



Sunnyvale

# 800 Carlisle Way – Well and Water Tank Project PLNG-2022-7041

Mary Jeyaprakash, Senior Planner  
Planning Commission, March 9, 2026

# Proposed Project

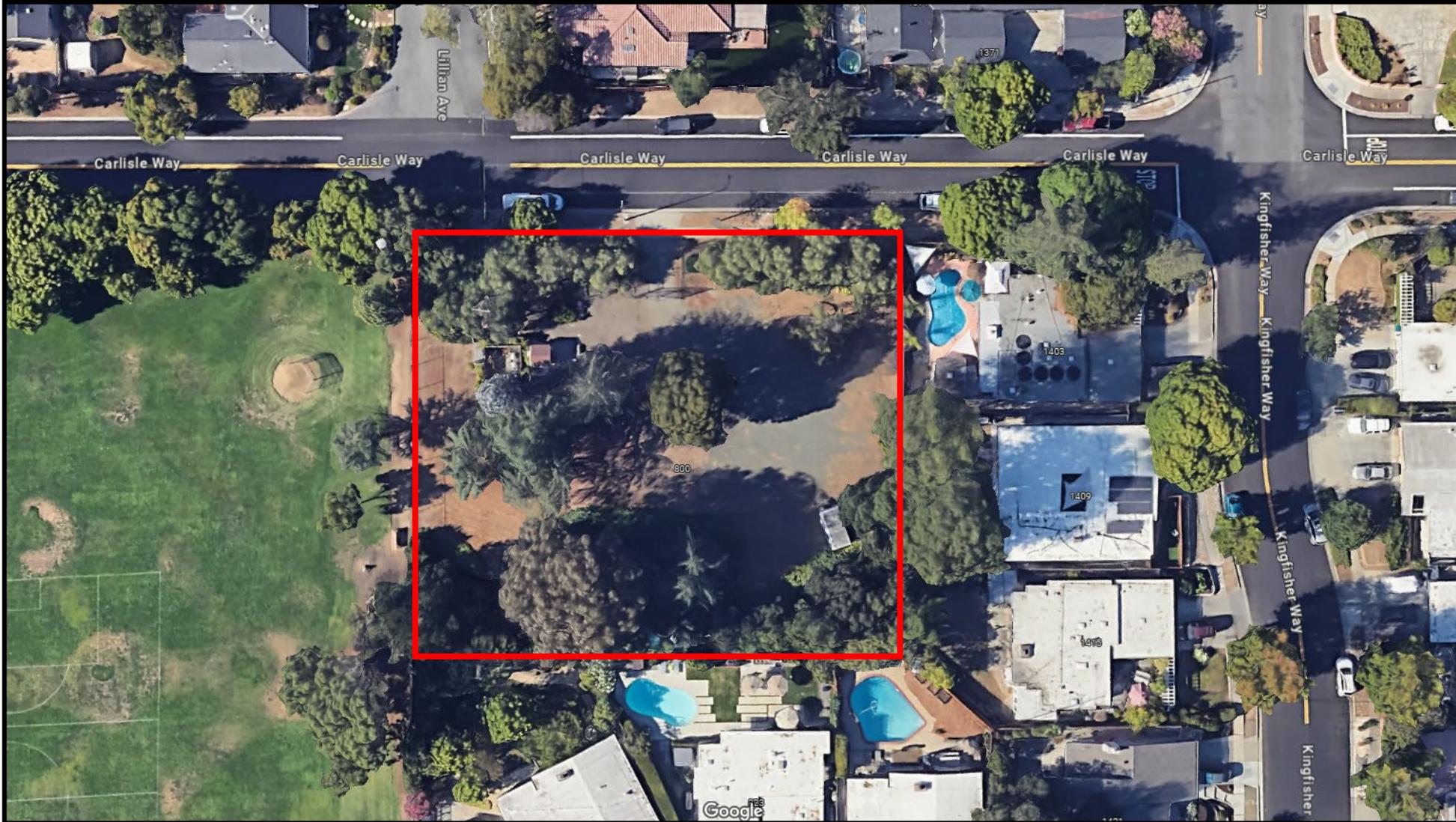
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- Use Permit
  - ◆ Drill groundwater well
  - ◆ Construct 56,000-gal water tank at 17 feet height
  - ◆ Chemical storage cabinets
  - ◆ Install associated equipment
- CEQA
  - ◆ Focused EIR for noise

# Neighborhood Context



# Existing Site



# Site Background



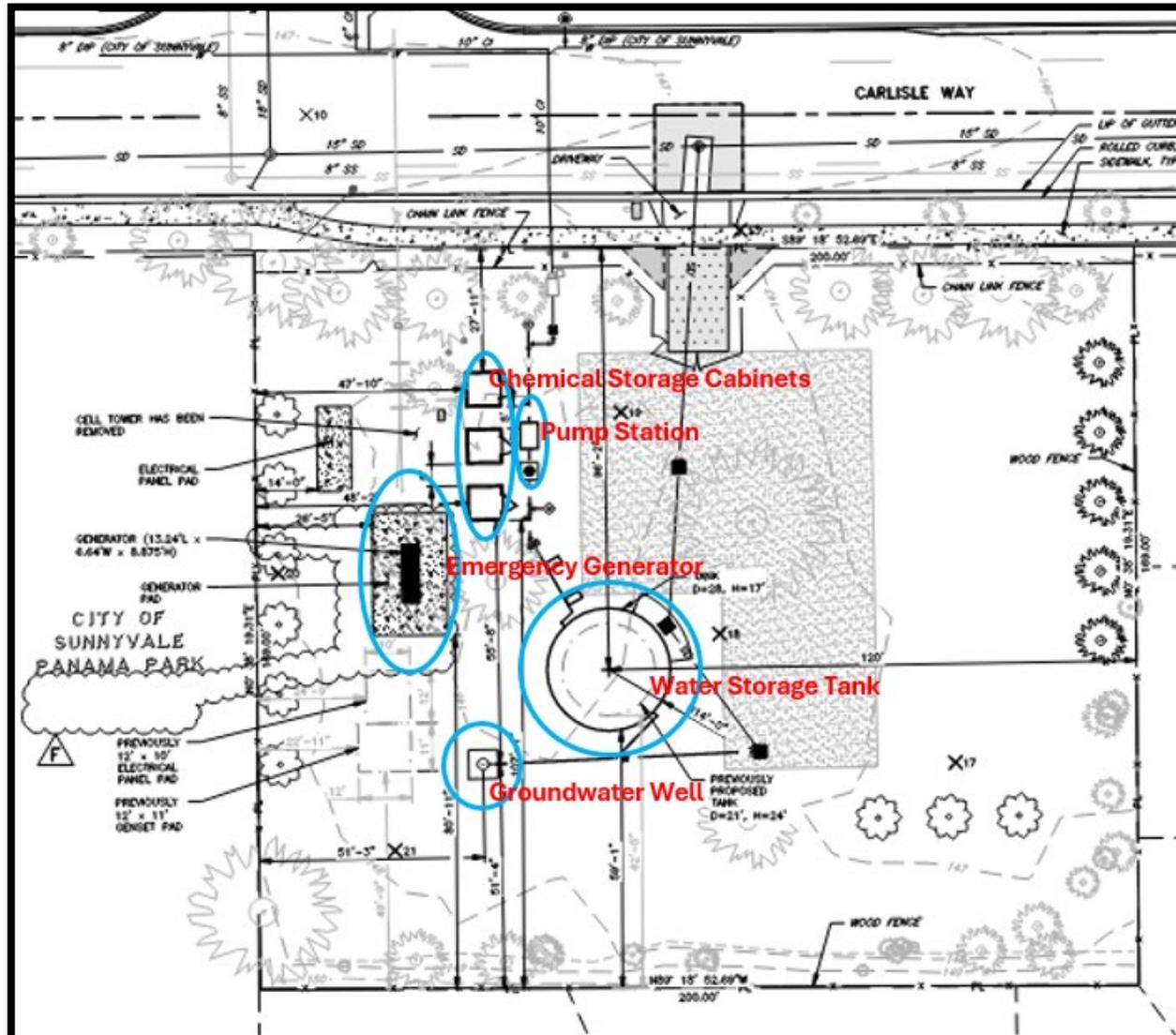
View from Carlisle Way - Before 2016



View from Carlisle Way - Current

- **Site Area:** 0.77-Acre
- **Zoning:** R-0/S (Low Density Residential / Single Story)
- **Use:**  
Water Well Extraction and Pump Site;
- **Site History:**  
Active – 1955-2016  
Tank Demo – 2016  
Planning Application – 2021

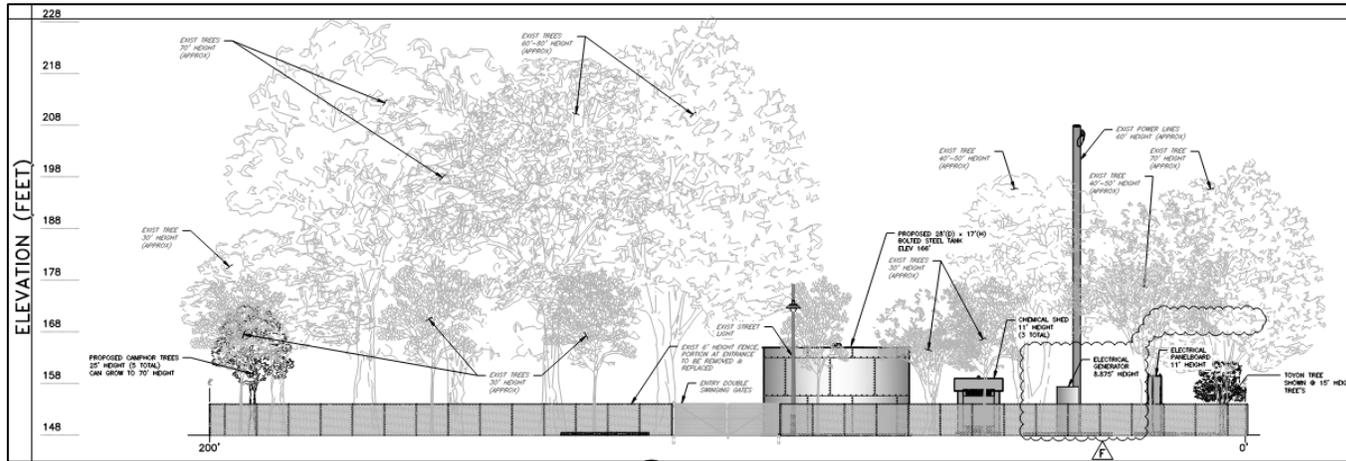
# Proposed Site Plan



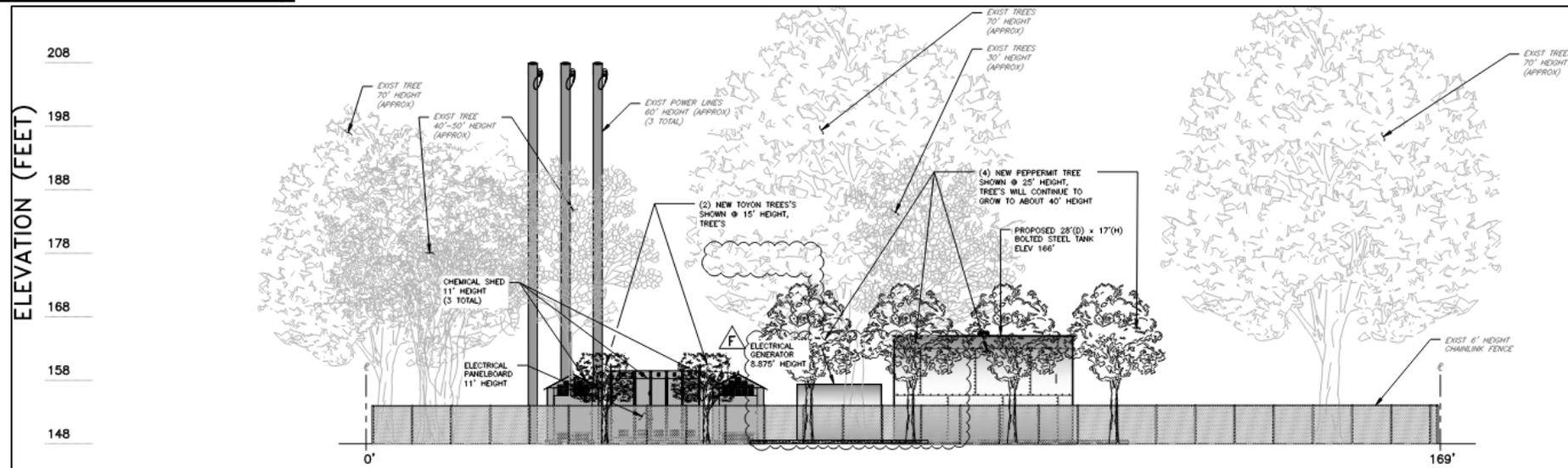
- **Groundwater Well:**
  - ◆ Drill 800 – 1,000 Feet Below Ground
- **Water Tank:**
  - ◆ 56,000-gal Steel Tank
  - ◆ 17 Feet Tall
- **Chemical Storage Cabinets:**
  - ◆ 11 Feet Tall - Three Cabinets
- **Associated Equipment:**
  - ◆ Booster Pump
  - ◆ Emergency Back-up Generator
- **Tree Preservation:**
  - ◆ Seven Trees Removed (38 Existing)
  - ◆ 14 Trees Replaced



# Site Elevations

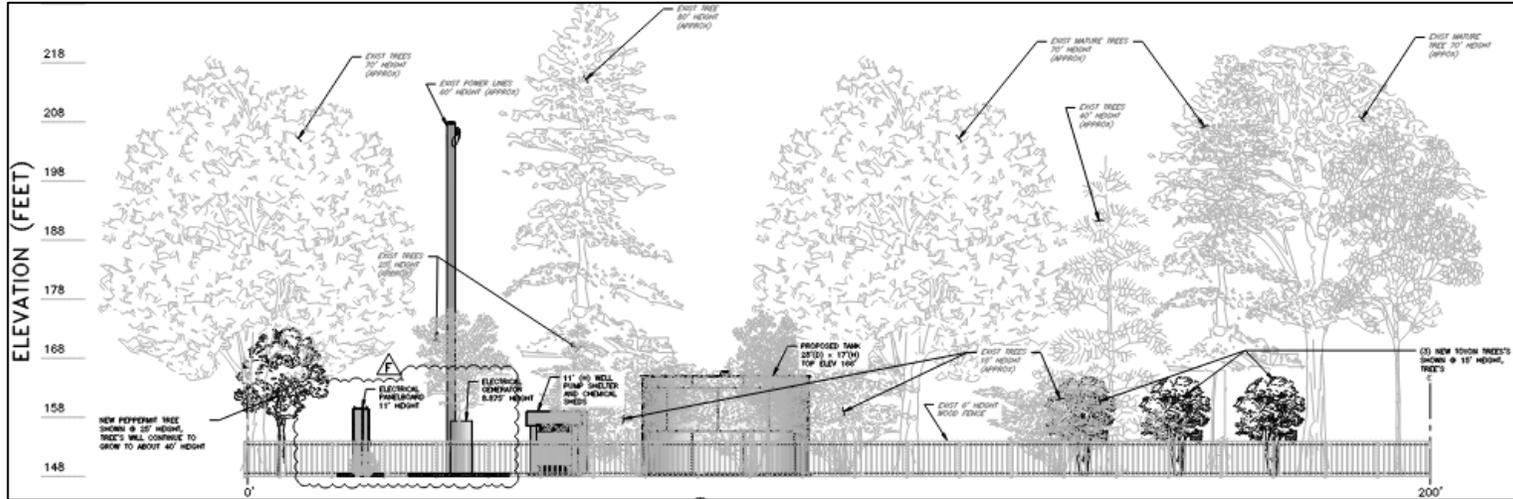


Elevation from Carlisle Way

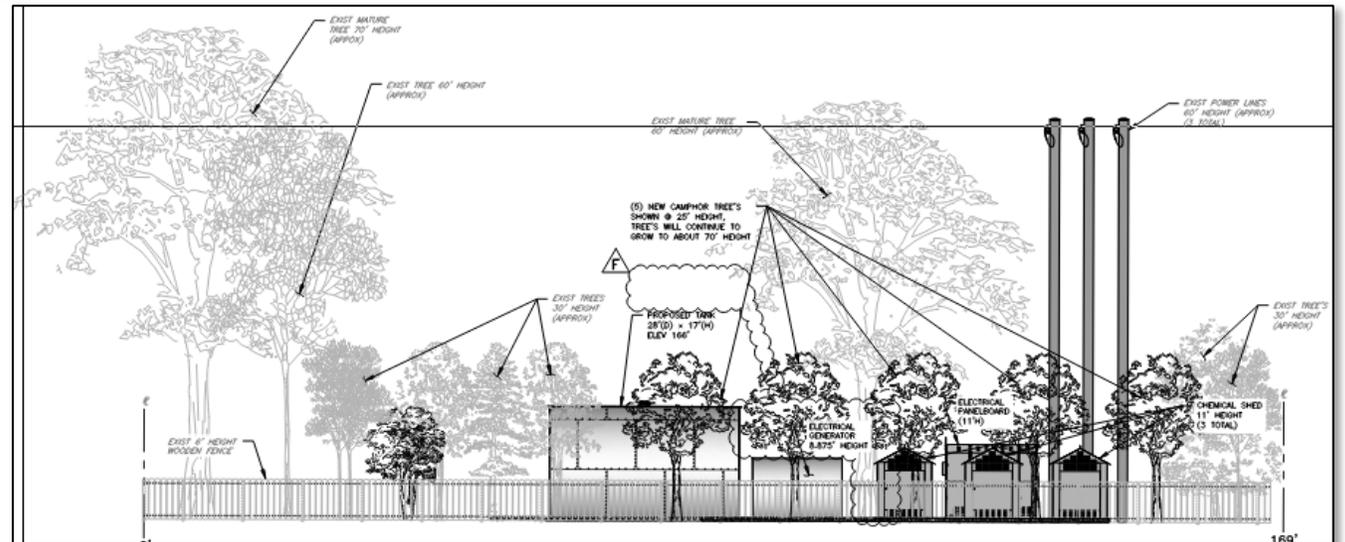


Elevation from Panama Park

# Site Elevations



Elevation facing North



Elevation facing West

# Environmental Issue Areas

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- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise and Vibration
- Population and Housing
- Public Services
- Recreational Facilities
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

# Issues – Significant Impacts

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- Significant and Mitigable Impacts:
  - Air Quality, Energy, Greenhouse Gas Emissions
  - Biological Resources
  - Cultural Resources
  - Geology and Soils
- Significant and Unavoidable Impact:
  - Drilling activities exceed noise limits
    - Construction 24/7 (outside of allowed construction hours)
    - Exceed nighttime limit (50 dBA) at two adjacent residences

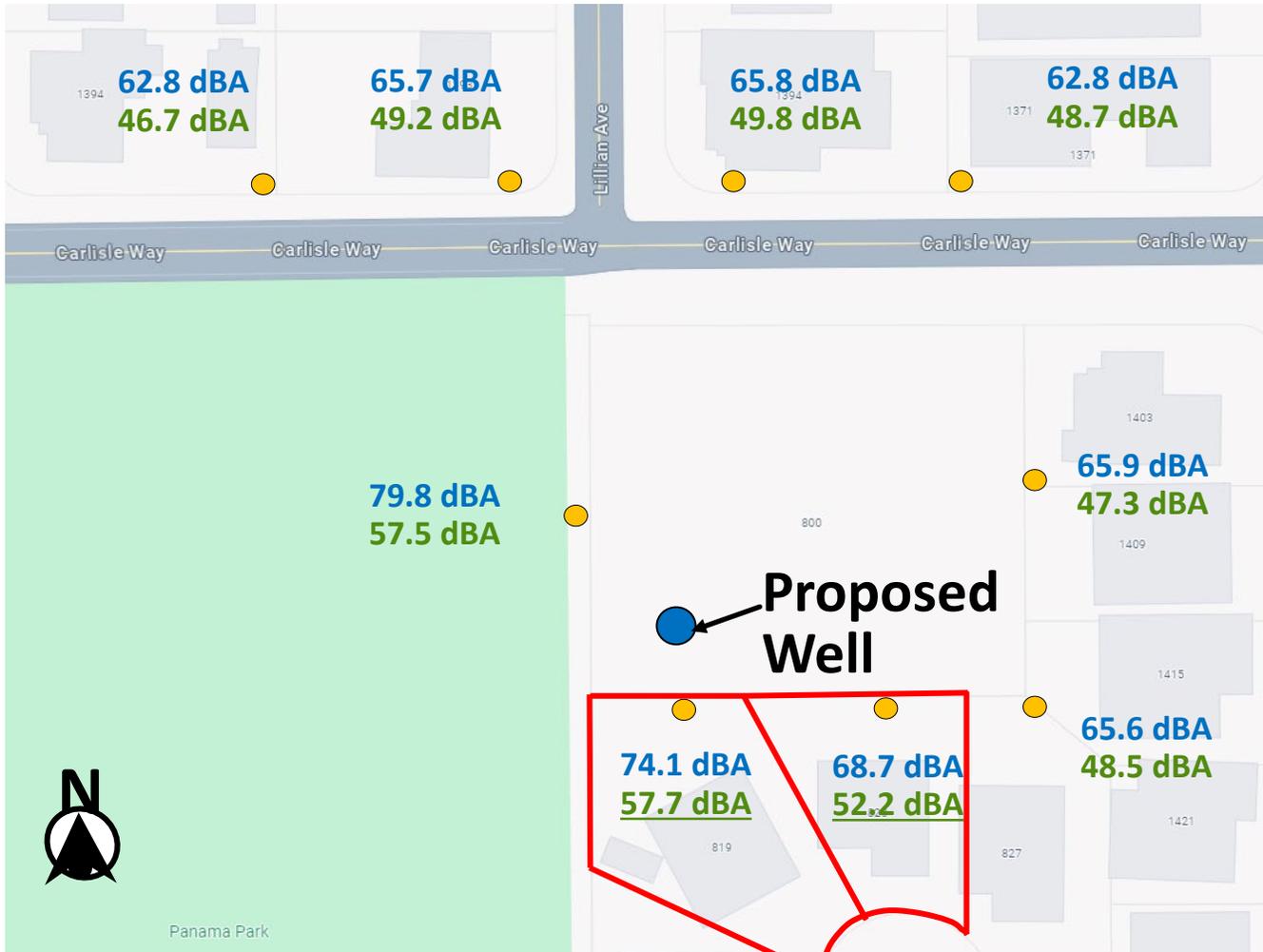
# Issues – Other Key Concerns

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- Other Key Concerns:
  - Water tank height, privacy, and visibility;
  - Quality of life impacts;
    - Expose nearby residents to high noise and vibration levels; and
    - Glare from construction lighting.
  - Hazardous chemicals and safety management;
  - Soil and groundwater stability due to drilling and extraction; and
  - EIR preparation and adequacy;
    - MMRP, Alternatives considered, and Air Quality analysis;
    - Biological Resources – tree removal and nesting bird survey;
    - Noise and Vibration threshold and ongoing measurement;
    - Hazardous Materials and storm/sewer discharge analysis; and
    - Geology and Soils and Greenhouse Gas Emission analysis.

# Significant Unavoidable Noise Impact

## Drilling Operation - Noise Modeling Results:



### Legend:

- ◆ ● – Noise Measurement Locations
- ◆ **Noise Levels** (in Blue) – Before Mitigation
- ◆ **Noise Levels** (in Green) – After Mitigation
- ◆ **Noise Levels** (in Green and Underlined) – Exceed Nighttime Standard

### Ambient 24-hour Average:

- ◆ 46.3 dBA Daytime and 45.1 dBA Nighttime

### Construction Noise Standards:

- ◆ Allowable Construction Hours:
  - ◆ Residential: 80 dBA
  - ◆ Park: 85 dBA
 (Source: Federal Transit Administration)
- ◆ Outside Allowable Construction Hours:
  - ◆ Residential: 60 dBA Daytime and 50 dBA Nighttime
  - ◆ Park: 70 dBA Daytime and 60 dBA Nighttime
 (Source: City's Operational Noise Standards)

# EIR Process

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- Milestones:

- ◆ Notice of Preparation – February 3, 2023, and March 14, 2025
- ◆ Scoping Meeting – February 16, 2023
- ◆ Community Outreach Meeting – April 10, 2025
- ◆ Circulate Draft EIR – May 15 to June 30, 2025
- ◆ Planning Commission Study Session – May 27, 2025
- ◆ Planning Commission Hearing on Draft EIR – June 23, 2025
- ◆ Circulation of Final EIR – February 6 to March 6, 2026
- ◆ Planning Commission Hearing to Review Project and Certify EIR – March 9, 2026
- ◆ City Council Hearing to Review Project and Certify EIR – April 7, 2026 (scheduled)

# Staff Recommendation - Alternatives

## Alternatives

1. Adopt a Resolution to certify the EIR subject to the Recommended Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program.
2. Do not certify the EIR and require additional environmental analysis.
3. Approve the Use Permit subject to the Recommended Findings and Recommended Conditions of Approval.
4. Approve the Use Permit subject to the Recommended Findings and Recommended Conditions of Approval with modifications.
5. Do not make the required Findings and require changes.

# Staff Recommendation

## Staff Recommendation

Forward Recommendations to the City Council to take the following actions:

- 1. Alternative 1:** Adopt a Resolution to certify the EIR subject to the Recommended Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program; and
- 2. Alternative 3:** Approve the Use Permit subject to the Recommended Findings and Recommended Conditions of Approval.

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# Questions?