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 #:
Location:
Proposed Project:

2013-7645
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)
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:
Environmental Review:
Staff Contact:

SummerHill Homes
Mitigated Negative Declaration
 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: [Signature]

Gerri Qaruso, Principal Planner
<table>
<thead>
<tr>
<th><strong>Project Title</strong></th>
<th><strong>SummerHill Homes</strong>: 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.</th>
</tr>
</thead>
</table>
| **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.

☐ Aesthetics  ☐ Hazards & Hazardous Materials  ☐ Public Services
☐ Agricultural Resources  ☐ Hydrology/Water Quality  ☐ Recreation
☐ Air Quality  ☐ Land Use/Planning  ☐ Transportation/Traffic
☐ Biological Resources  ☐ Mineral Resources  ☐ Utilities/Service Systems
☐ Cultural Resources  ☐ Noise  ☐ Mandatory Findings of Significance
☐ Geology/Soils  ☐ 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: [Signature]
<table>
<thead>
<tr>
<th>Planning</th>
<th>Potentially Significant Impact</th>
<th>Less than Significant With Mitigation</th>
<th>Less than Significant No Impact</th>
<th>Source Other Than Project Description and Plans</th>
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<tbody>
<tr>
<td>1. Aesthetics - Substantially damage scenic resources, including, but not limited to trees, historic buildings?</td>
<td>☐</td>
<td>☐</td>
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<td>• Sunnyvale General Plan Map</td>
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<td>• Community Character and Land Use and Transportation Chapters of the Sunnyvale General Plan</td>
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<td><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a></td>
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<td>• SMC 19.90 Tree Preservation Ordinance Sunnyvale Inventory of Heritage Trees</td>
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<td>2. Aesthetics - Substantially degrade the existing visual character or quality of the site and its surroundings including significant adverse visual changes to neighborhood character</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>• Sunnyvale General Plan Map</td>
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<td>• Community Character and Land Use Chapters of the Sunnyvale General Plan</td>
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<tr>
<td>3. Aesthetics - Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</td>
<td>☐</td>
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<td>• General Plan Map</td>
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<td>• City-Wide Design Guidelines</td>
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<td>• Project Description</td>
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<td>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?</td>
<td>☐</td>
<td>☐</td>
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<td>• Land Use and Transportation Chapter of the Sunnyvale General Plan</td>
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<td>• General Plan Map</td>
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<td>• City of Sunnyvale General Plan Housing and Community Revitalization Sub-element</td>
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<tr>
<td>5. Population and Housing - Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?</td>
<td>☐</td>
<td>☐</td>
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<td>• Housing Chapter, Land Use and Transportation Chapter of the Sunnyvale General Plan</td>
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<td>• General Plan Map</td>
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<td><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a></td>
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<tr>
<td>6. Population and Housing - Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>• City of Sunnyvale General Plan, Housing Chapter</td>
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<td><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a></td>
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<tr>
<td>7. Land Use Planning - Physically divide an established community?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>• Sunnyvale General Plan Map</td>
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| 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? | ☐ | ☑ | ☐ | ☑ | • Land Use and Transportation Chapter of the Sunnyvale General Plan  
• General Plan Map  
• Title 19 (Zoning) of the Sunnyvale Municipal Code  
| 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? | ☐ | ☑ | ☐ | ☑ | • 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? | ☐ | ☑ | ☐ | ☑ | • 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? | ☐ | ☑ | ☐ | ☑ | • 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? | ☐ | ☑ | ☐ | ☑ | • Sunnyvale Zoning Map  
• www.sunnyvaleplanning.com |
• www.sunnyvaleplanning.com  
• 19.42 Noise Ordinance  
• Project Noise Study |
| 15. Noise - Exposure of persons to or generation of excessive groundborne vibration? | ☐ | ☑ | ☐ | ☑ | • Safety and Noise Chapter of the Sunnyvale General Plan  
• www.sunnyvaleplanning.com  
• Project Description |
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</table>
| 16. Noise - A substantial permanent or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | ☐                             | ☐                                 | ☐                    | ☒         | • Safety and Noise Chapter of the Sunnyvale General Plan  
• [www.sunnyvalessplan.com](http://www.sunnyvalessplan.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? | ☐                             | ☐                                 | ☐                    | ☒         | • 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? | ☐                             | ☐                                 | ☐                    | ☒         | • 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? | ☐                             | ☐                                 | ☐                    | ☒         | • 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? | ☐                             | ☐                                 | ☐                    | ☒         | • 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? | ☐                             | ☐                                 | ☐                    | ☒         | • 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 archaeological resource? | ☐                             | ☐                                 | ☐                    | ☒         | • Community Character Chapter of the Sunnyvale General Plan  
• Sunnyvale Inventory or Heritage Resources  
• The United States Secretary of the Interior’s "Guidelines for Rehabilitation"  
• Criteria of the National Register of Historic Places |
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<tr>
<td>23. Historic and Cultural Resources - Disturb any human remains, including those interred outside of formal cemeteries?</td>
<td>☐</td>
<td>☑</td>
<td>☐</td>
<td>☐</td>
<td>• Project Description&lt;br&gt;• CHRS Letter, dated 9/20/13</td>
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<tr>
<td>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?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☑</td>
<td>The following public school districts are located in the City of Sunnyvale: &lt;br&gt;• Fremont Union High School District, &lt;br&gt;• Sunnyvale Elementary School District, &lt;br&gt;• Cupertino Union School District and &lt;br&gt;• Santa Clara Unified School District.</td>
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<tr>
<td>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?</td>
<td>☐</td>
<td>☐</td>
<td>☑</td>
<td>☐</td>
<td>• BAAQMD CEQA Guidelines&lt;br&gt;• Sunnyvale General Plan Map&lt;br&gt;• Sunnyvale Environmental Management Chapter of the General Plan&lt;br&gt;• <a href="http://www.sunnyvaleplanning.com">Website</a>&lt;br&gt;• BAAQMD Screening Analysis Tables - Advanced Screening for Mobile Hazardous Sources within 1,000 feet of Project Site</td>
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<td>26. Air Quality - Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</td>
<td>☐</td>
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<td>• BAAQMD CEQA Guidelines</td>
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<tr>
<td>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?</td>
<td>☐</td>
<td>☐</td>
<td>☑</td>
<td>☐</td>
<td>• BAAQMD CEQA Guidelines&lt;br&gt;• AB 32</td>
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<td>28. Air Quality - Violate any air quality standard or contribute substantially to an existing or projected air quality violation.</td>
<td>☐</td>
<td>☐</td>
<td>☑</td>
<td>☐</td>
<td>• BAAQMD CEQA Guidelines&lt;br&gt;• Sunnyvale Environmental Management Chapter of the General Plan</td>
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<td>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)?</td>
<td>☐</td>
<td>☐</td>
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<td>☐</td>
<td>• BAAQMD CEQA Guidelines&lt;br&gt;• Sunnyvale Environmental Management Chapter of the General Plan&lt;br&gt;• <a href="http://www.sunnyvaleplanning.com">Website</a></td>
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<tr>
<td>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?</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>• Safety and Noise Chapter of the Sunnyvale General Plan <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> • California Geological Survey - Alquist-Priolo Earthquake Fault Zones Map</td>
</tr>
<tr>
<td>32. Seismic Safety - Inundation by seiche, tsunami, or mudflow?</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>• Safety and Noise Chapter of the Sunnyvale General Plan <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a></td>
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<tr>
<td>33. Seismic Safety - Strong seismic ground shaking?</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>• Safety and Noise Chapter of the Sunnyvale General Plan <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> • California Building Code</td>
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<tr>
<td>34. Seismic Safety - Seismic-related ground failure, including liquefaction?</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>• Safety and Noise Chapter of the Sunnyvale General Plan <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a> • 2001 ABAG Liquefaction Hazard Map <a href="http://www.abag.ca.gov">www.abag.ca.gov</a> • California Building Code</td>
</tr>
</tbody>
</table>

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.

Responsible Division: Planning Division
Completed by: Ryan Kuchenig
Date: 10/31/13
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<thead>
<tr>
<th>No.</th>
<th>Description</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation</th>
<th>Less Than Significant</th>
<th>No Impact</th>
<th>Source Other Than Project Description and Plans</th>
</tr>
</thead>
</table>
| 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? | ☐ | ☐ | ☐ | ☒ | • Land Use and Transportation Chapter of the Sunnyvale General Plan  
• [www.sunnyvaleplanning.com](http://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? | ☐ | ☐ | ☐ | ☒ | • Land Use and Transportation Chapter of the Sunnyvale General Plan  
• [www.sunnyvaleplanning.com](http://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? | ☐ | ☐ | ☐ | ☒ | • Land Use and Transportation Chapter of the Sunnyvale General Plan  
• [www.sunnyvaleplanning.com](http://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)? | ☐ | ☐ | ☐ | ☒ | • Land Use and Transportation Chapter of the Sunnyvale General Plan  
• [www.sunnyvaleplanning.com](http://www.sunnyvaleplanning.com) |
| 39. | Conflict with adopted policies, plans, or programs regarding public transit or nonmotorized transportation? | ☐ | ☐ | ☐ | ☒ | • Land Use and Transportation Chapter of the Sunnyvale General Plan  
• [www.sunnyvaleplanning.com](http://www.sunnyvaleplanning.com) |
| 40. | Affect the multi-model 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)? | ☐ | ☐ | ☐ | ☒ | • Land Use and Transportation Chapter of the Sunnyvale General Plan  
• [www.sunnyvaleplanning.com](http://www.sunnyvaleplanning.com) |
| 41. | Reduce, sever, or eliminate pedestrian or bicycle circulation or access, or preclude future planned and approved bicycle or pedestrian circulation? | ☐ | ☐ | ☐ | ☒ | • Land Use and Transportation Chapter of the Sunnyvale General Plan  
• [www.sunnyvaleplanning.com](http://www.sunnyvaleplanning.com) |
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<tr>
<th>Transportation</th>
<th>Potentially Significant Impact</th>
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<th>Less than Significant</th>
<th>No Impact</th>
<th>Source Other Than Project Description and Plans</th>
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<tbody>
<tr>
<td>42. Cause a degradation of the performance or availability of all transit including buses, light or heavy rail for people or goods movement?</td>
<td>☐</td>
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<td>• Land Use and Transportation Chapter of the Sunnyvale General Plan</td>
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<td>• 2009 VTA Congestion Management Program</td>
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</table>

**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
### Building

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<tr>
<th>Building</th>
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<th>Less Than Significant</th>
<th>No Impact</th>
<th>Source Other Than Project Description and Plans</th>
</tr>
</thead>
<tbody>
<tr>
<td>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?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
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<td>• FEMA Flood Insurance Rate Map No. 06085C0045H Effective 5/18/09</td>
</tr>
<tr>
<td>44. Hydrology and Water Quality - Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>• FEMA Flood Insurance Rate Map No. 06085C0045H Effective 5/18/09</td>
</tr>
<tr>
<td>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?</td>
<td>☐</td>
<td>☐</td>
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<td>• 1995 ABAG Dam Inundation Map <a href="http://www.abag.ca.gov">www.abag.ca.gov</a></td>
</tr>
<tr>
<td>46. Geology and Soils - Result in substantial soil erosion or the loss of topsoil?</td>
<td>☐</td>
<td>☐</td>
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<td>☒</td>
<td>• Sunnyvale Municipal Code 12.60</td>
</tr>
<tr>
<td>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?</td>
<td>☐</td>
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<td>• Safety and Noise Chapter of the Sunnyvale General Plan <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a></td>
</tr>
<tr>
<td>48. Geology and Soils - Be located on expansive soil, as defined by the current building code, creating substantial risks to life or property?</td>
<td>☐</td>
<td>☐</td>
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<td>• California Building Code</td>
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**Further Discussion if “Less Than Significant” with or without mitigation:**

46. **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.

**Completed by:** Ryan Kuchenig  **Date:** 10/31/13
<table>
<thead>
<tr>
<th>Engineering</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant Mitigation</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
<th>Source Other Than Project Description and Plans</th>
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<tbody>
<tr>
<td>49. Utilities and Service Systems - Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</td>
<td>☐</td>
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<td>• Environmental Management Chapter of the Sunnyvale General Plan</td>
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<tr>
<td>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?</td>
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<tr>
<td>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?</td>
<td>☐</td>
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<tr>
<td>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?</td>
<td>☐</td>
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<tr>
<td>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?</td>
<td>☐</td>
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<tr>
<td>54. Utilities and Service Systems - Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?</td>
<td>☐</td>
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<td>• Environmental Management Chapter of the Sunnyvale General Plan</td>
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<tr>
<td>55. Hydrology and Water Quality - Violate any water quality standards or waste discharge requirements?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>• Regional Water Quality Control Board (RWQCB) Region 2 Municipal Regional Permit</td>
</tr>
<tr>
<td>Engineering</td>
<td>Potentially Significant</td>
<td>Less than Sig. With Mitigation</td>
<td>Less Than Significant</td>
<td>No Impact</td>
<td>Source Other Than Project Description and Plans</td>
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<tr>
<td>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)?</td>
<td>☐</td>
<td>☐</td>
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<td>☒</td>
<td>Santa Clara Valley Water District Groundwater Protection Ordinance <a href="http://www.valleywater.org">www.valleywater.org</a></td>
</tr>
<tr>
<td>57. Hydrology and Water Quality - Otherwise substantially degrade water quality?</td>
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<td>☐</td>
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<tr>
<td>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?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>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)</td>
</tr>
<tr>
<td>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?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>Santa Clara Valley Water District (SCVWWD) Guidelines and Standards for Land Use Near Streams <a href="http://www.valleywater.org">www.valleywater.org</a> · City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects</td>
</tr>
<tr>
<td>60. Utilities and Service Systems - Comply with federal, state, and local statues and regulations related to solid waste?</td>
<td>☐</td>
<td>☐</td>
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<td>☒</td>
<td>Environmental Management Chapter of the Sunnyvale General Plan</td>
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### Engineering

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<tbody>
<tr>
<td>- Safety and Noise Chapter of the Sunnyvale General Plan</td>
</tr>
<tr>
<td>- Community Character Chapter of the Sunnyvale General Plan</td>
</tr>
<tr>
<td>- <a href="http://www.sunnyaleplanning.com">www.sunnyaleplanning.com</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Engineering</th>
<th>Potentially Significant Impact</th>
<th>Less than Significant with Mitigation</th>
<th>Less Than Significant</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>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?</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☒</td>
</tr>
</tbody>
</table>

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 (67 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-C074), 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.
## Public Safety

<table>
<thead>
<tr>
<th>Source Other Than Project Description and Plans</th>
</tr>
</thead>
<tbody>
<tr>
<td>Safety and Noise Chapter of the Sunnyvale General Plan</td>
</tr>
<tr>
<td><a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a></td>
</tr>
<tr>
<td>Sunnyvale Department of Public Safety</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description and Plans</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant With Mitigation</th>
<th>Less Than Significant</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>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?</td>
<td>□</td>
<td>□</td>
<td>□</td>
<td>□</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description and Plans</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant With Mitigation</th>
<th>Less Than Significant</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>63. Public Services Police and Fire protection - Would the project result in inadequate emergency access?</td>
<td>□</td>
<td>□</td>
<td>□</td>
<td>□</td>
</tr>
</tbody>
</table>

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

Responsible Division: Planning Division
Completed by: Ryan Kuchenig
Date: 10/31/13
<table>
<thead>
<tr>
<th>Public Safety – Hazardous Materials</th>
<th>Potentially Significant Impact</th>
<th>Less than Sig. with Mitigation</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
<th>Source Other Than Project Description and Plans</th>
</tr>
</thead>
</table>
| 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? | ☐                            | ☐                             | ☐                           | ☒         | • 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? | ☐                            | ☐                             | ☐                           | ☒         | • 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? | ☐                            | ☐                             | ☐                           | ☒         | • 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? | ☐                            | ☒                             | ☐                           | ☐         | • 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? | ☐                            | ☐                             | ☐                           | ☒         | • 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 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.

Responsible Division: Planning Division  Completed by: Ryan Kuchenig  Date: 10/31/13
<table>
<thead>
<tr>
<th>Community Services</th>
<th>Potentially Significant</th>
<th>Less than Significant</th>
<th>Less than Significant</th>
<th>No Impact</th>
<th>Source Other Than Project Description and Plans</th>
</tr>
</thead>
<tbody>
<tr>
<td>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?</td>
<td></td>
<td></td>
<td>x</td>
<td></td>
<td>• Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan  &lt;br&gt; • <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a></td>
</tr>
<tr>
<td>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?</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>• Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan  &lt;br&gt; • <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a></td>
</tr>
<tr>
<td>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?</td>
<td></td>
<td></td>
<td></td>
<td>x</td>
<td>• Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan  &lt;br&gt; • <a href="http://www.sunnyvaleplanning.com">www.sunnyvaleplanning.com</a></td>
</tr>
</tbody>
</table>

**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

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
    o Chapter 16.52 Fire Code
    o Chapter 16.54 Building Standards for Buildings Exceeding Seventy-Five Feet in Height
  • Title 18 Subdivisions
  • Title 19 Zoning
    o Chapter 19.28 Downtown Specific Plan District
    o Chapter 19.29 Moffett Park Specific Plan District
    o Chapter 19.39 Green Building Regulations
    o Chapter 19.42 Operating Standards
    o Chapter 19.54 Wireless Telecommunication Facilities
    o Chapter 19.81 Streamside Development Review
    o 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/cnndb/pdfs/TE_Animals.pdf
ENVIRONMENTAL SOURCES

- 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
- 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
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
EAST ARQUES PROPERTY
SITE PLAN INDICATING ESTIMATED FUTURE NOISE LEVELS

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

FIGURE 1

COPYRIGHT 2013
CHARLES M. SALTER ASSOCIATES, INC
FOR ACOUSTICAL DESIGN INFORMATION ONLY

CSA PROJECT NO. 130427
10 OCTOBER 2013
JMR

Charles M. Salter Associates Inc
222 West Oak Park Avenue, Suite 300
River Forest, Illinois 60305
Tel: 630.335.6478 Fax: 630.335.6880
EAST ARQUES PROPERTY
PRELIMINARY WINDOW AND DOOR
SOUND INSULATION RATINGS INTENDED
TO REDUCE TRAFFIC TO DNL 45 dB INDOORS

COPYRIGHT 2013
CHARLES M. SALTER ASSOCIATES, INC
FOR ACOUSTICAL DESIGN INFORMATION ONLY

FIGURE 2
CSA PROJECT NO. 19-0497
16 OCTOBER 2013
JWR
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:

______________________________
City Clerk
Date of Attestation: ______________________

(SEAL)

APPROVED AS TO FORM:

______________________________
City Attorney

APPROVED:

______________________________
Mayor
REZONE FROM R-3 TO R-3/PD

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

<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>Park Capacity Improvements</td>
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<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
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<td>n/a</td>
<td>pending</td>
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<td>pending</td>
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<tr>
<td>Utility Capacity Improvements</td>
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<td>n/a</td>
<td>n/a</td>
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<td>n/a</td>
<td>n/a</td>
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<tr>
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<td>46,864,000</td>
<td>547,970</td>
<td>547,970</td>
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<td>Public School Capacity</td>
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<td>6,279</td>
<td>1,356</td>
<td>5,535</td>
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<td>5,195</td>
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<td>pending</td>
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<tr>
<td>Annual Tax Revenue</td>
<td>72,271,030</td>
<td>174,748,212</td>
<td>102,477,182</td>
<td>82,731,078</td>
<td>86,536,989</td>
<td>80,080,423</td>
<td>80,646,616</td>
<td>83,447,216</td>
<td>85,189,946</td>
<td>87,003,338</td>
<td>89,655,338</td>
<td>pending</td>
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<tr>
<td>Retail/Service Floor Area</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>pending</td>
<td>pending</td>
<td>pending</td>
</tr>
<tr>
<td>Office/Industrial Floor Area</td>
<td>30,100,000</td>
<td>37,700,000</td>
<td>7,600,000</td>
<td>30,327,927</td>
<td>30,673,881</td>
<td>31,971,881</td>
<td>31,979,928</td>
<td>32,099,556</td>
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<td>32,361,497</td>
<td>32,776</td>
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<td>54,800</td>
<td>61,900</td>
<td>7,100</td>
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<td>55,414</td>
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<td>56,183</td>
<td>56,462</td>
<td>56,993</td>
<td>131</td>
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<td>n/a</td>
<td>n/a</td>
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<td>pending</td>
<td>pending</td>
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</tr>
<tr>
<td>Population</td>
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<td>150,725</td>
<td>18,000</td>
<td>135,725</td>
<td>137,535</td>
<td>131,828</td>
<td>140,081</td>
<td>141,099</td>
<td>142,895</td>
<td>145,972</td>
<td>1,797</td>
<td>pending</td>
<td>pending</td>
<td>pending</td>
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</tbody>
</table>

**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 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 2013 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%.
6-PLEX EXTERIOR ELEVATIONS

EAST ARQUES PROPERTY
Sunnyvale, CA
Summerhill Homes
5-Plex Building Floor Plans

EAST ARQUES PROPERTY
Sunnyvale, CA
Summerhill Homes

SUMMERHILL HOMES
COMMUNITY OF DISTINCTION

PLANS:
- PLAN 3G: 3 BR / 2.5 BA 1,660 SF
- PLAN 1I: 3 BR / 2 BA 1,340 SF
- PLAN 1: 3 BR / 2.5 BA 1,260 SF
- PLAN 2L: 3 BR / 2.5 BA 1,020 SF
- PLAN 3E: 3 BR / 3.5 BA 1,660 SF
3-PLEX BUILDING FLOOR PLANS

EAST ARQUES PROPERTY

Sunnyvale, CA

Summerhill Homes
<table>
<thead>
<tr>
<th>Plant Name</th>
<th>Species Name</th>
<th>Size</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>CSM-01</td>
<td>Cercis chinensis</td>
<td>5' H</td>
<td>South Corner</td>
</tr>
<tr>
<td>CSM-02</td>
<td>Acer palmatum</td>
<td>6' H</td>
<td>West Side</td>
</tr>
<tr>
<td>CSM-03</td>
<td>Prunus serrulata</td>
<td>8' H</td>
<td>East Side</td>
</tr>
<tr>
<td>CSM-04</td>
<td>Quercus rubra</td>
<td>10' H</td>
<td>North Corner</td>
</tr>
<tr>
<td>CSM-05</td>
<td>Taxus media</td>
<td>4' H</td>
<td>Central Area</td>
</tr>
</tbody>
</table>

**Conceptual Tree & Shrub Palette**

<table>
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**Conceptual Shrubs (cont.) Palette**

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Notice flyer #2013-7645

Jules C.
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