



**NOTICE OF AVAILABILITY**  
Environmental Impact Report (EIR)  
**Proposed 1 AMD Place Redevelopment Project**  
(1 AMD Place and 975 Stewart Drive)

**Sunnyvale Planning Project #2016-8035**  
**State Clearinghouse #2017082043**

**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 has released for public review a **Notice of Availability (NOA)** to solicit comments on the Draft Environmental Impact Report (DEIR) for the proposed planned development on an approximately 34.7-acre site, commonly known as 1 AMD Place. 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 north of Stewart Drive, south of East Duane Avenue, on the west side of the intersection at Duane Avenue and Stewart Drive, and approximately 0.10 mile west of Lawrence Expressway – see map of the project site and vicinity. The site currently contains three office buildings, a utility building, paved parking lots and roads, and landscaping, including grass lawns and mature landscape trees.

The project is comprised of the demolition of three existing on-site office/research/development (office/R&D) buildings and associated infrastructure for redevelopment of a residential community of up to 1,074 townhomes and multi-family units and a 6.5-acre public park. The applicant is requesting to utilize two residential density bonus opportunities with the application of the California State Housing Density Bonus Law (see also Sunnyvale Municipal Code Section 19.18.025) and the City of Sunnyvale's Green Building Program (SMC Section 19.39).

The proposed project consists of 944 apartment units within the MS/ITRR4 Zoning District in a combination of five-story, mid-rise apartment buildings, and three-story walk-up apartment buildings with 6% of the units as very low-income units. The project also includes up to 130 three-story, townhome-style dwellings within the MS/ITRR3 Zoning District with 12.5% affordable units in accordance with the City's Below Market Rate Program. The project would include required landscaping, parking, stormwater management facilities and open space areas.

Rezoning approval is proposed to adjust the boundaries of the MS/ITRR3 and MS/ITRR4 zones to match the proposed land use plan, and rezone the proposed public park site to Public Facility (PF). Approval of a lot line adjustment and subdivision maps are also required to create new parcels to meet the proposed land use plan.



Indian Wells Avenue would be extended to the east and connect with the Duane Avenue/Stewart Drive intersection. Other street improvements include new sidewalks and bicycle facilities.

The proposed 6.5-acre public park would be located along the northern side of the proposed Indian Wells Avenue extension with frontage on Indian Wells Avenue and Duane Avenue and would be accessible to new and existing community residents. A significant number of existing mature trees are proposed to be saved throughout the proposed residential development and the public park.

### **Identified Potential Environmental Impacts**

The Draft EIR shows that the project would result in potential impacts on: short term construction air quality impacts, potential impacts to nesting raptors and other birds, increases in greenhouse gas emissions, exposure to existing on-site hazardous materials (listed contamination site consistent with Section 65962.5 of the Government Code), short term construction noise impacts, exposure to ground vibration from construction, impacts to freeway ramp queuing, impacts on transit facilities, impacts on intersection operating conditions, construction related impacts on traffic, and cumulative effects on traffic. Impacts on short-term construction-generated noise, traffic intersection impacts (project and cumulative), and traffic generated lengthening of queues at freeway ramps would remain significant and unavoidable. All other impacts can 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 by:

- Mail: City of Sunnyvale, Department of Community Development, Planning Division  
Attn: Gerri Caruso, Principal Planner, 456 West Olive Avenue, Sunnyvale, CA 94088-3707

Or

- Email: [gcaruso@sunnyvale.ca.gov](mailto:gcaruso@sunnyvale.ca.gov)

You may also attend and comment at the following:

**Public Hearing on the Draft EIR** - The purpose of this meeting will be to receive input on the Draft EIR.

- **Planning Commission Public Hearing on Monday, November 26, 2018 at 7:00 P.M.**,  
Council Chambers, 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 EIR will be prepared that will be considered along with the development project proposal.

***A separate notice will be sent when hearing dates are determined to consider the development proposal and to certify the EIR.***

