



Sunnyvale

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

Mary Jeyaprabakash, Senior Planner

Planning Commission Study Session, May 27, 2025

Overview

- Project Overview
- CEQA - Environmental Impact Report (EIR)
- Focus Topics
- Schedule
- Questions/Comments

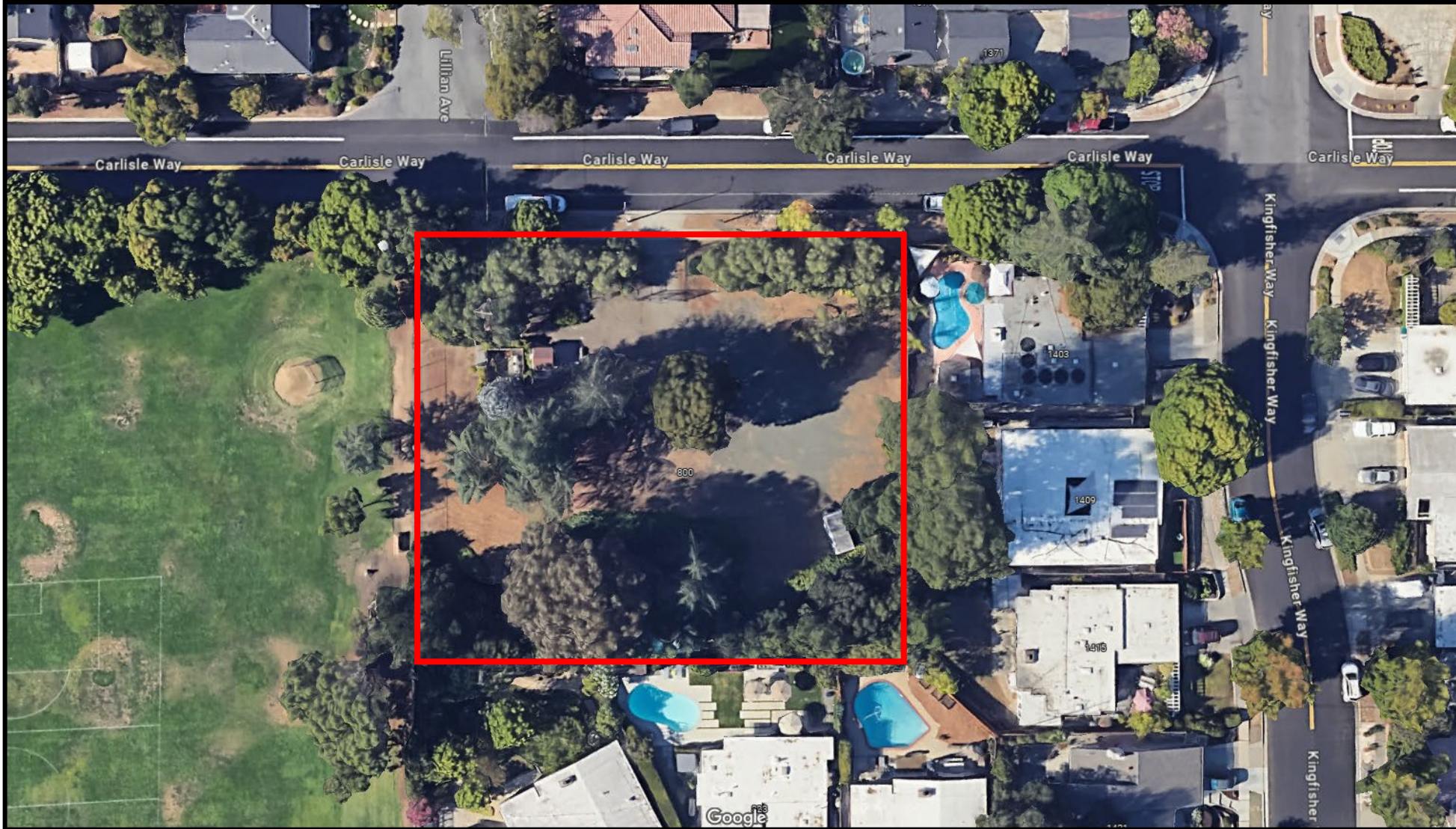
Proposed Project

- Use Permit
 - ◆ Drill groundwater well
 - ◆ Construct 56,000-gal water tank
 - ◆ Chemical storage cabinets
 - ◆ Install associated equipment
- Variance
 - ◆ 24-foot tall water tank (17 feet maximum permitted)
- CEQA
 - ◆ Focused EIR for noise

Neighborhood Context



Existing Site



Site Background



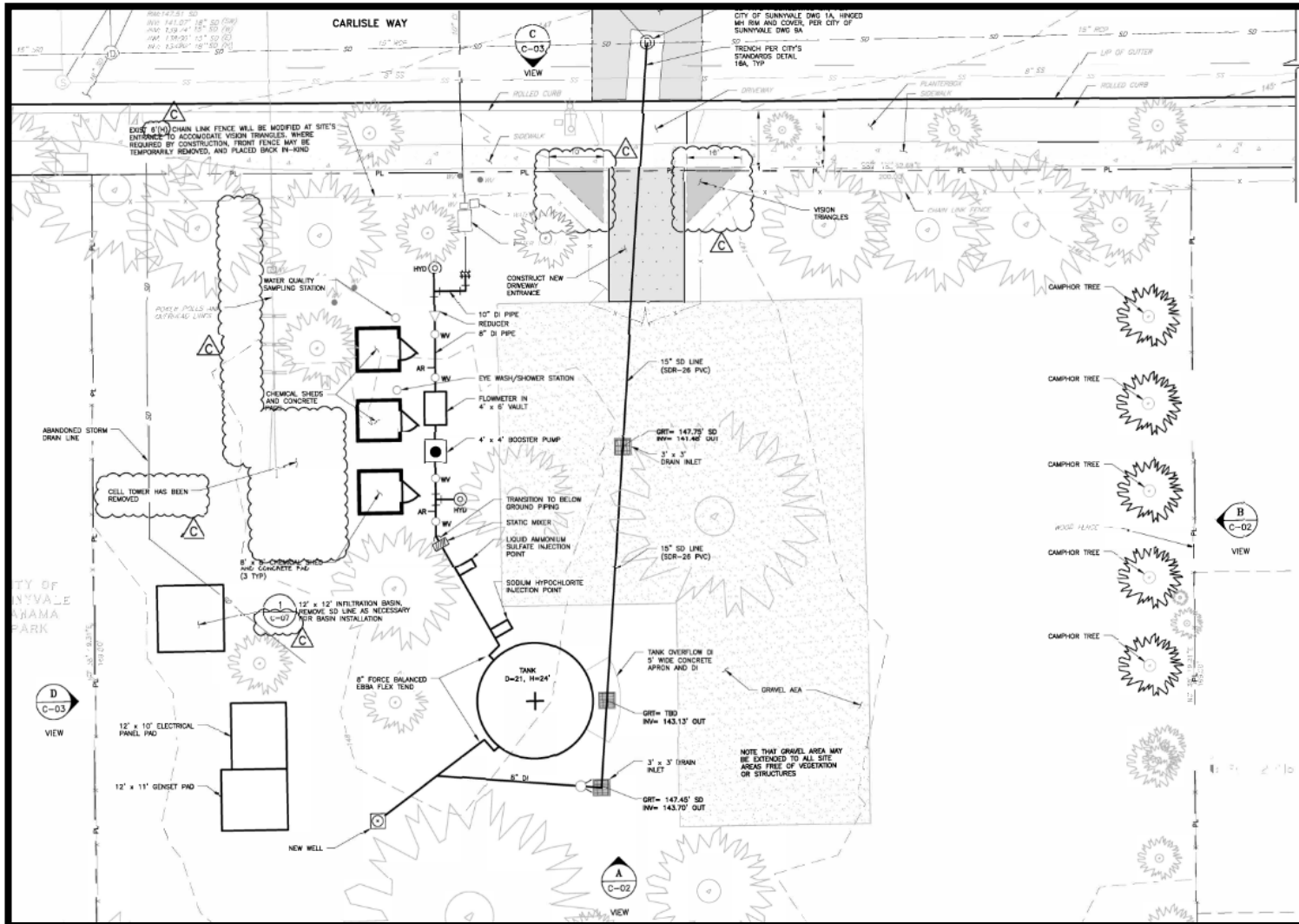
View from Carlisle Way - Before 2016



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

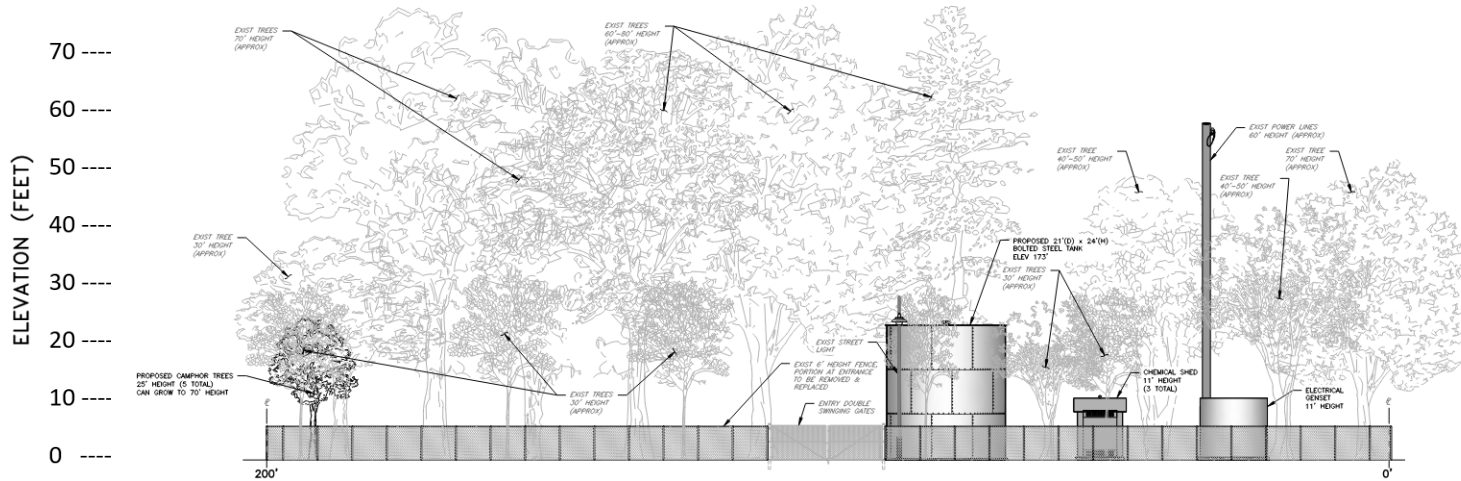
Proposed Site Plan



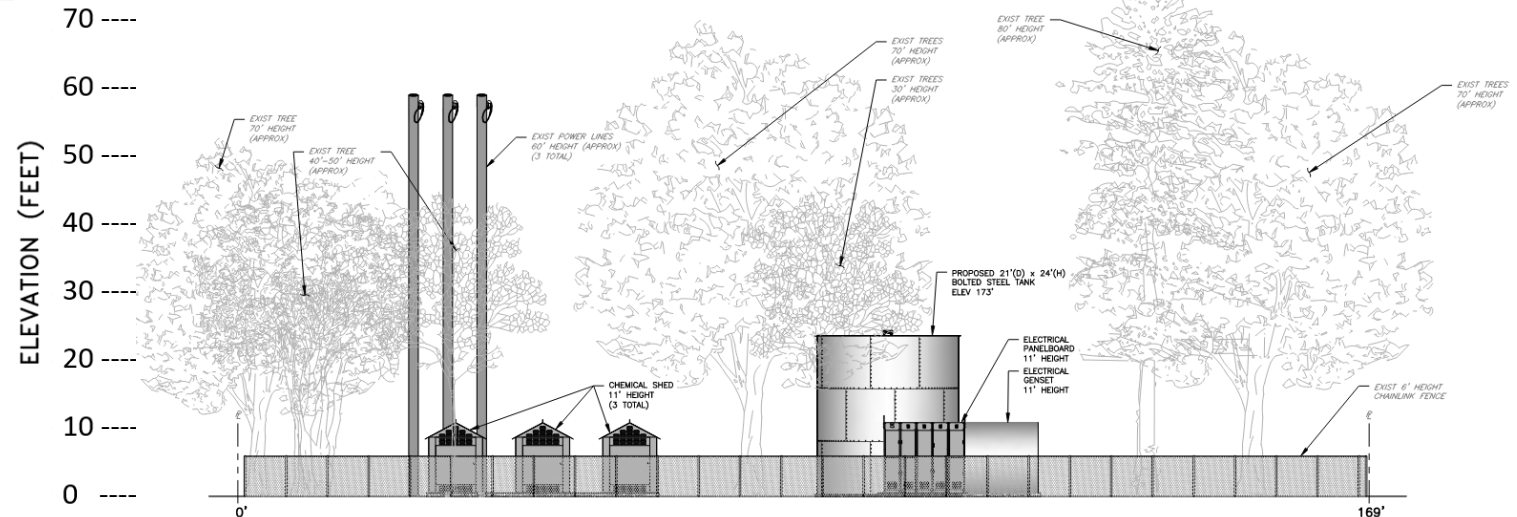
- **Groundwater Well:**
 - ◆ Drill 800 - 1000 Feet Below Ground
- **Water Tank:**
 - ◆ 56,000-gal Steel Tank
 - ◆ 24 Feet Tall
- **Chemical Storage Cabinets:**
 - ◆ 11 Feet Tall - Three Cabinets
- **Associated Equipment:**
 - ◆ Booster Pump
 - ◆ Emergency Back-up Generator
- **Tree Preservation:**
 - ◆ Eight Trees Removed (38 Existing)
 - ◆ 12 Trees Replaced



Site Elevations

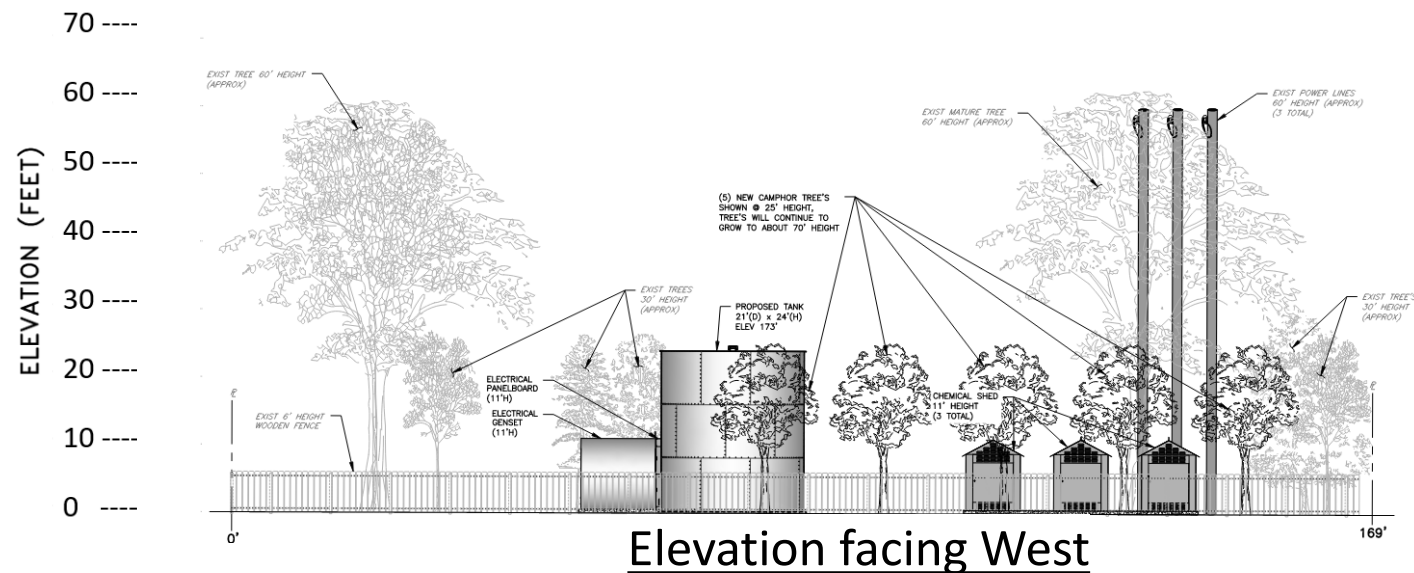
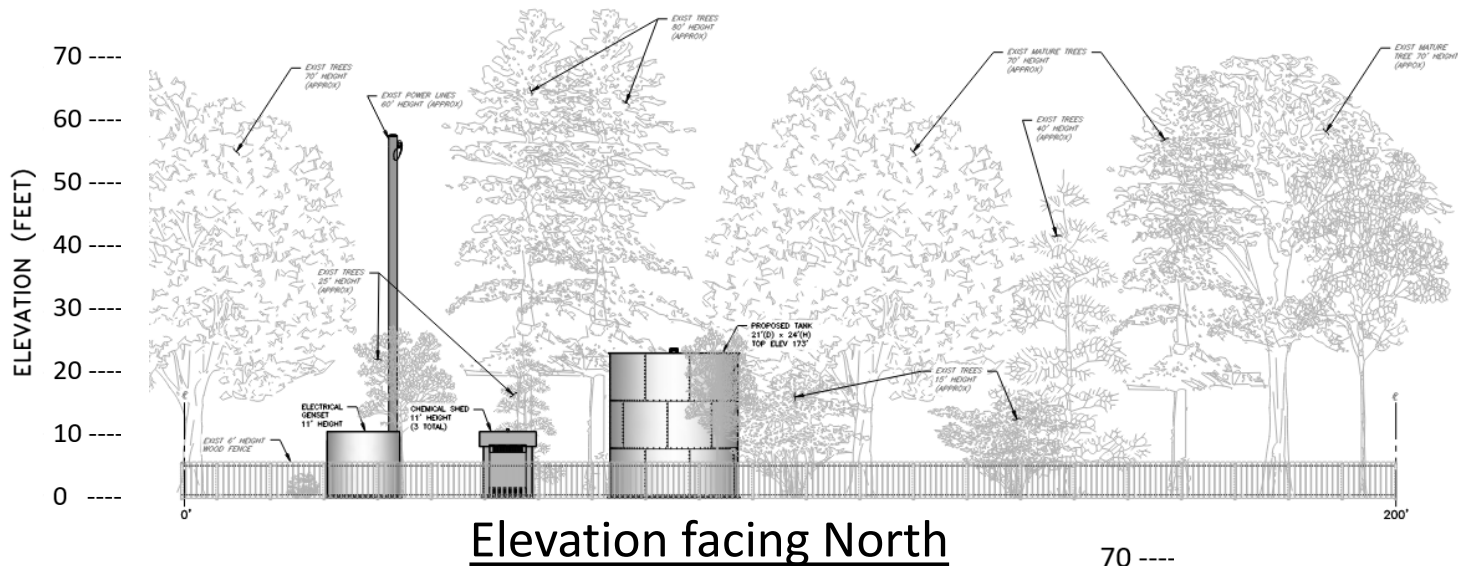


Elevation from Carlisle Way

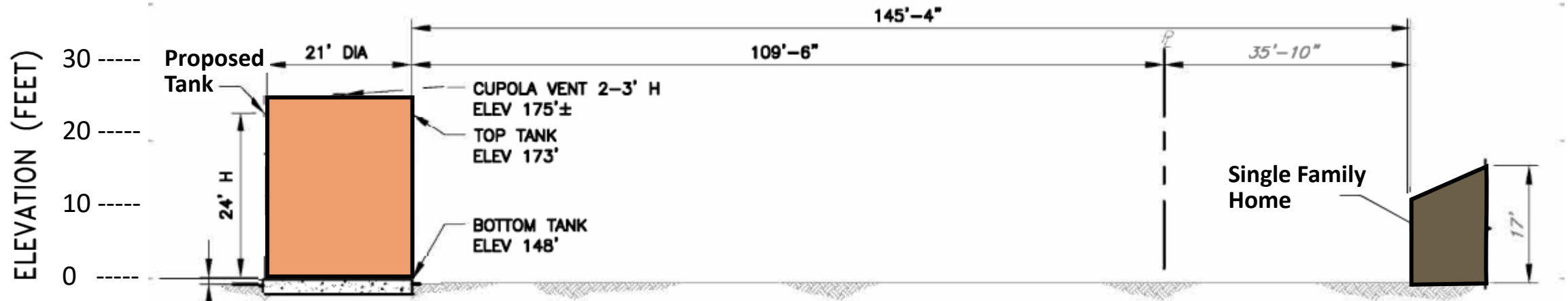


Elevation from Panama Park

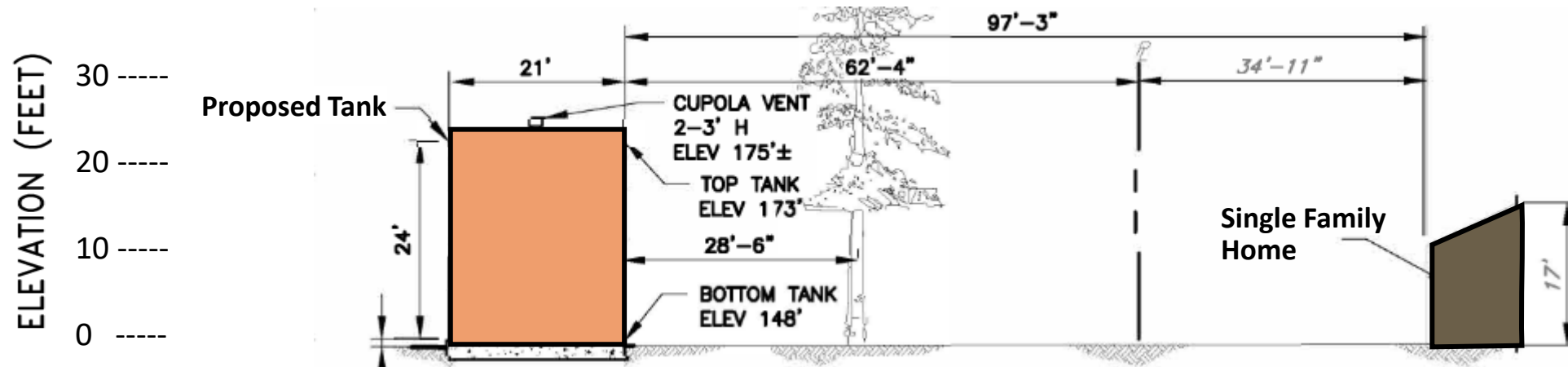
Site Elevations



Massing Diagrams



Elevation facing North



Elevation facing East

Focus Topics

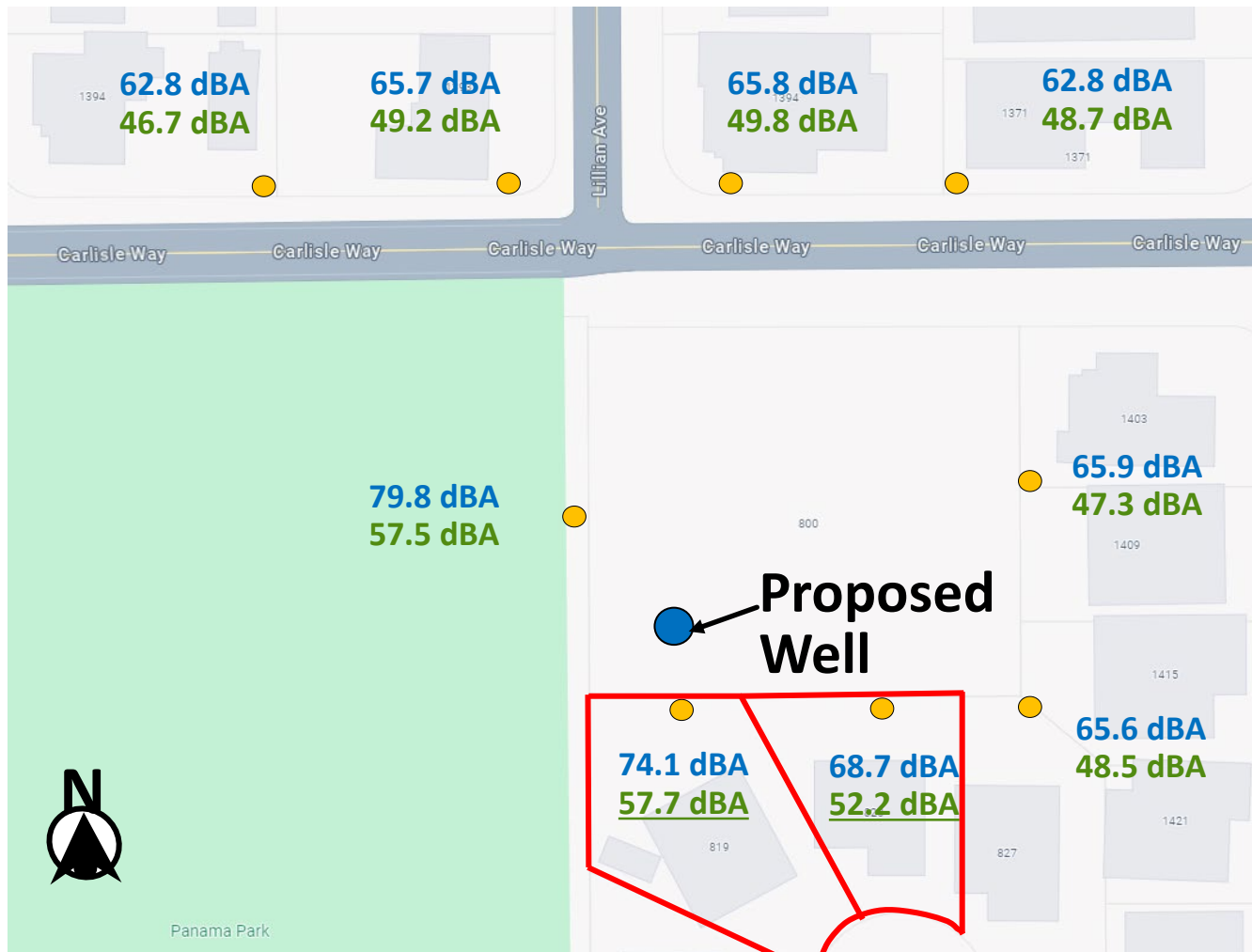
- Tank Exceed Maximum Height:
 - ◆ Proposed Tank is 24-Foot Tall
 - Single Story Overlay Zoning Allows 17 Feet Maximum
- Drill Outside Allowed Construction Hours:
 - ◆ Proposed Drilling is 24/7
 - Approximately 14 Days of Drilling
 - Maximum 1000' Depth Below Ground
- Noise and Vibration Impacts from Drilling:
 - Expose Nearby Residents to High Noise and Vibration Levels
 - Exceed Noise Limits at Adjacent Residences

Environmental Issue Areas

- 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

Significant Noise Impacts

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 Most Restrictive 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 (most restrictive)
 - Park: 70 dBA Daytime and 60 dBA Nighttime (most restrictive)(Source: City's Operational Noise Standards)

EIR Process Overview & Schedule

- Past Milestones:

- ◆ Scoping Meeting – February 16, 2023
- ◆ Community Outreach Meeting – April 10, 2025
- ◆ Circulate Draft EIR – May 15 to June 30, 2025

- Upcoming Milestones:

- ◆ Planning Commission Hearing on Draft EIR – June 23, 2025
- ◆ Final EIR – July/August 2025
- ◆ Planning Commission Hearing to Review Project and Certify EIR – August 2025
- ◆ City Council Hearing to Review Project and Certify EIR – September 2025
- ◆ Project Completion – December 2026

Questions/Comments

Draft EIR Comments Due: 5:00 p.m. on Monday, June 30, 2025

Contact:

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Project Webpage:

<https://www.sunnyvale.ca.gov/business-and-development/projects-in-sunnyvale/development-projects/carlisle-well-and-water-tank>