RECOMMENDED FINDINGS

Use Permit

Goals and Policies that relate to this project are:

GENERAL PLAN COMMUNITY VISION ELEMENT

Community Vision: Goal XII. Supportive Utilities: To provide and maintain water, sewer, solid waste disposal, and drainage facilities that are safe, efficient, and reliable, and which can develop sufficient capacity to meet the expected growth of the city.

GENERAL PLAN LAND USE AND TRANSPORTATION ELEMENT (LUTE)

Land Use and Transportation: Policy LT-1.9 - Work with regional agencies to ensure an adequate water supply that will allow progress toward Sunnyvale's long-term land use plans.

GENERAL PLAN ENVIRONMENTAL MANAGEMENT ELEMENT

Environmental Management: Goal EM-1 - Adequate Water Supplies
Acquire and manage water supplies so that existing and future reasonable demands for water, as projected in the 20-year forecast, are reliably met.

> **Action Statement EM-1.1a** - Investigate possibilities to increase well water sources within the City.

Environmental Management: Policy EM-1.3 - Provide enough redundancy in the water supply system so that minimum potable water demand and fire suppression requirements can be met under both normal and emergency circumstances.

Environmental Management: Goal EM-3 - Reliable and Safe Water Distribution
Proactively maintain the water distribution system infrastructure to ensure the reliable and safe delivery of water under normal and emergency conditions to both current and future customers.

Environmental Management: Policy EM-4.3 - Provide appropriate security and protection of water facilities.

CITYWIDE DESIGN GUIDELINES

Site Design: SD-1.1.
Design projects to be compatible with their surrounding development in intensity, setbacks, building forms, material, color, and landscaping unless there are specific planning goals to change the character of an area.

Site Design: SD-1.2.
Respect existing roadway patterns and driveways. Align new curb cuts with existing driveways and streets for streetscape continuity.

Site Design: SD-2.2.
Emphasize the pleasant components of the project such as existing trees and views, and disguise its less desirable scenes such as loading and service areas through placement and design of structures and landscaping.

Site Design: SD-2.3.
Locate noise and odor generating functions so that they do not create a nuisance for the adjacent properties.

Landscaping: LA-1.2.
Preserve and incorporate existing natural features, particularly trees, on a site into the landscape design of projects.

Service and Accessory Structures: SA-1.5.
Fences, walls, dense landscaping, berming, or any combination of the above, may be used to screen service areas and facilities.

Service and Accessory Structures: SA-2.2.
The style, material, and color of accessory buildings visible from public streets should be the same as those of the main structures.

Fences and Walls: SA-3.5.
Privacy fences over 6 ft. high in residential areas should consist of lattice work for that portion of fence being over 6 ft. high.

Fences and Walls: SA-3.8.
Fences and walls used for noise control should be made of materials most suited for noise reduction, and which minimize reflective sound.

Mechanical Equipment and Outdoor Storage: SA-4.2.
Locate mechanical equipment far enough from adjacent properties to not cause noise problems.

The following findings are made as required under SMC Section 19.88.050 for approval of a Use Permit:

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale. **[Finding Met]**.

   The proposed project furthers and promotes the vision, goals, and policies of the City of Sunnyvale General Plan and Citywide Design Guidelines by reactivating an existing public utility site to provide reliable and safe potable water supply for Sunnyvale residents and surrounding communities. The project supports the Community Vision goal of maintaining supportive utilities and directly advances LUTE and Environmental Management policies related to ensuring adequate water supplies, increasing local groundwater sources, and maintaining reliable water distribution infrastructure under both normal and emergency conditions. By redeveloping an existing, unused groundwater extraction facility, the project enhances critical public infrastructure.

   The project includes site and right-of-way improvements, such as upgraded driveway access, sidewalks, and utility connections along Carlisle Way. The proposed water storage tank, groundwater well, and associated facilities aligns with General Plan land use designation by resuming the site's historic use for water infrastructure and complies with applicable zoning standards, such as height and setback requirements. Through careful site planning, design review, and implementation of mitigation measures and Conditions of Approval, the project would enhance the City's water system resilience, protect public health and safety, and contribute to the long-term sustainability and reliability of Sunnyvale's municipal water supply, consistent with the objectives of the General Plan and Citywide Design Guidelines.

   There is no specific, precise or other specialized plan applicable to this site.

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties. **[Finding Met]**.

   The proposed project is designed to ensure that the general appearance and operation of the facility will not impair the orderly development or adjacent properties. The project uses high-quality materials appropriate for public utility infrastructure, including carbon steel for water tank with non-glossy exterior paint finish to prevent glare. All proposed components of the project will comply with applicable zoning standards for height, setbacks, tree preservation and operational noise. The water storage tank height has been reduced to meet the maximum allowed under the zoning district and is comparable in scale to surrounding single-family residences, thereby maintaining neighborhood

compatibility. The site layout is carefully planned following the Citywide Design Guidelines by locating the well, generator, and pump station away from adjacent homes to minimize noise and visual impacts, while existing fencing, mature trees, and proposed landscaping provide effective screening and privacy.

The City requires the implementation of specific control measures, as set forth in the Recommended Conditions of Approval, to mitigate potential construction- and operation-related impacts. These measures include requirements for advance notification of drilling schedules, provision of relocation vouchers to affected residents, and City review and approval of site photometric plans to ensure that construction and operational lighting is fully shielded and does not result in glare or spillover illumination onto public streets or adjacent properties. Additionally, the City will review and approve the final tank design to ensure that visual impacts are minimized and that the project remains compatible with the character of the surrounding neighborhood.

The proposed use is consistent with the General Plan, Zoning Standards, Citywide Design Guidelines, and reflects the site’s historic function as a groundwater extraction facility. With these design features and regulatory controls in place, the project will maintain compatibility with surrounding residential uses and will not impair the orderly development of the area.