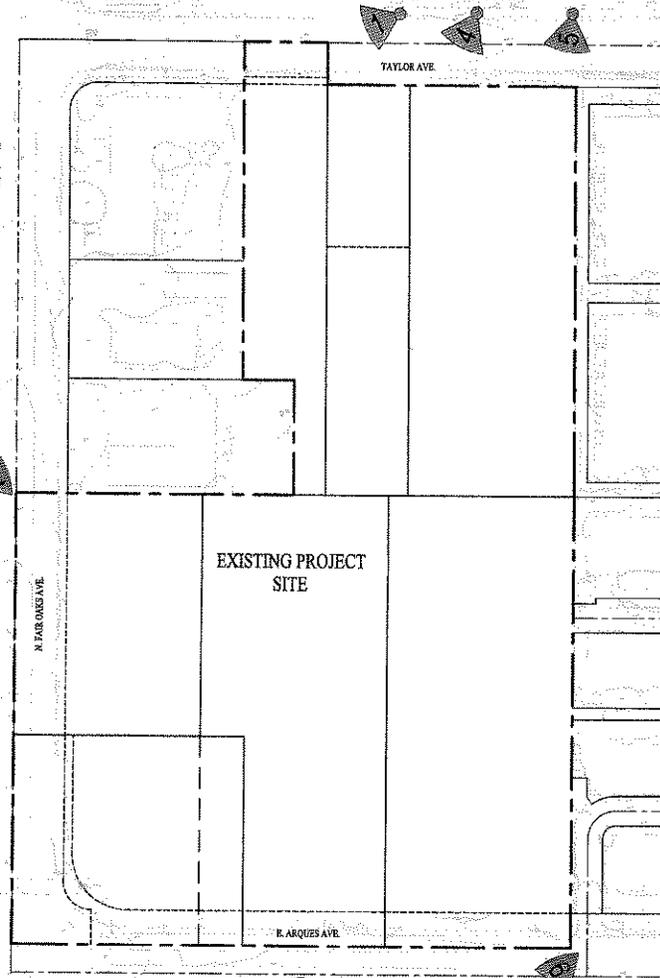


PHOTO #4



PHOTO #5

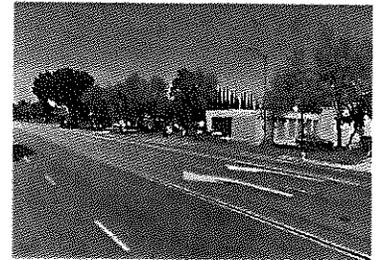
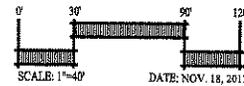


PHOTO #6

EXISTING SITE PHOTOS EAST ARQUES PROPERTY

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

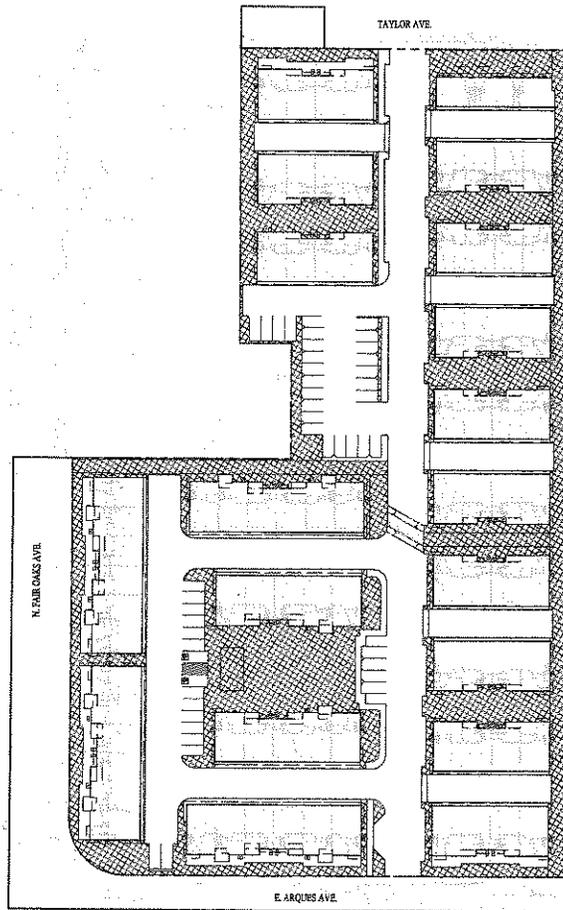
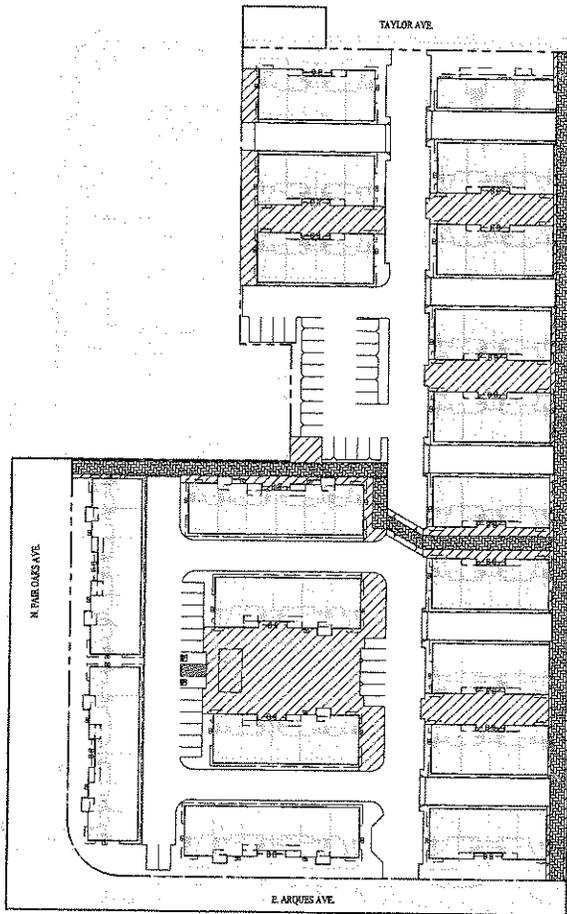


DATE: NOV. 18, 2013

	Carlson, Barboe & Gibson, Inc. CIVIL ENGINEERS - SURVEYORS - PLANNERS
	925 CANINO BLVD., SUITE 300 SAN RAFAEL, CALIFORNIA 94901 TEL: (415) 452-1122 FAX: (415) 452-1123

SHEET NO.	SP
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ATTACHMENT #1
 Page 22 of 33



SITE INFORMATION

SITE AREA: 4.59 AC (GROSS)
4.02 AC (NET)

TOTAL UNITS: 85

USEABLE OPEN SPACE

COMMON OPEN SPACE = 24,670 SF
SENSE OF PLACE PATH = 9,530 SF
PRIVATE OPEN SPACE (BALCONIES) = 4,590 SF
TOTAL = 38,790 SF / 85 UNITS = 456 SF / UNIT

LANDSCAPED AREA

TOTAL LANDSCAPED AREA = 46,560 SF / 85 UNITS = 548 SF / UNIT
= 46,560 SF / 175,030 SF = 26.6% OF LOT AREA

NOTES:

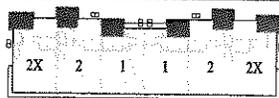
- 1) COMMON OPEN SPACE REQUIREMENT: MINIMUM AREA OF 200 SF WITH A MINIMUM DIMENSION OF 12 FT IN ANY DIRECTION.
- 2) PRIVATE BALCONY REQUIREMENT: MINIMUM AREA OF 80 SF WITH A MINIMUM DIMENSION 7 FT IN ANY DIRECTION.
- 3) USEABLE OPEN SPACE REQUIREMENT: 400 SF / UNIT MINIMUM.
- 4) PRIVATE BALCONIES ALONG EAST ARQUES AVENUE, NORTH FAIR OAKS AVENUE, AND TAYLOR AVENUE FRONTAGE NOT CONSIDERED IN PRIVATE OPEN SPACE CALCULATION.
- 5) LANDSCAPE AREA REQUIREMENT: 425 SF / UNIT AND MINIMUM 20% OF LOT AREA.

OPEN SPACE AREAS

LEGEND

- COMMON OPEN SPACE (OR 12' MIN. DIMENSION IN ANY DIRECTION)
- SENSE OF PLACE PATH
- PRIVATE OPEN SPACE (BALCONIES) (OR 7' MIN. DIMENSION IN ANY DIRECTION)
- LANDSCAPED AREA

TYPICAL BALCONY PRIVATE OPEN SPACE



PLAN 1: 80.9 SF
PLAN 2: 85.5 SF
PLAN 2X: 82.5 SF

LANDSCAPED AREAS

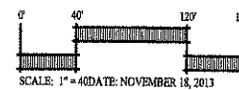
TYPICAL BALCONY PRIVATE OPEN SPACE



PLAN 1A: 80.6 SF
PLAN 1B: 80.6 SF

**OPEN SPACE / LANDSCAPE EXHIBIT
EAST ARQUES PROPERTY**

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA



cbg Carlson, Barber & Gibson, LLC
CIVIL ENGINEERS - SURVEYORS - PLANNERS
3033 CALIFORNIA AVENUE, SUITE 300
SAN RAMON, CALIFORNIA 94583 (925) 951-0222

SHEET NO.
SP 2

ATTACHMENT #1
 Page 33 of 55



Notice flyer #2013-7645

1/1/2013/10/10

Jules C.

Wed, Nov 6, 2013 at 8:37 PM

Reply-To: "Jules C."

To: "rkuchenig@sunnyvale.ca.gov" <rkuchenig@sunnyvale.ca.gov>

Hello Ryan,

Thank you for the flyer regarding the public hearing on SummerHill Homes. According to the information provided pertaining to development, is it correct to assume that there are more townhomes being built or plans to build more in the future? Does this pertain to the recently renovated "Now Selling" townhomes on the corner of Fair Oaks and Taylor Ave.?

I am sorry to say but I am not thrilled at all nor are my neighbors or other businesses I've spoken to. I am not trying to take away anyone else's right to live where they please or choose to do so, however, Fair Oaks is already a busy and rather chaotic road.

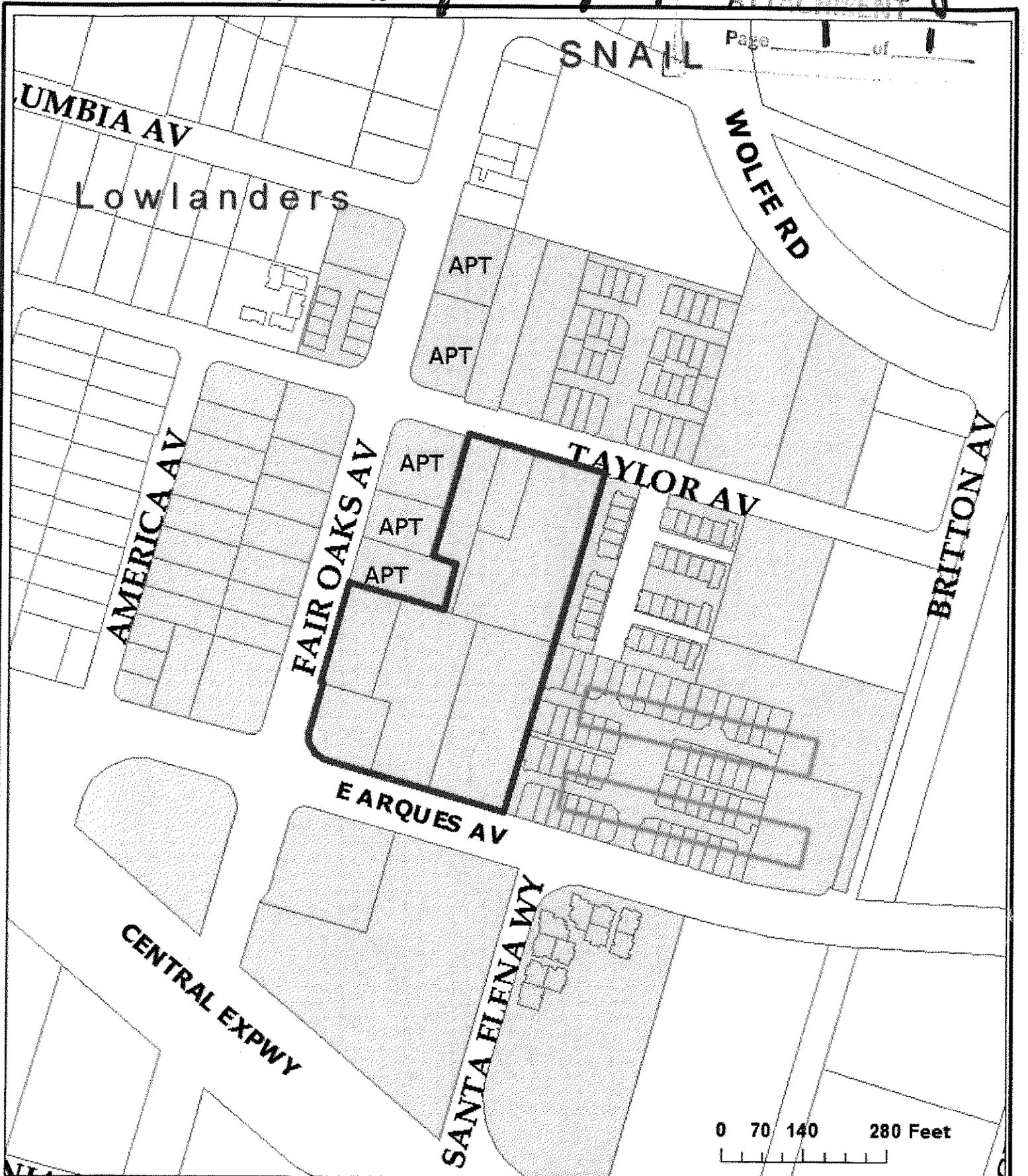
Over the years of my residence on this street, I have witnessed far too many speeding cars, disorderly and disruptive people at all hours of the night! Law enforcement doesn't seem to really care or take any action about periodic noise levels that seem out of control.

I am only emailing you now since I have limited Internet capability. If Sunnyvale has this kind of funding to build, invest in the schools! That makes more simple sense. Overcrowding older neighborhoods may not necessarily help brighten our future.

Moreover, I am rather concerned that these 'development' plans will force landlords or owners of apartments to increase the already high rent cost for the rest of us. Please reconsider this plan.

Thanks for your time.

Jules



2013-7645

617 EAST ARQUES AVENUE (APN: 205-30-009, 010, 011, 012, 016, 017, 018)

TENTATIVE MAP | SPECIAL DEVELOPMENT PERMIT | REZONE

