

County of Santa Clara
Office of the County Clerk-Recorder
Business Division



County Government Center
 70 West Hedding Street, E. Wing, 1st Floor
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Santa Clara County - Clerk-Recorder Office
 State of California

File Number: ENV21948

ENVIRONMENTAL FILING

No. of Pages: 37

Total Fees: \$0.00

File Date: 01/04/2019

Expires: 01/24/2019

REGINA ALCOMENDRAS, Clerk-Recorder
 By: Sandy Chanthasy, Deputy Clerk-Recorder

CEQA DOCUMENT DECLARATION

ENVIRONMENTAL FILING FEE RECEIPT

PLEASE COMPLETE THE FOLLOWING:

1. LEAD AGENCY: City of Sunnyvale
2. PROJECT TITLE: 1100 N. Mathilda Avenue - 1 Hotel Project
3. APPLICANT NAME: DoveHill Capital Mgmt LLC PHONE: 215-433-1202
4. APPLICANT ADDRESS: 100 SE 3rd Ave., Suite 803, Fort Lauderdale, FL 33394

5. PROJECT APPLICANT IS A: Local Public Agency School District Other Special District State Agency Private Entity

6. NOTICE TO BE POSTED FOR 20 DAYS.

7. CLASSIFICATION OF ENVIRONMENTAL DOCUMENT

a. PROJECTS THAT ARE SUBJECT TO DFG FEES

- | | | |
|--|-------------|----------------|
| <input type="checkbox"/> 1. ENVIRONMENTAL IMPACT REPORT (PUBLIC RESOURCES CODE §21152) | \$ 3,271.00 | \$ <u>0.00</u> |
| <input type="checkbox"/> 2. NEGATIVE DECLARATION (PUBLIC RESOURCES CODE §21080(C)) | \$ 2,354.75 | \$ <u>0.00</u> |
| <input type="checkbox"/> 3. APPLICATION FEE WATER DIVERSION (STATE WATER RESOURCES CONTROL BOARD ONLY) | \$ 850.00 | \$ <u>0.00</u> |
| <input type="checkbox"/> 4. PROJECTS SUBJECT TO CERTIFIED REGULATORY PROGRAMS | \$ 1,112.00 | \$ <u>0.00</u> |
| <input type="checkbox"/> 5. COUNTY ADMINISTRATIVE FEE (REQUIRED FOR a-1 THROUGH a-4 ABOVE)
Fish & Game Code §711.4(e) | \$ 50.00 | \$ <u>0.00</u> |

b. PROJECTS THAT ARE EXEMPT FROM DFG FEES

- | | | |
|---|----------|----------------|
| <input type="checkbox"/> 1. NOTICE OF EXEMPTION (\$50.00 COUNTY ADMINISTRATIVE FEE REQUIRED) | \$ 50.00 | \$ <u>0.00</u> |
| <input type="checkbox"/> 2. A COMPLETED "CEQA FILING FEE NO EFFECT DETERMINATION FORM" FROM THE DEPARTMENT OF FISH & GAME, DOCUMENTING THE DFG'S DETERMINATION THAT THE PROJECT WILL HAVE NO EFFECT ON FISH, WILDLIFE AND HABITAT, OR AN OFFICIAL, DATED RECEIPT / PROOF OF PAYMENT SHOWING PREVIOUS PAYMENT OF THE DFG FILING FEE FOR THE *SAME PROJECT IS ATTACHED (\$50.00 COUNTY ADMINISTRATIVE FEE REQUIRED) | | |
| DOCUMENT TYPE: <input type="checkbox"/> ENVIRONMENTAL IMPACT REPORT <input type="checkbox"/> NEGATIVE DECLARATION | \$ 50.00 | \$ <u>0.00</u> |

c. NOTICES THAT ARE NOT SUBJECT TO DFG FEES OR COUNTY ADMINISTRATIVE FEES

- | | | | |
|--|--|--------|------------------|
| <input type="checkbox"/> NOTICE OF PREPARATION | <input checked="" type="checkbox"/> NOTICE OF INTENT | NO FEE | \$ <u>NO FEE</u> |
|--|--|--------|------------------|

8. OTHER: _____ FEE (IF APPLICABLE): \$ _____

9. TOTAL RECEIVED..... \$ 0.00

*NOTE: "SAME PROJECT" MEANS NO CHANGES. IF THE DOCUMENT SUBMITTED IS NOT THE SAME (OTHER THAN DATES), A "NO EFFECT DETERMINATION" LETTER FROM THE DEPARTMENT OF FISH AND GAME FOR THE SUBSEQUENT FILING OR THE APPROPRIATE FEES ARE REQUIRED.

THIS FORM MUST BE COMPLETED AND ATTACHED TO THE FRONT OF ALL CEQA DOCUMENTS LISTED ABOVE (INCLUDING COPIES) SUBMITTED FOR FILING. WE WILL NEED AN ORIGINAL (WET SIGNATURE) AND TWO (2) COPIES. IF THERE ARE ATTACHMENTS, PLEASE PROVIDE THREE (3) SETS OF ATTACHMENTS FOR SUBMISSION. (YOUR ORIGINAL WILL BE RETURNED TO YOU AT THE TIME OF FILING.)

CHECKS FOR ALL FEES SHOULD BE MADE PAYABLE TO: SANTA CLARA COUNTY CLERK-RECORDER

PLEASE NOTE: FEES ARE ANNUALLY ADJUSTED (Fish & Game Code §711.4(b)); PLEASE CHECK WITH THIS OFFICE AND THE DEPARTMENT OF FISH AND GAME FOR THE LATEST FEE INFORMATION.

"... NO PROJECT SHALL BE OPERATIVE, VESTED, OR FINAL, NOR SHALL LOCAL GOVERNMENT PERMITS FOR THE PROJECT BE VALID, UNTIL THE FILING FEES REQUIRED PURSUANT TO THIS SECTION ARE PAID." Fish & Game Code §711.4(c)(3)

(Fees Effective 01-01-2019)



PLANNING DIVISION
CITY OF SUNNYVALE
P.O. BOX 3707
SUNNYVALE, CALIFORNIA 94088-3707

File Number: 2017-8044

**NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**

This form is provided as a notification of an intent to adopt a Mitigated Negative Declaration which has been prepared in compliance with the provisions of the California Environmental Quality Act of 1970, as amended, and Resolution #118-04.

PROJECT TITLE:

1100 N. Mathilda Avenue – 1 Hotel Project

PROJECT DESCRIPTION AND LOCATION (APN : 110-27-025):

File #: 2017-8044
Location: 1100 N. Mathilda Avenue
Proposed Project: **MOFFETT PARK–SPECIAL DEVELOPMENT PERMIT** to allow expansion of an existing 173-room hotel through partial demolition and construction of a new 11-story building to result in a total of 358 rooms, new meeting areas, spa facility, restaurants and bars; and a new 3-level parking structure
Applicant/Owner: DoveHill Capital Management LLC/Sof-X Sunnyvale Owner Lp

WHERE TO VIEW THIS DOCUMENT:

The **Mitigated Negative Declaration**, its supporting documentation and details relating to the project are on file and available for review and comment in the Office of the Secretary of the Planning Commission, City Hall, 456 West Olive Avenue, Sunnyvale.

This **Mitigated Negative Declaration** may be protested in writing by any person prior to 5:00 p.m. on **January 28, 2019**. Protest shall be filed in the Department of Community Development, 456 W. Olive Avenue, Sunnyvale and shall include a written statement specifying anticipated environmental effects which may be significant. A protest of a **Mitigated Negative Declaration** will be considered by the adopting authority, whose action on the protest may be appealed.

HEARING INFORMATION:

A public hearing on the project is scheduled for:

Planning Commission Hearing on Monday, January 28, 2019, at 7:00 p.m. in the Council Chambers, City Hall, 456 West Olive Avenue, Sunnyvale.

TOXIC SITE INFORMATION:

(No) listed toxic sites are present at the project location.

Circulated On January 4, 2019

Signed: 
 Gerri Caruso, Principal Planner

Project Title	1 Hotel Sunnyvale: Addition, demolition, renovation to an existing 173-room hotel to result in a 358-room hotel.
Lead Agency Name and Address	City of Sunnyvale P.O. Box 3707, Sunnyvale, CA 94088-3707
Contact Person	Shétal Divatia
Phone Number	408-730-7637
Project Location	1100 N. Mathilda Avenue, Sunnyvale CA 94089
Applicant's Name	DoveHill Capital Mgmt LLC
Zoning	MP-C
General Plan	Moffett Park Specific Plan
Other Public Agencies whose approval is required	County of Santa Clara - Roads and Airport Department; Federal

BRIEF PROJECT DESCRIPTION

Special Development Permit to redevelop an existing commercial site (Sheraton hotel) involving addition, demolition and renovation of the existing 173- room hotel to result in a 358-room hotel (remove 85 rooms, save and renovate 88 rooms, construct 270 new rooms; 185 net new rooms) and 18,021 sf. of meeting space, 7,313 s.f of restaurant and bar area, and 8,241 sf. of spa facility for a total of 256,180 sf. gross floor area, that is served by 296 parking spaces (203 spaces in a 3-level parking structure) and associated site improvements. The proposed expansion requires a Moffett Park - Special Development Permit from the City of Sunnyvale.

DETAILED PROJECT DESCRIPTION

Surrounding Uses and Setting:

The project site is located in the Moffett Park Specific Plan area, at the northeast corner of Mathilda Avenue and Moffett Park Drive. The surrounding neighborhood has predominantly industrial and office/R&D uses, which are located north of SR 237. The site is bounded by North Mathilda Avenue on its west, Bordeaux Drive on its east, Moffett Park Drive/SR 237 on its south and office/R&D (Moffett Place) to the north. The Moffett Place project was recently constructed and includes six buildings, an amenity building, and a parking structure. The project site is in close proximity to the SR 237 westbound

off-ramp to Mathilda Avenue and the intersection of SR237 and Mathilda Avenue. VTA's Light Rail line runs along Mathilda Avenue across from the site. Sunnyvale Fire Station 5 is located north of the site on Bordeaux Drive at a distance that is less than a mile from the site (accessed from Bordeaux Drive and Mathilda Avenue).

The project is in close proximity to VTA's SR237- Mathilda Avenue interchange project that is expected to be completed in 2020. This portion of Moffett Park Drive between Mathilda Avenue and Bordeaux Drive which borders the southern edge of the project site will no longer be accessible to vehicles due to the Mathilda Avenue/SR 327 and US 101 interchange improvement project, resulting in a loss of access on this frontage of the project.

On-site Development: The project site is currently occupied by a 173-room Sheraton Hotel, which includes six existing hotel buildings (the lobby and buildings numbered: 100, 200, 300, 400, and 500, and back of house building), the restaurant building (Faz Restaurant), and associated parking and landscape areas. The proposal includes demolition of the existing lobby and restaurant building, buildings 100 and 500, back of house building, and portions of buildings 200 and 400. The three buildings that are proposed to be saved will be renovated. The project includes construction of a new 130-foot tall, 11-story hotel tower; and a 3-level parking structure (w/an event deck on top), and one-story spa buildings. The new buildings will include 18,021 s.f. of meeting space, 7,313 s.f. of food and beverage (restaurants and bars) and 8,241 s.f. of spa and fitness facilities. The proposed development will be accessible from the existing driveways on Mathilda Avenue (TIA - Intersection #4) and Bordeaux Drive (TIA - Intersection #16).

Off-site Improvements: New sidewalks, curb cuts and street trees will be installed in the public right-of-way per City standards on Mathilda Avenue, Moffett Park and Bordeaux Drives. The site is served by recycled water which will be utilized for landscaping. New utility lines would be undergrounded and standard water, sewer, right-of-way and utility upgrades will be provided as required by the municipal code. The site will continue to be served by the existing driveways on Mathilda Avenue and Bordeaux Drive.

Construction Activities and Schedule:

Construction activities include demolition, grading and construction of the new buildings and parking structure along with associated on-site and off-site improvements. The project will be subject to the Sunnyvale Municipal Code requirements for construction noise and hours of construction contained in Section 16.08.030.

Construction of the project is estimated to span 25 months including demolition, undergrounding and grading work. The final phase of construction would include paving and landscaping of the site.

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, “Earlier Analysis,” may be cross-referenced).
5. Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
 6. Earlier Analysis Used. Identify and state where they are available for review.
 7. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 8. Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project
9. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | |

MANDATORY FINDINGS OF SIGNIFICANCE (see checklist for further information):

Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? Yes
 No

Mandatory Findings of Significance? Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)? Yes
 No

Mandatory Findings of Significance? Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? Yes
 No

DETERMINATION:

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a “potential significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Checklist Prepared By: Shétal Divatia

Date: 12/20/2018

Title: Senior Planner

City of Sunnyvale

Signature:

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
1. Aesthetics - Substantially damage scenic resources, including, but not limited to trees, historic buildings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sunnyvale General Plan Map, Land Use and Transportation Chapter 3, and Community Character Chapter 4 of the Sunnyvale General Plan https://sunnyvale.ca.gov/
2. Aesthetics - Substantially degrade the existing visual character or quality of the site and its surroundings including significant adverse visual changes to neighborhood character	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sunnyvale General Plan Map, Land Use and Transportation Chapter 3, and Community Character Chapter 4 of the Sunnyvale General Plan; Downtown Specific Plan https://sunnyvale.ca.gov/
3. Aesthetics - Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sunnyvale General Plan Map, Land Use and Transportation Chapter 3, and Community Character Chapter 4 -Sunnyvale General Plan https://sunnyvale.ca.gov/
4. Population and Housing - Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure) in a way that is inconsistent with the Sunnyvale General Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map, and Land Use and Transportation Chapter 3 of the Sunnyvale General Plan https://sunnyvale.ca.gov/
5. Population and Housing - Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3, and Housing Chapter 5 of the Sunnyvale General Plan and General Plan Map https://sunnyvale.ca.gov/
6. Population and Housing - Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Housing Chapter 5 of the Sunnyvale General Plan and General Plan Map https://sunnyvale.ca.gov/
7. Land Use Planning - Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map; Moffett Park Specific Plan https://sunnyvale.ca.gov/
8. Land Use Planning conflict - With the Sunnyvale General Plan, Zoning Ordinance, San Francisco Bay Conservation and Development Commission (BCDC) area or related specific plan adopted for the purpose of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan, Title 19 (Zoning) of the Sunnyvale Municipal Code Moffett Park Specific Plan; Bird -Safe Design Guidelines

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
avoiding or mitigating an environmental effect?					https://sunnyvale.ca.gov/
9. Transportation and Traffic - Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Parking Requirements (Section 19.46) in the Sunnyvale Municipal Code CA Government Code Section 65915</p> <p>Project Transportation Impact Analysis by Kimley Horn, dated August, 2018</p>
10. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Project is cleared by Federal Aviation Administration (FAA) dated June 17, 2018 (Determination of No Hazard to Air Navigation)</p> <p>Project is cleared by Airport Land Use Commission (ALUC) dated June 8, 2018. (Complies with height policies defined in Moffett Federal Airfield Comprehensive Land Use Plan (CLUP))</p> <p>Moffett Field Air Installations Compatible Use Zones (AICUZ), Santa Clara County Airport Comprehensive Land Use Plan (CLUP), Sunnyvale Zoning Map, Sunnyvale General Plan Map https://sunnyvale.ca.gov/</p>
11. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Project is cleared by Airport Land Use Commission (ALUC) (Complying to height policies defined in Moffett Federal Airfield Comprehensive Land Use Plan (CLUP))</p>
12. For a project within the vicinity of Moffett Federal Airfield, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Project is cleared by Federal Aviation Administration (FAA) dated June 17, 2018 (Determination of No Hazard to Air Navigation)</p> <p>Project is cleared by Airport Land Use Commission (ALUC) dated June 8, 2018. (Complying to height policies defined in Moffett Federal Airfield Comprehensive Land Use Plan (CLUP))</p>

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
13. Agricultural Resources - Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Zoning Map https://sunnyvale.ca.gov/
14. Noise - Exposure of persons to or generation of noise levels in excess of standards established in the Noise Sub-Element, Noise limits in the Sunnyvale Municipal Code, or applicable standards of the California Building Code?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan https://sunnyvale.ca.gov/ SMC 19.42 Noise Ordinance Environmental Noise Assessment by Charles M Salter dated May 16, 2018.
15. Noise - Exposure of persons to or generation of excessive ground borne vibration?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan https://sunnyvale.ca.gov/ Environmental Noise Assessment by Charles M Salter dated May 16, 2018.
16. Noise - A substantial permanent or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan https://sunnyvale.ca.gov/ Environmental Noise Assessment by Charles M Salter dated May 16, 2018.
17. Biological Resources - Have a substantially adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan https://sunnyvale.ca.gov/ Biological Resources Report by H. T Harvey & Associates dated May 11, 2018
18. Biological Resources - Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan; Bird-safe Design Guidelines https://sunnyvale.ca.gov/ Biological Resources Report by H. T Harvey & Associates dated May 11, 2018
19. Biological Resources - Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan; Bird-safe Design Guidelines https://sunnyvale.ca.gov/ Biological Resources Report by H. T Harvey & Associates dated May 11, 2018

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
20. Biological Resources -Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SMC 19.94 Tree Preservation Ordinance Sunnyvale Inventory of Heritage Trees https://sunnyvale.ca.gov/ Arborist Report by Richard Gessner dated May 15, 2018
21. Biological Resources -Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan and General Plan Map https://sunnyvale.ca.gov/ Biological Resources Report by H. T Harvey & Associates dated May 11, 2018
22. Historic and Cultural Resources - Cause a substantial adverse change in the significance of a historical resource or a substantial adverse change in an archeological resource?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Community Character Chapter 4 of the Sunnyvale General Plan, Sunnyvale Inventory of Heritage Resources https://sunnyvale.ca.gov/ The United States Secretary of the Interior's "Guidelines for Rehabilitation" Criteria of the National Register of Historic Places CHRIS/NWIC Letter, dated February 21, 2018
23. Historic and Cultural Resources - Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	California Health and Safety Code Section 7050.5(b), CEQA Guidelines Section 15064.5(e) Project description CHRIS/NWIC Letter, dated February 21, 2018
24. Public Services - Would the project result in substantial adverse physical impacts associated with the provision of new or expanded public schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The following public school districts are in the City of Sunnyvale: Fremont Union High School District, Sunnyvale Elementary School District, Cupertino Union School District and Santa Clara Unified School District.

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
25. Air Quality - Conflict with or obstruct implementation of the <u>BAAQMD</u> air quality plan? How close is the use to a major road, hwy. or freeway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Thresholds Sunnyvale General Plan Map Environmental Management Chapter 7 - Air Quality https://sunnyvale.ca.gov/ Onsite and offsite health risk analysis report by Ramboll dated July13, 2018
26. Air Quality - Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Thresholds Sunnyvale Climate Action Plan 2014 AB 32 Project Climate Action Plan Checklist Onsite and offsite health risk analysis report by Ramboll dated July13, 2018
27. Air Quality - Would the project conflict with any applicable plan, policy or regulation of any agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Thresholds Sunnyvale Climate Action Plan 2014 AB 32 Project Climate Action Plan Checklist Onsite and offsite health risk analysis report by Ramboll dated July13, 2018
28. Air Quality - Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Thresholds Sunnyvale General Plan Map Environmental Management Chapter 7 – Air Quality https://sunnyvale.ca.gov/ Onsite and offsite health risk analysis report by Ramboll dated July13, 2018
29. Air Quality - 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 (including releasing emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Thresholds Sunnyvale General Plan Map Environmental Management Chapter 7 of the Sunnyvale General Plan https://sunnyvale.ca.gov/

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
which exceed quantitative thresholds for ozone precursors)?					Onsite and offsite health risk analysis report by Ramboll dated July13, 2018
30. Air Quality - Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Thresholds Sunnyvale General Plan Map Environmental Management Chapter 7 of the Sunnyvale General Plan https://sunnyvale.ca.gov/ Onsite and offsite health risk analysis report by Ramboll dated July13, 2018
31. Seismic Safety - Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan https://sunnyvale.ca.gov/
32. Seismic Safety - Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan https://sunnyvale.ca.gov/
33. Seismic Safety - Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan https://sunnyvale.ca.gov/
34. Seismic Safety - Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan https://sunnyvale.ca.gov/ Plate – Liquefaction Susceptibility Map www.abag.ca.gov
35. Tribal Cultural Resources - Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	--	--	--	--	See subsections below,

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
i) 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), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Heritage Resource List California Register of Historical Resources CHRIS/NWIC Letter, dated February 21, 2018
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Heritage Resource List California Register of Historical Resources CHRIS/NWIC Letter, dated February 21, 2018

Further Discussion if Less Than Significant with or without mitigation:

1, 2, 3. Aesthetics (Less than Significant) – The site is not located in any protected view shed/corridors. The proposal is to construct an 11-story building to replace existing 2-story buildings. The height of the building is proposed to be 130 feet and will be comparable to the height (approx. 130’ tall) of the recently constructed office/ R&D buildings (Moffett Place) located on the north and east side of the site. The site has three street frontages of which the Mathilda Avenue frontage does not have large existing trees, while the Moffett Park Drive and Bordeaux Drive frontages have several large and small trees (12 protected trees on Moffett Park Drive and 13 trees on Bordeaux Drive frontages). The proposal saves all the existing trees on Moffett Park Drive and will save at least 5 large protected trees on Bordeaux Drive frontage. The proposed landscaping plan includes significant new plantings and protects several large trees on the periphery. The landscaping is intended to soften the appearance of new and existing buildings as viewed from the street and neighboring properties. The architectural design, massing/scale, and site layout are in general conformance with Moffett Park Specific Plan’s Design Guidelines (Chapter 6) and the Parking Structure Design Guidelines. Although the project will result in a change to the site’s appearance, it is not expected to degrade the visual character of the site and its surroundings. The project is not expected to increase light/glare to adversely impact the neighborhood. The project is not expected to adversely impact the neighborhood character. Thus, the impacts are expected to be less than significant.

14, 16. Noise (Less than Significant with Mitigation) – A noise study was prepared by Charles M. Salter Associates dated May 16, 2018. The study addresses existing and future noise impacts, and compliance with the City standards. The study notes the dominant existing noise is created by traffic on SR 237 (which is approx. 230 feet south of the site).

Ambient Existing Noise: The study assessed the existing noise environment at the site by recording noise levels at four locations (along the three street frontages) and noted that the noise levels for the 24-hour period ranged from 68 to 76 dB DNL (Day-Night Level) and that there was no aircraft noise louder than 75dBA recorded for the site.

The California Building Code requires that interior habitable space shall have a maximum of 45dB (with doors and windows closed) and 50 dB for meeting rooms, ballrooms, restaurant, bar, spa, and other amenity spaces. When noise levels are greater than the prescribed maximum, the project would require to incorporate appropriate noise barrier to reduce noise and meet the prescribed standard. Also, the City of Sunnyvale General Plan Policy (SN-8.6) allows 60dB and up to 75dB as Conditionally Acceptable with noise reduction requirements; and the Sunnyvale Municipal Code allows up to 75dBA at the property lines. The project will be subject to the above requirements.

Expected Operational Noise: The study notes that noise levels expected from the hotel operation (existing and new mechanical equipment and traffic) would be inaudible at the property boundary lines and meets Sunnyvale noise standards.

Construction Noise: Noise from project construction is expected to be significant (greater than 3 dBA increase as per CEQA guidelines) and would require appropriate mitigation measures as noted below:

Mitigation Measure

WHAT:

1. The developer and contractor must secure a temporary power service from the utility service in lieu of a generator.
2. The majority of all buildings will be wrapped in plywood during interior construction, which will reduce noise transmission as construction workers complete their work inside the building.
3. The contractor must instruct all applicable construction workers to keep compressors, etc. as close to the interior portions of the buildings as reasonably possible.
4. Back-up beepers will be used only when required by law or as required to provide a safe work environment. Spotters or flaggers will be used in lieu of back-up beepers to direct backing operations when allowable.
5. Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g. improved mufflers, equipment redesigned, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds, wherever feasible).
6. Construction-related traffic must be routed along major roadways and away from sensitive receptors where feasible.
7. Construction equipment shall be well maintained and used judiciously to be as quiet as practical.
8. The developer shall require all subcontractors to make efforts to mitigate sound transmission to the neighboring properties through the use of mufflers or other deadening methods.
9. All internal combustion engine-driven equipment shall be equipped with mufflers that are in good condition and appropriate for the equipment.
10. Unnecessary idling of internal combustion engines will be prohibited when feasible.
11. "Quiet" models of air compressors and other stationary noise sources shall be used where the technology exists.

12. Hydraulically or electrically-powered equipment shall be used and pneumatically-powered equipment shall be avoided where feasible. However, where use of pneumatic tools is unavoidable, an exhaust muffler shall be used. Quieter procedures shall be used, such as drills rather than impact equipment, wherever feasible.
13. Stationary noise-generating equipment shall be located as far as possible from sensitive receptors when adjoining construction sites. Temporary noise barriers or partial enclosures will be constructed to acoustically shield such equipment wherever feasible.
14. Signs shall be posted at the construction site that include permitted construction days and hours, a day and evening contact number for the job site, and a day and evening contact number for the on-site complaint and enforcement manager, and the City's noise enforcement officer, in the event of problems.

WHEN: The mitigations shall be incorporated into conditions of approval for the Special Development Permit prior to its final approval by the City's Planning Commission. The conditions will become valid when the Permit is approved. Conditions will be applicable during and prior to the grading and construction phases of this project.

WHO: The developer is responsible for completing the mitigation measure.

HOW: The conditions of approval will require these mitigation measures to be incorporated into the construction plans.

17 Biological Resources- impact on riparian habitat or other sensitive natural habitat (Less than Significant) – The proposed project entails demolition and renovation of existing buildings removal of some landscaping and trees, and construction of new buildings. As noted in the Biological Resources Report prepared by H.T. Harvey, there are many large existing trees on-site that could provide potential nesting sites for common, urban- adapted species of raptors such as red- tailed hawks and Cooper- hawks. The developed/ landscaped habitat on site is of relatively low value to wildlife, but provides nesting and foraging opportunities. No nests of raptors were observed on project site or in immediate surrounding during reconnaissance-level survey. No burrows or California squirrels or roosting bats were found at the site. Trees were also not a suitable roosting habitat for bats. Special- status plant species are absent from the project site. Riparian habitat and other sensitive natural community are determined to be absent from the project site. Hence no impacts are expected.

19. Biological Resources – interfere substantially with migratory wildlife corridor or nursery site – (Impact Less than Significant with Mitigation) – As noted in the Biological Resources Report prepared by H.T. Harvey, construction disturbance during the bird nesting season could potentially result in incidental loss of eggs or nestlings. The site supports urban-adapted breeding birds and the number represent a very small proportion of this bird population. Although the project will remove a significant amount of existing landscape vegetation, new vegetation that will be added will provide food and structural resource for these birds. In addition, the report recommends implementation of the below compliance/mitigation measure to protect nesting birds.

Following construction of the project, birds using habitat on the site or flying through the area may collide with the new hotel tower and other proposed buildings due to the presence of glass on the

buildings' facades. However, bird use on the site is expected to be relatively low following construction as the site isn't located adjacent to an open space. Additionally, the primary migration zone for small land birds is generally 500 to 1000ft above ground. The project is also subject to Sunnyvale's Bird Safe Design Guidelines; therefore, the study concludes that the proposed project would not interfere substantially with a migratory wildlife corridor or nurse site.

Mitigation Measure

1. Avoidance of the Nesting Season – To the extent possible, avoid demolition and construction activities during the nesting season (For Santa Clara County – February 1 to August 1).
2. Pre-Activity/ Pre- Disturbance surveys - If avoidance of the nesting season is not possible, a pre-activity/ pre- disturbance survey(s) shall be conducted to ensure that no nest will be disturbed during the demolition or construction phases (project implementation.)
3. Non-Disturbance Buffers - If an active nest is found sufficiently close to work areas during the survey, an ornithologist will determine the extent of construction-free non-disturbance buffer around the nest (typically 300 ft. for raptors and 100 ft. of other species).
4. Inhibition of Nesting – Site features (bushes, trees, grasses and other vegetation) that can be potential nesting sites for birds shall be removed prior to start of nesting season (between September 1 and February 1).

WHEN: These mitigation measures shall be converted into conditions of approval prior to final approval by the Planning Commission. The conditions will become valid when the entitlement is approved. Conditions will be applicable during the grading and construction of this project.

WHO: The property owner is responsible for completing the mitigation measure.

HOW: The conditions of approval require these mitigation measures to be incorporated into the demolition and construction plans for the project.

20. Biological Resources- Conflict with any local policies (Less than Significant) - An Arborist Report was prepared by Richard Gessner on May 15, 2018. The report includes a tree inventory and assessment of all the trees at the project site. A total of 155 trees were included in the report; of which 100 trees are Protected Trees (tree trunk diameter greater than 12 inches or 38 inches in circumference). Thirty-three of the 100 protected trees are planned to be saved and 67 trees are proposed to be removed. As the project plans indicate, most of the trees in the interior portion of the site would be removed, while those on the perimeter along the street frontages are planned to be saved and shall be adequately protected during construction. The trees are being removed for a variety of reasons: poor health conditions, construction proximity, fire lane route and other right of way requirements including a new sidewalk with a park strip along the project's frontage on Bordeaux Drive and Mathilda Avenue. The City of Sunnyvale requires a permit to remove any protected trees and also the replacement of any trees approved for removal. The applicant should seek a Tree Removal Permit from the City and comply with any tree replacement requirements. The project proposes planting 170 new trees as part of the landscaping plans; therefore, this is less than significant impact.

22, 23. Historic and Cultural Resources (Less than Significant with mitigation)

The project site has been previously graded and developed with buildings, landscaping, and other site improvements. The proposed project includes grading and land disturbance for the new buildings. A CHRIS (California Historical Resources Information System) report, dated February 21, 2018, provides a records search report for the site, and notes that there are no surface historic resources currently known to be on the project site. Although there are no recorded archeological sites in the immediate area of the project site, there still remains a moderate possibility of discovery of Native American artifacts and remains and a low possibility of historic-period archaeological resources during grading since there are archeological sites in the greater vicinity. In the event that artifacts or remains are discovered, project grading could result in potential disturbance of subsurface cultural resources, which could result in a significant impact unless mitigated. Although the discovery of such cultural resources on this site is not anticipated, the following mitigation measure has been included in the project to reduce the potential impacts to a less than significant level:

MITIGATION

1. Prior to ground disturbance, a qualified archaeologist shall conduct further archival and field study to identify archaeological resources, including a good faith effort to identify archaeological deposits that may show no indications on the surface.
2. Prior to ground disturbance, contact the local Native American tribes regarding traditional, cultural and religious heritage values – details noted in the CHRIS letter.
3. If archaeological resources or remains, including Native American resources, are encountered during construction, work shall be temporarily halted in the vicinity of the discovered materials/remains and workers shall not alter the materials/remains and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel shall not collect any of the resources found. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.
4. Any identified cultural resources shall be recorded on DPR 523 historic resource recordation forms.

WHEN: The above mitigation measures shall be converted into conditions of approval prior to final approval by the Planning Commission. The conditions will become valid when the entitlement is approved. Conditions will be applicable during the grading and construction of this project.

WHO: The property owner is responsible for completing the mitigation measure.

HOW: The conditions of approval require these mitigation measures to be incorporated into the demolition/ grading and construction plans.

Transportation	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
36. Exceeds the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all modes of transportation including nonmotorized travel and all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian walkways, bicycle paths, and mass transit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Land Use and Transportation Chapter 3 of the Sunnyvale General Plan https://sunnyvale.ca.gov/</p> <p>Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/</p> <p>Project Transportation Impact Analysis by Kimley Horn, dated August 2018</p>
37. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measurements, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/</p> <p>Project Transportation Impact Analysis by Kimley Horn, dated August 2018</p>
38. Results in a change in air traffic patterns, including either an increase in air traffic levels or a change in flight patterns or location that results in substantial safety risks to vehicles, bicycles, or pedestrians?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Land Use and Transportation Chapter 3 of the Sunnyvale General Plan https://sunnyvale.ca.gov/</p> <p>Project Transportation Impact Analysis by Kimley Horn, dated August 2018</p>
39. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Land Use and Transportation Chapter 3 of the Sunnyvale General Plan https://sunnyvale.ca.gov/</p> <p>Project Description Project Transportation Impact Analysis by Kimley Horn, dated August 2018</p>
40. Conflict with adopted policies, plans, or programs regarding public transit or nonmotorized transportation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Land Use and Transportation Chapter 3 of the Sunnyvale General Plan https://sunnyvale.ca.gov/</p> <p>Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/</p> <p>Project Transportation Impact Analysis by Kimley Horn, dated August 2018</p>

Transportation	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
41. Affect the multi-modal performance of the highway and/or street and/or rail and/or off road nonmotorized trail transportation facilities, in terms of structural, operational, or perception-based measures of effectiveness (e.g. quality of service for nonmotorized and transit modes)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Land Use and Transportation Chapter 3 of the Sunnyvale General Plan https://sunnyvale.ca.gov/</p> <p>Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/</p> <p>Project Transportation Impact Analysis by Kimley Horn, dated August 2018</p>
42. Reduce, sever, or eliminate pedestrian or bicycle circulation or access, or preclude future planned and approved bicycle or pedestrian circulation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Land Use and Transportation Chapter 3 of the Sunnyvale General Plan https://sunnyvale.ca.gov/</p> <p>Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/</p> <p>Project Transportation Impact Analysis by Kimley Horn, dated August 2018</p>
43. Cause a degradation of the performance or availability of all transit including buses, light or heavy rail for people or goods movement?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Land Use and Transportation Chapter 3 of the Sunnyvale General Plan https://sunnyvale.ca.gov/</p> <p>Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/</p> <p>Project Transportation Impact Analysis by Kimley Horn, dated August 2018</p>

Further Discussion if Less Than Significant with or without mitigation:

36, 37. Transportation (Less Than Significant With Mitigation): The project site is in close vicinity to VTA's Mathilda Avenue SR 237 and US 101 Interchange Improvement project that is expected to start construction in 2019. This interchange project includes modification to an intersection referenced as #5 in the Transportation Impact Report, and modifies some on and off-ramps, roadways, and includes bicycle and pedestrian facilities in this area. This interchange project also affects the roadways (Moffett Park Drive) adjacent to the project site.

A Traffic Impact Analysis (TIA) has been prepared for the proposed project by Kimley Horn dated August 2018. The report notes that based on the Institute of Transportation Engineers' (ITE) Trip Generation Handbook, the project is estimated to generate a total of 2,088 weekday trips with 103 net new AM (7-9 am.) and 150 net new PM peak hour (4-6 p.m.) trips. The report also considers the Mathilda/SR 237/101 Interchange project that is expected to be under construction during 2019-2020 and expected to be completed in 2020.

Accessibility: The existing sidewalk on the project's frontage on Mathilda will be modified to meet City requirements. The project includes construction of a new sidewalk along Bordeaux Drive that will connect with the sidewalks north of the project site. A future pedestrian and bicycle trail will be constructed along Moffett Park Drive as part of VTA's Mathilda Avenue Interchange project. Onsite pathways will connect all the on-site buildings and provide pedestrian access to the public sidewalks. Bicyclists will have direct access to the project site using bicycle lanes on Moffett Park Drive and Bordeaux Drive. Additionally, it is expected that bicyclists will also use the pedestrian and bicycle trail along Moffett Park Drive.

The site is adequately served by public transportation. VTA bus routes 26, 54, 120, 121, 122, and 321 and shuttle route 826 operate within the vicinity of the proposed project. For all routes except northbound Route 54, the closest bus stop is located at the Lockheed Martin Transit Center near Mathilda Avenue and 5th Avenue. For Route 54, the nearest bus stop for the project is located north of the west project driveway. The future Rapid Route 523 is expected to operate within the vicinity of the proposed project and will utilize the bus stops north of the west project driveway and Lockheed Martin Transit Center

Vehicular Traffic: The TIA examined the project's impact on 17 intersections and 7 freeway segments (ramps) based on the following five scenarios: Existing Conditions, Existing Plus Background, Existing Plus Background Plus Project Conditions, Cumulative Conditions, and Cumulative Plus Project Conditions.

The project is expected to result in the following potentially significant impacts and would need the following mitigation measures to reduce the project's potential impacts to less than significant:

Impacts and Mitigation Measures

Existing Plus Background Plus Project

Impact 1: Intersection #5 (Mathilda Ave/Moffett Park Dr) PM Peak hour - exacerbates a LOS F intersection

Mitigation 1: Pay fair-share contribution towards VTA's intersection improvement project

Cumulative Plus Project Conditions

Impact 2: Intersection #5 (Mathilda Ave/Moffett Park Dr) AM and PM Peak hours - exacerbates a LOS F intersection

Mitigation 2: Pay fair-share contribution towards VTA's intersection improvement project

Impact 3: Intersection #16 (Bordeaux Dr/east Project Driveway) – Inadequate onsite driveway storage capacity

Mitigation 3: Add an onsite eastbound left-turn lane (min. storage length of 50 feet) in the parking lot driveway on Bordeaux Drive

WHEN: The above mitigation measures shall be converted into conditions of approval prior to final approval by the Planning Commission. The conditions will become valid when the entitlement is approved. Conditions will be applicable for the construction phase of this project.

WHO: The property owner is responsible for completing the mitigation measure.

HOW: The conditions of approval require these mitigation measures to be incorporated into the construction plans; payment of fees are due at the time of obtaining the building permit for the project.

The TIA did not identify any other significant impacts. The project is subject to the above noted Mitigation Measures to reduce the project's potential impact to less than significant.

Additionally, the project is subject to City of Sunnyvale's Traffic Impact Fee (TIF) as required by Sunnyvale Municipal Code.

Expected Queuing Deficiencies and associated improvements: The City considers queuing issues as operational deficiencies, and does not consider it as an impact for CEQA consideration. The TIA indicates that the project is expected to exacerbate the queuing at Intersections #5 and #15 and on the southbound US - 101 Mathilda Avenue loop On-ramp. A fair-share contribution from the applicant will improve this deficiency and is included as a condition of approval for this project.

Building	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
44. Hydrology and Water Quality - Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	FEMA Flood Zone Map Effective 5/18/09 https://sunnyvale.ca.gov/ California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code
45. Hydrology and Water Quality - Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	FEMA Flood Zone Map Effective 5/18/09 https://sunnyvale.ca.gov/ California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code
46. Hydrology and Water Quality - Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	ABAG Natural Hazard Risk Assessment; Plate 53- Dam Failure Inundation Map www.abag.ca.gov , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code FEMA Flood Zone Map Effective 5/18/09 https://sunnyvale.ca.gov/
47. Geology and Soils - Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Municipal Code 12.60, Storm Water Quality Best Sunnyvale Management Practices Guideline Manual
48. Geology and Soils - Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan, https://sunnyvale.ca.gov/ California Plumbing, Mechanical, and Electrical Codes and Title 16 (Building) of the Sunnyvale Municipal Code Plate – Liquefaction Susceptibility Map www.abag.ca.gov
49. Geology and Soils - Be located on expansive soil, as defined by the current building code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	California Plumbing, Mechanical, and Electrical Codes and Title 16 (Building) of the Sunnyvale Municipal Code.

Further Discussion if Less Than Significant with or without mitigation: None required.

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
50. Utilities and Service Systems - Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan https://sunnyvale.ca.gov/
51. Utilities and Service Systems - Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan https://sunnyvale.ca.gov/
52. Utilities and Service Systems - Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan https://sunnyvale.ca.gov/
53. Utilities and Service Systems - Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan https://sunnyvale.ca.gov/
54. Utilities and Service Systems - Result in a determination by the wastewater treatment provider which services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan https://sunnyvale.ca.gov/
55. Utilities and Service Systems - Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan https://sunnyvale.ca.gov/
56. Hydrology and Water Quality - Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Regional Water Quality Control Board (RWQCB) Region 2 Municipal Regional Permit http://www.waterboards.ca.gov/

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
57. Hydrology and Water Quality - Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	RWQCB, Region 2 Municipal Regional Permit http://www.waterboards.ca.gov/ City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects https://sunnyvale.ca.gov/
58. Hydrology and Water Quality - Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Santa Clara Valley Water District Groundwater Protection Ordinance www.valleywater.org
59. Hydrology and Water Quality - Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems in a manner which could create flooding or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	RWQCB, Region 2 Municipal Regional Permit http://www.waterboards.ca.gov/ ABAG Priority Development Area http://gis.abag.ca.gov/website/PDAShowcase/ City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects https://sunnyvale.ca.gov/
60. Hydrology and Water Quality - Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	RWQCB, Region 2 Municipal Regional Permit http://www.waterboards.ca.gov/ ABAG Priority Development Area http://gis.abag.ca.gov/website/PDAShowcase/ City of Sunnyvale Storm Water Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects https://sunnyvale.ca.gov/
61. Utilities and Service Systems - Comply with federal, state, and local statues and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan https://sunnyvale.ca.gov/

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
62. Public Services Infrastructure - Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan https://sunnyvale.ca.gov/

Further Discussion if Less Than Significant with or without mitigation: None required.

Public Safety	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
63. Public Services Police and Fire protection - Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan https://sunnyvale.ca.gov/
64. Public Services Police and Fire protection - Would the project result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	California Building Code SMC Section 16.52 Fire Code

Further Discussion if “Less Than Significant” with or without mitigation: None required.

Public Safety – Hazardous Materials	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
65. Hazards and Hazardous Materials - Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan, https://sunnyvale.ca.gov/
66. Hazards and Hazardous Materials - Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan, https://sunnyvale.ca.gov/ Title 20 of the City of Sunnyvale Municipal Code Phase I Environmental Site Assessment by Cardno ATC, dated July 31, 2015
67. Hazards and Hazardous Materials - Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Zoning Map https://sunnyvale.ca.gov/
68. Hazards and Hazardous Materials - Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	State of California Hazardous Waste and Substances Site List (Cortese List), Department of Toxic Substance Control Phase I Environmental Site Assessment by Cardno ATC, dated July 31, 2015
69. Hazards and Hazardous Materials - Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan https://sunnyvale.ca.gov/

Further Discussion if “Less Than Significant” with or without mitigation: None required

Community Services	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
70. Public Services Parks - Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan https://sunnyvale.ca.gov/ SMC Chapter 18.10
71. Recreation - Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan https://sunnyvale.ca.gov/ SMC Chapter 18.10
72. Recreation - Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan https://sunnyvale.ca.gov/

Further Discussion if “Less Than Significant” with or without mitigation: None required.

City of Sunnyvale - <https://sunnyvale.ca.gov/default.htm>

General Plan:

Sunnyvale General Plan Consolidated in (2011)

Community Vision

- Land Use and Transportation
- Community Character
- Housing
- Safety and Noise
- Environmental Management
- Appendix A: Implementation Plans

Sunnyvale Climate Action Plan 2014

Sunnyvale Municipal Code:

- Title 8 Health and Sanitation
- Title 9 Public Peace, Safety or Welfare
- Title 10 Vehicles and Traffic
- Title 12 Water and Sewers
- Chapter 12.60 Storm Water Management
- Title 13 Streets and Sidewalks
- Title 16 Buildings and Construction
 - Chapter 16.52 Fire Code
 - Chapter 16.54 Building Standards for Buildings Exceeding Seventy –Five Feet in Height
- Title 18 Subdivisions
- Title 19 Zoning
 - Chapter 19.28 Downtown Specific Plan District
 - Chapter 19.29 Moffett Park Specific plan District
 - Chapter 19.39 Green Building Regulations
 - Chapter 19.42 Operating Standards
 - Chapter 19.54 Wireless Telecommunication Facilities
 - Chapter 19.81 Streamside Development Review
 - Chapter 19.96 Heritage Preservation
- Title 20 Hazardous Materials

Sunnyvale - Specific Plans:

- Downtown Specific Plan
- El Camino Real Precise Plan
- Lockheed Site Master Use Permit
- Moffett Park Specific Plan
- 101 & Lawrence Site Specific Plan
- Southern Pacific Corridor Plan
- Lakeside Specific Plan
- Arques Campus Specific Plan

Sunnyvale - Environmental Impact Reports:

- Futures Study Environmental Impact Report

- Lockheed Site Master Use Permit Environmental Impact Report
- Tasman Corridor LRT Environmental Impact Study (supplemental)
- Kaiser Permanente Medical Center Replacement Center Environmental Impact Report (City of Santa Clara)
- Downtown Development Program Environmental Impact Report
- Caribbean-Moffett Park Environmental Impact Report
- Southern Pacific Corridor Plan Environmental Impact Report
- East Sunnyvale ITR General Plan Amendment EIR
- Palo Alto Medical Foundation Medical Clinic Project EIR
- Luminaire (Lawrence Station Road/Hwy 237 residential) EIR
- NASA Ames Development Plan Programmatic EIS
- Mary Avenue Overpass EIR
- Mathilda Avenue Bridge EIR

Maps:

- General Plan Map
- Zoning Map
- City of Sunnyvale Aerial Maps
- Flood Insurance Rate Maps (FEMA)
- Santa Clara County Assessor's Parcel
- Utility Maps
- Air Installations Compatible Use Zones (AICUZ) Study Map
- 2010 Noise Conditions Map

Legislation / Acts / Bills / Resource Agency Codes and Permits:

- Subdivision Map Act
- Municipal Regional Stormwater NPDES Permit
- Santa Clara County Valley Water District Groundwater Protection Ordinance
- Section 404 of Clean Water Act

Lists / Inventories:

- Sunnyvale Cultural Resources Inventory List
- Heritage Landmark Designation List
- Santa Clara County Heritage Resource Inventory
- Hazardous Waste & Substances Sites List (State of California)
- List of Known Contaminants in Sunnyvale
- USFWS / CA Dept. F&G Endangered and Threatened Animals of California
http://www.dfg.ca.gov/wildlife/nongame/t_e_spp/
- The Federal EPA Superfund List

www.epa.gov/region9/cleanup/california.html

- The Hazardous Waste and Substance Site List
www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm

Guidelines and Best Management Practices

- Storm Water Quality Best Management Practices Guidelines Manual 2007
- Sunnyvale Citywide Design Guidelines
- Sunnyvale Industrial Guidelines
- Sunnyvale Single-Family Design Techniques
- Sunnyvale Eichler Guidelines
- Blueprint for a Clean Bay
- Santa Clara Valley Water District (SCVWD) Guidelines and Standards for Land Use Near Streams
- The United States Secretary of the Interior 's Guidelines for Rehabilitation
- Criteria of the National Register of Historic Places

Transportation:

- California Department of Transportation Highway Design Manual
- California Department of Transportation Traffic Manual
- California Department of Transportation Standard Plans & Standard Specifications
- Highway Capacity Manual
- Institute of Transportation Engineers - Trip Generation Manual & Trip Generation Handbook
- Institute of Transportation Engineers - Traffic Engineering Handbook
- Institute of Transportation Engineers - Manual of Traffic Engineering Studies
- Institute of Transportation Engineers - Transportation Planning Handbook
- Institute of Transportation Engineers - Manual of Traffic Signal Design
- Institute of Transportation Engineers - Transportation and Land Development
- U.S. Dept. of Transportation Federal Highway Administration Manual on Uniform Traffic Control Devices for Street and Highways & CA Supplements
- California Vehicle Code
- Santa Clara County Congestion Management Program and Technical Guidelines
- Santa Clara County Transportation Agency Short Range Transit Plan
- Santa Clara County Transportation Plan
- Traffic Volume Studies, City of Sunnyvale Public works Department of Traffic Engineering Division

- Statewide Integrated Traffic Records System
- Sunnyvale Zoning Ordinance – including Titles 10 & 13
- City of Sunnyvale General Plan – land Use and Transportation Element
- City of Sunnyvale Bicycle Plan
- City of Sunnyvale Neighborhood Traffic Calming Program
- Valley Transportation Authority Bicycle Technical Guidelines
- Valley Transportation Authority Community Design & Transportation – Manual of Best Practices for Integrating Transportation and Land Use
- Santa Clara County Sub-Regional Deficiency Plan
- City of Sunnyvale Deficiency Plan
- AASHTO: A Policy on Geometric Design of Highways and Streets

Public Works:

- Standard Specifications and Details of the Department of Public Works
- Storm Drain Master Plan
- Sanitary Sewer Master Plan
- Water Master Plan
- Solid Waste Management Plan of Santa Clara County
- Geotechnical Investigation Reports
- Engineering Division Project Files
- Subdivision and Parcel Map Files

Miscellaneous Agency Plans:

- ABAG Projections 2013
- Bay Area Clean Air Plan
- BAAQMD CEQA Guidelines 1999 Thresholds

Building Safety:

- California Building Code,
- California Energy Code
- California Plumbing Code,
- California Mechanical Code,
- California Electrical Code
- California Fire Code
- Title 16.52 Sunnyvale Municipal Code
- Title 16.53 Sunnyvale Municipal Code
- Title 16.54 Sunnyvale Municipal Code
- Title 19 California Code of Regulations
- National Fire Protection Association (NFPA) standards

OTHER:

Project Specific Information

- Project Description

- Sunnyvale Project Environmental Information Form
- Project Development Plans and Preliminary Storm Water Management Plan dated July 2018
- Project Noise Assessment Study by Charles M. Salter Associates, Inc. dated June 8, 2018
- Project Arborist Report by Richard Gessner, dated May 15, 2018
- California Historical Resources Information System/Northwest Information Center of Sonoma State University (CHRIS/NWIC) Records Search Letter, dated February 21, 2018
- Phase I Environmental Site Assessment by Cardno ATC, dated July 31, 2015
- Project Air Quality & Greenhouse Gas Emissions Assessment by Ramboll, dated July 13, 2018
- Project Biological Resources Report by H T. Harvey and Associates, dated May 11, 2018
- Project

Summary

This checklist identifies the minimum criteria a project must demonstrate to use the City's CAP for purposes of streamlining the analysis of greenhouse gas emissions under CEQA. Minimum criteria outlined below includes: 1) consistency with CAP forecasts, and 2) incorporation of applicable Near-Term (prior to 2016) strategies and measures from the CAP as binding and enforceable components of the project.

Section 1: Consistency with CAP Forecasts

The CAP's achievement of the 15% reduction below 2008 target is based on growth assumptions in the City's General Plan and regional growth forecasts. For eligibility to streamline from the CAP for purposes of an environmental analysis, projects must demonstrate consistency with CAP forecast assumptions using the criteria listed below. As appropriate, these criteria should be cited as evidence in any subsequent environmental document.

1A. Does the project include large stationary emissions sources that would be regulated by the Air District?

Yes No

If no, then the project may be eligible to claim consistency with growth assumptions that were used for CAP modeling. Skip to question 1C to determine consistency with CAP forecasts.

If yes, the project may trigger additional changes to the physical environment that were not considered in the CAP and would otherwise be regulated by the Bay Area Air Quality Management District. Complete 1B.

1B. If this project is a stationary source emitter as outlined under 1A, does it also include any of the following emissions sources?

Residential uses	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Commercial uses	<input type="checkbox"/> Yes	<input type="checkbox"/> No

If no, the project does not include any emissions sources that were assumed in CAP growth forecasts. Therefore, the project may trigger additional changes to the physical environment that were not considered in the CAP. CAP measures may be used to mitigate GHG emissions, but project-level analysis of GHG emissions using the California Emissions Estimator Model (CALEEMod) or another method must be prepared by a qualified air quality consultant. If yes, the project may include emissions sources mitigated by the CAP. Therefore, any sources identified in 1B may be eligible to claim consistency with the CAP. All stationary sources regulated by the Bay Area Air Quality Management District shall be analyzed separately. Other sources that were analyzed in the CAP may still qualify for streamlining, should the project demonstrate consistency with the CAP as outlined in 1C and following sections below.

1C. Does the project trigger an amendment to or adoption of any of the following planning documents?

General Plan	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Specific Plan	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Precise Plan for El Camino Real	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Please describe any amendments or adoption of new specific plans or special planning areas, as applicable:

If **no**, then the project is eligible to claim consistency with growth assumptions that were used for CAP forecasts.

If **yes**, the project would trigger an amendment to or adoption of one or more of the documents list above, complete **1D** below.

1D. If the project triggers an amendment to the General Plan, specific plans, and/or special planning areas, complete the following table:

	Existing & Proposed Project			Proposed Project's Net Effect on Citywide Forecasts		
	Existing or Allowed Under Existing Zoning (A)	Proposed Project (B)	Net Change from Existing Zoning (C=B-A)	2020 CAP Forecast (D)	Proposed Project's Net Effect on Citywide 2020 Forecast (E = D+C)	Would Net Effect of Project Exceed the Citywide 2020 CAP Forecast?
Population						
Jobs						
Households / Dwelling Units						

Please describe any assumptions used to calculate existing, allowed, or proposed conditions:

*If **no for all indicators above**, then the project may be eligible to claim consistency with CAP growth assumptions. The project's assumed residents, employees, and households would not create a net increase on community-wide growth assumed in the CAP. The CAP uses these community-wide growth indicators to forecast community-wide emissions from residential energy use, nonresidential energy use, water-related emissions, and waste. Because the CAP uses these comparable indicators to forecast non-transportation related emissions, and the project would not exceed the CAP's assumed 2020 residents, employees, and dwelling units, the project's non-transportation emissions are therefore consistent with CAP growth assumptions and captured within the CAP's emissions forecast. Complete **1E** below.*

*If **yes to one or more indicators above**, the proposed project's net effect on citywide 2020 forecasts would exceed the 2020 CAP forecast assumptions. Therefore, the project may trigger additional emissions not assumed in CAP growth forecasts.*

Any projects that exceed the 2020 forecasts may still rely on the CAP for identification of measures and standards for mitigation. However, since such projects exceed the assumptions of the CAP forecast, it is recommended that the project demonstrate anticipated project-level GHG emissions estimates using CALEEMod or another tool. (estimates prepared by consultant).

- SEE AIR QUALITY ANALYSIS for GHG emissions assessment that shows the project level increase is less than significant because it does not exceed the most stringent BAAQMD project level emission threshold of 1,100 metric tons of CO_{2e} per year.

1E. If the project is consistent with CAP growth forecasts as identified in 1D above, provide the following information.

Would the project have a potentially significant impact after mitigation on any of the following standards of significance identified in the State CEQA Guidelines, Appendix G?

a) Conflict with an applicable plan, program, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
c) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

*If **yes to one or more standards above**, the proposed project's net effect on citywide 2020 forecasts is inconsistent with plans, programs, or policies that informed the assumptions for the 2020 transportation forecast. Therefore, the project is inconsistent with transportation emissions forecasts and is not eligible to claim consistency with the CAP for purposes of GHG emissions and impacts on climate change.*

*If **no for all standards above**, then the project is consistent with the plans, programs, policies, or ordinances that informed the travel demand model for the 2020 transportation forecast of the CAP. Therefore, the project is consistent with CAP growth assumptions for transportation emissions in the CAP and is eligible to claim consistency with CAP transportation forecasts.*

Section 2: Consistency with CAP Measures

The CAP provides measures that achieve a 15% reduction below 2008 emissions levels by 2020. Each of the measures contains a bulleted list of action items/project standards that help projects achieve that goal. Projects that wish to demonstrate consistency with the CAP must demonstrate consistency with all applicable measures and action items/project standards from the CAP. Consistency with all applicable measures should be cited as evidence to support tiering from the CAP.

2A. Using the action items/project standards identified on the following pages, identify all measures and action items/project standards that are applicable to the project. Identify applicability and project compliance with each action item/project standard.

If a project demonstrates consistency with all applicable mandatory standards, the project is eligible to claim consistency with CAP measures and is eligible for CAP streamlining.

If a project does not integrate all applicable mandatory standards, the project is ineligible to claim consistency with CAP measures and is not eligible for CAP streamlining.

Additional voluntary measures may also be recommended. Projects inconsistent with growth forecasts should consider integrating all feasible voluntary and mandatory CAP measures.

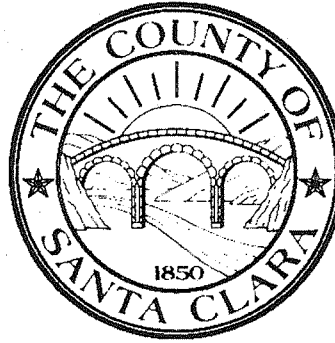
Standards for Climate Action Plan Consistency/Private Development

(Includes Near-Term Action Items and Action Items Already Implemented by the City)

Applicable? (Yes or No)	Measure	Action Item/Project Standard	Describe whether standards are applicable and how the project demonstrates consistency with applicable standards
Yes	OS-2	Provide availability and access to outdoor space for recreation or social purposes, including access to public open spaces on privately owned property such as retail shopping centers	The project proposes adequate outdoor space for recreation and social purposes – project includes landscaped areas, rooftop event lawn, rooftop pool area and private balconies.
Yes	OS-3.1	Continue to implement the City's Tree Preservation requirements.	Replacement trees will be provided for the removal of protected trees or an in lieu fee will be paid per tree.
Yes	EC-2.2	Continue to require energy-efficient siting of buildings. Buildings should be oriented and landscape material should be selected to provide maximum energy efficiency for the buildings	Project is proposed to be at the LEED Gold level with 61 points targeted. Many of the points relate to energy efficiency in building siting and construction, and water-efficiency in landscaping.
Yes	WC-2.3	Require new open space and street trees to be drought-tolerant	The project is subject to City requirements including water efficient landscape design.
Yes	LW-2.1	Require multi-family homes to participate in the City's Multi-family Recycling Program	The project is not a Multi-family project.
Yes	LW-2.2	Select materials to be targeted for diversion methods, services or technologies based on the results of the Zero Waste Strategic Plan	The Zero Waste Strategic Plan is already being implemented.
Yes	CA-1.7	Actively promote the use of alternative modes of transportation as safe modes of travel. When applicable, promote viable programs sponsored by 511.org, the BAAQMD and other recognized agencies on the City's website and publications	The project is not a large generator of peak hour trips. The project is within ½ mile to Light Rail's Lockheed Martin Transit Center and will include installation of new sidewalks along the Mathilda Avenue and Bordeaux Drive and will allow the extension of the bicycle lane on Bordeaux Drive. As part of the VTA's Interchange Improvement Project for Mathilda Avenue/SR 237/US 101, new bike and pedestrian lanes will be installed that could be extended along the project frontages.
Yes	CTO-1.1	Incorporate the provisions of AB 1358, the California Complete Streets Act of 2008, into roadway design, construction and maintenance activities	Installation of sidewalks on Bordeaux Drive and Moffett Park Drive will encourage and facilitate pedestrian use. As part of VTA's Interchange Improvement project and roadway modifications, Moffett Park Drive will be closed for automobile access and will be used primarily for pedestrian and bicycle trails.
Yes	CTO-1.2	Implement the street space allocation policy (RTC 8-085, April 28, 2009) in coordination with road	The project includes new sidewalks on Bordeaux Drive and Mathilda Avenue frontage

		reconstruction or resurfacing projects to provide road configurations that accommodate all travel modes.	of the site. On-site parking will be provided for hotel guest and employees.
Yes	CTO-1.3	Require new development to provide cross-parcel access and linkages from the development entrance to the public sidewalk system, transit stops, nearby employment and shopping centers, schools, parks and other parcels for ease of pedestrian and cyclist access	The project provides linkages from the development entrance to the public sidewalk. The project is located ½ mile from Light Rail station and VTAs bus stop(s).
Yes	CTO-1.4	Improve pedestrian safety and comfort through design elements such as landscaped medians, pedestrian-level amenities, sidewalk improvements and compliance with ADA design standards, particularly for areas serving high volumes of traffic.	The project provides sidewalks; and will meet ADA requirements through Building Code requirements. The project includes wider sidewalks with street trees on Bordeaux Drive, and Mathilda Avenue.
Yes	CTO-1.5	Improve bicycle facilities and perceptions of comfort through pavement marking/coloring, physical separation, specialized signs and markings and other design elements.	The project would allow for bicycle lane along all three street frontages and would allow these lane to be extended with VTA's Interchange Project at Mathilda Avenue/SR 237/US 101.
Yes	CTO-1.6	Require sidewalks to be a minimum of 6 feet wide in order to allow side-by-side walking at identified locations that currently serve high pedestrian traffic volumes or locations planned to serve high volumes of pedestrian traffic.	The project would be subject to City requirements with 6 to 8-foot wide sidewalk with 4-foot wide landscaping strip along Mathilda Avenue and Bordeaux Drive; Moffett Park Drive will be closed to automobiles to provide pedestrians and bicycle lanes.
Yes	CTO-2.1	Require public areas and new development to provide bicycle parking consistent with the VTA Bicycle Technical Guidelines, as amended.	The project complies with bicycle parking requirements by providing secured bicycle parking spaces for hotel guests and employees.
No	CTO-3.1	Continue sponsoring projects to provide transit rider amenities at bus stops and rail stations.	The project is within ½ mile to Light Rail's station and the Lockheed Martin Transit Center and VTA bus stop(s). The project will provide information on public transit and rideshare information.
No	CTO-4.1	Require existing and future major employers to utilize a variety of transportation demand management measures such as flexible work schedules, telecommuting, guaranteed rides home, low or no cost transit passes, parking "cash-out" incentives and other programs that provide employees with alternatives to single-occupant commutes.	As per Moffett Park Specific Plan, the project is not subject to Transportation Demand Management (TDM) requirements.

Yes	EP-2.3	Prevent buildings and additions from shading more than 10% of roofs of other structures.	A solar study was completed demonstrating that existing adjacent roofs will not be shaded more than 10% by the project.
No	EP-2.3	Continue to allow and encourage solar facilities above paved parking areas.	City of Sunnyvale Code allows for solar installations. A solar array is not proposed at this time.
Yes	OR-1.3	In project review, encourage the replacement of high-maintenance landscapes (like grass turf) with native vegetation to reduce the need for gas-powered lawn and garden equipment.	The project is subject to City requirements including water efficient landscape design.
Yes	OR-2.1	Idling times will be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California 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.	The project would be subject to mitigation measures imposed by the City, which would likely include standard Bay Area Air Quality Management District (BAAQMD) recommended Best Management Practices for construction projects; these measures will also be included in the Conditions of Approval for the project.
Yes	OR-2.2	Construction equipment must be maintained per manufacturer's specifications	This is a standard condition of approval that will be implemented during construction.
Yes	OR-2.3	Planning and Building staff will work with project applicants from construction equipment by selecting one of the following measures, at a minimum, as appropriate to the construction project:	This is a standard condition of approval that will be implemented during construction.
		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 three minutes or less, exceeding CARB regulation minimum requirements of five minutes.	



Regina Alcomendras
 Santa Clara County
 Clerk-Recorder
 (408) 299-5688
<https://www.clerkrecorder.org>

Receipt: 19-2169

Product	Name	Extended
CEQA	ENVIRONMENTAL FILING	\$0.00
	# Pages	37
	Document #	ENV21948
	Document Info:	CITY OF SUNNYVALE
	Filing Type	F
Total		\$0.00
Change (Cash)		\$0.00

PLEASE KEEP FOR REFERENCE



2018 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 10/31/17) Previously DFG 753.5a

RECEIPT NUMBER: ENV21948
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SUNNYVALE	LEAD AGENCY EMAIL	DATE 01/04/2019
COUNTY/STATE AGENCY OF FILING SANTA CLARA	DOCUMENT NUMBER	

PROJECT TITLE
1100 N. MATHILDA AVENUE-1 HOTEL PROJECT

PROJECT APPLICANT NAME DOVEHILL CAPITAL MGMT LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (215) 433-1202
---	-------------------------	--------------------------------

PROJECT APPLICANT ADDRESS 100 SE 3RD AVE SUITE 803	CITY FORT LAUDERDALE	STATE FL	ZIP CODE 33394
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PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$3,168.00 \$ _____
 Mitigated/Negative Declaration (MND)(ND) \$2,280.75 \$ _____
 Certified Regulatory Program document (CRP) \$1,077.00 \$ _____

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach copy of previously issued Environmental Filing Fee Cash Receipt (DFW 753.5a))

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
 County documentary handling fee \$ _____
 Other \$ _____

PAYMENT METHOD:

- Cash Credit Check Other
TOTAL RECEIVED \$ _____ \$0.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Sandy Chanthasy, Deputy County Clerk-Recorder
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