From: ML Stefan <[redacted]>
Sent: Tuesday, March 3, 2026 10:47 AM
To: Mary Jeyaprakash <MJeyaprakash@sunnyvale.ca.gov>; Planning AP <planning@sunnyvale.ca.gov>; Noren Caliva-Lepe <Ncaliva-lepe@sunnyvale.ca.gov>
Cc: ML Stefan <[redacted]>
Subject: Comments on CalWater FEIR attached

Hello

My comments on CalWater's FEIR are in the attached file. CalWater's well and tank construction project will be heard by the Planning Commission on March 9.

My neighbor got an automated email response that Mary will be out of the office till Thursday. So I am including the other email addresses in Mary's automated response. Thank you.

Mei-Ling Stefan
Sunnyvale resident

Feedback on Carlisle Well and Water Tank Project FEIR Mei-Ling Stefan, 03/03/2026

CalWater's FEIR should be rejected. Reasons: (i) late revelations of significance that escaped EIR scoping and DEIR analysis; (ii) unsatisfactory responses to concerns about inadequate DEIR mitigations.

1. **Disposal of 6.9+ million gallons of water**

It is in the FEIR that a plan is revealed to discharge 1.3 -1.5 million of water containing development fluid into our sewer system in 4 - 5 days [1]. The total amount of water to be discharged prior to well operation has also ballooned from 1.7+ million in the DEIR to 6.9+ million gallons in the FEIR. ***Such a late revelation has bypassed any chance for public discussions, EIR scoping and a DEIR analysis***.

My new concerns are as follows, (a) –(d):

(a) The impact on our sewer system and environmental consequences. Engineering analysis should be required to show that such a copious amount of fluid discharge in a relatively short time will not result in more cracks in the weak points of our aging sewer pipes. The analysis should include the hydro-mechanical effects of the development fluid composition (drilling fluid as well as soil components carried in water) and the various forces acting on the sewer pipes as the fluid flows. And, would the soil components in the development fluid clog the pipes?

In 2020, Sunnyvale was sued and fined for discharging raw sewage into the Bay. The cause was leakage from aging clay sewer pipes into the storm drain system
(Mountain View Voice, https://www.mv-voice.com/news/2020/03/03/lawsuits-against-mountain-view-and-sunnyvale-allege-sewage-water-leaking-into-creeks-and-bay/)

(b) What are the regulations, and protocols for even temporarily connecting a drinking water system to a sewer system? How might back diffusion from the sewer system to the well system be avoided? Will microorganisms from the sewer systems have a chance to lodge in the pipe connections and migrate?

(c) How might residents' use of the sewer system be affected? What capacity of the sewer system covering Carlisle Way will be available for residents? Shall we experience problems in disposing our waste water?

(d) Are residents allowed to flush dirt (soil) down our sewage drains at home? Of course no resident would do this even if allowed. We would not want to damage or clog our own drains. But if CalWater is allowed to do so, any negative effects on our public underground infrastructure would not be traceable, and problems can show up mysteriously somewhere away from the CalWater property.

There is no response to one of my questions [3]: "Has CalWater considered the option of discharging water to the East Channel?" Such an alternative to remove large volumes of water in a relatively short time would avoid mishaps in our underground sewer and storm drainage infrastructure. The development fluid can be treated before disposal. Physical processes such as sedimentation or filtration can separate soil particles from the liquid component of the development fluid, if discharge into the East Channel has to meet a turbidity standard. Residual drilling fluid chemicals [4] such as sodium bentonite (a clay) and polyanionic cellulose (derived from natural cellulose) are non-toxic to the environment. Polyacrylamide is often used in applications other than well drilling, including drying the sludge derived from municipal waste water treatment.

In conjunction with the issue of water disposal, the last sentence in Response H.2 should be changed to "…no water would be discharged ~~onto adjacent land~~ on land" to be consistent with Draft EIR Text Revision [1,2]. That is, there will be no land discharge of water even on CalWater's property. Water-logged soil would be prone to liquefaction, which must be avoided for the safety of nearby houses.

[1] FEIR pdf, p.58/98, "Page 11 of the initial study. REVISE the text in the second paragraph in section 3.3.1…"
[2] FEIR pdf p.29/89, "Response H.2"
[3] FEIR pdf p29/89,"Comment H.2"
[4] "Drilling Fluids:…", https://www.thedriller.com/articles/85892-drilling-fluids-an-integral-part-of-successful-water-well-drilling

Remark: It is a pity that several million gallons of water will be planned to be discarded, when we know fresh water is a precious resource.

2. Noise analysis and mitigation

(a)Real-time noise levels measured, *not hourly averages*, should be used as the basis for the significance threshold of 80 dBA in daytime construction hours. Residents should have access to real-time noise monitoring data.

Specifications about noise measurements should be discussed. I would like to suggest that, if real-time monitoring shows 5 readings of 80 dBA or more within 2 minutes, this should be taken as a sign that the significance threshold is reached.

If CalWater refuses to place adequate sound barriers beforehand during the 6-month construction phase, as indicated in Response H.5, **MM NOI-1.3** in DEIR should clearly state that portable sound barriers will be deployed at a real-time measured theshold of 77 dBA.

MM NOI-1.3: Ongoing Noise Monitoring and Implementation of Portable Acoustic Barriers: During demolition, grading, excavation, trenching, and tank construction activities on-site, the project shall conduct ongoing noise monitoring to determine when the use of portable acoustic barriers is required to the prevent the exceedance of the applicable 80 dBA threshold as measured at surrounding sensitive receptors. If noise levels during these construction activities is measured within three dBA of the 80 dBA threshold at surrounding sensitive receptors, then portable acoustic barriers shall be installed between the noise generating equipment and the impacted sensitive receptor prior to initiating any additional noise generating construction activities.

DEIR pdf p.11/65

(b)The comments above arise from more concerns after seeing CalWater's responses H.3 and H.5 [5]

(i) Response H.3 indicates that the significance threshold for noise would be based on an hourly noise level. But it is clearly wrong, and dangerous, not to use 80.0 dBA as the maximum limit of noise level in real time. For example, 90 dBA for 29 minutes and 70 dBA for 31 minutes would result in an hourly average less than 80 dBA. To avoid hearing loss, the World Health Organization recommends no more than 40 hours per week of exposure time at 80 dBA, and the safe exposure time rapidly falls with

increasingly noise level, to 4 hours per week for 90 dBA.[6] There will also be confusion as to the start and the end of the one hour.

(ii) Response H.5 refers to MM NOI-1.3 in DEIR, that if noise levels within one dBA of 80 dBA are measued, portable acoustic barriers would be installed. The response should have stated " within three dBA" of 80 dBA. Anyway, residents should not be expected to wait to see what the hourly average may turn out to be, before steps are taken to protect our hearing.

[5] FEIR pdf p.30-31/98
[6] https://www.who.int/news-room/questions-and-answers/item/deafness-and-hearing-loss-safe-listening

3. Ground vibration analysis

I stand by my concerns expressed in comment H.7 [7].
Again I quote the professional recommendation [8]:

> 'Vibration velocity calculations - and representations of "vibration safety" based on them - should only be viewed as approximate, at best, in the absence of proper validation in the specific locale of interest. When such equations are used in an effort to prevent damage, a "safety factor" of at least 2 should be included in the calculated velocity and corresponding "safe distance".'

The simple, phenomenological formula used does not consider the soil type and structure, or the physics of vibration wave propagation in soil. The measured reference PPV_{ref} for the same type of equipment can differ according to locale. Even the thresholds for adverse impacts come from statistical analysis, with intrinsic uncertainties. Construction vibration monitoring should be done at critical locations around the construction site and near adjacent buildings; with limits agreed upon prior to construction.[9] (Real-time monitoring results should be available to residents.)

[7] FEIR pdf p.32/98
[8] https://vibrationdamage.com/vibration_regulation.htm#[15&gsc.tab=0
[9] " Issues Related to Construction Vibrations in Densely Populated Cities", American Bar Association, 9/20/2021.https://www.americanbar.org/groups/construction_industry/publications/under_construction/2021/summer2021/issues-related-to-construction-vibrations/

4. Air quality

If diesel engines are used, Tier 4 emission standards should be the norm in **DEIR MM Air 3.1.** and Tier 2 engines fitted to achieve 35% reduction in particulate matter should not be acceptable as a mitigation pathway.

Mitigated Tier 2 diesel engines would be highly inadequate: they have 5-20 times the particulate matter emissions, and 7-13 times gaseous emissions, as those of Tier 4 engines of the same power rating. Tier 4 standards have been in effect since 2015 [10]. Are there good reasons to be laggards?

There are unique circumstances and challenges that should be considered. Our Eichler houses are not well sealed. Diesel exhaust can infiltrate our homes and get trapped. During the 24/7 drilling and days in the extended construction period, we shall have limited opportunities to open our windows to purge the trapped exhaust…A neighbor adjacent to CalWater was once sickened, years ago, by the emission from a diesel generator turned on by the cell phone company on site for a few days; she needed medication to

recover. Any diesel engines to be used should be the cleanest, to help us survive the year-long ordeal of the project.

[10] “Non-road Diesel Engine Certification Tier Chart”, https://ww2.arb.ca.gov/resources/documents/non-road-diesel-engine-certification-tier-chart

Thank you.

Mei-Ling Stefan

From: Paul Healy <[redacted]>
Sent: Thursday, March 5, 2026 11:34 AM
To: Mary Jeyaprakash <MJeyaprakash@sunnyvale.ca.gov>; Planning AP <planning@sunnyvale.ca.gov>; Noren Caliva-Lepe <Ncaliva-lepe@sunnyvale.ca.gov>
Subject: Comments on 800 Carlisle Well and Tank FEIR attached

My comments on the final eir are attached

Thank you

TO: Sunnyvale City Council / Planning Commission

FROM: Paul Healy

DATE: March 5 2026

RE: Formal Objection to the Proposed Final EIR for 800 Carlisle Way Well & Water Tank Project – Inaccuracies and Omissions regarding Operational Noise and Heritage Tree Removal

To the Members of the Planning Commission and City Council,

As a neighbor residing on Coventry Court, next door to the proposed well site, I am writing to formally submit comments regarding the proposed Final Environmental Impact Report for the 800 Carlisle Way Well and Water Tank project. The current EIR is both incomplete and inaccurate, failing to meet the requirements for a full disclosure of environmental impacts. Specifically, the document contains significant omissions regarding operational noise and misleading information concerning the destruction of heritage trees.

1. Failure to Evaluate Operational Noise from Aeration

The EIR's noise evaluation is fundamentally flawed because it omits a primary, constant sound source: the aeration process.

- **The Omission:** Section 3.3.2 of the DEIR (May 2025) acknowledges that groundwater must be aerated to release entrained air by discharging it near the top of the 24-foot steel tank to "splash" and agitate. Despite this, the noise scoping focused exclusively on pump and generator noise.
- **The Impact:** A pump with a 1,200 gallon-per-minute capacity splashing into a vented, uninsulated steel tank creates a significant, high-frequency "industrial waterfall" effect.
- **Request:** The applicant must be required to produce an updated noise study that includes the decibel levels of the aeration process, accounting for the specific pump size, duty cycles, and hours of operation, which remain undisclosed.

2. Misleading Disclosure of Heritage Tree Removal

The evolution of the project plans suggests a lack of transparency and "bad faith" reporting regarding the site's biological resources. The failure by applicant to explicitly disclose that commitments made throughout the process by applicant in regards to preservation of mature vegetation "especially the big trees" were no longer operative, is evidence of deception and piecemealing the environmental review.

Contradictory Statements: Throughout the process, the applicant claimed that mature vegetation would be preserved to mitigate the visual impact of the tank. In mid-April, the applicant stated that the well location could not be adjusted because it would necessitate "trimming a single tree."

- **The Undisclosed Reality:** It has since been revealed that the plan actually involves the removal of eight trees including **four heritage trees**. This was not disclosed in the original Notice of Preparation (NOP), which only listed four non-protected trees for removal. Also this new impact was not made explicit in the Recirculated NOP despite past and future assurances that existing mature vegetation would be preserved (especially big trees). Finally in the last appearance before the Planning Commission on May 27 2025, slides say 8 trees to be removed, but did not mention that the four tree removal additions are all Heritage trees.
- **Failure of Alternatives:** Because these removals were not disclosed earlier, the EIR fails to evaluate project alternatives that would preserve these heritage trees. The City's Heritage Tree Ordinance requires a level of protection and replacement that has been entirely bypassed in this evaluation.
- **Unclear tree removal plans:** The current site plan includes a north elevation view (the view from coventry court residences) that shows all but perhaps one or two of the existing mature trees being removed along the southern boundary of the property. This is not shown on the arborist report of the site demolition plan.

- **Request:** The applicant must provide consistent, clear documentation of what the tree plan is for this site. A new tree removal plan needs to be generated that preserves all heritage trees, or at least minimizes the heritage tree removals. All alternatives to heritage tree removal should be explored. Perhaps moving the well and tank closer to the park and accessing the drilling site from the park during the two week drilling phase can negate or minimize the need for heritage tree removals. Under no circumstances should the city allow removal of tree #439 (arborists report) as it is protected as a heritage tree, protected as a regular nesting site for raptors, and it crucial to obscuring views of the tank from residences to the south. Also tree #434 (arborists report) should be retained, although misshapen it does provide limited screening of the tank views from the site. Also planting a new tree to replace mature trees is not effective mitigation. It will take decades for new plantings to grow to a size that can effect site views and approach the effectiveness of the vegetation that is proposed for removal.

3. Protected Coopers Hawk Nest in Heritage Tree #439

There is a pair of Cooper's Hawks that annually return to Heritage Tree #439 during nesting season. They appear to reoccupy the same nest every year. This year the hawks were back in their usual nest and observed and recorded the week of 2/22/2026. However this year Cal Water is using the site for staging and assembling materials and heavy equipment creating significant noise and environmental disturbance. (Do they have a permit for this?) Due to this significant disruption of their nest site, the hawks may have abandoned the nest for the time being, put past observation indicates that they often return later in the nesting season if their initial nesting had been disturbed usually by crows. Removing this tree would permanently eliminate this important raptor nesting site.

4. Damage to adjacent properties during construction phase

Others have documented the serious concerns of adjacent neighbors regarding the potential of damages to their properties during the extended drilling and construction phase of this project. So I will not repeat that feedback.

I am requesting that the applicant be required to provide a Certificate of Insurance for the project. I request that this COI specifically confirms liability coverage for "adjacent property damage" and "subsidence/lateral support" issues. I also request that all adjacent properties be listed as an **Additional Insured** or a **Certificate Holder** for the duration of this specific project.

Conclusion

An EIR is intended to be an informational document that informs the public and decision-makers of the full environmental consequences of a project. By omitting the noise of the aeration system and misrepresenting the fate of the site's heritage trees, this EIR fails that standard.

We request that the City Council require a **Revised and Recirculated EIR** that includes a comprehensive noise impact analysis of the aeration system and a legitimate Tree Preservation Plan that explores alternatives to the removal of these four heritage trees, and implente a preservation plan for tree #439

Sincerely,

Paul Healy

Additional information: Noise

Noise analysis is flawed

FAILS TO INCLUDE AERATION NOISE

"Operational noise from the project would be generated primarily by the pump station's booster pump and pump motor that would be installed on-site. Periodic noise would also be generated by the diesel-powered emergency generator that would be installed."
800 Carlisle Way Well & Water Tank 30 Draft Environmental Impact Report
City of Sunnyvale May 2025

The historic tank was a steel tank wrapped in redwood. The sound of water splashing in this tank was often the predominant noise on the site.

Baseline noise is not representative of this site

In Table 3.1-6: Operational Noise Levels Under Normal Operating Conditions, existing short term ambient noise levels ranging from 48.2 to 58.1 dba simply do not represent the current noise environment at this site, particularly at night. I don't doubt that the report generators have some complex explanation, but their published numbers for existing noise levels are simply not representative of reality.

Table 3.1-6: Operational Noise Levels Under Normal Operating Conditions (dBA)

Noise Receptor	Pump Station Operation Noise Level	Existing Short-Term Ambient Noise Level	Pump Station Operation Plus Ambient Noise	Increase Above Ambient Noise Level
1	33.9	56.4	56.4	0
2	39.0	56.4	56.5	0.1
3	42.0	54.0	54.3	0.3
4	35.8	58.1	58.1	0
5	37.6	48.2	48.6	0.4
6	38.9	48.2	48.7	0.5
7	37.1	48.4	48.7	0.3
8	44.3	48.4	49.8	1.4
9	46.7	48.4	50.6	2.2

Notes: **Bold** text indicates a readily perceptible increase in ambient noise level. The location of each receptor is shown on Figure 3.1-2. Because decibels are logarithmic units, noise levels cannot be added or subtracted by ordinary arithmetic means. For example, if one vehicle produces a noise level of 70 dBA when it passes an observer, two cars passing simultaneously would not produce 140 dB; they would combine to produce 73 dBA.

Source: Behrens and Associates, Inc. *800 Carlisle Way Well & Water Tank Project Noise Assessment Report.* July 24, 2024.

Additional information: Tree removal

Tree removal disclosure timeline:

Original NOP Feb 15 2023

The plans released with the original NOP called for removal of only four trees from the site. None of these are protected or heritage trees.
Applicants' consistent response to questions regarding site aesthetics has been that mature vegetation would block the views of the tank, and that this vegetation would be preserved, especially the large trees.Applicants site demo plan and first commitments on preservation of mature vegetation “especially big trees” forwarded to concerned neighbors by city staff as below:

----@sunnyvale.ca.gov>
Date: Wed, Feb 15, 2023 at 3:00 PM
Subject: RE: Questions (800 Carlisle)

>(1) Project layout including locations of the proposed replacement well, water tank, pumps, storage, and
>vegetation to be maintained (especially the big trees). Find attached the site plan with necessary information.
>The site has 44 total trees; The project proposes to remove four (4) trees and plant five (5) new trees.

*Four trees identified on the 2/2023 site demo plan. Not heritage trees

3/14/2025 Recirculated NOP

When released, the revised NOP was explicit that the only change to the project was the change in size of the water tank.

March 14, 2025

NOTICE TO REVIEWERS: Following the publication of the original Notice of Preparation (NOP) on February 3, 2023, changes were made to the project to alter the dimensions of the proposed water tank to be constructed on-site. The dimensions were changed from 33 feet in diameter and 12 feet in height to 21 feet in diameter and 24 feet in height. This is the only change to the Project Description. All other aspects of the Project Description remain as described in the original NOP. This recirculated NOP has been prepared to disclose this change in the Project Description. This recirculated NOP will supersede the original NOP; therefore, the City is requesting that individuals and agencies provide comment letters and/or input on the Recirculated NOP.

And assurances continued to be made that existing and mature vegetation would block views of the site/tank. "It is screened by existing tree from all direction" "the proposed location of the tank is surrounded by existing mature trees" "if the tank is moved any closer to the park the existing tree will be required to trim…"

From: Mary Jeyaprakash
To: [redacted]
Bcc: Noren Caliva-Lepe
Subject: RE: Thanks; a question
Date: Monday, April 14, 2025 1:24:00 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png

Hello Mei,

Good afternoon. Thank you for attending the outreach meeting and your follow-up email. The City raised simar concerns with Cal Water before. Please see City's concerns (in blue text) and Cal Water's response below. Here is a link to the proposed Site Plan - https://www.sunnyvale.ca.gov/home/showpublisheddocument/4373/638130918937000000. Please use this along with Cal Water's response to see the tank location with respect to other amenities onsite.

City: a. Provide justification for the location of the tank with respect to the visibility from the nearby single-family homes and from the street. Consider locating the tank along with the Cell Tower, near the park, and away from the single-family homes.

Cal Water: a.

The tank was located such that it is screened by existing tree from all direction, minimizing the visibility of the tank. The proposed location of the tank is surrounded by existing mature trees. To provide additional screening, Cal Water is proposing to plan additional trees to provide additional screening. The proposed tank location is closest it can be located to the park. If the tank is moved any closer to the park, the existing tree will be required to trim the existing tree. Few years back, Cal Water installed 9' feet wooden fence with lattice to provide screening to the resident east of the project site. (Opposite of the park location).

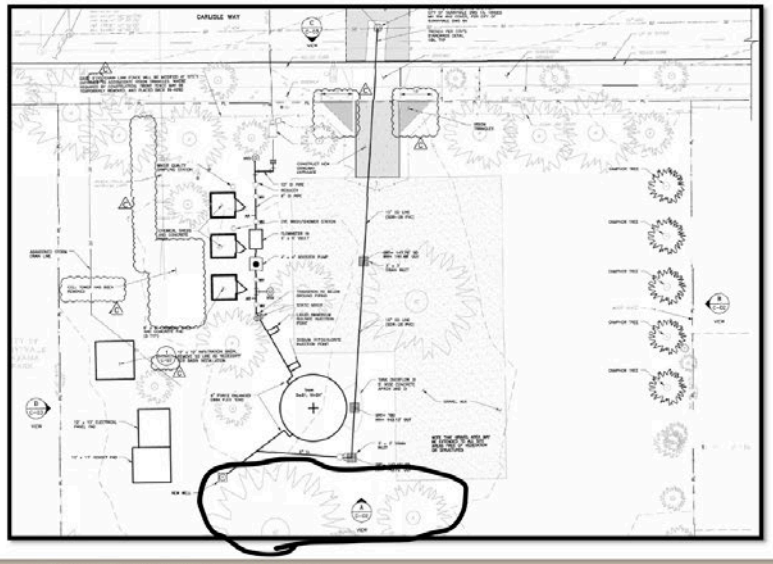
5/27/2025 Presentation to Planning commission

https://www.sunnyvale.ca.gov/business-and-development/projects-in-sunnyvale/development-projects/carlisle-well-and-water-tank#docaccess-dc4f45743bd0d016a42c501110e4ed2c30b3cf318b5a4d63aaee0db8802c25cf

Presentation to Planning Commission 5/27/25, comment says 8 trees to be removed (up from the prior 4) but no

disclosure that the new tree removals are all heritage trees, critical to blocking views of the new tank. Also note that heritage tree 439 (circled below) now on the to be removed list remains on some of the site drawings. Tree 439 also is crucial to block tank views from the south and southwest.
This tree is also a nesting site for Coopers Hawks

Proposed Site Plan



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

N

From:	Paul Healy
To:	Mary Jeyaprakash; Noren Caliva-Lepe; PlanningCommission AP
Subject:	Additional Comments on 800 Carlisle Well and Tank FEIR
Date:	Friday, March 6, 2026 8:11:45 AM
Attachments:	cal water intro letter.pdf

Please see additional comments attached

Thank You

TO: Sunnyvale City Council / Planning Commission

FROM: Paul Healy

DATE: March 6, 2026

RE: Additional comments on the Proposed Final EIR for 800 Carlisle Way Well & Water Tank Project –

To the Members of the Planning Commission and City Council,

I want to emphasize some information that might otherwise be overlooked in the evaluation of this proposal.

The Applicant, The Los Altos Suburban District of California Water Services, is a part of California Water Services Group a for profit corporation with 2022 revenues of approximately $850 million.

The Applicant states the max capacity of this well will be 1935 acre feet per year.

Applicant says that of their district's 18,000 service connections 2,000 are located in the city of Sunnyvale.

A google/AI search produces the following information: "Based on typical water consumption rates, a supply of 1,935 acre-feet (AF) per year can support approximately 1,900 to 3,800+ households in a suburban setting."

So this single well, running at capacity, can support between nearly all and nearly twice the number of Sunnyvale service connections.

While the Carlisle site alone could potentially meet the needs of all Cal Water's Sunnyvale customers, as of 2011 ***Cal Water had seven additional well sites in Sunnyvale***.

From the 2011 Sunnyvale general plan Cal water had eight well sites in Sunnyvale. All sites located near Fremont Ave. With the exception of the Carlisle site and a site near the orchard heritage park all Cal Water sites in Sunnyvale are within or immediately adjacent to a transportation noise corridor (either Fremont or Hollenbeck)

Applicant states 16 of the 20 well sites they are operating are near their end of service life. Applicant has stated that other well sites will be shut down and that production shifted to the Carlisle site.

Are we closing well sites in Los Altos (arguably a far better location for siting a well) and transferring the burden of extraction and treatment of this Los Altos water to Sunnyvale? Does that make sense?

March 6, 2026

TO: Sunnyvale City Council/Planning Commission

RE: Comments on the Proposed Final EIR for 800 Carlisle Way Well & Water Tank Project

To the Members of the Planning Commission and City Council,

I'm writing to express my concerns about the proposed Well and Water Tank Project on Carlisle Way. I live at [redacted], adjacent to the Cal Water property.

First, I understand the need for more resources as Sunnyvale strives to add the housing this area desperately needs. I'm not a NIMBY; I welcome thoughtful and sensible development in my neighborhood.

However, the scope of this project exceeds reasonable expectations for a suburban neighborhood; the site is bordered on three sides by single family homes, and by a neighborhood park used frequently for youth sports. This is not the appropriate site for commercial-grade construction and operation.

The current EIR is both incomplete and inaccurate, failing to meet the requirements for a full disclosure of environmental impacts. The report includes a plethora of data, but it's misleading and contradicts previous statements. I have concerns about the preservation of the trees and bushes on the site, and the impacts of air pollution during construction and operation. The applicant has offered vague "hotel credits" to only two adjacent neighbors–why not all adjacent neighbors? The applicant does not appear to be operating in good faith.

I am especially concerned about potential damage to my property. I recently resurfaced my swimming pool, and the radiant heat in my home has worked without issue since I purchased the home in 2013. I insist the applicant be required to cover the cost of repairs if the (substantial, unmitigated) vibrations cause damage.

I urge the Planning Commission and City Council to reject the FEIR in its current form and require the applicant to address the significant concerns of your constituents.

Respectfully,
Joni Lindenstruth
[redacted]

Comments on the Final EIR for the Proposed Well & Water Tank Project at 800 Carlisle Way

This is list provides an overview of the main compliance issues I identified and a discussion of ways to avoid, mitigate or remedy these issues.

Drilling Noise

- **Continuous drilling for 12 and 15 days** – the Health Risk and Greenhouse Gas Assessment states on page 1 "Continuous operation of construction equipment during the two drilling phases reduces the risk of borehole collapse and damage to construction equipment." This means that continuous drilling is not required - as the neighbors were told - but is simply a choice by Cal Water that exposes them to less risk. Based on the significant impact of the project on the neighborhood, we ask the City to reconsider granting the right to drill 25/7. Instead, Cal Water should take additional measures to minimize the risk.

- **Neighbors within error rate of maximum noise** – the Noise Assessment report clearly shows that – despite mitigation – a number of neighbors are very close to the or above max allowable noise limits during drilling. While those two which the model shows to be above the threshold of 50 dB are offered vouchers for alternative accommodation, several neighbors that are very close to this threshold are not offered this mitigation. However, noise models are not accurate enough to capture that level of detail. Outdoor noise prediction methods and validation standards are usually discussed in terms of a margin on the order of ±3 dB, not tenths of a decibel. Everybody with modeled night-time noise above 47 dB should therefore be given vouchers. Alternatively, additional noise mitigation measures should be taken to reduce the level of noise further for all residents.
- **The average noise level is modelled without additional ambient noise** taken into consideration - actual noise will most likely exceed the acceptable noise limits at least at times for many if not all of the immediate neighbors. However, there is no plan to measure actual noise during drilling effectively making it impossible for neighbors to object and seek mitigation should allowed maximum be exceeded.
  We ask the city to mandate continuous noise monitoring during the drilling phase and real-time reporting of these numbers on a publicly accessible portal. Since noise monitoring is already proposed to be conducted during demolition, grading, excavation, trenching, and tank construction, measuring noise during drilling is entirely feasible.

- **Demolition, Grading, Excavation, Trenching, and Tank Construction Noise -** for a large percentage of neighbors, the day time noise will frequently or periodically exceed the

day time allowable max of 80 dB. The mitigation language in MM NOI-1.3 is ambiguous and weak: ”(…) the project shall conduct ongoing noise monitoring to determine when the use of portable acoustic barriers is required to the prevent the exceedance of the applicable 80 dBA threshold as measured at surrounding sensitive receptors. If noise levels during these construction activities is measured within three dBA of the 80 dBA threshold at surrounding sensitive receptors, then portable acoustic barriers shall be installed between the noise generating equipment and the impacted sensitive receptor prior to initiating any additional noise generating construction activities.”
Why it is insufficient: barrier requirement is explicitly tied to adding more noise-generating work not as a clear corrective-action rule for an actual exceedance that is already happening. It fails to clearly say what happens if monitoring already shows 80+ dB or if noise jumps quickly past 77 before barriers are installed.

We ask the city to strengthen noise mitigation which means language such as:

- if measured noise reaches 77 dBA, barriers must be installed immediately, and
- if measured noise reaches or exceeds 80 dBA, the contractor must stop or modify the activity until levels are reduced below 80 dBA.

We also ask that the noise measurements are made available to residents via a publicly accessible portal in real-time so residents have the opportunity to monitor if and when they are exposed to noise levels exceeding legal limits.

- **Effectiveness of mobile sound barriers is highly condition-dependent** - to be effective they must fulfil very specific requirements, must be tall and long enough to break the line of sight between the noise source and the receptor, and it must be solid, continuous, and without gaps. New York City, for example, details very specific requirements which are absent from the proposal.
The Noise Assessment Report, page 37, has the following language: “The portable sound barriers can reduce sound levels by up to 6 dB once there is a line of site break between noise source and receptor. With strategic positioning of the sound barriers greater noise reduction may be achieved.”

  Nothing in this language guarantees that the mobile barriers will achieve the mitigation needed to reduce the noise below 80 dB, but simply states what can be achieved in an ideal scenario.

  In addition, there are no provisions on how quickly the mobile sound barriers need to be installed once the maximum is exceeded. The language reads ”The sound barriers can be

utilized when noise levels exceed 80 dBA at property line. Ongoing noise monitoring can be implemented during construction." (my highlights)

We request concrete and detailed provisions that the

- Noise will be continuously measured at various points at the property edge
- Once 80 dB are exceeded at any one measurement point, an alert is triggered
- Sound barriers will then be installed within a reasonable time frame (5 minutes)
- Sound measurement continues and if the noise continues to exceed the allowed maximum, work will be stopped.

Mobile sound barriers are not well-suited in situations where noise sources move around, which is the case here. Therefore, the best solution would be to install more effective mitigation solutions during demolition, grading, excavation, trenching, tank construction and all other non-drilling activities in connection with this project.

- **Vouchers** – while vouchers are offered for night time exceeding of the maximum noise level, no such mitigation is offered to neighbors who experience above 77 (80-3 DB) of unmitigated daytime noise. As discussed in the previous section, mobile barriers are often inefficient in achieving significant reduction and only work if used properly and quickly. Retirees, sick people or those working from home as well as everybody on Saturday are affected by day time noise exceeding the maximum and delayed mitigation measures are not enough to remedy the situation.

  Therefore, all neighbors modelled to experience 77 db or more of day time noise plus all neighbors that are subjected to that noise even if the model failed to identify them upfront should be given vouchers to spend at their discretion (e.g. renting a remote workspace, AirBnB, hotel room, etc) that allows them to minimize the impact on their life and work.

- **Enforcement** – The FEIR currently does not mandate noise measurement, it simply states, "Ongoing noise monitoring can be implemented during construction." There is no way for neighbors to monitor the maximum noise levels, report violations and get short-term relief. Also, no fines are specified for Cal Water exceeding noise limits.
  Limits that can't be enforced and violations that go unpunished are completely ineffective.
  We ask the city to add specific language that:

- Mandates noise measurement during the entirety of the project and various points at the edges of the property (needed as equipment moves around)
- Makes the measurements available to neighbors in real time so they have a way to establish if and when the maximum is being exceeded
- Provide a clear path for neighbors to report noise exceeding the maximum
- Require short turnaround times for mitigation (minutes, not hours or days)
- Specify fines that will be levied should Cal Water fail to mitigate within those reasonable time frames.

Code Compliance Concerns: Nighttime Powered Equipment and Vibration

The Sunnyvale Municipal Code raises two separate compliance concerns that should be addressed clearly on the record.

- First, the code states that "powered equipment used on a temporary basis during daytime hours is exempt from the operational noise limits," but when used "on a continuous basis or during nighttime hours," it "should comply with operational noise limits," and when used adjacent to residential uses, "operation of powered equipment is not allowed during nighttime hours." The same section separately states that "construction activity regulated by Title 16" is not governed by the operational-noise section. Because this project contemplates 24/7 drilling adjacent to homes, the City should explain how nighttime drilling with powered equipment is legally reconciled with these code provisions, and whether the City is relying solely on the construction exception to avoid the nighttime powered-equipment restriction.
- Second, the code states that ground vibration must not be perceptible at the property line without special instruments. That standard appears more neighbor-protective than the EIR's technical "less than significant" vibration analysis, so the City should explain how the project will comply with the ordinance if neighbors can feel vibration even when the EIR says modeled vibration is below its selected significance threshold.

  References: Sunnyvale Municipal Code § 19.42.030(c)(1)–(2), § 19.42.060.

  Requested action: The City should provide a written code-compliance explanation for (1) nighttime drilling with powered equipment adjacent to residences, and (2) how the project will satisfy the ordinance's perceptible-vibration prohibition in addition to the EIR's modeled vibration thresholds.

  References: Sunnyvale Municipal Code § 19.42.030(c)(1)–(2), § 19.42.060.

Air Quality

As a general comment I'd like to mention, that the neighborhood has a large percentage of sensitive receptors, e.g. of the 8 houses on Coventry Court, 6 have sensitive receptors, one is currently empty and for one the status is unknown.

- **Construction diesel mitigation is insufficient and vague** – The project's own analysis shows unmitigated construction cancer risk exceeds the Bay Area Air Quality Management District (BAAQMD) threshold. (page 22). Therefor mitigation language has to be specific and enforceable. In the report it is not.
    - The plan outlined starting on page 23 states: "Implement a feasible plan to reduce DPM emissions by 35 percent…"
    - Then it allows multiple alternatives:
        - Tier 4 equipment "if feasible,"
        - otherwise Tier 2 or 3 plus controls,
        - or electrical/non-diesel equipment,
        - or "another construction operations plan,"

      and that plan "could include" various measures. (pages 23–24)

      It ends by saying such a plan would be:

        - subject to review by an air quality expert" and approved by the City prior to construction. (page 24)

      This is problematic because weak and flexible phrases are used ("feasible plan", "if feasible", "alternatively", "may develop another construction operations plan", "could include", "subject to review") that give Cal Water broad discretion while providing neighbors little ability to verify whether the promised 35% reduction is actually achieved.
      Specifically:
      The mitigation effectiveness section (page 24) says the modeled benefit was calculated "assuming that all equipment met U.S. EPA Tier 4 interim engines standards and BAAQMD basic BMPs." (page 24), but the actual mitigation language does not require all equipment to be Tier 4 in all cases. It allows weaker alternatives and a substitute plan.
      Therefore, the modeled reduction (54% reduction, below threshold) is based on a stronger assumption than the actual mitigation measure guarantees.
      We ask the City for:
        - A finalized, written construction emissions plan before approval, not later.
        - No open-ended "feasible plan" language.

- A specific equipment list and engine tiers.
- Clear pass/fail standards.
- Required recordkeeping and public reporting.
- Independent verification, not just City approval of a flexible plan.

In summary: This point speaks to a problem with the quality and enforceability of the mitigation language. While mitigation is required the proposed mitigation is weak and non-binding.

- **Health risks** – the project is above the health-risk threshold unless the weak mitigation detailed above works perfectly.
  The report acknowledges that the the unmitigated project exceeds the single-source significance threshold for cancer risk ("The unmitigated maximum cancer risks from construction activities at the project MEI location would exceed the single-source significance threshold. ", page 20) and says that with LUTE mitigation and AQ-1 it would no longer do so.
  Because the project is over threshold without mitigation, the mitigation is not a minor detail but essential. However, the key mitigation is flexible, substitution-heavy, and not tied to a concrete monitoring and enforcement framework.
  AQ-1 has to therefore be treated as a mandatory precondition, not a flexible post-approval plan. Monitoring, logging, and public complaint procedures specific to diesel exhaust, not just dust is required.
- The **mitigation depends on expert review**, but the document never defines who that expert is, what qualifications they must have, what standard they must apply, or whether the public can see the review. ("Such a construction operations plan would be subject to review by an air quality expert and approved by the City prior to construction.", page 24).

  Give the critical role of mitigation and the fact that without mitigation, the project posses unacceptable health risks to neighbors this is problematic because this language is vague and not enforceable. It is unclear
  - Who selects the expert?
  - Is the expert independent?
  - What methodology is used?
  - Is the review public?
  - What happens if the plan is weak but technically "approved"?

We ask that the City define the reviewer's qualifications, required independence from applicant, require public disclosure of the approved plan and the expert's memo, and require measurable criteria the expert must confirm.

- **Missing or inadequate complaint response language** – the neighbors need a usable, practical mechanism if they experience odor, visible exhaust, or recurring diesel nuisances that mitigates the nuisance quickly.

  While there is a dust BMPs require a visible sign and a response within 48 hours there is no equally clear, project-specific diesel exhaust complaint protocol tied to equipment logs, idling violations, truck staging, or corrective action.

  There are three issues regarding complaint response:

  - Dust complaint response within 48 hours is inadequate as dust is a serious annoyance but is unlikely to linger for 48 hours so by the time mitigation is required, the actual nuisance might no longer be an issue. Given the temporary nature of dust of dust a two-day response time is equivalent to no mitigation.
  - There is no complaint-response language for odor, visible exhaust, or recurring diesel nuisances.
  - Mitigation depends on future City approval but the approval criteria are not spelled out. A mitigation that says "City will approve a plan later" is weaker if the standards for approval are not defined now. (AQ-1 allows "another construction operations plan" and says it will be approved by the City before construction. (page 23). The document does not state what the City must review, what evidence is required, what happens if the plan underperforms, or whether the public gets to see the final approved plan.

- **Reliance on unverifiable modelled assumptions -** Neighbors are being asked to trust model outputs, but the document provides very little real-world verification. The report states that emissions were "predicted using appropriate computer models", "modeled using CalEEMod", "modeling was done using AERMOD" – while this is standard in environmental reviews it is an issue here because, as discussed above, mitigation is flexible, the exposure conclusions depend on assumed equipment choices and there is no clear commitment to construction-phase monitoring to confirm the assumptions hold.
  Therefore, the City needs to require that:

- The actual construction fleet is disclosed before work starts
- There will be regular, unannounced on-site compliance inspections
- Logs of equipment used, idling controls, and deviations from the approved are kept and are made publicly available.

- **Screening logic for selected sensitive receptors is not disclosed** – Page 16 of the report states: "While there are additional sensitive receptors within 1,000 feet of the project site, the receptors chosen are adequate to identify maximum impacts from the project."

  This conclusion is not substantiated by any analysis, the report does not show that all candidate sensitive receptors were assessed or are even known since no property-by-property list is shown.

  A proper analysis would require full receptor-screening and a map/list of all nearby candidate receptors and why each was included or excluded.

- **Assumptions around construction exhaust modelling are questionable -** the non-24/7 construction exhaust modeling uses an assumed 20-foot release height, which is a questionable assumption. This assumption may make the modeled risk appear lower at nearby residences than a lower-height assumption would.
  This assumption materially affects modeled concentrations and neighbors cannot verify it. The report does not provide a sensitivity analysis showing how results change under lower release assumptions.
  This is specifically relevant because the construction site is several feet lower than some of the adjacent properties and therefore – even if the exhaust is indeed release at 20 feet (unproven assumption) it is significantly lower for some neighbors.

- **Enhanced BMPs should be required** – the report states that basic BMPs are required but because construction is directly adjacent to homes and a public park frequently used by children for practice enhanced BMPs should be applied, not just "strongly encouraged". The report does not explain why enhanced measures were not made mandatory.

  The ask the City to:

  - Require enhanced BMPs as conditions, not suggestions.
  - Explain why adjacency to homes and a park did not trigger stronger mandatory controls.

- **Regulatory compliance language is future tense instead of documenting actual permit conditions** – making it impossible for neighbors to know what is actually binding rather than what might happen later.

  Examples of vague, future-tense or conditional language include: “the engine would be required to meet standards, BAAQMD “would set limits” depending on results, sources complying with applicable regulations “generally” will not be considered significant (all page 19).

  In particular the phrase “Sources of air pollutant emissions complying with all applicable BAAQMD regulations generally will not be considered to have a significant air quality community risk impact” (page 19) do not constitute a firm commitment, does not replace project-specific demonstration and leaves room for reliance on future permitting rather than current, transparent standards.

  This defers key protection details to later agency permitting. The CEQA document does not itself tell residents:

  - what the final permit limits will be,
  - what operating limits will be imposed,
  - or how they will be enforced.

  Instead of this vague, non-binding language the City should require the actual BAAQMD permit conditions to be disclosed and incorporated before final approval where possible and that generalized language is replaced with project-specific, enforceable commitments.

- **No construction significance threshold for GHG emissions is established** and no binding mitigation attached to the construction GHG discussion. The language used is explicitly discretionary using words like “encourages”, “where feasible”, “where applicable”.

  If the City is going to rely on this analysis, it should still require a specific construction GHG reduction package (for example, electrification, limits on idling, reduced diesel dependence), not just note that such measures are encouraged.

  Of specific concern is the following statement: “Compliance with these standards ensures compliance with State and federal plans, policies, and regulations applicable to GHG emissions.” (page 31). This is a sweeping statement. CalGreen and Title 24 address building and efficiency standards, but the report does not show how compliance with

those codes, by itself, establishes full consistency with every relevant GHG policy or local climate framework.

We ask for a narrower, supportable statement. If the City relies on policy consistency, it should identify which specific plans are satisfied and why.

- **Clarification of ambiguous language** - The term bi-weekly needs to be clarified as it has two possible meanings, namely every other week or twice a week. While the former usage is more common in the US, the latter is possible and to avoid confusion, the language should be unambiguous. For neighbors this makes a huge difference as we are talking about the difference between 52 hours a year and 13 hours per year.
  It is unclear what, if any additional time the diesel generator would be in operation. We ask for an unambiguous statement of:
  - routine testing hours,
  - maintenance hours,
  - emergency/non-testing hours,
  - and the actual total annual hours the generator is permitted to run

- **Conflicting run time assumptions** – page 2 of the report states that generator testing would be "Routine testing would consist of running the generator bi-weekly for approximately 30 minutes during daytime hours", however, on page 19 dispersion modelling assumes that generator testing could occur at any time of the day (24 hours per day, 365 days per year)".
  This is not internally consistent and problematic for two reasons:
  - These are not the same operational assumptions. If the real-world promise is daytime-only testing, that should be written as a binding operating condition, not just a descriptive statement early in the report.
  - It needs to be established that the results of the study are still valid if the dispersion model is based on a different set of assumptions than real-life conditions.

Vibrations

Concerns about vibrations were repeatedly raised in response to the Draft EIR. The Final EIR addresses some of these issues, but mostly by reaffirming the original modeling and by clarifying the City's reasoning. It does not add the kinds of practical protections that would directly reduce uncertainty for neighbors.

The FEIR still does not address the following issues:

- Original concern: **Older adjacent homes (including Eichler-type slab-on-grade homes), in-slab piping, and nearby pools may be more vulnerable to vibration damage**, including delayed damage that appears later.

  City's response / suggested resolution: The Final EIR acknowledges this concern and responds that the City used a more conservative structural threshold of 0.25 inches per second (ips) rather than 0.3 ips, and that modeled maximum vibration at the nearest receptor would be 0.03 ips during drilling and 0.03 ips or lower during the remaining construction activities, so impacts are considered less than significant.

  Remaining issues: The response does not provide any project-specific analysis of slab-embedded piping, pool shells/decks, or other fragile components; it applies a generic structure threshold. It also does not add any protection against delayed or latent damage.

  We ask the City to require pre-construction condition surveys (homes, slabs, visible cracks, pools, decks), require post-construction follow-up inspections, require a documented process for evaluating and resolving delayed damage claims and to take out a damage bond to fix damage to homes due to the construction.

- Original concern: **The vibration analysis is model-based and may not reflect actual site conditions at these specific homes.**

  City's response / suggested resolution: The Final EIR relies on the Draft EIR and Appendix B vibration modeling and states that the modeled values are below the selected significance thresholds, so impacts are less than significant.

  Remaining issues: There is no field vibration testing at neighboring homes. The Noise Assessment uses reference vibration values from similar equipment and scaled distances, not measured vibration at the actual surrounding residences.

  We ask the City to require baseline field measurements and real-time vibration monitoring during the highest-vibration activities, with clear reporting and corrective-action thresholds.

  References: *Carlisle Well Water Tank Final Environmental Impact Report.pdf*, page 10 (Comment D.1 / Response D.1); *Carlisle Well Water Tank DEIR Appendix B Noise Assessment.pdf*, pages 52–53, 54–56.

- Original concern: The **condition and fragility of nearby structures is not adequately known** or reflected in the analysis.

  City's response / suggested resolution: The City relies on a conservative threshold (0.25 ips) and concludes the modeled vibration is well below that level.

  Remaining issues: Appendix B itself states that "the condition of the nearest structures to the Project Site is unknown," yet still concludes no vibration mitigation is recommended. Also, the report's own structural criteria table includes lower thresholds for more fragile structures/components (0.08 ips and 0.1 ips for continuous/frequent intermittent vibration), but the City does not explain why those more protective categories are not applicable.

  We ask the City to provide a written justification for using 0.25 ips rather than the more protective fragility categories, and require a re-check of the analysis under the lower fragility thresholds.

  References: *Carlisle Well Water Tank Final Environmental Impact Report.pdf*, page 10 (Response D.1); *Carlisle Well Water Tank DEIR Appendix B Noise Assessment.pdf*, pages 52–56.

- Original concern: **People in adjacent homes may still feel vibration**, even if it is below the City's chosen significance threshold.

  City's response / suggested resolution: The City relies on the 0.04 ips human-annoyance threshold used in Appendix B and concludes modeled values are below that threshold.

  Remaining issues: Appendix B's own human-response table shows "barely perceptible" continuous/frequent intermittent vibration at 0.012 ips and "distinctly perceptible" at 0.035 ips. The modeled values of 0.03 ips are below 0.04 ips, but they are still above the "barely perceptible" threshold and close to the "distinctly perceptible" threshold.

  Actions to be taken by the City: Acknowledge that residents may still perceive vibration even if the impact is classified as less than significant, and require monitoring plus responsive adjustments if residents report perceptible vibration during drilling or demolition.

  References: Carlisle Well Water Tank DEIR Appendix B Noise Assessment.pdf, page 11; pages 53 and 56.

- Original concern: The **geotechnical basis is preliminary and not sufficient to support a strong "no issue" conclusion now**.

  City's response / suggested resolution: The Final EIR says reliance on a preliminary geotechnical investigation is sufficient at the environmental review stage, and that a design-level geotechnical report will be prepared later and reviewed by Valley Water during permitting.

  Remaining issues: This means the detailed, site-specific engineering basis is deferred to a later stage, after the environmental conclusion has already been made. That does not resolve current uncertainty for neighbors.

  Actions to be taken by the City: Require the design-level geotechnical report to be completed and made available before final discretionary approval or, at minimum, before issuance of permits for drilling and well construction, and require any vibration-related protective measures identified in that report to be incorporated into enforceable permit conditions.

  References: Carlisle Well Water Tank Final Environmental Impact Report.pdf, pages 13–14 (Response E.2).

- Original concern: **Pumping the new deep well could cause localized ground instability or subsidence** affecting nearby homes.

  City's response / suggested resolution: The Final EIR says this was analyzed in the Sustainable Groundwater Management Technical Memorandum and concludes the risk is less than significant. It also states that additional technical documentation prepared after circulation of the Draft EIR indicates the new well will be engineered to prevent movement of sand and other materials into the well and thus avoid localized subsidence.

  Remaining issues: The Final EIR does not provide neighbors with a directly verifiable, project-specific monitoring mechanism for localized subsidence or ground movement near adjacent homes. The response is still largely analytical and relies on future design details.

  Actions to be taken by the City: Require the additional technical documentation referenced in the Final EIR to be publicly disclosed, require baseline elevation/condition documentation for the nearest properties if subsidence is a concern, and require a follow-up verification process after well construction.

References: Carlisle Well Water Tank Final Environmental Impact Report.pdf, pages 16–17 (Response E.5) and page 18 (Response E.7).

- Original concern: **The old well reportedly had "excessive sanding," which may suggest local ground or well-related instability issues**.

  City's response / suggested resolution: The Final EIR says the prior well's deterioration and sanding were due to age and the end of its useful life, not adverse subsurface conditions, and that the new well will be designed to modern standards to prevent movement of sand and other materials.

  Remaining issues: The response does not provide neighbors with a current, site-specific verification program that would detect whether the new well is actually performing as intended without causing local impacts.

  Actions to be taken by the City: Require public disclosure of the final well design assumptions relevant to sand control and localized subsidence prevention, and require post-construction performance verification if that design is being relied on to dismiss localized risk.

  References: Carlisle Well Water Tank Final Environmental Impact Report.pdf, pages 17–18 (Response E.7).

- Original concern: **No practical on-the-ground vibration protections are in place for neighbors**.

  City's response / suggested resolution: The City's position is that no vibration mitigation is required because the modeled values are below the selected significance thresholds.

  Remaining issues: Neither the Final EIR nor Appendix B adds any of the following: pre-construction surveys, real-time vibration monitoring, stop-work thresholds, corrective-action triggers, or a post-construction claims process. This means that while the concerns are answered, they were not operationally mitigated.

  Actions to be taken by the City: Add enforceable construction conditions requiring (1) pre-construction documentation, (2) real-time monitoring during drilling and other high-vibration work, (3) thresholds that trigger immediate response, and (4) post-construction follow-up for nearby homes and pools.

References: Carlisle Well Water Tank Final Environmental Impact Report.pdf, page 10 (Response D.1); Carlisle Well Water Tank DEIR Appendix B Noise Assessment.pdf, pages 53 and 56.

Additional Concerns

- **The Mitigation Monitoring and Reporting Program (MMRP) often treats printing measures on plans/documents as the main compliance method, rather than requiring performance proof**.

  For key air-quality and noise measures, the "Method of Compliance" repeatedly says measures "shall be printed on all construction documents, contracts, and project plans." That documents intent, but it is not the same as demonstrating the mitigation actually worked in the field.

  We ask the City to require performance-based compliance, not just plan-sheet language. In addition to including mitigation in construction documents, the City should require actual implementation records, monitoring data, inspection logs, and corrective-action documentation so compliance can be verified in the field.

  Reference: *Carlisle Well Water Tank Mitigation Monitoring and Reporting Program.pdf*, pages 2–5 and 12–13.

- **The Construction Management Plan (CMP) is becoming a catch-all deferred control document, but it is still discretionary and not fully specified in the EIR**.

  The Final EIR says the project "would be required to implement a Construction Management Plan (CMP) to minimize effects of construction on surrounding land uses to the extent possible," and that the CMP will be reviewed and approved later through a Miscellaneous Plan Permit. It also says the disturbance coordinator will identify and implement "reasonable measures that are warranted."

  "To the extent possible" and "reasonable measures" are soft standards, and the details are deferred to a later administrative approval. That makes many neighborhood protections hard to evaluate now and hard to enforce later.

  We ask that the CMP be completed before final project approval, not deferred to a later administrative permit and is made a public document with a review period for neighbors. Vague phrases should be replaced with mandatory, measurable requirements, include specific minimum contents, not just a general promise to manage construction and require clear enforcement mechanisms. Finally, the CMP needs to be

incorporated into contract documents and made binding on all contractors/subcontractors.

References: *Carlisle Well Water Tank Final Environmental Impact Report.pdf*, page 35.

- **Construction logistics and truck-management details were not prepared at the EIR stage, even though neighborhood traffic impacts depend on them**.

  In responding to Caltrans, the Final EIR says "Details regarding construction logistics for the proposed project have not been prepared at this stage of the development process." It then says the applicant would coordinate on a Transportation Management Plan "if required by Caltrans."

  This leaves a key neighborhood issue - actual truck routing, staging, and street impacts - unresolved at the environmental review stage.

  We ask the City to require a detailed, enforceable construction logistics and haul-route plan before project approval (or, at minimum, before any permit issuance), with designated truck routes, prohibited streets, delivery hours, staging locations, anti-idling rules, and a compliance/enforcement mechanism. The City should not defer these neighborhood-impact decisions to later without public review.

  Reference: *Carlisle Well Water Tank Final Environmental Impact Report.pdf*, page 9 (Response B.2).

- **The Final EIR relies on later permits and later agency review for several key protections, but it does not always identify what those later conditions will actually require**.

  Several responses say the project "would" comply with future permit requirements, later technical reports, or future City/agency review. That may be acceptable for some details, but it leaves residents without a clear, current statement of the actual enforceable limits.

  Where the City is relying on future approvals to resolve impacts, it should identify the specific conditions that will be imposed, not just the fact that another review will happen later.

  We ask the City to identify, before approval, the specific permit conditions, technical submittals, and agency requirements it is relying on to address neighborhood impacts,

and to incorporate the key protections directly into enforceable project conditions rather than leaving them to later discretionary review.

References: *Carlisle Well Water Tank Final Environmental Impact Report.pdf*, pages 10-16 (vibration/geotechnical responses); page 35 (CMP); page 41 (Hazardous Materials Storage Permit discussion).

- **Startup and Testing Discharges of Water**

  Original concern: The project includes substantial startup and testing discharges to the storm drain on Carlisle Way, but the neighborhood-facing impacts of those discharges do not appear to be clearly addressed.

  City's response / suggested resolution: The Initial Study states that, after drilling, the project will conduct a 24-hour production test that would pump approximately 1.7 million gallons of raw water, discharged to the existing storm drain system on Carlisle Way. It also states that during normal operation, an initial raw-water discharge of approximately 18,000 gallons over about 15 minutes would occur before water begins entering storage.

  Remaining issues: These are large discharges into a residential-area storm-drain system, yet the record does not clearly explain how they will be managed in practice from a neighborhood standpoint, including timing, traffic control, temporary noise/splash impacts, sediment or water-quality controls, and how residents on Carlisle Way will be notified.

  Action to be taken by the City: The City should require a written discharge-management plan before approval that specifies when these discharges will occur, how flow/noise/splash will be controlled, what storm-drain protections will be used, what traffic or parking controls will be needed, and how affected neighbors will be notified in advance.

  References: Carlisle Well Water Tank DEIR Appendix A Initial Study, Section 3.3.1 (PDF page 15 / report page 11).

- **On-site Chemical Storage and Routine Service**

  Original concern: The project includes on-site chemical storage and routine service visits, but the practical neighborhood impacts and safeguards are not clearly spelled out.

  City's response / suggested resolution: The Initial Study states that the project would add three chemical storage sheds and store approximately 300 gallons of 12.5% sodium

hypochlorite and 100 gallons of 19.5% ammonium hydroxide, with double containment. It also states that a staff member would visit the site daily to clean the injector and monitor operations, and that a Hazardous Materials Storage Permit would be required.

Remaining issues: While the document identifies the chemicals and references permitting, it does not clearly state the actual operating conditions that would protect neighbors in practice, including spill-response procedures, odor management, daily service traffic impacts, emergency notification, and the specific requirements that the Hazardous Materials Storage Permit will impose in a residential setting.
Action to be taken by the City: The City should require disclosure of the specific hazardous-material permit conditions before approval, along with a clear summary of spill containment, emergency response, odor-control measures, and routine service access/traffic procedures, so that neighbors understand the actual safeguards that will apply.
References: Carlisle Well Water Tank DEIR Appendix A Initial Study, Sections 3.3.3 and 3.3.4 (PDF pages 15–16 / report pages 11–12), and Section 2.7 (PDF page 10 / report page 6).

- **The mitigation monitoring document is not clearly finalized**, which creates uncertainty about what mitigation is actually enforceable and undermines confidence in the integrity of the review process.

  The record contains both a May 2025 Draft Mitigation Monitoring and Reporting Program (MMRP) and a later standalone MMRP dated January 2026 that appears intended to function as the final/adopted version. The later document's preface states that the City Council certified the EIR and adopted the MMRP.

  Remaining issues: The later MMRP is still procedurally confusing because it is dated January 2026 but refers to City Council certification on April 7, 2026, a date that had not yet occurred at the time the document was prepared. That means the document appears to be pre-dated or prepared in anticipation of approval, without being clearly labeled as a draft or pre-adoption version. While advance preparation of approval documents is not unusual, presenting a future-dated certification statement in the public record creates the appearance of a pre-baked decision and makes it unclear which version is actually controlling.

  Action to be taken by the City: The City should identify and publish the final adopted MMRP in a single, clearly dated version, remove any draft or pre-adoption language, and confirm on the record that (1) certification has not yet occurred unless and until the City Council votes, (2) the April 7, 2026 hearing is the actual decision point, and (3) the final

controlling MMRP will be issued only after that action, with the correct adoption date and no conflicting draft/final cues.

References: Carlisle Well Water Tank Draft Mitigation Monitoring and Reporting Program.pdf, cover and preface. Carlisle Well Water Tank Mitigation Monitoring and Reporting Program.pdf, cover and preface.