



Notice of Preparation

Of a Draft Environmental Impact Report for the Lawrence Station Area Plan (LSAP) Housing Study and Boundary Expansion

DATE: January 11, 2019

TO: Responsible, Trustee, and Other Interested Public Agencies; Interested Parties

FROM: City of Sunnyvale
Community Development Department
456 W. Olive Avenue
P.O. Box 3707
Sunnyvale, CA 94088-3707

NOTICE IS HEREBY GIVEN THAT the City of Sunnyvale, as Lead Agency under the California Environmental Quality Act (CEQA), has prepared a Notice of Preparation (NOP) for a Draft Environmental Impact Report (EIR) for the proposed Lawrence Station Area Plan (LSAP) Housing Study and Boundary Expansion. The NOP includes a project description, exhibits, summary of key issues to be addressed in the EIR, and an overview of the purpose of this notice and the environmental review process.

30-Day NOP Review Period: Agencies and interested parties may provide the City with written comments on environmental topics to be addressed in the EIR for the project. Because of time limits mandated by State law, comments should be provided no later than 5:00 p.m. on **February 11, 2019**. Please send all comments to:

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City of Sunnyvale, Community Development
Department/Planning Division
456 W. Olive Avenue
Sunnyvale, CA 94086

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gschroeder@sunnyvale.ca.gov

Public Scoping Meeting: The City of Sunnyvale (City) will hold a public scoping meeting to receive comments on environmental issues that should be addressed in the Draft EIR as well as the range of practicable alternatives to be evaluated in the Draft EIR. The date, time, and address of this meeting are as follows:

January 31, 2019
7:00 p.m.
City Hall
Council Chambers
456 W. Olive Avenue

Project Location: The City of Sunnyvale Lawrence Station Area Plan (LSAP) is generally centered around a ½ mile radius of the existing Lawrence Caltrain Station at 137 San Zeno Way in Sunnyvale, California. The Lawrence Caltrain Station is situated below an overpass of Lawrence Expressway. Lawrence Expressway bisects the plan area north-south, while the Caltrain right-of-way bisects the area east-west. The existing plan area north of the tracks is bounded by Kifer Road and the City of Santa Clara border to the north, Uranium Drive and the City of Santa Clara border to the east, and 960 Kifer Road (APN 205-49-008) to the west.



The existing plan area south of the tracks is located west of Lawrence Expressway, north of Reed Avenue, and includes the Calstone-Peninsula Building Materials site at 1155-1175 Aster Avenue (APNs 213-01-034, -033, -032), a townhouse development on Buttercup Terrace (APNs 213-73-001 to -016), a commercial property at 1159 Willow Avenue (APN 213-01-023), and four commercial properties at the northeast corner of Willow Avenue and Reed Avenue (APNs 213-01-001, -002, -003, and -004).

Although the ½ mile radius around the Lawrence Caltrain Station includes properties within the City of Santa Clara and existing residential properties south of the tracks in the City of Sunnyvale, there are no changes proposed to these properties. There are only changes proposed to certain LSAP zoning districts described in the following sections. Refer to Exhibit 1 for a map of the LSAP and surrounding vicinity.

Project Background and Existing Land Uses: In December 2016, the City Council approved the LSAP and its associated General Plan Amendment and Rezoning. The City prepared an Environmental Impact Report (EIR) (State Clearinghouse No. 2013082030) for the LSAP that evaluated the environmental impacts associated with development of the LSAP. The LSAP supports mixed-use office/research and development (R&D), residential, and retail uses near the Lawrence Caltrain Station. The land uses and circulation identified in the LSAP support transit ridership and provide improved access throughout the LSAP area for pedestrians, bicyclists, and motor vehicles.

In April 2017, the City Council adopted an update to the City's Land Use and Transportation Element (LUTE) of its General Plan. The City prepared an Environmental Impact Report (EIR) (State Clearinghouse No. 2012032003) for the LUTE that evaluated the environmental impacts associated with development of the City based on the land use and transportation elements established in the LUTE. The LUTE EIR included the development assumptions in the LSAP. The LUTE designates land uses in the LSAP as Transit Mixed Use (TMU). The boundary expansion component of the project includes three sites currently designated as Industrial (IND).

At time of the LSAP adoption, the Council directed staff to return with a plan to study additional housing opportunities within the LSAP area. The City Council subsequently selected a preferred land use alternative on June 26, 2018, which studies an increase in the density allowance for both MXD-I (Flexible Mixed-Use I) and MXD-II (Flexible Mixed-Use II) zoned areas, and expands the area for where housing may be considered to the M-S/LSAP (Industrial and Service, LSAP Combining District) and O-R (Office/Retail) zoning districts. The LSAP update also includes a Sense of Place Plan which will address design criteria for sidewalks, lighting, tree grates, benches, etc. and outline an implementation plan for these elements. The Sense of Place Plan will also study a pedestrian/bicycle route from the east and west ends of the LSAP boundaries to the Lawrence Caltrain Station.

On August 14, 2018, the City Council authorized a study to include properties owned by Intuitive Surgical, Inc. at 932, 950, and 945-955 Kifer Road in the LSAP boundaries, and directed staff to include these amendments in the LSAP Housing Study. This would expand the existing LSAP boundary to the west, on either side of Kifer Road in the City of Sunnyvale. The Council also directed staff to study a pedestrian/bicycle route from the subject properties to the Lawrence Caltrain Station and analyze methods to retain trees and open space within the 945-955 Kifer Road property.

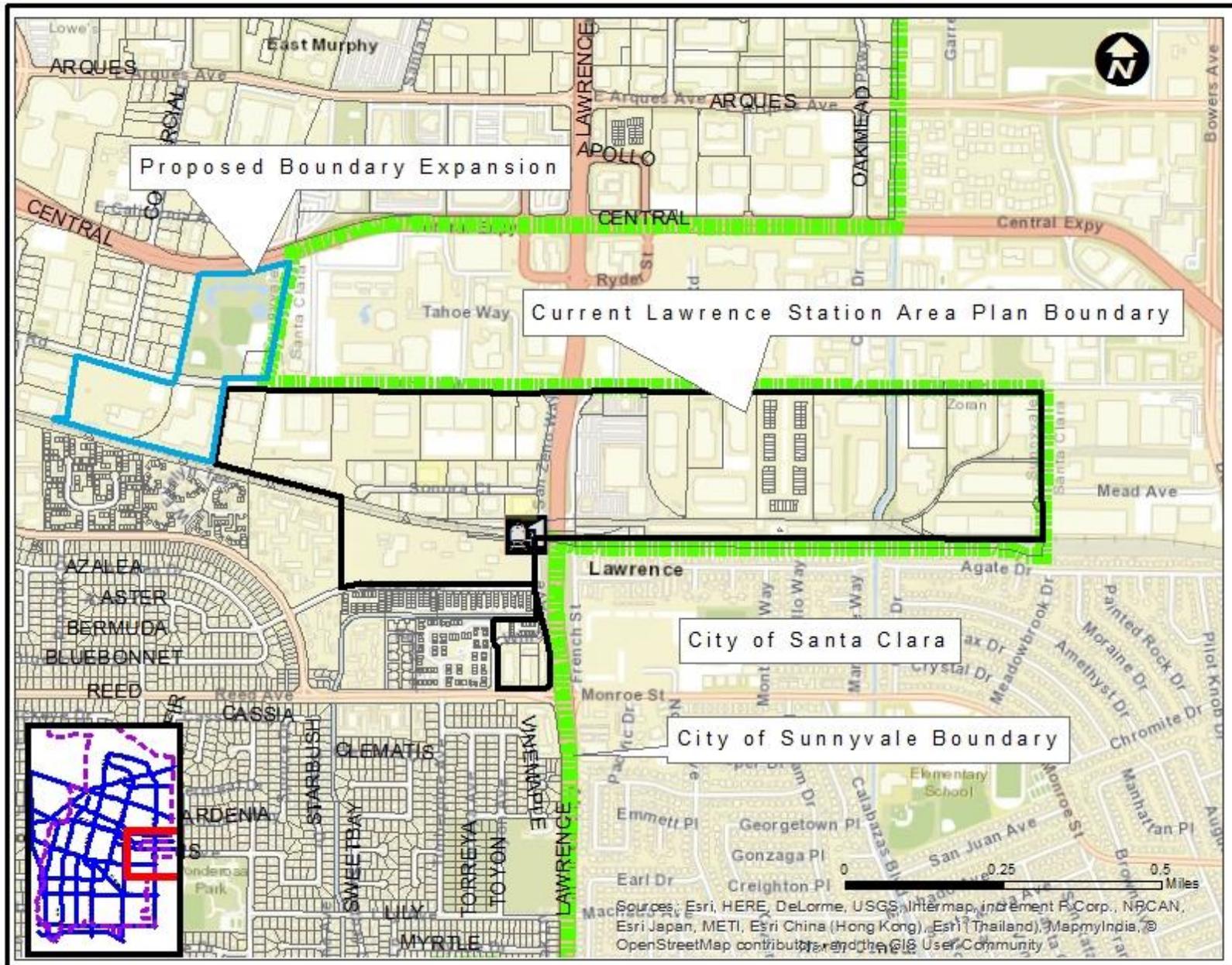


Exhibit 1

Project Location

Existing land uses in the LSAP north of the tracks consist of industrial and commercial uses on larger parcels. Several development projects are under construction, including new office buildings at 1050-1090 Kifer Road, a mixed-use residential/retail project at 1120-1130 Kifer Road, and a new self-storage building at 106 Lawrence Station Road. Land uses south of the rail line in the LSAP consist of a building materials site, townhomes, and commercial uses.

Project Description: There are two main components to the project – studying additional housing potential in the LSAP and expanding the boundary to include three additional office/research and development (R&D) sites. These components and the Sense of Place Plan are anticipated to require amendments to LSAP policy provisions and guidelines. Refer to Exhibit 2 for a map of the project description.

Housing Study

The Housing Study project description, as authorized by the City Council on June 26, 2018, consists of increasing the maximum density allowance (in dwelling units per acre – du/ac) for MXD-I and MXD-II zoned areas (from 68 du/ac to 100 du/ac) and expanding the area for where housing may be considered to the M-S/LSAP zoning district (maximum of 100 du/ac) and O-R (maximum of 54 du/ac). A total of 3,612 additional units will be studied, resulting in a total number of 5,935 allowable units in the LSAP. The maximum residential development capacity under the existing LSAP is 2,323 units. The below table shows the proposed changes in each of the LSAP zoning districts:

Zoning District	Existing LSAP Maximum Density with incentives	Proposed LSAP Maximum Density with incentives
MXD-I	68 du/ac	100 du/ac + 803 units
MXD-II	68 du/ac	100 du/ac + 961 units
MXD-III	54 du/ac	No change
O-R	0	54 du/ac + 166 units
M-S/LSAP	0	100 du/ac + 1,682 units
R-5	Based on lot area. See SMC Table 19.30.040	No change
Additional units		3,612
Current LSAP buildout – units		2,323
Proposed buildout - units		5,935

Boundary Expansion

The proposed expansion of the western LSAP boundary was requested by Intuitive Surgical, Inc., and authorized to be studied by the City Council on August 14, 2018. The sites requested for inclusion in the LSAP boundary expansion are 932, 950, and 945-955 Kifer Road. The applicant intends to redevelop these sites for a total of 1,140,096 square feet of office/R&D development, which represents an increase of 949,540 square feet over existing conditions, or 646,049 square feet over the maximum allowed square footage under the current land use regulations. If included in the LSAP boundaries, the redevelopment of these sites would not require an increase to the overall LSAP development capacity, given the existing balance available. There would also be a higher floor area ratio (FAR) allowance above current regulations.

Environmental Issues to Be Addressed In EIR:

The City has determined that implementing the project may result in significant environmental impacts; therefore, an EIR will be prepared. As allowed under State CEQA Guidelines Section 15060(d) (when the decision to prepare an EIR has already been made), the City has elected not to prepare an initial study and will instead begin work directly on the EIR.

Potential issues and impacts to the existing environment to be analyzed in the Draft EIR include the following environmental topics:

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- ▲ Aesthetics
 - ▲ Hydrology and Water Quality
 - ▲ Air Quality
 - ▲ Energy
 - ▲ Biological Resources
 - ▲ Archaeological, Historical, and Tribal Cultural Resources
 - ▲ Noise and Vibration
 - ▲ Hazards and Hazardous Materials
 - ▲ Land Use and Planning
 - ▲ Population and Housing
 - ▲ Public Services and Utilities
 - ▲ Traffic and Circulation
 - ▲ Geology and Soils
 - ▲ Recreation
 - ▲ Greenhouse Gas Emissions

Implementation of the project would have no impact on agricultural resources, forestry resources, or mineral resources as these resources do not exist in the LSAP area. The LSAP area is surrounded by urban development and is not adjacent to or intermixed with open space, natural land, or rural/agricultural lands. New construction is subject to the City Municipal Code and the California Fire Code, which includes safety measures to minimize the threat of fire. Thus, the project would have no impact related to wildfire risk. These issues will not be evaluated in the Draft EIR.

Other EIR Sections: In addition to the above environmental topics, the Draft EIR will also evaluate the potential cumulative and growth inducing effects of the project, as required by CEQA. Reasonably foreseeable future projects in the project vicinity will be considered in this analysis.

In accordance with section 15126.6 of the State CEQA Guidelines, an EIR must “describe a range of reasonable alternatives to the project, or to the location of the Project, which would feasibly attain most of the basic objectives of the project, but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives.” As required by CEQA, the EIR will evaluate a No Project Alternative. Aside from the No Project Alternative, the City has not yet determined what additional alternatives to the project will be evaluated in the EIR. These will be identified during the environmental review process. Once selected, the alternatives will be analyzed at a qualitative level of detail in the Draft EIR for comparison against the impacts identified for the proposed project, consistent with the requirements of CEQA.

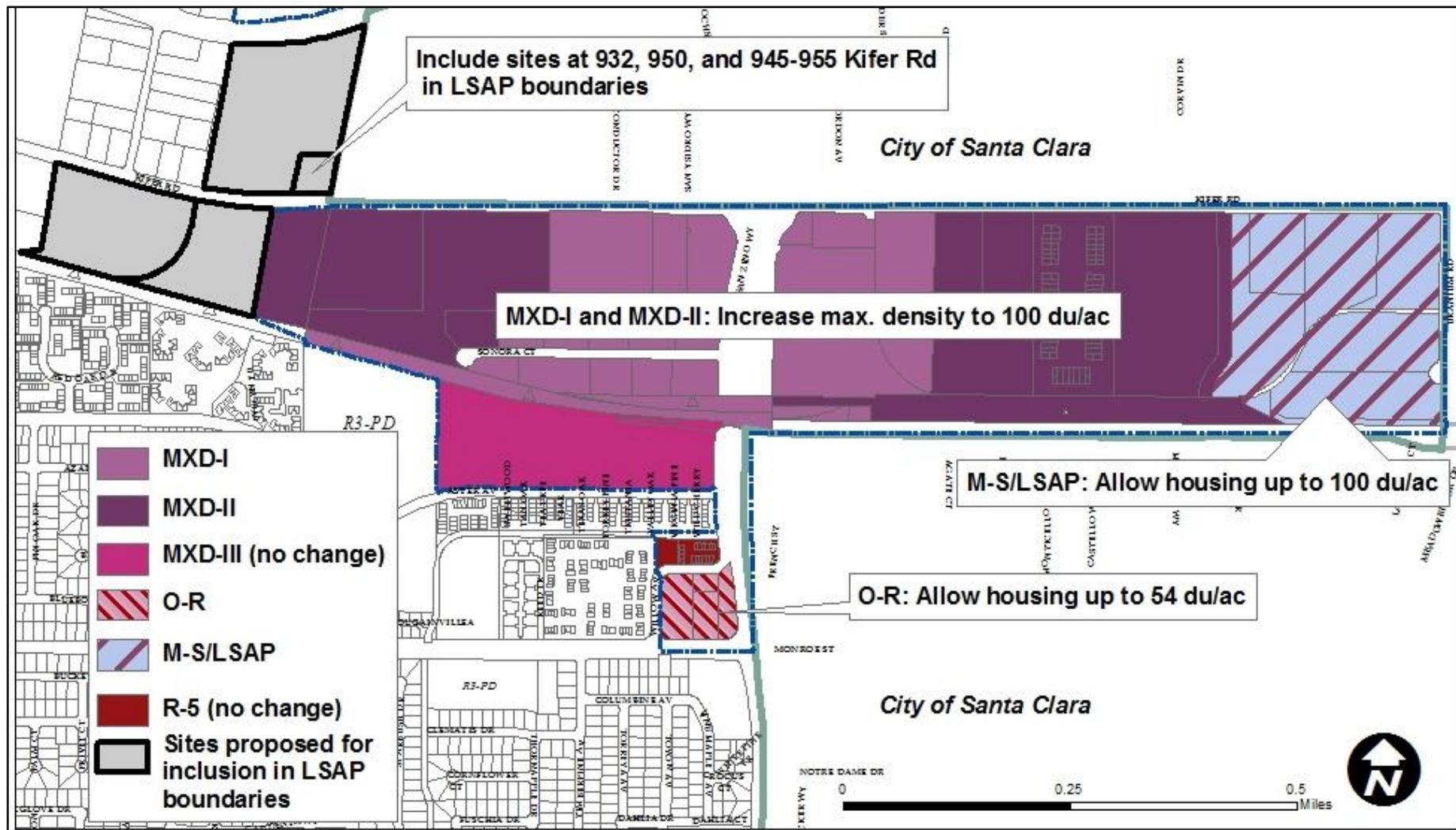


Exhibit 2

Map of Project Description

Purpose of this Notice: In accordance with the State CEQA Guidelines (14 California Code of Regulations [CCR] Section 15082), the City has prepared this NOP to inform agencies and interested parties that an EIR will be prepared for the above-referenced project. The purpose of an NOP is to provide sufficient information about the project and its potential environmental impacts to allow agencies and interested parties the opportunity to provide a meaningful response related to the scope and content of the EIR, including mitigation measures that should be considered and alternatives that should be addressed (State CEQA Guidelines 14 CCR Section 15082[b]).

Environmental Review Process: Following completion of the 30-day NOP public review period, the City will incorporate relevant information into the Draft EIR, including results of public scoping and technical studies. The Draft EIR will be circulated for public review and comment for 45-day public review period. All parties that have requested to be included on the project mailing list will be provided a Notice of Availability for the Draft EIR.

A copy of this NOP has been posted on the City's website:
<https://sunnyvale.ca.gov/business/projects/lawrence.htm> and is on file at the City's One-Stop Permit Center at 456 W. Olive Avenue Sunnyvale, CA 94086.

If you would like to be placed on the project mailing list or have any questions or comments, please contact George Schroeder, Senior Planner, City of Sunnyvale, at (408) 730-7443 or gschroeder@sunnyvale.ca.gov.