

Santa Clara County - Clerk-Recorder Office
State of California

County of Santa Clara
Office of the County Clerk-Recorder
Business Division



County Government Center
70 West Hedding Street, E. Wing, 1st Floor
San Jose, California 95110 (408) 299-5688

File Number: ENV21574

ENVIRONMENTAL FILING

No. of Pages: 43

Total Fees: \$0.00

File Date: 06/06/2018

Expires: 06/26/2018

REGINA ALCOMENDRAS, Clerk-Recorder

By: Mike Louie, Deputy Clerk-Recorder

CEQA DOCUMENT DECLARATION

ENVIRONMENTAL FILING FEE RECEIPT

PLEASE COMPLETE THE FOLLOWING:

1. LEAD AGENCY: City of Sunnyvale
2. PROJECT TITLE: 311 South Mathilda Avenue Mixed-Use Development
3. APPLICANT NAME: Lane Partners PHONE: 650-8380100
4. APPLICANT ADDRESS: 644 Menlo Ave., 2nd Flr, Menlo Park, CA 94025
5. PROJECT APPLICANT IS A: Local Public Agency School District Other Special District State Agency Private Entity
6. NOTICE TO BE POSTED FOR 20 DAYS.

7. CLASSIFICATION OF ENVIRONMENTAL DOCUMENT

a. PROJECTS THAT ARE SUBJECT TO DFG FEES

<input type="checkbox"/> 1. <u>ENVIRONMENTAL IMPACT REPORT</u> (PUBLIC RESOURCES CODE §21152)	\$ 3,168.00	\$ <u>0.00</u>
<input type="checkbox"/> 2. <u>NEGATIVE DECLARATION</u> (PUBLIC RESOURCES CODE §21080(C))	\$ 2,280.75	\$ <u>0.00</u>
<input type="checkbox"/> 3. <u>APPLICATION FEE WATER DIVERSION</u> (STATE WATER RESOURCES CONTROL BOARD ONLY)	\$ 850.00	\$ <u>0.00</u>
<input type="checkbox"/> 4. <u>PROJECTS SUBJECT TO CERTIFIED REGULATORY PROGRAMS</u>	\$ 1,077.00	\$ <u>0.00</u>
<input type="checkbox"/> 5. <u>COUNTY ADMINISTRATIVE FEE</u> (REQUIRED FOR a-1 THROUGH a-4 ABOVE) Fish & Game Code §711.4(e)	\$ 50.00	\$ <u>0.00</u>

b. PROJECTS THAT ARE EXEMPT FROM DFG FEES

<input type="checkbox"/> 1. NOTICE OF EXEMPTION (\$50.00 COUNTY ADMINISTRATIVE FEE REQUIRED)	\$ 50.00	\$ <u>0.00</u>
<input type="checkbox"/> 2. A COMPLETED "CEQA FILING FEE NO EFFECT DETERMINATION FORM" FROM THE DEPARTMENT OF FISH & GAME, DOCUMENTING THE DFG'S DETERMINATION THAT THE PROJECT WILL HAVE NO EFFECT ON FISH, WILDLIFE AND HABITAT, OR AN OFFICIAL, DATED RECEIPT / PROOF OF PAYMENT SHOWING PREVIOUS PAYMENT OF THE DFG FILING FEE FOR THE *SAME PROJECT IS ATTACHED (\$50.00 COUNTY ADMINISTRATIVE FEE REQUIRED)		
DOCUMENT TYPE: <input type="checkbox"/> ENVIRONMENTAL IMPACT REPORT <input type="checkbox"/> NEGATIVE DECLARATION	\$ 50.00	\$ <u>0.00</u>

c. NOTICES THAT ARE NOT SUBJECT TO DFG FEES OR COUNTY ADMINISTRATIVE FEES

<input type="checkbox"/> NOTICE OF PREPARATION	<input checked="" type="checkbox"/> NOTICE OF INTENT	NO FEE	\$ <u>NO FEE</u>
--	--	--------	------------------

8. OTHER: _____ FEE (IF APPLICABLE): \$ _____
9. TOTAL RECEIVED..... \$ 0.00

*NOTE: "**SAME PROJECT**" MEANS **NO** CHANGES. IF THE DOCUMENT SUBMITTED IS NOT THE SAME (OTHER THAN DATES), A "NO EFFECT DETERMINATION" LETTER FROM THE DEPARTMENT OF FISH AND GAME FOR THE **SUBSEQUENT** FILING OR THE APPROPRIATE FEES ARE REQUIRED.

THIS FORM MUST BE COMPLETED AND ATTACHED TO THE FRONT OF ALL CEQA DOCUMENTS LISTED ABOVE (**INCLUDING COPIES**) SUBMITTED FOR FILING. WE WILL NEED AN ORIGINAL (WET SIGNATURE) AND TWO (2) COPIES. IF THERE ARE ATTACHMENTS, PLEASE PROVIDE THREE (3) SETS OF ATTACHMENTS FOR SUBMISSION. (**YOUR ORIGINAL WILL BE RETURNED TO YOU AT THE TIME OF FILING.**)

CHECKS FOR ALL FEES SHOULD BE MADE PAYABLE TO: SANTA CLARA COUNTY CLERK-RECORDER

PLEASE NOTE: FEES ARE ANNUALLY ADJUSTED (Fish & Game Code §711.4(b)); PLEASE CHECK WITH THIS OFFICE AND THE DEPARTMENT OF FISH AND GAME FOR THE LATEST FEE INFORMATION.

"... NO PROJECT SHALL BE OPERATIVE, VESTED, OR FINAL, NOR SHALL LOCAL GOVERNMENT PERMITS FOR THE PROJECT BE VALID, UNTIL THE FILING FEES REQUIRED PURSUANT TO THIS SECTION ARE PAID." Fish & Game Code §711.4(c)(3)

(Fees Effective 01-01-2018)



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

File Number: 2017-7379

AMENDMENT TO COUNTY FILE # ENV21573

(Correction to dates)

**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: 311 South Mathilda Avenue Mixed-Use Development

PROJECT DESCRIPTION AND LOCATION (APN):

File #: 2017-7379

Location: 311 South Mathilda Avenue (APN: 165-13-050)

Zoning: DSP/Block 15 – Downtown Specific Plan / Block 15

Proposed Project:

SPECIAL DEVELOPMENT PERMIT: to redevelop a commercial site (Denny's) into a five-story mixed-use building consisting of approximately 4,860 square feet of restaurant floor area (Denny's) and 75 residential units (rental apartments) on an approximately 1-acre lot, utilizing the State Density Bonus and City of Sunnyvale's Green Building incentive for density bonus. The project includes deviations for height, setbacks, landscaping, and solid waste requirements

TENTATIVE MAP: to create 75 residential condominium units and 1 commercial condominium unit. The final map shall be in accordance with the provision of the California Subdivision Map Act and Sunnyvale Municipal Code Title 18 Subdivision requirements

Applicant / Owner: Lane Partners (applicant) / C B Development 5no Five Inc. (owner)

Project Planner: Momoko Ishijima, (408)730-7532, mishijima@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 April-June 25, 2018. 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, April-June 25, 2018 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 June 5, 2018

Signed: 
Andrew Miner

Assistant Director of Community Development

Project Title	311 South Mathilda Avenue Mixed-Use Development
Lead Agency Name and Address	City of Sunnyvale P.O. Box 3707, Sunnyvale, CA 94088-3707
Contact Person	Momoko Ishijima
Phone Number	(408) 730-7532
Project Location	311 South Mathilda Avenue (APN: 165-13-050)
Applicant's Name	Lane Partners
Zoning	Downtown Specific Plan (DSP) Combining District: Block 15
General Plan	Transit Mixed-Use (TMU)
Other Public Agencies whose approval is required	N/A

BRIEF PROJECT DESCRIPTION

Special Development Permit to redevelop a commercial site (Denny's) into a five-story mixed-use building consisting of approximately 4,860 square feet of restaurant floor area (Denny's) and 75 residential units (rental apartments) on an approximately 1-acre lot, utilizing the State Density Bonus for affordable housing and the City of Sunnyvale's Green Building incentive for a density bonus. The project includes deviations for height, setbacks, landscaping, and solid waste requirements.

Vesting Tentative Map to create 75 residential condominium units and 1 commercial condominium unit. The final map shall be in accordance with the provision of the California Subdivision Map Act and Sunnyvale Municipal Code Title 18 Subdivision requirements.

DETAILED PROJECT DESCRIPTION

Surrounding Uses and Setting:

The Project site is located at 311 South Mathilda Avenue on the southwest corner of South Mathilda Avenue and West McKinley Avenue. The project site has three frontages with South Mathilda Avenue to the east, West McKinley Avenue to the north, and Charles Street to the west. There are commercial uses and single-family residences to the north, and single-family, duplex, and multi-family residences to the south and west. The Cityline (Sunnyvale Downtown) project is to the east across South Mathilda Avenue. The vacant lot on the southeast corner of South Mathilda Avenue and West McKinley Avenue is currently under review for a modification to the approved Cityline project for retail and office use.

The approximately 1-acre site is currently occupied by a one-story restaurant building on the northeast corner of the lot, and surrounded by an asphalt parking lot. The 4,057-square foot restaurant is operated by Denny's and open 24 hours each day. The site currently has driveway access from all three frontages.

The project site is zoned DSP-15 (Downtown Specific Plan zoning district / Block 15). The site is subject to the Downtown Specific Plan, which contains policies, design guidelines, and development standards for the approximately 125-acre plan area bounded by the railroad to the north, Bayview Avenue to the east, El Camino Real to the south, and Charles Street to the west. The project site is located on Block 15, which is on the west boundary of the Downtown Specific Plan. Block 15 is bounded by South Mathilda Avenue to the east, Charles Street to the west, West McKinley Avenue to the north, and West Iowa Avenue to the south. Block 15 is designated for very high density housing (total 152 units) and a maximum of 10,000 square feet of retail commercial as primary uses.

The project site is located near several transit routes, including a bus service operated by the Santa Clara Valley Transportation Agency (VTA) and passenger rail service operated by Caltrain. A VTA bus service stop for Route 54 is located directly in front of the project site at the South Mathilda Avenue frontage. The Sunnyvale Caltrain Station is located within 0.5 mile to the northeast of the project site.

On-site Development:

The project proposes removal of the existing restaurant building, parking lot, and all of the existing trees; and construction of 75 apartment units, a 4,860-square foot restaurant for Denny's, and associated site improvements. The footprint of the proposed building will occupy most of the site with 72% lot coverage, with a massing that ranges from two stories on Charles Street to five stories on South Mathilda Avenue above one level of subterranean parking. The massing steps up from 2 to 3, 3 to 4, 4 to 5 (from west to east) to provide a gradual stepping transition from 2 to 5 stories. The project will provide a mix of studios, one-, and two-bedroom apartments (approximately 596 square feet to – 1,376 square feet).

The front entrance of the restaurant would be on South Mathilda Avenue. The ground level parking will be accessed from the driveway on South Mathilda Avenue, which will be limited to right turn in and right turn out and will provide parking for the restaurant patrons and employees only. The apartment entrance and leasing office will be located on West McKinley Avenue with residential and guest parking located below grade with a driveway access on West McKinley Avenue. The development will provide sufficient indoor and outdoor amenities for the future residents including a clubroom, fitness room, rooftop patio/deck, and an outdoor courtyard that includes seating and a cooking area. A third driveway, located on Charles Street, will be limited to solid waste and recycling services and a loading zone for residential and restaurant deliveries.

Of the 17 trees proposed for removal, 16 are considered "protected" per SMC Section 19.94. Protected sized trees are required to be replaced per the City's Tree Replacement Policy. There are 13 trees proposed for removal which are in the public right-of-way, of which six are protected sized trees.

Block 15 of the Downtown Specific Plan has an associated density of 54 units per acre which will allow for a maximum 54 units on this 1.01-acre site. In order to reach the proposed 75 units, the project intends to apply the California State Density Bonus Law and the City of Sunnyvale Green

Building Density Bonus. By providing 11%, or six (6) 'very low' income units, the project can attain the 35% State Density Bonus which calculates to 19 additional units. The City of Sunnyvale's 5% Green Building Density Bonus allows an additional two (2) units.

The project applicant are allowed two concessions from development standards for projects that include at least 10% very low income units [Government Code Section 65915 (d)(2)(B)]. This project is requesting the following two concessions:

- DSP Block 15 has a building height limit of 50 feet on South Mathilda Avenue. The proposed project will have a building height of 65 feet.
- Landscaping: Sunnyvale Municipal Code (SMC) requirements for landscaping is 20% (8,960 square feet) of the lot area. The project proposes 13.2% (5,901 square feet) landscaping area.

A Special Development Permit (SDP) is required for the proposed use and site and architectural review. In addition to State Density Bonus law related concessions, deviations from certain development standards such as height, setback or lot coverage requirements in the Sunnyvale Municipal Code (SMC) may be considered by the decision-making bodies with the SDP application. The project includes the following deviations:

- DSP Block 15 has a limit of 4 stories on South Mathilda Avenue. The proposed project will have 5 stories on South Mathilda Avenue.
- The setback requirement on the Charles Street side is 10 feet. The proposed setback on Charles Street is 6 feet 4 inches.
- Recycling and solid waste enclosures must be located within 150 feet of any dwelling unit. The project proposes a trash room with a trash chute located on the south side of the building on each floor. A secondary trash vestibule will be located on the north side of the building on each residential floor for the convenience of residential units located more than 150 feet from the main trash chute. Trash collected in the trash vestibules will be transferred to the main Trash Discharge Room on the ground floor by the apartment maintenance staff.

Construction Activities and Schedule:

Construction activities include full demolition of the existing structure and paving on the project site, grading, and utility improvements. The project proposes to construct one five-story residential building with one level of below-grade parking, a 4,860-square foot restaurant space, recycling and solid waste enclosure, landscaping, and off-site improvements. The project will be subject to SMC requirements for construction noise and hours of construction contained in Chapter 16.08.030.

Construction of the project is estimated to span 18 to 24 months including demolition, underground work, and grading. The final phase of the construction would include paving and landscaping of the common areas. Due to the demolition and excavation activities, jackhammering may be necessary. However, construction will not include deep pile foundations or pile driving or other extremely high noise generating activities or significant vibrations.

Off-site Improvements:

Existing curb cuts and driveways on all frontages would be removed, and new curb, gutter, sidewalks, driveway approaches, street trees and street lights will be installed in the public right-of-way per City standard specifications. On South Mathilda Avenue and West McKinley Avenue, the improvements shall be upgraded per Downtown Streetscape Standard Detail requirements. Per the

Mathilda Avenue Plan Line, a 15-foot wide street dedication in the form of an easement is required on South Mathilda Avenue and will include the installation of a 12-foot wide attached sidewalk with 4-foot square tree wells. The applicant is required to coordinate with VTA to determine if any improvements are necessary to the existing bus stop on the South Mathilda Avenue frontage. Standard water, sewer, storm drain, and dry utility upgrades will be provided as required by the Municipal Code. Overhead utilities on the West McKinley Avenue and Charles Street frontages will be required to be undergrounded or relocated.

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

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

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

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

DETERMINATION:

On the basis of this initial evaluation:

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

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

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

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

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

Checklist Prepared By: Momoko Ishijima

Date: 6/4/18

Title: Associate Planner

City of Sunnyvale

Signature:



Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
1. Aesthetics - Substantially damage scenic resources, including, but not limited to trees, historic buildings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sunnyvale General Plan Map, Land Use and Transportation Chapter 3, and Community Character Chapter 4 of the Sunnyvale General Plan https://sunnyvale.ca.gov/business/planning/default.htm
2. Aesthetics - Substantially degrade the existing visual character or quality of the site and its surroundings including significant adverse visual changes to neighborhood character	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sunnyvale General Plan Map, Land Use and Transportation Chapter 3, and Community Character Chapter 4 of the Sunnyvale General Plan https://sunnyvale.ca.gov/business/planning/default.htm Downtown Specific Plan
3. Aesthetics - Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sunnyvale General Plan Map, Land Use and Transportation Chapter 3, and Community Character Chapter 4 of the Sunnyvale General Plan https://sunnyvale.ca.gov/business/planning/default.htm Downtown Specific Plan
4. Population and Housing - Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure) in a way that is inconsistent with the Sunnyvale General Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sunnyvale General Plan Map, and Land Use and Transportation Chapter 3 of the Sunnyvale General Plan https://sunnyvale.ca.gov/business/planning/default.htm Downtown Specific Plan
5. Population and Housing - Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3, and Housing Chapter 5 of the Sunnyvale General Plan and General Plan Map https://sunnyvale.ca.gov/business/planning/default.htm
6. Population and Housing - Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Housing Chapter 5 of the Sunnyvale General Plan and General Plan Map https://sunnyvale.ca.gov/business/planning/default.htm
7. Land Use Planning - Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map https://sunnyvale.ca.gov/business/planning/default.htm Downtown Specific Plan
8. Land Use Planning conflict - With the Sunnyvale General Plan, Zoning Ordinance, San Francisco Bay Conservation and Development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan, Title 19 (Zoning) of the Sunnyvale Municipal Code

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
Commission (BCDC) area or related specific plan adopted for the purpose of avoiding or mitigating an environmental effect?					http://qcode.us/codes/sunnyvale/view.php?topic=19&frames=off Downtown Specific Plan
9. Transportation and Traffic - Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parking Requirements (Section 19.46) in the Sunnyvale Municipal Code http://qcode.us/codes/sunnyvale/view.php?topic=19&frames=off CA Government Code Section 65915 Project Transportation Impact Analysis by Wood Rodgers, dated April 2018
10. For a project located within 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 expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Santa Clara County Airport Comprehensive Land Use Plan (CLUP), Sunnyvale Zoning Map, Sunnyvale General Plan Map https://sunnyvale.ca.gov/business/planning/default.htm
11. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no private airstrips in or in the vicinity of Sunnyvale.
12. For a project within the vicinity of Moffett Federal Airfield, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Santa Clara County Airport Comprehensive Land Use Plan (CLUP)
13. Agricultural Resources - Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Zoning Map https://sunnyvale.ca.gov/business/planning/default.htm
14. Noise - Exposure of persons to or generation of noise levels in excess of standards established in the Noise Sub-Element, Noise limits in the Sunnyvale Municipal Code, or applicable standards of the California Building Code?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan, SMC https://sunnyvale.ca.gov/business/planning/default.htm 19.42 Noise Ordinance http://qcode.us/codes/sunnyvale/view.php?topic=19&frames=off Project Noise Assessment Study by Charles M. Salter Associates, Inc. dated June 15, 2017
15. Noise - Exposure of persons to or generation of excessive ground borne vibration?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan https://sunnyvale.ca.gov/business/planning/default.htm

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
					Project Noise Assessment Study by Charles M. Salter Associates, Inc. dated June 15, 2017
16. Noise - A substantial permanent or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan https://sunnyvale.ca.gov/business/planning/default.htm Project Description Project Noise Assessment Study by Charles M. Salter Associates, Inc. dated June 15, 2017
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 Game or U.S Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan https://sunnyvale.ca.gov/business/planning/default.htm
18. Biological Resources - Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan https://sunnyvale.ca.gov/business/planning/default.htm Project Description
19. Biological Resources - Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan https://sunnyvale.ca.gov/business/planning/default.htm Project Description
20. Biological Resources -Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SMC 19.94 Tree Preservation Ordinance Sunnyvale Inventory of Heritage Trees Arborist Report by Hort Science dated March 3, 2017
21. Biological Resources -Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan and General Plan Map https://sunnyvale.ca.gov/business/planning/default.htm
22. Historic and Cultural Resources - Cause a substantial adverse change in the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Community Character Chapter 4 of the Sunnyvale General Plan,

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
significance of a historical resource or a substantial adverse change in an archeological resource?					Sunnyvale Inventory of Heritage Resources The United States Secretary of the Interior's "Guidelines for Rehabilitation" Criteria of the National Register of Historic Places
23. Historic and Cultural Resources - Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	California Health and Safety Code Section 7050.5(b), CEQA Guidelines Section 15064.5(e) Project description CHRIS/NWIC Letter, dated June 6, 2017
24. Public Services - Would the project result in substantial adverse physical impacts associated with the provision of new or expanded public schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The following public school districts are located in the City of Sunnyvale: Fremont Union High School District, Sunnyvale Elementary School District, Cupertino Union School District and Santa Clara Unified School District.
25. Air Quality - Conflict with or obstruct implementation of the BAAQMD air quality plan? How close is the use to a major road, hwy. or freeway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	BAAQMD CEQA Guidelines Thresholds Sunnyvale General Plan Map Sunnyvale Air Quality Sub-Element https://sunnyvale.ca.gov/business/planning/default.htm Air Quality & Greenhouse Gas Emissions Assessment by Illingworth & Rodkin, Inc., dated October 5, 2017.
26. Air Quality - Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	BAAQMD CEQA Guidelines Thresholds AB 32 Air Quality & Greenhouse Gas Emissions Assessment by Illingworth & Rodkin, Inc., dated October 5, 2017.
27. Air Quality - Would the project conflict with any applicable plan, policy or regulation of any agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	BAAQMD CEQA Guidelines Thresholds Sunnyvale Climate Action Plan 2014 AB 32 Air Quality & Greenhouse Gas Emissions Assessment by Illingworth & Rodkin, Inc., dated October 5, 2017.

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
28. Air Quality - Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	BAAQMD CEQA Guidelines Thresholds Sunnyvale General Plan Map Environmental Management Chapter 7 of the Sunnyvale General Plan https://sunnyvale.ca.gov/business/planning/default.htm Air Quality & Greenhouse Gas Emissions Assessment by Illingworth & Rodkin, Inc., dated October 5, 2017.
29. Air Quality - Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BAAQMD CEQA Guidelines Thresholds Sunnyvale General Plan Map Environmental Management Chapter 7 of the Sunnyvale General Plan https://sunnyvale.ca.gov/business/planning/default.htm Air Quality & Greenhouse Gas Emissions Assessment by Illingworth & Rodkin, Inc., dated October 5, 2017.
30. Air Quality - Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BAAQMD CEQA Guidelines Thresholds Sunnyvale General Plan Map Environmental Management Chapter 7 of the Sunnyvale General Plan https://sunnyvale.ca.gov/business/planning/default.htm Air Quality & Greenhouse Gas Emissions Assessment by Illingworth & Rodkin, Inc., dated October 5, 2017.
31. Seismic Safety - Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan https://sunnyvale.ca.gov/business/planning/default.htm
32. Seismic Safety - Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan https://sunnyvale.ca.gov/business/planning/default.htm
33. Seismic Safety - Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan https://sunnyvale.ca.gov/business/planning/default.htm

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
34. Seismic Safety - Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan https://sunnyvale.ca.gov/business/planning/default.htm
35. Tribal Cultural Resources - Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Heritage Resource List California Register of Historical Resources CHRIS/NWIC Letter, dated June 6, 2017
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Heritage Resource List California Register of Historical Resources CHRIS/NWIC Letter, dated June 6, 2017

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

1. Aesthetics – Scenic resources (Less than Significant) – The project site is zoned Downtown Specific Plan Area Block 15 (DSP/Block 15) and is located in an urban area with a mix of commercial, residential and public uses that has no designated scenic resources. The project would result in the removal of 17 existing trees, including 16 protected sized trees. Additionally, there are 13 trees proposed for removal in the public right-of-way, of which six are protected sized trees. The site is characterized by an abundance of palm trees, all of which are proposed for removal. Per Sunnyvale Municipal Code (SMC) Chapter 19.94, Chapter 19.37 and the City's Tree Replacement Standards, the project will include replacement of trees and the installation of landscaping to improve the visual/aesthetic character of the area. Therefore, the proposed project would have a less than significant impact on scenic resources at the project site.

2-3. Aesthetics – Visual Character (Less than Significant) – Construction of the project will alter the visual character of the site and neighboring properties, which include removing the existing Denny’s restaurant and constructing a 75-unit apartment building with 4,860 square feet of commercial space for Denny’s, subterranean parking, and associated site improvements. The development project includes one building with a massing that ranges from two stories on Charles Street to five stories on South Mathilda Avenue. The proposed architectural style of the mixed-use building is contemporary with stucco, horizontal siding, metal awnings, metal frame porches with glass/perforated metal railings, and metal seam roof for exterior materials. Denny’s storefront will be on South Mathilda Avenue. The project is seeking two concessions, under the State Density Bonus law, from development standards for projects that include at least 10% very low income units [Government Code Section 65915 (d)(2)(B)]. The concessions are for the building height of 65 feet, where 50 feet is the limit on South Mathilda Avenue under SMC, and for landscaping of 13.2% (5,901 square feet) landscaping area where 20% (8,960 square feet) of the lot area is required under SMC. The project is seeking approval for deviations to development standards for 5 stories on South Mathilda Avenue where 4 stories is the limit on South Mathilda Avenue in DSP Block 15, and a 6-foot 4-inch setback on Charles Street where 10 feet is required. Deviations can be considered through the Special Development Permit.

The project is subject to the City’s development approval process, where the proposed use, design and architecture, and deviations from specified SMC standards and the Downtown Specific Plan will be considered. This review and approval process requires a public hearing by the Planning Commission for final decision. This review would ensure that the proposed design, construction materials and lighting would not adversely affect the visual quality of the area or create a substantial new source of light or glare. The City’s implementation of the City-Wide Design Guidelines and staff’s review of final development plans during the building permit review process, will ensure that the final design of the project is consistent with the approved plans. Therefore, impacts would be less than significant.

4. Population and Housing (Less than Significant) – The General Plan and Zoning designations for the project site allows the conversion of the existing restaurant building and surface parking to a mixed-use high density housing and commercial development. The project is 75 dwelling units per acre, which exceeds the allowed density of 54 units per acre by applying the California State Density Bonus Law and the City of Sunnyvale Green Building Density Bonus. By providing 11%, or six (6) ‘very low’ income units, the project can attain the 35% State Density Bonus which calculates to 19 additional units. The City of Sunnyvale’s 5% Green Building Density Bonus allows an additional two (2) units. The project density is compatible with the densities of the residential developments in the vicinity. Therefore, the impact is less than significant.

14. Noise (Less than Significant with Mitigation) – An Environmental Noise Study for the project was prepared by Charles M. Salter Associates, Inc., dated June 15, 2017. The report includes analysis of traffic noise levels inside the proposed residences. The noise exposures at the site were evaluated against the standards of the City of Sunnyvale Noise Element. The analysis of the onsite sound level measurements indicates that the existing noise environment is due primarily to vehicle traffic on South Mathilda Avenue and the railroad (CalTrain) located approximately 1,700 feet north of the project.

In December 2015, the California Supreme Court issued an opinion in “CBIA vs. BAAQMD” holding that CEQA is primarily concerned with the impacts of a project on the environment and generally does not require agencies to analyze the impact of existing conditions on a project’s future users or residents unless the project risks exacerbating those environmental hazards or risks that already exist. Nevertheless, the City has policies and regulations that address existing conditions affecting a proposed project, which are discussed below as planning considerations. Applicable General Plan policies include the following:

- Policy SN-8.1 which is to enforce and supplement state laws regarding interior noise levels of residential units;

- Policy SN-8.5 which states to comply with state of California noise guidelines for land use planning for the compatibility of land uses with their noise environments, except where the City determines that there are prevailing circumstances of a unique or special nature; and
- Policy SN-8.7 which states for residential uses to attempt to achieve an outdoor Ldn of no greater than 60 dBA for common recreational areas, backyards, patios, and medium and large-size balconies.

The results of the noise study indicate that estimated future noise levels at the setback of the building range from DNL 60 dB to DNL 74 dB. These levels fall into the City's conditionally acceptable land-use compatibility category for residential projects and normally and conditionally acceptable land-use compatibility categories for commercial projects.

The exterior noise exposure will be within the City limits of standards except for private decks and balconies perpendicular to and facing South Mathilda Avenue, which is estimated at DNL 66 dB to DNL 74 dB. Based on the proximity to South Mathilda Avenue, it does not seem feasible to reduce noise levels to DNL 60 dB or below at decks along Mathilda Avenue without fully enclosing decks. For reference, a solid noise barrier along the edge of the decks of minimum 42-inch height could reduce noise levels to between DNL 61 and DNL 69 dB for a seated receiver.

In order to meet the City and State interior noise levels to DNL 45 dB in habitable rooms, each unit will need to incorporate sound-rated windows and exterior doors. Estimates are based upon the following assumptions:

- Floorplans and elevations dated 8 May 2017
- Exterior walls will be equivalent to 3-coat stucco over wood sheathing, 2x4 or 2x6 wood studs with batt insulation in stud cavities, and one to two layers of gypsum board on the interior
- Bedrooms will be carpeted and all other residential rooms will have hard-surfaced flooring

MITIGATIONS – NOISE

To achieve compliance with the 45 dB DNL limit of the City of Sunnyvale Noise Element standards, the following noise mitigation measures are required:

WHAT

1. Residences will need to incorporate sound-rated windows and exterior doors to meet the City and State interior noise goals.
 - a) Preliminary estimates suggest that windows and exterior doors of residences with STC ratings up to STC 37 will be necessary.
 - b) Windows will need to be closed to meet the interior noise goals. Residences should incorporate a ventilation or air-conditioning system that meets ventilation requirements with windows in the closed position. This should be discussed with the project mechanical engineer, and must not compromise sound insulation of the building shell.

WHEN: These mitigations shall be incorporated 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 and prior to building permit issuance.

WHO: The project property owner/developer shall 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.

20. Biological Resources (Less than Significant) – An Arborist Report was prepared by Hort Science, dated March 3, 2017. A total of 32 trees were analyzed. Of the 17 trees proposed for removal onsite, 16 are considered

“protected” per SMC Section 19.94. A protected tree is defined as having a trunk size of at least 38 inches in circumference, as measured 4.5 feet from the ground. Protected sized trees are required to be replaced per the City’s Tree Replacement Policy. There are 13 trees proposed for removal which are in the public right-of-way, of which six are protected sized trees. Two non-protected trees are located on adjacent properties and will be preserved during construction. The project site is characterized by an abundance of palm trees with nine Canary Island date palm trees and nine Mexican Fan Palm trees. One protected sized California Pepper tree is located in the middle of the project site. Tree removal is reviewed through the Special Development Permit process and replacement trees are required to be planted as a condition of the approval. The City’s Tree Replacement Policy requires a minimum of 13 24-inch box trees and seven 48-inch box trees to be planted to mitigate the loss of the existing protected trees, or an in lieu fee can be paid. The project will be required to offset the loss of the existing trees in accordance with Sunnyvale Municipal Code Section 19.94 and the City’s Tree Replacement Policy. The removal of the existing onsite trees is therefore a less than significant impact.

23. Historic and Cultural Resources (Less than Significant with Mitigation) –The project construction will include grading, excavation, and land disturbance. Neither the project site nor the existing building are on the City of Sunnyvale list of Heritage Resources. A records search by the California Historical Resources Information System/Northwest Information Center of Sonoma State University (CHRIS/NWIC) was conducted for the project area. Review of the NWIC base maps that reference cultural resources records and reports, historic-period maps and literature for Santa Clara County indicates that there has been no record of any cultural resources (includes both archaeological resources and historical buildings and/or structures) studies that include fieldwork of the proposed project area.

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) includes no buildings or structures within the proposed project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures.

Based on an evaluation of the environmental setting and features associated with known sites and review of historical literature, there is a moderate potential of identifying unrecorded Native American archaeological resources and a moderate potential of identifying historic-period archaeological resources in the project area. The following mitigations are recommended to reduce any potential impacts to historic and cultural resources to a less than significant level should they be encountered during construction:

MITIGATIONS – HISTORIC AND CULTURAL RESOURCES

WHAT:

1. Contact the local Native American tribes regarding traditional, cultural and religious heritage values.
2. Prior to ground disturbance, a qualified archaeologist conduct further archival and field study to identify archaeological resources, including a good faith effort to identify archaeological deposits that may show no indications on the surface.
3. Since the proposed project area contains a building that meet the minimum age requirement of 45 years or older, prior to commencement of project activities, the building be assessed by a professional familiar with the architecture and history of Santa Clara County.
4. If archaeological resources are encountered during construction, work shall be temporarily halted in the vicinity of the discovered materials and workers shall not alter the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel shall 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.

5. Any identified cultural resources shall be recorded on DPR 523 historic resource recordation forms.

WHEN: These mitigations shall be incorporated 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 and prior to building permit issuance.

WHO: The project property owner/developer shall 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.

24. Public Services – Schools (Less than Significant) – The project site is located within the Sunnyvale School District and Fremont Union High School District. In both districts, all new residential developments are required to fully offset their anticipated impact on demand for schools by paying a school impact fee as set by the Districts. The City requires evidence of school impact fee payment prior to issuance of building permits. Therefore, impacts on public schools will be less than significant.

25 and 28. Air Quality – Conflict with or obstruct implementation of the BAAQMD air quality plan? Violate any air quality standard? – (Less than Significant) – An Air Quality & Greenhouse Gas Emissions Assessment was prepared by Illingworth & Rodkin, Inc., dated October 5, 2017. The assessment states that the most recent clean air plan is the *2017 Clean Air Plan* that was adopted by BAAQMD in April 2017 and the proposed project would not conflict with this plan. 1) the project would have emissions below the BAAQMD thresholds, 2) the project would be considered urban infill, 3) the project would be located near employment centers, and 4) the project would be located near transit with regional connections. The project is too small to exceed any of the significance thresholds and, thus, it is not required to incorporate project-specific transportation control measures listed in the latest Clean Air Plan.

A “Climate Action Plan CEQA Checklist” was completed for the project, which provides further analysis related to project greenhouse gas emissions. The Checklist demonstrates conformance with the City’s adopted Climate Action Plan; therefore, the project’s impact is not expected to have an impact relating to greenhouse gas emissions. Therefore, impacts on air quality plan will be less than significant.

26 and 27. Air Quality – Greenhouse Gas (Less than Significant) – A “Climate Action Plan CEQA Checklist” was completed for the project, which provides further analysis related to project greenhouse gas emissions. The Checklist demonstrates conformance with the City’s adopted Climate Action Plan; therefore, the project’s impact is not expected to have an impact relating to greenhouse gas emissions.

Further analysis is provided in the Air Quality & Greenhouse Gas Emissions Assessment prepared by Illingworth & Rodkin, Inc., dated October 5, 2017. For Construction Emissions, best management practices to reduce GHG emissions during construction where feasible and applicable will be incorporated into the conditions of approval. For Operational Emissions, the BAAQMD screening size is identified as 78 dwelling units for condo/townhouses or apartments. Since the project proposes 75 dwelling units, the proposed project does not exceed the BAAQMD thresholds. In addition, the existing restaurant (Denny’s) will be replaced by a similar size restaurant resulting in emissions equal or less than (due to latest building standards) and would not add to the emissions. Additionally, the proposed project would not conflict or otherwise interfere with the statewide GHG reduction measures identified in California Air Resources Board’s (CARB) Scoping Plan. The project would comply with requirements of the Green Building Standards Code. Therefore, impacts on greenhouse gas emissions will be less than significant.

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)? – (Less than Significant with Mitigation)

In the Air Quality & Greenhouse Gas Emissions Assessment, prepared by Illingworth & Rodkin, Inc., dated October 5, 2017, the assessment states that the Bay Area is considered a non-attainment area for ground-level ozone and PM2.5 under both the Federal Clean Air Act and the California Clean Air Act. The area is also considered nonattainment for PM10 under the California Clean Air Act, but not the federal act. The area has attained both State and federal ambient air quality standards for carbon monoxide. As part of an effort to attain and maintain ambient air quality standards for ozone and PM10, the BAAQMD has established thresholds of significance for these air pollutants and their precursors. These thresholds are for ozone precursor pollutants (ROG and NOx), PM10, and PM2.5 and apply to both construction period and operational period impacts. Due to the project size, operational- and construction-period emissions would be less than significant.

Construction activities, particularly during site preparation and grading, would temporarily generate fugitive dust in the form of PM10 and PM2.5. Sources of fugitive dust would include disturbed soils at the construction site and trucks carrying uncovered loads of soils. The BAAQMD CEQA Air Quality Guidelines consider these impacts to be less than significant if best management practices are implemented to reduce these emissions.

MITIGATIONS – AIR QUALITY 1

WHAT

During any construction period ground disturbance, the applicant shall ensure that the project Contractor 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 best management practices that are required of all projects:

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3. 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.
4. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
5. 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.
6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
7. 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.
8. 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.

WHEN: These mitigations shall be incorporated 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 and prior to building permit issuance.

WHO: The project property owner/developer shall 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.

30. Air Quality – Expose sensitive receptors to substantial pollutant concentrations? – (Less than Significant with Mitigations)

In the Air Quality & Greenhouse Gas Emissions Assessment, prepared by Illingworth & Rodkin, Inc., dated October 5, 2017, the assessment states that operation of the project is not expected to cause any localized emissions that could expose sensitive receptors to unhealthy air pollutant levels. No stationary sources of TACs, such as generators, are proposed as part of the project or rezoning. However, the proposed project would introduce new sensitive receptors to the area in the form of future residences. There are thresholds that address both the impact of single and cumulative TAC sources upon projects that include new sensitive receptors (see Table 1 in the Air Quality & Greenhouse Gas Emissions Assessment). Construction activity would generate dust and equipment exhaust on a temporary basis that could affect nearby sensitive receptors that include residences. The project assessment recommends the following mitigation measures to be considered to minimize emissions during construction:

MITIGATIONS – AIR QUALITY 2

WHAT

1. The project shall develop a plan demonstrating that the off-road equipment used on-site to construct the project would achieve a fleet-wide average 92 percent reduction in DPM exhaust emissions or greater. One feasible plan to achieve this reduction would include the following:
 - a) All mobile diesel-powered off-road equipment larger than 25 horsepower and operating on the site for more than two days continuously shall meet, at a minimum, U.S. EPA particulate matter emissions standards for Tier 4 engines or equivalent.
 - b) Crane use shall be limited to an average of no more than four hours per workday.
 - c) Welders shall be electrically-powered.

Note that the construction contractor could use other measures to minimize construction period DPM emission to reduce the estimated cancer risk below the thresholds. The use of equipment that includes CARB-certified Level 3 Diesel Particulate Filters or alternatively-fueled equipment (i.e., non-diesel) could meet this requirement. Other measures may be the use of added exhaust devices, or a combination of measures, provided that these measures are approved by the City and demonstrated to reduce community risk impacts to less than significant.

WHEN: These mitigations shall be incorporated 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 and prior to building permit issuance.

WHO: The project property owner/developer shall 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:

Momoko Ishijima

Date: 6/4/2018

Transportation	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
36. Exceeds the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all modes of transportation including nonmotorized travel and all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian walkways, bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan https://sunnyvale.ca.gov/business/planning/default.htm Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/ Project Transportation Impact Analysis by Wood Rodgers, dated April 2018
37. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measurements, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/ Project Transportation Impact Analysis by Wood Rodgers, dated April 2018
38. Results in a change in air traffic patterns, including either an increase in air traffic levels or a change in flight patterns or location that results in substantial safety risks to vehicles, bicycles, or pedestrians?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan https://sunnyvale.ca.gov/business/planning/default.htm Project Transportation Impact Analysis by Wood Rodgers, dated April 2018
39. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan https://sunnyvale.ca.gov/business/planning/default.htm Project Description Project Transportation Impact Analysis by Wood Rodgers, dated April 2018
40. Conflict with adopted policies, plans, or programs regarding public transit or nonmotorized transportation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan https://sunnyvale.ca.gov/business/planning/default.htm Santa Clara Valley Transportation Authority Congestion Management Program

Transportation	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
					http://www.vta.org/cmp/ Project Transportation Impact Analysis by Wood Rodgers, dated April 2018
41. Affect the multi-modal performance of the highway and/or street and/or rail and/or off road nonmotorized trail transportation facilities, in terms of structural, operational, or perception-based measures of effectiveness (e.g. quality of service for nonmotorized and transit modes)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan https://sunnyvale.ca.gov/business/planning/default.htm Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/ Project Transportation Impact Analysis by Wood Rodgers, dated April 2018
42. Reduce, sever, or eliminate pedestrian or bicycle circulation or access, or preclude future planned and approved bicycle or pedestrian circulation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan https://sunnyvale.ca.gov/business/planning/default.htm Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/ Project Transportation Impact Analysis by Wood Rodgers, dated April 2018
43. Cause a degradation of the performance or availability of all transit including buses, light or heavy rail for people or goods movement?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan https://sunnyvale.ca.gov/business/planning/default.htm Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/ Project Transportation Impact Analysis by Wood Rodgers, dated April 2018

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

Transportation and Traffic (Less than Significant) – A Traffic Impact Analysis was prepared for the project by Wood Rodgers Inc., dated April, 2018. The project trip generation rate was analyzed by using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition. A 15 percent mixed-use reduction and a two (2) percent proximity to major bus stop reduction were applied to the trip generation estimates, consistent with the VTA Trip Reduction Statement and the VTA Standard Trip Reduction Method. Trips from the existing 4,057-square-foot Denny's restaurant were subtracted from the proposed Project's trip generation. The proposed Project is anticipated to generate a total of 503 daily, 39 AM peak hour (8 inbound, 31 outbound), and 52 PM peak hour (35 inbound, 17 outbound) net new trips under typical traffic demand conditions.

This TIA report analyzed 17 "study" intersections under "Existing", "Existing plus Project", "Background", "Background plus Project", "Cumulative", and "Cumulative plus Project" AM and PM peak hour conditions. Based on direction from City staff, the "Cumulative plus Project" scenario in this TIA also includes analysis of traffic from a proposed Affordable Housing Development located just south of the Project site on the northwest quadrant of the Mathilda Avenue / Iowa Avenue intersection. Based on the VTA and City of Sunnyvale significance criteria used in this TIA, the Project was found to have "less than significant" impacts on all 17 study intersections under "Existing plus Project", "Background plus Project", and "Cumulative plus Project" AM and PM peak hour conditions.

Sight distance analysis was performed for all proposed Project Driveways based on criteria found in A Policy on Geometric Design of Highways and Streets 2011 6th Edition (AASHTO Green Book, by American Association of State Highway and Transportation Officials, last updated November 2013). Although not considered an environmental impact, the sight distance analysis found that the proposed Project Driveway (Residential Parking Access) and Project Driveway (Trash Pick-Up) are not projected to meet all minimum sight distance requirements. The proposed Project Driveway (Restaurant Parking Access) is projected to meet all minimum sight distance requirements. However, the AASHTO Green Book states that it may not always be practical for driveways to meet all roadway sight distance criteria.

If the Project Driveway (Residential Parking Access) were constructed at its currently proposed location (approximately 60 feet east of Charles Street), the following improvements are recommended to improve sight distances:

- It is recommended that the building footprint and proposed landscaping on the northwest corner of the Project site be moved back into the parcel to allow a clear view between a northbound car stopped at the Charles Street / McKinley Avenue intersection and a car exiting the proposed Project Driveway (Residential Parking Access). While implementation of this improvement would lead to improved sight distances, minimum sight distances as outlined in the AASHTO Green Book would still not be met.

Building	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
44. Hydrology and Water Quality - Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	FEMA Flood Insurance Rate Map Effective 5/18/09 https://sunnyvale.ca.gov/business/planning/default.htm California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code
45. Hydrology and Water Quality - Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	FEMA Flood Insurance Rate Map Effective 5/18/09 https://sunnyvale.ca.gov/business/planning/default.htm California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code
46. Hydrology and Water Quality - Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1995 ABAG Dam Inundation Map www.abag.ca.gov , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code
47. Geology and Soils - Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sunnyvale Municipal Code 12.60, Storm Water Quality Best Sunnyvale Management Practices Guideline Manual Geotechnical Investigation by Rockridge Geotechnical, Inc. on May 5, 2017
48. Geology and Soils - Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan, https://sunnyvale.ca.gov/business/planning/default.htm California Plumbing, Mechanical, and Electrical Codes and Title 16 (Building) of the Sunnyvale Municipal Code Geotechnical Investigation by Rockridge Geotechnical, Inc. on May 5, 2017
49. Geology and Soils - Be located on expansive soil, as defined by the current building code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	California Plumbing, Mechanical, and Electrical Codes and Title 16 (Building) of the Sunnyvale Municipal Code Geotechnical Investigation by Rockridge Geotechnical, Inc. on May 5, 2017

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

44-46. Hydrology and Water Quality (No Impact) – 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.

47-49. Geology and Soils (Less than Significant) – A Geotechnical Investigation report was prepared by Rockridge Geotechnical, dated May 5, 2017. The study concluded that the subject property is suitable for the proposed development from a geotechnical engineering and geologic viewpoint. The report provides preliminary recommendations which will need to be updated and revised, as necessary, prior to construction, once detailed plans are available. The report concludes that the site is geotechnically suitable for the planned mixed-use development and other improvements. The project will include removal of all existing pavements, former foundation elements, and underground utilities. Any vegetation and organic topsoil (if present) should be stripped in areas to receive improvements (i.e., building, pavements, or flatwork). The grading work will be subject to a grading permit through the City's building permit process. Groundwater was not encountered in either the borings or CPTs advanced for the field investigation, which extended to a maximum depth of 44-1/2 feet bgs. However, if excavation and grading is performed during the wet season, the slab and foundation excavation subgrades may become wet and sensitive to disturbance, especially under construction equipment wheel loads. If soft areas are encountered in the slab subgrade or footing excavations, subgrade stabilization measures may be required. Through implementation of the Building Code, standard procedures for structural analysis and through implementation of measures specified in a final geotechnical report during the building permit process, impacts would be less than significant.

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
50. Utilities and Service Systems - Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan https://sunnyvale.ca.gov/business/planning/default.htm
51. Utilities and Service Systems - Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan https://sunnyvale.ca.gov/business/planning/default.htm
52. Utilities and Service Systems - Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan https://sunnyvale.ca.gov/business/planning/default.htm
53. Utilities and Service Systems - Have sufficient water supplies available to serve the project from existing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
entitlements and resources, or are new or expanded entitlements needed?					https://sunnyvale.ca.gov/business/planning/default.htm
54. Utilities and Service Systems - Result in a determination by the wastewater treatment provider which services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan https://sunnyvale.ca.gov/business/planning/default.htm
55. Utilities and Service Systems - Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan https://sunnyvale.ca.gov/business/planning/default.htm
56. Hydrology and Water Quality - Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Regional Water Quality Control Board (RWQCB) Region 2 Municipal Regional Permit http://www.waterboards.ca.gov/
57. Hydrology and Water Quality - Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	RWQCB, Region 2 Municipal Regional Permit http://www.waterboards.ca.gov/ City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects https://sunnyvale.ca.gov/business/planning/default.htm
58. Hydrology and Water Quality - Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	RWQCB, Region 2 Municipal Regional Permit http://www.waterboards.ca.gov/ City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects https://sunnyvale.ca.gov/business/planning/default.htm
59. Hydrology and Water Quality - Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Santa Clara Valley Water District Groundwater Protection Ordinance www.valleywater.org
60. Hydrology and Water Quality - Create or contribute runoff which would exceed the capacity of existing or planned storm	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	RWQCB, Region 2 Municipal Regional Permit http://www.waterboards.ca.gov/

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
water drainage systems in a manner which could create flooding or provide substantial additional sources of polluted runoff?					ABAG Priority Development Area http://gis.abag.ca.gov/website/PDAS/howcase/ City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects https://sunnyvale.ca.gov/business/planning/default.htm
61. Hydrology and Water Quality - Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	RWQCB, Region 2 Municipal Regional Permit http://www.waterboards.ca.gov/ ABAG Priority Development Area http://gis.abag.ca.gov/website/PDAS/howcase/ City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects https://sunnyvale.ca.gov/business/planning/default.htm
62. Utilities and Service Systems - Comply with federal, state, and local statues and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan https://sunnyvale.ca.gov/business/planning/default.htm
63. Public Services Infrastructure - Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan https://sunnyvale.ca.gov/business/planning/default.htm

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

Public Safety	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
64. Public Services Police and Fire protection - Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan https://sunnyvale.ca.gov/business/planning/default.htm
65. Public Services Police and Fire protection - Would the project result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	California Building Code SMC Section 16.52 Fire Code

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

Public Safety – Hazardous Materials	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
66. Hazards and Hazardous Materials - Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan, https://sunnyvale.ca.gov/business/planning/default.htm
67. Hazards and Hazardous Materials - Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan, https://sunnyvale.ca.gov/business/planning/default.htm Title 20 of the City of Sunnyvale Municipal Code Phase I Environmental Site Assessment by Essel Environmental Consulting, dated June 5, 2017
68. Hazards and Hazardous Materials - Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Zoning Map https://sunnyvale.ca.gov/business/planning/default.htm
69. Hazards and Hazardous Materials - Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	State of California Hazardous Waste and Substances Site List (Cortese List), Department of Toxic Substance Control Phase I Environmental Site Assessment by Essel Environmental Consulting, dated June 5, 2017
70. Hazards and Hazardous Materials - Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan https://sunnyvale.ca.gov/business/planning/default.htm

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

66. Hazards and Hazardous Materials (Less than Significant) – A Phase I Environmental Site Assessment was prepared by Essel Environmental Consulting, dated June 5, 2017. This assessment has revealed no evidence of Recognized Environmental Conditions (RECs), Historical RECs (HREC), or Controlled RECs (CREC) associated with the subject property. Based upon historical research conducted for this investigation, the property was originally occupied by residential development until redeveloped with the existing restaurant building in 1967. No records indicating storage, use, or unauthorized releases of petroleum products/wastes or hazardous materials/wastes were identified for the Site. The information obtained and reviewed during this assessment does not indicate that a recognized environmental condition is present in connection with the site. Although not considered a REC or de minimis condition, the historical presence of water tanks on the site could indicate that undocumented production wells are present. Although not of environmental concern given the current development on the site, if wells are encountered during future redevelopment, appropriate abandonment

is required. Additionally, based on the date of construction for the building on the site, asbestos-containing materials (ACM) and lead-based paint (LBP) are presumed present. Essel recommends testing of building materials and surfaces for ACM and LBP prior to any substantial renovation or demolition activities, and preparation of an O&M plan for the building to maintain presumed and identified materials in-place prior to abatement. Finally, although also not a hazardous materials concern, replacement of the grease trap should be replaced as recommended, if continued use is planned. Therefore, any potential impact would be less than significant.

Community Services	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
71. Public Services Parks - Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan https://sunnyvale.ca.gov/business/planning/default.htm SMC Chapter 18.10
72. Recreation - Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan https://sunnyvale.ca.gov/business/planning/default.htm SMC Chapter 18.10
73. Recreation - Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan https://sunnyvale.ca.gov/business/planning/default.htm

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

ENVIRONMENTAL SOURCES

Initial Study Checklist
File #2017-7379
311 South Mathilda Avenue
Page 31 of 33

City of Sunnyvale General Plan:

Sunnyvale General Plan Consolidated in (2011)
<https://sunnyvale.ca.gov/government/codes/plan.htm>

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

City of Sunnyvale Climate Action Plan 2014**City of Sunnyvale Municipal Code:**

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

Specific Plans:

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

Environmental Impact Reports:

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

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

Maps:

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

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

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

Lists / Inventories:

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

ENVIRONMENTAL SOURCES

Initial Study Checklist
File #2017-7379
311 South Mathilda Avenue
Page 32 of 33

- The Federal EPA Superfund List
www.epa.gov/region9/cleanup/california.html
- The Hazardous Waste and Substance Site List
www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm

Guidelines and Best Management Practices

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

Transportation:

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

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

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 2013
- Bay Area Clean Air Plan
- BAAQMD CEQA Guidelines 1999 Thresholds

Building Safety:

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

ENVIRONMENTAL SOURCES

Initial Study Checklist
File #2017-7379
311 South Mathilda Avenue
Page 33 of 33

OTHER :**Project Specific Information**

- Project Description
- Sunnyvale Project Environmental Information Form
- Project Development Plans and Preliminary Storm Water Management Plan dated May 9, 2017
- Project Noise Assessment Study by Charles M. Salter Associates, Inc. dated June 15, 2017
- Project Arborist Report by Hort Science, dated March 3, 2017
- California Historical Resources Information System/Northwest Information Center of Sonoma State University (CHRIS/NWIC) Records Search Letter, dated June 6, 2017
- Project Geotechnical Investigation by Rockridge Geotechnical, Inc. on May 5, 2017
- Phase I Environmental Site Assessment by Essel Environmental Consulting, dated June 5, 2017
- Project Air Quality & Greenhouse Gas Emissions Assessment by Illingworth & Rodkin, Inc., dated October 5, 2017.

Summary

This checklist identifies the minimum criteria a project must demonstrate to use the City's CAP for purposes of streamlining the analysis of greenhouse gas emissions under CEQA. Minimum criteria outlined below includes: 1) consistency with CAP forecasts, and 2) incorporation of applicable Near-Term (prior to 2016) strategies and measures from the CAP as binding and enforceable components of the project.

Section 1: Consistency with CAP Forecasts

The CAP's achievement of the 15% reduction below 2008 target is based on growth assumptions in the City's General Plan and regional growth forecasts. For eligibility to streamline from the CAP for purposes of an environmental analysis, projects must demonstrate consistency with CAP forecast assumptions using the criteria listed below. As appropriate, these criteria should be cited as evidence in any subsequent environmental document.

1A. Does the project include large stationary emissions sources that would be regulated by the Air District?

Yes No

If no, then the project may be eligible to claim consistency with growth assumptions that were used for CAP modeling. Skip to question 1C to determine consistency with CAP forecasts.

If yes, the project may trigger additional changes to the physical environment that were not considered in the CAP and would otherwise be regulated by the Bay Area Air Quality Management District. Complete 1B.

1B. If this project is a stationary source emitter as outlined under 1A, does it also include any of the following emissions sources?

Residential uses	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Commercial uses	<input type="checkbox"/> Yes	<input type="checkbox"/> No

If no, the project does not include any emissions sources that were assumed in CAP growth forecasts. Therefore, the project may trigger additional changes to the physical environment that were not considered in the CAP. CAP measures may be used to mitigate GHG emissions, but project-level analysis of GHG emissions using the California Emissions Estimator Model (CALEEMod) or another method must be prepared by a qualified air quality consultant. If yes, the project may include emissions sources mitigated by the CAP. Therefore, any sources identified in 1B may be eligible to claim consistency with the CAP. All stationary sources regulated by the Bay Area Air Quality Management District shall be analyzed separately. Other sources that were analyzed in the CAP may still qualify for streamlining, should the project demonstrate consistency with the CAP as outlined in 1C and following sections below.

1C. Does the project trigger an amendment to or adoption of any of the following planning documents?

General Plan	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Specific Plan	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Precise Plan for El Camino Real	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Please describe any amendments or adoption of new specific plans or special planning areas, as applicable:

*If **no**, then the project is eligible to claim consistency with growth assumptions that were used for CAP forecasts.*

*If **yes**, the project would trigger an amendment to or adoption of one or more of the documents list above, complete **1D** below.*

1D. If the project triggers an amendment to the General Plan, specific plans, and/or special planning areas, complete the following table:

	Existing & Proposed Project			Proposed Project's Net Effect on Citywide Forecasts		
	Existing or Allowed Under Existing Zoning (A)	Proposed Project (B)	Net Change from Existing Zoning (C=B-A)	2020 CAP Forecast (D)	Proposed Project's Net Effect on Citywide 2020 Forecast (E = D+C)	Would Net Effect of Project Exceed the Citywide 2020 CAP Forecast?
Population						
Jobs						
Households / Dwelling Units						

Please describe any assumptions used to calculate existing, allowed, or proposed conditions:

*If **no for all indicators above**, then the project may be eligible to claim consistency with CAP growth assumptions. The project's assumed residents, employees, and households would not create a net increase on community-wide growth assumed in the CAP. The CAP uses these community-wide growth indicators to forecast community-wide emissions from residential energy use, nonresidential energy use, water-related emissions, and waste. Because the CAP uses these comparable indicators to forecast non-transportation related emissions, and the project would not exceed the CAP's assumed 2020 residents, employees, and dwelling units, the project's non-transportation emissions are therefore consistent with CAP growth assumptions and captured within the CAP's emissions forecast. Complete **1E** below.*

*If **yes to one or more indicators above**, the proposed project's net effect on citywide 2020 forecasts would exceed the 2020 CAP forecast assumptions. Therefore, the project may trigger additional emissions not assumed in CAP growth forecasts.*

Any projects that exceed the 2020 forecasts may still rely on the CAP for identification of measures and standards for mitigation. However, since such projects exceed the assumptions of the CAP forecast, it is recommended that the project demonstrate anticipated project-level GHG emissions estimates using CALCEMod or another tool. (estimates prepared by consultant).

- SEE AIR QUALITY ANALYSIS for GHG emissions assessment that shows the project level increase is less than significant because it does not exceed the most stringent BAAQMD project level emission threshold of 1,100 metric tons of CO₂e per year.

1E. If the project is consistent with CAP growth forecasts as identified in 1D above, provide the following information.

Would the project have a potentially significant impact after mitigation on any of the following standards of significance identified in the State CEQA Guidelines, Appendix G?

a) Conflict with an applicable plan, program, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
c) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

*If **yes to one or more standards above**, the proposed project's net effect on citywide 2020 forecasts is inconsistent with plans, programs, or policies that informed the assumptions for the 2020 transportation forecast. Therefore, the project is inconsistent with transportation emissions forecasts and is not eligible to claim consistency with the CAP for purposes of GHG emissions and impacts on climate change.*

If no for all standards above, then the project is consistent with the plans, programs, policies, or ordinances that informed the travel demand model for the 2020 transportation forecast of the CAP. Therefore, the project is consistent with CAP growth assumptions for transportation emissions in the CAP and is eligible to claim consistency with CAP transportation forecasts.

Section 2: Consistency with CAP Measures

The CAP provides measures that achieve a 15% reduction below 2008 emissions levels by 2020. Each of the measures contains a bulleted list of action items/project standards that help projects achieve that goal. Projects that wish to demonstrate consistency with the CAP must demonstrate consistency with all applicable measures and action items/project standards from the CAP. Consistency with all applicable measures should be cited as evidence to support tiering from the CAP.

2A. Using the action items/project standards identified on the following pages, identify all measures and action items/project standards that are applicable to the project. Identify applicability and project compliance with each action item/project standard.

If a project demonstrates all applicable mandatory standards, the project is eligible to claim consistency with CAP measures and is eligible for CAP streamlining.

If a project does not integrate all applicable mandatory standards, the project is ineligible to claim consistency with CAP measures and is not eligible for CAP streamlining.

Additional voluntary measures may also be recommended. Projects inconsistent with growth forecasts should consider integrating all feasible voluntary and mandatory CAP measures.

Standards for Climate Action Plan Consistency/Private Development

(Includes Near-Term Action Items and Action Items Already Implemented by the City)

Applicable? (Yes or No)	Measure	Action Item/Project Standard	Describe whether standards are applicable and how the project demonstrates consistency with applicable standards
Yes	OS-2	Provide availability and access to outdoor space for recreation or social purposes, including access to public open spaces on privately owned property such as retail shopping centers	The project proposes a common courtyard, roof decks and private balconies. Washington Park is located less than ¼ mile to the west on West McKinley Avenue and the Cityline (Downtown Sunnyvale) with retail shopping and open space is located across South Mathilda Avenue to the east.

Climate Action Plan CEQA Checklist
 Project Name: 311 South Mathilda Avenue
 File #2017-7379
 Page 5 of 8

Yes	OS-3.1	Continue to implement the City's Tree Preservation requirements.	Replacement trees will be provided for the removal of protected trees or an in lieu fee will be paid per tree.
Yes	EC-2.2	Continue to require energy-efficient siting of buildings. Buildings should be oriented and landscape material should be selected to provide maximum energy efficiency for the buildings	A GreenPoint Rated Checklist has been provided with 110 points targeted. Many of the points relate to energy efficiency in building siting and construction, and water-efficiency in landscaping.
Yes	WC-2.3	Require new open space and street trees to be drought-tolerant	The project is subject to City requirements including water efficient landscape design.
Yes	LW-2.1	Require multi-family homes to participate in the City's Multi-family Recycling Program	The project would be subject to City requirements.
Yes	LW-2.2	Select materials to be targeted for diversion methods, services or technologies based on the results of the Zero Waste Strategic Plan	The Zero Waste Strategic Plan is already being implemented.
Yes	CA-1.7	Actively promote the use of alternative modes of transportation as safe modes of travel. When applicable, promote viable programs sponsored by 511.org, the BAAQMD and other recognized agencies on the City's website and publications	The project is not a large generator of peak hour trips. The project is adjacent to VTA bus services on South Mathilda Avenue and within 1/2 mile of the Sunnyvale Caltrain Station with direct sidewalk access. The project will include installation of new, wider sidewalks and bicycle parking facilities.
Yes	CTO-1.1	Incorporate the provisions of AB 1358, the California Complete Streets Act of 2008, into roadway design, construction and maintenance activities	Sidewalk improvements (increased width) on South Mathilda Avenue and West McKinley Avenue will encourage pedestrian use. Street parking will remain along the Charles Street frontage.
Yes	CTO-1.2	Implement the street space allocation policy (RTC 8-085, April 28, 2009) in coordination with road reconstruction or resurfacing projects to provide road configurations that accommodate all travel modes.	The project includes sidewalk improvements (increased sidewalk width) on South Mathilda Avenue and West McKinley Avenue. Street parking will remain along the Charles Street frontage and bicycle parking will be provided for both residents and patrons of the commercial space.
Yes	CTO-1.3	Require new development to provide cross-parcel access and linkages from the development entrance to the public sidewalk system, transit stops, nearby employment and shopping centers, schools,	The project provides linkages from the development entrance to the public sidewalk. The project is located adjacent to VTA bus services and within 1/2 mile of the Sunnyvale Caltrain Station.

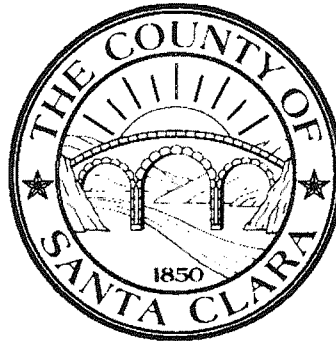
Climate Action Plan CEQA Checklist
 Project Name: 311 South Mathilda Avenue
 File #2017-7379
 Page 6 of 8

		parks and other parcels for ease of pedestrian and cyclist access	
Yes	CTO-1.4	Improve pedestrian safety and comfort through design elements such as landscaped medians, pedestrian-level amenities, sidewalk improvements and compliance with ADA design standards, particularly for areas serving high volumes of traffic.	The project provides sidewalk improvements and ADA requirements would be met through Building Code requirements. The project includes the improvements such as wider sidewalks with street trees on South Mathilda Avenue and West McKinley Avenue.
Yes	CTO-1.5	Improve bicycle facilities and perceptions of comfort through pavement marking/coloring, physical separation, specialized signs and markings and other design elements.	The project would provide bicycle parking for residents and patrons of the commercial space. Although not part of this project, bicycle lanes are proposed on South Mathilda Avenue in the future.
Yes	CTO-1.6	Require sidewalks to be a minimum of 6 feet wide in order to allow side-by-side walking at identified locations that currently serve high pedestrian traffic volumes or locations planned to serve high volumes of pedestrian traffic.	The project would be subject to City and requirements with 12-foot wide attached sidewalks with 4-foot square street tree wells on South Mathilda Avenue and West McKinley Avenue.
Yes	CTO-2.1	Require public areas and new development to provide bicycle parking consistent with the VTA Bicycle Technical Guidelines, as amended.	The project complies with bicycle parking requirements by providing secured bicycle parking spaces of residents in the garage and bicycle racks are proposed in front of the commercial space.
No	CTO-3.1	Continue sponsoring projects to provide transit rider amenities at bus stops and rail stations.	The project is adjacent to a VTA bus stop and 1/2 mile from the CalTrain station. The project will provide information on public transit and rideshare information.
No	CTO-4.1	Require existing and future major employers to utilize a variety of transportation demand management measures such as flexible work schedules, telecommuting, guaranteed rides home, low or no cost transit passes, parking "cash-out" incentives and other programs that provide employees with alternatives to single-occupant commutes.	N/A, the project is for residential use.
Yes	EP-2.3	Prevent buildings and additions from shading more than 10% of roofs of other structures.	A solar study was completed demonstrating that existing adjacent roofs will not be shaded more than 10% by the project.

Climate Action Plan CEQA Checklist
 Project Name: 311 South Mathilda Avenue
 File #2017-7379
 Page 7 of 8

No	EP-2.3	Continue to allow and encourage solar facilities above paved parking areas.	City of Sunnyvale Code allows for solar installations. A solar array is not proposed at this time.
Yes	OR-1.3	In project review, encourage the replacement of high-maintenance landscapes (like grass turf) with native vegetation to reduce the need for gas-powered lawn and garden equipment.	The project is subject to City requirements including water efficient landscape design.
Yes	OR-2.1	Idling times will be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]) or less. Clear signage will be provided at all access points to remind construction workers of idling restrictions.	The project would be subject to mitigation measures imposed by the City, which would likely include standard Bay Area Air Quality Management District (BAAQMD) recommended Best Management Practices for construction projects; these measures will also be included in the Conditions of Approval for the project.
Yes	OR-2.2	Construction equipment must be maintained per manufacturer's specifications	This is a standard condition of approval that will be implemented during construction.
Yes	OR-2.3	Planning and Building staff will work with project applicants from construction equipment by selecting one of the following measures, at a minimum, as appropriate to the construction project:	This is a standard condition of approval that will be implemented during construction.
		a. Substitute electrified or hybrid equipment for diesel and gasoline powered equipment where practical	
		b. Use alternatively fueled construction equipment on-site, where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.	
		c. Avoid the use of on-site generators by connecting to grid electricity or utilizing solar-powered equipment.	

		d. Limit heavy-duty equipment idling time to a period of three minutes or less, exceeding CARB regulation minimum requirements of five minutes.	
--	--	---	--



Regina Alcomendras
 Santa Clara County
 Clerk-Recorder
 (408) 299-5688
<https://www.clerkrecorder.org>

Receipt: 18-112660

Product	Name	Extended
CEQA	ENVIRONMENTAL FILING	\$0.00
	# Pages	43
	Document #	ENV21574
	Document Info:	CITY OF SUNNYVALE
	Filing Type	F
Total		\$0.00
Change (Cash)		\$0.00

PLEASE KEEP FOR REFERENCE

1



State of California - Department of Fish and Wildlife
2018 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 10/31/17) Previously DFG 753.5a

RECEIPT NUMBER: ENV21574
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SUNNYVALE	LEAD AGENCY EMAIL	DATE 06/06/2018
COUNTY/STATE AGENCY OF FILING SANTA CLARA	DOCUMENT NUMBER	

PROJECT TITLE
311 SOUTH MATHILDA AVENUE MIXED-USE DEVELOPMENT

PROJECT APPLICANT NAME LANE PARTNERS	PROJECT APPLICANT EMAIL	PHONE NUMBER (650) 838-0100
---	-------------------------	--------------------------------

PROJECT APPLICANT ADDRESS 644 MENLO AVE, 2ND FLR	CITY MENLO PARK	STATE CA	ZIP CODE 94025
---	--------------------	-------------	-------------------

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,168.00	\$	_____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,280.75	\$	_____
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,077.00	\$	_____
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach copy of previously issued Environmental Filing Fee Cash Receipt (DFW 753.5a))			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	_____
<input type="checkbox"/> County documentary handling fee		\$	_____
<input type="checkbox"/> Other		\$	_____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ _____ **\$0.00**

SIGNATURE <i>X Mike Louie</i>	AGENCY OF FILING PRINTED NAME AND TITLE Mike Louie, Deputy County Clerk-Recorder
----------------------------------	---