

**RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
MARCH 9, 2026**

Planning Application **2022-7041**
800 Carlisle Way

USE PERMIT: To allow construction of a replacement groundwater extraction well at approximately 800 to 1,000 feet below the ground surface, an approximately 50,000-gallon and 17-foot-tall water storage tank, chemical storage cabinets, and associated utility and right-of-way improvements; and

EIR: 800 Carlisle Way Well & Water Tank Project Environmental Impact Report, State Clearinghouse No. 2023020080,
City Council Resolution No. _____.

The following Conditions of Approval [COA] and Standard Development Requirements [SDR] apply to the project referenced above. The COAs are specific conditions applicable to the proposed project. The SDRs are items which are codified or adopted by resolution and have been included for ease of reference, they may not be appealed or changed. The COAs and SDRs are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance. Applicable mitigation measures are noted with "Mitigation Measure" and placed in the applicable phase of the project.

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following Conditions of Approval and Standard Development Requirements of this Permit:

GC: THE FOLLOWING GENERAL CONDITIONS AND STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE APPROVED PROJECT.

GC-1. CONFORMANCE WITH APPROVED PLANNING APPLICATION:

All building permit drawings and subsequent construction and operation shall substantially conform with the approved planning application, including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and approval by the Director of Community Development. Major changes are subject to review at a public hearing. [COA] [PLANNING]

GC-2. ENTITLEMENTS—EXERCISE AND EXPIRATION:

The approved entitlements shall be null and void two years from the date of approval by the final review authority if the approval is not exercised, unless a written request for an extension is received prior to the expiration date and is approved by the Director of Community Development. [SDR] (PLANNING)

GC-3. INDEMNITY:

The applicant shall defend, indemnify, and hold harmless the City, or any of its boards, commissions, agents, officers, and employees (collectively, "City") from any claim, action, or proceeding against the City to attack, set aside, void, or annul, the approval of the project when such claim, action, or proceeding is brought within the time period provided for in applicable state and/or local statutes. The City shall promptly notify the applicant of any such claim, action or proceeding. The City shall have the option of coordinating the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith. [COA] [OFFICE OF THE CITY ATTORNEY]

GC-4. NOTICE OF FEES PROTEST:

As required by California Government Code Section 66020, the project applicant is hereby notified that the 90-day period has begun as of the date of the approval of this application, in which the applicant may protest any fees, dedications, reservations, or other exactions imposed by the city as part of the approval or as a condition of approval of this development. The fees, dedications, reservations, or other exactions are described in the approved plans, conditions of approval, and/or adopted city impact fee schedule. [SDR] [PLANNING / OCA]

GC-5. ENVIRONMENTAL MITIGATION MEASURES:

The project shall comply with all mitigation measures required in the Environmental Impact Report. The Mitigation Monitoring and Reporting Program (MMRP) has been included as conditions and the applicant shall be responsible for addressing all required mitigations for each phase of the project. [COA] [PUBLIC WORKS/PLANNING] **MITIGATION MEASURE**

GC-6. ACOUSTIC BARRIERS:

Prior to initiation of any drilling activities, the applicant shall apply for and obtain approval of a Miscellaneous Plan Permit from the Director of Community Development no less than sixty (60) days in advance. The permit application shall include final plans specifying the design, dimensions, materials, and exact location of all acoustic barriers. The acoustic barriers shall be designed and located in substantial

conformance with approved Noise Assessment Report (DEIR Appendix B), subject to City of Sunnyvale review and approval of the final plans prior to initiation of drilling activities. The acoustic barriers shall include the following:

- a. Approximately 600 linear feet of 32-foot-high, Sound Transmission Class (STC) rated 32 acoustic barrier wall shall be installed parallel to the site boundaries. The acoustic barrier wall shall be installed with no openings or gaps except for an acoustic gate on the north side of the project site to facilitate site access during drilling activities. This acoustic gate shall remain closed during drilling operations.
- b. Approximately 190 linear feet of 20-foot-high, STC rated 32 dual K-rail mounted acoustic barriers shall be installed on the south and north sides of drilling equipment. These acoustic barriers shall also be installed on portions of the east and west sides of drilling equipment as shown in Figure 7-3 of the Noise Assessment Report.
- c. Approximately 72 linear feet of 12-foot-high, STC rated 25 acoustic barrier walls shall be installed on the north, west and south sides of mud pump and air compressor.
- d. Approximately 96 linear feet of 8-foot-high, STC rated 25 acoustical blankets shall be installed on the rig floor. [COA] [PLANNING]

MITIGATION MEASURE

GC-7. PROVISION OF VOUCHERS FOR ALTERNATIVE ACCOMMODATIONS:

- a. Notification: Cal Water shall notify all adjacent residents, including residents of 1394 Arleen Avenue; 1393 and 1394 Lillian Avenue; 819, 823, and 827 Coventry Court; and 1371, 1403, 1409, and 1415 Kingfisher Way, in writing of the drilling schedule no less than forty-five (45) days prior to the commencement of drilling activities.
- b. Provision of Vouchers: Cal Water shall provide hotel vouchers for the specific dates of scheduled nighttime drilling activities to residents of 819 and 823 Coventry Court at a rate of three hundred dollars (\$300) per night per room, with the number of rooms determined in consultation with the residents, and shall provide vouchers to the remaining listed addresses upon request under the same terms.
- c. Accessibility Accommodations: Cal Water shall make reasonable accommodations for residents with mobility restrictions or other accessibility needs to facilitate their temporary relocation to and from the hotel, including arranging appropriate transportation or other necessary assistance in consultation with the affected resident.
- d. Proof of Compliance: Prior to the commencement of drilling activities, Cal Water shall submit a confirmation memorandum to the City verifying provision of the required vouchers. [COA] [PLANNING]

MITIGATION MEASURE

GC-8. DESIGN LEVEL GEOTECHNICAL REPORT:

Prior to issuance of Valley Water permits for drilling and well construction, the applicant shall prepare and submit a design-level geotechnical report as part of the permitting process. The report shall identify site-specific design recommendations necessary to address geological and soil conditions and to ensure compliance with the California Building Code. The project design shall be revised as necessary to incorporate all recommendations in the approved geotechnical report. Valley Water shall review and approve the geotechnical report and project plans for consistency with the report recommendations and California Building Code requirements prior to permit issuance. [COA] [PLANNING]

GC-9. PERMITS FOR WATER TANK:

Prior to commencement of the water tank construction, Cal Water shall submit applications for separate Design Review and Building Permits with the City of Sunnyvale. During the Design Review process, the Director of Community Development shall review and approve the final tank design to ensure it minimizes visual impacts and remains compatible with the character of the surrounding neighborhood. [COA] [PLANNING]

GC-10. ENCROACHMENT PERMIT:

Prior to any work in the public right-of-way, obtain an encroachment permit with insurance requirements for all public improvements including a traffic control plan per the latest California Manual on Uniform Traffic Control Devices (MUTCD) standards to be reviewed and approved by the Department of Public Works. [COA] [PUBLIC WORKS]

GC-11. STORMWATER DISCHARGE FROM PRODUCTION TEST:

Discharge of water generated during production testing to the storm drain system shall not exceed 1,200 gallons per minute (gpm). Any discharge to the storm drain system shall occur only during the dry weather conditions, to avoid overloading the storm drainage system. [COA] [ENVIRONMENTAL SERVICES]

GC-12. GROUNDWATER DISCHARGE TO SANITARY SEWER:

Prior to any discharge of groundwater to the sanitary sewer system, obtain a groundwater discharge permit from the City's Environmental Services Department. Notify the Department no less than two (2) weeks before the commencement of discharge activities. The discharge rate shall not exceed 200 gpm (approximately 0.3 million gallons per day (MGD)) and shall occur only during dry weather conditions. [COA] [ENVIRONMENTAL SERVICES]

GC-13. NOISE AND VIBRATION MONITORING:

Conduct noise and vibration monitoring throughout drilling activities in accordance with the recommendations of the noise and vibration

consultant and the City-approved Noise and Vibration Monitoring Plan. Monitoring and reporting shall be implemented for the duration of drilling operations, and any exceedances of applicable thresholds shall be addressed through corrective actions as specified in the approved plan. [COA] [PLANNING]

BP: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY BUILDING PERMIT AND SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT(S).

BP-1. CONDITIONS OF APPROVAL:

Final plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans. [COA] [PLANNING]

BP-2. RESPONSE TO CONDITIONS OF APPROVAL:

A written response indicating how each condition has or will be addressed shall accompany the building permit set of plans. [COA] [PLANNING]

BP-3. NOTICE OF CONDITIONS OF APPROVAL:

A Notice of Conditions of Approval shall be filed in the official records of the County of Santa Clara and provide proof of such recordation to the City prior to issuance of any City permit, allowed use of the property, as applicable. The Notice of Conditions of Approval shall be prepared by the Planning Division and shall include a description of the subject property, the Planning Application number, attached conditions of approval and any accompanying subdivision or parcel map, including book and page and recorded document number, if any, and be signed and notarized by each property owner of record.

For purposes of determining the property owner on record, the applicant shall provide the City with evidence in the form of a report from a title insurance company indicating that the record owner(s) are the person(s) who have signed the Notice of Conditions of Approval. [COA] [PLANNING]

BP-4. BLUEPRINT FOR A CLEAN BAY:

The building permit plans shall include a "Blueprint for a Clean Bay" on one full sized sheet of the plans. [SDR] [PLANNING]

BP-5. COMPLETION OF PUBLIC IMPROVEMENTS:

Applicant shall complete all required public improvements as required and in accordance with City approved plans, prior to any building permit issuance or the commencement of any onsite work, or as determined by the Department of Public Works. [COA] [PUBLIC WORKS]

BP-6. CONSTRUCTION MATERIAL AND STAGING:

All construction related materials, equipment, and construction workers parking need to be managed on-site and not located in the public right-of-ways or public easements. [COA] [PUBLIC WORKS]

BP-7. TREE PROTECTION PLAN:

Prior to issuance of Building Permit for the proposed water tank, obtain approval of a tree protection plan from the Director of Community Development. The tree protection plan shall include measures noted in Title 19 of the Sunnyvale Municipal Code and at a minimum:

- a. An inventory shall be taken of all existing trees on the plan including the valuation of all 'protected trees' by a certified arborist, using the latest version of the "Guide for Plant Appraisal" published by the International Society of Arboriculture (ISA).
- b. All existing (non-orchard) trees on the plans, showing size and varieties, and clearly specify which are to be retained.
- c. Provide fencing around the drip line of the trees that are to be saved and ensure that no construction debris or equipment is stored within the fenced area during the course of demolition and construction.
- d. The tree protection plan shall be installed prior to issuance of any Building or Grading Permits, subject to the on-site inspection and approval by the City Arborist and shall be maintained in place during the duration of construction and shall be added to any subsequent building permit plans. [COA] [PLANNING/CITY ARBORIST]

BP-8. BEST MANAGEMENT PRACTICES - STORMWATER:

The project shall comply with the following source control measures as outlined in the BMP Guidance Manual and SMC 12.60.230. Best management practices shall be identified on the building permit set of plans and shall be subject to review and approval by the Director of Public Works:

- a. Storm drain stenciling. The stencil is available from the City's Environmental Services Department, which may be reached by calling (408) 730-7717.
- b. Appropriate covers, drains, and storage precautions for outdoor material storage areas

BP-9. EXTERIOR LIGHTING PLAN:

Prior to the commencement of drilling activities and prior to the issuance of a Building Permit (for the proposed water tank) submit an exterior lighting plan, including fixture and pole designs, for review and approval by the Director of Community Development. Driveway and parking area lights shall include the following:

- a. Sodium vapor (or illumination with an equivalent energy savings).
- b. Pole heights to be uniform and compatible with the areas, including the adjacent residential areas. Light standards shall not exceed 18

feet on the interior of the project and 8 feet in height on the periphery of the project near residential uses.

- c. Provide photocells for on/off control of all security and area lights.
 - d. All exterior security lights shall be equipped with vandal resistant covers.
 - e. Wall packs shall not extend above the roof of the building.
 - f. Lights shall have shields to prevent glare onto adjacent properties.
- [COA] [PLANNING]

BP-10.PHOTOMETRIC PLAN:

Prior to the commencement of drilling activities and prior to the issuance of a Building Permit (for the proposed water tank) submit a contour photometric plan for approval by the Director of Community Development. The plan shall meet the specifications noted in the Standard Development Requirements. [COA] [PLANNING]

BP-11.CONSTRUCTION MANAGEMENT PLAN:

The project applicant shall implement a Construction Management Plan (CMP) to minimize impacts of drilling and tank construction on surrounding residential uses to the extent possible. The CMP shall be subject to review and approval by the Director of Community Development and Director of Public Works with a separate Miscellaneous Plan Permit (MPP) no less than sixty (60) days prior to the commencement of drilling and tank construction activities. The CMP shall identify measures to minimize the impacts of drilling and tank construction including the following:

- a. Measures to control noise by limiting water tank construction hours to those allowed by the SMC, avoiding sensitive early morning and evening hours, notifying residents prior to major construction activities, and appropriately scheduling use of noise-generating equipment.
- b. Comply with all applicable mitigation measures identified in the MMRP (Attachment 6) of the Environmental Impact Report, as incorporated herein as conditions of approval.
- c. Use 'quiet' models of air compressors and other stationary noise sources where such technology exists.
- d. Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment.
- e. Locate all stationary noise-generating equipment, such as air compressors and portable power generators, as far away as possible from residences or other noise-sensitive land uses.
- f. Locate staging areas and construction material areas as far away as possible from residences or noise-sensitive land uses.

- g. Route all construction traffic to and from the project site via designated truck routes where possible. Prohibit construction-related heavy truck traffic in residential areas where feasible. Obtain approval of proposed construction vehicle truck routes from the Department of Public Works.
- h. Manage construction parking so that neighbors are not impacted by construction vehicles. When the site permits, all construction parking shall be on-site and not on the public streets.
- i. Prohibit unnecessary idling of internal combustion engine-driven equipment and vehicles.
- j. Notify all adjacent business, residents, and noise-sensitive land uses of the construction schedule in writing. Notify nearby residences of significant upcoming construction activities at appropriate stages in the project using mailing or door hangers.
- k. Designate a “disturbance coordinator” who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint and will require that reasonable measures warranted to correct the problem be implemented. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule. [COA] [PLANNING] [PUBLIC WORKS]

BP-12.CONSTRUCTION AIR QUALITY MITIGATION MEASURES:

Prior to the issuance of building permits, the Bay Area Air Quality Management District’s (BAAQMD) basic construction mitigation measures from Table 8-1 of the BAAQMD 2011 CEQA Air Quality Guidelines (or subsequent updates) shall be noted on the construction documents, including the following:

- a) All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b) All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c) 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.
- d) All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
- e) 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.
- f) 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.

- g) All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- h) 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. [COA] [PLANNING]

MITIGATION MEASURE

BP-13.LOW DIESEL PARTICULATE MATTER EXHAUST EMISSIONS:

Incorporating measures to control diesel particulate matter emissions into the final Building plan set for review and approval by the Director of Community Development. Implement a feasible plan to reduce DPM emissions by 35 percent such that increased cancer risk from construction would be reduced below the Air District significance threshold:

- a) All construction equipment larger than 25 horsepower used at the site for more than two continuous days or 20 hours total shall meet U.S. EPA Tier 4 emission standards for PM (PM10 and PM2.5), if feasible, otherwise,
 - If use of Tier 4 equipment is not available, alternatively use equipment that meets U.S. EPA emission standards for Tier 2 or 3 engines and include particulate matter emissions control equivalent to CARB Level 3 verifiable diesel emission control devices that altogether achieve a 35 percent reduction in particulate matter exhaust in comparison to uncontrolled equipment; alternatively (or in combination).
 - Use of electrical or non-diesel fueled equipment.
- b) Alternatively, develop another construction operations plan demonstrating that the construction equipment used on-site would achieve a reduction in construction diesel particulate matter emissions by 35 percent or greater. Elements of the plan could include a combination of some of the following measures:
 - Implementation of No. 1 above to use Tier 4 or alternatively fueled equipment,
 - Installation of electric power lines during early construction phases to avoid use of diesel generators and compressors,
 - Use of electrically-powered equipment,

- Forklifts and aerial lifts used for exterior and interior building construction shall be electric or propane/natural gas powered,
- Change in construction build-out plans to lengthen phases, and
- Implementation of different building techniques that result in less diesel equipment usage. [COA] [PLANNING] MITIGATION
MEASURE

BP-14.CONSTRUCTION NOISE MITIGATION MEASURES:

The project shall employ site-specific noise attenuation measures during construction to reduce the generation of construction noise and vibration. These measures shall be included in a noise control plan that shall be submitted for review and approval by the Director of Community Development. Measures specified in the noise control plan and implemented during construction shall include, at a minimum, the following noise control strategies:

- a) Equipment and trucks used for construction shall use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds);
- b) Impact tools (e.g., jackhammers, pavement breakers, and rock drills) used for construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools; and
- c) Stationary noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or include other measures.
- d) Pile-driving is prohibited unless authorized by the Director of Community Development. If authorized, noise and vibration reducing pile-driving techniques shall be employed during construction and will be monitored to ensure no damage to nearby structures occurs (i.e., vibrations above peak particle velocity (PPVs) of 0.25 inches per second at nearby structures). These techniques shall include:
 - Installing intake and exhaust mufflers on pile-driving equipment;
 - Vibrating piles into place when feasible, and installing shrouds around the pile-driving hammer where feasible as determined by the Director of Community Development;
 - Implementing “quiet” pile-driving technology (such as pre-drilling of piles and the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions;
 - Using cushion blocks to dampen impact noise, if feasible based on soil conditions as determined by the Director of Community

Development. Cushion blocks are blocks of material that are used with impact hammer pile drivers. They consist of blocks of material placed atop a piling during installation to minimize noise generated when driving the pile. Materials typically used for cushion blocks include wood, nylon and micarta (a composite material); and

- At least 48 hours prior to pile-driving activities, notifying building owners and occupants within 600 feet of the project area of the dates, hours, and expected duration of such activities.
[COA][PLANNING]

BP-15.NESTING BIRDS:

All construction and clearing activities shall be conducted outside of the avian nesting season (January 15-August 31), when feasible. If clearing and/or construction activities occur during the nesting season, preconstruction surveys for nesting raptors, special-status resident birds, and other migratory birds protected by the Migratory Bird Treaty Act shall be conducted by a qualified biologist, up to three days before initiation of construction activities, including tree removal and/or site preparation involving removal of vegetation.

The qualified biologist shall survey the construction zone to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds. If an active nest is located within 100 feet (250 feet for raptors) of construction activities, the project applicant shall establish an exclusion zone (no ingress of personnel or equipment at a minimum radius of 100 feet or 250 feet, as appropriate, around the nest). Alternative exclusion zones may be established through consultation with the CDFW and USFWS, as necessary. The City shall be notified if altered exclusion zone widths are authorized by these agencies prior to the initiation of work. The exclusion zones shall remain in force until all young have fledged.

A final report of nesting birds, including any protection measures, shall be submitted to the Director of Community Development prior to initiation of construction activities, including tree removal and/or site preparation involving removal of vegetation. [COA] [PLANNING]
MITIGATION MEASURE

BP-16. ARCHAEOLOGICAL RESOURCES:

Prior to the issuance of grading or building permits, the project applicant is required to include information on the improvement plans that if, during the course of grading or construction, cultural resources (i.e. prehistoric or historic sites) are discovered, work will stop in that area and within 100 feet of the find until a qualified archeologist can assess

the significance of the find and, if necessary, develop appropriate treatment measures as part of a treatment plan in consultation with the City and all other appropriate agencies. The treatment plan shall include measures to document and protect the discovered resource. Consistent with CEQA Guidelines Section 15126.4(b)(3), preservation in place will be the preferred method of mitigating impacts to the discovered resource. Pursuant to Government Code Section 6254.10, information on the discovered resource shall be confidential. [COA] [PLANNING]

MITIGATION MEASURE

BP-17. CULTURAL RESOURCES:

In the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site within a 50-foot radius of the remains or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, the Coroner shall notify the Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to State law, then the land owner shall re-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.

All measures shall be printed on all construction documents, contracts, and project plans, and reviewed by the Community Development Director prior to issuance of grading and building permits. During construction, the project applicant and contractor shall be responsible for, implementing these measures. [COA] [PLANNING] **MITIGATION MEASURE**

BP-18. PALEONTOLOGICAL RESOURCES:

Prior to the issuance of grading or building permits, the project is required to include information on the improvement plans that if, during the course of grading or construction, fossils are discovered, work shall be halted immediately within 50 feet of the discovery, the City of Sunnyvale Community Development Department shall be notified, and the significance of the find and recommended actions must be determined by a qualified paleontologist. In addition, prior to the commencement of a project site preparation, all construction personnel shall be informed of the potential to discover fossils and the procedures to follow. [COA] [PLANNING] **MITIGATION MEASURE**

EP: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED AS PART OF AN ENCROACHMENT PERMIT APPLICATION.

EP-1. UTILITY CONNECTION:

This project requires connection to all City utilities or private utilities operating under a City or State franchise which provide adequate levels of service. [COA] [PUBLIC WORKS] (SMC 18.08.030, SMC 12.08.010)

EP-2 UTILITY CONNECTION TO THE MAIN:

All storm drain laterals connecting to the main shall be at a new storm drain manhole, except where a pipe to pipe connection is permitted if the mainline is 36" or larger, or a junction structure is permitted where the point of connection is within close vicinity of an existing down-stream manhole. [SDR] [PUBLIC WORKS]

EP-3. WET UTILITIES:

All wet utilities (water, storm drain) on private property shall be privately owned and maintained. The domestic water systems shall be privately owned and maintained beyond the meter. [COA] [PUBLIC WORKS]

EP-4. TRAFFIC CONTROL PLAN:

Submit a traffic control plan with the off-site improvement plans for review and approval. Per the City's Temporary Traffic Control Checklist, the traffic control plan shall include a summary of the traffic control types, dates, times and blocks affected. All construction related materials, equipment, and construction workers parking need to be stored on-site and the public streets need to be kept free and clear of construction debris. [COA] [PUBLIC WORKS]

EP-5. DAMAGE TO EXISTING PUBLIC IMPROVEMENTS:

The applicant shall be responsible for rectifying any damage to the existing public improvements fronting and adjacent to the project site as a result of project construction, to City's satisfaction by the Public Works Department. [COA] [PUBLIC WORKS]

DC: THE FOLLOWING CONDITIONS SHALL BE COMPLIED AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.

DC-1. BLUEPRINT FOR A CLEAN BAY:

The project shall be in compliance with stormwater best management practices for general construction activity until the project is completed. [SDR] [PLANNING]

DC-2. TREE PROTECTION:

All tree protection shall be maintained, as indicated in the tree protection plan, until construction has been completed and the installation of landscaping has begun. [COA] [PLANNING]

DC-3. CLIMATE ACTION PLAN – OFF ROAD EQUIPMENT REQUIREMENT:

OR 2.1: Idling times will 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]), or less. Clear signage will be provided at all access points to remind construction workers of idling restrictions.

OR 2.2: Construction equipment must be maintained per manufacturer's specifications.

OR 2.3: Planning and Building staff will work with project applicants to limit GHG emissions from construction equipment by selecting one of the following measures, at a minimum, as appropriate to the construction project:

- 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 3 minutes or less, exceeding CARB regulation minimum requirements of 5 minutes. [COA] [PLANNING]

DC-4. DUST CONTROL:

At all times, the Bay Area Air Quality Management District's CEQA Guidelines and "Basic Construction Mitigation Measures Recommended for All Proposed Projects", shall be implemented. [COA] [PLANNING]

Mitigation Monitoring and Reporting Program

800 Carlisle Way Well and Water Tank Project

File # PLN2022-7041, SCH # 2023020080



January 2026

P R E F A C E

Section 21081.6 of the California Environmental Quality Act (CEQA) requires a Lead Agency to adopt a Mitigation Monitoring and Reporting Program (MMRP) whenever it approves a project for which measures have been required to mitigate or avoid significant effects on the environment. The purpose of the monitoring and reporting program is to ensure compliance with the mitigation measures during project implementation.

On **July 21,** 2026, the City Council certified the Environmental Impact Report (EIR) for the 800 Carlisle Way Well and Water Tank project. The Final EIR concluded that the implementation of the project could result in significant effects on the environment and mitigation measures were identified to reduce significant impacts identified. This MMRP addresses those measures in terms of how and when they will be implemented.

Mitigation Monitoring and Reporting Program

800 Carlisle Way Well and Water Tank Project

File # 2022-7041, SCH # 2023020080

Impact	Mitigation Measure(s)	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
AIR QUALITY				
Impact AIR-1: The project would not conflict with or obstruct implementation of the applicable air quality plan with mitigation incorporated. Impact AIR-2: The project would not 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 with mitigation incorporated.	LUTE DEIR MM 3.5.3: Basic BMPs – Include measures to control dust and exhaust during construction. 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. Additional measures are identified to reduce construction equipment exhaust emissions. The contractor shall implement the following best management practices that are required of all projects: • All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered. • 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.	Prior to issuance of building permits, the applicant is responsible for incorporating the measures to control dust, particulate matter, and diesel emissions included in this mitigation measure into the final plan set. The City is responsible for reviewing the final plan set for compliance. During construction, the applicant and its contractors are responsible for implementing the measures identified in the mitigation measure.	All measures to control dust, particulate matter, and diesel emissions during construction listed in this mitigation measure shall be printed on all construction documents, contracts, and project plans.	Community Development Director

Mitigation Monitoring and Reporting Program

800 Carlisle Way Well and Water Tank Project

File # 2022-7041, SCH # 2023020080

Impact	Mitigation Measure(s)	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
	- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph). - 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. - 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. - 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. - 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.			

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Impact	Mitigation Measure(s)	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
Impact AIR-3: The project would not expose sensitive receptors to substantial pollutant concentrations with mitigation incorporated.	Refer to LUTE DEIR MM 3.5.3 above.			
	MM AIR-3.1: Use construction equipment that has low diesel particulate matter exhaust emissions. Implement a feasible plan to reduce DPM emissions by 35 percent such that increased cancer risk from construction would be reduced below the Air District significance threshold as follows: 1. All construction equipment larger than 25 horsepower used at the site for more than two continuous days or 20 hours total shall meet U.S. EPA Tier 4 emission standards for PM (PM₁₀ and PM_{2.5}), if feasible, otherwise, a. If use of Tier 4 equipment is not available, alternatively use equipment that meets U.S. EPA emission standards for Tier 2 or 3 engines and include particulate matter emissions control equivalent to CARB Level 3 verifiable diesel emission control devices that altogether achieve a 35 percent reduction in particulate matter exhaust in comparison to uncontrolled equipment; alternatively (or in combination). b. Use of electrical or non-diesel fueled equipment. 2. Alternatively, the applicant may develop another construction operations plan demonstrating that the	Prior to issuance of building permits, the applicant is responsible for incorporating the measures to control diesel particulate matter emissions into the final plan set. The City is responsible for reviewing the final plan set for compliance. During construction, the applicant and its contractors are responsible for implementing the diesel particulate matter control measures identified in the mitigation measure.	All measures to reduce diesel particulate matter emissions shall be printed on all construction documents, contracts, and project plans.	Community Development Director

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	construction equipment used on-site would achieve a reduction in construction diesel particulate matter emissions by 35 percent or greater. Elements of the plan could include a combination of some of the following measures: a. Implementation of No. 1 above to use Tier 4 or alternatively fueled equipment, b. Installation of electric power lines during early construction phases to avoid use of diesel generators and compressors, c. Use of electrically-powered equipment, d. Forklifts and aerial lifts used for exterior and interior building construction shall be electric or propane/natural gas powered, e. Change in construction build-out plans to lengthen phases, and f. Implementation of different building techniques that result in less diesel equipment usage. Such a construction operations plan would be subject to review by an air quality expert and approved by the City prior to construction.			

BIOLOGICAL RESOURCES

Impact BIO-1: The project would not have a substantial effect, either directly or through habitat modifications, on	MM BIO-1.1: When possible, construction shall be scheduled to avoid the nesting season to the extent feasible. The nesting season for most birds, including most raptors, in	The applicant is responsible for ensuring construction activities avoid the nesting	All mitigation measures shall be printed on all construction documents,	Community Development Director
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Impact	Mitigation Measure(s)	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
any special status species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS with mitigation incorporated.	the San Francisco Bay area extends from February 1 through August 31.	season to the extent feasible.	contracts, and project plans.	
Impact BIO-4: The project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites with mitigation incorporated.	If it is not possible to schedule construction and tree removal between September and January, then pre-construction surveys for nesting birds shall be completed by a qualified ornithologist to ensure that no nests shall be disturbed during project implementation. This survey shall be completed no more than 14 days prior to the initiation of grading, tree removal, or other demolition or construction activities during the early part of the breeding season (February through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through August). During this survey, the ornithologist shall inspect all trees and other possible nesting habitats within and immediately adjacent to the construction area for nests. If an active nest is found sufficiently close to work areas to be disturbed by construction, the ornithologist shall determine the extent of a construction-free buffer zone to be established around the nest to ensure that nests of bird species protected by the MBTA or Fish and Game code shall not be disturbed during project construction. A final report of nesting birds, including any protection measures, shall be submitted to the Director of Community Development prior to the start of grading or tree removal.	The applicant is responsible for ensuring pre-construction surveys are completed (as described in mitigation measure MM BIO-1.1) if construction and tree removal cannot occur between September and January. Any construction buffer zones determined to be required shall be implemented and maintained during construction activities. Prior to the start of grading or tree removal, the applicant is responsible for submitting a final report of nesting birds (including any protection measures) to the City.	A final report of nesting birds, including any protection measures shall be submitted by the applicant to the City.	

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Impact	Mitigation Measure(s)	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
CULTURAL RESOURCES				
Impact CUL-2: The project would not cause a substantial change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 1564.5 with mitigation incorporated.	MM CUL-2.1: Prior to ground-disturbing activities, a qualified archaeologist shall provide cultural resources training to all contractors and employees involved in trenching and excavation. The training shall inform participants how to recognize archaeological artifacts and deposits, and discuss their obligations under the law and the project mitigation measures.	Prior to ground-disturbing activities, the applicant is responsible for having a qualified archeologist provide a cultural resources training to all contractors as described in mitigation measure MM CUL-2.1.	All mitigation measures shall be printed on all construction documents, contracts, and project plans.	Community Development Director
	MM CUL-2.2: A qualified archaeologist shall monitor the demolition of the building foundations and any other below surface disturbances, such as but not limited to, grading, excavation, roadway improvements, and utility connections and improvements. If any cultural resources are identified, all activity in the vicinity of such resources shall stop until a research design and treatment plan is prepared to address those types of resources encountered and such plan is approved by the City, as described in mitigation measure MM CUL-2.3 below. Any cultural resources identified shall be evaluated to determine if these resources would qualify for the NRHP or CRHR. If no resources are found during excavation work, the implementation of mitigation measures MM CUL-2.3 is not required.	During demolition of the building foundations and any other below surface disturbances, the applicant is responsible for having a qualified archaeologist monitor construction activities.	All mitigation measures shall be printed on all construction documents, contracts, and project plans.	Community Development Director

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	MM CUL-2.3: In the event that buried, or previously unrecognized archaeological deposits or materials of any kind are inadvertently exposed during any construction activity, all activity within a 50-foot radius of the find shall be stopped until a qualified archaeologist can assess the find and provide recommendations for further treatment, if warranted. Preservation in place is the preferred treatment of an archeological resource. When preservation in place of an archeological resource is not feasible, data recovery, in accordance with a data recovery plan prepared by a qualified archaeologist and adopted by the City, is the appropriate mitigation. Construction and potential impacts to the area within a radius determined by the archaeologist shall not recommence until the assessment is complete.	If archaeological deposits are found, the applicant and its contractor are responsible for implementing mitigation measure MM CUL-2.3 at the time of discovery.	All mitigation measures shall be printed on all construction documents, contracts, and project plans.	Community Development Director
Impact CUL-3: The project would not disturb any human remains, including those interred outside of dedicated cemeteries with mitigation incorporated.	MM CUL-3.1: In the event that human remains are discovered during excavation and/or grading of the site, all activity within a 50-foot radius of the find shall be stopped. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are of Native American origin or whether an investigation into the cause of death is required. If the remains are determined to be Native American, the Coroner shall notify the NAHC immediately. Once NAHC identifies the most likely descendants, the descendants shall make recommendations regarding proper burial, which shall be implemented in accordance with Section 15064.5 of the CEQA Guidelines.	If human remains are found, the applicant and its contractor are responsible for implementing mitigation measure MM CUL-3.1 at the time of discovery.	All mitigation measures shall be printed on all construction documents, contracts, and project plans.	Community Development Director

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Impact	Mitigation Measure(s)	Timeframe and Responsibility for Implementation	Method of Compliance	Oversight of Implementation
ENERGY				
Impact EN-1: The project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation with mitigation incorporated.	Refer to LUTE DEIR MM 3.5.3 and MM AIR-3.1 above.			
GEOLOGY AND SOILS				
Impact GEO-6: The project would not directly or indirectly destroy a unique paleontological resource or site or unique geological feature with mitigation incorporated.	MM GEO-6.1: Should a unique paleontological resource or site or unique geological feature be identified at the project site during any phase of construction, all ground disturbing activities within 25 feet shall cease and the Sunnyvale Community Development Director notified immediately. A qualified paleontologist shall evaluate the find and prescribe measures to preserve the find. Work may proceed on other parts of the project site while measures to preserve the paleontological resources or geologic features are implemented. One such measure would be a buffer that would be established by the qualified paleontologist. This buffer would preserve the area immediately surrounding the discovered resource while allowing work to happen beyond the buffer. Upon completion of the paleontological assessment, a report shall be submitted to the City and, if paleontological materials are recovered, a paleontological		All mitigation measures shall be printed on all construction documents, contracts, and project plans.	Community Development Director

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	repository, such as the University of California Museum of Paleontology shall also be submitted to the City.			
GREENHOUSE GAS EMISSIONS				
Impact GHG-1: The project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment with mitigation incorporated.	Refer to LUTE DEIR MM 3.5.3 and MM AIR-3.1 above.			
Impact GHG-2: The project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs with mitigation incorporated.				

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NOISE AND VIBRATION				
Impact NOI-1: The project would result in generation of a substantial temporary or permanent increase in ambient noise levels (specifically the project construction drilling phase) in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies, even with mitigation incorporated.	MM NOI-1.1: Installation of Acoustic Barriers: During drilling activities on-site, the project shall install the following acoustic barriers (the installation of which shall take place during regular, daytime construction hours): - Approximately 600 linear feet of 32-foot-high, Sound Transmission Class (STC) rated 32 acoustic barrier wall shall be installed parallel to the site boundaries. The acoustic barrier wall shall be installed with no openings or gaps except for an acoustical gate on the north side of the project site to facilitate site access during drilling activities. This acoustical gate shall remain closed during drilling operations. - Approximately 190 linear feet of 20-foot-high, STC rated 32 dual K-rail mounted acoustic barriers shall be installed on the south and north sides of drilling equipment. These acoustic barriers shall also be installed on portions of the east and west sides of drilling equipment as shown in Figure 7-3 of the Noise Assessment Report. - Approximately 72 linear feet of 12-foot-high, STC rated 25 acoustic barrier walls shall be installed on the north, west and south sides of mud pump and air compressor. - Approximately 96 linear feet of 8-foot-high, STC rated 25 acoustical blankets shall be installed on the rig floor.	The applicant shall apply for a Miscellaneous Plan Permit with the City at least 60 days prior to initiation of drilling activities to finalize the design, size, and location of the acoustic barriers. The design of the barriers shall be consistent with the placement indicated on Figure 7-3 of the Noise Assessment Report. The City is responsible for reviewing the final plan set for consistency. Prior to the commencement of drilling activities on site, the applicant is responsible for installing acoustic barriers.	The location and size of the acoustic barriers shall be identified on the final plan set. The acoustic barriers shall be installed on-site as noted in the final plan set.	Community Development Director

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	MM NOI-1.2: Provision of Vouchers for Alternative Accommodations. California Water Service (Cal Water) shall provide the two nearest residences adjacent to the southwestern portion of the project site (i.e., 819 and 823 Coventry Court as identified in the Noise Assessment Report dated July 24, 2024 in Appendix B of the Draft EIR) with the potential to exceed 50 dBA noise levels during nighttime drilling activities, with vouchers for alternative accommodations. At least 45 days prior to the initiation of nighttime drilling activities, Cal Water shall communicate the anticipated drilling schedule to the affected residents at 819 and 823 Coventry Court. Vouchers shall be offered based on the needs of each household for the specific dates that nighttime drilling activities are scheduled. It is anticipated that the nighttime drilling activities would occur over two separate phases. Vouchers for alternative accommodations shall be issued for each of the two phases based on the finalized construction schedule and be for \$300/night/room, with the necessary number of rooms being determined through consultation with the affected residents. Confirmation regarding the provision of vouchers for alternative accommodations shall be provided by Cal Water to the City prior to the initiation of nighttime drilling activities.	Prior to the commencement of nighttime drilling activities, the applicant is responsible for providing the City and residents of the affected households with the proposed construction schedule. The applicant is responsible for providing vouchers for alternative accommodations to the affected residents during the periods of nighttime drilling activities and submitting proof of issuance to the City. The City is responsible for confirming issuance of the vouchers.	A memorandum from the applicant documenting the issuance of vouchers for alternative accommodation to the affected residents.	Community Development Director
	MM NOI-1.3: Ongoing Noise Monitoring and Implementation of Portable Acoustic Barriers: During demolition, grading, excavation, trenching, and tank construction activities on-site, the project shall conduct ongoing noise monitoring to determine when the use of	Prior to the commencement of demolition, grading, excavation, trenching, and tank construction	The monitoring plan shall be printed on all construction documents,	Community Development Director

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	portable acoustic barriers is required to the prevent the exceedance of the applicable 80 dBA threshold as measured at surrounding sensitive receptors. If noise levels during these construction activities are measured within one dBA of the 80 dBA threshold at surrounding sensitive receptors, then portable acoustic barriers shall be installed between the noise generating equipment and the impacted sensitive receptor prior to initiating any additional noise generating construction activities.	activities on-site, the project applicant shall submit a monitoring plan to the City for review and approval. During demolition, grading, excavation, trenching, and tank construction activities on-site, the applicant shall conduct ongoing noise monitoring to determine when the use of portable acoustic barriers is required to the prevent the exceedance of the applicable 80 dBA threshold per mitigation measure MM NOI-1.3. The applicant is responsible for installing portable acoustic barriers between the noise generating equipment and the impacted sensitive receptor as required per mitigation measure MM NOI-1.3.	contracts, and project plans. Ongoing noise monitoring shall be conducted during all demolition, grading, excavation, trenching, and tank construction activities on-site. Portable acoustic barriers shall be installed if construction noise is within one dBA of the 80 dBA threshold.	

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TRIBAL CULTURAL RESOURCES				
Impact TCR-1: The project would not cause a substantial adverse change in the significance of a tribal cultural resource that is 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) with mitigation incorporated.	Refer to MM CUL-2.1 , MM CUL-2.2 , MM CUL-2.3 , and MM CUL-3.1 above.			
Impact TCR-2: The project would not cause a substantial adverse change in the significance of a tribal cultural resource that is determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to				

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criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 with mitigation incorporated.				

Sources: 1) City of Sunnyvale. *800 Carlisle Way Well & Water Tank Draft EIR* (including Appendix A). January 2026. 2) City of Sunnyvale. *800 Carlisle Way Well & Water Tank Final EIR*. February 2026.