



**NOTICE OF AVAILABILITY**  
Environmental Impact Report (EIR)  
**Proposed Corn Palace Residential Development Project**  
(1142 and 1150 Dahlia Avenue)

Sunnyvale Planning Project #2017-7451  
State Clearinghouse # 2018042040

**45-Day Public Review Period:**  
**November 2, 2018 through December 17, 2018**

**Purpose of this Notice:**

In accordance with the provisions of the California Environmental Quality Act (CEQA), the City of Sunnyvale (City) has released for public review a **Notice of Availability (NOA)** to solicit comments on the Draft Environmental Impact Report (DEIR) for the proposed development of a planned residential development on an 8.8-acre site, commonly referred to as Corn Palace. The NOA is required per CEQA, (Public Resources Code, Division 13, Section 21000–21177) and the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000–15387).

**Project Location and Description**

The project site is located along the eastern boundary of the City, north of Lily Avenue, south of Dahlia Drive and Dahlia Court, east of Toyon Avenue, and west of the Lawrence Expressway – see map of project site and vicinity. The site currently contains a vacant farm stand and associated parking area, an agricultural supply well, three single-family homes, three outbuildings, and other shed structures.

Trumark Homes is proposing demolition of onsite structures and redevelopment of the project site as a master-planned residential community of 58 single-family residential homes on 6.1 acres, a public park on up to 2-acres, and 0.7 acres to be dedicated for public facilities and roadway area improvements. Each home would be two-stories tall with a maximum height of 30 feet.

**Identified Potential Environmental Impacts:**

The Draft EIR shows that the project would result in significant or potentially significant impacts on: air quality (short-term construction-generated emissions); historic and unique archaeological resources; biological resources; exposure to existing on-site hazardous materials (listed contamination site consistent with Section 65962.5 of the Government Code); transportation and circulation (transportation hazards and construction-related impacts on traffic); greenhouse gas emissions; and construction-related noise; and recommends specific mitigation measures. Impacts related to historic and unique archaeological resources and construction noise would remain significant and unavoidable with implementation of recommended mitigation measures. All other impacts would be mitigated to less than significant.

**Your views and comments on the Draft EIR for this proposed project are welcome.**

Comments should be provided in writing no later than 5:00 P.M, on December 17, 2018 to:

- Mail - City of Sunnyvale, Department of Community Development, Planning Division  
Attn: Shétal Divatia, Senior Planner, 456 West Olive Avenue, Sunnyvale, CA 94088-3707  
Or
- Email - [sdivatia@sunnyvale.ca.gov](mailto:sdivatia@sunnyvale.ca.gov).

You may also attend and comment at the following:

**Public Hearing on the Draft EIR** - The purpose of these meeting will be to receive input on the Draft Program EIR for Corn Palace Residential Development Plan Project

- **Planning Commission Hearing on Monday, December 10, 2018 at 7:00 P.M.**, Council Chambers, City Hall, 456 W. Olive Avenue, Sunnyvale CA 94086

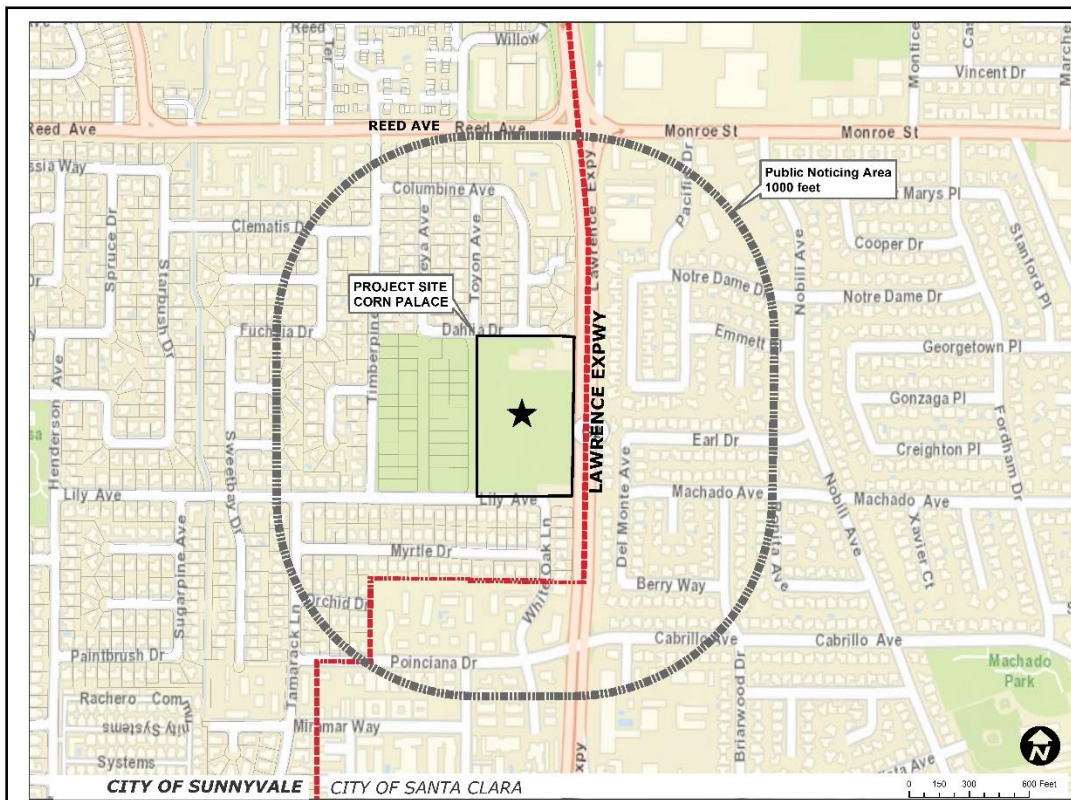
**Public Hearing on the Historic and Unique Archeological Resources Section of the Draft EIR** – The purpose of this meeting will be to receive input on the historic and unique archeological resource impacted by the proposed project.

- **Heritage Preservation Commission Hearing on Wednesday, December 5 at 7:00 P.M.**, West Conference Room, City Hall, 456 W. Olive Avenue, Sunnyvale CA 94086.

**Public Hearing on the Final EIR and Development Project:** - After comments have been received on the Draft EIR, a Final Program EIR will be prepared that will be considered along with the development project proposal. A separate notice will be sent when the hearing date is determined to consider the development proposal and to certify the EIR.

**Available Copies:** Copies of the EIR document are available for review at the City of Sunnyvale Library, the City of Sunnyvale One-Stop Permit Center, the City of Sunnyvale Community Center, and on the project webpage: <https://sunnyvale.ca.gov/business/projects/cornpalace.htm>.

**Map of site and mailing notice radius:**



### Accommodations

Pursuant to the Americans with Disabilities Act, the City of Sunnyvale will make reasonable efforts to accommodate persons with qualified disabilities. If you require special accommodation, please contact the Planning Division at (408) 730-7440 at least five days in advance of this hearing.