



Sunnyvale

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

Mary Jeyaparakash, Senior Planner  
City Council, July 21, 2026

# Project Site



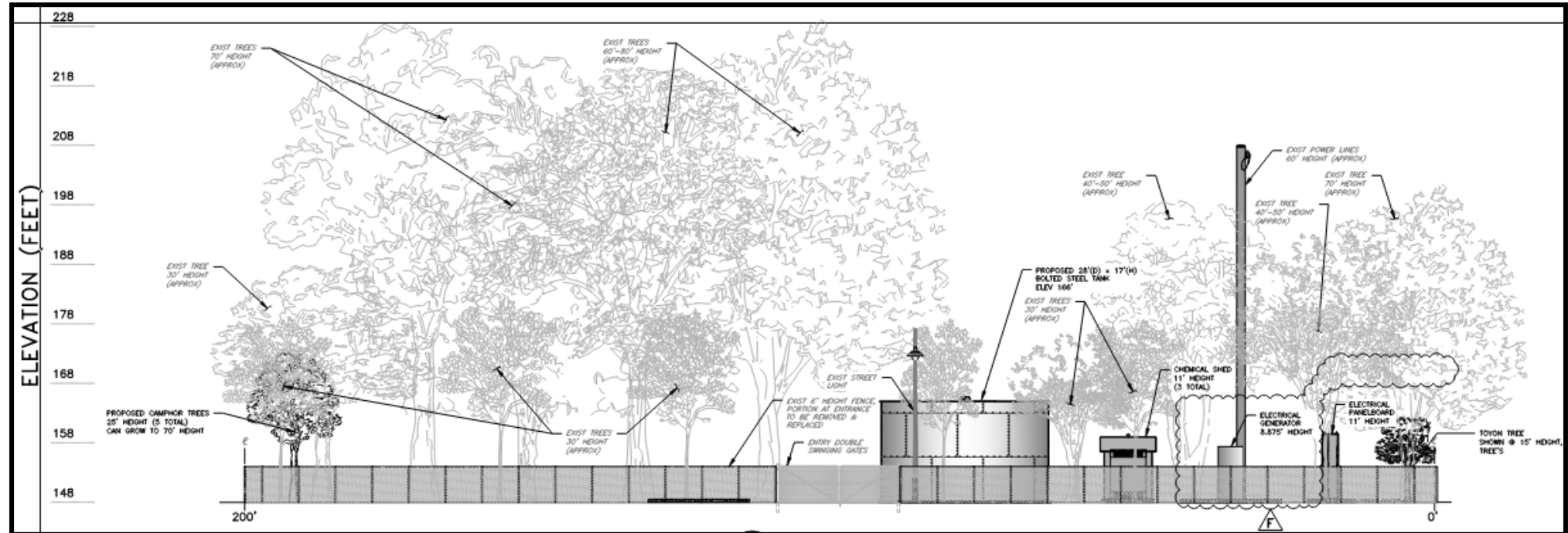


Distance from old well to  
proposed well is ~ 80 feet



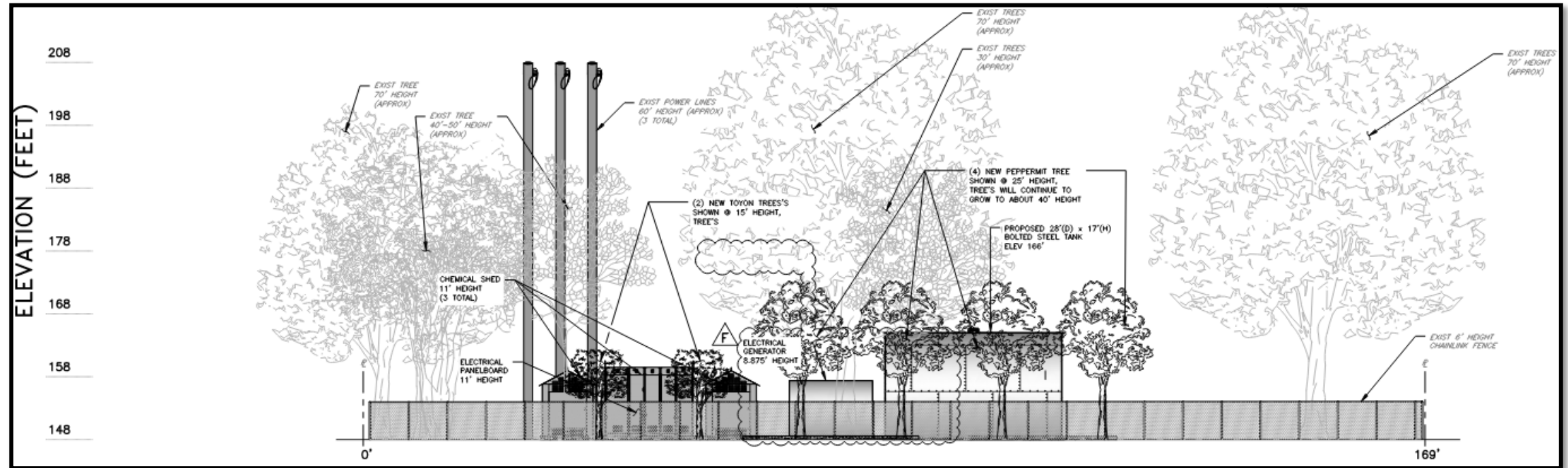


# Site Elevations



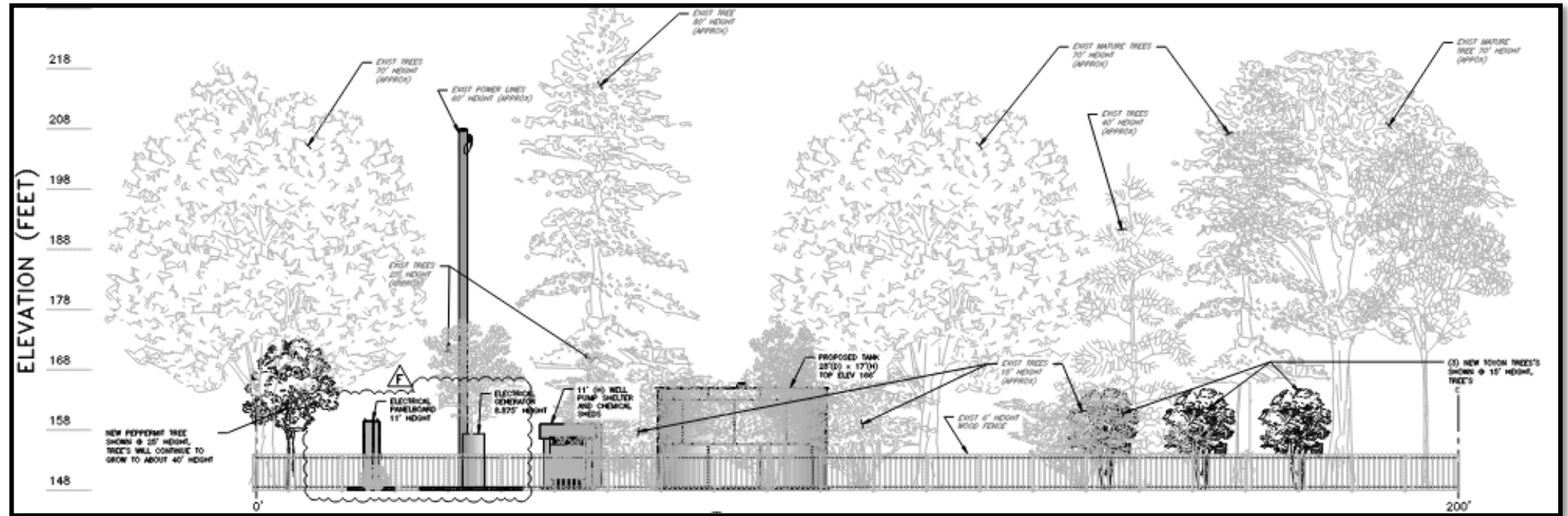
## Elevation from Carlisle Way

# Site Elevations



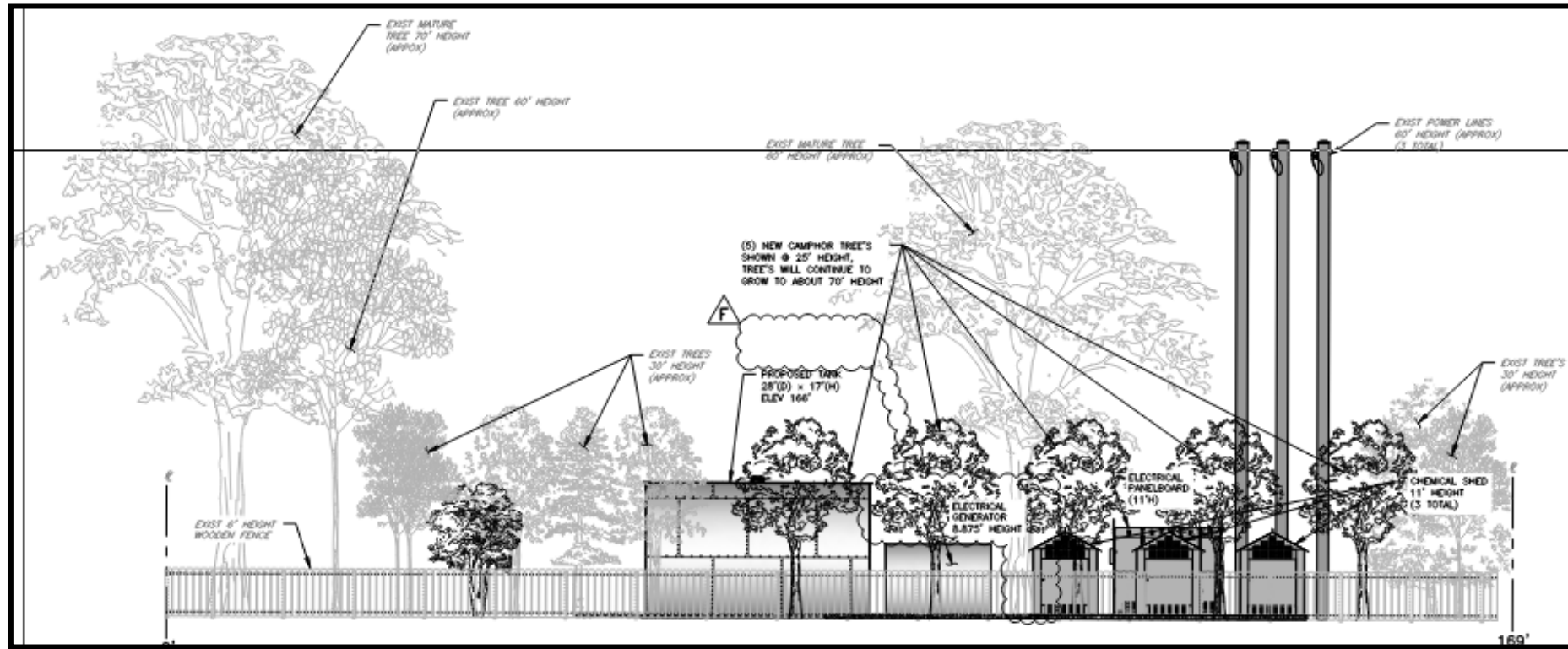
Elevation from Panama Park

# Site Elevations



Elevation facing North

# Site Elevations



Elevation facing West



# CEQA Studies

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
  - **Geotechnical Feasibility Study**
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Tribal Cultural Resources
- Hydrology and Water Quality
  - **Subsidence and Sustainable Groundwater Management**
- Land Use
- Noise and Vibration
  - **Project specific studies and modeling**
- Transportation
- Utilities and Service Systems

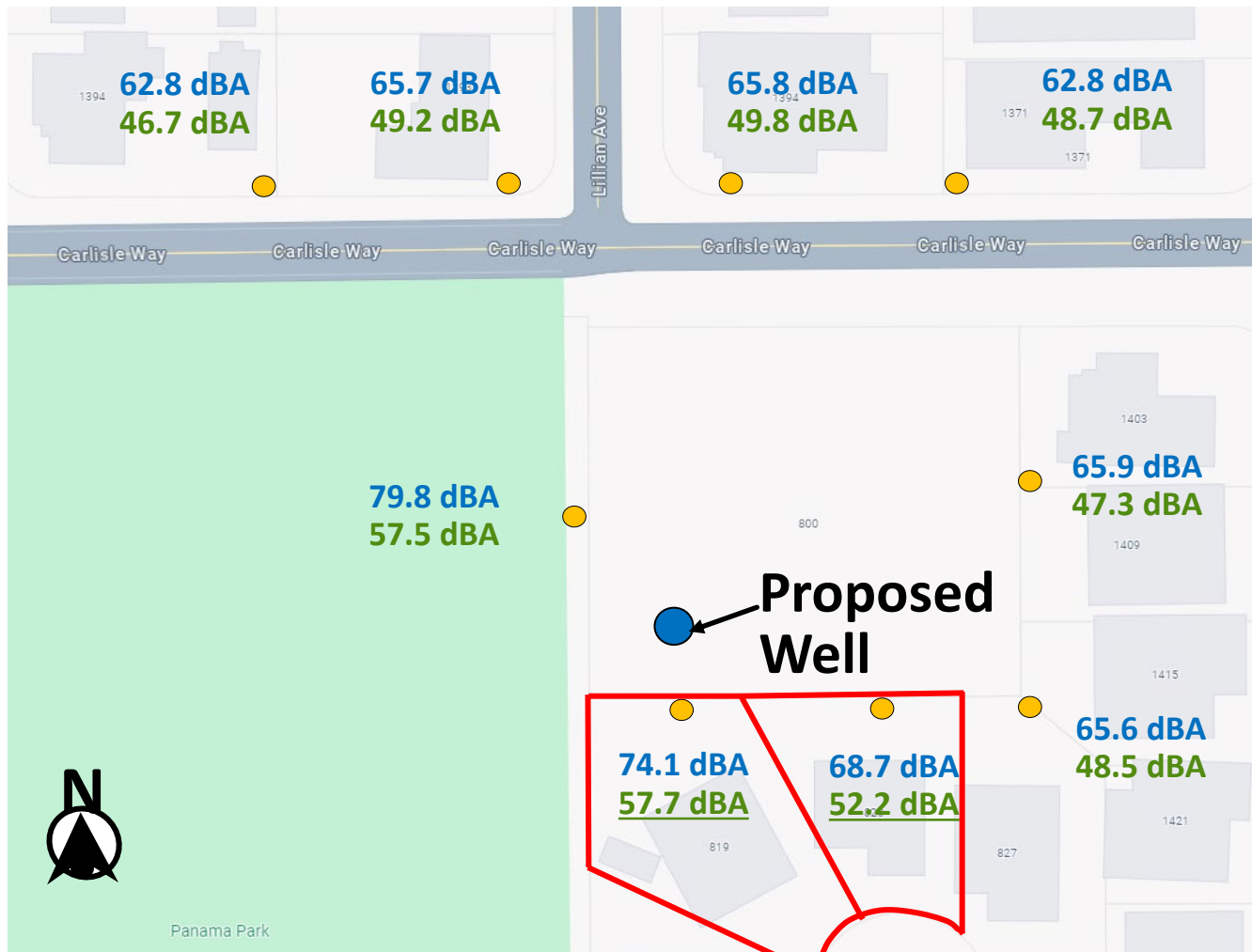


# CEQA Significant Impact

- **Significant and Unavoidable Impact:**
  - ◆ Drilling activities exceed noise limits
    - Construction 24/7 (outside of allowed construction hours)
    - Exceed nighttime limit (50 dBA) at two adjacent residences

# Significant Unavoidable Noise Impact

## Drilling Operation - Noise Modeling Results:



### Legend:

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

# Neighborhood Key Concerns

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- Noise and vibration
- Soil and groundwater stability and sustainability
- Water tank massing
- Glare from construction lighting
- Safety management

# Planning Commission Hearing (March 9, 2026)

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- Additional hotel vouchers
- Relocated emergency generator
- Noise and Vibration monitoring
- Alternate site analysis
- Alternate equipment analysis
- Consistency in tree removal



# Mitigation Measures

- **Drilling Noise and Vibration Control**
  - ◆ **CEQA mitigations**
    - Noise monitoring
    - Temporary sound barriers
    - Hotel vouchers to two immediate neighbors
  - ◆ **Non-CEQA control measures**
    - Hotel vouchers to 8 other neighbors
    - Noise and vibration monitoring and reporting

# Overriding Considerations and Project Benefits

- **No feasible alternative**
- **Project benefits:**
  - Serves 2,000 local connections (~7,800 residents)
  - Enables reliable water supply
  - Provides emergency potable water
- **Consistent with General Plan goals:**
  - Supportive utilities and adequate water supply
  - Conforms to mass/scale of neighborhood (17-foot tank height)

# Alternatives

## **Environmental Impact Report:**

1. Adopt a Resolution to certify the EIR subject to the Recommended Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program.
2. Do not certify the EIR and require additional environmental analysis.

## **Use Permit:**

3. Approve the Use Permit subject to the Recommended Findings and Recommended Conditions of Approval.
4. Approve the Use Permit subject to the Recommended Findings and Recommended Conditions of Approval with modifications.
5. Do not make the required Findings and require changes.

## Staff Recommendation

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

**Alternative 1:** Adopt a Resolution to certify the EIR subject to the Recommended Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program; and

**Alternative 3:** Approve the Use Permit subject to the Recommended Findings and Recommended Conditions of Approval.