



City of Sunnyvale

Meeting Minutes

Planning Commission

Monday, June 23, 2025

7:00 PM

Online and Council Chambers, City Hall,
456 W. Olive Ave., Sunnyvale, CA 94086

No Study Session | Public Hearing - 7:00 PM

NO STUDY SESSION

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Commissioner Pyne called the meeting to order at 7:00 PM.

SALUTE TO THE FLAG

Commissioner Pyne led the salute to the flag.

ROLL CALL

Present: 4 - Commissioner Martin Pyne
Commissioner Michael Serrone
Commissioner Neela Shukla
Commissioner Ilan Sigura
Absent: 3 - Chair Nathan Iglesias
Vice Chair Galen Kim Davis
Commissioner Chris Figone

The absences of Chair Iglesias, Vice Chair Davis, and Commissioner Figone are excused.

PRESENTATION

1. [25-0715](#) PRESENTATION - Recognition of Service

City of Sunnyvale Mayor Larry Klein gave a recognition of service presentation for Commissioner Pyne who completed one term of service on the Planning Commission.

ORAL COMMUNICATIONS

None.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [25-0723](#) **Proposed Project:**
 PUBLIC COMMENTS ON THE DRAFT ENVIRONMENTAL IMPACT REPORT: for construction of a replacement groundwater extraction well at approximately 800 to 1,000 feet below the ground surface, an approximately 56,000-gallon and 24-foot-tall water storage tank, chemical storage cabinets, and associated equipment, utility and right-of-way improvements.
 Location: 800 Carlisle Way (APN: 309-12-013)
 File #: 2022-7041
 Zoning: R-0/S (Low Density Residential/Single Story)
 Applicant & Owner: California Water Service
 Environmental Review: Environmental Impact Report (State Clearinghouse #2023020080)
 Project Planner: Mary Jeyaprakash, (408) 730-7449, mjeyaprakash@sunnyvale.ca.gov

Senior Planner Mary Jeyaprakash presented the staff report with a slide presentation.

Commissioner Serrone confirmed with Senior Planner Jeyaprakash that the proposed project was initiated by California Water Service (CalWater).

At Commissioner Serrone's request, Senior Planner Jeyaprakash explained that public input at a scoping meeting, input from staff's environmental consultant, and California Environmental Quality Act (CEQA) requirements dictated the contents of the Draft Environmental Impact Report (DEIR) and other analyses conducted for the proposed project.

Commissioner Serrone and Senior Planner Jeyaprakash discussed how often the proposed electric pump will run.

Commissioner Serrone asked for a comparison of the noise that was generated by the previous pump and the noise that will be generated by the proposed pump. Principal Planner Noren Caliva-Lepe explained that the purpose of the meeting is to gather comments on the DEIR for the proposed project so that responses to those comments may be included in the Final Environmental Impact Report (FEIR) for the proposed project. She added that when the proposed project is brought to the Planning Commission for review later, staff will provide information on the Use Permit that was approved for the previous well and any noise studies that were previously conducted.

Commissioner Serrone asked whether any soil on the subject site will be tested to determine whether it contains contaminants. Principal Planner Caliva-Lepe advised that staff's environmental consultants will present additional slides that may address this matter.

Commissioner Serrone acknowledged public comments regarding the backup generator for the proposed project and asked whether this generator may be powered by something that is less polluting and quieter. Principal Planner Caliva-Lepe responded that the proposed backup generator meets noise standards according to the DEIR and does not violate Bay Area Air Quality Management District (BAAQMD) requirements for air quality. She also encouraged comments focused only on the adequacy of the DEIR.

Commissioner Sigura confirmed with Senior Planner Jeyaprakash that on-site storage will house everyday chemicals used to disinfect drinking water before it is sent to the distribution system.

Commissioner Sigura shared his concerns regarding ground collapse for surrounding properties due to underground water extraction. Senior Planner Jeyaprakash noted that the DEIR for the proposed project includes details on sustainable groundwater management and found that the proposed project does not have the potential to result in such a collapse.

Commissioner Sigura suggested the use of a backup generator that has low environmental impacts. Senior Planner Jeyaprakash made note of his suggestion.

Commissioner Pyne asked whether Planning Commissioner comments may be provided after the public hearing. Principal Planner Caliva-Lepe answered that comments may be made during the public hearing or emailed to Senior Planner Jeyaprakash by 5 p.m. on June 30, 2025.

Commissioner Pyne confirmed with Senior Planner Jeyaprakash that staff's environmental consultant will present additional information on the proposed project and that Planning Commissioners are encouraged to ask questions once they are done presenting.

Nick Towstopiat, Project Manager at David J. Powers and Associates, Inc., presented additional information on the environmental analysis and findings.

Commissioner Pyne opened the Public Hearing.

Melinda Schmidt, Superintendent at CalWater, responded to comments made by Planning Commissioners regarding the noise that will be generated by the proposed project's pump and backup generator. She stated that enclosures will be built to mitigate noise generated to keep noise levels lower than they previously were for the subject site.

Luis Zamudio, Senior Engineer at CalWater, noted that they have no knowledge of soil contamination at the subject site.

Ms. Schmidt explained that since the casing for the previously existing well failed and rehabilitation of that well was not an option, the well was destroyed and a new well with superior features is being proposed to replace it.

Mr. Zamudio specified that on-site storage will house sodium hypochlorite and ammonia which, when combined in proper dosages, produces chloramines that are used to disinfect water so it is safe for consumption. Ms. Schmidt provided details on how these chemicals will be safely contained.

Commissioner Serrone shared his concerns regarding the limited information available on the soil of the subject site. Mr. Zamudio explained that once the proposed well is built, the water it holds will be tested for soil or groundwater contamination. If any contamination is found, the well will not be permitted to operate.

Commissioner Serrone received clarification from Mr. Towstopiat on why the desalination plant alternative considered for the proposed project was rejected. Mr. Towstopiat also clarified that a Phase 1 Environmental Site Assessment was prepared and did not indicate concerns regarding soil contamination. He also explained that the Initial Study in the DEIR outlines a health and safety plan prepared for the construction process of the proposed project.

At Commissioner Serrone's request, Ms. Schmidt repeated information she previously provided regarding the backup generator for the proposed project. Mr. Zamudio ensured that emissions to be produced by this generator is anticipated to be lower than they previously were. Mr. Towstopiat offered additional details on the air quality and health risk assessments prepared for the proposed project. Senior Planner Jeyaprakash noted that the generator in question will only operate during emergencies and will be tested monthly.

Commissioner Sigura confirmed with Mr. Zamudio that the previous well was destroyed per Santa Clara County standards.

At Commissioner Shukla's request, Mr. Zamudio shared information on the history of the proposed project and subject site. Senior Planner Jeyaprakash stated that this information is already included in the Phase 1 Environmental Site Assessment of the DEIR. Principal Planner Caliva-Lepe added that this information will also be included in the staff report when the proposed project returns to the Planning Commission for consideration.

Mei-Ling Stefan highlighted items that she considers to be deficiencies of the DEIR and noted that she has already emailed her comments to the City.

Commissioner Pyne confirmed with Senior Planner Jeyaprakash that any comments on the DEIR will be responded to in the FEIR for the proposed project.

Commissioner Pyne closed the Public Hearing.

Commissioner Serrone confirmed with Senior Planner Jeyaprakash that consideration has been given to tribal cultural resources.

Commissioner Pyne stated that he will be submitting a written comment regarding the DEIR.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

None.

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

None.

-Staff Comments

Principal Planner Noren Caliva-Lepe announced that on July 1, 2025, the City Council will consider approval of the proposed Village Center Master Plan and the proposed General Plan amendment and rezone for 781 South Wolfe Road.

INFORMATION ONLY REPORTS/ITEMS

None.

3. [25-0714](#) Planning Commission Proposed Study Issues, Calendar Year: 2026
(Information Only)

ADJOURNMENT

Commissioner Pyne adjourned the meeting at 8:00 PM.